

Taylor
Wimpey

WATERS EDGE

—
GREAT WAKERING | ESSEX



Artist's impression of a street scene at Waters Edge.

WATERS EDGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Waters Edge.

Here you will find a stunning choice of 1, 2, 3 & 4 bedroom homes perfectly located in the Essex village of Great Wakering. These homes benefit from coastal village life with amenities, shopping and entertainment in Southend-on Sea only four miles away.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.


So, come on in... and make yourself at home.




LIVE AND LOVE VILLAGE LIFE

Nestled between Shoeburyness and Foulness, Great Wakering is a coastal village steeped in history benefiting from stunning rural views. The village has the everyday provisions you may need such as thriving independent stores, a supermarket, a Post Office and public houses. Waters Edge is also ideal for commuters looking for easy access into the City.




 Great Wakering – a fantastic destination for walkers and nature lovers



 St Nicholas Church – located in a village steeped with history



 The White Hart – a great place to relax with friends and family


THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Waters Edge has fantastic road links – the A130 is just 11.5 miles away, so a trip to Colchester or Kent couldn't be easier. Meanwhile, Thorpe Bay railway station can take you to London Fenchurch Street in 56 minutes. And Southend Airport is only 5.8 miles away.




Times taken from nationalrail.co.uk. Distances taken from googlemaps.co.uk.




 Southend beach front – the perfect place for a family day out



 Southend Pier – renowned as the longest pier in the world



 Shoeburyness sea front – perfect for relaxing and enjoying the fantastic views

Times taken from nationalrail.co.uk. Distances taken from googlemaps.co.uk.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.



Get to know
**WATERS
EDGE**

GREAT WAKERING | ESSEX

An attractive collection of 1, 2, 3, 4 & 5 bedroom homes positioned in the idyllic village of Great Wakering just 4 miles[†] from Southend-on-Sea.

5 BEDROOM HOMES

- The Felton**
5 bedroom home
Plots: 50, 51, 57, 89, 90, 92, 98, 107, 109, 119, 120 & 181

4 BEDROOM HOMES

- The Janford**
4 bedroom home
Plots: 11*, 12*, 151* & 152*
- The Thornford**
4 bedroom home
Plots: 30, 84 & 104
- The Marshall**
4 bedroom home
Plots: 31, 65, 77, 105, 115 & 123
- The Waysdale**
4 bedroom home
Plots: 49, 79, 86, 87, 101, 112, 193 & 200

4 BEDROOM HOMES

- The Trusdale**
4 bedroom home
Plots: 94, 125, 126, 141, 150, 161, 167, 172, 185 & 188
- The Elliston**
4 bedroom home
Plots: 117, 140, 144, 145, 160, 177, 189 & 192

3 BEDROOM HOMES

- The Ardale**
3 bedroom home
Plots: 1, 2, 22, 88, 108, 110, 113, 121 & 165
- The Colford**
3 bedroom home
Plots: 6*, 7*, 8*, 9*, 14*, 15*, 16*, 17*, 23*, 27*, 28*, 58*, 60*, 61*, 85* & 153*

3 BEDROOM HOMES

- The Benford**
3 bedroom home
Plots: 40*, 64*, 75, 76, 80* & 81*
- The Woodman**
3 bedroom home
Plots: 37, 93, 114, 118, 122, 139, 143, 157, 164 & 178
- The Kingdale**
3 bedroom home
Plots: 36, 91, 103, 156 & 195
- The Birchford**
3 bedroom home
Plots: 3, 29, 32-35, 52, 78, 95, 96, 99, 100, 102*, 106, 111, 135, 136, 137*, 138*, 142, 147, 158, 159, 168, 171, 173, 174, 183, 184, 186, 187 & 196-199

2 BEDROOM HOMES

- The Beauford**
2 bedroom home
Plots: 4, 5, 20, 21, 53-56, 73*, 74*, 82*, 83*, 97, 116, 124, 146, 148*, 149*, 154*, 155*, 162, 163, 166, 169, 170, 175, 176, 179, 180, 182, 190, 191 & 194
- The Blandford**
2 bedroom home
Plots: 10*, 13*, 18*, 19*, 25*, 26*, 38*, 39*, 41*, 59*, 62*, 63* & 127-134*
- The Dovedale**
2 bedroom home
Plots: 42* & 72*

2 BEDROOM HOMES

- Bungalow**
2 bedroom home
Plot: 24*

APARTMENTS

- 1 bedroom apartments
Plots: 43-48* & 66-71*

*ah = Affordable Housing
● = Bollards
▷ = Car Port
▶ = Garage
SS = Sub Station
V = Visitor Parking

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. Please speak to our sales executives regarding the tenure of our new homes. [†]Distance taken from google.co.uk/maps. TWEL 40605/December 2019.

