

**Taylor
Wimpey**

Find your way around

THE ORANGERY

AT THE JAM FACTORY

DROYLSDEN | GREATER MANCHESTER

Get to know

THE ORANGERY

AT THE JAM FACTORY

DROYLSDEN | GREATER MANCHESTER

Sitting on the banks of the Ashton canal in the town of Droylsden, The Orangery features a contemporary collection of new 1* and 2 bedroom apartments, and 3 and 4 bedroom homes.


4 BEDROOM HOMES

-  **The Coltham**
4 bedroom home
Plots: 37, 41, 82, 118, 133 & 135
-  **The Trusdale**
4 bedroom home
Plots: 22, 58, 73, 76, 113, 117, 128, 132, 136 & 139
-  **The Lydford**
4 bedroom home
Plots: 55, 116, 134 & 141

3 BEDROOM HOMES

-  **The Gosford**
3 bedroom home
Plots: 1-3*, 4-6, 10, 12-14, 18-20, 31, 35, 38-40, 42, 43, 46, 56, 65, 68, 77-79, 111, 112, 129-131, 143, 148 & 149
-  **The Braxton**
3 bedroom home
Plots: 8, 9, 16, 17, 23-30, 33, 34, 47-54, 59, 60, 61-64, 69-72, 74, 75, 80, 81, 83, 84, 109, 110, 114, 115, 119-127, 137, 138, 140 & 144-147
-  **The Easedale**
3 bedroom home
Plots: 7, 11, 15, 21, 32, 36, 44, 45, 57, 66, 67 & 142

2 BEDROOM HOMES

-  **The Mandarin**
2 bedroom apartment
Plots: 86, 90, 94, 98, 102, 106, 157, 161 & 165
- The Clementine**
2 bedroom apartment
Plots: 88, 92, 96, 100, 104, 108, 159, 163 & 167
- The Seville**
2 bedroom apartment
Plots: 85, 89, 93, 97, 101, 105, 156, 160 & 164
- The Valencia**
2 bedroom apartment
Plots: 87, 91, 95, 99, 103, 107, 158, 162 & 166

1 BEDROOM HOMES

-  **The Wensum**
Plots: 150-155*

-  **BELLWAY HOMES**

*ah/r = Affordable homes - Rented
*ah/so = Affordable homes - Shared Ownership
BS = Bin store
CS = Cycle store
SS = Sub Station
● = Bollards
▶ = Integral garage
LEAP = Local equipped area of play



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. TWMA MAY 2021.

THE ORANGERY AT THE JAM FACTORY

Manchester Road,
Droylsden,
Greater Manchester
M34 5PX

CONTACT US ON

0161 393 7167

SATNAV

M34 5PX

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

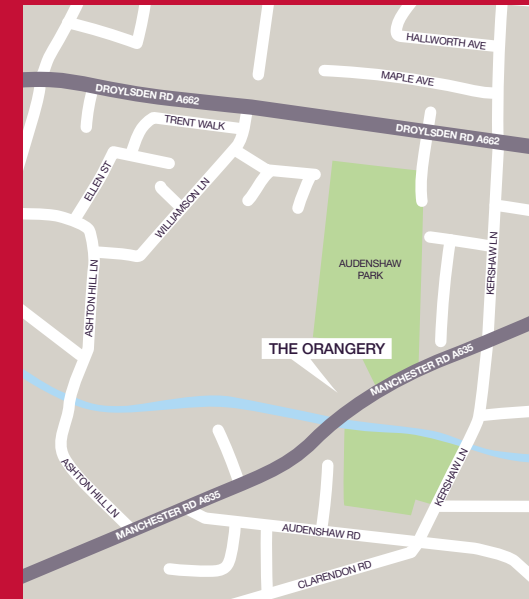
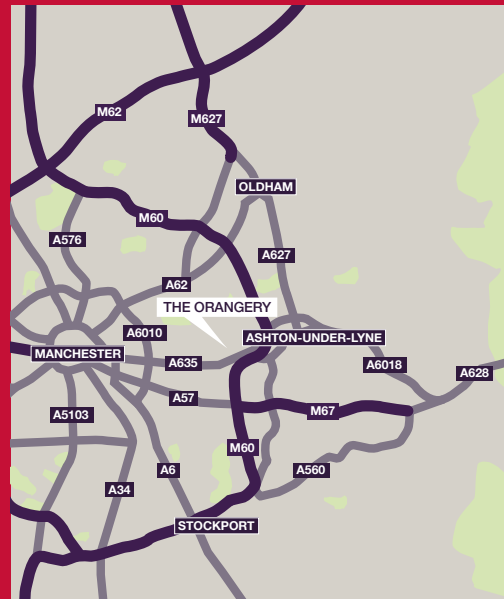
taylorwimpey.co.uk

