

Hartburn Grange

STOCKTON ON TEES

A range of contemporary 2, 3 & 4 bedroom homes,
set within the vibrant town of Stockton-on-Tees.

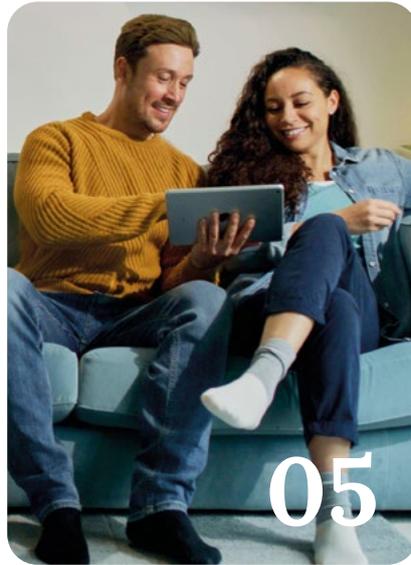
Taylor
Wimpey

Contents

→ **Welcome to Hartburn Grange**



→ **Personalise your home**



→ **Included as standard**



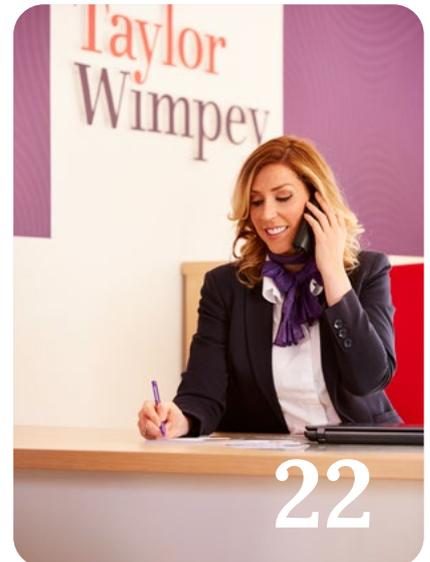
→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



Welcome to Hartburn Grange

Set in the village of Hartburn a short distance from Stockton-on-Tees, Hartburn Grange is perfectly located for commuters.

Here you'll find an outstanding collection of 2, 3 & 4 bedroom homes. It's a perfect place to call home for first time buyers, families needing more space and those looking to downsize.



[View the site plan](#)

Love village life

Surrounded by stunning North Yorkshire views Hartburn is a delightful village. In your spare time enjoy walks along the riverside that is close by.

There are plenty of nearby amenities, such as Stockton market town situated close to the development which is home to plenty of shops, cafes & restaurants.



Explore the local area



Stockton town centre



Local river walk close to the development



[Watch development video](#)



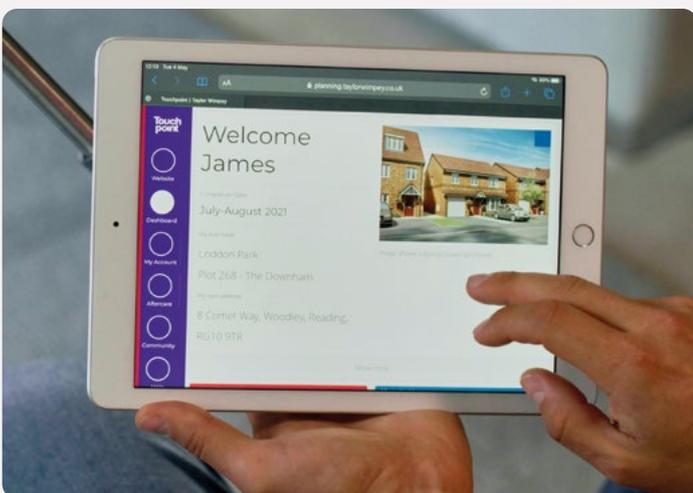
Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate finished worktops and worktop upstands*	✓
Kitchen under unit lighting	✓
Stainless steel sink and drainer with chrome finish mixer tap	✓
Stainless steel splashback to rear of hob	✓
Single or double electric oven and gas hob (stainless steel finish)**	✓
Integrated extractor hood	✓
Plumbing for built-in dishwasher & washing machine	✓
Double socket with USB port to kitchen	✓
Space for tall fridge freezer housing unit	✓
Bathrooms, en suites, utility and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Thermostatic shower to en-suite†	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Central heating/hot water system	
Fully programmable gas fired combination boiler providing central heating & hot water**	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder**	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Power, lighting, TV & communications	
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital tv aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage†	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable
 ** = Dependant on house style - please refer to your Sales Executive

