

**Taylor
Wimpey**

Find your way around

MULBERRY LANE

LANGLEY LANE | MIDDLETON






Get to know
**MULBERRY
LANE**







LANGLEY LANE | MIDDLETON

A beautiful collection of 3 and 4 bedroom
new family homes on the northern edge of Manchester,
in the town of Middleton.

4 BEDROOM HOMES

-  **The Downham**
4 bedroom home
Plots: 1, 5, 11, 31, 34, 38, 39,
42, 48, 99 & 101
-  **The Kentdale**
4 bedroom home
Plots: 4, 18, 29, 36, 41, 51,
64, 73, 95 & 117
-  **The Lydford**
4 bedroom home
Plots: 12, 13, 19, 22, 28, 37,
40, 50, 63, 65, 68, 90, 104,
109 & 112

3 BEDROOM HOMES

-  **The Alton G**
3 bedroom home
Plots: 6, 7, 14-17, 20, 21, 61,
62 & 105-108
-  **The Aldenham**
3 bedroom home
Plots: 10, 30, 35, 43, 47, 49
& 100
-  **The Gosford**
3 bedroom home
Plots: 3, 32, 33, 57, 58, 66, 67
71, 72, 81, 82, 93 & 94
-  **The Flatford**
3 bedroom home
Plots: 2, 59, 60, 77, 78, 85,
86, 110, 111 & 113-116
-  **The Patterdale**
3 bedroom home
Plots: 8, 26, 46, 55, 70, 79,
84, 92 & 102
-  **The Dadford**
3 bedroom home
Plots: 9, 23-25, 27, 44, 45,
52-54, 56, 69, 74-76, 80, 83,
87-89, 91, 96-98 & 103

SS = Sub station
BS = Bin store
POS = Public open space

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. 52400 / TWMA / January 2019

MULBERRY LANE

Langley Lane
Middleton
M24 5LL

CONTACT US ON

01615 372 822

SATNAV

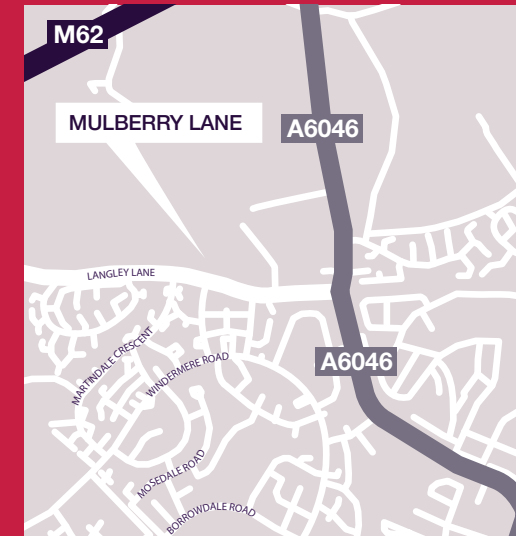
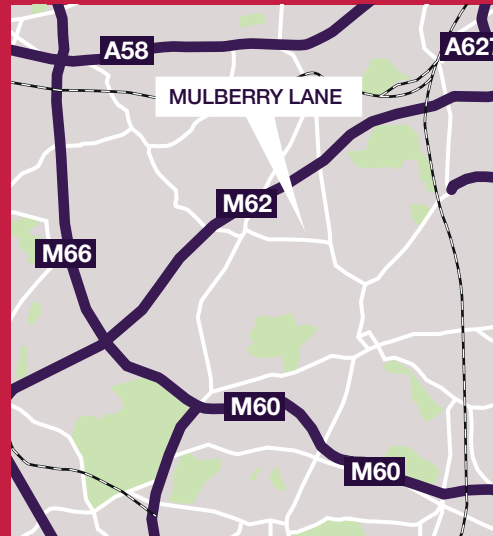
M24 5LL

FROM M62:

- Head north-east on M62
- At junction 19, take the A6046 exit to Heywood/Middleton
- At the roundabout, take the 3rd exit onto Middleton Road/A6046
- Continue to follow A6046
- Turn right onto Langley Lane
- The development will be on your right

FROM M66:

- Head south on M66
- At junction 4, Use the left 2 lanes to merge onto M62 towards Leeds/Rochdale
- At junction 19, take the A6046 exit to Heywood/Middleton
- At the roundabout, take the 3rd exit onto Middleton Road/A6046
- Continue to follow A6046, then turn right at Langley Lane
- The development will be on your right



Instagram #taylorwimpey

Twitter @TaylorWimpey

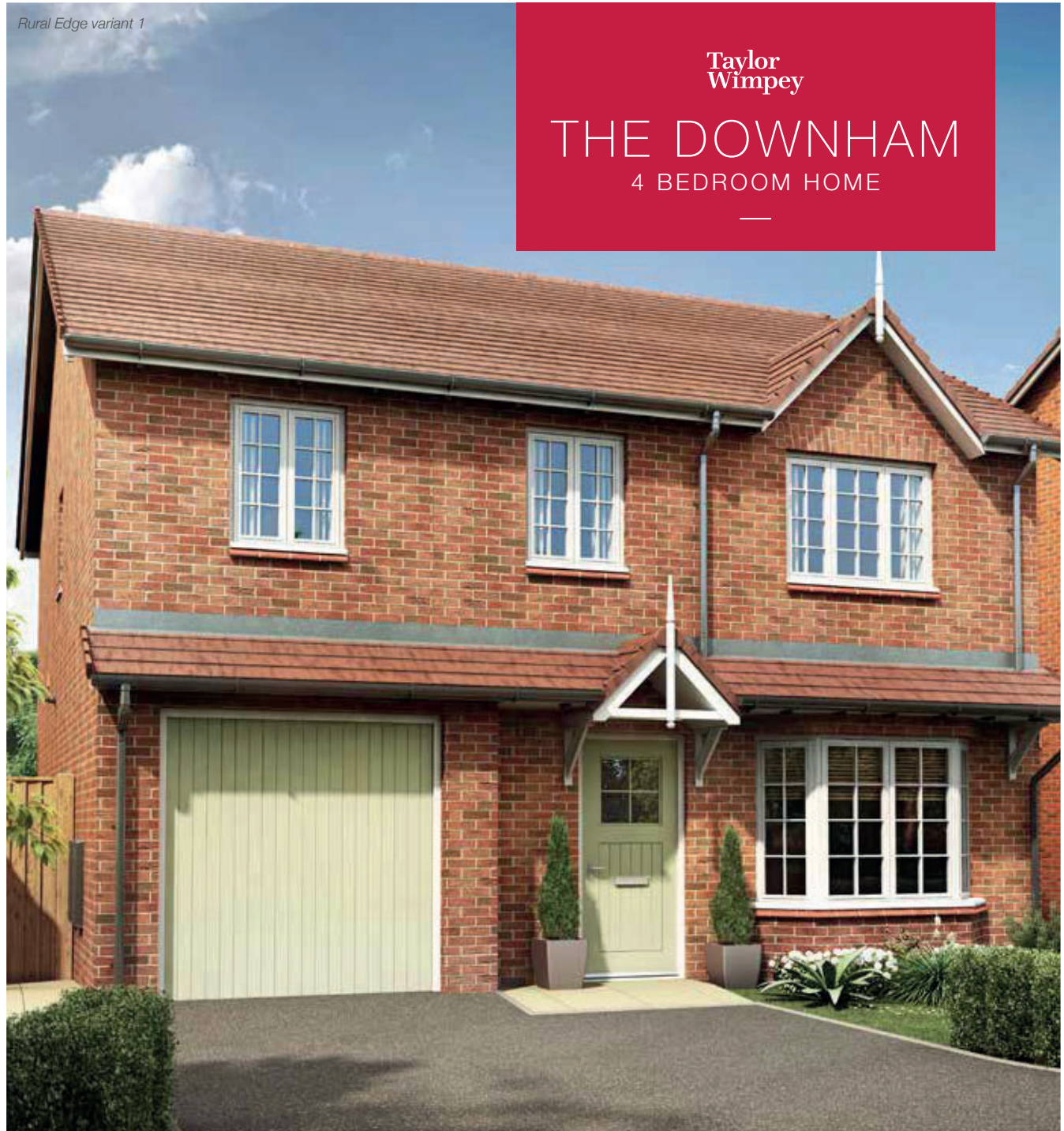
Facebook taylorwimpey

taylorwimpey.co.uk

Village Heart variant 1



Rural Edge variant 1



Langley Lane variant 1



Images may 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 ask for further details.

THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 115.5 sq. m. / 1244 sq. ft.

GROUND FLOOR



Lounge max. 5.27m x 3.18m 17' 4" x 10' 5"

Kitchen/Dining 7.94m x 2.98m 26' 1" x 9' 10"

FIRST FLOOR



Bedroom 1 4.30m x 3.03m 14' 1" x 10' 0"