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THE KINGDALE

3 BEDROOM HOME



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THE KINGDALE

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 double doors to the garden. Upstairs, the landing leads to the master bedroom which boasts an en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 95 sq. m. / 1,026 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.41m x 3.25m	17'9" x 10'8"
Living room	5.41m x 3.07m	17'9" x 10'1"

FIRST FLOOR



Master bedroom	4.10m x 3.09m	13'6" x 10'2"
Bedroom 2	2.91m x 2.53m	9'7" x 8'4"
Bedroom 3	3.30m x 2.41m	10'10" x 7'11"

 **Plots:** 36, 91 & 103

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

A 4 bedroom home with substantial accommodation for growing families. A contemporary fitted kitchen leads through double doors to the family/dining room, which opens out to the rear garden. The living room also has double doors to the garden, making it great for summer entertaining. There's also a study completing the ground floor. Upstairs, the landing leads to the master bedroom with an en suite shower room, three further spacious double bedrooms and a main bathroom.

TOTAL 145 sq. m. / 1,562 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Family/Dining room	3.91m x 3.26m	12'10" x 10'8"
Living room	4.74m x 3.91m	15'7" x 12'10"
Study	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Master bedroom	4.90m x 3.11m	16'1" x 10'3"
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"

 **Plots:** 30, 84, 104, 136, 147 & 149

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THE MARSHALL

4 BEDROOM HOME



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THE MARSHALL

A distinctive 4 bedroom home, designed with the modern family in mind. The ground floor is home to the living room, a study and the open-plan kitchen and dining area with a utility and double doors leading to the rear garden. On the first floor you will find the master bedroom with an en suite shower room, three further well-proportioned bedrooms, and a family bathroom.

TOTAL 128 sq. m. / 1,375 sq. ft.

GROUND FLOOR




Kitchen/Dining area	6.22m x 3.41m*	20'5" x 11'2"
Living room	4.77m x 3.61m	15'8" x 11'10"
Study	3.16m x 2.94m	10'5" x 9'8"

FIRST FLOOR



Master bedroom	3.69m x 3.34m	12'1" x 11'0"
Bedroom 2	4.06m x 3.17m*	13'4" x 10'5"
Bedroom 3	3.37m x 2.67m	11'1" x 8'9"
Bedroom 4	2.97m x 2.25m	9'9" x 7'5"

 **Plots:** 31, 65, 77, 105, 115 & 123

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THE BIRCHFORD

3 BEDROOM HOME



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THE BIRCHFORD

A versatile 3 bedroom home with the living/dining area boasting double doors to the rear garden, perfect for entertaining, while the breakfast kitchen has plenty of space for relaxed family mealtimes. Upstairs, the master bedroom includes an en suite shower room. Also on the first floor is a well-proportioned guest bedroom, a main bathroom and a further bedroom which could alternatively be used as a nursery or study.

TOTAL 90 sq. m. / 975 sq. ft.

GROUND FLOOR



Kitchen	3.43m x 3.24m*	11'3" x 10'8"
Living/Dining area	5.06m x 4.14m*	16'7" x 13'7"

FIRST FLOOR



Master bedroom	3.33m x 3.00m	10'11" x 9'10"
Bedroom 2	2.82m x 2.57m	9'3" x 8'5"
Bedroom 3	4.14m x 2.15m	13'7" x 7'1"

 Plots: 3, 29, 32, 33, 34, 35, 52, 78, 106 & 111

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THE ARDALE

3 BEDROOM HOME



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THE ARDALE

This 3 bedroom home is a family-size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. The master bedroom with an en suite shower room is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 94 sq. m. / 1,012 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.41m x 3.18m*	17'9" x 10'6"
Living room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Master bedroom	4.10m x 3.07m	13'6" x 10'1"
Bedroom 2	2.91m x 2.44m	9'7" x 8'0"
Bedroom 3	3.25m x 2.41m	10'8" x 7'11"

 Plots: 1, 2, 22, 88, 108, 110 & 113

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THE WOODMAN

3 BEDROOM HOME

A 3 bedroom home, perfect for first-time buyers, couples and families looking for a little extra space. On the ground floor there is a good-sized living room and a large kitchen/dining room which opens through double doors to the rear garden. The first floor comprises the master bedroom with an en suite shower room, a main bathroom, a well-proportioned guest bedroom and a bedroom which could also be used as a study or play room.

