

FACTORY'S VIEW

AT SOMERDALE

A BRAND NEW COLLECTION
OF 2 BEDROOM APARTMENTS
AND 3, 4 & 5 BEDROOM HOUSES
IN KEYNSHAM, SOMERSET

FACTORY'S VIEW

AT SOMERDALE

An outstanding collection of 2 bedroom apartments,
nestled alongside houses ranging from 3, 4 & 5 bedrooms -
Factory's View is something special. For more than 90 years,
this location was the home of master chocolate maker Cadbury;
now, Taylor Wimpey has poured its trademark passion into
creating homes just perfect for 21st century living.

3

AN INDUSTRIAL REVELATION





LIVING AROUND AN ICON



PHOTOS OF ORIGINAL FRY'S AND CADBURY'S FACTORIES

At Factory's View, the houses and apartments have been designed with their industrial heritage in mind, with strong clean lines used to create both the buildings and the site layout. At the same time, priority has been given to bringing the outside in, through the addition of spacious balconies, roof terraces and communal gardens. The importance of nature at Factory's View can be clearly seen through the beautiful mature trees dotted around these stylish new homes. Meanwhile, peaceful pathways have been introduced throughout the development, where leisurely walks can be enjoyed and where children can ride their bikes in safety.

Taylor Wimpey's stunning homes at Factory's View stand on the site of the former Cadbury's factory, a beacon of Keynsham life for more than 90 years.

The factory was built by J.S. Fry & Sons, a company which had been making chocolate in the Bristol area since the mid 18th century. As Quakers, the Fry's had created a village atmosphere around the factory, with housing and social facilities including playing fields and sports grounds. Cadbury's bought Fry's in 1919, with the latter's division moving to Keynsham in 1923; a public competition had given the factory the name Somerdale.

By 1935, Fry's had become a wholly-owned subsidiary of Cadbury's and had transferred all its production to Somerdale. At the height of its operations, some 5,000 people were employed at the Keynsham site, with products including Fry's Chocolate Cream, Dairy Milk, Creme Eggs and Fudge. According to Somerdale workers - who were also known as 'chocolate welders' - enough Crunchie bars were made every week to stretch to the moon and back.

Such was the importance of Somerdale that it had its own power station and a connection to the Great Western Railway at Keynsham train station. The factory also had a role in the Second World War. With chocolate production curtailed due to rationing, Rolls Royce used the spare floor space to produce Merlin engines which were used by the RAF in Spitfire and Hurricane aeroplanes. The last chocolate made at Somerdale rolled off the production line in 2010.

Taylor Wimpey has taken inspiration from Somerdale's rich heritage to create an exciting new community for Keynsham. Factory's View is part of a neighbourhood made up of 700 new homes, a sports and social club, a primary school, a crèche and a medical centre amongst many other amenities. Residents will also benefit from a new walk over the River Avon, as well as a glorious expanse of public green space.

KEYNSHAM HAS IT ALL

Your new home at Factory's View is less than a mile away from the centre of the medieval market town of Keynsham, where the rivers Avon and Chew meet. The town is home to a wide range of useful amenities, including a selection of supermarkets, doctors' surgeries, dental practices, banks and a post office.

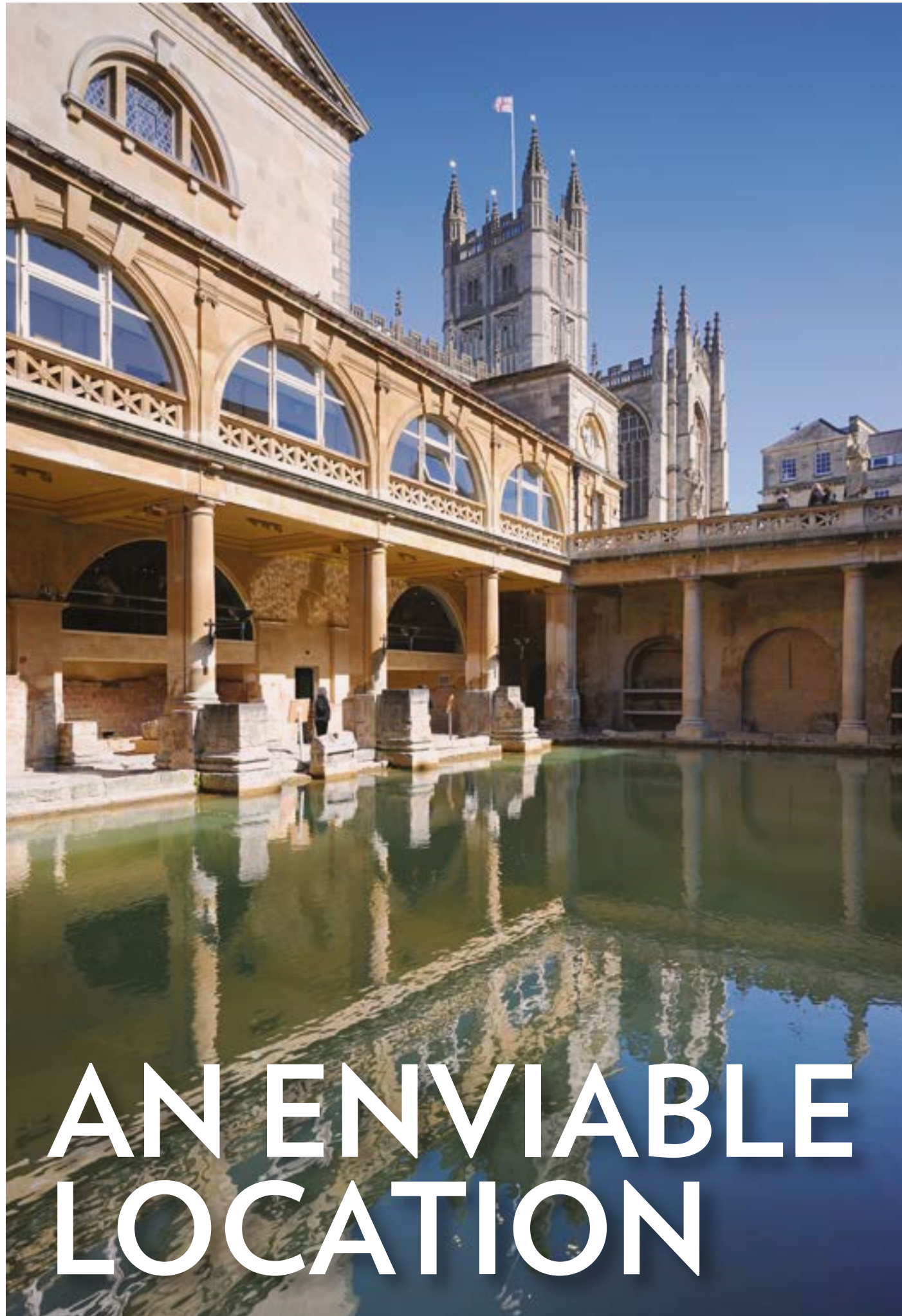
Its charming high street features a range of independent and well-known stores, while its monthly farmers' market offers a whole host of wares including mouth-watering fruits and vegetables alongside delicious cheeses and handmade bread.

Keynsham prides itself on its community spirit, with a series of events held throughout the year such as the Music Festival in June, the Food Festival in September and the Winter Festival in November. Keynsham town council also holds an In Bloom competition every year, while it presents an annual Good Citizen award. There is a wide variety of clubs to join in the local area, from photography to toddler groups or gardening to singing.

For time in the fresh air, you can make your way to Keynsham Memorial Park where you'll find play areas, sports courts and a café. The park is also home to the ruins of the monastic Keynsham Abbey, which was founded in the mid-12th century by William, Earl of Gloucester. You can also enjoy a leisurely stroll along the beautiful River Chew which is a popular spot for local anglers.

When you want to get active, there's the Keynsham Leisure Centre, which offers a 25m swimming pool, gym, exercise classes, a multi-purpose sports hall and a sauna.





AN ENVIABLE LOCATION

ROMAN BATHS AND ABBEY, BATH



CLIFTON SUSPENSION BRIDGE, BRISTOL

Two of England's most popular, vibrant and historic cities are within 9.1 miles of Factory's View. Bristol and Bath both have an enormous amount to commend them to the visitor and local alike, from cultural experiences to sightseeing, or leisure pursuits to live music.

