

**Taylor  
Wimpey**

*Find your way around*

# NEWTON FARM PHASE 2I

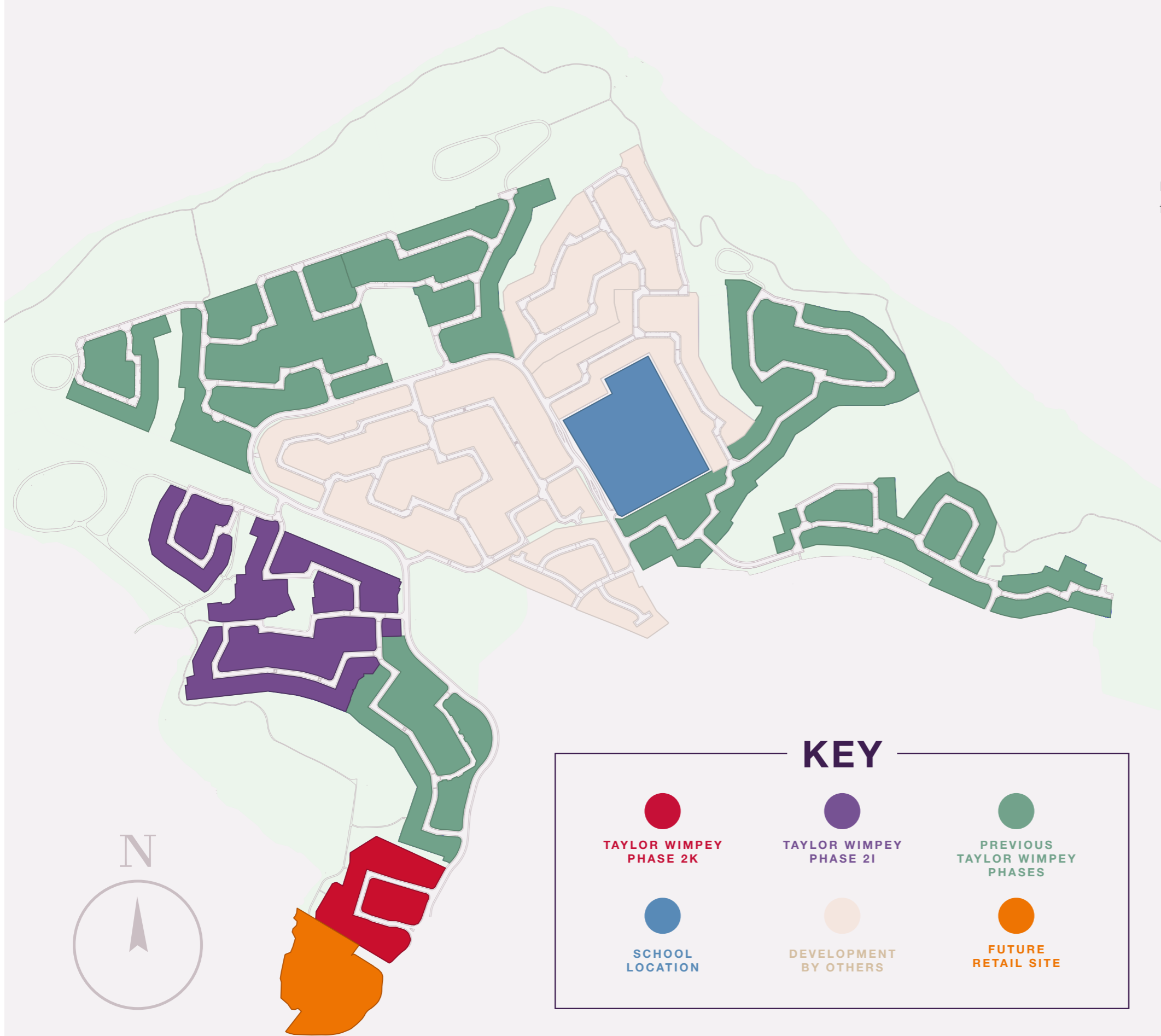
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CAMBUSLANG | SOUTH LANARKSHIRE

# NEWTON FARM

## MASTERPLAN

Here you'll find an impressive choice of two, three and four bedroom homes waiting for you off Greyline Avenue in Cambuslang. Located on the edge of the River Clyde, Newton Farm forms part of a multi-million pound development which benefits from two new primary schools, local community and sports facilities, playparks and cycleways. It's a special place to live, work and enjoy life.



