



Swinnow Park

WETHERBY, WEST YORKSHIRE

An innovative collection of two, three, four and five-bedroom homes
in the charming market town of Wetherby.

Taylor
Wimpey

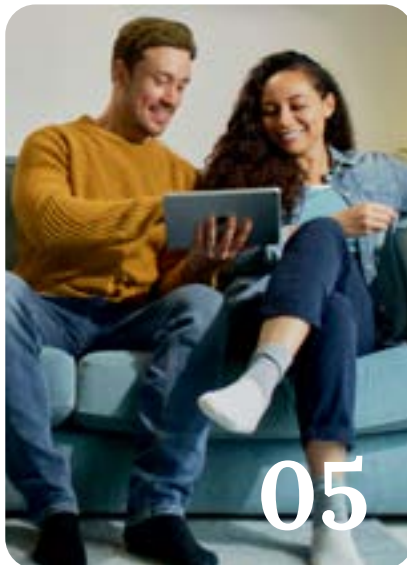
Contents



**Welcome to
Swinnow Park**



**Personalise
your home**



**Included
as standard**



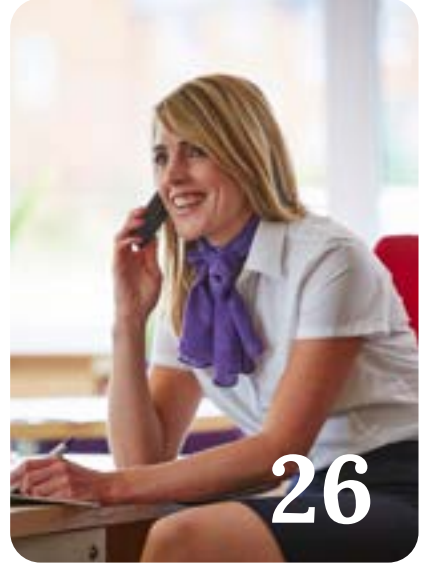
Our homes



Ways to buy



**Take your
next step**



Welcome to Swinnow Park

Providing 762 homes in the award-winning floral market town of Wetherby, Swinnow Park offers homes with contemporary designs to suit all buyers. In a first for the region, properties will be heated by a community heat hub providing energy-efficient homes which also feature triple glazing, smart heating controls, EV charging points, wastewater heat recovery and thermal door and window lintels.

Offering stylish two, three, four and five-bedroom homes, Swinnow Park will have an abundance of green space, including a network of footpaths and cycleways, a nature reserve, community orchards and an allotment for residents to enjoy.



Love town life

Swinnow Park is located opposite the popular Wetherby Racecourse. The town, which sits on the banks of the River Wharfe, is in the heart of Yorkshire's 'Golden Triangle', nestled between Leeds, York and Harrogate. Wetherby, situated on the Old Great North Road, has an historic market square and offers a mix of independent shops, cafés and old coaching inns, with picturesque riverside walks, tranquil picnic spots and the Wetherby Railway Path. It offers excellent transport links with the A1(M) motorway close by. Leeds Bradford Airport is about 15 miles away.

Join this exciting new community, which meets the energy-efficient demands of modern living while offering all the charm of an historic market town.

Wetherby Golf Course



Wetherby River Wharf



Wetherby City Centre



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.



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 Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

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[†]

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. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Integrated dishwasher, washing machine & fridge/freezer	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully Programmable central heating providing hot water serviced via a district heating network	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket only to lounge (if indicated on service layout)	✓
One double socket in kitchen & bedroom 1 to incorporate USB charging points†	✓
Light and power socket to garages	✓
Downlights to kitchen, utility†, bathroom & en suites	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Paving flags to pathways and patios	✓
Polished chrome door numerals	✓
Wiring for outside rear light	✓
Outside front light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed†	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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Our homes





The Ashenford

2 BEDROOM HOME, TOTAL 755 sq ft



GROUND FLOOR

Lounge/Dining

4.31m × 4.02m 14' 2" × 13' 2"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1

3.63m × 3.27m 11' 11" × 10' 9"

Bedroom 2 max.

4.31m × 2.51m 14' 2" × 8' 3"

*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 sq ft 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. 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. 83651 TWSM / OCTOBER 2024.



The Lipscomb

3 BEDROOM HOME, TOTAL 1,072 sq ft



GROUND FLOOR

Lounge

5.41m × 3.16m 17' 9" × 10' 5"

Kitchen

3.12m × 3.82m 10' 3" × 12' 6"

Dining

2.29m × 2.28m 7' 6" × 7' 6"



FIRST FLOOR

Bedroom 1

4.12m × 3.19m 13' 6" × 10' 6"

Bedroom 2

2.95m × 3.88m 9' 8" × 12' 9"

Bedroom 3

2.37m × 3.88m 7' 9" × 12' 9"

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The Riston

3 BEDROOM HOME, TOTAL 1,173 sq ft



GROUND FLOOR

Lounge max.

5.51m × 3.19m

18' 1" × 10' 6"

Kitchen/Dining min.

3.43m × 4.25m

11' 3" × 14' 0"



FIRST FLOOR

Bedroom 2 max.

2.82m × 4.25m

9' 3" × 14' 0"

Bedroom 3

4.94m × 2.15m

16' 3" × 7' 1"



SECOND FLOOR

Bedroom 1 min.

6.27m × 2.70m

20' 7" × 9' 0"

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The Byford

3 BEDROOM HOME, TOTAL 958 sq ft



GROUND FLOOR

Lounge max.

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 2.57m 9' 3" × 8' 5"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"

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The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft



GROUND FLOOR

Lounge

3.07 × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.10m 10' 2" × 13' 6"

Bedroom 2

2.64m × 2.95m 8' 8" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



GROUND FLOOR

Lounge max.