Amongst the myriad attractions in Bristol is its famous Clifton Suspension Bridge, which has its own visitors' centre offering free guided tours. Or you can head to the Bristol Museum and Art Gallery where you'll find outstanding art, nature and history exhibits including Angel Bust, a piece by renowned guerrilla artist Banksy.

The city is also home to both a zoo and an aquarium, while you can enjoy a range of film screenings and events at the Watershed. A fine selection of theatres are dotted around the city, including the Hippodrome, Old Vic and St George's, while you can catch a gig at the O2 Academy.

Neighbouring Bath is, of course, famous for its breathtaking Roman Baths, which draw crowds of around a million people every year. Other attractions include the medieval Bath Abbey, the Somerset Coal Canal and the Herschel Museum of Astronomy.



PULTENEY BRIDGE, BATH



BRISTOL CATHEDRAL



Also on offer is the Jane Austen Centre, a museum dedicated to the celebrated author who made Bath her home. Or why not pay a visit to the American Museum, which takes you on a journey of the USA from its early settlers to the modern day; this is the only museum of Americana outside of the States. For something completely different, head to the Bath City Farm, an ancient 37-acre site with animals including Shetland ponies, pygmy goats and guinea fowl.

Both Bristol and Bath have excellent shopping on offer, from Bath's chic SouthGate mall to Bristol's popular Shopping Quarter, both featuring a vast array of independent boutiques, designer stores and high street names.

WINE & DINE

KEYNSHAM



THE LOCK KEEPER

The pub offers a riverside location, huge beer garden, food and award-winning beers – and its own petanque pitch.

lockkeeperbristol.com



THE BRASSMILL

A gastropub oozing rural charm featuring a millpond overlooking the river and weir, serving hearty, seasonal pub-food.

vintageinn.co.uk



POMEGRANATE

Bistro, with fare ranging from tapas and pizza to Mediterranean cuisine in a friendly bustling atmosphere.

goo.gl/OU2zc7



THE OLD MANOR HOUSE

Reputed to be the oldest dwelling house in Keynsham village. You can sit by the fire in the lounge or take afternoon tea in the restaurant.

oldmanorhousehotel.co.uk



BONZO LOUNGE

Amazing floor to ceiling windows and an 80-seater terrace with heaters, shades and great views of Keynsham Park. Definitely one for the summer.

thelounges.co.uk



GRASMERE COURT

A simple menu, featuring traditional dishes created from fresh ingredients, purchased from local producers and suppliers.

grasmerecourt.com

BRISTOL



GLASSBOAT

A floating restaurant situated on the harbour with a menu rich in classic French dishes and the best steaks in Bristol.

glassboat.co.uk



THE RUMMER HOTEL

A bar-restaurant in a 1740s building having British food with modern twists, plus brunch and cocktails.

therummer.net



THE OX

Tucked away in a basement below The Commercial Rooms, offering simple British fayre, cooked to impeccable standards.

theoxbristol.com



THE COWSHED

Modern European menu in a rustic restaurant and former cinema with bare stone walls and pine tables.

cowshedrestaurants.com



THE MILK THISTLE

A cocktail bar, lounge & private function rooms housed over four floors in one of the finest historic buildings in the city.

milkthistlebristol.com



THE HOPE AND ANCHOR

A welcoming, dog-friendly pub serving craft beers, ales, fine wines and homemade food with a large garden.

hopeanchorbristol.com

BATH



THE BATH PRIORY HOTEL

Outstanding Michelin star cuisine in a stunning dining room, overlooking award-winning gardens.

thebathpriory.co.uk



SOTTO SOTTO

Classic Italian menu with a contemporary twist in candlelit vaulted cellars with bare stone walls.

sottosotto.co.uk



FIREHOUSE ROTISSERIE

Voted one of the top 5 American restaurants in the UK, dishes are prepared over a wood-fired grill.

firehouserotisserie.co.uk



YAK YETI YAK

Family-run Nepalese townhouse restaurant with yak bells and jungle art on the walls, plus set menus.

yakyetiyak.co.uk



CANARY GIN BAR

Visit the Bath Gin Company at the Canary Gin Bar, Bath where Jane Austen wrote her most famous books.

thebathgincompany.co.uk



GRAZE BAR

Built around the arches of the 19th century railway station, this bar has its own microbrewery and serves European food.

bathales.com



NURSERIES

ORCHARD LEA
1.1 miles • orchardleachildcare.co.uk

LITTLE ACORNS & STEPPING STONES
1.1 miles • littleacornsnurseries.com

SNAPDRAGONS
1.6 miles • snapdragonsnursery.com



PRIMARY SCHOOLS

ST JOHN'S CofE
1 mile • stjohnskeynsham.co.uk

ST KEYNA
1.2 miles • stkeynaprimary.co.uk

LONGWELL GREEN
2.3 miles • longwellgreenprimaryschool.co.uk

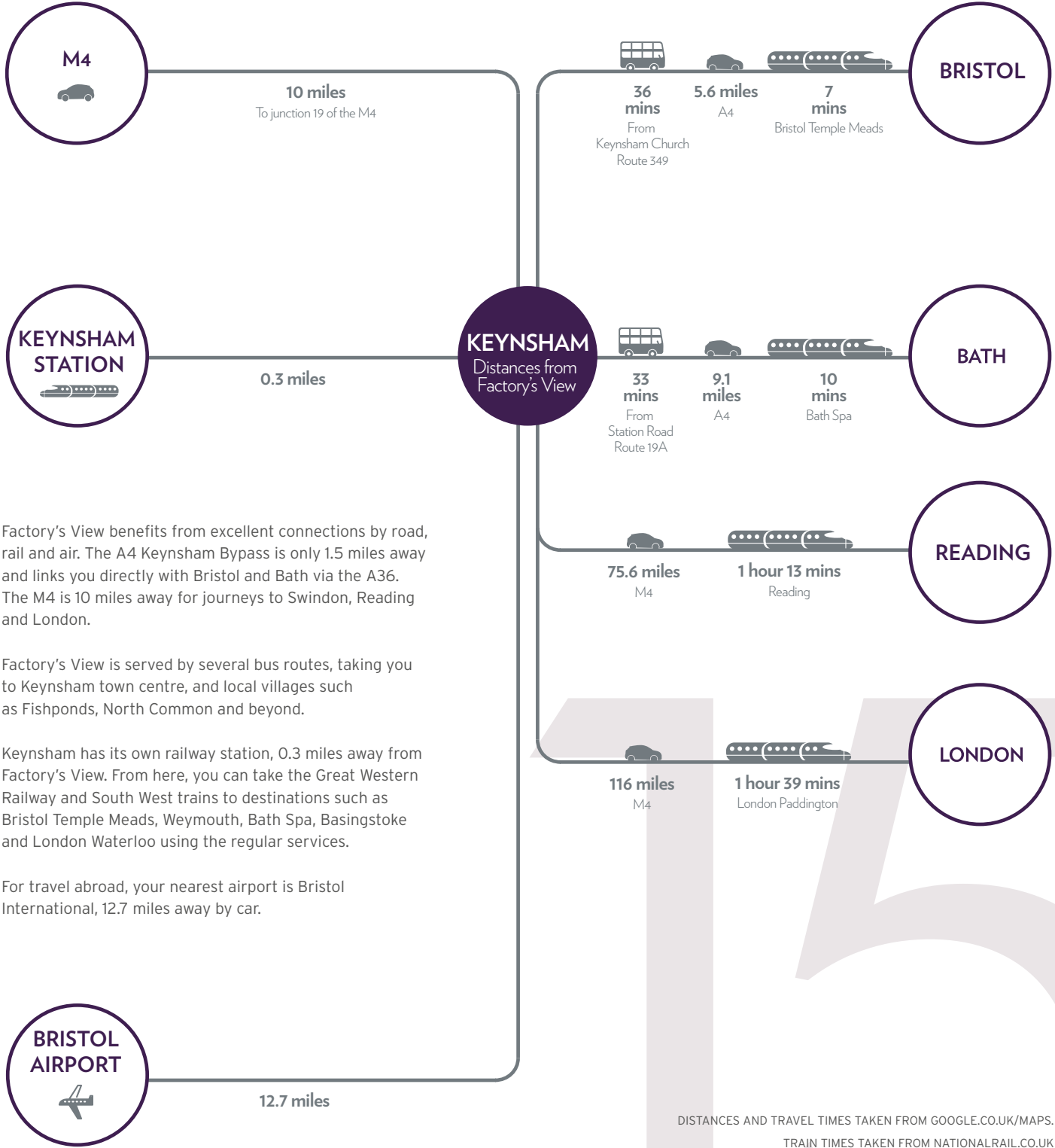


SECONDARY SCHOOLS

BROADLANDS ACADEMY
0.8 miles • broadlandsacademy.org

WELLSWAY SCHOOL
1.2 miles • wellswayschool.com

WELL CONNECTED





AN AMBITIOUS VISION

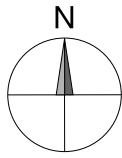
Taylor Wimpey has crafted a truly exciting vision for the future of Somerdale. Once complete, this new garden suburb will feature 700 new homes, including a proportion set aside for affordable housing, as well as a care home for the elderly.