TOTAL 102 sq. m. / 1,098 sq. ft.

GROUND FLOOR



Kitchen	4.97m x 2.60m	16'2" x 8'6"
Dining room	3.81m x 3.10m	12'6" x 10'2"
Living room	4.91m x 3.46m	16'2" x 11'4"

FIRST FLOOR



Master bedroom	3.51m x 3.38m	11'6" x 11'1"
Bedroom 2	4.91m x 2.60m	16'2" x 8'6"
Bedroom 3	3.74m x 3.10m	12'3" x 10'2"

 **Plots:** 37, 93, 114, 118 & 143

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Taylor Wimpey

THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

This 4 bedroom home has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. There is also a separate dining room for entertaining. The master bedroom with an en suite shower room is found on the first floor, along with a further double bedroom, two more well-proportioned bedrooms, a family bathroom and further storage.

TOTAL 144 sq. m. / 1,549 sq. ft.

GROUND FLOOR




Kitchen/Breakfast/Family area	6.82m x 3.50m	22'5" x 11'6"
Living room	4.62m x 4.47m	15'2" x 14'8"
Dining room	3.05m x 2.89m	10'0" x 9'6"

FIRST FLOOR



Master bedroom	3.77m x 3.50m	12'5" x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m x 2.78m	11'8" x 9'2"

 **Plots:** 49, 79, 86, 87 & 112

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THE FELTON

5 BEDROOM HOME



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THE FELTON

A 5 bedroom, three storey family home with the living room, study and downstairs cloakroom off the hallway. The light and airy full-width kitchen/dining area has two sets of patio doors opening onto the rear garden. The first floor features the master bedroom with an en suite shower room, a further spacious bedroom, the main bathroom and a fifth bedroom. The second floor is made up of two further bedrooms, ample storage space and a shower room.

TOTAL 149 sq. m. / 1,604 sq. ft.

GROUND FLOOR



Kitchen/Dining area	7.89m x 3.12m*	25'11" x 10'3"
Living room	4.62m x 3.14m	15'2" x 10'4"
Study	2.53m x 2.19m	8'4" x 7'2"

FIRST FLOOR



Master bedroom	5.02m x 3.14m	16'6" x 10'4"
Bedroom 4	3.24m x 2.51m	10'8" x 8'3"
Bedroom 5	3.19m x 2.30m	10'6" x 7'7"

SECOND FLOOR



Bedroom 2	3.25m x 3.17m	10'8" x 10'5"
Bedroom 3	3.39m x 2.16m	11'2" x 7'1"

Plots: 50, 51, 57, 89, 90, 92, 107 & 109

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

A 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a large dual aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining room with a utility area. Upstairs, the master bedroom has an en suite shower room, and there are also a further three well-proportioned bedrooms, as well as a family bathroom.

TOTAL 115 sq. m. / 1243 sq. ft.

GROUND FLOOR



Kitchen/Dining area	6.09m x 3.58m*	20'0" x 11'9"
Living room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Master bedroom	3.53m x 3.05m	11'7" x 10'0"
Bedroom 2	3.65m x 2.95m	12'0" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 Plots: 126 & 150

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THE BENFORD

3 BEDROOM HOME



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THE BENFORD

The 3 bedroom Benford will appeal to first-time buyers, couples and families looking for a little extra space. With its good-sized living room and large kitchen/dining room having double doors to the rear garden, the Benford is ideal for al fresco dining. The first floor comprises the master bedroom, a main bathroom, a further well-proportioned bedroom and a bedroom which could be used as a nursery or play room.

TOTAL 86 sq. m. / 922 sq. ft.

