



# Seaham Garden Village

SEAHAM, COUNTY DURHAM

A beautiful collection of energy efficient 2, 3 and 4 bedroom homes on Durham's heritage coast, Seaham, County Durham

**Taylor**  
Wimpey

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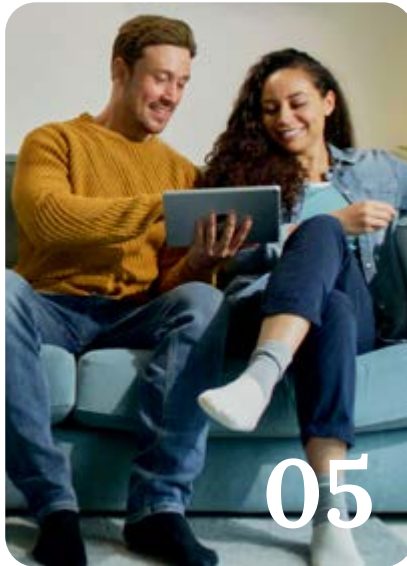
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# Welcome to Seaham Garden Village

Nestled on the stunning Durham Heritage Coast, Seaham Garden Village is a vibrant, sustainable new community, embracing the beauty of its surroundings. Offering a range of homes with modern designs and layouts.

Over half of the village is dedicated to open green spaces, including parkland, and play areas, all linked by a network of scenic paths and cycleways. Travelling to nearby towns and cities is simple with the A1018 and A182 linking to the A19. Seaham Rail Station further enhances connectivity, offering regular services to various destinations.



[View the site plan](#)


This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.




# Love coastal living

Seaham Garden Village is perfectly situated in Seaham, a coastal town in County Durham, offering a blend of industrial heritage and seaside charm. Boasting a picturesque location on the Durham Heritage Coast, with sandy beaches, rocky coves, and panoramic views of the North Sea.


Seaham has a thriving community spirit, with a variety of shops, cafes, and restaurants catering to all tastes. There are also several opportunities for outdoor activities, from walking and cycling along the coast to exploring the nearby countryside.



Enjoy the many hiking trails in the area



A blend of industrial heritage and seaside charm



The picturesque Durham Heritage Coast





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f\_img.jpg\) Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. <sup>†</sup> = Where applicable.

# Specification of our houses

Kitchen & Utility	
A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel Electrolux integrated 4 burner gas hob	✓
Integrated Electrolux cooker hood	✓
Stainless steel single built in Electric oven by Electrolux (built in/built under - house type dependent)	✓
1 electric double socket to incorporate USB charge point	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Bathrooms, en suites and cloakrooms	
Extractor fan	✓
Spashback tiling to basin in cloakroom (excluding WC/Utility)	✓
Porcelanosa full height tiling within shower enclosure and half height tiling to sanitary ware wall in en suite	✓
Free standing sanitary ware - white	✓
Mixer tap to hand basin and bath in Chrome	✓
White shower tray to en suite	✓
Thermostatic chrome shower with bath screen and tiling above bath (In house types with no en suite)	✓
Half height tiling to sanitary ware wall and splashback tiling above bath in bathroom	✓
Central heating/hot water system	
Waste water heat recovery for showers	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kW wall/post mounted point†	✓
TV socket to lounge and bedroom one (as indicated in drawings)	✓
Batten light point to garage where in plot curtilage (where applicable, as indicated in drawings)	✓

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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# Specification of our houses

Finishing touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
External Features	
External front light and wiring for rear	✓
PV Solar panels	✓
Triple glazed windows	✓
PVCu French doors to rear	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed (as per landscaping drawing)	✓
1.8m closeboard fencing to rear garden (house type dependent, refer to boundary drawings)	✓
Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:



## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Scan the QR code for an interactive experience

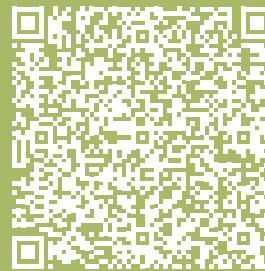
## Waste water heat recovery

*Uses heat from waste water to save energy.*

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.