The existing Fry Club, which has been at the heart of the Somerdale community for decades, will remain with its sports fields, facilities and club house. This leisure offering will be enhanced through new sporting and community facilities provided by Taylor Wimpey. A new public square has been included in the plans, a place where locals and visitors alike can come together.

What's more, a new primary school will be built to serve the younger residents of Somerdale, while community amenities will also include a medical centre and retail units. Homage will be paid to the former Cadbury's factory through the conversion of some of its original red brick buildings, to create space for businesses and provide employment opportunities for the local area.

A focus has been given to providing beautiful open space for the benefit of all, with a green landscape complementing the river setting. Somerdale is a community offering the very best in 21st century living, at the same time as harking back to a simpler time.





- *ah/so = Affordable Homes/Shared Ownership
- *ah/r = Affordable Homes/Rented
- *LC = Low cost homes
- ♿ = Disabled Bay
- 🚗 = Garage
- B/S = Bin store
- C/S = Cycle store
- ➡ = Drive through access
- LAP = Local Area of Play
- LEAP = Locally Equipped Area of Play
- SS = Sub Station
- V = Visitor Parking Space

DEVELOPMENT LAYOUT

A stunning collection of 2 bedroom apartments and 3, 4 & 5 bedroom houses standing on the site of the former iconic Cadbury's factory.

These striking new homes have been designed with the distinguished industrial heritage of the site in mind. The strong, clean lines of these magnificent new homes are softened by the surrounding mature trees and wonderful communal gardens.

Set in the truly fantastic area of Keynsham, you will be within reach of a whole host of amenities as well as dining, entertainment, leisure facilities, community clubs, schools and parks. Slightly further afield are two of England's most popular, vibrant and historic cities which are perfect for both families and couples alike. With heaps of appeal for all types of buyers, Factory's View at Somerdale is set to become an extremely sought-after location in which to live.

5 BEDROOM HOMES

- The Hadrian**
5 bedroom home
Plots: 278, 281, 283, 284 & 286

4 BEDROOM HOMES

- The Armira**
4 bedroom home
Plots: 277, 279, 280, 282, 285, 287, 288 & 289
- The Chedworth**
4 bedroom home
Plots: 242-255, 258 & 259
- The Eskdale**
4 bedroom home
Plots: 241, 256, 257, 260, 261, 262, 276, 297 & 301
- The Eskdale V**
4 bedroom home
Plot: 601
- The Gladstone**
4 bedroom home
Plots: 155-160 & 318-332
- The Littlecote**
4 bedroom home
Plots: 265-268 & 271-273
- The Lodge**
4 bedroom home
Plots: 215-217
- The Romana**
4 bedroom home
Plots: 263, 264, 269, 270, 274 & 275
- The Thornford**
4 bedroom home
Plots: 290, 291, 302 & 303
- The Tenterden**
4 bedroom home
Plots: 306* & 307*

3 BEDROOM HOMES

- The Beaumont**
3 bedroom home
Plots: 233-239, 292, 295, 296, 299, 602 & 603
- The Easedale**
3 bedroom home
Plots: 232, 240, 293, 294, 298 & 300
- The Ramsgate**
3 bedroom home
Plots: 184*, 185*, 190*, 191*, 219* & 316*
- The Tadwick**
3 bedroom home
Plots: 218* & 317*
- The Nimlet**
3 bedroom home
Plots: 314* & 315*
- The Cheyney**
3 bedroom home
Plot: 604*

APARTMENTS

- Belluton House**
2 bedroom apartments
Plots: 161-183*
- Corston House**
2 bedroom apartments
Plots: 192-214
- Hunstrete House**
2 bedroom apartments
Plots: 333-344
- Woollard House**
1 bedroom apartments
Plots: 220-231*
- Publow House**
1 bedroom apartments
Plots: 345-353*
- Kelston House**
1 bedroom apartments
Plots: 354-359*

2 BEDROOM HOMES

- The Faversham**
2 bedroom home
Plots: 186*, 187*, 304*, 305* & 308-313*
- The Hinton**
2 bedroom home
Plots: 188* & 189*

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

Striking, noble and proud, Factory's View homes are designed and built for today's lifestyles and traditional family living. Sympathetically styled using modern materials with their economic and environmental benefits, each home blends into the area with its subtle hues and stately lines, bringing a distinguished look to each street and turning. Understated touches such as larger windows open up living spaces with radiant light, while personal drives bring a reduced reliance on on-street parking making access easier for all.



HOUSES

FLOORPLANS

FACTORY'S
VIEW
AT SOMERDALE



THE HADRIAN

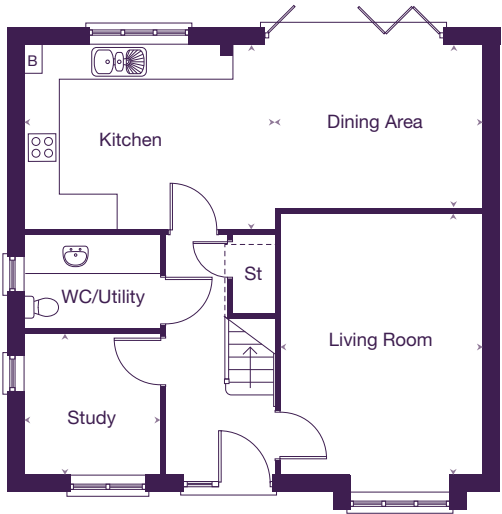
5 BEDROOM HOME

A three storey layout provides the 5 bedroom Hadrian with the flexible lifestyle options required by many modern families.

The entrance hallway offers access to the kitchen/dining area with folding doors to the garden, plus the living room, separate study and a guest cloakroom with utility facilities.

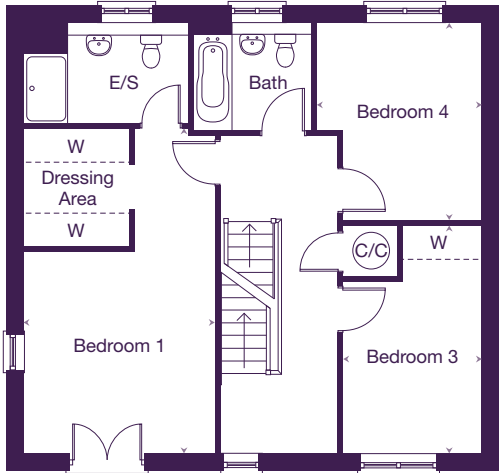
Bedroom 1 with a dressing area and en suite shower room, and a further two bedrooms and family bathroom complete the first floor.

The second floor comprises two further bedrooms and a shower room.



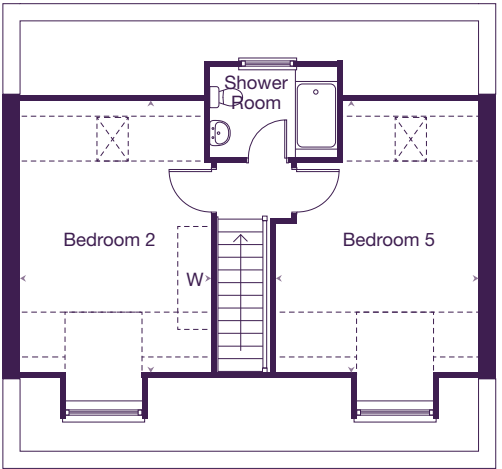
GROUND FLOOR

Kitchen	4.37m x 3.24m	14'4" x 10'8"
Dining Area	3.73m x 2.86m	12'3" x 9'5"
Living Room	4.59m x 3.58m	15'1" x 11'9"
Study	2.49m x 2.40m	8'2" x 7'11"



FIRST FLOOR

Bedroom 1	5.74m x 3.37m	18'10" x 11'1"
Bedroom 3	4.02m x 2.45m	13'2" x 8'1"
Bedroom 4	3.48m x 2.91m	11'5" x 9'7"



SECOND FLOOR

Bedroom 2	4.80m x 3.37m	15'9" x 11'1"
Bedroom 5	4.80m x 3.58m	15'9" x 11'9"

B - Boiler C/C - Cylinder Cupboard E/S - En Suite
X - Roof Window --- - Restricted Headroom St - Storage
W - Suggested Wardrobe Location WC - Cloakroom

PLOTS - 278, 281, 283, 284 & 286
1,786 SQ. FT.