GROUND FLOOR



Living/Dining area	4.77m x 3.72m	15'8" x 12'3"
Kitchen	3.43m x 2.70m	11'3" x 8'10"

FIRST FLOOR



Master bedroom	3.69m x 3.11m	12'2" x 10'3"
Bedroom 2	3.55m x 2.27m	11'8" x 7'6"
Bedroom 3	3.35m x 2.41m	11'0" x 7'11"

 Plots: 75 & 76

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THE BEAUFORD

2 BEDROOM HOME



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THE BEAUFORD

A 2 bedroom home which will appeal to first time buyers, couples and families looking for a little extra space. A large kitchen/dining room opens through double doors to the rear garden, making it perfect for entertaining. A good-sized living room, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the master bedroom with en suite, a main bathroom, and a further double bedroom.

TOTAL 81 sq. m. / 873 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.70m x 2.87m	15'5" x 9'5"
Living Room	4.04m x 3.67m	13'3" x 12'1"

FIRST FLOOR



Master Bedroom	3.57m x 2.94m	11'9" x 9'8"
Bedroom 2	4.70m x 2.55m	15'5" x 8'4"

 Plots: 4, 5, 20, 21 & 53-56

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THE ELLISTON

4 BEDROOM HOME



Images include optional upgrades at additional cost. 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.

THE ELLISTON

The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The living room is at the front of the property, and the open-plan kitchen/dining area features double doors to the garden. On the first floor you'll find three bedrooms, a main bathroom and storage space. The impressive en suite master bedroom is on the top floor, which has a high vaulted ceiling.

TOTAL 113.99 sq. m. / 1,249 sq. ft.

GROUND FLOOR



Kitchen/Dining area
4.91m x 2.91m 16'1" x 9'6"

Living room
4.29m x 3.81m 14'1" x 12'6"

FIRST FLOOR



Bedroom 2
3.18m x 2.78m 10'5" x 9'1"

Bedroom 3
3.35m x 2.39m 11'0" x 7'10"

Bedroom 4
3.32m x 2.50m 10'10" x 8'3"

SECOND FLOOR



Master bedroom
5.45m x 3.33m 17'10" x 10'11"

 **Plots:** 117, 140, 144, 145, 160, 177, 189 & 192

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. Please speak to our Sales Executives regarding the tenure of our new homes. Sq. m./ft. is a gross figure, please speak to the Sales Executive for exact plot details. 34210/December 2019.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Waters Edge

Specifications

This is the standard specification for each of the homes available, as indicated

Standard Kitchen for 2/3 beds			
Fitted kitchen units and laminate worktops with a choice from the standard range	✓	Splashback tiling to wash hand basin to cloakroom, bathroom and en suite	✓
Double stainless steel electric oven in tall housing (where design permits) or built under single oven	✓	2 course tiling to bath without shower	✓
Integrated hood	✓	Full-height tiling to shower enclosure in en-suite	✓
Integrated stainless steel gas hob	✓	Extract fan	✓
Stainless steel splashback	✓	Shaver socket to en suite or main bathroom (if no en suite)	✓
Space and plumbing for washing machine	✓		
Space and plumbing for dishwasher (where space allows)	✓	Standard Central Heating/Hot Water System for 2/3/4 beds	
Space for fridge/freezer	✓	Gas Central Heating	✓
Stainless steel sink with 1.5 bowl and Monobloc tap	✓		
		Standard Windows, Doors & Joinery for 2/3/4 beds	
Standard Kitchen for 4 beds		Double glazed uPVC windows with lockable fasteners and easy clean hinges	✓
'Symphony' fitted kitchen units and laminate worktops with a choice of colours and finishes	✓	Composite front entrance door with multipoint lock	✓
Integrated appliances:			
- Stainless steel double oven in tall housing (where design permits)		Details of Finishes for 2/3/4 beds	
- 75cm stainless steel gas hob		White painted internal doors with chrome furniture	✓
- 70cm chimney hood	✓	Soft white painted walls and smooth white ceilings	✓
- Fridge/Freezer 70/30		White painted mouldings including skirting boards, architraves and window boards	✓
- Washing machine		Antico Spacia to WC, kitchen and bathrooms	✓
- Dishwasher		Carpet to all remaining rooms	✓
Soft close doors/drawers	✓		
Glass splashback to hob	✓	Standard Electrical for 2/3/4 beds	
Under wall unit lighting	✓	Batton mounted ceiling light to bathrooms	✓
Plinth lighting	✓	Energy-efficient pendant ceiling lights to all other rooms	✓
Stainless steel sink with 1.5 bowl and Monobloc tap	✓	White sockets and switches throughout	✓
LeMans corner carousel (where design permits)	✓	USB charge point to kitchen double socket	✓
Tall pull out larder (where design permits)	✓	Multi-socket media plate to living room (to be connected by purchaser)	✓
		TV and telephone point to master bedroom (to be connected by purchaser)	✓
Standard Bathrooms, En Suites & Cloakrooms for 2/3/4 beds		Mains operated smoke detector with battery back-up	✓
White sanitaryware throughout with max 130 ltr bath	✓	Mechanical extract ventilation to selected plots	✓
Chrome mixer taps with restricted flow to wash hand basins in bathroom and en suite	✓		
Chrome basin pillar 2 tap to cloakroom	✓	Standard External features for 2/3/4 beds	
Thermostatic shower over bath and bath filler to 1 bathroom properties	✓	Light and power to detached garage within plot curtilage	✓
Chrome bath/shower mixer to bathrooms	✓	Rear gardens are top soiled and turfed to the lie of the land	✓
White/chrome electric shower to en suite*	✓	Outside tap	✓
		Front porch light with P.I.R.	✓
		Doorbell	✓

