



# Wyvern Place

WIVENHOE, ESSEX

2, 3 & 4 bedroom houses and 1 bedroom apartments.  
Ideally situated in the charming riverside town of Wivenhoe.

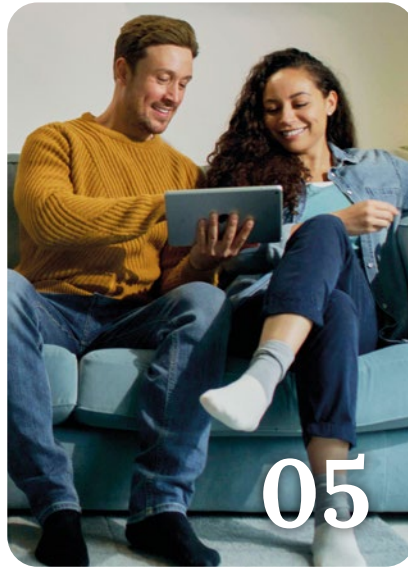
**Taylor**  
**Wimpey**

# Contents

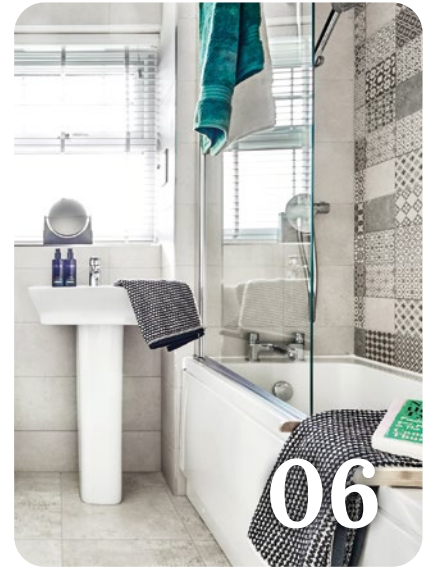
→ **Welcome to Wyvern Place**



→ **Personalise your home**



→ **Included as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



# Welcome to Wyvern Place

Situated in Wivenhoe, Wyvern Place is the perfect place to put down roots. This new collection of apartments & houses is suited for all modern lifestyles with flexible layouts, making our homes in Wivenhoe ideal for first-time buyers, families, and downsizers. This new community will offer a sports field, a play area, and open green spaces.



[→ View the site plan](#)

# Love living in Wivenhoe

Enjoy the vibrant riverside town, featuring independent restaurants, shops, cafés, and pubs. You'll find plenty of green open spaces, including the renowned Wivenhoe Trail, a picturesque walk from Wivenhoe to Colchester through rivers and fields.

Wivenhoe also provides the perfect place to raise a family with a variety of schools nearby.

Stay connected with Colchester station, offering high-speed trains to London. Convenient road links nearby ensure easy travel across the country.

River walks



Riverside pubs



Green open space

[→ View the development](#)



# Personalise your home

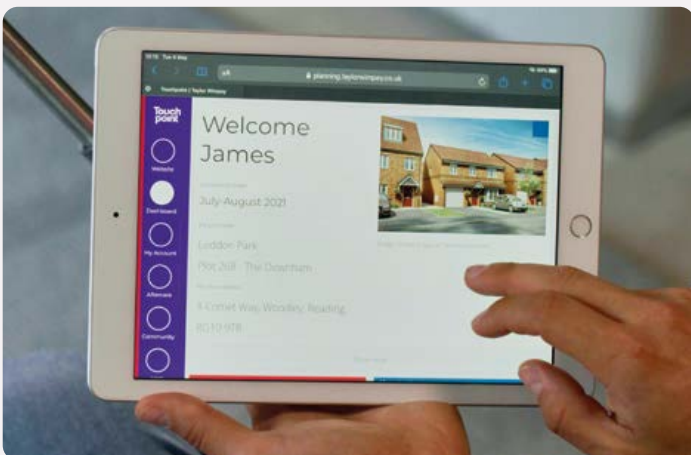
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 own sofa. We offer a range of contemporary and traditional 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 one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. 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.

[→ 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 your 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, all 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 our kitchens are fitted with beautiful units and worktops. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

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

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of 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 turf, your privacy is protected by a garden fence or wall.



Options, upgrades and colour choices are available subject to stage of construction

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 your Sales Executive for further information. † = Where applicable.

