

**Taylor
Wimpey**

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WHITACRES







HAMBLETON | SELBY

Get to know
WHITACRES




HAMBLETON | SELBY

Whitacres is a stunning collection of 3 and 4 bedroom homes in the pretty North Yorkshire countryside.


4 BEDROOM HOMES

-  **The Langdale**
4 bedroom home
Plot: 31
-  **The Haddenham**
4 bedroom home
Plots: 1, 4, 16, 30, 41, 43, 49, 78, 85, 97, 110, 112 & 115
-  **The Shelford**
4 bedroom home
Plots: 29, 84, 87, 89, 95 & 98†
-  **The Eynsham**
4 bedroom home
Plots: 15, 42, 47, 86, 107 & 114
-  **The Downham**
4 bedroom home
Plots: 14†, 17†, 40, 46, 53, 79, 88†, 90, 108, 109 & 113
-  **The Milford**
4 bedroom home
Plots: 6†, 13, 20, 32, 39, 52, 54†, 69, 77, 91 & 99

3 BEDROOM HOMES

-  **The Alton**
3 bedroom home
Plots: 7-10, 81 & 82
-  **The Aldenham**
3 bedroom home
Plots: 5, 18, 19, 48, 80, 83, 96, 106 & 111
-  **The Bellerby**
3 bedroom home
Plots: 2, 3, 11, 12, 21, 22, 25, 26, 33-38, 44, 45, 50, 51, 55-59, 62-68, 70-72, 75, 76, 92-94, 100-103

2 BEDROOM HOMES

-  **The Cotterdale**
2 bedroom home
Plots: 24, 23, 27, 28, 60, 61, 73, 74, 104 & 105

† = Special variation
af/r = Affordable rented homes
af/so = Affordable shared ownership
> = Integral garage
BCP = Bin collection point



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. TWNY 52067/April 2019

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THE BELLERBY

3 BEDROOM HOME



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THE BELLERBY

The 3 bedroom Bellerby will appeal to both first-time buyers and families looking for a little extra space. A large kitchen/dining room opens through French doors to the private rear garden. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could also provide a dedicated work space or play room.

TOTAL 90.02 sq. m. / 969 sq. ft.

GROUND FLOOR



Living Room max 5.26m x 3.66m 17' 3" x 12' 0"

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

FIRST FLOOR



Master Bedroom 3.83m x 2.96m 12' 7" x 9' 9"

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

Bedroom 3 max 4.11m x 2.00m 13' 6" x 6' 7"

Bathroom 2.03m x 1.70m 6' 8" x 5' 7"

 **Plots:** 2, 3, 11, 12, 21, 22, 25, 35, 26, 33–38, 44, 45, 50, 51, 65–68, 75, 76, 92–94, 100–101

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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 living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

TOTAL 89.83 sq. m. / 967 sq. ft.

GROUND FLOOR



Kitchen	3.00m × 2.95m	9'10" × 9'8"
Dining Room max	3.10m × 2.62m	10'2" × 8'7"
Living Room max	4.32m × 3.18m	14'2" × 10'5"

FIRST FLOOR



Master Bedroom max	4.10m × 3.17m	13'6" × 10'5"
Bedroom 2 max	3.57m × 2.99m	11'9" × 9'10"
Bedroom 3 max	2.99m × 2.67m	9'10" × 8'9"
Bathroom	2.08m × 1.96m	6'10" × 6'5"

 **Plots:** 5, 18, 19, 48, 80, 83, 96, 106 & 111

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THE MILFORD

4 BEDROOM HOME



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THE MILFORD

Families or couples looking for practical and generous living space will find all they need in the 4 bedroom Milford. A spacious kitchen/dining room leads through French doors to the rear garden, which makes al fresco dining easy, whilst a handy utility room provides a useful space for laundry. A separate lounge, a guest cloakroom and an under stairs cupboard complete the ground floor. The en suite master bedroom is found upstairs, along with three further bedrooms and a family bathroom.

TOTAL 109.81 sq. m. / 1182 sq. ft.

GROUND FLOOR



*Bay window to plots 6 & 69 only.

Kitchen/Dining Area 5.71m x 3.38m 18' 9" x 11' 1"

Living Room *min* 4.49m x 3.62m 14' 9" x 11' 11"

FIRST FLOOR



Master Bedroom 3.61m x 3.27m 11' 10" x 10' 9"

Bedroom 2 3.53m x 2.81m 11' 7" x 9' 3"

Bedroom 3 *min* 2.81m x 2.52m 9' 3" x 8' 3"

Bedroom 4 2.35m x 2.23m 7' 9" x 7' 4"

Bathroom 2.02m x 1.70m 6' 8" x 5' 7"



Plots: 6, 13, 20, 32, 39, 52, 54, 69, 77, 91 & 99

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THE DOWNHAM

4 BEDROOM HOME

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THE DOWNHAM

The Downham is a four bedroom home which is perfect for growing families. It features an open plan kitchen with family/dining area leading through French doors to the rear garden, a spacious living room with bay window overlooking the front of the home and a cloakroom. Upstairs you will find three double bedrooms, one with an en suite shower room, a further bedroom and a stylish family bathroom.

TOTAL 115.57 sq. m. / 1244 sq. ft.

GROUND FLOOR



Living Room	4.80m x 3.18m	15' 9" x 10' 5"
Kitchen	2.98m x 2.89m	9' 10" x 9' 6"
Family/Dining Area	5.04m x 2.98m	16' 7" x 9' 10"

FIRST FLOOR



Bedroom 1	4.30m x 3.03m	14' 1" x 10' 0"
Bedroom 2 max	3.51m x 3.28m	11' 6" x 10' 9"
Bedroom 3	3.55m x 3.03m	11' 8" x 10' 0"
Bedroom 4	2.62m x 2.53m	8' 7" x 8' 4"
Bathroom	2.55m x 2.10m	8' 4" x 6' 11"



Plots: 14, 17, 40, 46, 53, 79, 88, 90, 108, 109 & 113

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THE EYNESHAM

4 BEDROOM HOME



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THE EYNSHAM

The Eynsham is a four bedroom property which offers spacious living areas, making it ideal for family life. The entrance hallway leads to a generous living room which overlooks the front of the home and features double doors leading to the dining room. There is also a fitted kitchen with family/breakfast area. Upstairs, there are four double bedrooms, two with en suite shower rooms as well as a stylish family bathroom.

TOTAL 123.93 sq. m. / 1334 sq. ft.

GROUND FLOOR



Living Room	5.59m x 3.32m	18' 4" x 10' 11"
Kitchen	2.89m x 2.98m	9' 6" x 9' 10"
Breakfast Area	2.98m x 2.60m	9' 9" x 8' 7"
Dining Room	2.98m x 2.96m	9' 10" x 9' 9"

FIRST FLOOR



Bedroom 1 max	4.59m x 3.38m	15' 1" x 11' 1"
Bedroom 2 max	4.16m x 2.90m	13' 8" x 9' 6"
Bedroom 3	3.13m x 2.70m	10' 3" x 8' 10"
Bedroom 4	3.13m x 2.58m	10' 4" x 8' 5"
Bathroom	2.72m x 1.88m	8' 11" x 6' 2"

 **Plots:** 15, 42, 47, 86, 107 & 114

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a four bedroom home which provides flexible living areas, making it ideal for families. The entrance hallway leads to a generous living room with bay window overlooking the front of the home. The kitchen/dining area features French doors leading to the garden and there is a separate study. Upstairs, bedroom 1 has an en suite shower room and there are three further bedrooms and a family bathroom.

TOTAL 128.08 sq. m. / 1378 sq. ft.

GROUND FLOOR



Kitchen/Dining <i>max</i>	8.10m × 3.24m	26' 7" × 10' 8"
Study	2.61m × 2.10m	8' 7" × 6' 11"
Living Room	4.74m × 3.88m	15' 7" × 12' 9"

FIRST FLOOR



Master Bedroom <i>max</i>	3.88m × 3.76m	12' 9" × 12' 4"
Bedroom 2 <i>max</i>	4.22m × 3.07m	13' 10" × 10' 1"
Bedroom 3 <i>max</i>	3.43m × 3.09m	11' 3" × 10' 2"
Bedroom 4 <i>max</i>	3.89m × 2.75m	12' 9" × 9' 0"
Bathroom	2.07m × 1.90m	6' 10" × 6' 3"



Plots: 29, 84, 87, 89, 95 & 98

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THE HADDENHAM

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THE HADDENHAM

The Haddenham is a four bedroom home ideal for family living. The entrance hallway leads to a generous living room with bay window overlooking the front of the home. The kitchen with dining area features French doors leading to the garden and a utility room for added convenience. Upstairs, there are four double bedrooms, two with en suite shower rooms, as well as a stylish family bathroom.

TOTAL 135.63 sq. m. / 1460 sq. ft.

GROUND FLOOR



Living Room <i>max</i>	5.93m × 3.44m	19' 6" × 11' 3"
Kitchen	3.90m × 3.00m	12' 10" × 9' 10"
Dining Area	3.34m × 3.30m	10' 11" × 10' 10"
Utility	3.30m × 1.73m	10' 10" × 5' 8"

FIRST FLOOR



Bedroom 1 <i>max</i>	4.66m × 3.50m	15' 3" × 11' 6"
Bedroom 2 <i>max</i>	4.05m × 3.82m	13' 4" × 12' 7"
Bedroom 3	3.27m × 3.23m	10' 9" × 10' 7"
Bedroom 4	3.23m × 2.78m	10' 7" × 9' 2"
Bathroom	3.22m × 1.93m	10' 7" × 6' 4"



Plots: 1, 4, 16, 30, 41, 43, 49, 78, 85, 97, 110, 112 & 115

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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark purple, serif font.

THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The Langdale is a four bedroom property which has been designed to offer extra space for growing families. The entrance hallway leads to a generous living room with French doors leading to the garden. The kitchen with breakfast/family area is ideal for everyday life and there is a separate dining room for entertaining. Upstairs, bedroom 1 features an en suite shower room and there are three further bedrooms plus a family bathroom.

TOTAL 142.14 sq. m. / 1530 sq. ft.

GROUND FLOOR



Living Room	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Breakfast/Family Area	6.82m x 3.44m	22' 5" x 11' 3"
Dining Room	3.41m x 3.05m	11' 2" x 10' 0"

FIRST FLOOR



Bedroom 1 max	6.07m x 3.44m	19' 11" x 11' 3"
Bedroom 2	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3	3.05m x 2.94m	10' 0" x 9' 8"
Bedroom 4	3.48m x 2.68m	11' 5" x 8' 10"
Bathroom	2.33m x 1.93m	7' 8" x 6' 4"

 **Plot: 31**

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THE ALTON

3 BEDROOM HOME



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THE ALTON

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

TOTAL 100.79 sq. m. / 1085 sq. ft.

GROUND FLOOR



Living Room	4.23m × 3.49m	13' 11" × 11' 6"
Kitchen/Dining Area <i>max</i>	5.26m × 3.20m	17' 3" × 10' 6"

FIRST FLOOR



Bedroom 2 <i>max</i>	4.24m × 3.49m	13' 11" × 11' 6"
Bedroom 3	3.28m × 2.17m	10' 9" × 7' 1"
Bathroom	2.16m × 1.89m	7' 1" × 16' 2"

SECOND FLOOR



Bedroom 1 <i>max</i>	6.56m × 3.11m	21' 7" × 10' 3"
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 **Plots:** 7–10, 81 & 82

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WHITACRES. A VERY SPECIAL PLACE TO BE

A warm welcome to Whitacres.

Whitacres is a stunning collection of 3 and 4 bedroom homes in the pretty North Yorkshire countryside. With everyday amenities close by, this fantastic development offers the best of both worlds for a wide range of home-buyers.

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.



LIFE IN HAMBLETON

Set within the village of Hambleton, Whitacres offers relaxed rural living with big city connections. A variety of local shops, cafes and pubs are close to home, whilst nearby Leeds and York will leave you feeling spoilt for choice when it come to arts, history, culture and entertainment. Barlow Nature Reserve and the Skylark Centre are perfect for nature lovers, and Summit Indoor Adventure has something to keep every member of the family entertained with indoor skiing, boarding, climbing, bowling and adventure play.



Historic York.



York Chocolate Story.



Town Hall.

THE PERFECT PLACE TO BE

With both York and Leeds around a 30 minute drive away, some of the countries leading attractions are right on your doorstep at Whitacres. Hambleton is also the perfect spot for commuters, with both the M1 and M62 a short drive away. Selby railway station is just six miles away, and offers direct services to Leeds, York and Sheffield.



Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps

York Minster.



Railway Museum.



Country walks.



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 and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



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