### KEY

 TAYLOR WIMPEY  
PHASE 2K

 TAYLOR WIMPEY  
PHASE 2I

 PREVIOUS  
TAYLOR WIMPEY  
PHASES

 SCHOOL  
LOCATION

 DEVELOPMENT  
BY OTHERS

 FUTURE  
RETAIL SITE



#### Development Design

As part of the wider masterplan to build over 2,000 homes, Newton Farm is designed in line with the Scottish Government's Designing Streets principles to put pedestrians and cyclists first, to help encourage their use as social and play spaces.



#### Community Contributions

We will make significant contributions towards providing local education capacity including the delivery of two new primary schools, as well as upgrades to the River Clyde walkway.



#### Open Space

Newton Farm will benefit from four new play areas, and there is plenty of green space from the existing mature landscape around the development which is perfect for making the most of the outdoors.



#### Local Amenities

You'll find a great selection of shops, cafes and restaurants in Cambuslang. Newton Farm also has excellent transport links to Glasgow. The M74 is just 4 miles away and Newton train station is a short walk from the development and can take you into Glasgow Central in under 20 minutes, which is ideal for commuters.



Get to know

# NEWTON FARM

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## 2 BEDROOM HOMES



### The Andrew

2 bedroom home

**Plots:** 216, 217, 225, 226, 230, 231, 243, 244, 250, 251, 257, 258, 267, 268, 270, 271, 277, 278, 284, 285, 299, 300, 304, 305, 308, 309, 324, 325, 337, 341, 342, 345, 346, 351, 352, 356, 357, 374, 375, 378, 379, 380, 381, 390, 391

## 3 BEDROOM HOMES



### The Baxter

3 bedroom home

**Plots:** 208, 209, 215, 234, 235, 236, 237, 245, 246, 248\*, 264\*, 265, 269, 272, 279\*, 288, 289, 306\*, 307, 315\*, 326, 327, 343\*, 344, 354\*, 360, 361, 363, 364, 370, 371\*, 372\*, 373, 400, 401, 405, 406\*



### The Blair

3 bedroom home

**Plots:** 201, 202, 204, 205, 210, 211, 232, 233, 241, 242, 247, 280, 290, 291, 298, 301, 316, 328, 329, 336, 338, 340, 353, 358, 359, 368, 385, 386, 397, 411



### The Boswell

3 bedroom home

**Plots:** 339, 369, 396, 412



### The Chalmers

3 bedroom home

**Plots:** 206, 207, 219, 220, 227, 228, 259, 260, 282, 283, 295, 296, 311, 312, 334, 335, 348, 349, 365, 366, 376, 377, 407, 408, 413, 414

## 4 BEDROOM HOMES



### The Drummond

4 bedroom home

**Plots:** 203, 252, 263, 275, 286, 302, 303, 310, 314, 317, 320, 323, 350, 362, 382, 395, 398, 403, 410



### The Fraser

4 bedroom home

**Plots:** 212, 221, 224, 238, 249, 255, 261, 281, 292, 297, 313, 321, 330, 333, 355, 367, 384, 392, 402, 409



### The Geddes

4 bedroom home

**Plot:** 213, 218, 222, 229, 240, 253, 256, 262, 273, 276, 287, 294, 319, 322, 332, 347, 383, 387, 389, 393, 399



### The Maxwell

4 bedroom home

**Plots:** 214, 223, 239, 254, 266, 274, 293, 318, 331, 388, 394, 404

\* Dual Frontage Plots. Please speak with our Sales Executives for more information

All information is correct at time of print. 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. RB13796 / April 2021





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# RESERVATION PROCESS

A handy step by step guide on how to reserve a  
Taylor Wimpey home at Newton Farm.