# Specification of our houses

| <b>Kitchens</b>  |   |
|--|---|
| Fitted integrated kitchen with a choice of door fronts                                     | ✓ |
| 1.5 bowl composite sink and choice of post formed laminate worktops with matching upstands | ✓ |
| Single stainless steel electric oven with built in 60cm ceramic hob                        | ✓ |
| 60cm integrated hood with stainless steel splashback above hob                             | ✓ |
| Integrated washing machine   | ✓ |
| 70/30 fridge freezer   | ✓ |
| Space for a tumble dryer, 4 bedroom homes only (design dependent)                          | ✓ |
| 60cm dishwasher (or 45cm slimline dishwasher integrated depending on design)               | ✓ |
| <b>Bathrooms, en suites, utility and cloakrooms</b>  |   |
| White sanitaryware with maximum 180 litre bath   | ✓ |
| Chrome taps and fittings   | ✓ |
| Thermostatic shower to bathroom and en suite with over bath shower screen                  | ✓ |
| Batten/pendant light to wet areas  | ✓ |
| Shaving socket to en suite or main bathroom (if no en suite)                               | ✓ |
| <b>Central heating/hot water system</b>  |   |
| Fully programmable gas central heating providing hot water                                 | ✓ |
| White thermostatic controlled radiators with TVR   | ✓ |
| Cavity wall insulation   | ✓ |
| Loft insulation in line with building regulations  | ✓ |
| <b>Electrical features</b>   |   |
| Power point in line with NHBC requirements   | ✓ |
| One double socket in kitchen to incorporate USB charging points                            | ✓ |
| Light/fan switches to bathrooms  | ✓ |
| Media plate to living room   | ✓ |
| Single TV socket and two double sockets to incorporate USB charging points in Bedroom one  | ✓ |
| Shaving socket to en suite or main bathroom (if no en suite)                               | ✓ |
| Outside front/rear light   | ✓ |
| Light and Power to Garage if within Plot curtilage   | ✓ |
| Wire for Sky+ package  | ✓ |
| EV chargers - See site plan for location   | ✓ |

✓ = Standard features

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# Specification of our houses

| Finishing touches   |   |
|---|---|
| White emulsion to walls and ceilings  | ✓ |
| White paint to woodwork   | ✓ |
| White Vaicaima doors with chrome ironmongery  | ✓ |
| Windows and doors   |   |
| GRP front entrance door, insulated and pre-finished   | ✓ |
| Chrome effect letter plate  | ✓ |
| 180 degree door viewer chrome effect  | ✓ |
| Chrome security chain   | ✓ |
| GRP personnel garage door where shown on drawings   | ✓ |
| uPVC triple glazed windows, with trickle ventilation, draught sealed, security lock and easy clean hinges | ✓ |
| Polished chrome door numerals   | ✓ |

✓ = Standard features

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# Specification of our houses

| Internal finishes  |   |
|--|---|
| Full height tiling to walls around bath area and half height tiling to walls with Sanitaryware | ✓ |
| Amtico to wet areas and any room open plan to the Kitchen                                      | ✓ |
| Carpet to all areas excluding wet rooms  | ✓ |
| External features  |   |
| Front and rear outside lights  | ✓ |
| Outside tap to rear garden   | ✓ |
| Security and safety  |   |
| Mains-operated smoke detectors supplied in line with building regulations                      | ✓ |
| Gardens, paths and drives  |   |
| Front and rear garden turfed or planted, as shown on the landscaping plan                      | ✓ |
| Timber boundary fencing or brick wall as per the external works plan                           | ✓ |
| NHBC 10 year warranty  |   |
| NHBC 10 Year Warranty  | ✓ |
| Taylor Wimpey Buildmark policy from the date of Legal Completion                               | ✓ |
| Window guards  |   |
| Window guards are installed at first floor and above to comply with part L regulation          | ✓ |

 **Find out more**

✓ = Standard features

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# Personalise your apartment

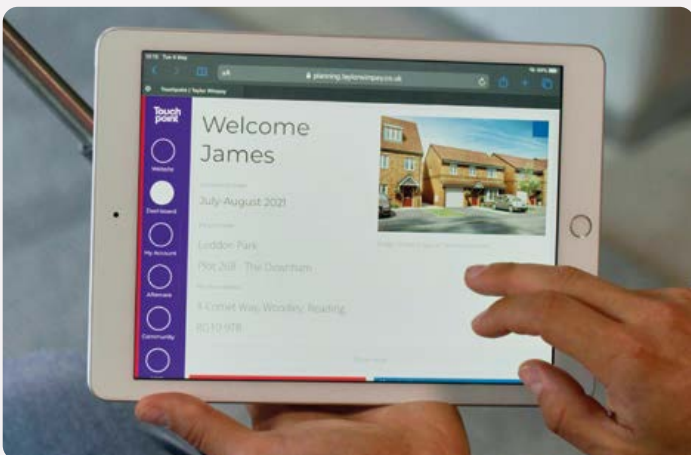
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Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet and LVT. You can also choose your options with the help of your Sales Executive if you'd prefer.