Waters Edge

Optional Upgrades

Kitchen

Various integrated options to 2/3 beds

Sleek inline upgrade to 4 beds

Granite/Silestone Worktop with under mounted 1.5 bowl sink, includes upgraded tap

Single oven and microwave in tall housing (where design permits) if integrated kitchen selected

Upgrade to Ceramic/Induction hobs (if integrated kitchen selected)

Fridge freezer with 50/50 divide (if integrated kitchen selected)

Coloured glass splashback

Bathroom

Upgrade taps

Adjustable height thermostatic chrome shower over bath with glass screen

Extend wall tiling to ½ or full height

Upgraded wall tile when ½ or full height selected

Mirror above basin when ½ height tiling selected

Chrome heated towel rails

Electrical

Extra double socket with or without USB port in white or chrome

Extra TV or BT Point in white or chrome

Alarm system

Weatherproof external socket

Additional shaver socket

Upgrade all sockets and switches from white to chrome

Rear light with or without P.I.R.

Downlighters to wet rooms only



Contact

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P.I.R. = Passive Infra-red Receiver

Standard specifications are correct at time of going to print, but are subject to change without notice. For any queries please contact a Sales Executive. Internal photography depicts a typical Taylor Wimpey home and may include optional upgrades at an additional cost. Please speak to a Sales Executive for more details. *Shower type to en suites varies across the house types, please speak to the Sales Executive for exact plot specifications. July 2018.

FROM LOOKING ROUND TO MOVING IN...



WATERS EDGE

Star Lane
Great Wakering
Essex
SS3 0PJ

CONTACT US ON

01702 410 520

SATNAV

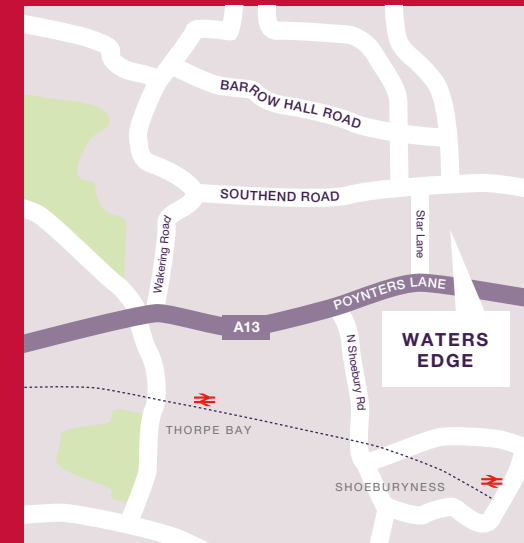
SS3 0PJ

FROM DAGENHAM A13:

- Take the A13 towards Southend
- Follow onto the A130, then take the A127 towards Southend
- At the second roundabout take the second exit
- Follow the A1159 and at the fourth roundabout take the first exit onto the A13
- Continue on the A13 and then onto the B1017/Poynters Lane then take the left exit onto Star Lane
- The development is on your right

FROM CHELMSFORD:

- Follow the A130 and then turn onto the A127 towards Southend
- At the end of the A127 continue down to Victoria Avenue
- Turn left onto Queensway and go straight across the roundabout onto the A13
- Turn off onto the A13 onto the B1017/Poynters Lane
- Continue down Poynters Lane and take the first left onto Star Lane
- The development is on your right



Maps shown are not to scale. *Distances taken from google.co.uk/maps



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