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1

### Pre-qualify for a mortgage

You can get an Agreement In Principle from any broker/lender you choose, or use one of our Independent Financial Advisors in order to get onto the waitlist. The details for both advisors working with the team at Newton Farm are provided for your convenience - The New Homes Group: 01786347642 or First Mortgages: 07730145984.



2

### Identification

Before we can book the reservation, you will need to provide us with 2 forms of identification - proof of name and proof of address. The different types of ID that we will accept are; passport and driving licence; passport OR driving licence and utility bill; P60 or Mortgage Statement.



3

### Get in touch

When you have chosen the new home you are interested in at the development, just let our sales executive know which home you are interested in by sending an email with your contact information to [Newton.Farm@taylorwimpey.com](mailto:Newton.Farm@taylorwimpey.com)



4

### We'll contact you

We will then contact you to find out what your specific requirements are, and check that you have been financially qualified before confirming with you that we should add you to the waiting list for that home.



5

### Property Release

When a property is released for sale, our sales executive will call the first customer who is in the best position to purchase to confirm if they would still like to proceed. Any customer contacted by our sales executives about a plot of interest will have 24 hours to confirm if they would like to proceed.



6

### Release for general sale

New homes for sale will only be published on our website when all customers on the waiting list for a particular home have been contacted, and if the plot remains available.

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## THE ANDREW

2 BEDROOM HOME

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# THE ANDREW

The two bedroom Andrew offers a stylish and practical place to call home. The welcoming central hall of the Andrew leads to a contemporary kitchen that overlooks the front garden. There's also a handy downstairs WC as well as a hall storage cupboard. The living room/dining area includes French doors to the rear garden making this a great space for entertaining or relaxing. Upstairs there are two well-proportioned bedrooms as well as a family bathroom.

## GROUND FLOOR



## FIRST FLOOR



<b>Kitchen</b>	2.06m x 3.30m	6' 9" x 10' 10"
<b>Living Room/Dining Area</b>	4.02m x 3.54m	13' 2" x 11' 8"
<b>WC</b>	1.80m x 1.22m	5' 11" x 4' 0"

<b>Bedroom 1</b>	4.02m x 3.59m	13' 2" x 11' 9"
<b>Bedroom 2 (max)</b>	4.02m x 2.40m	13' 2" x 7' 11"
<b>Bathroom (over bath)</b>	1.77m x 2.10m	5' 10" x 6' 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.

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# THE BAXTER

3 BEDROOM HOME

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# THE BAXTER

The three bedroom Baxter offers a practical layout that will appeal to a wide range of buyers. This is a great family home offering three well-proportioned bedrooms upstairs as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room/dining area overlooking the rear garden, plus there is great storage in the hall and in the living room, as well as a downstairs WC and contemporary kitchen.

## GROUND FLOOR



## FIRST FLOOR



<b>Kitchen</b> (max.)	2.39m x 2.77m	7' 10" x 9' 1"
<b>Living Room/Dining Area</b> (max.)	4.58m x 4.10m	15' 0" x 13' 5"
<b>WC</b>	2.39m x 1.17m	7' 10" x 3' 10"

<b>Bedroom 1</b> (max.)	4.58m x 3.64m	15' 0" x 11' 11"
<b>Bedroom 2</b> (max.)	2.59m x 3.33m	8' 6" x 10' 11"
<b>Bedroom 3</b> (max.)	1.92m x 3.33m	6' 4" x 10' 11"
<b>Bathroom</b> (over bath)	1.81m x 2.00m	5' 11" x 6' 7"

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# THE BLAIR

3 BEDROOM HOME



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# THE BLAIR

The Blair is a stylish home offering a great layout that is ideal for first-time buyers or young families. With a practical layout that offers three well-proportioned bedrooms upstairs including bedroom one with an en suite shower, and two further bedrooms as well as a family bathroom. Downstairs there is plenty of space for the family to relax in the living room and the kitchen/dining area overlooks the rear garden. You'll find a generous storage cupboard off the kitchen/dining area, plus there is a convenient downstairs WC.

