



*Find your way around*

# NEWTON FARM PHASE 2K

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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.



### 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.



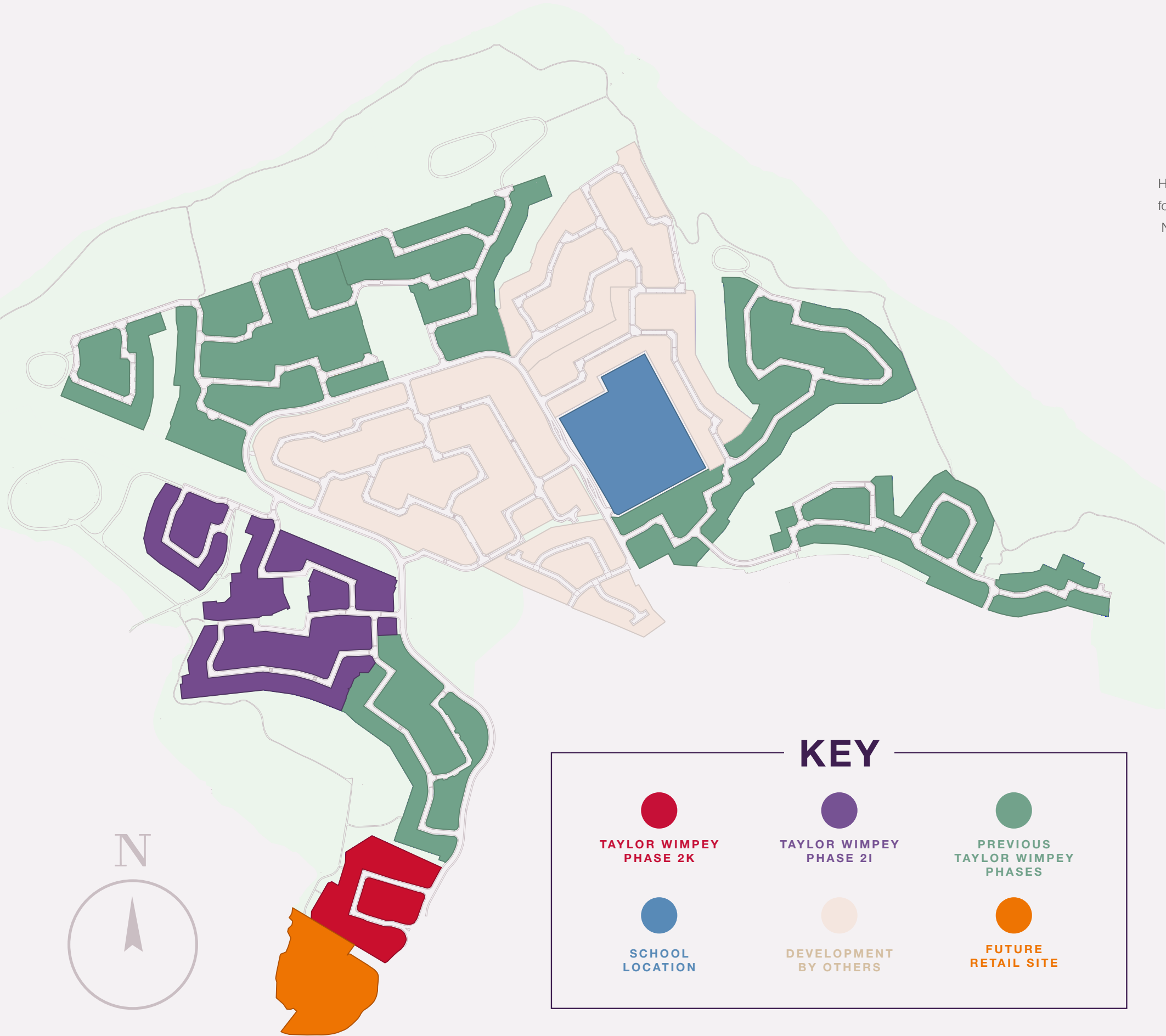
### Open Space

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.



## KEY

TAYLOR WIMPEY  
PHASE 2K

TAYLOR WIMPEY  
PHASE 2I

PREVIOUS  
TAYLOR WIMPEY  
PHASES

SCHOOL  
LOCATION

DEVELOPMENT  
BY OTHERS

FUTURE  
RETAIL SITE



PREVIOUS  
TAYLOR WIMPEY  
PHASE


Get to know

# NEWTON FARM



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## 2 BEDROOM HOMES

-  **The Andrew**  
2 bedroom home  
**Plots:** 2, 9, 10, 11, 19, 27, 28, 34, 35, 37, 40, 46, 47, 48, 54, 57, 61, 62, 69, 70, 74

## 3 BEDROOM HOMES

-  **The Baxter**  
3 bedroom home  
**Plots:** 1, 3, 7, 8, 12, 13, 14, 15, 18, 21, 22, 25, 26, 29, 32, 43, 49, 50, 53, 55, 56, 58, 73, 75
-  **The Blair**  
3 bedroom home  
**Plots:** 4, 5, 6, 16, 17, 20, 23, 24, 33, 36, 38, 39, 41, 42, 44, 45, 51, 52, 63, 64, 67, 68
-  **The Chalmers**  
3 bedroom home  
**Plots:** 30, 31, 59, 60, 65, 66, 71, 72

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. RB14220 / October 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

Every new home will feature solar panels to either the front or rear roofline. This is to be compliant with 2015 Building Regulations. Please speak with our Sales Executive for the plot specific design.

Images 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 enquire for further details.

# 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



<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"

## FIRST FLOOR



<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



<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"

## FIRST FLOOR



<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



<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"

## FIRST FLOOR



<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 CHALMERS

3 BEDROOM HOME

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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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## NEWTON FARM

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G72 6ZS

## CONTACT US ON

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## SATNAV

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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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