

Taylor
Wimpey



FLYING FIELDS
SOUTHAM

A NEW COMMUNITY
A COLLECTION OF 1, 2, 3, 4 & 5 BEDROOM HOMES





WHAT WILL FLYING FIELDS BRING TO THE AREA?



£26.5m

Economic output



£2.6m

First occupation expenditure



242 jobs

Indirect/Induced employment



£562,000

Additional Council Tax revenues per year



£12.8m

Total spend by residents



£5m

Section 106 contribution



£3.7m

New Homes Bonus payments



160 jobs

Direct employment

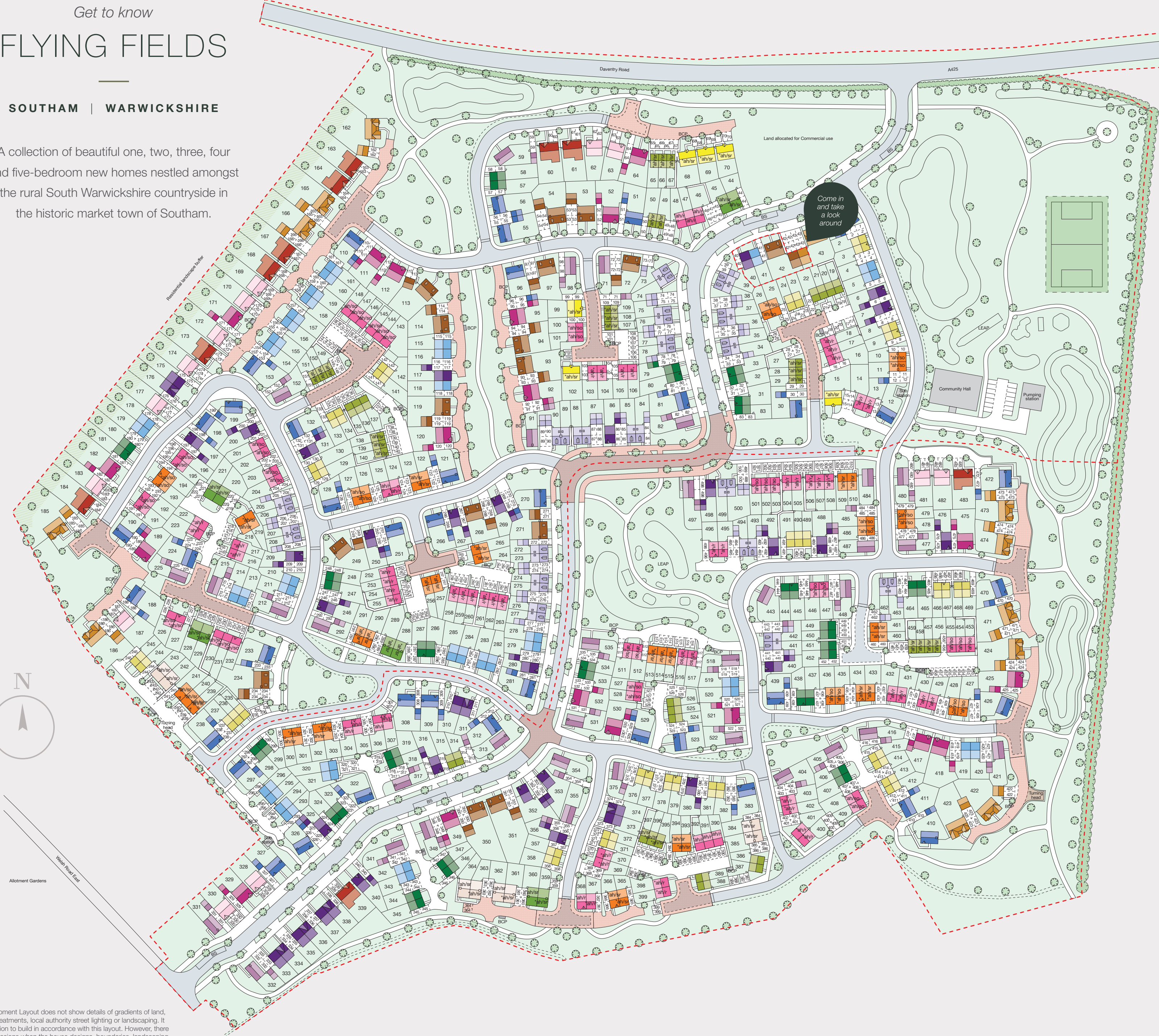


Get to know

FLYING FIELDS

SOUTHAM | WARWICKSHIRE

A collection of beautiful one, two, three, four and five-bedroom new homes nestled amongst the rural South Warwickshire countryside in the historic market town of Southam.



5 BEDROOM HOMES

- The Rushton**
5 bedroom home
Plots: 42, 53, 54, 72, 93, 94, 97, 113, 114, 119, 234, 249, 268, 271, 350 & 351
- The Lavenham**
5 bedroom home
Plots: 60, 61, 163, 164, 167, 168, 173, 184, 339 & 483

4 BEDROOM HOMES

- The Heydon**
4 bedroom home
Plots: 43, 162, 165, 166, 185, 186, 422-424, 471, 473 & 474
- The Shelford**
4 bedroom home
Plots: 52, 64, 92, 95, 111, 112, 120, 171, 182, 189, 329, 349, 417, 418, 425, 475, 521, 530 & 532
- The Downham**
4 bedroom home
Plots: 62, 63, 169, 170, 172, 174, 177, 183, 187, 328, 330, 481 & 482
- 4 bedroom home***
Plots: 242, 243, 361-364, 384 & 385

3 BEDROOM HOMES

- The Keydale**
3 bedroom home
Plots: 1, 12, 30, 51, 55, 56, 81, 96, 110, 121, 128, 132, 153, 188, 190, 198, 199, 224, 233, 238, 251, 266, 270, 281, 297, 308, 309, 312, 322, 326, 327, 383, 410, 411, 426, 439, 470, 472, 523 & 529
- The Byford**
3 bedroom home
Plots: 6, 7, 40, 86, 117, 131, 175, 176, 197, 200, 209, 246, 250, 267, 269, 280, 310, 311, 316, 325, 333-338, 340, 352, 353, 356, 373, 374, 380, 440, 476, 488, 492 & 498
- The Marsdale**
3 bedroom home
Plots: 59, 71, 82, 91, 98, 152, 212, 215, 225, 292, 313, 317, 331, 332, 341, 348, 354, 355, 375, 404, 405, 416, 421, 443, 448, 477, 480, 484, 487, 497, 518, 522, 531 & 535
- The Alton G**
3 bedroom home
Plots: 34-39, 73-78, 84, 85, 87-90, 205-208, 272-277, 441, 442, 462, 463, 493, 494, 499 & 500
- 3 bedroom home***
Plots: 44, 45, 220, 221, 228, 229, 288, 289, 359 & 360

- 3 bedroom home***
Plots: 10, 11, 25, 26, 122, 123, 126, 127, 193, 194, 218, 219, 239-241, 256, 257, 264, 265, 290, 291, 300-303, 365, 366, 393, 394, 427, 428, 433-436, 460, 461, 478, 479, 485, 486, 509, 510 & 513-515

2 BEDROOM HOMES

- The Beauford**
2 bedroom home
Plots: 4, 5, 41, 115, 116, 118, 154-161, 178, 179, 210, 211, 213, 214, 278, 279, 282-285, 293-296, 320, 321, 342, 343, 419, 420, 519 & 520
- The Canford**
2 bedroom home
Plots: 2, 3, 8, 9, 23, 24, 129, 130, 133, 134, 141, 142, 235-237, 244, 245, 357, 358, 376-379, 381, 382, 371, 372, 412-415, 466-469 & 489-491
- The Aspen**
2 bedroom home
Plots: 31-33, 57, 58, 79, 80, 83, 180, 181, 247, 248, 286, 287, 298, 299, 318, 319, 323, 324, 344-347, 406, 407, 437, 438, 444, 445, 449-452, 464, 465, 533, & 534
- 2 bedroom bungalow***
Plots: 15, 68-70, 99 & 102
- 2 bedroom home***
Plots: 13, 14, 16-18, 46-48, 100, 101, 103-106, 124, 125, 143-148, 191, 192, 201-204, 216, 217, 222, 223, 226, 227, 230-232, 252-255, 304-307, 367-370, 390-392, 398, 399, 400-403, 408, 409, 429-432, 446, 447, 453-455, 495, 496, 501-508, 511, 512, 516, 517, 527 & 528

1 BEDROOM HOMES

- The Anford**
1 bedroom home
Plots: 19-22, 27-29*, 49-50*, 65-67*, 107-109*, 135-137, 138-140*, 149-151*, 314-315, 386-389, 395-397*, 456-459* & 524-526

*ah/r = Rental homes
*ah/so = Shared ownership
*ah/sr = Social rental
BCP = Bin collection point
BS = Bus stop

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. TWM 46232/May 2018



Get to know

FLYING FIELDS

SOUTHAM | WARWICKSHIRE

A collection of beautiful 1, 2, 3, 4 and 5-bedroom new homes looking out across the South Warwickshire countryside with access from both Daventry Road and Welsh Road East. Plots are spread across four character areas including the Rural Edge, where homes overlook new public open space and Napton-on-the-Hill, as well as the Spine Road, Secondary Roads and Mews areas. Properties are designed to make each area distinct while reflecting an overall theme, with many featuring exposed rafters, coloured doors and Georgian-style glazing.

The creation of a new community is at the heart of Flying Fields with a new multi-use games area, community hall, green space, public art and land reserved for a potential convenience store as part of the outline planning consent.

Southam is within easy driving distance of Leamington Spa and Rugby and offers good transport links to both towns as well as the larger centres of Banbury, Stratford-upon-Avon and Rugby.

For more information visit
TAYLORWIMPEY.CO.UK

Daventry Road, Southam, Warwickshire, CV47 1NW
Sales centres open 7 days a week 11am – 5pm

- Main Street / Spine Roads
- Secondary Road
- Rural Edge
- Mews, Lanes and Courtyards
- Focal Plots

This layout is intended to show how the two phases at Flying Fields fit together. Detailed development layouts for each phase are available, please ask a Sales Executive for further details.

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1

A community hall will be open to the entire Southam community for meetings and events, giving local groups a place to call home.

2

A multi-use games area will be available for residents and the wider community, giving children and adults the chance to keep active through sports including basketball and football.

3

Space has been set aside for a proposed future convenience store to serve the development.

4

Green spaces run through the development, breaking up the residential areas and giving residents plenty of room for walking and relaxing.

5

A spine road including a bus route, will run through the development connecting Daventry Road and Welsh Road East and allowing easy access to Southam and commuter routes.

6

A play area will be at the heart of the development, bringing the community together and helping children and their parents make new friends.

7

The Rural Edge character area includes an extensive green space looking out towards Napton-on-the-Hill, helping create a subtle transition between the new homes and the beautiful countryside.

FLYING FIELDS

Daventry Road
Southam
Warwickshire
CV47 1NW

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01926 354 655

SATNAV

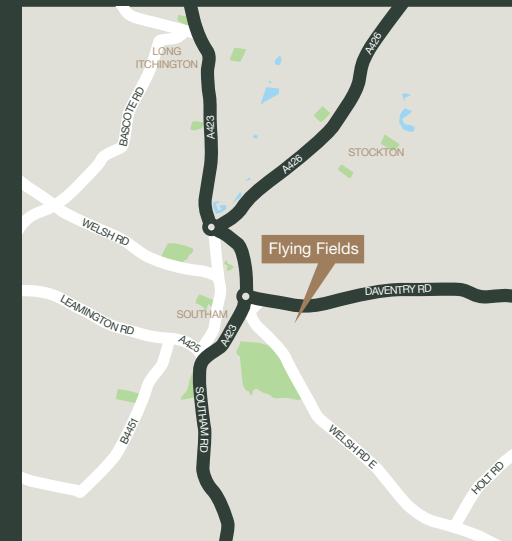
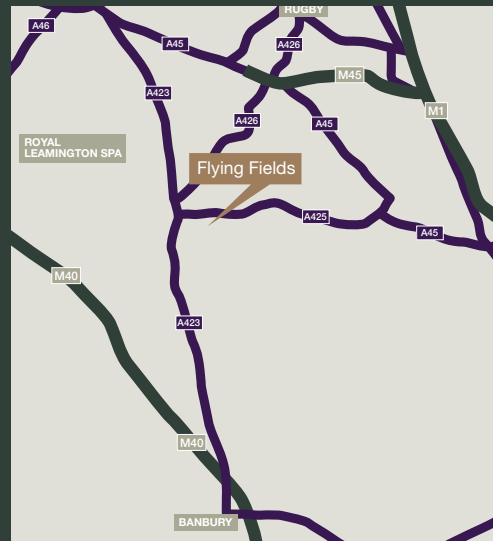
CV47 1NW

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THE RUSHTON

5 BEDROOM HOME



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THE RUSHTON

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

The Rushton benefits from a double garage and parking on a driveway.

GROUND FLOOR



Lounge 3.54m x 5.09m 11' 8" x 16' 9"

Kitchen/Breakfast (max.) 5.05m x 3.58m 16' 6" x 11' 9"

Dining 3.54m x 2.70m 11' 8" x 8' 11"

Study 2.74m x 2.35m 9' 0" x 7' 9"

FIRST FLOOR



Bedroom 1 3.54m x 4.08m 11' 8" x 13' 4"

Bedroom 3 2.78m x 3.83m 9' 1" x 12' 7"

Bedroom 5 2.81m x 3.28m 9' 3" x 10' 9"

SECOND FLOOR



Bedroom 2 3.57m x 4.82m 11' 9" x 15' 10"

Bedroom 4 3.89m x 2.70m 12' 9" x 8' 11"



* 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. TWM 46232/May 2018

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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

The Lavenham is a large 5 bedroom detached house with two floors of generous living space, including an integrated double garage.

GROUND FLOOR



Lounge (min.)	5.25m x 3.90m	17' 3" x 12' 10"
Kitchen (max.)	5.69m x 3.30m	18' 8" x 10' 10"
Dining	3.06m x 3.20m	10' 1" x 10' 6"

FIRST FLOOR



Bedroom 1 (max.)	4.53m x 3.80m	14' 10" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.68m	11' 2" x 8' 10"
Bedroom 4	3.27m x 2.68m	10' 9" x 8' 10"
Bedroom 5 (min.)	2.84m x 2.99m	9' 4" x 9' 10"



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THE HEYDON

4 BEDROOM HOME



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THE HEYDON

A striking double-fronted 4 bedroom home, the Heydon really does have the "wow" factor.

The Heydon benefits from a double garage and parking on a driveway.

GROUND FLOOR



Lounge (max.)	7.10m x 3.84m	23'4" x 12'7"
Kitchen/Dining	6.60m x 3.55m	21'7" x 11'6"
Study	2.76m x 2.45m	9'1" x 8'1"

FIRST FLOOR



Bedroom 1 (max.)	4.14m x 3.90m	13'9" x 12'10"
Bedroom 2	3.56m x 3.20m	11'6" x 10'6"
Bedroom 3 (max.)	3.84m x 2.82m	12'7" x 9'3"
Bedroom 4	3.84m x 2.13m	12'7" x 7'0"



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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

A traditional 4 bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining.

The Shelford benefits from a single garage and parking on a driveway.

GROUND FLOOR



Lounge	4.74m × 3.88m	15' 7" × 12' 9"
Kitchen/Dining (max.)	8.10m × 3.24m	26' 7" × 10' 6"
Study	3.24m × 2.10m	10' 8" × 6' 11"

FIRST FLOOR



Bedroom 1 (max.)	3.88m × 3.77m	12' 9" × 12' 4"
Bedroom 2 (max.)	4.22m × 3.08m	13' 10" × 10' 1"
Bedroom 3 (max.)	3.44m × 3.10m	11' 3" × 10' 2"
Bedroom 4 (max.)	3.89m × 2.75m	12' 9" × 9' 0"



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THE DOWNHAM

4 BEDROOM HOME



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THE DOWNHAM

The Downham is a 4 bedroom house with an integral garage, offering plenty of space for growing families.

The Downham benefits from a single integral garage and parking on a driveway.

GROUND FLOOR



Lounge (max.)	5.27m × 3.18m	17' 4" × 10' 5"
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Kitchen/Dining	7.94m × 2.98m	26' 1" × 9' 10"
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FIRST FLOOR



Bedroom 1	4.29m × 3.03m	14' 1" × 10' 0"
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Bedroom 2 (max.)	3.50m × 3.28m	11' 6" × 10' 9"
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Bedroom 3	3.55m × 3.03m	11' 8" × 10' 0"
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Bedroom 4	2.62m × 2.53m	8' 7" × 8' 4"
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THE KEYDALE

3 BEDROOM HOME



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THE KEYDALE

The 3 bedroom Keydale offers a wealth of living accommodation, ideal for modern life.

The Keydale benefits from a single garage and two parking spaces.

GROUND FLOOR



Lounge 3.24m x 6.02m 10' 8" x 19' 9"

Kitchen/Dining (max.) 3.38m x 6.02m 11' 1" x 19' 9"

FIRST FLOOR



Bedroom 1 (max.) 3.30m x 6.02m 10' 10" x 19' 9"

Bedroom 2 3.05m x 2.95m 10' 0" x 9' 8"

Bedroom 3 (max.) 3.44m x 2.98m 11' 4" x 9' 10"



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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

The 3 bedroom Byford will appeal to first-time buyers, couples and families looking for a little extra space.

The Byford benefits from a single garage and parking on a driveway.

GROUND FLOOR



Lounge (max.) 4.28m x 3.98m 14' 1" x 13' 1"

Kitchen 5.06m x 2.87m 16' 7" x 9' 5"

FIRST FLOOR



Bedroom 1 (max.) 3.00m x 3.98m 9' 10" x 13' 1"

Bedroom 2 2.82m x 2.57m 9' 3" x 8' 5"

Bedroom 3 3.91m x 2.15m 12' 10" x 7' 11"



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THE MARSDALE

3 BEDROOM HOME

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THE MARSDALE

Classic style and a generous layout make the 3 bedroom Marsdale a perfect home for couples and families.

The Marsdale benefits from a single garage and parking on a driveway.

GROUND FLOOR



Lounge	5.41m × 3.22m	17' 9" × 10' 7"
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Kitchen/Dining (max.)	5.41m × 3.42m	17' 9" × 11' 3"
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FIRST FLOOR



Bedroom 1 (max.)	4.10m × 3.28m	13' 6" × 10' 9"
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Bedroom 2 (max.)	2.68m × 2.91m	8' 10" × 9' 7"
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Bedroom 3 (max.)	2.41m × 3.49m	7' 11" × 11' 5"
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THE ALTON G

3 BEDROOM HOME



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THE ALTON G

The Alton is a 3 bedroom townhouse designed to have the flexibility to appeal to both the young professional and growing family.

The Alton G benefits from a single garage and parking on a driveway.

GROUND FLOOR



Lounge	4.23m × 3.49m	13' 11" × 11' 6"
Kitchen/Dining (max.)	5.30m × 3.20m	17' 3" × 10' 6"

FIRST FLOOR



Bedroom 2 (max.)	4.23m × 3.49m	13' 11" × 11' 6"
Bedroom 3	3.28m × 2.16m	10' 9" × 7' 1"

SECOND FLOOR



Bedroom 1 (max ex. dormer)	6.56m × 3.11m	21' 7" × 10' 3"
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THE BEAUFORD

2 BEDROOM HOME

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THE BEAUFORD

The 2 bedroom Beauford is well suited to those stepping up the property ladder who want the kitchen to be the hub of their home life.

The Beauford benefits from 2 parking spaces.

GROUND FLOOR



Lounge (max.) 4.04m x 3.67m 13' 3" x 12' 1"

Kitchen/Dining 4.70m x 2.87m 15' 5" x 9' 5"

FIRST FLOOR



Bedroom 1 (max.) 3.57m x 2.94m 11' 9" x 9' 8"

Bedroom 2 (max.) 4.70m x 2.55m 15' 5" x 8' 4"



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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed with both first time buyers and downsizers in mind.

The Canford benefits from 2 parking spaces.

GROUND FLOOR



Lounge/Dining (max.)	4.74m × 3.98m	15' 6" × 13' 1"
Kitchen	3.03m × 1.86m	9' 11" × 6' 1"

FIRST FLOOR



Bedroom 1	3.08m × 2.97m	10' 1" × 9' 9"
Bedroom 2 (max.)	3.98m × 2.56m	13' 1" × 8' 5"



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THE ASPEN

2 BEDROOM HOME



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THE ASPEN

With a versatile layout which would suit couples and families alike, the Aspen is a well proportioned 2 bedroom property.

The Aspen benefits from driveway parking.

GROUND FLOOR



Lounge/Dining	3.70m × 4.32m	12' 2" × 14' 2"
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Kitchen	3.18m × 2.24m	10' 5" × 7' 4"
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FIRST FLOOR



Bedroom 1 (max.)	3.27m × 3.30m	10' 9" × 10' 10"
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Bedroom 2 (max.)	4.31m × 3.22m	14' 2" × 10' 5"
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* 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. TWM 46232/May 2018

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THE ANFORD

1 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 ANFORD

The Anford is a 1 bedroom starter home offering convenient accommodation that's ideal for individuals or couples.

The Anford benefits from 2 parking spaces.

GROUND FLOOR



Lounge/Dining 3.98m x 2.80m 13' 1" x 9' 2"

Kitchen (max.) 2.70m x 2.13m 8' 10" x 7' 0"

FIRST FLOOR



Bedroom 1 (max.) 3.98m x 2.67m 13' 1" x 9' 5"

Study 3.98m x 2.04m 13' 1" x 6' 8"



* 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. TWM 46232/OCTOBER 2020

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