



# Welcome to Gillingham Lakes, Dorset

**Taylor**  
**Wimpey**



**Join us at our Open House  
Event on 16th July and let  
us take care of it**

**Ever wanted to know more about buying a new home?**

**Visit our developments and experience  
what life could be like.**

Wander around our developments at your own pace, and discover different elements of the home buying journey. You can explore our beautiful show homes and newly completed plots, speak to an Independent Financial Advisor for free mortgage advice, or find out how to make your home your own with our optional upgrades.



# Find the deal for you at our Open House Event

Join us on 16th July 2023 at our Open House Event to save up to £21,750 on your new home with event-exclusive tailored incentives\*. Speak to our Sales Executives to see how you could benefit from our moving packages! Let us take care of it.

## Choose your incentive

### Mortgage Contribution

We could contribute up to £12,000 towards your mortgage<sup>†</sup>. We want to help you secure your dream home and take some of the financial pressure away in the current economic climate. That's why we're offering to contribute up to £12,000 towards your mortgage repayments on a new home, which could reduce your monthly mortgage payments by up to £500 a month over two years.



### Easymover

You could provisionally reserve a new Taylor Wimpey home – even if you haven't sold your existing property! Plus, that's not all. With Easymover<sup>‡</sup>, we'll make your house move as stress-free as possible. We'll liaise with your estate agent on your behalf, we'll pay their fees, and we'll manage the whole house-selling process – making your life so much easier!

### Part Exchange

When you buy a new home using our Part Exchange scheme<sup>§</sup>, we'll offer to buy your existing property from you at a price we agree with you based on two independent valuations. You'll avoid all the stress of putting your house on the market, managing and paying for estate agents, and worrying about house-buying chains!

### Deposit Top-Up

With Deposit Top-Up, we could help you move into your new home with a larger deposit. Put down a 10% deposit, and we'll top it up by 5%, helping you secure your dream home.\*\*

### Key Worker discount

As a thank you for their ongoing heroic efforts, we are pleased to offer Key Workers<sup>††</sup> a special discount, up to the value of £15,000, off the purchase price of a new home.

The scheme is exclusively available to Key Workers and is available at many of our developments.

### Stamp Duty Paid

With Stamp Duty paid, moving could be a lot easier than you thought! Reserve over the weekend and enjoy having your stamp duty paid by us upon completion!<sup>‡‡</sup>



## Meet the team

Our friendly Sales Executives are on hand to answer any questions you may have. They can talk you through each stage of the buying process and how they can help make the process as smooth as possible.



## Wander around the development

Our developments are open and ready for you to walk around. Each development has been carefully considered with a bespoke layout including green space and some also feature a children's play area.



## View our show homes

Kickstart your buying process by getting inspired by our beautiful show homes. Picture yourself cosying up on the sofa, cooking up a storm in the kitchen, or relaxing in the bath after a long day. The show homes also give you an idea of the finishes of the homes and the range of upgrades available.





## Explore the homes ready to move into

Take a look at our completed houses which could be ideal for a quick move. These are perfect if you're looking to get moving quickly.



Typical Taylor Wimpey street scene

## Independent Financial Advisors on hand

If you're curious about current mortgage rates or if you're ready to talk about your financial situation, why not speak to our Independent Financial Advisor who can provide guidance.



## Interior design options

Our team can provide an options demonstration to help you understand how you can personalise your home.



## Moving packages available

Speak to our team who will talk you through the buying schemes available to assist you in moving to a new home.

# Did you know?



1. While interest rates may seem high, that's only because they have risen from a historic low. The current interest rate (4%) is lower than it was in 2007 (5.75%) and significantly lower than its peak in 1989 (14.88%).

Source: <https://www.bankofengland.co.uk/boeapps/database/Bank-Rate.asp> (2 March 2023)

2. If you're struggling to save for a deposit, we'll top it up. If you provide a 10% deposit, we'll add an extra 5%<sup>s</sup>, meaning you could get an 85% LTV mortgage.



3. We have a range of moving packages available, so you could be packing your bags sooner than you thought! Speak to a Sales Executive for more information.



4. With rental price growth at its highest since records began, buying now could be a cheaper option.



5. Taylor Wimpey homes are built using modern methods of construction and with sustainability in mind. This means numerous energy saving features have been incorporated, our homes are energy efficient and have high EPC ratings, meaning you could save money on your energy bills.





# Did you know?



**6.** We're here to support you, every step of the way. From the first time you visit us our friendly sales team will make you feel at home. Passionate about the development and the community we are building they are dedicated to making sure you have the best experience from start to finish.

**8.** By reserving early you can personalise your new home. Buying a new home is such an exciting time, and you can get creative and put your stamp on a truly blank canvas before you move in. You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste.

**7.** You'll have a Taylor Wimpey warranty for 2 years from date of legal completion, plus an NHBC warranty against structural defects for a 10-year period following the date of build completion.



**9.** From the external features to the finishing touches, every detail is designed with our customers in mind. While you'll have the choice to upgrade some of our standard offerings, all of our homes are fitted with a range of high quality features at no extra cost to you.

*Let us take care of it.*

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. Information is correct at the time of going to print. Please speak to your Sales Executive for further details. Normal Taylor Wimpey terms and conditions apply. Images used for illustrative purposes only. Images may include optional upgrades at additional cost. \* Tailored incentives – Terms and conditions apply. Available on selected plots and developments only. Not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for further details. †Mortgage Contribution/Subsidy – Terms and conditions apply. Offer available on selected plots only, subject to contract and status. Please speak to a Sales Executive for more details. ‡Easymover – Terms and conditions apply. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. Please speak to a Sales Executive for more details of this scheme. §Part Exchange – Terms and conditions apply. Offer available on selected plots only. Your existing home cannot exceed 70% of the value of the new home. It is not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for more details of this scheme. ¶Deposit Top-Up – Offer available on selected plots only, subject to contract and status. Offer is to contribute up to a 5% deposit of the purchase price of the new home you buy from us, payable at the time of completion to your legal advisors dealing with the purchase. Offer only applies if you put down a deposit of at least 10%. We then top up the difference between your deposit and a 15% deposit. Offer does not apply if you put down a deposit of 15% or more. Offer may require reservation and exchange to have taken place by particular dates, which may vary for different plots. Offer may be withdrawn at any time prior to reservation of the relevant plot. Offer cannot be used in conjunction with any other offer. Offer is subject to your lender's criteria and may reduce the equity to mortgage ratio. Offer may not be accepted by some lenders or may lead to refusal to provide a mortgage based on your circumstances. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Our usual reservations and sales terms and conditions apply. Please speak to one of our Sales Executives for more details. \*\*Key Worker discount – This offer is exclusive to key workers when you reserve in 2023. Please speak to a member of our Sales Team for more information. The value of options already fitted will be taken off the agreed value of this offer. T&C's apply, subject to availability. Taylor Wimpey reserves the right to refuse or withdraw this offer at any time. Information is correct at the time of going to broadcast. ††Stamp Duty Contribution – Terms and conditions apply. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for further details. For more information on SDLT and residential property rates please visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>. July 2023.



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