START POINT 1: DROYLSDEN

- Head south from Droylsden town centre
- Turn right towards Manchester Rd/A662
- Turn left onto Manchester Rd/A662
- Turn right onto Market St
- Turn left onto Ashton Hill Ln
- Ashton Hill Ln turns left and becomes Manchester Rd/A635
- The Orangery will be on the left

START POINT 2: CENTRAL MANCHESTER

- Turn left onto Deansgate/A56
- Continue straight to stay on Deansgate/A56
- Continue to follow A56
- Turn left onto Deansgate Interchange
- Use the left 2 lanes to turn left onto the Ring Road slip road to Birmingham/A6/Airport
- Keep right and merge onto A57(M)
- Continue onto Mancunian/Ring Rd/A635
- Use the right lane to turn right onto Fairfield St/A635
- Continue straight onto Ashton Old Rd/A635
- The Orangery will be on the left





Green Fringe Area
Plots: 37 & 41

Core Area
Plots: 82, 118, 133 & 135

Taylor
Wimpey

THE COLTHAM

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.

THE COLTHAM

The Coltham is a spacious four bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including bedroom one with an en suite and a family bathroom.

TOTAL 1,259 sq. ft.

GROUND FLOOR



Lounge (max.) 3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining 5.39m x 2.86m 17' 8" x 9' 5"

FIRST FLOOR



Bedroom 1 (max.) 3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2 3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3 3.33m x 2.79m 10' 11" x 9' 2"

Bedroom 4 2.58m x 2.88m 8' 6" x 9' 6"



Plots: 37, 41, 82, 118, 133 & 135

* 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. 61418 TWMA JULY 2021

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

taylorwimpey.co.uk

**Taylor
Wimpey**



Green Fringe Area
Plots: 58 & 76

Core Area
Plots: 22, 73, 113, 117, 128, 132, 136 & 139

Taylor
Wimpey

THE TRUSDALE

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.

THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, bedroom one has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

TOTAL 1,243 sq. ft.

GROUND FLOOR



Lounge	3.46m × 6.09m	11' 4" × 20' 0"
Kitchen/ Dining (max.)	3.58m × 6.09m	11' 9" × 20' 0"

FIRST FLOOR



Bedroom 1	3.52m × 3.03m	11' 7" × 9' 11"
Bedroom 2 (max.)	3.64m × 2.95m	11' 11" × 9' 8"
Bedroom 3	2.51m × 3.05m	8' 3" × 10' 0"
Bedroom 4 (max.)	3.54m × 2.25m	11' 7" × 7' 5"



Plots: 22, 58, 73, 76, 113, 117, 128, 132, 136 & 139

* 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. 61418 TWMA JULY 2021

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

taylorwimpey.co.uk

**Taylor
Wimpey**

Core Area
Plots: 55, 116, 134, 141

Taylor
Wimpey

THE LYDFORD

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.

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. Bedroom one with an en suite features plenty of space, a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

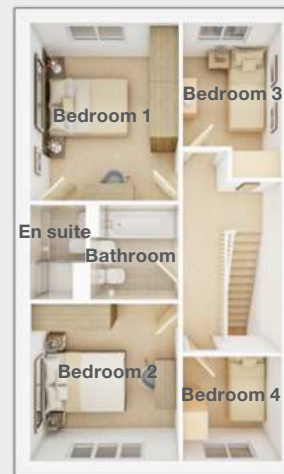
TOTAL 1,099 sq. ft.

