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*Find your way around*

LILY HAY

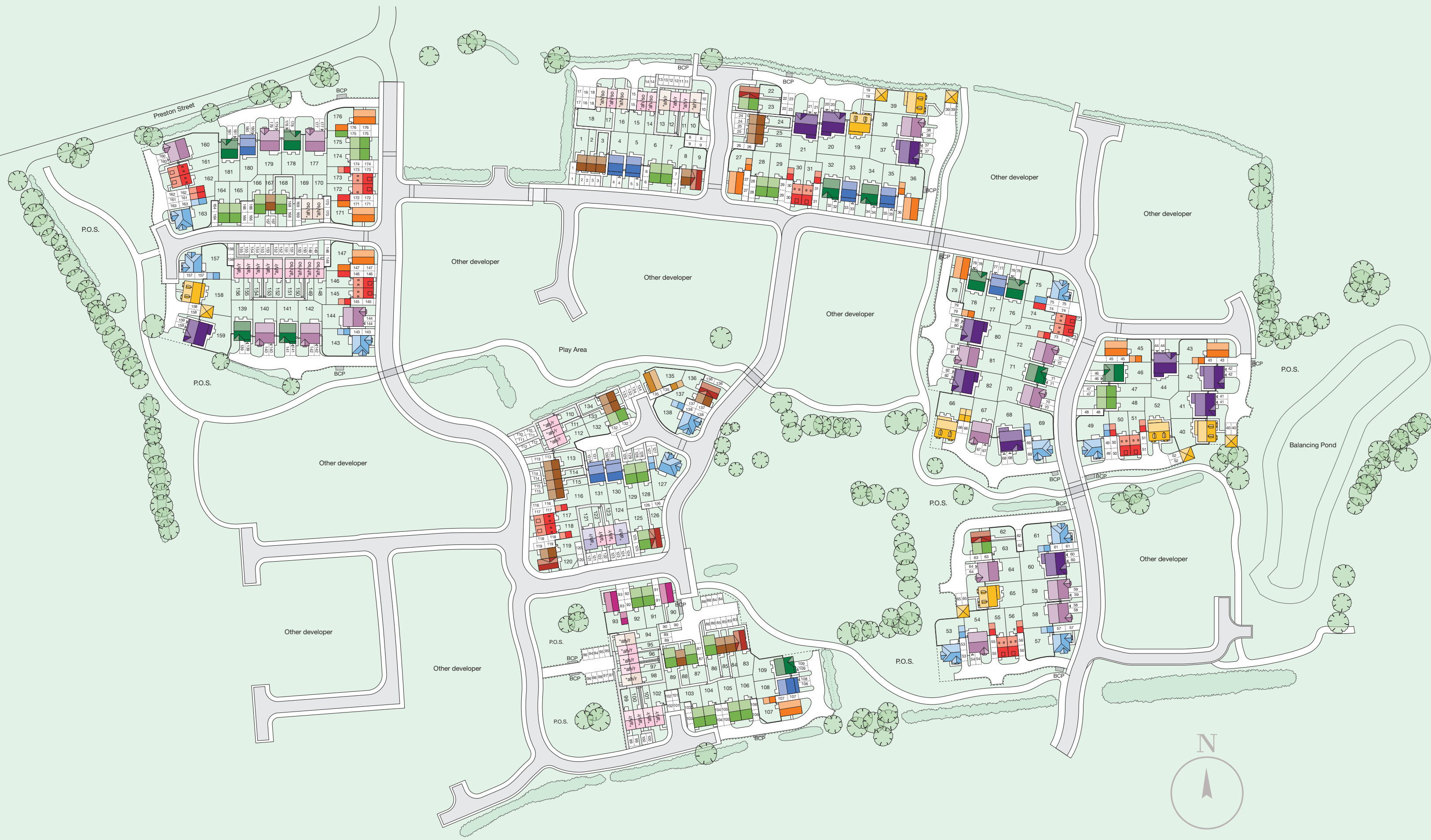
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WEIR HILL | SHREWSBURY

Get to know  
**LILY HAY**

WEIR HILL | SHREWSBURY

*Lily Hay is an exciting collection of two, three, four and five-bedroom homes situated on the south-eastern edge of Shrewsbury.*



**5 bedroom homes**

- The Lavenham**  
5 bedroom home  
Plots: 20, 21, 37, 41, 42, 44, 60, 68, 80, 82 & 159
- The Ashbury**  
5 bedroom home  
Plots: 19, 39, 40, 52, 65, 66 & 158

