



# 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**

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# Welcome to Swinnow Park

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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

# 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 x 4.24m      13' 1" x 13' 11"

**Kitchen/Dining**

5.06m x 2.87m      16' 7" x 9' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.98m x 3.00m      13' 1" x 9' 10"

**Bedroom 2**

2.82m x 2.57m      9' 3" x 8' 5"

**Bedroom 3**

2.15m x 3.91m      7' 1" x 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 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 x 4.53m      12' 7" x 14' 11"

### Kitchen/Dining

5.39m x 2.86m      17' 8" x 9' 5"



## FIRST FLOOR

### Bedroom 1 max.

3.84m x 3.10m      12' 7" x 10' 2"

### Bedroom 2

3.66m x 3.15m      12' 0" x 10' 4"

### Bedroom 3

3.33m x 2.79m      10' 11" x 9' 2"

### Bedroom 4

2.58m x 2.88m      8' 6" x 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"

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# 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"

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# Ways to buy

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.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. 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  
**0113 537 8701.**



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



**SWINNOW PARK** Racecourse Approach, Wetherby LS22 5EG

**CONTACT US ON 0113 537 8701**

## Taylor Wimpey

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