Bedroom 2 max. 3.51m x 3.28m 11' 6" x 10' 9"

Bedroom 3 3.55m x 3.03m 11' 8" x 10' 0"

Bedroom 4 2.62m x 2.53m 8' 7" x 8' 4"



Plots: 1, 5, 11, 31, 34, 38, 39, 42, 48, 99 & 101

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 2019.

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

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Langley Lane variant 1

Taylor
Wimpey

THE KENTDALE

4 BEDROOM HOME



Images may 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 ask for further details.

Village Heart variant 1



Rural Edge variant 1



Rural Edge variant 2



Images may 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 ask for further details.

THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance.

Upstairs, an en suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 113.5 sq. m. / 1222 sq. ft.

GROUND FLOOR



Lounge 6.02m x 3.45m 19' 9" x 11' 4"

Kitchen 3.58m x 2.86m 11' 9" x 9' 5"

Dining 3.16m x 2.77m 10' 4" x 9' 1"

FIRST FLOOR



Bedroom 1 max. 3.51m x 3.40m 11' 7" x 11' 2"

Bedroom 2 3.64m x 2.98m 11' 11" x 9' 10"

Bedroom 3 max. 3.05m x 2.95m 10' 0" x 9' 8"

Bedroom 4 max. 3.09m x 2.53m 10' 2" x 8' 4"