3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m 7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.16m x 5.56m 10' 4" x 18' 3"

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The Holman

4 BEDROOM HOME, TOTAL 1,133 sq ft



GROUND FLOOR

Lounge min.

4.66m × 3.38m 15' 4" × 11' 1"

Kitchen/Dining max.

3.00m × 5.73m 9' 10" × 18' 10"



FIRST FLOOR

Bedroom 1 min.

3.13m × 3.42m 10' 3" × 11' 3"

Bedroom 2.

2.84m × 3.23m 9' 4" × 10' 7"

Bedroom 3 min.

3.25m × 2.23m 10' 8" × 7' 4"

Bedroom 4 min.

2.48m × 2.42m 8' 2" × 7' 11"

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The Wharfe

4 BEDROOM HOME, TOTAL 1,210 sq ft



GROUND FLOOR

Lounge

6.09m × 3.16m 20' 0" × 10' 5"

Kitchen/Dining max.

6.09m × 3.87m 20' 0" × 12' 9"



FIRST FLOOR

Bedroom 1

2.95m × 3.93m 9' 8" × 12' 11"

Bedroom 2 max.

3.61m × 3.22m 11' 10" × 10' 7"

Bedroom 3 max.

3.05m × 3.83m 10' 0" × 12' 7"

Bedroom 4 max.

2.38m × 3.20m 7' 10" × 10' 6"

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The Montagu

4 BEDROOM HOME, TOTAL 1,558 sq ft



GROUND FLOOR

Lounge max.

6.53m × 3.88m 21' 5" × 12' 9"

Kitchen

3.26m × 4.08m 10' 9" × 13' 5"

Dining

2.88m × 4.03m 9' 6" × 13' 3"

Study max.

4.19m × 2.10m 13' 9" × 6' 11"



FIRST FLOOR

Bedroom 1 max.

5.51m × 3.88m 18' 1" × 12' 9"

Bedroom 2 max.

4.14m × 3.09m 13' 7" × 10' 2"

Bedroom 3 max.

3.66m × 3.03m 12' 0" × 10' 0"

Bedroom 4 max.

3.97m × 2.75m 13' 0" × 9' 0"

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The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq ft



GROUND FLOOR

Lounge max.

3.81m × 4.26m

12' 6" × 14' 0"

Kitchen/Dining

4.89m × 2.90m

16' 1" × 9' 6"



FIRST FLOOR

Bedroom 2

2.73m × 2.46m

9' 0" × 8' 1"

Bedroom 3 max.

2.34m × 3.31m

7' 8" × 10' 10"

Bedroom 4 max.

2.45m × 3.31m

8' 1" × 10' 10"



SECOND FLOOR

Bedroom 1 max.

3.89m × 5.43m

12' 9" × 17' 10"

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The Coltham

4 BEDROOM HOME, TOTAL 1,241 sq ft



GROUND FLOOR

Lounge max.

3.84m × 4.53m 12' 7" × 14' 11"

Kitchen/Dining

5.39m × 2.86m 17' 8" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.84m × 3.10m 12' 7" × 10' 2"

Bedroom 2

3.66m × 3.15m 12' 0" × 10' 4"

Bedroom 3

3.33m × 2.79m 10' 11" × 9' 2"

Bedroom 4

2.58m × 2.88m 8' 6" × 9' 6"

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.65m 6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.03m 12' 9" × 9' 11"

Bedroom 2 max.

3.09m × 3.33m 10' 2" × 10' 11"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.28m 9' 0" × 10' 9"

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The Kingham

4 BEDROOM HOME, TOTAL 1,024 sq ft



GROUND FLOOR

Lounge

3.47m × 4.94m 11' 5" × 16' 3"

Kitchen/Dining

5.61m × 3.36m 18' 5" × 11' 0"



FIRST FLOOR

Bedroom 1

4.49m × 3.37m 14' 9" × 11' 1"

Bedroom 2

4.17m × 3.37m 13' 8" × 11' 1"

Bedroom 3 max.

3.37m × 3.32m 11' 1" × 10' 11"

Bedroom 4

3.09m × 2.71m 10' 2" × 8' 11"

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The Wortham

4 BEDROOM HOME, TOTAL 1,505 sq ft



GROUND FLOOR

Lounge

3.57m x 5.75m 11' 9" x 18' 10"

Kitchen/Dining

6.48m x 3.34m 21' 3" x 10' 11"



FIRST FLOOR

Bedroom 1 max.

3.60m x 4.78m 11' 10" x 15' 9"

Bedroom 2

4.13m x 3.10m 13' 7" x 10' 2"

Bedroom 3

3.03m x 3.41m 10' 0" x 11' 3"

Bedroom 4

3.41m x 3.02m 11' 2" x 9' 11"

*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 sq ft 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. 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. 83651 TWSM / OCTOBER 2024.



The Lavenham

5 BEDROOM HOME, TOTAL 1,625 sq ft



GROUND FLOOR

Lounge min.

3.90m × 5.26m 12' 10" × 17' 3"

Kitchen max.

5.69m × 3.30m 18' 8" × 10' 10"

Dining

3.06m × 3.20m 10' 1" × 10' 6"



FIRST FLOOR

Bedroom 1 min.

4.53m × 3.81m 14' 10" × 12' 6"

Bedroom 2

3.81m × 3.52m 12' 6" × 11' 7"

Bedroom 3

3.40m × 2.69m 11' 2" × 8' 10"

Bedroom 4

3.28m × 2.69m 10' 9" × 8' 10"

Bedroom 5 min.

2.85m × 3.00m 9' 4" × 9' 10"

*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 sq ft 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. 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. 83651 TWSM / OCTOBER 2024.

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