Scan the QR code for an interactive experience

## Thermal lintel

*A load bearing beam placed across doors and windows designed to reduce heat loss.*

Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.



## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



### 1. Light

The Sun Gives off light, even on cloudy days

### 2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

### 3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

### 4. The Electricity

The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

### 5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

### 6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

# Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ View the site plan





# The Kitham

4 BEDROOM DETACHED HOME, TOTAL NET 1,537 SQ FT



## GROUND FLOOR

### Living

3.83m x 4.48m 12' 7" x 14' 9"

### Kitchen/Dining

5.91m x 5.42m 19' 5" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.83m x 5.64m 12' 7" x 18' 6"

### Bedroom 2

3.62m x 4.25m 11' 11" x 13' 11"

### Bedroom 3

3.23m x 4.27m 10' 7" x 14' 0"

### Bedroom 4

3.19m x 4.27m 10' 6" x 14' 0"



Discover more about this home



View our current availability

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom.

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# The Henford

4 BEDROOM DETACHED HOME, TOTAL NET 1,359 SQ FT



## GROUND FLOOR

### Living

3.34m x 5.00m 11' 0" x 16' 5"

### Kitchen/Dining

7.09m x 3.74m 23' 3" x 12' 4"



## FIRST FLOOR

### Bedroom 1

3.95m x 3.80m 13' 0" x 12' 6"

### Bedroom 2

3.88m x 2.96m 12' 9" x 9' 9"

### Bedroom 3

3.05m x 3.77m 10' 0" x 12' 5"

### Bedroom 4

3.12m x 2.13m 10' 3" x 7' 0"



Discover more about this home



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# The Chalham

4 BEDROOM DETACHED HOME, TOTAL NET 1,291 SQ FT



## GROUND FLOOR

### Living

4.84m x 4.67m 15' 11" x 15' 4"

### Kitchen/Dining

4.84m x 4.10m 15' 11" x 13' 5"



## FIRST FLOOR

### Bedroom 1

3.25m x 3.63m 10' 8" x 11' 11"

### Bedroom 2

3.28m x 4.42m 10' 9" x 14' 6"

### Bedroom 3

3.25m x 3.36m 10' 8" x 11' 1"

### Bedroom 4

4.84m x 2.84m 15' 11" x 9' 4"



Discover more about this home



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# The Corkham

4 BEDROOM DETACHED HOME, TOTAL NET 1,347 SQ FT



## GROUND FLOOR

### Living

3.27m x 4.48m 10' 9" x 14' 9"

### Kitchen/Dining

4.44m x 5.19m 14' 7" x 17' 0"



## FIRST FLOOR

### Bedroom 1

3.38m x 3.54m 11' 1" x 11' 8"

### Bedroom 2

3.07m x 4.14m 10' 1" x 13' 7"

### Bedroom 3

3.27m x 3.34m 10' 9" x 11' 0"

### Bedroom 4

3.11m x 3.74m 10' 2" x 12' 3"



[Discover more about this home](#)



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# The Owlton

3 BEDROOM SEMI-DETACHED HOME, TOTAL NET 1,225 SQ FT



## GROUND FLOOR

### Living/Dining

4.73m x 4.10m

15' 6" x 13' 5"

### Kitchen

2.50m x 4.79m

8' 2" x 15' 9"



## FIRST FLOOR

### Bedroom 1

4.73m x 3.16m

15' 6" x 10' 5"

### Bedroom 3

2.57m x 3.31m

8' 5" x 10' 11"



## SECOND FLOOR

### Bedroom 2

3.65m x 3.42m

12' 0" x 11' 3"



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# The Harrton

3 BEDROOM SEMI-DETACHED HOME, TOTAL NET 1,140 SQ FT



## GROUND FLOOR

### Living/Dining

4.39m x 4.09m

14' 5" x 13' 5"

### Kitchen

3.37m x 3.17m

11' 1" x 10' 5"