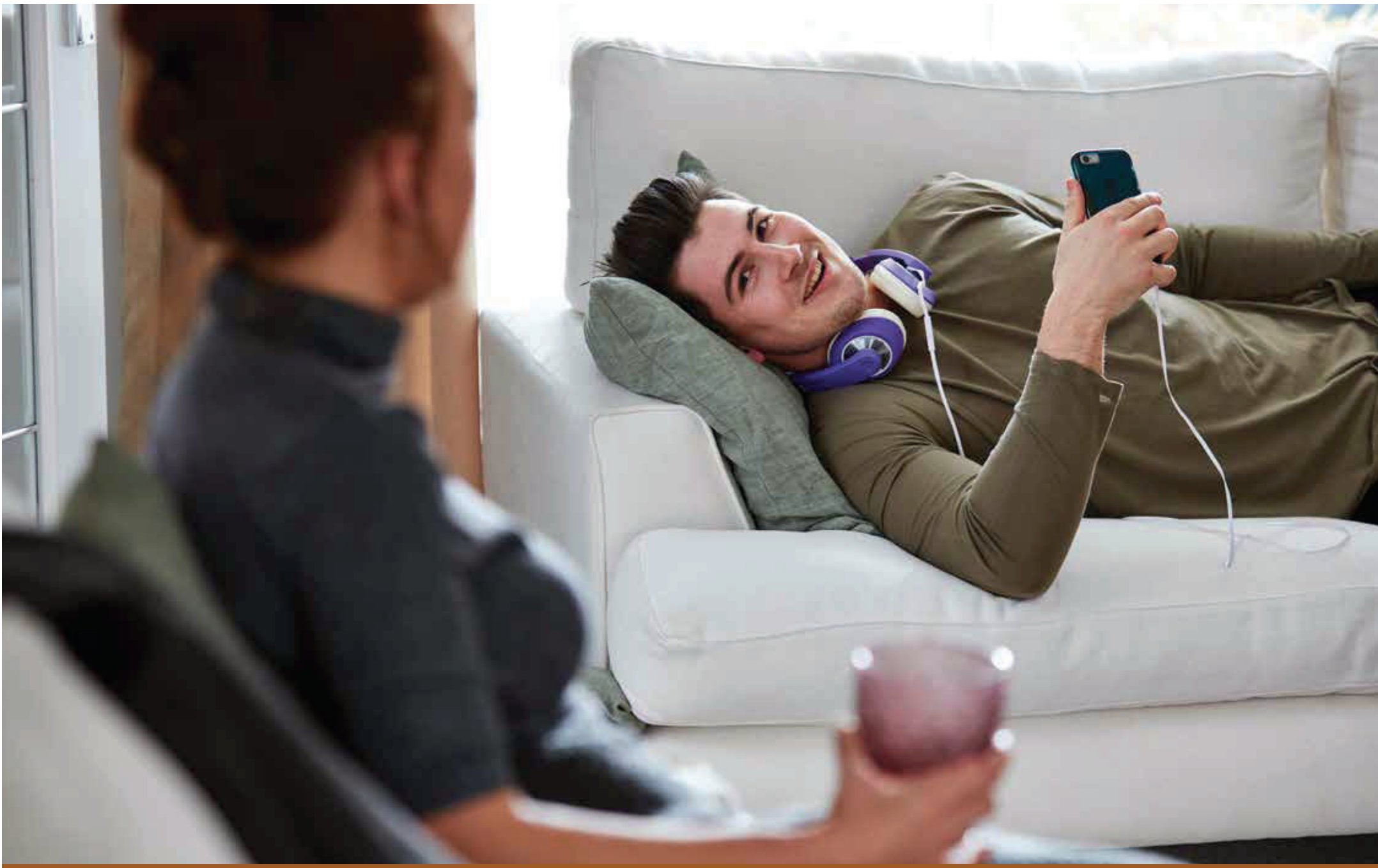
4, 18, 29, 36, 41, 51, 64, 73, 95 & 117

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**



* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / February 2019.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Village Heart variant 1



Rural Edge variant 1



Langley Lane variant



Images may 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 ask for further details.

THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 102.1 sq. m. / 1099 sq. ft.

GROUND FLOOR



Lounge 4.49m x 3.27m 14' 9" x 10' 9"

Kitchen/Dining 5.36m x 3.38m 17' 7" x 11' 1"

FIRST FLOOR



Bedroom 1 3.79m x 3.17m 12' 5" x 10' 5"

Bedroom 2 3.35m x 3.17m 11' 0" x 10' 5"

Bedroom 3 max. 3.30m x 2.10m 10' 10" x 6' 11"

Bedroom 4 2.23m x 2.10m 7' 4" x 6' 11"



12, 13, 19, 22, 28, 37, 40, 50, 63, 65, 68, 90, 104, 109 & 112

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 2019.

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

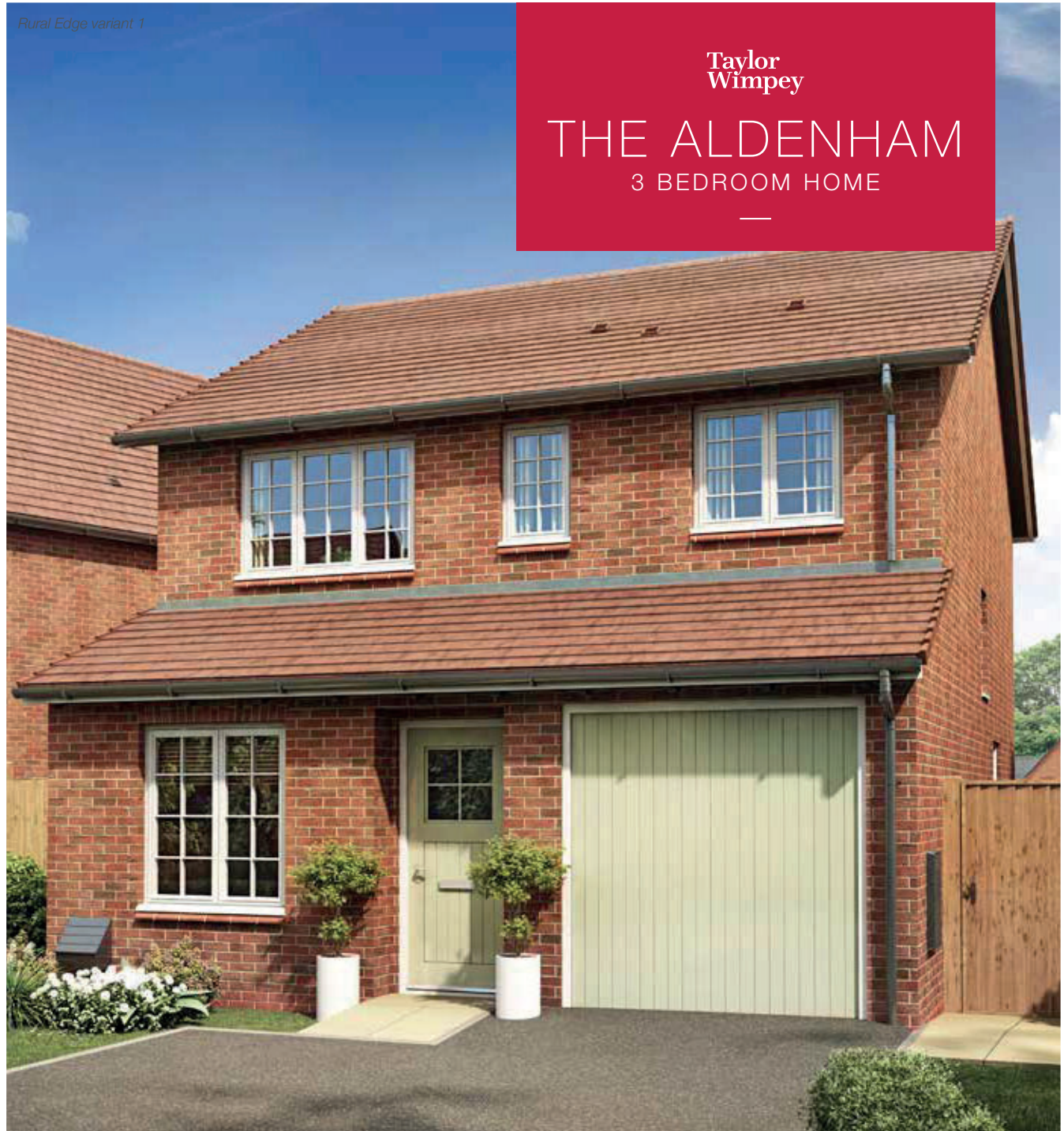
taylorwimpey.co.uk

**Taylor
Wimpey**

Village Heart variant 1



Rural Edge variant 1



Images may 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 ask for further details.

THE ALDENHAM

The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs.

Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

TOTAL 89.8 sq. m. / 967 sq. ft.

GROUND FLOOR



Lounge max. 4.32m x 3.18m 14' 2" x 10' 5"

Kitchen 3.00m x 2.96m 9' 10" x 9' 9"

Dining 3.10m x 2.62m 10' 2" x 8' 7"

FIRST FLOOR



Bedroom 1 max. 3.17m x 4.10m 10' 5" x 13' 6"

Bedroom 2 max. 3.57m x 2.99m 11' 9" x 9' 10"

Bedroom 3 max. 2.68m x 2.99m 8' 9" x 9' 10"



10, 30, 35, 43, 47, 49 & 100

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**

Rural Edge Variant 1



Village Heart Variant 1



**Taylor
Wimpey**

THE ALTON G

3 BEDROOM HOME

Rural Edge Variant 2



Images may 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 ask for further details.

