

**Taylor
Wimpey**

Find your way around

ALDBOROUGH GATE

BOROUGHBRIDGE | YORK



Come in and take a look around

Get to know
ALDBOROUGH GATE

BOROUGHBRIDGE | YORK

Aldborough Gate is a collection of 1 to 5 bedroom new homes in the idyllic town of Boroughbridge, close to beautiful Harrogate.

Combining peaceful village living with the appeal of bustling cities, including York, just 16 miles away, Aldborough Gate offers unrivalled scenery with absolute convenience to create the perfect place to call home.

5 BEDROOM HOMES

The Lavenham
5 bedroom home
Plots: 11, 146 & 156

4 BEDROOM HOMES

The Langdale
4 bedroom home
Plots: 3, 17, 34, 66, 85 & 154

The Haddenham
4 bedroom home
Plots: 4, 12, 20, 27, 31, 35, 48, 68, 75, 94, 121, 125, 127, 137, 143, 157, 173 & 175

The Shelford
4 bedroom home
Plots: 1, 2, 6, 33, 60, 84, 131, 142, 145, 147, 179 & 184

4 BEDROOM HOMES

The Downham
4 bedroom home
Plots: 8, 9, 13, 16, 19, 30, 36, 95, 110, 122, 126, 135, 144, 155, 158, 172, 180 & 181

The Midford
4 bedroom home
Plots: 10, 14, 15, 32, 37, 67, 80*, 81*, 99, 104, 123, 124, 130, 136, 164, 174 & 178

3 BEDROOM HOMES

The Aldenham
3 bedroom home
Plots: 5, 7, 18, 65, 96, 120, 132, 161, 169, 176 & 177

The Maplewood*
Plots: 23, 24, 55, 56, 76, 77, 102, 103, 128, 129, 152 & 153

The Gosford
3 bedroom home
Plots: 25, 26, 44-47, 69, 70, 82, 83, 112, 113, 148, 149, 182 & 183

The Tildale
3 bedroom home
Plots: 59, 109 & 111

2 BEDROOM HOMES

The Alder*
Plots: 38, 39, 53, 54, 57, 58, 63, 64, 100, 101, 107, 108, 114, 115, 118, 119, 133, 134, 138-141, 150, 151, 159, 160, 162, 163, 165-168, 170 & 171

The Canford
2 bedroom home
Plots: 49-52, 61, 62, 71 & 72

The Ashenford*
Plots: 21, 22, 28, 29, 40-43, 73, 74, 78, 79, 97, 98, 105, 106, 116 & 117

1 BEDROOM HOMES

The Wensley*
Plots: 86-89 & 90-93

*ah/r = Rental homes
*ah/so = Shared ownership
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 57540 / December 2021.

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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

A five bedroom detached house with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 152.91 sq. m. / 1646 sq. ft

GROUND FLOOR



Lounge (min.)	3.90m x 5.26m	12' 10" x 17' 3"
Kitchen (max.)	5.69m x 3.30m	18' 8" x 10' 10"
Dining	3.06m x 3.20m	10' 1" x 10' 6"

FIRST FLOOR



Bedroom 1 (max.)	4.53m x 3.81m	14' 10" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.69m	11' 2" x 8' 10"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bedroom 5 (min.)	2.85m x 3.00m	9' 4" x 9' 10"

 **Plots:** 11, 146 & 156

* 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. 57540 TWNY / March 2020

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 142.2 sq. m. / 1530 sq. ft

GROUND FLOOR



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining	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 (min.)	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 (min.)	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.48m x 2.68m	11' 5" x 8' 10"

 **Plots:** 3, 17, 34, 66, 85 & 154

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THE HADDENHAM

4 BEDROOM HOME



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THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the living/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

TOTAL 135.6 sq. m. / 1460 sq. ft

GROUND FLOOR



Lounge (max.)	5.62m x 3.44m	18' 5" x 11' 3"
Kitchen/Dining	6.34m x 3.30m	20' 9" x 10' 10"