GROUND FLOOR



Lounge	3.27m x 4.49m	10' 9" x 14' 9"
Kitchen/Dining	5.36m x 3.38m	17' 7" x 11' 1"

FIRST FLOOR



Bedroom 1	3.17m x 3.79m	10' 5" x 12' 5"
Bedroom 2	3.17m x 3.35m	10' 5" x 11' 0"
Bedroom 3 (max.)	2.10m x 3.30m	6' 11" x 10' 10"
Bedroom 4	2.23m x 2.10m	7' 4" x 6' 11"



Plots: 55, 116, 134 & 141

* 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. 61418 TWMA JULY 2021

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**

Williamson Area
Plots: 4-6, 143,148,149



Core Area
Plots: 10-13, 31,56, 68,
111,112,129,130,131



Green Fringe Area
Plots: 14, 18-20, 35, 38-40, 42, 43, 46, 65,
77-79



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.

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 bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

GROUND FLOOR



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

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

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



Plots: 4-6, 10, 12-14, 18-20, 31, 35, 38-40, 42, 43, 46, 56, 65, 68, 77-79, 111, 112, 129-131, 143, 148 & 149

* 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. 61418 TWMA JULY 2021

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

taylorwimpey.co.uk

**Taylor
Wimpey**



Green Fringe Area
Plots: 16-17, 33-34, 47-48, 59-64



Williamson Area
Plots: 144-147



Core Area
Plots: 8, 9, 23-30, 49-54, 69-72, 74, 75,
80-84, 109, 110, 114, 115, 119, 120-127, 137,
138 & 140

Taylor
Wimpey

THE BRAXTON

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.

THE BRAXTON

With three floors of versatile accommodation, the three bedroom Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/ breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to bedroom one with an en suite on the top floor.

TOTAL 1,092 sq. ft.

GROUND FLOOR



Lounge (max.) 3.19m x 4.19m 10' 6" x 13' 9"

**Kitchen/
Dining (max.)** 4.25m x 3.43m 14' 0" x 11' 3"

FIRST FLOOR




Bedroom 2 (max.) 4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3 2.15m x 3.59m 7' 1" x 11' 10"

SECOND FLOOR



Bedroom 1 (max.) 3.16m x 5.56m 10' 4" x 18' 3"

 **Plots:** 8, 9, 16, 17, 23-30, 33, 34, 47-54, 59, 60, 61-64, 69-72, 74, 75, 80, 81, 83, 84, 109, 110, 114, 115, 119-127, 137, 138, 140 & 144-147

* 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. 61418 TWMA JULY 2021

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

taylorwimpey.co.uk

**Taylor
Wimpey**



Williamson Area
Plots: 7 & 142



Core Area
Plots: 11, 32, 57 & 67



Green Fringe Area
Plots: 15, 21, 36, 44, 45 & 66

Taylor
Wimpey

THE EASEDALE

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.

THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite main bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft.

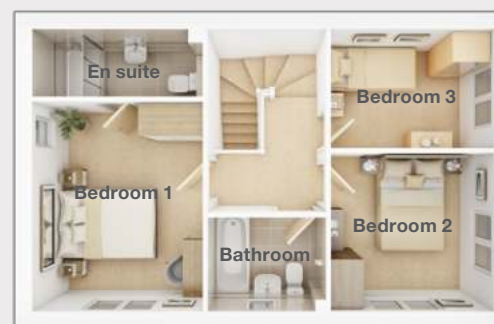
GROUND FLOOR



Lounge 3.02m x 5.10m 9' 11" x 16' 9"

Kitchen/Dining 2.95m x 5.10m 9' 8" x 16' 9"

FIRST FLOOR



Bedroom 1 3.08m x 3.78m 10' 1" x 12' 5"

Bedroom 2 2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3 2.95m x 2.15m 9' 8" x 7' 1"