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# Included as standard

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While you'll have the choice to upgrade, all our apartments 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 apartment below.



## Kitchens

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

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

## Bathrooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps, give your main bathroom a clean look.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom stand out from the crowd.



## Internal doors

Modern doors, complete with polished chrome handles, give a sleek, contemporary feel throughout your home. From the main bedroom to the bathroom, each door is of the same high specification.



## Electrics

An intercom system will finish the exterior of your apartment. Smoke alarms will also be fitted.



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# Specification of our apartments

| Kitchens   |   |
|--|---|
| Fitted integrated kitchen with a choice of door fronts                                     | ✓ |
| 1.5 bowl composite sink and choice of post formed laminate worktops with matching upstands | ✓ |
| Single stainless steel electric oven with built in 60cm ceramic hob                        | ✓ |
| 60cm integrated hood with stainless steel splashback above hob                             | ✓ |
| Integrated washer/dryer  | ✓ |
| 70/30 fridge freezer   | ✓ |
| 60cm dishwasher (or 45cm slim line dishwasher integrated depending on design)              | ✓ |
| Bathrooms  |   |
| White sanitaryware with maximum 180 litre bath   | ✓ |
| Chrome taps and fittings   | ✓ |
| Thermostatic shower to bathroom **and fixed shower screen                                  | ✓ |
| Batten/pendant light to wet areas  | ✓ |
| Shaving socket   | ✓ |

✓ = Standard features

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# Specification of our apartments

## Central heating/hot water system

|  |   |
|--|---|
| Fully programmable gas central heating providing hot water | ✓ |
| White thermostatic controlled radiators with TVR           | ✓ |
| Cavity wall insulation                                     | ✓ |
| Loft insulation in line with building regulations          | ✓ |

## Electrical features

|   |   |
|---|---|
| Power point in line with NHBC requirements  | ✓ |
| One double socket in kitchen to incorporate USB charging points                       | ✓ |
| Light/fan switches to bathrooms   | ✓ |
| Media plate to living room  | ✓ |
| Batten/Pendant ceiling light  | ✓ |
| Single TV socket and two double sockets to incorporate USB charging points in bedroom | ✓ |
| Wire for Sky+ package   | ✓ |
| Feeder pillar EV chargers   | ✓ |

✓ = Standard features

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# Specification of our apartments

## Finishing touches

|   |   |
|---|---|
| White emulsion to walls and ceilings                    | ✓ |
| White paint to woodwork                                 | ✓ |
| White Vicaima doors with chrome ironmongery             | ✓ |
| Full height tiling to walls around bath area            | ✓ |
| Amtico to hallway, bathrooms, kitchens and living rooms | ✓ |
| Carpet to bedroom                                       | ✓ |

## Windows and doors

|   |   |
|---|---|
| Front entrance doors  | ✓ |
| Chrome numerals   | ✓ |
| uPVC triple glazed windows, with trickle ventilation, draught sealed, security lock and easy clean hinges | ✓ |

## Security and safety

|   |   |
|---|---|
| Mains-operated smoke detectors supplied in line with building regulations | ✓ |
| Intercom for apartments   | ✓ |

## NHBC 10 year warranty

|  |   |
|--|---|
| NHBC 10 year Buildmark policy                                    | ✓ |
| Taylor Wimpey warranty for 2 years from date of legal completion | ✓ |



**Find out more**

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# Our homes

→ 1 bedroom apartments



→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



# Block B

## 1 BEDROOM APARTMENTS



### PLOTS 72, 74 & 76

#### Kitchen/Living/Dining area

6.24m x 3.95m      20'4" x 12'9"

#### Bedroom 1

4.18m x 2.99m      13'7" x 9'8"



### PLOTS 73, 75, 77

#### Kitchen/Living/Dining area

6.24m x 3.95m      20'4" x 12'9"

#### Bedroom 1

4.18m x 2.99m      13'7" x 9'8"

[→ Discover more about this home](#)

[→ View our current availability](#)

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. The computer generated image is for illustrative 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. Please speak to our Sales Executives regarding the tenure of our new homes. 58103 / September 2024.