This image 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). Please enquire for further details. Some plots are handed compared to floorplans shown, please speak to your sales executive for details. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. 50608/February 2022.

FACTORY'S
VIEW
AT SOMERDALE



THE ARMIRA

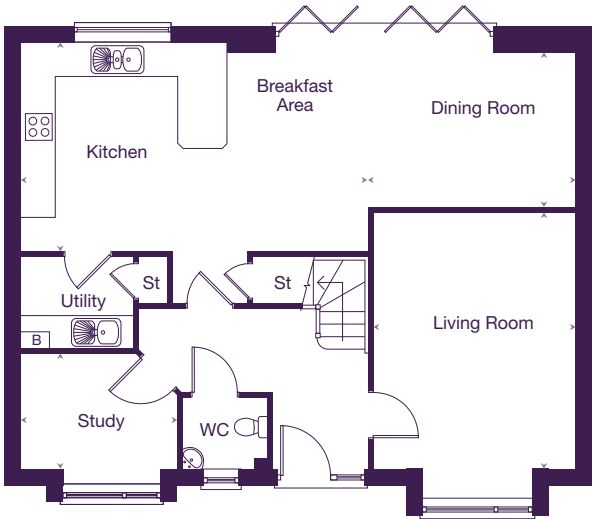
4 BEDROOM HOME

A brilliant family home with a modern design yet homely feel, The Armira was made with 21st century families in mind.

The open-plan kitchen/breakfast area features a handy utility room and storage cupboard as well as doors opening to the garden. The living room can be accessed via the entrance hallway which itself leads through to the kitchen and also to the

garden. Further to this, a dedicated study and guest cloakroom with WC can also be found on the ground floor.

Upstairs on the first floor is bedroom 1 with en suite shower room, bedroom 2 which also boasts its own en suite shower room, bedrooms 3 and 4 and the family bathroom.



GROUND FLOOR

Kitchen/ Breakfast Area	6.30m x 3.77m	20'7" x 12'5"
Dining Room	3.80m x 3.00m	12'6" x 9'10"
Living Room	4.60m x 3.65m	15'1" x 12'0"
Study	2.83m x 2.10m	9'4" x 6'11"



FIRST FLOOR

Bedroom 1	4.91m x 3.68m	16'1" x 12'1"
Bedroom 2	3.87m x 2.78m	12'9" x 9'2"
Bedroom 3	3.78m x 3.71m	12'5" x 12'2"
Bedroom 4	3.65m x 2.74m	12'0" x 9'0"

B - Boiler C/C - Cylinder Cupboard E/S - En Suite
St - Storage WC - Cloakroom

PLOTS - 277, 279, 280, 282, 285, 287, 288 & 289
1,711 SQ. FT.

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FACTORY'S
VIEW
AT SOMERDALE



THE ESKDALE

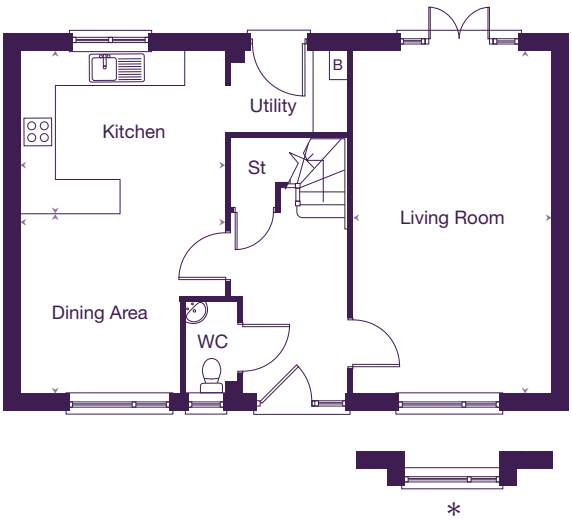
4 BEDROOM HOME

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

A kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to the outside. The living room has double doors to the

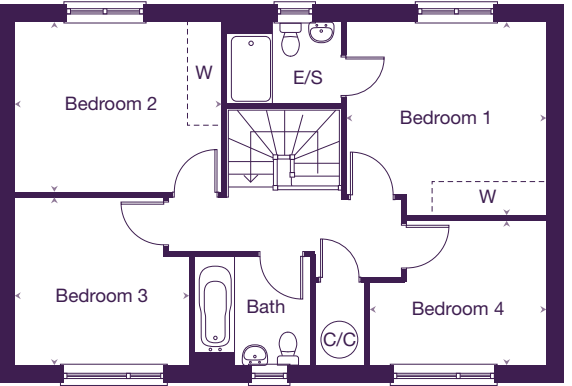
garden, while there's also a guest cloakroom and storage closet off the hallway.

Bedroom 1 comes with en suite facilities, plus three further bedrooms and the main bathroom occupy the first floor.



GROUND FLOOR

Kitchen	3.58m x 2.86m	11'9" x 9'5"
Dining Area	3.16m x 2.77m	10'5" x 9'1"
Living Room	6.02m x 3.45m	19'9" x 11'4"



FIRST FLOOR

Bedroom 1	3.51m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.98m	11'11" x 9'9"
Bedroom 3	3.05m x 2.96m	10'0" x 9'9"
Bedroom 4	3.09m x 2.53m	10'2" x 8'4"

B - Boiler C/C - Cylinder Cupboard E/S - En Suite
St - Storage W - Suggested Wardrobe Location WC - Cloakroom

PLOTS - 241, 256, 257, 260, 261, 262, 276, 297 & 301
1,229 SQ. FT.

*Projecting window to plots 241, 256, 257, 260, 262, 276 & 301. This image 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). Please enquire for further details. Some plots are handed compared to floorplans shown, please speak to your sales executive for details. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. 50608/December 2022.

FACTORY'S
VIEW
AT SOMERDALE



THE ESKDALE V

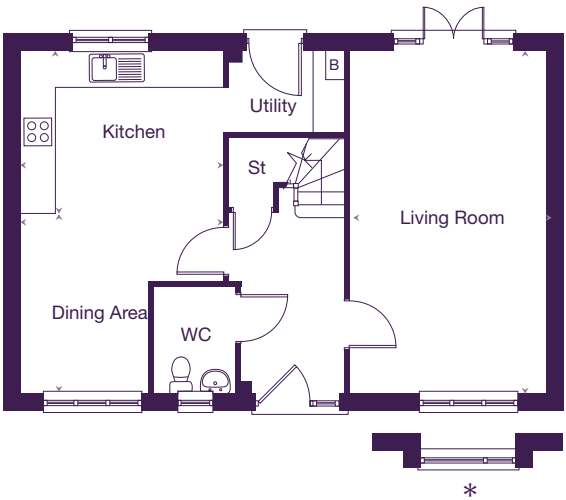
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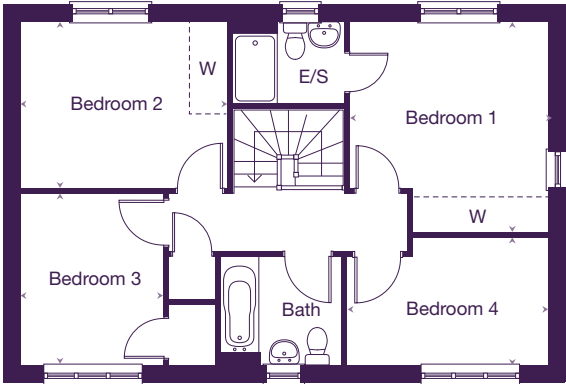
garden, while there's also a guest cloakroom and storage closet off the hallway.

Bedroom 1 comes with en suite facilities, plus three further bedrooms and the main bathroom occupy the first floor.