Plots: 7, 11, 15, 21, 32, 36, 44, 45, 57, 66, 67 & 142

* 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. 61418 TWMA JULY 2021

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

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE ORANGERY

2 BEDROOM APARTMENTS

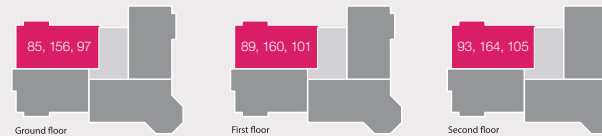


Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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 SEVILLE

The two bedroom Seville apartment would be perfectly suited to a couple or young family. The entrance hallway leads to a good sized living/kitchen/dining area which is ideal for entertaining friends and family. The main bedroom benefits from an ensuite shower room whilst another family bathroom can be found across from the second double bedroom.

TOTAL 648 sq. ft.



Living room	3.85m × 4.30m	12' 8" × 14' 1"
Kitchen	3.85m × 1.55m	12' 8" × 5' 1"
Bedroom 1	3.04m × 2.51m	10' 0" × 8' 5"
Bedroom 2	2.99m × 2.62m	9' 8" × 8' 7"

Please speak to your sales executive about specific handing of your apartment



Plots: 85, 89, 93, 97, 101, 105, 156, 160 & 164

* 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. 61418 TWMA JULY 2021

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

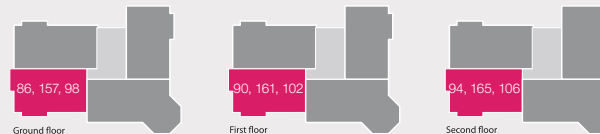
taylorwimpey.co.uk

**Taylor
Wimpey**

THE MANDARIN

The Mandarin is a two bedroom apartment which would ideally suit a couple or young professional wanting to step onto the property ladder. The hallway passes a main double bedroom, a well sized single second bedroom ideal for a home study, and a family bathroom whilst leading to a large kitchen/living area which is perfect to relax in.

TOTAL 567 sq. ft.



Living room	4.29m x 4.39m	14' 1" x 14' 5"
Kitchen	3.32m x 1.55m	10' 11" x 5' 1"
Bedroom 1	4.27m x 2.49m	13' 11" x 8' 2"
Bedroom 2	2.58m x 2.26m	8' 8" x 7' 5"

Please speak to your sales executive about specific handing of your apartment



Plots: 86, 90, 94, 98, 102, 106, 157, 161 & 165

* 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. 61418 TWMA JULY 2021

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

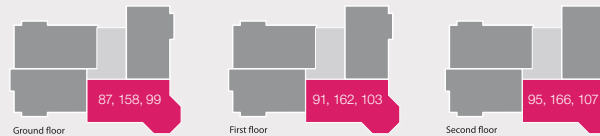
taylorwimpey.co.uk

**Taylor
Wimpey**

THE VALENCIA

The two bedroom Valencia is the perfect home for those wanting a little more space and to step onto the property ladder. The entrance hallway leads through to a large kitchen/dining/living area which has been perfectly designed for entertaining. The apartment also benefits from a main double room with en suite shower, a second well sized double bedroom ideal for guests, and a family bathroom.

TOTAL 720 sq. ft.



Living/Dining	5.36m × 5.20m	17' 7" × 17' 1"
Kitchen	3.85m × 1.55m	12' 8" × 5' 1"
Bedroom 1	3.04m × 2.47m	10' 0" × 8' 1"
Bedroom 2	2.99m × 2.57m	9' 8" × 8' 5"

Please speak to your sales executive about specific handing of your apartment



Plots: 87, 91, 95, 99, 103, 107, 158, 162 & 166

* 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. 61418 TWMA JULY 2021

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

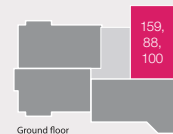
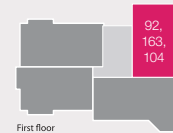
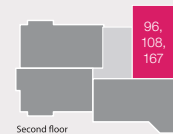
taylorwimpey.co.uk

**Taylor
Wimpey**

THE CLEMENTINE

The Clementine is a two bedroom apartment perfect for a couple or young family. The hallway passes a good sized main bedroom, a single second bedroom and a family bathroom whilst leading to a kitchen/living area which is ideal for relaxing after a long day.