## GROUND FLOOR



## FIRST FLOOR



<b>Kitchen/Dining Area</b> (max.)	5.10m x 2.77m	16' 9" x 9' 1"
<b>Living Room</b>	3.18m x 4.10m	10' 5" x 13' 5"
<b>WC</b>	2.22m x 1.17m	7' 3" x 3' 10"

<b>Bedroom 1</b> (max.)	4.01m x 3.64m	13' 2" x 11' 11"
<b>Bedroom 2</b> (max.)	2.88m x 3.33m	9' 6" x 10' 11"
<b>Bedroom 3</b>	2.19m x 3.33m	7' 2" x 10' 11"
<b>Bathroom</b> (over bath)	1.81m x 2.00m	5' 11" x 6' 7"
<b>En suite</b> (over shower)	1.73m x 2.02m	5' 8" x 6' 8"

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# THE BOSWELL

3 BEDROOM HOME



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# THE BOSWELL

The Boswell is a stylish home with a practical layout that offers three well-proportioned bedrooms including bedroom one with an en suite, and two further bedrooms and a family bathroom. Downstairs there is plenty of space to relax with a generous living room that extends the full width of this home, plus French doors to the rear garden make this a light and bright space. The practicalities of a fully-fitted kitchen add to the overall appeal of this home.

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	4.58m x 2.98m	15' 0" x 9' 9"
<b>Living Room</b>	4.63m x 3.17m	15' 2" x 10' 5"
<b>WC</b>	1.82m x 1.10m	6' 0" x 3' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	3.33m x 3.21m	10' 11" x 10' 6"
<b>Bedroom 2</b>	2.61m x 3.03m	8' 7" x 9' 11"
<b>Bedroom 3</b>	1.94m x 3.03m	6' 4" x 9' 11"
<b>Bathroom</b>	1.83m x 1.99m	6' 0" x 6' 6"
<b>En suite</b>	1.83m x 2.43m	6' 0" x 8' 0"

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## THE CHALMERS

3 BEDROOM HOME

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A modern three-bedroom house with a garage and solar panels on the roof. The house features a mix of light grey and tan brickwork. It has a gabled roof with solar panels, a large front window, and a garage door. A silver car is parked in the driveway, and a young tree is planted in the front garden. The house is set on a paved area with a brick-paved driveway.

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# THE CHALMERS

The three bedroom Chalmers offers a practical and stylish family home with a convenient layout for contemporary living. The living room and dining area combine to create a great space to relax or entertain in and, along with the separate contemporary kitchen, these rooms offer access to the rear garden to maximise your outdoor space. The downstairs WC and hall storage cupboard add to the practical features of this home. Upstairs there are three bedrooms including bedroom one with an en suite shower room as well as a separate family bathroom.

## GROUND FLOOR



<b>Kitchen</b> (max.)	2.68m x 3.56m	8' 10" x 11' 8"
<b>Living Room/Dining Area</b>	3.87m x 5.47m	12' 9" x 18' 0"
<b>WC</b> (max.)	1.73m x 2.13m	5' 8" x 7' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.55m x 3.65m	11' 8" x 12' 0"
<b>Bedroom 2</b>	3.04m x 3.65m	10' 0" x 12' 0"
<b>Bedroom 3</b> (max.)	3.76m x 3.05m	12' 4" x 10' 0"
<b>Bathroom</b> (over bath)	2.83m x 2.03m	9' 4" x 6' 8"
<b>En suite</b> (over shower)	2.44m x 1.84m	8' 0" x 6' 1"

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# THE DRUMMOND

4 BEDROOM HOME



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# THE DRUMMOND

The four bedroom detached Drummond is a great family home with a practical layout. The welcoming central hall leads to a stylish and fully-fitted kitchen/dining area that has French doors to the rear garden. There's also a handy downstairs WC as well as a generous hall storage cupboard. The separate living room overlooks the front garden, and is a great space for entertaining or relaxing. Upstairs there are four well-proportioned bedrooms including bedroom one with an en suite shower room, as well as a practical family bathroom. The Drummond also benefits from a single detached garage.