GROUND FLOOR

Kitchen	3.58m x 2.86m	11'9" x 9'5"
Dining Area	3.16m x 2.77m	10'5" x 9'1"
Living Room	6.02m x 3.45m	19'9" x 11'4"



FIRST FLOOR

Bedroom 1	3.51m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.98m	11'11" x 9'9"
Bedroom 3	3.05m x 2.96m	10'0" x 9'9"
Bedroom 4	3.09m x 2.53m	10'2" x 8'4"

B - Boiler E/S - En Suite St - Storage
W - Suggested Wardrobe Location WC - Cloakroom

PLOT - 601
1,229 SQ. FT.

*Projecting window to plots 241, 256, 257, 260, 262, 276 & 301. This image 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). Please enquire for further details. Some plots are handed compared to floorplans shown, please speak to your sales executive for details. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. 50608/December 2022.

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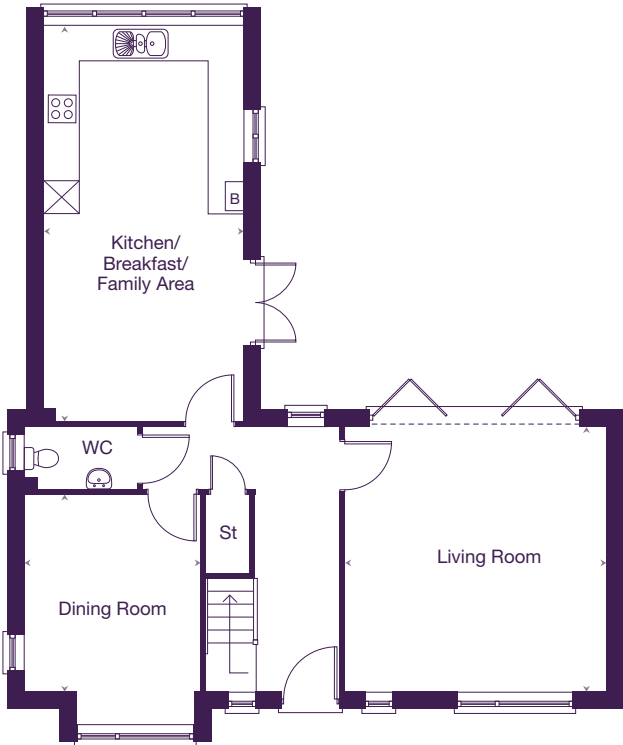
THE ROMANA

4 BEDROOM HOME

A striking family home with beautiful modern design throughout and plenty of appeal for growing families.

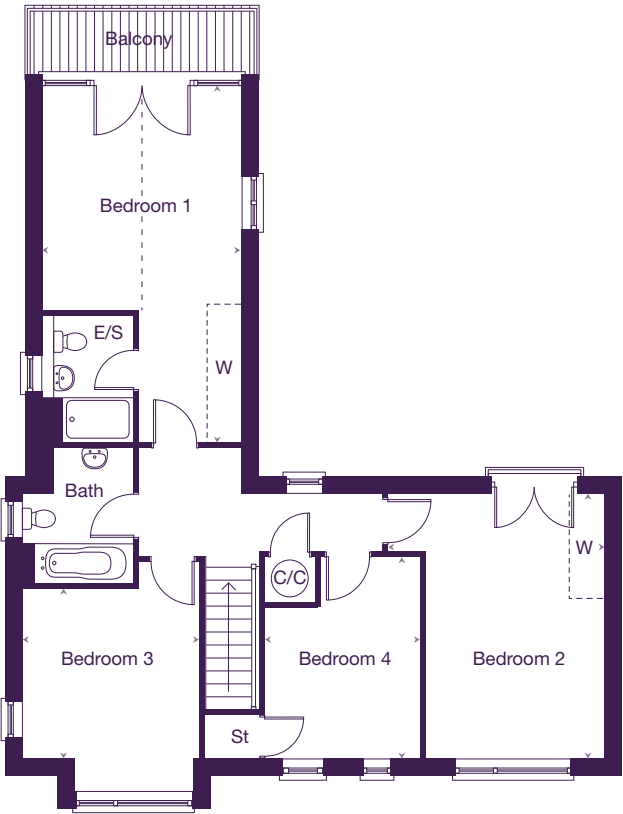
On the ground floor you will find the living room with lovely bi-folding doors to the garden, the fantastic open-plan kitchen/ breakfast/family area, the separate dining room, guest cloakroom with WC and a handy under stairs storage cupboard.

The first floor comprises bedroom 1 with its en suite shower room and wonderful balcony overlooking the garden, as well as the second bedroom with a Juliet balcony, the third and fourth bedrooms and the family bathroom.



GROUND FLOOR

Kitchen/ Breakfast/ Family Area	6.82m x 3.44m	22'5" x 11'3"
Living Room	4.56m x 4.49m	15'0" x 14'9"
Dining Room	3.97m x 3.05m	13'1" x 10'0"



FIRST FLOOR

Bedroom 1	6.20m x 3.44m	20'4" x 11'3"
Bedroom 2	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3	3.05m x 2.94m	10'0" x 9'8"
Bedroom 4	3.48m x 2.68m	11'5" x 8'10"

B - Boiler C/C - Cylinder Cupboard E/S - En Suite
St - Storage W - Suggested Wardrobe Location
WC - Cloakroom --- Vaulted Ceiling

PLOTS - 263, 264, 269, 270, 274 & 275
1,542 SQ. FT.

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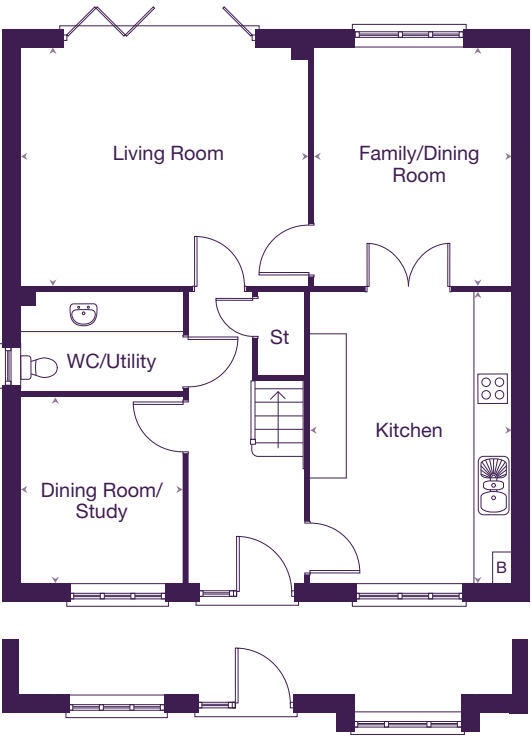
THE THORNFORD

4 BEDROOM HOME

A wonderful double-fronted 4 bedroom home which will appeal to busy, growing families.

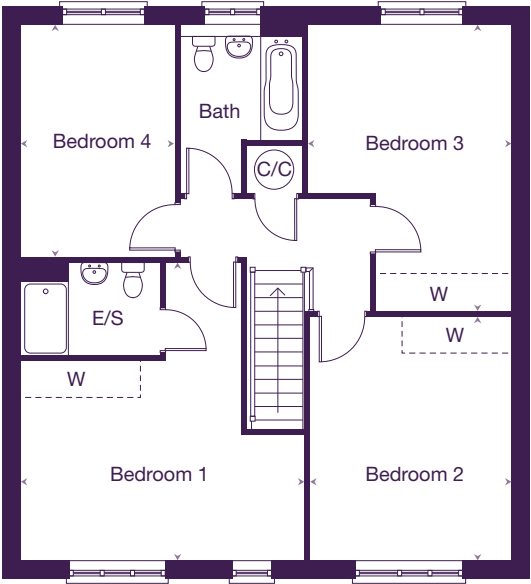
The ground floor comprises the living room with bi-folding doors that lead you through to the garden, the family/dining room with double doors through to the kitchen, the dining room/study, a guest cloakroom with utility facilities and a handy storage cupboard.

On the first floor you will find bedroom 1 with its own en suite shower room, three further bedrooms and the family bathroom.



GROUND FLOOR

Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Family/ Dining Room	3.91m x 3.26m	12'10" x 10'8"
Dining Room/ Study	3.07m x 2.66m	10'1" x 8'9"



FIRST FLOOR

Bedroom 1	4.68m x 3.28m	15'4" x 10'9"
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m x 3.36m	15'6" x 11'0"
Bedroom 4	3.81m x 2.53m	12'6" x 8'4"

B - Boiler C/C - Cylinder Cupboard E/S - En Suite
St - Storage W - Suggested Wardrobe Location WC - Cloakroom

PLOTS - 290, 291, 302 & 303
1,561 SQ. FT.