TOTAL 567 sq. ft.



Living room	4.39m x 4.29m	14' 5" x 14' 1"
Kitchen	2.76m x 2.56m	9' 1" x 8' 5"
Bedroom 1	3.61m x 2.52m	11' 10" x 8' 3"
Bedroom 2	2.58m x 2.26m	8' 8" x 7' 5"

Please speak to your sales executive about specific handing of your apartment



Plots: 88, 92, 96, 100, 104, 108, 159, 163 & 167

* 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. 61418 TWMA JULY 2021

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

taylorwimpey.co.uk

**Taylor
Wimpey**



THE ORANGERY, YOUR JOURNEY STARTS HERE

A warm welcome to The Orangery.

Sitting on the banks of the Ashton canal in the town of Droylsden,
The Orangery features a contemporary collection of 1 bedroom
apartments*, 2, 3 and 4 bedroom new homes in a range of styles
to suit all.

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.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

ON YOUR DOORSTEP

Market Street runs throughout the centre of town and is home to a wide range of local retailers, pubs, cafes and restaurants. Droylsden Shopping Centre and Snipe Retail Park are also less than 10 minutes away, putting all of life's essentials close to hand.

The Orangery is well placed for commuters, with the M60 and M67 both close by. Fairfield railway station is also just a short walk from home, and provides easy access to Manchester, Ashton-under-Lyne, and further afield.



Fairfield Golf Club, located under two miles from The Orangery.



The Orangery is less than a mile from Market Street in the town of Droylsden.



Relax at Daisy Nook Country Park, 40 hectares of varied landscape, waterways, wildlife and bird spotting.



Spend a day at Portland Basin Museum, just over two miles from The Orangery.

THE PERFECT PLACE TO BE

Droylsden is a small town on the outskirts of Manchester, close to Ashton-under-Lyne. With all the convenience of being close to the city, whilst enjoying a more relaxed pace and lots of open green space, it's an ideal place to settle down.

There are a variety of beautiful open green spaces nearby to enjoy, including Daisy Nook Country Park and the local Fairfield Golf Club. And with Manchester just a 15 minute drive away, you'll be spoilt for choice when it comes to entertainment.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Enjoy the open space and wildlife at Clayton Vale, an area of green space by the River Medlock.



Perfect for commuters, Fairfield railway station is a short walk away, providing easy access to Manchester, Ashton-under-Lyne and beyond.



Located just over two miles from Ashton-under-Lyne, there is plenty for all the family to enjoy in the local area.



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 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

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.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

3 & 4 bedroom homes

THE ORANGERY AT THE JAM FACTORY

Manchester Road, Droylsden,
Greater Manchester, M34 5PX

TELEPHONE

0161 393 7167

OPEN TIMES

Thursday - Monday 11am - 5pm
Please check our website before you visit

To discover more about options and
choices, visit your Touchpoint account or
speak to your Sales Executive.

* Colour choices and upgrades are available subject to stage of construction.
Dependent on plot specific house types

** Where applicable.

*** Please contact our sales team for specific location.

**** Colour subject to character zone

Standard specifications are correct at time of going to print, but are subject to
change without notice. Please contact the Sales Executive for further information.