## GROUND FLOOR



<b>Kitchen</b>	3.07m x 3.80m	10' 1" x 12' 6"
<b>Living Room</b>	3.44m x 4.99m	11' 3" x 16' 4"
<b>Dining Room</b>	3.72m x 3.11m	12' 2" x 10' 3"
<b>WC</b>	1.86m x 1.16m	6' 1" x 3' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	3.97m x 2.72m	13' 0" x 8' 11"
<b>Bedroom 2</b>	2.74m x 3.36m	9' 0" x 11' 0"
<b>Bedroom 3</b>	3.65m x 2.72m	12' 0" x 8' 11"
<b>Bedroom 4</b>	3.07m x 2.06m	10' 1" x 6' 9"
<b>Bathroom</b>	2.15m x 2.02m	7' 1" x 6' 7"
<b>En suite</b>	2.36m x 1.05m	7' 9" x 3' 5"

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# THE FRASER

4 BEDROOM HOME

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# THE FRASER

The stylish four bedroom detached Fraser is a great place to call home. From the generous hallway, the spacious living room is an impressive space to relax, whilst the contemporary open-plan kitchen/dining area is the perfect place to entertain or enjoy meal times. Two large storage areas and a separate WC are helpful and practical additions to this stylish family home. Upstairs there are four bedrooms – including bedroom one with an en suite shower, as well as a separate family bathroom to make everyday life a breeze.

**GROUND FLOOR**



<b>Kitchen/Dining Area</b>	8.02m x 2.66m	26' 4" x 8' 9"
<b>Living Room</b>	3.17m x 5.24m	10' 5" x 17' 2"
<b>WC</b>	2.03m x 1.10m	6' 8" x 3' 6"

**FIRST FLOOR**



<b>Bedroom 1</b>	4.28m x 3.09m	14' 0" x 10' 1"
<b>Bedroom 2</b>	3.18m x 3.58m	10' 5" x 11' 9"
<b>Bedroom 3</b>	3.68m x 2.89m	12' 1" x 9' 6"
<b>Bedroom 4</b>	2.58m x 2.79m	8' 5" x 9' 2"
<b>Bathroom</b>	2.58m x 2.20m	8' 5" x 7' 3"
<b>En suite</b>	2.43m x 1.58m	8' 0" x 5' 2"

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# THE GEDDES

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# THE GEDDES

The four bedroom detached Geddes offers superb family accommodation and kerb appeal. The open-plan kitchen/dining area with French doors that lead to the rear garden is ideal for informal family dining. The separate living room is a great entertaining space. Upstairs you will find four well-proportioned bedrooms with an en suite shower to bedroom one. Bedrooms two and three offer a Jack and Jill en suite shower. A handy integral garage offers practical storage.

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	8.27m x 2.80m	27' 2" x 9' 2"
<b>Living Room</b>	3.16m x 5.34m	10' 5" x 17' 6"
<b>WC</b>	2.54m x 1.14m	8' 4" x 3' 9"

## FIRST FLOOR



<b>Bedroom 1 (max)</b>	3.78m x 3.89m	12' 5" x 13' 1"
<b>Bedroom 2 (max)</b>	4.39m x 2.88m	14' 5" x 9' 6"
<b>Bedroom 3</b>	2.65m x 3.48m	8' 8" x 11' 5"
<b>Bedroom 4</b>	3.19m x 2.89m	10' 6" x 9' 6"
<b>Bathroom (max.)</b>	2.25m x 2.34m	7' 5" x 7' 8"
<b>En suite 1 (over shower)</b>	2.09m x 1.81m	6' 11" x 5' 11"
<b>En suite 2 (over shower)</b>	2.65m x 1.73m	8' 8" x 5' 8"

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## THE MAXWELL

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# THE MAXWELL

The Maxwell four bedroom detached home is not only a practical family home, but it is also a great addition to any street scene. This home features a spacious living room to the front and the impressive kitchen/dining area offers a thoughtful layout for busy families. Upstairs, are four double bedrooms with an en suite shower to bedroom one and family bathroom. An integral garage and utility room adds to the overall practicality of this great family home.

**GROUND FLOOR**



<b>Kitchen/Dining Area</b>	8.69m x 3.07m	28' 6" x 10' 1"
<b>Living Room</b>	4.20m x 4.44m	13' 9" x 14' 7"
<b>WC</b>	1.78m x 1.12m	5' 11" x 3' 7"
<b>Utility</b>	1.82m x 2.14m	6' 0" x 7' 2"

**FIRST FLOOR**



<b>Bedroom 1</b> (max)	4.20m x 4.49m	13' 9" x 14' 9"
<b>Bedroom 2</b> (max)	3.39m x 3.39m	11' 1" x 11' 1"
<b>Bedroom 3</b>	3.26m x 3.10m	10' 8" x 10' 2"
<b>Bedroom 4</b> (max.)	3.09m x 3.77m	10' 2" x 12' 5"
<b>Bathroom</b> (over bath)	2.20m x 3.10m	7' 3" x 10' 2"
<b>En suite</b> (inc. shower)	1.64m x 2.72m	5' 5" x 8' 11"

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## NEWTON FARM

Off Greyline Avenue  
Cambuslang  
South Lanarkshire  
G72 6ZS

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0141 375 0277

## SATNAV

G72 6ZS

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## FROM EAST KILBRIDE:

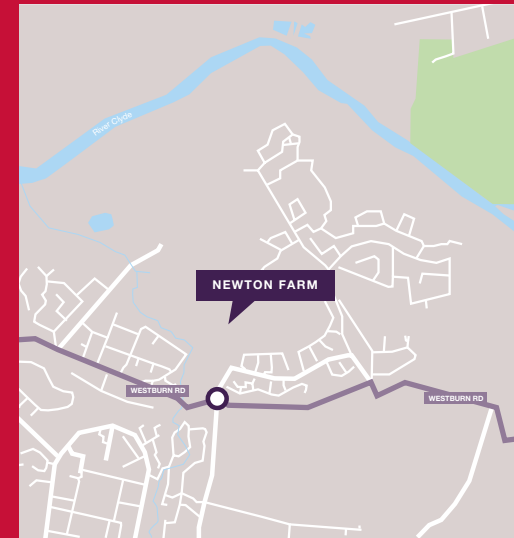
Coming in from East Kilbride use the Glasgow Road from East Kilbride, exit at B759, Greenlees Road and continue along Greenlees Road to the Junction of Main Street, Cambuslang. Turn right onto Hamilton Road then left onto Westburn Road, continue along Westburn Road to where Newton mainline train station is on the right. Newton Farm is located on the left, follow the signs to find our sales office.

## FROM GLASGOW AND M8 MOTORWAY:

Exit Junction 14 Blochairn Interchange. Continue along Alexandra Park Street and onto Cumbernauld Road, onto Millerston Street and into Fielden Street. Proceed through towards Rutherglen to the junction with Rutherglen Road, turn left onto Glasgow Road and left onto Main Street, Rutherglen. Continue through Rutherglen and towards Cambuslang through Main Street turning left into Westburn Road. Continue along Westburn Road until Newton mainline train station is on the right. Newton Farm is located on the left, follow the signs to find our sales office.

## FROM THE M74 MOTORWAY:

Exit M74 at Raith Interchange and follow roundabout exiting for East Kilbride A725. Continue along to the roundabout at Kingsway and continue along Glasgow Road. Exit at B759 Greenlees Road and continue through to the junction at Main Street, Cambuslang. Turn right onto Hamilton Road and then left onto Westburn Road. Continue along Westburn Road until Newton mainline train station is on the right. Newton Farm is located on the left, follow the signs to find our sales office.



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