FIRST FLOOR



Bedroom 1 (max.)	4.04m x 4.86m	13' 3" x 15' 11"
Bedroom 2 (max.)	4.04m x 3.83m	13' 3" x 12' 7"
Bedroom 3	3.28m x 3.23m	10' 9" x 10' 7"
Bedroom 4	2.79m x 3.23m	9' 2" x 10' 7"

 **Plots:** 4, 12, 20, 27, 31, 35, 48, 68, 75, 94, 121, 125, 127, 137, 143, 157, 173 & 175

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 128 sq. m. / 1378 sq. ft

GROUND FLOOR



Lounge	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/ Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.64m x 2.10m	8' 8" x 6' 11"

*Traditional W.C. arrangement available

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max.)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max.)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max.)	3.89m x 2.75m	12' 9" x 9' 0"



Plots: 1, 2, 6, 33, 60, 84, 131, 142, 145, 147, 179 & 184

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THE DOWNHAM

4 BEDROOM HOME



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THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. You'll find a spacious living room with bay window and an impressive kitchen/family/dining room with patio doors to the rear garden. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 115.5 sq. m. / 1244 sq. ft

GROUND FLOOR



Lounge (max.)	5.27m × 3.18m	17' 4" × 10' 5"
Kitchen/Dining	7.94m × 2.98m	26' 1" × 9' 10"

FIRST FLOOR



Bedroom 1	4.30m × 3.03m	14' 1" × 10' 0"
Bedroom 2 (max.)	3.51m × 3.28m	11' 6" × 10' 9"
Bedroom 3	3.55m × 3.03m	11' 8" × 10' 0"
Bedroom 4	2.62m × 2.53m	8' 7" × 8' 4"

 **Plots:** 8, 9, 13, 16, 19, 30, 36, 95, 110, 122, 126, 135, 144, 155, 158, 172, 180 & 181

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 108.7 sq. m. / 1170 sq. ft

GROUND FLOOR



Lounge	3.62m x 4.49m	11' 11" x 14' 9"
Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"

FIRST FLOOR



Bedroom 1	3.27m x 3.61m	10' 9" x 11' 10"
Bedroom 2	2.81m x 3.53m	9' 3" x 11' 7"
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"

 **Plots:** 10, 14, 15, 32, 37, 67, 80*, 81*, 99, 104, 123, 124, 130, 136, 164, 174 & 178

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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 294.7 sq. m. / 967 sq. ft

GROUND FLOOR



Lounge (max.)	4.32m x 3.18m	14' 2" x 10' 5"
Kitchen	3.00m x 2.96m	9' 10" x 9' 9"
Dining	3.10m x 2.62m	10' 2" x 8' 7"

FIRST FLOOR



Bedroom 1 (max.)	3.17m x 4.10m	10' 5" x 13' 6"
Bedroom 2 (max.)	3.57m x 2.99m	11' 9" x 9' 10"
Bedroom 3 (max.)	2.68m x 2.99m	8' 9" x 9' 10"

 **Plots:** 5, 7, 18, 65, 96, 120, 132, 161, 169, 176 & 177

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.5 sq. m. / 866 sq. ft

GROUND FLOOR



Lounge (max.)	4.26m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (min.)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3 (max.)	3.55m x 2.00m	11' 8" x 6' 7"

 **Plots:** 25, 26, 44-47, 69, 70, 82, 83, 112, 113, 148, 149, 182 & 183

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THE TILDALE

3 BEDROOM HOME



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THE TILDALE

With an appealing L-shaped layout, the three bedroom Tildale has plenty of space for families. The kitchen/dining room and living room both lead through French doors to the garden, while a guest cloakroom and under stairs storage closet provide handy storage. Upstairs, the landing leads to the en suite master bedroom, a further double bedroom, a bathroom, and a third bedroom which could alternatively be used as a study or nursery.