Kitchen

Symphony Freestanding Kitchen with a choice of Soft Close
Standard Door Fronts*

Carron Phoenix Onda 1.5 Bowl and Drainer with Pura Tap

Zanussi integrated stainless steel built in single or double oven, depending on
house type

Zanussi Integrated Stainless Steel Gas Hob

Stainless Steel Splash-Back

Integrated Hood

Plumbing for Dishwasher

Space for Fridge/Freezer

Plumbing for Washing Machine

Internal Finishes

Flat White Finish to Ceilings

White Emulsion to Walls

White Gloss Paint to Woodwork

White Newark Doors with Chrome Lever Furniture

Electrical

A selection of power points are located throughout our new homes
Please speak to our sales team for our house type design specific locations

TV Point as per electrical drawings to Living Room and Bedroom 1

Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated
on Electrical Layout

USB Double Socket Charging point located to the Kitchen

BT points as indicated on electrical layout to living room and study with
CAT 5 Cabling

Electrical accessory products in white finish throughout*

Security, Safety & Warranty

Mains Operated Smoke Alarms to Hallways and Landing(s) as per electrical drawing

External Light to Front and Rear Entrance

CO Alarm

Light & Power to Detached Garages**

Mains Operated Doorbell

Heating, Water and Insulation

Honeywell Fully Programmable Gas Central Heating

White Thermostatic Radiators

Combi boiler for selected house types

Mains pressure and hot water system for The Coltham and The Trusdale

Cavity Wall Insulation

Loft insulation consisting of 400mm mineral wool as per our
construction specification

Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings*

Half Height tiling around the bath and behind toilet and basin

Choice of Splash Back Tiling from selected Porcelanosa Range*

Modern White Roca Sanitaryware*

Shaver unit to bathroom as indicated on electrical drawing

External Features

Black, blue, green or red front door with chrome lever lock furniture, letter
plate and chain. Colour door is house type specific****

Black or white low maintenance PVCu Windows and French Door for all
house types

Garage door painted to match front door*

Black Personnel Door to Detached Garage**

Front Turfed or Shrubbed in line with our Landscaping Scheme

Driveways and Parking Bays finished in Tarmac

Outside tap fitted, please speak to our sales team for specific location

1.8m High Close Boarded Fence to Rear Garden and Gate in line with our plan

NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion



STANDARD SPECIFICATIONS

2 bedroom apartment homes

THE ORANGERY AT THE JAM FACTORY

Manchester Road, Droylsden,
Greater Manchester, M34 5PX

TELEPHONE

0161 393 7167

OPEN TIMES

Thursday - Monday 11am - 5pm
Please check our website before you visit

To discover more about options and
choices, visit your Touchpoint account or
speak to your Sales Executive.

* Colour choices and upgrades are available subject to stage of construction.
Dependent on plot specific house types

** Where applicable.

*** Please contact our sales team for specific location.

**** Colour subject to character zone

Standard specifications are correct at time of going to print, but are subject to
change without notice. Please contact the Sales Executive for further information.

Kitchen

Symphony Freestanding Kitchen with a choice of Soft Close
Standard Door Fronts*

Carron Phoenix Onda 1.5 Bowl and Drainer with Pura Tap

Zanussi stainless steel built under single oven

Zanussi Stainless Steel Gas Hob

Stainless Steel Splash-Back

Integrated Hood

Plumbing for Dishwasher

Space for Fridge/Freezer

Plumbing for Washing Machine

Internal Finishes

Flat White Finish to Ceilings

White Emulsion to Walls

White Gloss Paint to Woodwork

White Newark Doors with Chrome Lever Furniture

Electrical

A selection of power points are located throughout our new homes
Please speak to our sales team for our house type design specific locations

TV Point as per electrical drawings to Living Room and Bedroom 1

Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on
Electrical Layout

USB Double Socket Charging point located to the Kitchen

BT points as indicated on electrical layout to living room and study with
CAT 5 Cabling

Electrical accessory products in white finish throughout*

Security, Safety & Warranty

Mains Operated Smoke Alarms to Hallways and Landing(s) as per electrical drawing

Heating, Water and Insulation

Honeywell Fully Programmable Gas Central Heating

White Thermostatic Radiators

Ideal Logic Combi E35

Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings*

Half Height tiling around the bath and behind toilet and basin

Choice of Splash Back Tiling from selected Porcelanosa Range*

Modern White Roca Sanitaryware*

Shaver unit to bathroom as indicated on the electrical layout

External Features

Black front door

Black low maintenance PVCu Windows and French Door for all
house types

Driveways and Parking Bays finished in Tarmac

NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion