








Find your way around

BAKERSFIELD




WIGAN | LANCASHIRE

**Taylor
Wimpey**

3 BEDROOM HOMES

- 
The Dadford
 3 bedroom mews/
 semi-detached home
Plots: 13, 14, 29-31, 38, 39,
 42, 43, 52, 53, 72-74, 82-84,
 94-96
- 
The Gosford
 3 bedroom
 semi-detached home
Plots: 11, 12, 15, 16, 23, 36,
 37, 40, 41, 46, 47, 50, 51, 59,
 60, 67, 86, 89, 90, 99, 100,
 104-106, 109, 110, 118, 119,
 122, 125, 126, 133, 137,
 138, 140
- 
The Milldale
 3 bedroom
 semi-detached home
Plots: 24, 66, 85, 88, 91, 103,
 121, 134, 141
- 
The Aldenham
 3 bedroom detached home
Plots: 9, 18, 28, 33, 54, 62,
 113, 139
- 
The Alton-G
 3 bedroom 2½ storey home
Plots: 3, 4, 6, 7, 21, 22, 26,
 27, 34, 35, 44, 45, 63, 64, 75,
 76, 78-81, 92, 93, 97, 98, 107,
 108, 115, 116, 123, 124, 127,
 128, 130, 131, 135, 136

4 BEDROOM HOMES

- 
The Lydford
 4 bedroom detached home
Plots: 2, 5, 10, 17, 20, 32, 48,
 49, 55, 61, 70, 87
- 
The Kentdale
 4 bedroom detached home
Plots: 1, 8, 19, 56, 71, 77,
 102, 111, 112, 120, 129
- 
The Downham
 4 bedroom detached home
Plots: 25, 57, 58, 65, 68, 69,
 101, 114, 117, 132



Get to know
BAKERSFIELD

WIGAN | LANCASHIRE

Bakersfield is an exciting collection of three and four bedroom homes situated less than three miles from the town of Wigan.

Come in and take a look around

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. Bakersfield/October 2018

BAKERSFIELD

Cale Lane
Wigan
Lancashire
WN2 1HD

CONTACT US ON

01942 914 113

SATNAV

WN2 1HD

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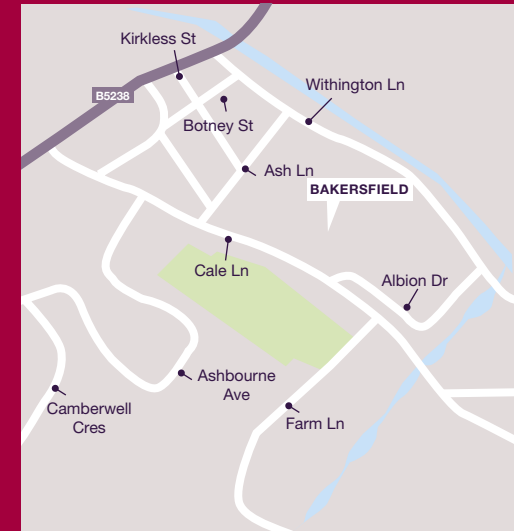
FROM THE M6:

- Leave the M6 at junction 27, heading east towards Crow Orchard Road/A5209
- After approximately 0.3 miles turn left on Shevington Lane/A5209 and follow for approximately 1.1 miles
- Turn right onto High Street/A49 and continue for approximately 1.4 miles
- At the roundabout, take the second exit onto Wigan Lane/A49 then turn left onto Greenough Street
- Turn left onto Scholes/B5238 and follow for approximately 1 mile then turn right onto Cale Lane
- After approximately 0.3 miles you will find Bakersfield on your left



FROM WIGAN:

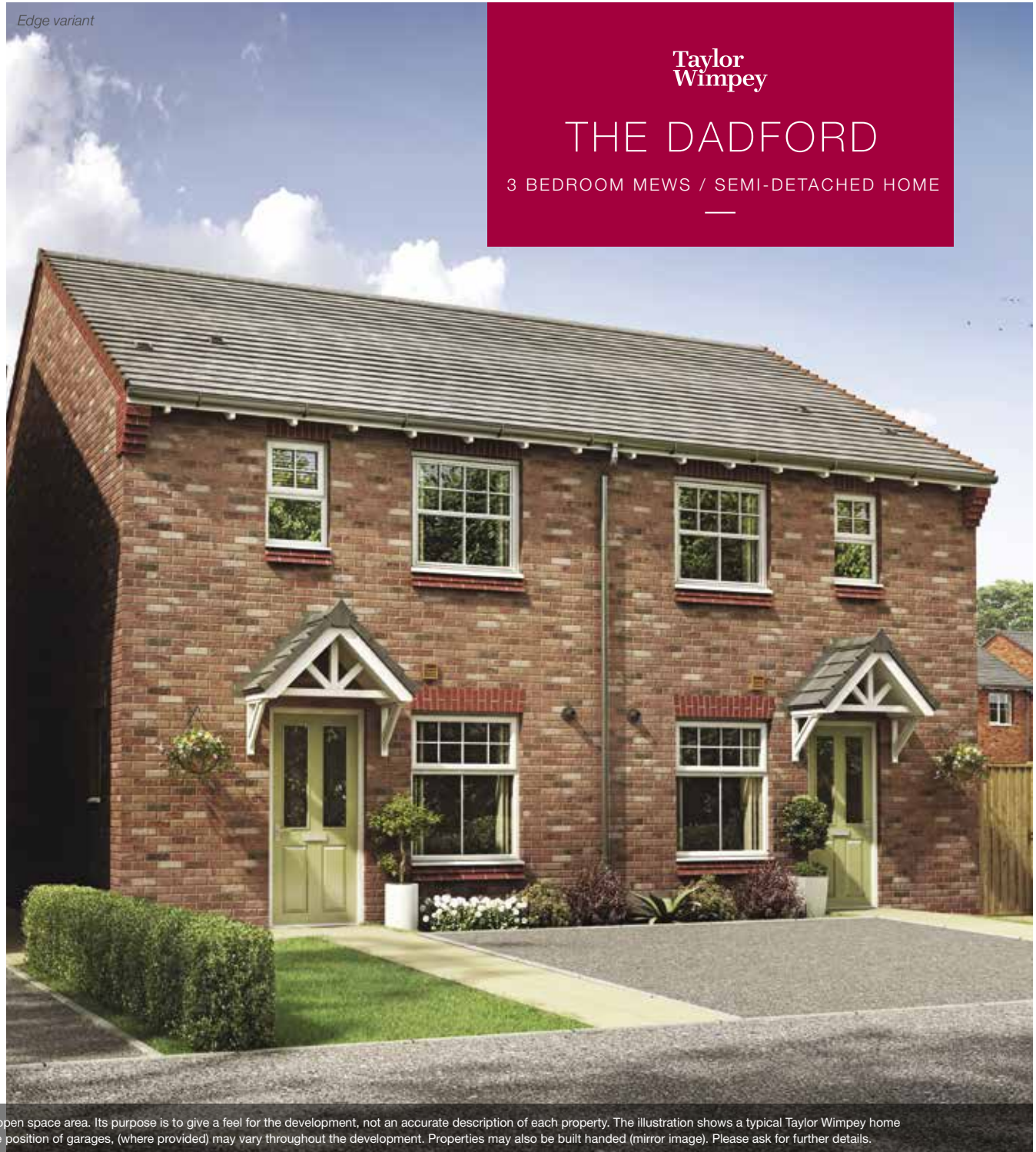
- Head south-west on Wallgate towards King Street W and turn right onto King Street W, then left onto Dorning St and continue for 0.5 miles
- Turn right onto Frog Lane and continue straight on New Market St, then onto Northway/B5376 for 0.2 miles then continue onto Central Park Way/A49
- Use the right two lanes to turn right onto Greenough Street then turn left onto Scholes/B5238
- After a mile, turn right and you will find Bakersfield on the left



Core variant



Edge variant



Taylor
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THE DADFORD

3 BEDROOM MEWS / SEMI-DETACHED HOME



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THE DADFORD

With a flexible layout the three bedroom Dadford is an ideal home for both couples and young families alike. The ground floor consists of an open plan lounge with dining area and French doors to the garden and a separate kitchen with space for informal mealtimes. Upstairs there are two well-proportioned bedrooms along with a stylish family bathroom and a third bedroom which could alternatively be used as a study or playroom.

TOTAL 69.96 sq. m. / 753 sq. ft.

GROUND FLOOR



Kitchen	3.39m x 2.22m	11'1" x 7'3"
Lounge/Dining Area	4.39m x 4.34m	14'5" x 14'3"
WC	1.91m x 0.90m	6'3" x 2'11"

FIRST FLOOR



Master Bedroom	4.16m x 2.39m	13'8" x 7'10"
Bedroom 2	3.62m x 2.39m	11'11" x 7'10"
Bedroom 3	2.78m x 1.90m	9'2" x 6'3"
Bathroom	1.90m x 1.91m	6'3" x 6'3"