THE ALTON G

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and another bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 100.8 sq. m. / 1085 sq. ft.

GROUND FLOOR



Lounge	4.23m x 3.49m	13' 11" x 11' 6"
Kitchen/Dining max.	5.26m x 3.20m	17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 max.	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 max ex. dormer.	6.70m x 3.11m	22' 0" x 10' 3"
----------------------------------	---------------	-----------------



6, 7, 14, 15, 16, 17, 20, 21, 61, 62, 105, 106, 107 & 108

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**

Rural Edge variant 1



Langley Lane variant 1



Village Heart variant 1



Images may 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 ask for further details.

THE DADFORD

With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

TOTAL 70 sq. m. / 753 sq. ft.

GROUND FLOOR



Lounge/Dining max. 4.38m x 4.36m 14' 5" x 14' 4"

Kitchen 3.37m x 2.23m 11' 1" x 7' 4"

FIRST FLOOR



Bedroom 1 4.15m x 2.40m 13' 7" x 7' 10"

Bedroom 2 3.61m x 2.40m 11' 10" x 7' 10"

Bedroom 3 2.77m x 1.87m 9' 1" x 6' 2"



9, 23, 24, 25, 27, 44, 45, 52, 53, 54, 56, 69, 74, 75, 76, 80, 83, 87, 88, 89, 91, 96, 97, 98 & 103

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**

Langley Lane variant 1

Taylor
Wimpey

THE GOSFORD

3 BEDROOM HOME



Images may 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 ask for further details.

Rural Edge variant 1



Village Heart variant 1



Village Heart variant 2



Images may 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 ask for further details.

THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge *max.* 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 *min.* 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 *max.* 3.55m x 2.00m 11' 8" x 6' 7"



3, 32, 33, 57, 58, 66, 67 71, 72, 81, 82, 93 & 94

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**



* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / February 2019.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Langley Lane variant 1



Village Heart variant 1



Taylor
Wimpey

THE FLATFORD

3 BEDROOM HOME

Village Heart variant 2



Images may 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 ask for further details.

THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge/Dining 4.72m x 3.70m 15' 6" x 12' 2"

Kitchen max. 3.43m x 3.08m 11' 3" x 10' 1"

FIRST FLOOR



Bedroom 1 min. 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 max. 3.70m x 2.00m 12' 2" x 6' 7"



2, 59, 60, 77, 78, 85, 86, 110, 111, 113, 114, 115, & 116

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**

Rural Edge variant 1



Village Heart variant 1



Langley Lane variant 1



Images may 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 ask for further details.

THE PATTERDALE

The double fronted, three bedroom Patterdale offers spacious living and is the ideal home for couples or young families. Leading off the entrance hall is a dual aspect living room with French doors opening onto the garden. A kitchen/dining room offers flexible and spacious living whilst a guest cloakroom completes the downstairs. The upstairs landing leads to an en suite master bedroom, two further bedrooms and the family bathroom.

TOTAL 76 sq. m. / 818 sq. ft.

GROUND FLOOR



Lounge 4.62m x 3.34m 15' 2" x 10' 11"

Kitchen/Dining 4.62m x 2.46m 15' 2" x 8' 1"

FIRST FLOOR



Bedroom 1 3.33m x 2.83m 10' 11" x 9' 3"

Bedroom 2 2.61m x 2.53m 8' 7" x 8' 4"

Bedroom 3 2.53m x 1.92m 8' 4" x 6' 3"



8, 26, 46, 55, 70, 79, 84, 92, 102

* 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 kitchen layout and furniture positions are for indicative purposes only. 52400 / TWMA / June 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**