## FIRST FLOOR

### Bedroom 1

4.39m x 3.16m

14' 5" x 10' 5"

### Bedroom 3

2.40m x 3.31m

7' 10" x 10' 11"



## SECOND FLOOR

### Bedroom 2

3.34m x 3.41m

11' 0" x 11' 2"



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# The Byrneham

3 BEDROOM DETACHED HOME, TOTAL NET 1,154 SQ FT



## GROUND FLOOR

### Living

4.17m x 4.37m 13' 8" x 14' 4"

### Kitchen/Dining

4.17m x 4.39m 13' 8" x 14' 5"



## FIRST FLOOR

### Bedroom 1

3.28m x 5.32m 10' 9" x 17' 6"

### Bedroom 2

4.17m x 2.89m 13' 8" x 9' 6"

### Bedroom 3

2.23m x 3.59m 7' 4" x 11' 10"



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# The Aynesdale

3 BEDROOM DETACHED HOME, TOTAL NET 1,058 SQ FT



## GROUND FLOOR

### Living/Study

5.52m x 3.19m 18' 1" x 10' 6"

### Kitchen/Dining

5.52m x 3.21m 18' 1" x 10' 6"



## FIRST FLOOR

### Bedroom 1

2.76m x 3.36m 9' 1" x 11' 0"

### Bedroom 2

3.23m x 3.27m 10' 7" x 10' 9"

### Bedroom 3

2.66m x 2.80m 8' 9" x 9' 2"



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# The Tetford

3 BEDROOM SEMI-DETACHED HOME, TOTAL NET 1,021 SQ F



## GROUND FLOOR

### Living

3.30m x 3.85m 10' 10" x 12' 8"

### Kitchen/Dining

3.30m x 4.93m 10' 10" x 16' 2"



## FIRST FLOOR

### Bedroom 1

2.79m x 3.18m 9' 2" x 10' 5"

### Bedroom 2

3.12m x 3.30m 10' 3" x 10' 10"

### Bedroom 3

2.52m x 2.96m 8' 3" x 9' 9"



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# The Eynsford

3 BEDROOM SEMI-DETACHED HOME, TOTAL NET 972 SQ FT



## GROUND FLOOR

### Living

4.17m x 3.43m 13' 8" x 11' 3"

### Kitchen/Dining

5.07m x 3.80m 16' 8" x 12' 6"



## FIRST FLOOR

### Bedroom 1

4.03m x 3.01m 13' 3" x 9' 11"

### Bedroom 2

2.15m x 4.37m 7' 1" x 11' 5"

### Bedroom 3

2.83m x 2.92m 9' 4" x 9' 7"



Discover more about this home



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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom.

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# The Brambleford

3 BEDROOM SEMI-DETACHED HOME, TOTAL NET 907 SQ FT



## GROUND FLOOR

### Living

3.82m x 3.94m 9' 3" x 12' 11"

### Kitchen/Dining

4.73m x 3.29m 15' 6" x 10' 11"



## FIRST FLOOR

### Bedroom 1

3.14m x 3.08m 10' 4" x 10' 1"

### Bedroom 2

2.51m x 3.41m 8' 3" x 11' 3"

### Bedroom 3

2.13m x 2.35m 7' 0" x 7' 9"



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# The Avonsford

2 BEDROOM SEMI-DETACHED HOME, TOTAL NET 691 SQ FT



## GROUND FLOOR

### Living/Dining

3.61m x 4.47m

11' 10" x 14' 8"

### Kitchen

1.85m x 4.34m

6' 1" x 14' 3"



## FIRST FLOOR

### Bedroom 1

3.61m x 3.16m

11' 10" x 10' 5"

### Bedroom 2

3.61m x 2.23m

11' 10" x 7' 4"



Discover more about this home



View our current availability

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling our  
sales executives on  
**0191 622 4358.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**SEAHAM GARDEN VILLAGE** South of the A182, Cold Hesledon, Seaham,  
County Durham, SR7 8FF  
**CONTACT US ON 0191 622 4358**

## Taylor Wimpey