 **Plots:** 13, 14, 29 – 31, 38, 39, 42, 43, 52, 53, 72 – 74, 82 – 84, 94 – 96

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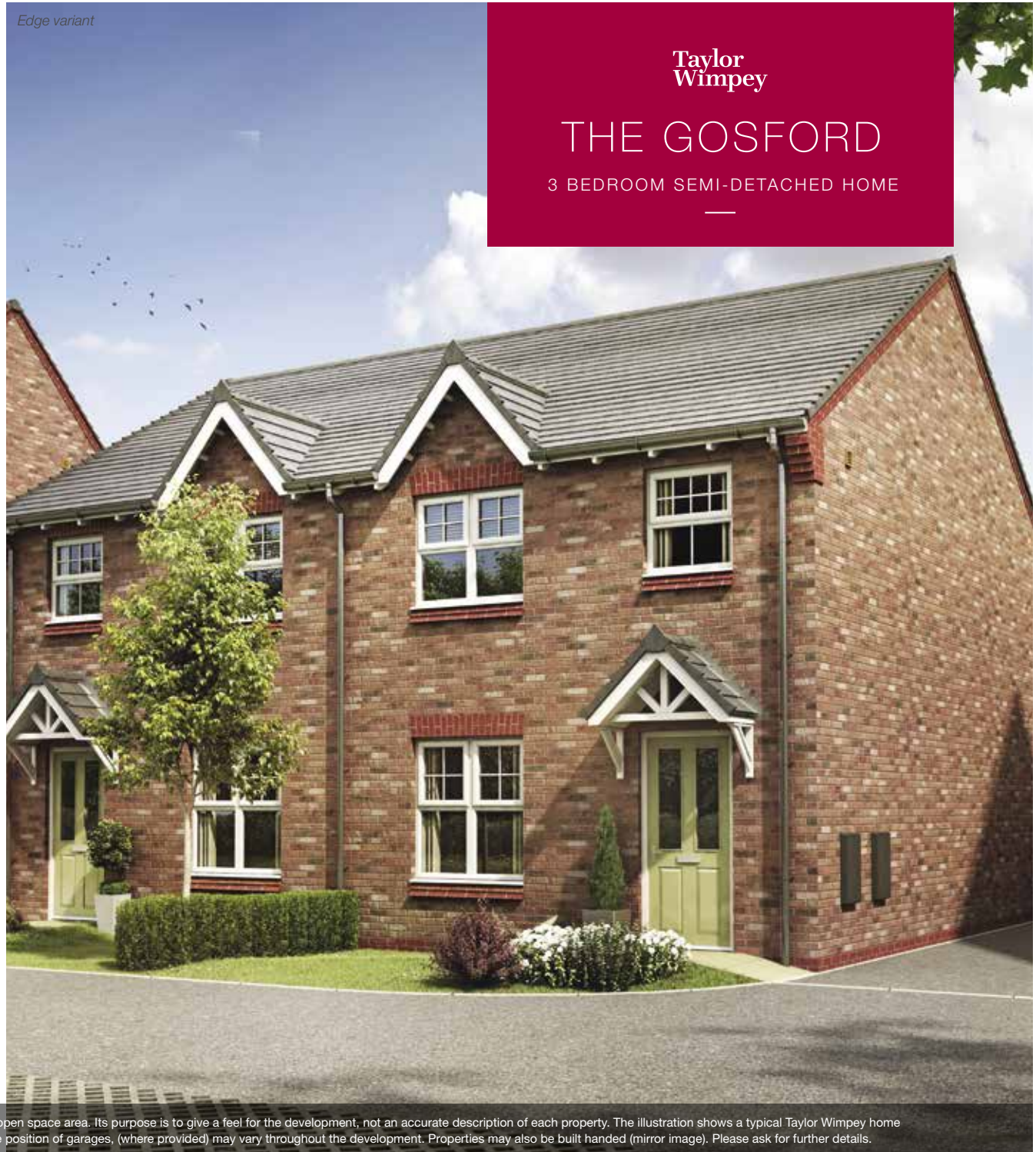
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**Taylor
Wimpey**

Core variant



Edge variant



Taylor
Wimpey

THE GOSFORD

3 BEDROOM SEMI-DETACHED HOME



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THE GOSFORD

This three bedroom home provides a light and airy living space; the large kitchen with dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A spacious lounge, guest cloakroom and store cupboard complete the ground floor layout.

Upstairs consists of a master bedroom with en-suite shower room, a double bedroom, a further bedroom and family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.74m x 2.89m	15'7" x 9'6"
Lounge	3.71m x 4.28m	12'2" x 14'0"
WC	1.88m x 1.03m	6'2" x 3'5"

FIRST FLOOR



Master Bedroom	2.99m x 2.84m	9'10" x 9'4"
En-suite	1.66m x 1.77m	5'5" x 5'10"
Bedroom 2	2.66m x 3.32m	8'9" x 10'11"
Bedroom 3	2.03m x 3.55m	6'8" x 11'8"
Bathroom	1.73m x 2.04m	5'8" x 6'8"

 **Plots:** 11, 12, 15, 16, 23, 36, 37, 40, 41, 46, 47, 50, 51, 59, 60, 67, 86, 89, 90, 99, 100, 104 – 106, 109, 110, 118, 119, 122, 125, 126, 133, 137, 138, 140

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Weatherboarding variant

Taylor
Wimpey

THE MILLDALE

3 BEDROOM SEMI-DETACHED HOME

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Edge variant



Render variant



Core variant



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THE MILLDALE

This three bedroom home offers ample living space with a large lounge opening through French doors to the private garden, plus a separate kitchen with dining area provides two ideal spaces for relaxing and entertaining. Upstairs, the landing leads to two double bedrooms, including one with an en-suite shower room.