# The Gildale

2 BEDROOM COACH HOUSE, TOTAL 781 sq. ft. / 72.57 sq. m.



**GROUND FLOOR**



**FIRST FLOOR**

|                      |               |               |
|----------------------|---------------|---------------|
| <b>Kitchen</b>       | 3.86m × 2.80m | 12'8" × 9'2"  |
| <b>Living/Dining</b> | 3.86m × 3.82m | 12'8" × 10'9" |
| <b>Bedroom 1</b>     | 3.79m × 3.21m | 12'5" × 10'7" |
| <b>Bedroom 2</b>     | 3.79m × 2.70m | 12'5" × 8'11" |

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Beaford

2 BEDROOM HOME, TOTAL 792 sq. ft. / 73.5 sq. m.



## GROUND FLOOR

### Living/Dining

4.06m x 3.80m      13'4" x 12'6"

### Kitchen

2.92m x 2.20m      9'7" x 7'2"



## FIRST FLOOR

### Bedroom 1

4.06m x 3.83m      13'4" x 12'5"

### Bedroom 2

4.06m x 2.70m      13'4" x 8'10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Owlton

3 BEDROOM HOME, TOTAL 1,238 sq. ft. / 115.0 sq. m.



## GROUND FLOOR

### Living/Dining

4.71m x 4.04m      15'6" x 13'3"

### Kitchen

4.79m x 2.51m      15'9" x 8'3"



## FIRST FLOOR

### Bedroom 2

4.75m x 3.14m      15'7" x 10'4"

### Bedroom 3

3.33m x 2.55m      10'11" x 8'4"



## SECOND FLOOR

### Bedroom 1

4.55m x 3.70m      14'9" x 12'2"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Harrton

3 BEDROOM HOME, TOTAL 1,154 sq. ft. / 107.2 sq. m.\*



## GROUND FLOOR

### Kitchen

3.37m x 3.18m      11'1" x 10'5"

### Living/Dining Area

4.40m x 3.52m      14'5" x 11'7"

## FIRST FLOOR

### Bedroom 2

4.39m x 3.16m      14'5" x 10'5"

### Bedroom 3

3.32m x 2.40m      10'11" x 7'10"

## SECOND FLOOR

### Bedroom 1

4.52m x 3.35m      14'8" x 11'0"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*CLIENT TO SUPPLY. 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. The computer generated image is for illustrative 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. Please speak to our Sales Executives regarding the tenure of our new homes. 58103 / September 2024.



# The Henford

4 BEDROOM HOME, TOTAL 1,377 sq. ft. / 127.90 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.10m x 3.75m      23'3" x 12'4"

### Living Room

5.00m x 3.34m      16'5" x 11'0"



## FIRST FLOOR

### Bedroom 1

3.96m x 2.74m      13'0" x 9'0"

### Bedroom 2

3.88m x 2.96m      12'9" x 9'9"

### Bedroom 3

3.77m x 3.05m      12'5" x 10'0"

### Bedroom 4

3.13m x 2.13m      10'3" x 7'0"

[→ 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. The computer generated image is for illustrative 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. Please speak to our Sales Executives regarding the tenure of our new homes. 58103 / September 2024.



# The Ayleford

4 BEDROOM HOME, TOTAL 1,114 sq. ft. / 103.54 sq. m.



## GROUND FLOOR

### Kitchen/Dining

5.75m x 3.78m 18'10" x 12'5"

### Living Room

3.67m x 3.43m 12'0" x 11'3"



## FIRST FLOOR

### Bedroom 1

3.30m x 3.26m 10'10" x 10'9"

### Bedroom 2

3.31m x 3.19m 10'10" x 10'5"

### Bedroom 3

2.40m x 2.15m 7'11" x 7'1"



[Discover more about this home](#)



[View our current availability](#)

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# The Trelton

4 BEDROOM HOME, TOTAL 1,292 sq. ft. / 120.01 sq. m.



## GROUND FLOOR

### Living/Dining

4.96m x 3.38m      16'3" x 11'1"

### Kitchen

3.21m x 2.85m      10'6" x 9'4"



## FIRST FLOOR

### Bedroom 1

4.70m x 3.42m      15'5" x 11'3"

### Bedroom 2

3.06m x 2.81m      10'0" x 9'3"



## SECOND FLOOR

### Bedroom 3

3.87m x 2.77m      12'9" x 9'1"

### Bedroom 4

3.09m x 2.54m      10'2" x 8'4"

[→ Discover more about this home](#)

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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



Please speak to your Sales Executive for further details.



# 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 **01206 694 120**.



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



**Book an appointment**



**How to buy a home**



**WYVERN PLACE OFF RICHARD AVENUE, WIVENHOE, ESSEX, CO7 9HF**

**CONTACT US ON 01206 694 120**

# Taylor Wimpey