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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.

Specification of our houses

Finishing touches

White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓

External features

For details of brick, render and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
Front garden turfed or shrub planted (season permitting) [†]	✓
Vertical high board fencing to rear garden [†]	✓
Driveways finished in Tarmac or block paving [†]	✓
External tap	✓
Traditional construction with insulated ground floor, cavity walls and roof space	✓

Entrance doors & windows

White PVCu windows, French doors [†] c/w double glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓

NHBC 10 year warranty

NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable
 ** = Dependant on house style - please refer to your Sales Executive

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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.

Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ [View the site plan](#)



The Manford

4 BEDROOM HOME, TOTAL 1,383 sq ft / 128.5m²



GROUND FLOOR

Lounge

3.89m × 4.76m 15' 8" × 12' 9"

Kitchen/Dining

8.13m × 2.91m 26' 8" × 9' 7"

Study

2.62m × 2.11m 8' 7" × 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.89m × 3.72m 12' 9" × 12' 3"

Bedroom 2 max.

3.10m × 4.03m 10' 2" × 13' 3"

Bedroom 3 max.

3.04m × 3.67m 10' 0" × 12' 11"

Bedroom 4 max.

2.76m × 3.98m 9' 11" × 13' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Coltham

4 BEDROOM HOME, TOTAL 1,256 sq ft / 116.7m²



GROUND FLOOR

Lounge max.

3.85m × 4.54m

12' 8" × 14' 11"

Kitchen/Dining

5.39m × 2.88m

17' 9" × 9' 6"



FIRST FLOOR

Bedroom 1 max.

3.85m × 3.11m

12' 8" × 10' 3"

Bedroom 2

3.67m × 3.16m

12' 1" × 10' 5"

Bedroom 3

3.33m × 3.41m

10' 11" × 11' 3"

Bedroom 4

2.58m × 2.93m

8' 6" × 9' 7"



[Discover more about this home](#)



[View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Corsham

4 BEDROOM HOME, TOTAL 1,254 sq ft / 116.5m²



GROUND FLOOR

Kitchen

2.92m × 3.39m 9' 7" × 11' 2"

Dining

2.92m × 3.18m 9' 7" × 10' 5"

Lounge

3.38m × 4.17m 11' 1" × 13' 8"



FIRST FLOOR

Bedroom 1

3.97m × 3.39m 13' 0" × 11' 2"

Bedroom 2

3.59m × 3.43m 11' 10" × 11' 3"

Bedroom 3

2.65m × 3.39m 8' 9" × 11' 2"

Bedroom 4

3.66m × 3.43m 12' 0" × 11' 3"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Midford

4 BEDROOM HOME, TOTAL 1,179 sq ft / 109.53m²



GROUND FLOOR

Lounge

3.64m × 4.44m 12' 0" × 14' 7"

Kitchen/Dining

5.73m × 3.42m 18' 10" × 11' 3"



FIRST FLOOR

Bedroom 1

3.26m × 3.61m 10' 8" × 11' 10"

Bedroom 2

2.83m × 3.54m 9' 4" × 11' 8"

Bedroom 3 min.