**4 bedroom homes**

- The Bradenham**  
4 bedroom home  
Plots: 32, 34, 46, 71, 76, 78, 109, 139, 141, 178 & 181
- The Haddenham**  
4 bedroom home  
Plots: 38, 54, 58, 59, 64, 67, 70, 72, 81, 140, 142, 144, 160, 177 & 179
- The Kentdale**  
4 bedroom home  
Plots: 27, 36, 43, 45, 79, 107, 147, 171 & 176
- The Teasdale**  
4 bedroom home  
Plots: 49, 53, 57, 61, 69, 75, 127, 138, 143, 157 & 163
- 4 bedroom home\***  
Plots: 121 & 124

**3 bedroom homes**

- The Aldenham**  
3 bedroom home  
Plots: 4, 5, 33, 35, 77, 108, 130, 131 & 180
- The Alton**  
3 bedroom home  
Plots: 30, 31, 50, 51, 55, 56, 73, 74, 117, 118, 145, 146, 161, 162, 172 & 173
- The Gosford**  
3 bedroom home  
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- The Easedale**  
3 bedroom home  
Plots: 90 & 93
- The Milldale**  
3 bedroom home  
Plots: 9, 22, 62, 83, 120, 126 & 136
- The Yewdale**  
3 bedroom home  
Plot: 135
- 3 bedroom home\***  
Plots: 10, 13, 16, 18, 94, 98, 169 & 170

**2 bedroom homes**

- The Beckford**  
2 bedroom home  
Plots: 1-3, 8, 24-26, 84, 85, 88, 113-116, 119, 133, 134, 137 & 167
- 2 bedroom home\***  
Plots: 11, 12, 14, 15, 17, 95-97, 99-102, 110-112, 122, 123 & 148-156

\*ah/r = Rental homes  
\*ah/so = Shared ownership  
BCP = Bin collection point  
POS = Public open space  
▶ = Integral garage

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. TWNM 48066/March 2019.

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# THE LAVENHAM

*5 bedroom home*



*Variant housetype CGI*



*Standard housetype CGI*

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# THE LAVENHAM

*A five bedroom detached house with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.*

**TOTAL 153.0 sq. m. / 1646 sq. ft.**

*Ground floor*



<b>Lounge min.</b>	5.26m × 3.90m	17' 3" × 12' 10"
<b>Kitchen/Family max.</b>	5.69m × 3.85m	18' 8" × 12' 8"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

*First floor*



<b>Bedroom 1 max.</b>	4.53m × 3.80m	14' 10" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 min.</b>	2.85m × 3.00m	9' 4" × 9' 10"

 **Standard plots** 21, 44, 60 & 80 **Variant plots:** 20, 37, 41, 42, 68, 82 & 159

\* 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. 48066 / March 2019.

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# THE ASHBURY

5 bedroom home



Variant housetype CGI



Standard housetype CGI

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# THE ASHBURY

The five bedroom Ashbury townhouse offers spacious accommodation across its 3 storey layout. A good sized lounge/dining room opens through French doors to the private rear garden. Located off the entrance hallway is the kitchen/breakfast room, alongside a cloakroom. A double bedroom and two additional bedrooms can be found on the first floor. On the second floor, the large master bedroom can be found alongside a further double bedroom.

**TOTAL 188.0 sq. m. / 2024 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.64m x 3.72m	15' 3" x 12' 3"
<b>Dining</b>	4.11m x 2.93m	13' 6" x 9' 8"
<b>Breakfast</b>	4.11m x 2.78m	13' 6" x 9' 1"
<b>Kitchen</b>	3.28m x 3.03m	10' 9" x 10' 0"
<b>Study</b>	3.00m x 2.18m	9' 10" x 7' 2"

*First floor*



<b>Bedroom 1</b>	4.54m x 3.78m	14' 11" x 12' 5"
<b>Bedroom 2 max.</b>	3.94m x 3.02m	12' 11" x 9' 11"
<b>Bedroom 3</b>	3.78m x 2.92m	12' 5" x 9' 7"

*Second floor*



<b>Bedroom 4 max.</b>	4.62m x 3.78m	15' 2" x 12' 5"
<b>Bedroom 5</b>	4.62m x 3.06m	15' 2" x 10' 1"

 **Standard plots:** 52, 65 & 158 **Variant plots:** 19, 39, 40 & 66

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# THE BRADENHAM

4 bedroom home



Variant 1 housetype CGI



Standard housetype CGI



Variant 2 housetype CGI

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# THE BRADENHAM

*A four bedroom detached house with integral garage which offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. An en-suite master bedroom and three further bedrooms occupy the first floor, along with a family bathroom.*