A well proportioned third bedroom can alternatively be used as a study or playroom while a family bathroom completes the accommodation.

TOTAL 80.73 sq. m. / 869 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.62m x 3.01m	15'2" x 9'11"
Lounge	4.62m x 3.24m	15'2" x 10'7"
WC	1.58m x 1.07m	5'2" x 3'6"

FIRST FLOOR



Master Bedroom	2.82m x 3.24m	9'3" x 10'7"
En-suite	1.71m x 2.42m	5'7" x 7'11"
Bedroom 2	2.60m x 3.04m	8'7" x 10'0"
Bedroom 3	1.93m x 3.04m	6'4" x 10'0"
Bathroom	1.71m x 1.98m	5'7" x 6'6"

 **Plots:** 24, 66, 85, 88, 91, 103, 121, 134, 141

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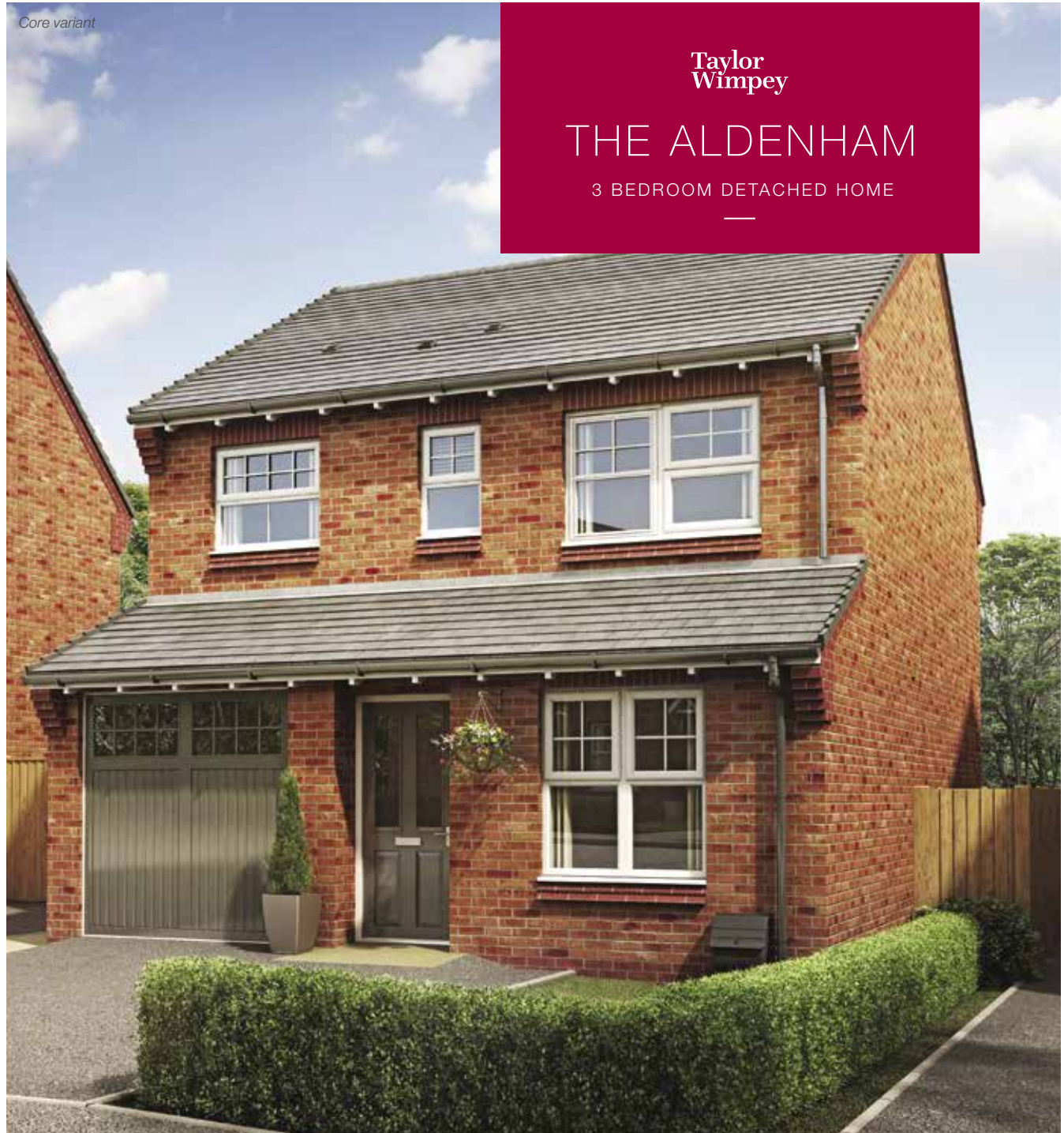
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**Taylor
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Edge variant



Core variant



Taylor
Wimpey

THE ALDENHAM

3 BEDROOM DETACHED HOME



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THE ALDENHAM

The three bedroom Aldenham is a traditional home with ample living space which would suit couples and families alike. The ground floor consists of a contemporary kitchen, separate lounge with French doors to the garden and a dining room for formal entertaining. Upstairs, there is a master bedroom with en-suite shower room along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 89.84 sq. m. / 967 sq. ft.

GROUND FLOOR



Kitchen	3.03m x 3.00m	9'11" x 9'10"
Lounge	4.31m x 3.21m	14'2" x 10'7"
Dining Room	3.14m x 2.64m	10'4" x 8'8"
WC	2.64m x 1.04m	8'8" x 3'5"
Garage	2.40m x 4.45m	7'11" x 14'7"

FIRST FLOOR



Master Bedroom	4.11m x 3.18m	13'6" x 10'5"
En-suite	2.09m x 1.50m	6'10" x 4'11"
Bedroom 2	3.58m x 3.01m	11'9" x 9'10"
Bedroom 3	3.00m x 2.69m	9'10" x 8'10"
Bathroom	2.09m x 1.97m	6'10" x 6'6"



Plots: 9, 18, 28, 33, 54, 62, 113, 139

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Render variant

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THE ALTON-G

3 BEDROOM 2½ STOREY HOME



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Edge variant



Weatherboarding variant



Core variant



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THE ALTON-G

This three bedroom home offers 2 ½ floors of flexible living. A fitted kitchen and dining area overlook the front of the home whilst the spacious lounge, featuring French doors leading out to the rear garden, completes the ground floor. Two double bedrooms and a family bathroom occupy the first floor. The master bedroom is the entire second floor with a separate dressing area and en-suite shower room.

TOTAL 100.90 sq. m. / 1085 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	3.22m x 5.27m	10'7" x 17'4"
Lounge	4.21m x 3.48m	13'10" x 11'5"
WC	0.94m x 1.60m	3'1" x 5'3"

FIRST FLOOR



Bedroom 2	4.29m x 3.51m	14'1" x 11'6"
Bedroom 3	2.19m x 3.30m	7'2" x 10'10"
Bathroom	2.19m x 1.89m	7'2" x 6'2"

SECOND FLOOR



Master Bedroom	3.13m x 6.57m	10'3" x 21'7"
En-suite	1.43m x 2.66m	4'8" x 8'9"

 **Plots:** 3, 4, 6, 7, 21, 22, 26, 27, 34, 35, 44, 45, 63, 64, 75, 76, 78 – 81, 92, 93, 97, 98, 107, 108, 115, 116, 123, 124, 127, 128, 130, 131, 135, 136