*Projecting window to Plots 290 & 303. This image 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). Please enquire for further details. Some plots are handed compared to floorplans shown, please speak to your sales executive for details. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. 50608/December 2022.

FACTORY'S
VIEW
AT SOMERDALE



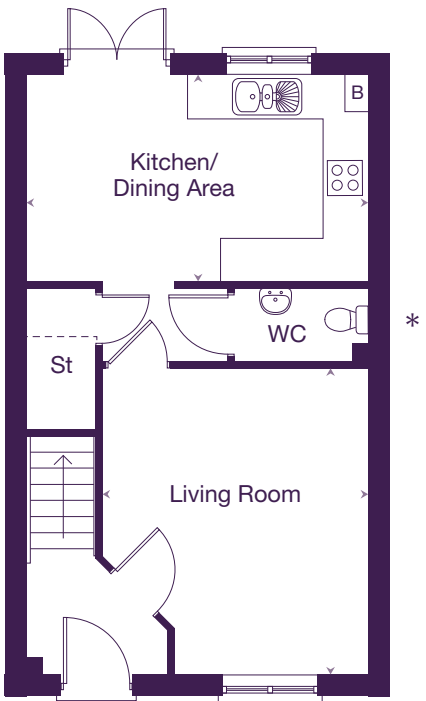
THE BEAUMONT

3 BEDROOM HOME

This home is ideal for professional couples looking for extra space or young families moving up the property ladder.

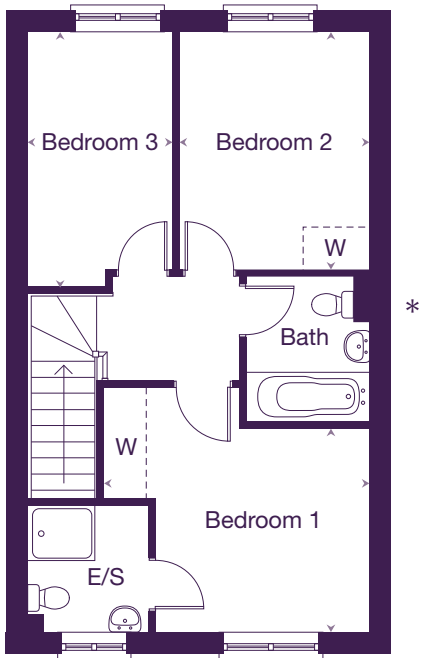
Leading off the entrance hallway is the welcoming living room, which opens through to the open-plan kitchen/dining area with double doors to the garden, and guest cloakroom with WC. There is also a practical storage cupboard located under the stairs.

Upstairs you will find bedroom 1 with en suite shower room, bedroom 2 and bedroom 3 as well as the family bathroom.



GROUND FLOOR

Kitchen/ Dining Area	4.72m x 2.88m	15'6" x 9'5"
Living Room	4.26m x 3.69m	14'0" x 12'1"



FIRST FLOOR

Bedroom 1	3.69m x 2.83m	12'1" x 9'4"
Bedroom 2	3.31m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m x 2.01m	11'8" x 6'7"

B - Boiler E/S - En Suite --- - Restricted Headroom
St - Storage W - Suggested Wardrobe Location
WC - Cloakroom

PLOTS - 233-239, 292, 295, 296 & 299
866 SQ. FT.

*Plot specific windows. This image 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). Please enquire for further details. Some plots are handed compared to floorplans shown, please speak to your sales executive for details. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. 50608/December 2022.

FACTORY'S
VIEW
AT SOMERDALE



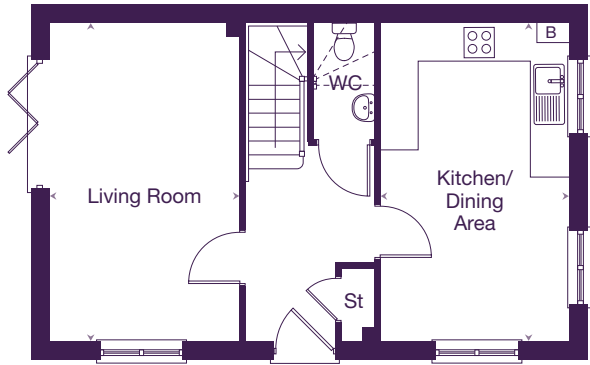
THE EASEDALE

3 BEDROOM HOME

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

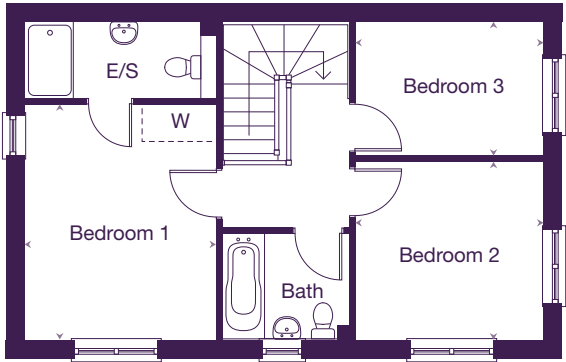
The entrance hallway leads to a kitchen/ dining area and a light and airy living room with folding doors to the garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to bedroom 1 with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



GROUND FLOOR

Kitchen/ Dining Area	5.10m x 3.03m	16'9" x 9'11"
Living Room	5.10m x 3.02m	16'9" x 9'11"



FIRST FLOOR

Bedroom 1	3.79m x 3.08m	12'5" x 10'1"
Bedroom 2	3.03m x 2.86m	9'11" x 9'5"
Bedroom 3	3.03m x 2.15m	9'11" x 7'1"

B - Boiler E/S - En Suite St - Storage
W - Suggested Wardrobe Location WC - Cloakroom

PLOTS - 232, 240, 293, 294, 298 & 300
931 SQ. FT.

This image 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). Please enquire for further details. Some plots are handed compared to floorplans shown, please speak to your sales executive for details. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. 50608/December 2022.

APARTMENTS

FLOORPLANS



A beautifully crafted mix of apartments - all featuring an open-plan kitchen/living/dining area with some boasting balconies.

These stylish apartments offer a master bedroom and a further bedroom - perfect for first-time buyers or professionals.



43



CORSTON HOUSE

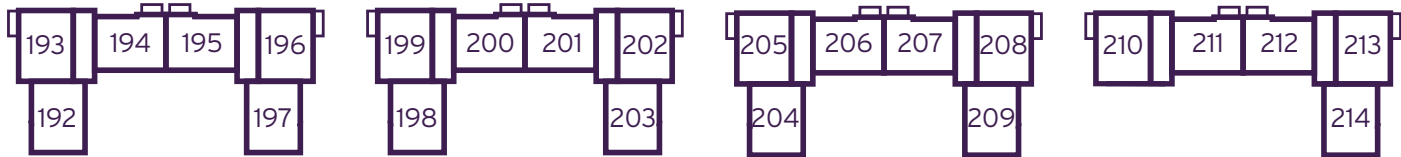
2 Bedroom Apartments

A superb collection of well planned 2 bedroom apartments perfect for couples, young families and professionals needing the extra space for an office.

These apartments combine style and practicality with excellent open-plan kitchens and living/dining areas forming the heart of the home, with selected plots featuring balconies in the living/dining area.

All of these apartments include fantastic family bathrooms, with some plots including en suite shower rooms to the master bedroom. You will also benefit from a handy storage cupboard thoughtfully placed off the entrance hallway.