TOTAL 104.8 sq. m. / 1128 sq. ft

GROUND FLOOR



Lounge	5.36m x 3.60m	17' 7" x 11' 10"
Kitchen/Dining	4.74m x 3.60m	15' 7" x 11' 10"

FIRST FLOOR



Bedroom 1 (min.)	3.60m x 3.41m	11' 10" x 11' 2"
Bedroom 2 (min.)	3.60m x 2.63m	11' 10" x 8' 8"
Bedroom 3	2.64m x 2.25m	8' 8" x 7' 5"

 **Plots:** 59, 109 & 111

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway.

The first floor has 2 double bedrooms, with generous storage space alongside a family bathroom.

TOTAL 64 sq. m. / 689 sq. ft

GROUND FLOOR



Lounge/ Dining (max.)	3.98m x 4.73m	13' 1" x 15' 6"
Kitchen	1.85m x 3.02m	6' 1" x 9' 11"

FIRST FLOOR



Bedroom 1	3.08m x 3.98m	10' 1" x 13' 1"
Bedroom 2 (max.)	2.56m x 3.98m	8' 5" x 13' 1"



Plots: 49-52, 61, 62, 71 & 72

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ALDBOROUGH GATE. A VERY SPECIAL PLACE TO BE



A warm welcome to Aldborough Gate.

A collection of exclusive 1 to 5 bedroom homes
in the idyllic town of Boroughbridge, close to
beautiful Harrogate.

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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIFE IN BOROUGHBIDGE

Combining the scenic surroundings of Boroughbridge and the day-to-day amenities of Harrogate offers homeowners the best of both worlds.

The town has a thriving high street, peppered with cafes, shops, pubs and restaurants.

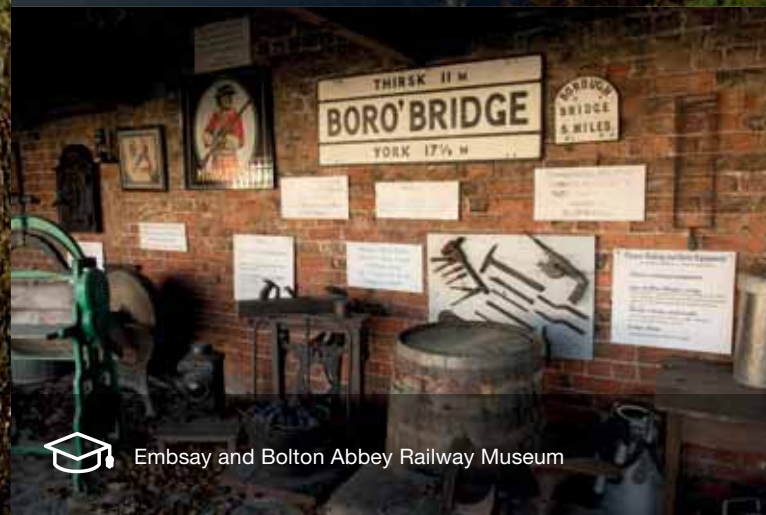
With rugged hills of the Yorkshire Dales and the canal and River Ure offering the perfect place for picnics and walks with loved ones.



Country Village



Milby Lock, Boroughbridge Marina



Embsay and Bolton Abbey Railway Museum

THE PERFECT PLACE TO BE

All of life's essentials are just a short walk away – whether it's the weekly shop or a new wardrobe, Boroughbridge has it all. Just a short drive from the town centre, getting to and from Aldborough Gate couldn't be simpler.

For commuters, Aldborough Gate is on the A1 that stretches from Edinburgh to London and is a half an hour drive from both Harrogate and York.



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



The Anchor Inn



North York Moors National Park



The War Memorial in Hall Square, Boroughbridge



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 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...





STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedroom homes

TELEPHONE
01423 637 285

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

General

Traditional construction with insulated ground floor, cavity walls and roof space

Kitchen

Fitted kitchen with choice of door fronts including under counter lighting*

Choice of laminate finished worktops and worktop upstands

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

Space for tall fridge freezer housing unit

Bathrooms, En-suites & 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*

Entrance Doors & Windows

White PVCu windows, French doors** c/w double glazed units & security locks

Security enhanced GRP composite front entrance doors

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**

Internal Finishes

White matt emulsion to all walls

Ceilings finished with matt white emulsion

White gloss paint to all woodwork

MDF skirting and architrave

White panelled internal doors

Chrome lever door handles

MDF window boards

Wardrobes to Bedroom 1***

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

NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion

* Choices, upgrades and colour choices are available subject to stage of construction

** Where applicable

*** Dependant on house style - please refer to your Sales Executive.

ALDBOROUGH GATE

off Wetherby Road
Boroughbridge
YO51 9HT

CONTACT US ON

01423 637 285

SATNAV

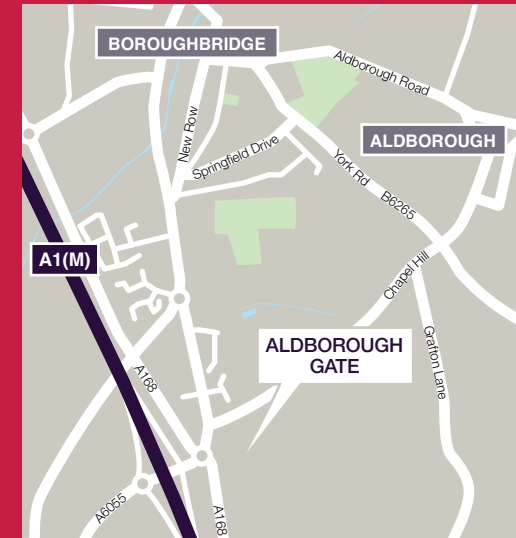
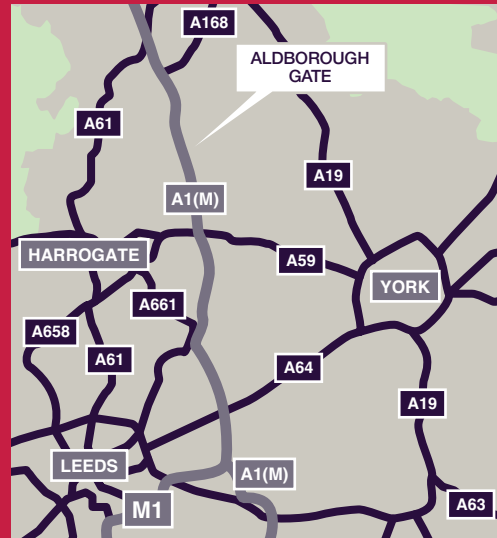
Y051 9HT

FROM HARROGATE:

- Use the left lane to turn right onto Station Parade and turn left onto Station Bridge
- At the roundabout, continue straight onto Station Avenue
- Continue onto N Park Road and take a slight left onto Knaresborough Road
- At Empress Roundabout, take the second exit onto Knaresborough Road
- Continue straight onto Boroughbridge Road
- At the roundabout, take the second exit and stay on Boroughbridge Road
- At the roundabout, take the second onto Aldborough Gate
- At the roundabout, take the second onto A6055
- At the roundabout, take the second exit onto Wetherby Road and turn right
- Continue onto Chapel Hill

FROM YORK:

- Head south-west on Lendal Bridge / Station Road / A1036 towards Rougier St
- Keep right onto Station Rise and continue straight onto Station Rise
- Continue onto Leeman Road (Leeman Road turns slightly left and becomes Garfield Terrace)
- Turn right onto Livingstone Street and turn left onto Salisbury Road
- Turn left onto Water End
- Use the right two lanes to turn right onto Boroughbridge Road
- At the roundabout, take the second exit onto Roman Road
- Turn Right onto B6265 and turn left onto Chapel Hill



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