**TOTAL 107.1 sq. m. / 1153 sq. ft.**

## Ground floor



<b>Lounge</b>	4.64m × 3.43m	15' 3" × 11' 3"
<b>Kitchen max.</b>	3.35m × 2.35m	11' 0" × 7' 9"
<b>Family/Breakfast Area</b>	2.35m × 2.08m	7' 9" × 6' 10"
<b>Dining room</b>	2.87m × 2.35m	9' 5" × 7' 9"

## First floor



<b>Bedroom 1 max.</b>	4.43m × 4.02m	14' 6" × 13' 2"
<b>Bedroom 2 max.</b>	4.37m × 2.63m	14' 4" × 8' 8"
<b>Bedroom 3 max.</b>	3.58m × 2.67m	11' 9" × 8' 9"
<b>Bedroom 4</b>	3.32m × 2.40m	10' 11" × 7' 11"

 **Standard plots:** 32, 46 & 141 **Variant 1 plots:** 78, 139 & 181 **Variant 2 plots:** 34, 71, 76, 109 & 178

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# THE HADDENHAM

*4 bedroom home*



*Variant housetype CGI*



*Standard housetype CGI*

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# THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the lounge/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en-suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

**TOTAL 135.6 sq. m. / 1460 sq. ft.**

## Ground floor



<b>Lounge max.</b>	5.93m × 3.44m	19' 6" × 11' 3"
<b>Kitchen</b>	3.90m × 3.44m	12' 10" × 11' 3"
<b>Dining</b>	2.90m × 3.30m	9' 6" × 10' 10"
<b>Utility</b>	3.30m × 1.73m	10' 10" × 5' 8"

## First floor



<b>Bedroom 1 max.</b>	4.66m × 4.02m	15' 3" × 13' 2"
<b>Bedroom 2 max.</b>	4.05m × 3.82m	13' 4" × 12' 7"
<b>Bedroom 3</b>	3.28m × 3.23m	10' 9" × 10' 7"
<b>Bedroom 4</b>	3.23m × 2.79m	10' 7" × 9' 2"

 **Standard plots:** 38, 64, 67, 70, 72, 142, 177 & 179 **Variant plots:** 54, 58, 59, 81, 140, 144 & 160

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# THE KENTDALE

*4 bedroom home*

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# THE KENTDALE

*The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/diner 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*



<b>Lounge</b>	6.02m x 3.45m	19' 9" x 11' 4"
<b>Kitchen</b>	3.58m x 2.86m	11' 9" x 9' 5"
<b>Dining</b>	3.16m x 2.77m	10' 4" x 9' 1"
<b>Utility</b>	2.01m x 1.42m	6' 7" x 4' 8"

*First floor*



<b>Bedroom 1 max.</b>	3.51m x 3.40m	11' 7" x 11' 2"
<b>Bedroom 2</b>	3.64m x 2.98m	11' 11" x 9' 10"
<b>Bedroom 3 max.</b>	3.05m x 2.95m	10' 0" x 9' 8"
<b>Bedroom 4 max.</b>	3.10m x 2.53m	10' 2" x 8' 4"



**Plots:** 27, 36, 43, 45, 79, 107, 147, 171 & 176

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## THE TEASDALE

*4 bedroom home*

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# THE TEASDALE

*The Teasdale is a distinctive four bedroom family home, designed with the modern family in mind. From the entrance, doors lead to a spacious living room, a study, and cloakroom. To the rear, an open plan kitchen/dining area with French doors onto the garden, plus adjoining utility room. On the first floor, a master bedroom with an en suite, three further well proportioned bedrooms, and a family bathroom are located.*

**TOTAL 125.0 sq. m. / 1346 sq. ft.**

## Ground floor



<b>Lounge</b>	4.78m × 3.61m	15' 8" × 11' 10"
<b>Kitchen</b>	2.77m × 3.48m	9' 1" × 11' 5"
<b>Dining</b>	3.07m × 2.33m	10' 1" × 7' 8"
<b>Study</b>	2.70m × 2.94m	8' 10" × 9' 8"

## First floor



<b>Bedroom 1</b>	3.67m × 3.57m	12' 1" × 11' 9"
<b>Bedroom 2 max.</b>	4.06m × 2.71m	13' 4" × 8' 11"
<b>Bedroom 3</b>	2.84m × 2.71m	9' 4" × 8' 11"
<b>Bedroom 4 max.</b>	2.64m × 2.07m	8' 8" × 6' 10"