A fantastic choice for first time buyers or those looking to move up the property ladder.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

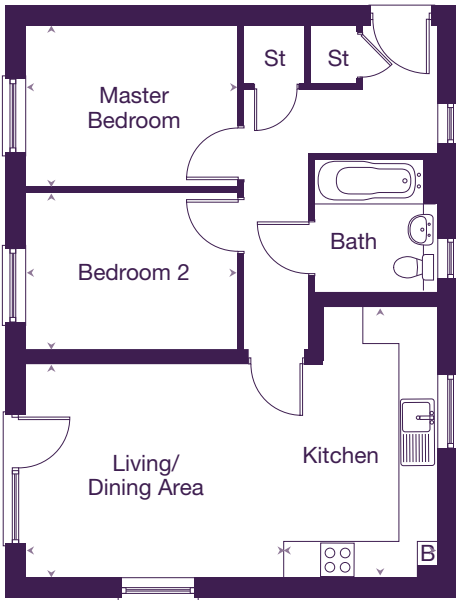
THIRD FLOOR

APARTMENT A

PLOTS: 192, 197*, 198, 203*, 204, 209* & 214*

671 sq ft

Kitchen	4.44m [†] x 2.50m	14'7" [†] x 8'2"
Living/Dining Area	4.26m x 3.49m [†]	14'0" x 11'5" [†]
Master Bedroom	3.54m [†] x 2.67m [†]	11'8" x 8'9"
Bedroom 2	3.54m [†] x 2.55m [†]	11'8" x 8'5" [†]

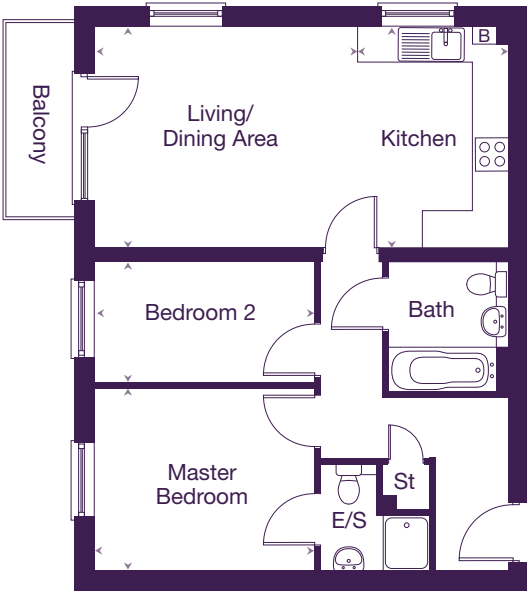


APARTMENT B

PLOTS: 193, 196*, 199, 202*, 205, 208*, 210 & 213*

673 sq ft

Kitchen	3.66m [†] x 2.50m	12'0" [†] x 8'2"
Living/Dining Area	4.35m x 3.66m [†]	14'3" x 12'0" [†]
Master Bedroom	3.64m x 3.00m [†]	11'11" x 9'10" [†]
Bedroom 2	3.64m x 1.97m [†]	11'11" x 6'6" [†]



APARTMENT C

PLOTS: 194, 195*, 200, 201*, 206, 207*, 211, 212*

680 sq ft

Kitchen	4.44m x 2.50m	14'7" x 8'2"
Living/Dining Area	4.49m x 3.50m	14'9" x 11'6"
Master Bedroom	3.54m [†] x 2.70m	11'8" [†] x 8'10"
Bedroom 2	3.54m [†] x 2.56m [†]	11'8" [†] x 8'5" [†]



B - Boiler E/S - En Suite St - Storage

[†]Handed plots.
[†]Dimensions vary on each plot, please refer to the technical drawings.



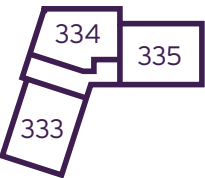
HUNSTRETE HOUSE

2 Bedroom Apartments

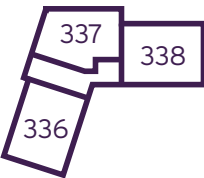
A collection of excellently designed 2 bedroom apartments perfect for couples, young families and professionals needing the extra space for an office.

These 2 bedroom apartments feature wonderful open-plan kitchens and living/dining areas which provide the perfect space for entertaining, dining or relaxing in with family and friends.

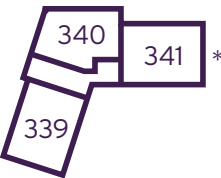
The master bedroom and second bedroom are located off the entrance hallway, as is the lovely family bathroom. You will find a practical storage cupboard by the front door.



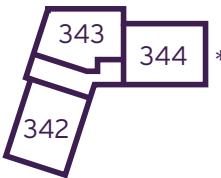
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

APARTMENT C

PLOTS: 333, 336, 339 & 342

680 sq ft

Kitchen	4.42m x 2.50m	14'6" x 8'2"
Living/Dining Area	4.49m x 3.50m	14'9" x 11'6"
Master Bedroom	3.55m x 2.70m	11'8" x 8'10"
Bedroom 2	3.55m x 2.55m	11'8" x 8'5"

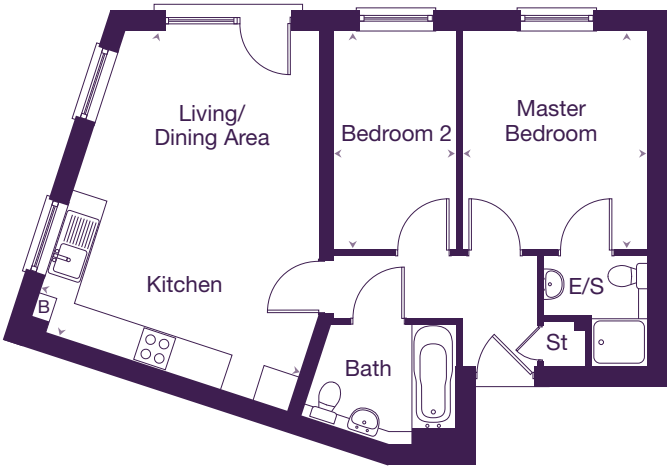


APARTMENT D

PLOTS: 334, 337, 340 & 343

613 sq ft

Kitchen/Living/ Dining Area	5.32m x 4.50m	17'6" x 14'9"
Master Bedroom	3.62m x 3.06m	11'11" x 10'1"
Bedroom 2	3.62m x 2.00m	11'11" x 6'7"

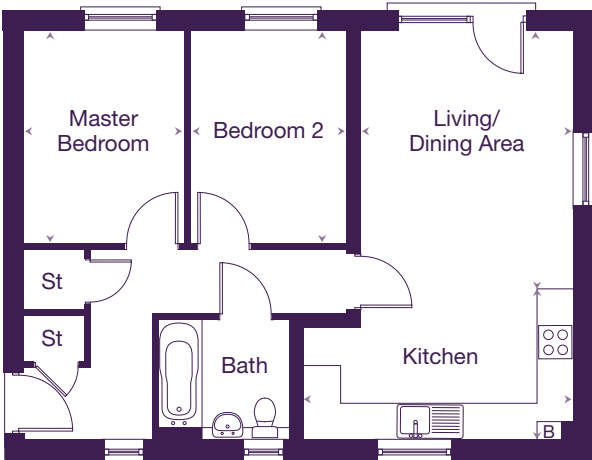


APARTMENT A

PLOTS: 335, 338, 341 & 344

671 sq ft

Kitchen	4.42m x 2.50m	14'6" x 8'2"
Living/Dining Area	4.26m x 3.50m	14'0" x 11'6"
Master Bedroom	3.55m x 2.70m	11'8" x 8'10"
Bedroom 2	3.55m x 2.55m	11'8" x 8'5"



B - Boiler E/S - En Suite St - Storage

*Window to plot 341 & 344 only.

SPECIFICATION

The following chart shows the intended specification for each of the homes available at Factory's View. Whether your chosen housetype falls into our deluxe or premium collection, rest assured everything has been professionally designed and thoughtfully chosen to maximise space and light. Both the interiors and exteriors are finished to a superior standard, complemented by high quality fittings.

NHBC 10-YEAR WARRANTY

All the homes built by Taylor Wimpey are covered by an NHBC warranty against structural defects for a 10-year period following the date of build completion.