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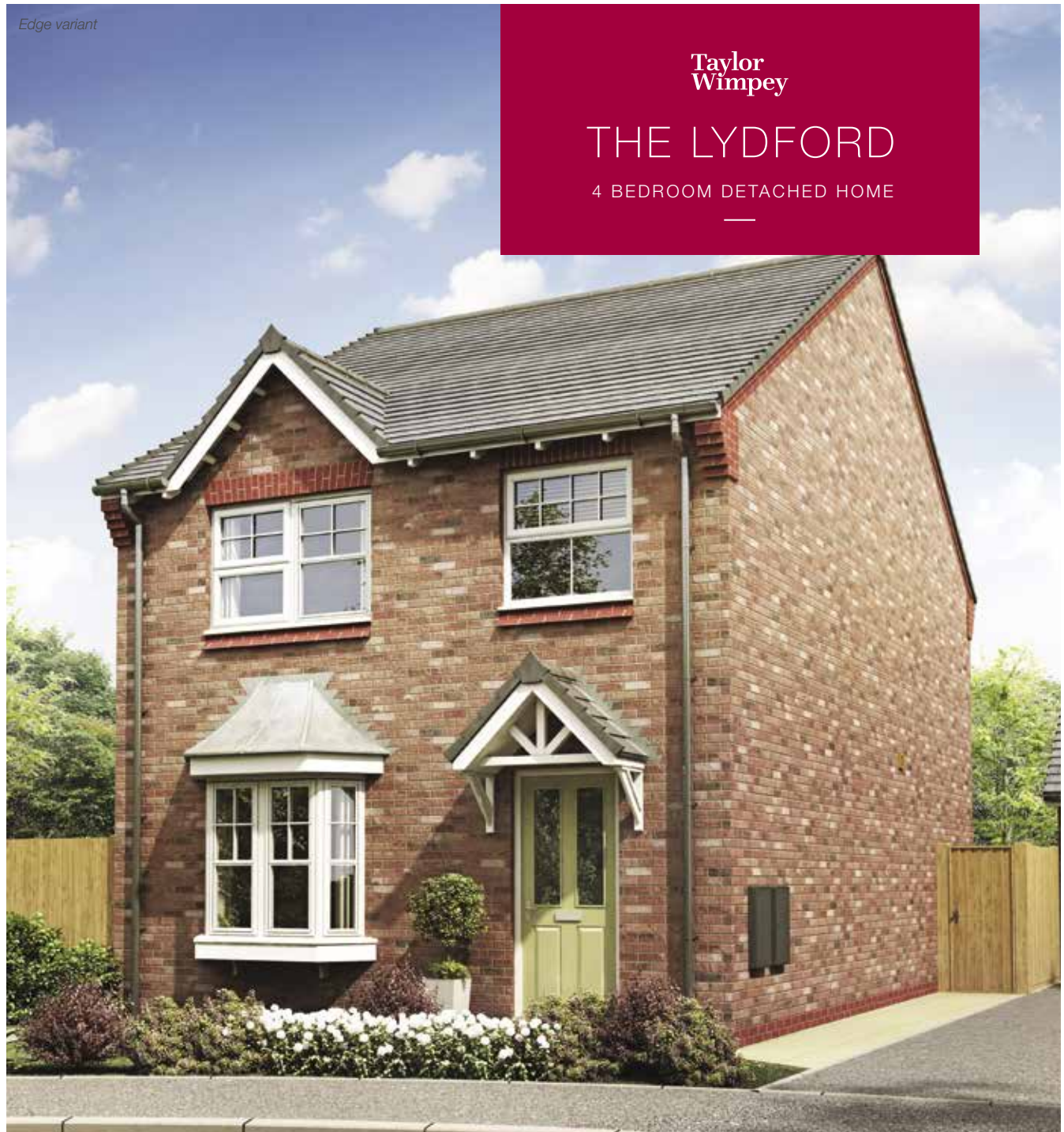
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Core variant



Edge variant

Taylor
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THE LYDFORD

4 BEDROOM DETACHED HOME



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THE LYDFORD

This four bedroom home is well suited to those stepping up the property ladder. The ground floor is comprised of a spacious lounge with a bay window and an open plan kitchen with dining area. Upstairs, the master bedroom has an en-suite shower room and there are three further bedrooms plus a family bathroom.

TOTAL 102.10 sq. m. / 1099sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.45m x 3.42m	17'11" x 11'3"
Lounge	3.35m x 4.51m	11'0" x 14'9"
Utility	1.59m x 1.23m	5'3" x 4'1"
WC	1.68m x 1.23m	5'6" x 4'1"

FIRST FLOOR



Master Bedroom	3.22m x 3.80m	10'7" x 12'6"
En-suite	1.24m x 2.03m	4'1" x 6'8"
Bedroom 2	3.22m x 3.37m	10'7" x 11'1"
Bedroom 3	2.15m x 3.31m	7'11" x 10'10"
Bedroom 4	2.15m x 2.34m	7'1" x 7'4"
Bathroom	1.89m x 2.03m	6'2" x 6'8"

 **Plots:** 2, 5, 10, 17, 20, 32, 48, 49, 55, 61, 70, 87

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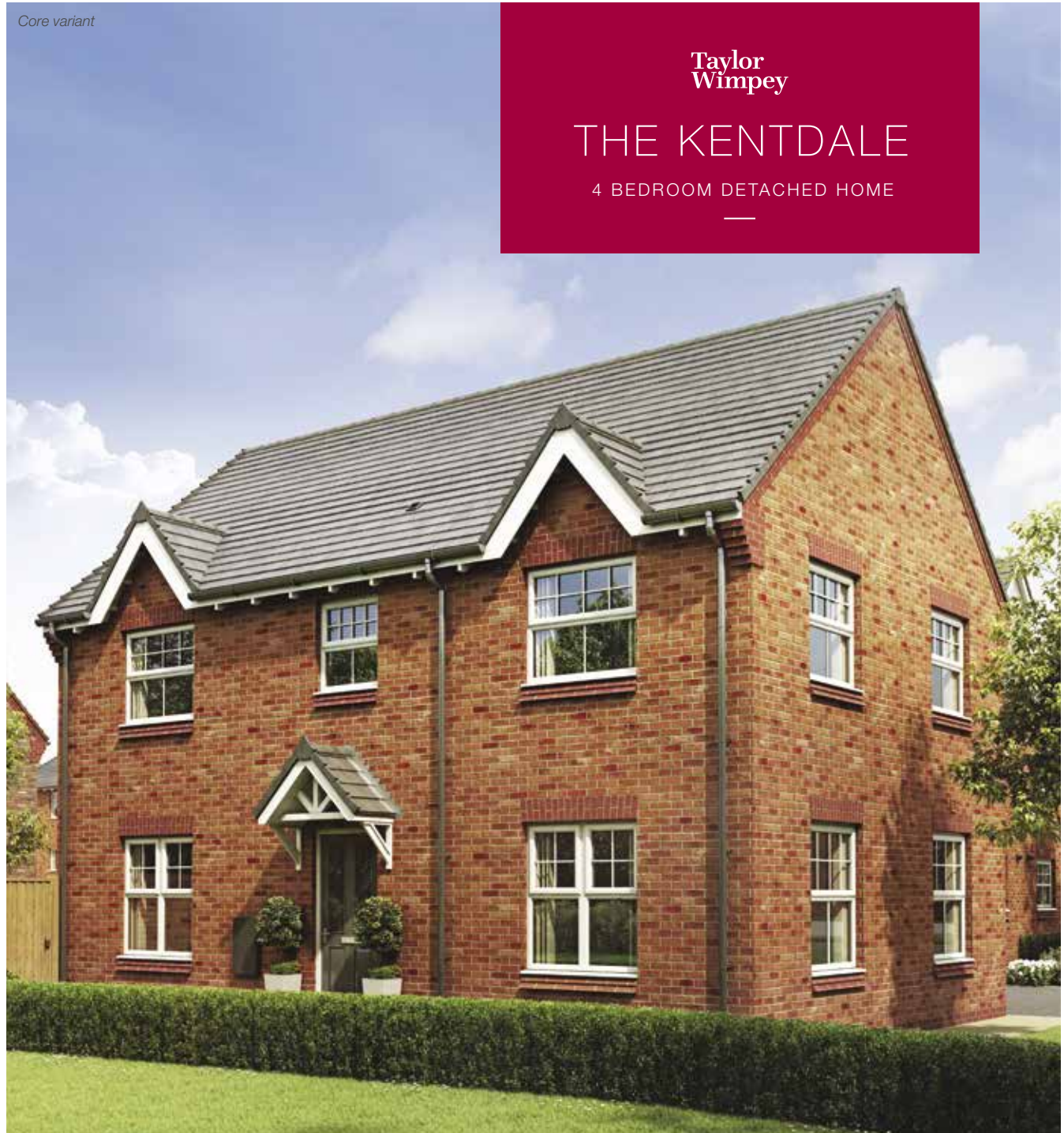
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**Taylor
Wimpey**

Edge variant



Core variant



Taylor
Wimpey

THE KENTDALE

4 BEDROOM DETACHED HOME



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THE KENTDALE

This four bedroom detached homes provides spacious surroundings suited to family life. The central entrance hallway leads to a kitchen with dining and utility area and a large dual aspect lounge which opens through French doors to the private garden. Under stairs storage and a guest cloakroom complete the ground floor. Upstairs consists of a master bedroom with en-suite shower room, a double bedroom, two further bedrooms and a family bathroom.

TOTAL 113.53 sq. m. / 1222 sq. ft.

GROUND FLOOR



Kitchen	3.62m x 2.88m	11'10" x 9'5"
Lounge	3.49m x 6.04m	11'6" x 19'10"
Dining Area	2.81m x 3.17m	9'3" x 10'5"
Utility	2.01m x 1.44m	6'7" x 4'8"
WC	0.92m x 1.70m	3'0" x 5'7"

FIRST FLOOR



Master Bedroom	3.53m x 3.41m	11'7" x 11'2"
En-suite	2.01m x 1.44m	6'7" x 4'3"
Bedroom 2	3.66m x 3.00m	12'0" x 9'10"
Bedroom 3	3.10m x 2.96m	10'2" x 9'9"
Bedroom 4	3.11m x 2.55m	10'2" x 8'4"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

 **Plots:** 1, 8, 19, 56, 71, 77, 102, 111, 112, 120, 129

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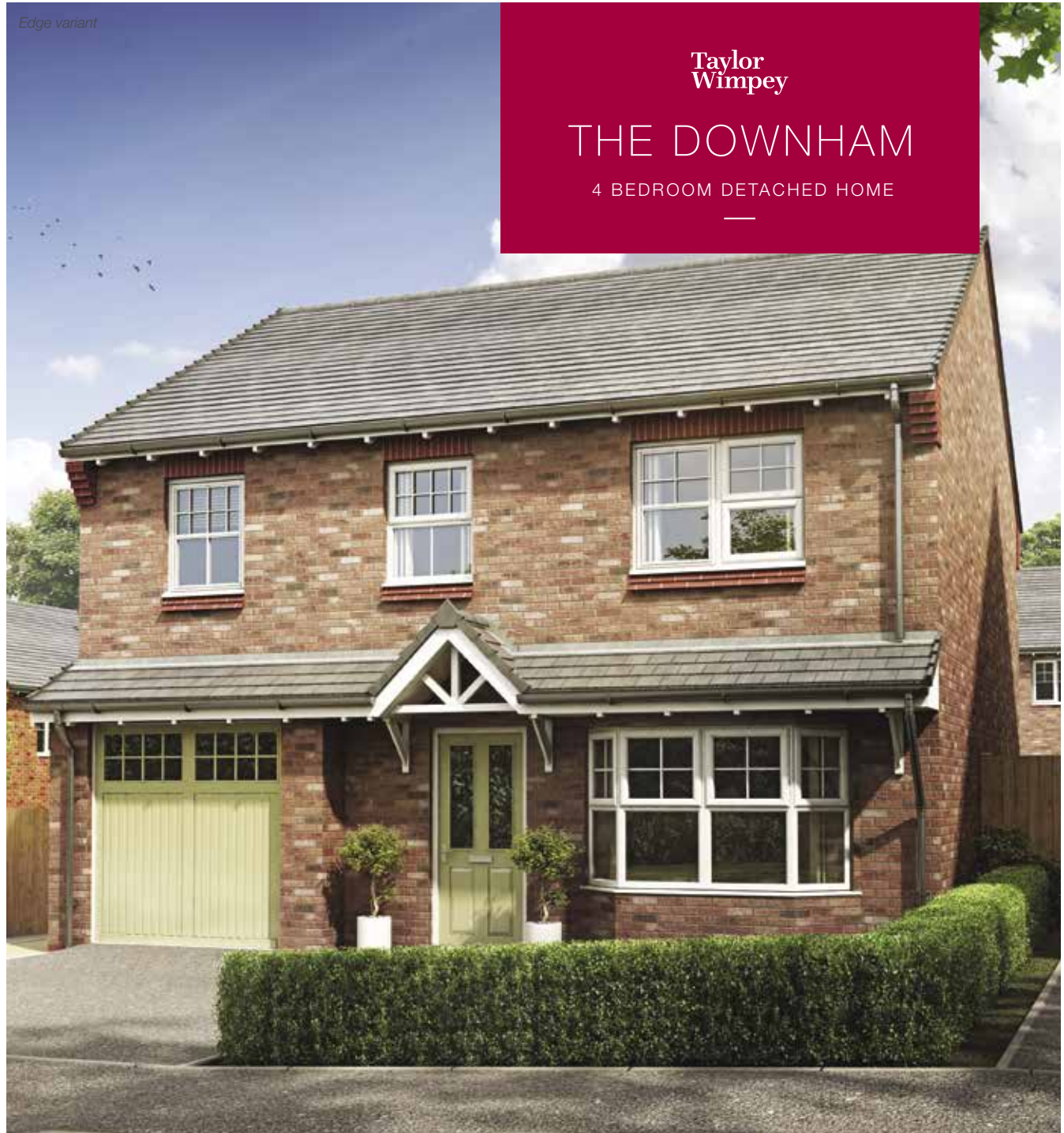
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**Taylor
Wimpey**

Core variant



Edge variant



Taylor
Wimpey

THE DOWNHAM

4 BEDROOM DETACHED HOME



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THE DOWNHAM

This light and spacious four bedroom home features a kitchen with family and dining area and French doors to the garden. Double doors lead from the kitchen to a lounge with a bay window, providing a peaceful retreat for relaxing and entertaining. Upstairs, the landing leads to the master bedroom with en-suite shower room, two further double bedrooms and a well proportioned fourth bedroom, plus a main bathroom and storage cupboard.

TOTAL 121.52 sq. m. / 1308 sq. ft.

GROUND FLOOR



Kitchen	2.91m x 3.00m	9'6" x 9'10"
Lounge	4.83m x 3.23m	15'10" x 10'7"
Dining Area	5.05m x 3.00m	16'7" x 9'10"
WC	0.88m x 1.71m	2'11" x 5'7"
Garage	2.45m x 5.23m	8'1" x 17'2"

FIRST FLOOR



Master Bedroom	4.31m x 3.05m	14'2" x 10'0"
En-suite	2.41m x 1.58m	7'11" x 5'2"
Bedroom 2	3.30m x 3.52m	10'10" x 11'7"
Bedroom 3	3.56m x 3.05m	11'8" x 10'10"
Bedroom 4	2.64m x 2.54m	8'8" x 8'4"
Bathroom	2.53m x 2.10m	8'4" x 6'11"

 **Plots:** 25, 57, 58, 65, 68, 69, 101, 114, 117, 132

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