2.84m × 2.53m 9' 4" × 8' 4"

Bedroom 4

2.38m × 2.23m 7' 10" × 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Colton

3 BEDROOM HOME, TOTAL 1,189 sq ft / 110.46m²



GROUND FLOOR

Lounge/Dining

4.72m × 3.28m 15' 7" × 10' 9"

Kitchen min.

2.56m × 3.44m 8' 5" × 11' 4"

FIRST FLOOR

Bedroom 2 max.

4.79m × 3.08m 15' 9" × 10' 2"

Bedroom 3

2.58m × 2.94m 8' 6" × 9' 8"

SECOND FLOOR

Bedroom 1 max.

3.72m × 5.19m 12' 3" × 20' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Amersham

3 BEDROOM HOME, TOTAL 988 sq ft / 91.81m²



GROUND FLOOR

Lounge max.
3.51m × 3.97m 11' 6" × 13' 0"

Kitchen
4.39m × 2.88m 14' 5" × 9' 6"



FIRST FLOOR

Bedroom 1
3.21m × 4.22m 10' 6" × 13' 10"

Bedroom 2 max.
4.36m × 3.03m 14' 4" × 10' 0"

Bedroom 3 max.
2.90m × 2.89m 9' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Easedale

3 BEDROOM HOME, TOTAL 930 sq ft / 86.36m²



GROUND FLOOR

Lounge

3.03m × 5.09m 10' 0" × 16' 9"

Kitchen/Dining

2.92m × 5.06m 9' 7" × 16' 7"



FIRST FLOOR

Bedroom 1

3.07m × 3.78m 10' 1" × 12' 5"

Bedroom 2

2.96m × 2.87m 9' 9" × 9' 5"

Bedroom 3

2.96m × 2.14m 9' 9" × 7' 0"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Gosford

3 BEDROOM HOME, TOTAL 874 sq ft / 169.60m²



GROUND FLOOR

Lounge max.
3.70m × 4.27m 12' 2" × 14' 0"

Kitchen/Dining
4.74m × 2.88m 15' 7" × 9' 6"



FIRST FLOOR

Bedroom 1 min.
2.99m × 2.84m 9' 10" × 9' 4"

Bedroom 2
2.65m × 3.31m 8' 9" × 10' 11"

Bedroom 3 max.
2.03m × 3.56m 6' 8" × 11' 8"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Byford

3 BEDROOM HOME, TOTAL 985 sq ft / 91.52m²



GROUND FLOOR

Lounge max.
3.97m x 4.25m 13' 0" x 14' 0"

Kitchen/Dining
5.04m x 2.88m 16' 7" x 9' 6"



FIRST FLOOR

Bedroom 1 max.
3.97m x 3.00m 13' 0" x 9' 10"

Bedroom 2
2.81m x 2.58m 9' 3" x 8' 6"

Bedroom 3
2.13m x 3.92m 7' 0" x 12' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Ashenford

2 BEDROOM HOME, TOTAL 778 sq ft / 72.37m²



GROUND FLOOR

Lounge/Dining

4.29m × 4.03m 14' 12" × 13' 3"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1

4.33m × 3.28m 14' 3" × 10' 9"

Bedroom 2 min.

3.21m × 2.52m 10' 7" × 8' 3"



[View development](#)



[View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023



The Canford

2 BEDROOM HOME, TOTAL 696 sq ft / 64.73m²



GROUND FLOOR

Lounge/Dining max.

3.96m x 4.74m 13' 0" x 15' 7"

Kitchen

1.84m x 3.03m 6' 11" x 9' 11"



FIRST FLOOR

Bedroom 1

3.96m x 3.09m 13' 0" x 10' 2"

Bedroom 2 max.

4.03m x 2.56m 9' 8" x 8' 5"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 77884 / August 2023

Ways to buy

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.



First time buyer?

 Here's how we can help

Existing home owner?

 Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01642 927 791**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



HARTBURN GRANGE Yarm Back Lane, Stockton on Tees, TS21 1AU

CONTACT US ON 01642 927 791

Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details.