	THE BEAUMONT DELUXE	THE EASEDALE DELUXE	THE ESKDALE DELUXE	THE LITTLECOTE DELUXE	THE GLADSTONE DELUXE	THE CHEDWORTH PREMIUM	THE ROMANA PREMIUM	THE THORNFORD PREMIUM	THE FISHBOURNE PREMIUM	THE LODGE PREMIUM	THE ARMIRA PREMIUM	THE HADRIAN PREMIUM	APARTMENT A DELUXE	APARTMENT B DELUXE	APARTMENT C DELUXE	APARTMENT D DELUXE
KITCHEN																
Choice of stylish contemporary Symphony fitted kitchens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-ordinating worktops and upstands	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carron Phoenix Precision Plus 1.5 bowl sink, drainer and Pura tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carron Phoenix Precision Plus 1.5 bowl sink, drainer and spa filter tap																
Double stainless steel oven with 5-ring gas burner hob						✓	✓	✓	✓	✓	✓	✓				
Integrated Electrolux appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated AEG appliances						✓	✓	✓	✓	✓	✓	✓				
Unbranded silver chimney cooker hood with charcoal filter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glass splashback above hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Premium Range floor tiling						✓	✓	✓	✓	✓	✓	✓				
BATHROOMS, EN SUITES & CLOAKROOMS																
Roca The Gap sanitaryware						✓	✓	✓	✓	✓	✓	✓				
Stylish Roca Debba range sanitaryware	✓	✓	✓	✓	✓											
Roca Madrid corner basin - cloakroom							✓									
Roca Nexo wall hung basin - cloakroom	✓	✓														
Roca Contessa bath - main bathroom	✓	✓	✓	✓	✓								✓	✓	✓	✓
Roman Lumin8 hinged bath screen, clear glass, silver frame - main bathroom						✓	✓	✓	✓	✓		✓				
Dual control bath and shower mixer with shower kit - main bathroom	✓	✓	✓	✓	✓									✓		✓
Aqualisa Midas thermostatic flexible chrome shower system with Roman Lumin8 bi-fold door to shower - main bathroom											✓					
Thermostatic bath shower mixer with shower rail kit with bath screen - main bathroom													✓		✓	
Roca V2 deck bath and shower mixer incl. hose, handset & bracket - main bathroom						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Midas thermostatic flexible chrome shower system - en suite			✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		
Aqualisa Quartz chrome electric shower - en suite	✓	✓												✓		✓
Aqualisa Midas thermostatic flexible chrome shower system with Roman Lumin8 sliding door to shower - shower room										✓						
Porcelanosa Standard Range wall tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa Premium Range floor tiling						✓	✓	✓	✓	✓	✓	✓				
Roman Collage bi-fold or sliding door, corner entry or side panel to shower in clear glass with silver frame - en suite	✓	✓	✓	✓	✓									✓		✓
HEATING/ELECTRICAL SERVICES																
Heating - Full central heating - gas-fired boiler/thermostatically controlled radiator valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Combi Logic (housetype specific)	✓	✓											✓	✓	✓	✓
Condensing boiler with pressurised hot water cylinder				✓	✓	✓	✓	✓	✓	✓	✓	✓				
Lighting (Deta accessories - energy-efficient pendants) with white switches and sockets throughout				✓	✓	✓	✓	✓	✓	✓	✓	✓				
Energy-efficient lighting pendants with white switches and sockets throughout	✓	✓	✓	✓	✓								✓	✓	✓	✓
External carriage light to front entrance door and rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Single external power socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
Mains-operated smoke detectors and CO gas monitor within 3m of gas appliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
INTERNAL FEATURES																
Double glazed front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed IG rear door						✓										
Double glazed rear door, painted			✓													
Double glazed PVCu double doors						✓	✓									
PVCu casement double glazed doors	✓		✓	✓	✓				✓		✓	✓	✓	✓	✓	✓
Grey External/White Internal PVCu double glazed bi-fold doors		✓				✓	✓	✓	✓		✓	✓				
4 panel moulded painted (grain effect) internal doors	✓	✓	✓	✓	✓								✓	✓	✓	✓
5 panel Newark moulded painted (grain effect) internal doors						✓	✓	✓	✓	✓	✓	✓				
Wardrobe to bedroom 1 - Sliding mirrored or solid timber doors with shelf and hanging rail																
DECORATION																
Walls and ceilings painted with white matt emulsion throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL FEATURES																
PVCu lockable double glazed windows																
Hormann Vertical contemporary garage door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graded and turfed front gardens						✓	✓	✓	✓	✓	✓	✓				
Front and rear gardens - Graded and turfed with buff riven paving slabs to paths and patio area with fencing	✓	✓	✓	✓	✓											
Graded and rotovated rear garden with buff riven paving slabs to paths and patio area and fencing						✓	✓	✓	✓	✓	✓	✓				
Brass hose union outside bib tap	✓	✓	✓	✓	✓											
	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				

✓ = Included features



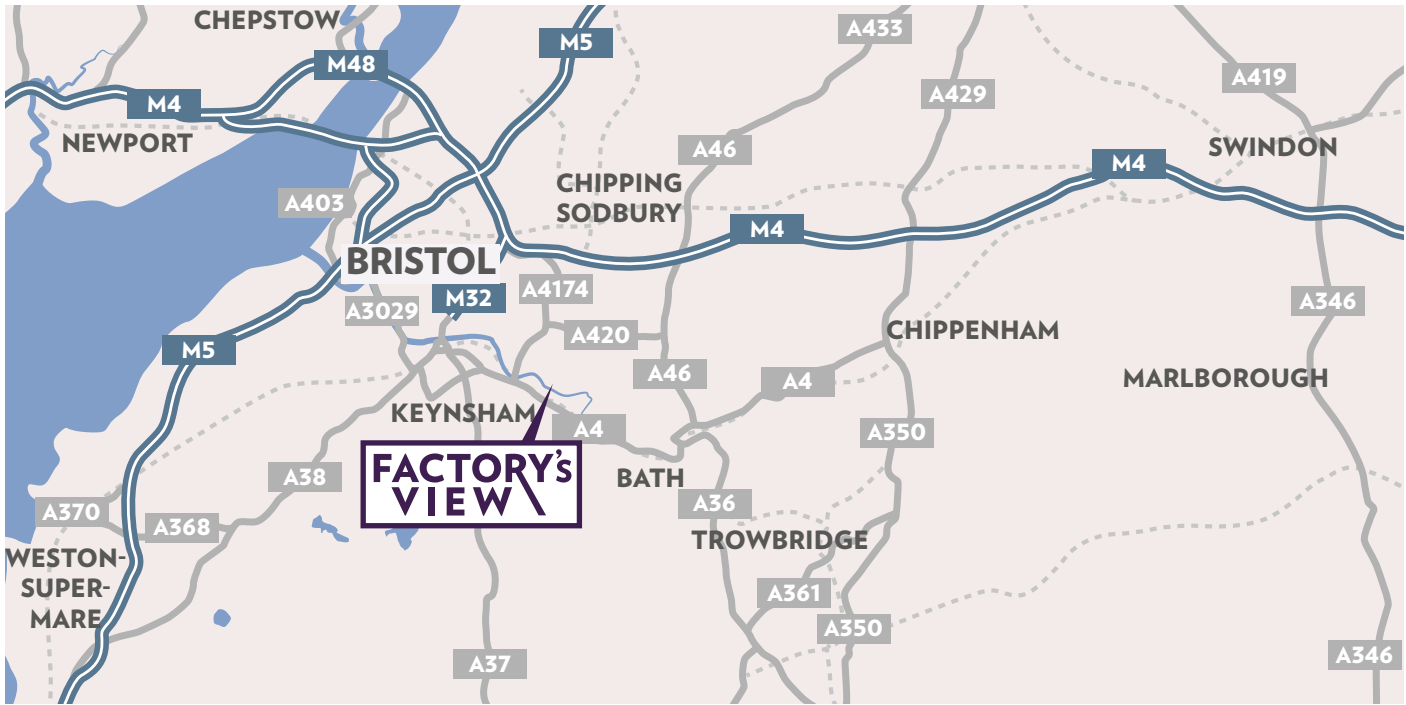
THE TAYLOR WIMPEY STORY

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th century. Today we are one of the largest homebuilders in the UK, completing over 13,000 homes each year.

Our aim is to be the nation's leading residential developer for creating value and delivering quality. We completed 13,341 homes in 2015, of which 19% were affordable homes. In 2015, through planning obligations, we invested £335m in the areas in which we built. We provide public transport, road improvements and education facilities on many developments. Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Factory's View development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Please speak to our Sales Executives regarding the tenure of our new homes. Information correct at time of going to print. March 2017.

DIRECTIONS



SOMERDALE ROAD, KEYNSHAM, BRISTOL, BS31 2AU

FROM BRISTOL

- Head south-east on the A4 towards Keynsham
- Take the third exit at the A4174 roundabout and enter Durley Hill
- Join and follow the A4175 onto Bristol Road
- Take the first exit onto Station Road (A4175)
- Turn left onto Chandos Road and immediately right onto Somerdale Road

FROM BATH

- Head north-west on the A36 towards Keynsham
- Continue on the A4 when it joins the A36
- At the A4174 roundabout take the first exit into Durley Hill
- Join and follow the A4175 onto Bristol Road
- Take the first exit onto Station Road (A4175)
- Turn left onto Chandos Road and immediately right onto Somerdale Road

Taylor Wimpey

FACTORY'S VIEW
SOMERDALE ROAD,
KEYNSHAM,
BRISTOL, BS31 2AU

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TAYLORWIMPEY.CO.UK