 **Plots:** 49, 53, 57, 61, 69, 75, 127, 138, 143, 157 & 163

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# THE ALDENHAM

*3 bedroom home*

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# 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 lounge 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



<b>Lounge max.</b>	4.32m × 3.18m	14' 2" × 10' 5"
<b>Kitchen</b>	3.00m × 2.96m	9' 10" × 9' 8"
<b>Dining</b>	3.10m × 2.62m	10' 2" × 8' 7"

## First floor



<b>Bedroom 1 max.</b>	3.17m × 4.10m	10' 5" × 13' 6"
<b>Bedroom 2 max.</b>	3.57m × 2.99m	11' 9" × 9' 10"
<b>Bedroom 3 max.</b>	2.68m × 2.99m	8' 9" × 9' 10"



**Plots:** 4, 5, 33, 35, 77, 108, 130, 131 & 180

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# THE ALTON

*3 bedroom home*



*Variant housetype CGI*



*Standard housetype CGI*

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# THE ALTON

*The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/diner leads through to a lounge 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 further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.*

**TOTAL 100.7 sq. m. / 1085 sq. ft.**

*Ground floor*



**Lounge**

4.24m x 3.46m      13' 11" x 11' 4"

**Kitchen/Dining max.**

5.26m x 3.20m      17' 3" x 10' 6"

*First floor*



**Bedroom 2 max.**

4.24m x 3.46m      13' 11" x 11' 4"

**Bedroom 3**

3.28m x 2.17m      10' 9" x 7' 1"

*Second floor*



**Bedroom 1 max excl. dormer**

6.57m x 4.20m      21' 7" x 13' 9"

 **Standard plots:** 50, 51, 55, 56, 117, 118, 161 & 162    **Variant plots:** 30, 31, 73, 74, 145, 146, 172 & 173

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## THE GOSFORD

*3 bedroom home*

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# 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 lounge, following through to a guest cloakroom and a large kitchen/diner 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



<b>Lounge max.</b>	4.26m × 3.69m	14' 0" × 12' 1"
<b>Kitchen/Dining</b>	4.72m × 2.87m	15' 6" × 9' 5"

## First floor



<b>Bedroom 1 min.</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	3.30m × 2.63m	10' 10" × 8' 8"
<b>Bedroom 3 max.</b>	3.55m × 2.00m	11' 8" × 6' 7"

 **Plots:** 6, 7, 23, 28, 29, 47, 48, 63, 86, 87, 89, 91, 92, 103-106, 125, 128, 129, 132, 164-166, 168, 174 & 175

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## THE EASEDALE

*3 bedroom home*

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# 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 lounge with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/diner. Upstairs, the landing leads to the en-suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.*

**TOTAL 86.4 sq. m. / 931 sq. ft.**

*Ground floor*



<b>Lounge</b>	5.10m × 3.02m	16' 9" × 9' 11"
<b>Kitchen/Dining</b>	5.10m × 2.95m	16' 9" × 9' 8"

*First floor*



<b>Bedroom 1</b>	3.78m × 3.08m	12' 5" × 10' 1"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"



**Plots:** 90 & 93

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## THE MILLDALE

*3 bedroom home*

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# THE MILLDALE

*Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large lounge opening through French doors to the garden, as well as a separate kitchen/diner and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.*

**TOTAL 80.7 sq. m. / 869 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.62m x 3.22m	15' 2" x 10' 7"
<b>Kitchen/Dining</b>	4.62m x 2.96m	15' 2" x 9' 9"

*First floor*



<b>Bedroom 1</b>	3.22m x 2.83m	10' 7" x 9' 3"
<b>Bedroom 2</b>	3.03m x 2.61m	9' 11" x 8' 7"
<b>Bedroom 3</b>	3.03m x 1.91m	9' 11" x 6' 3"



**Plots:** 9, 22, 62, 83, 120, 126 & 136

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Wimpey

## THE YEWDALE

*3 bedroom home*

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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 YEWDALE

*The three bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect lounge with French doors out to the garden, as well as a light and airy kitchen/diner and guest cloakroom. The ensuite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.*

**TOTAL 86.5 sq. m. / 931 sq. ft.**

*Ground floor*



<b>Lounge</b>	5.10m × 3.02m	16' 9" × 9' 11"
<b>Kitchen/Dining</b>	5.10m × 3.02m	16' 9" × 9' 11"

*First floor*



<b>Bedroom 1</b>	3.78m × 3.08m	12' 5" × 10' 1"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"



**Plot:** 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. 48066 / March 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)

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# THE BECKFORD

*2 bedroom home*



Variant house type CGI



Standard house type CGI

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 BECKFORD

The two bedroom Beckford starter home features a convenient layout for contemporary living. The entrance hallway leads to a lounge/dining room, which opens through French doors to the private rear garden. A practical kitchen, a guest cloakroom and under stairs storage complete the ground floor accommodation. Upstairs, the landing leads to the master bedroom. There's also a main bathroom and a second double bedroom.

