

Cornerstone

Keeping you up to date with all the latest neighbourhood news



Join the growing community at Flying Fields

Flying Fields, which is situated in the beautiful market town of Southam has proven to be a success with prospective homebuyers, as over 50% of the 535 homes available have already been sold.

A development of 2, 3, 4 and 5 bedroom homes, Flying Fields offers views across the south Warwickshire countryside and is ideal for everyone, from first time buyers, young professionals and growing families. The creation of a new community is at the heart of the development with a new multi-use games area, plenty of green open space, public art and a community hall due to be open in 2021.

There are still plenty of opportunities to join this friendly community with a variety of 2, 3 and 5 bedroom homes available to buy. Plots are spread across four character areas including the Rural Edge, where homes overlook public open space and Napton-on-the-Hill, as well as the Spine Road Mews areas.

Southam has a wealth of amenities including a post office and pharmacy, along with a wide choice of cafes and pubs. There are also excellent commuter links by road and rail, with Leamington Spa railway station just a short distance from Flying Fields offering trains to Birmingham and London.

New health and safety measures in place at Flying Fields

Our Flying Fields development recently reopened its doors following a temporary closure to help prevent the spread of Covid-19. Since reopening we have introduced new working guidelines for all of our sales offices and showhomes to protect the health and safety of our customers and employees. These include the installation of Perspex screens and marker guides for social distancing. All visits to our development are by appointment only and show home viewings will be unaccompanied with only one family at a time able to view each home.



Where community matters the most

Helping our local communities has always been important to us and we are constantly looking for opportunities to support groups and organisations at the heart of the Southam community.

Over the past year we have donated to a variety of sports teams, events and schools including £500 to the Southam Lions Club, £1,200 to Southam in Bloom, £1,200 towards a circus event at St James' Academy, high visibility snap bands for Southam Primary School pupils during Walk to School Month and high visibility vests to the community improvement group, Rubbish Friends.

Flying Fields was once known as RAF Southam, which played an important role in the training of new pilots during the Second World War. We were keen to commemorate the history of the site by paying tribute

through the development name and now the addition of a statue, which matches the logo of the development and is designed to mark the history of the site as an RAF training base. The commemorative model of an aeroplane was unveiled during a special service on Remembrance Day 2019.

Flt Lt Daryll Moreton, Officer Commanding 2028 Southam Squadron Royal Air Force Air Cadets, said: "It was a privilege to witness the unveiling of the new statue at the Flying Fields development. It marked a poignant moment in the history of the site and reminds us of the important role played by the service people who were stationed at RAF Southam during the Second World War."



Thank you to all key workers

As a thank you for the incredible work of NHS and care support workers during the COVID-19 pandemic, we are offering a care worker discount to the value of 5% of the purchase price of a new home at Flying Fields. The offer also includes fitted carpets throughout all living areas as well as fitted vinyl flooring for kitchens, bathrooms, cloakrooms and en-suites.



Taylor Wimpey helps family plant roots in Southam

Having set their hearts on settling in Warwickshire, Mark and Margarida Camilleri were delighted to find their ideal home at Flying Fields.

The couple wanted a space that they could make their own and found the Rushton, a contemporary detached five-bedroom home. Mark and Margarida saw the home as a blank canvas that they could put their own stamp on. Mark said: "When it came to picking our home, we were drawn to the large downstairs living room, separate study and spacious kitchen and dining areas, all positioned to create a nice flow throughout the ground floor. The home has the right balance of open and bright versus warm and private.

"We have just enrolled our daughter in the local primary school, which is about a mile away from the development and gives us the opportunity to walk to school with Emily when the weather is nice. The local village has a nice selection of shops, with all other amenities just a short drive away in Leamington Spa".



Our top three best selling homes

Three house types at our Flying Fields development have been named as the best selling homes. The two bedroom Canford, three bedroom Alton and three bedroom Keydale have proven very popular amongst our customers. All three homes have large open plan rooms, gardens and provide spacious and comfortable living.

Ben Walker, Sales and Marketing Director at Taylor Wimpey Midlands, said: "It is interesting to see which house types are the most popular amongst our customers. There are still plenty of opportunities to snap these up, and other house types, at the development and we are excited to see the development continue to grow."



Explore the beautiful town in Shakespeare county

Southam is not only home to the Flying Fields development, it is also within the historic county of Warwickshire, otherwise known as Shakespeare county. Being the birthplace of one of history's most revered playwrights, William Shakespeare, residents and visitors have plenty to explore including castles, such as Warwick Castle, medieval towns, such as Stratford upon Avon and impressive country estates including Charlecote Park.



Helping to make your move to a new home an easy one

We have a variety of incentives available to help make your move to a new Taylor Wimpey home.

Both first time buyers and existing homeowners can use the Government backed Help to Buy: Equity Loan scheme to secure selected homes with a deposit as low as 5%. Alternatively, existing homeowners can benefit from our Part Exchange or Easymover schemes, through which we can help customers move on from their current homes.

Customers can also benefit from the Stamp Duty holiday, saving thousands of pounds on the cost of moving. Anyone buying a home below £500,000 in England will be exempt from paying Stamp Duty until April 2021, giving buyers an extra boost towards stepping onto or up the property ladder or downsizing from their current home.

The Home Reach scheme is also available at Flying Fields, where a customer can buy a share of their chosen home and pay a low monthly rent on the part that isn't bought. With our partnership, a customer can initially purchase up to 75% of the chosen home and HEYLO will become the landlord, granting a 125-year lease.

Visit Flying Fields today

Our Flying Fields sales and customer service team have been helping customers remotely through the lockdown period, and will continue to offer remote video appointments for anyone who would prefer not to visit the development in person. There are also a host of handy tools available on the website to help customers on their home buying journey without the need for face to face appointments.

Flying Fields currently has a selection of two, three and five bedroom homes available, starting from £212,000. To find out more about the homes available or to book an appointment to view one of the properties, speak to the sales team on 01926 354657 or visit the Flying Fields webpage at www.taylorwimpey.co.uk



Get in touch

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**Taylor
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