**TOTAL 56.0 sq. m. / 602 sq. ft.**

## Ground floor



<b>Lounge/Dining max.</b>	3.98m x 3.73m	13' 1" x 12' 3"
<b>Kitchen</b>	3.02m x 1.85m	9' 11" x 6' 1"

## First floor



<b>Bedroom 1 max.</b>	3.98m x 2.56m	13' 1" x 8' 5"
<b>Bedroom 2 max.</b>	3.98m x 2.18m	13' 1" x 7' 2"

 **Standard plots:** 8, 24-26, 84, 85, 113-116, 119, 133, 134, 137 & 167 **Variant plots:** 1-3 & 88

\* 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. 48066 / March 2019.

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**Taylor  
Wimpey**



# STANDARD SPECIFICATIONS

*2 & 3 bedrooms*

## LILY HAY

Land off Preston Street, Weir Hill, Shrewsbury,  
Shropshire, SY2 5PP

## TELEPHONE

01743 295 692

## OPEN TIMES

7 days a week, 10:00am–5:00pm  
Please check our website before you visit

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

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. 52167/TWSW/April 2019.

	Beckford	Gosford	Milldale	Easedale	Yewdale	Alton	Aldenham
<b>Kitchens</b>							
Choice of Symphony Kitchen Units up to Stage 40 with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric ZOB343X S/S built under single oven	✓					✓	✓
Zanussi Stainless Steel Electric ZOD35511XK built in double oven		✓	✓	✓	✓		
Zanussi Stainless Steel Gas ZGG62414SA or Electric Hob ZEE6940FX with Extractor Hood	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1.5 Bowl to Kitchen	✓	✓	✓	✓	✓	✓	✓
Plumbing for Washer Machine	✓	✓	✓	✓	✓	✓	✓
Plumbing for Dishwasher	✓	✓	✓	✓	✓	✓	✓
Space for Fridge/Freezer	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms, En suites &amp; Cloakrooms</b>							
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓
Please note; from 1st January 2018 Taylor Wimpey are introducing an eco friendly bath which includes a lower over flow position. These will be fitted to any house at foundation level. Where houses are already under construction, they will be fitted with our existing bath spec. If you require any further information please enquire with your sales executive.	✓	✓	✓	✓	✓	✓	✓
Alto Chrome pillar taps to bath	✓	✓	✓	✓	✓	✓	✓
Alto Chrome mixer taps to bathroom en suite and wc basins	✓	✓	✓	✓	✓	✓	✓
Choice of Standard Porcelanosa Wall Tiles wet areas. Half height to sanitary wall in bathroom and en suite. Splashback to basin in WC	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓
Aqualisa Electric 9.5kw shower to en suite		✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower and full height tiling around the bath with shower glass screen	✓						
<b>Central Heating/Hot Water System</b>							
Gas central heating and radiators – Ideal Boiler	✓	✓	✓	✓	✓	✓	✓



# STANDARD SPECIFICATIONS

*2 & 3 bedrooms*

## LILY HAY

Land off Preston Street, Weir Hill, Shrewsbury,  
Shropshire, SY2 5PP

## TELEPHONE

01743 295 692

## OPEN TIMES

7 days a week, 10:00am–5:00pm  
Please check our website before you visit

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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. 52167/TWSW/April 2019.

	Beckford	Gosford	Milldale	Easdale	Yewdale	Alton	Aldenham
<b>Electrical, Windows &amp; Joinery</b>							
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓
Cat 6 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage *(within curtilage area)	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓
Wiring for external light to rear	✓	✓	✓	✓	✓	✓	✓
Black PIR coach light to front elevation	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓
<b>External Features</b>							
UPVC double glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces – refer to planning layout	✓	✓	✓	✓	✓	✓	✓
Turfed /Planted front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓
Black soffits, rain water goods & exposed rafters	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓
Wooden gates - Please check drawing	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓
BT fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓
1.8 M Close board fencing to rear garden* Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our sales team for plot specific detail.	✓	✓	✓	✓	✓	✓	✓
Chrome House Numbers	✓	✓	✓	✓	✓	✓	✓
Brick and Roof Tile Schedules - refer to planning layout	✓	✓	✓	✓	✓	✓	✓
<b>Finishing Touches</b>							
Heathcliff Crown matt finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 Year	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓



# STANDARD SPECIFICATIONS

*4 & 5 bedrooms*

## LILY HAY

Land off Preston Street, Weir Hill, Shrewsbury,  
Shropshire, SY2 5PP

## TELEPHONE

01743 295 692

## OPEN TIMES

7 days a week, 10:00am–5:00pm  
Please check our website before you visit

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

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. 52167/TWSW/April 2019.

	Teasdale	Kentdale	Haddenham	Bradenham	Ashbury	Lavenham
<b>Kitchens</b>						
Choice of Symphony Kitchen Units up to Stage 40 with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric ZOD35511XK built in double oven	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Gas ZGG62414SA or Electric Hob ZEE6940FX with Extractor Hood	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1.5 Bowl to Kitchen	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to Utility	✓	✓	✓		✓	✓
Plumbing for Washer Machine	✓	✓	✓	✓	✓	✓
Plumbing for Dishwasher	✓	✓	✓	✓	✓	✓
Space for Fridge/Freezer	✓	✓	✓	✓	✓	✓
Integrated Zanussi 70/30 Fridge Freezer ZBB8441SA			✓		✓	✓
Integrated Zanussi Washing Machine ZW171201WA			✓		✓	✓
Integrated Zanussi Dishwasher ZDT2100FA			✓		✓	✓
<b>Bathrooms, En suites &amp; Cloakrooms</b>						
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓
Please note; from 1st January 2018 Taylor Wimpey are introducing an eco friendly bath which includes a lower over flow position. These will be fitted to any house at foundation level. Where houses are already under construction, they will be fitted with our existing bath spec. If you require any further information please enquire with your sales executive.	✓	✓	✓	✓	✓	✓
Alto Chrome pillar taps to bath	✓	✓	✓	✓	✓	✓
Alto Chrome mixer taps to bathroom en suite and wc basins	✓	✓	✓	✓	✓	✓
Choice of Standard Porcelanosa Wall Tiles wet areas. Half height to sanitary wall in bathroom and en suite. Splashback to basin in WC	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 1	✓	✓	✓		✓	✓
Aqualisa Thermostatic Shower to en suite 2			✓		✓	✓
Aqualisa Electric 9.5kw shower to en suite				✓		
<b>Central Heating/Hot Water System</b>						
Gas central heating and radiators – Ideal Boiler	✓	✓	✓	✓	✓	✓



# STANDARD SPECIFICATIONS

*4 & 5 bedrooms*

## LILY HAY

Land off Preston Street, Weir Hill, Shrewsbury,  
Shropshire, SY2 5PP

## TELEPHONE

01743 295 692

## OPEN TIMES

7 days a week, 10:00am–5:00pm  
Please check our website before you visit

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

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. 52167/TWSW/April 2019.

	Teasdale	Kentdale	Haddenham	Bradenham	Ashbury	Lavenham
<b>Electrical, Windows &amp; Joinery</b>						
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓
Cat 6 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓
Light and power socket to garage *(within curtilage area)	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓
Wiring for external light to rear	✓	✓	✓	✓	✓	✓
Black PIR coach light to front elevation	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓
<b>External Features</b>						
UPVC double glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces – refer to planning layout	✓	✓	✓	✓	✓	✓
Turfed /Planted front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓
Black soffits, rain water goods & exposed rafters	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓
Wooden gates - Please check drawing	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓
BT fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓
1.8 M Close board fencing to rear garden* Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our sales team for plot specific detail.	✓	✓	✓	✓	✓	✓
Chrome House Numbers	✓	✓	✓	✓	✓	✓
Brick and Roof Tile Schedules - refer to planning layout	✓	✓	✓	✓	✓	✓
<b>Finishing Touches</b>						
Heathcliff Crown matt finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 Year	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓





# LILY HAY. A VERY SPECIAL PLACE TO BE

---

*A warm welcome to Lily Hay.*

*Here you'll find a superb collection of two, three, four  
and five bedroom new homes, situated on the rural  
south-eastern edge of Shrewsbury, surrounded by  
open spaces and green parks.*

*It's a special place to live, work and enjoy life.*

## 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.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

# LIVE IN AN IDYLIC SETTING

All the essential amenities are within walking distance of Lily Hay.

Take advantage of the rolling Shropshire countryside with nearby walking and cycle routes or try a spot of fishing or boating on the river Severn. For further relaxation, settle into town life at one of the many local coffee shops or pubs.

Shrewsbury town centre is just two miles away and boasts plenty of character with cobbled alleyways and historic medieval landmarks alongside a range of shops and amenities to cater for all of your daily needs, including a selection of boutiques and everyday stores. The town's bustling indoor market has recently been voted 'Britain's favourite market' and is the perfect place to pick up locally-sourced fresh produce.



Shops and boutiques on Wyle Cop



Home of Shrewsbury Town F.C.

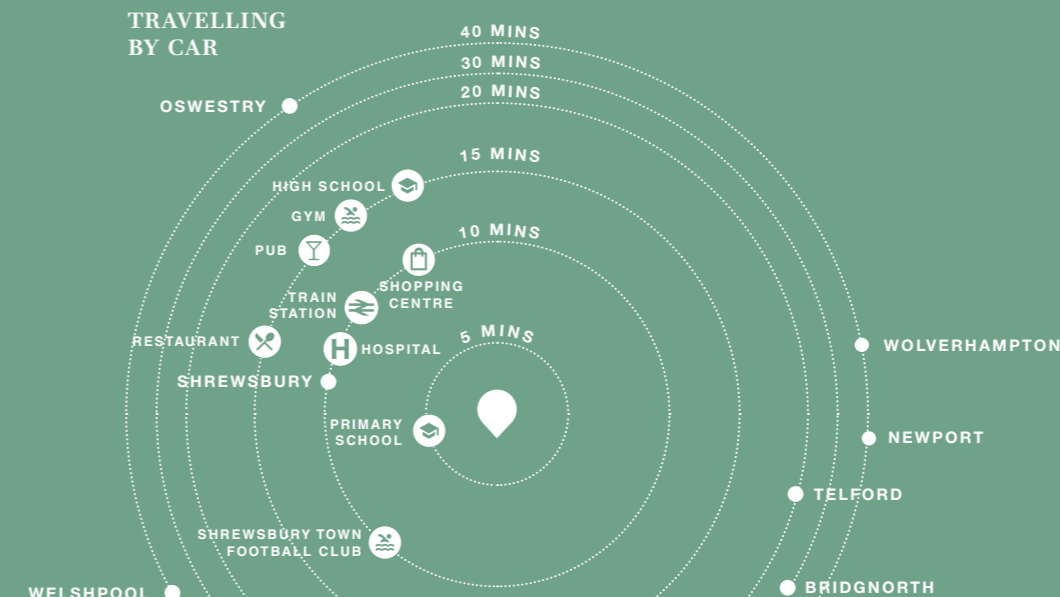


Local amenities include a theatre and museum

# THE PERFECT PLACE TO BE

For commuter ease, Lily Hay boasts easy access to the A5, A49 and M54 and benefits from excellent transport links, including several bus stops within walking distance of the site.

Shrewsbury Rail Station is situated approximately two miles north-west of Lily Hay, providing regular services are provided to a number of local and national destinations including Telford, Crewe and Birmingham.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



The Quarry often features music and food events



Award winning restaurants and cafes



Picturesque views of the river Severn



## 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.

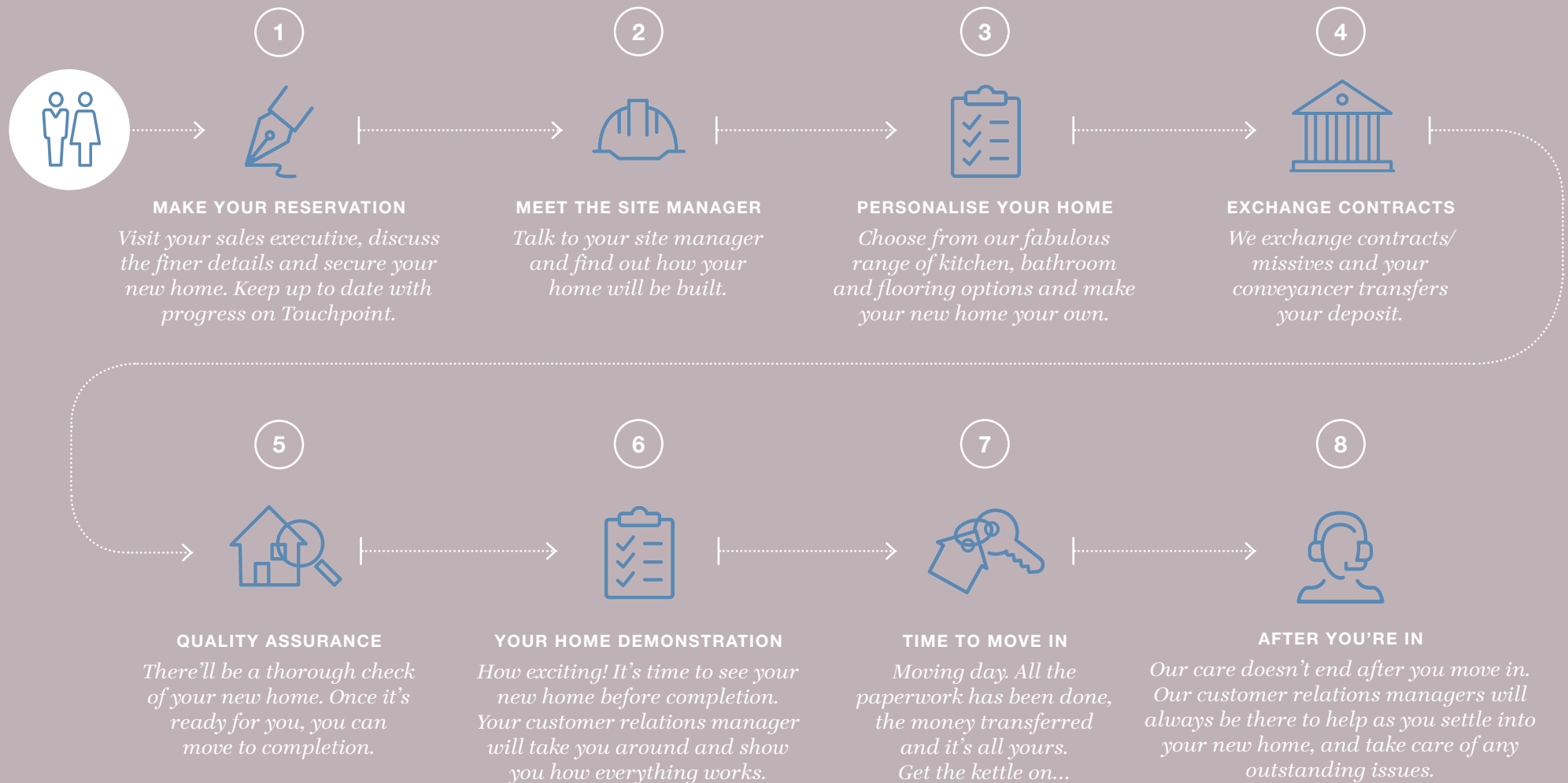


### EASYMOVER

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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...



LILY HAY  
Land off Preston Street  
Weir Hill  
Shrewsbury  
Shropshire  
SY2 5PP

CONTACT US ON

01743 295 692

SATNAV

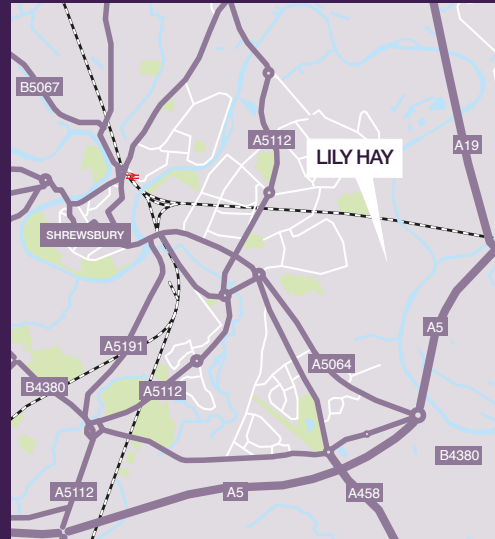
SY2 5PP

📷 #taylorwimpey  
🐦 @TaylorWimpey  
📘 taylorwimpey

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

## M54 TO SY2 5PP

- Head East on M54
- Use the 2nd from left lane to exit towards Coven Heath Interchange
- At the 1st roundabout, take the 2nd exit onto A4510
- At the next two roundabouts, take the 1st exits
- Take a slight left at Emstrey Island, take the 4th exit onto A5064
- At the roundabout, take the 4th exit onto Preston Street
- Keep right and turn left.



## FROM CENTRAL SHREWSBURY/SHREWSBURY TOWN CENTRE (SY1 1LE) TO SY2 5PP

- Head south on Swan Hill
- Turn right onto Murivance and continue onto St Chad's Terrace, use the middle lane to turn left onto Bridge Street
- Turn right onto Mardol Quay
- Keep right to continue onto Smithfield Road
- Turn right onto Castle Gates, then turn left onto Wyle Cop, continue onto Abbey Foregate
- At the roundabout, take the 1st exit
- Keep right and then turn left.

