

**Taylor
Wimpey**

Find your way around

BEAUMONT GATE

BEDALE | NORTH YORKSHIRE

Get to know




BEAUMONT GATE

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Nestled in the pretty village of Aiskew, Beaumont Gate offers a selection of contemporary 3 and 4 bedroom new homes in a range of styles to suit all families.




4 BEDROOM HOMES

-  **The Huxford**
4 bedroom home
Plots: 1, 12, 24, 27, 42, 71 & 78
-  **The Kingham**
4 bedroom home
Plots: 2, 14, 15, 35, 62, 63, 65 & 76
-  **The Coltham**
4 bedroom home
Plots: 13, 23, 43, 64, 67 & 77

3 BEDROOM HOMES

-  **The Byford**
3 bedroom home
Plots: 3-6, 17, 18, 21*, 22*, 28, 29, 33, 34, 40, 41, 47*, 48*, 49, 50, 53*, 54*, 60*, 61, 74, 75, 79, 80, 81* & 82*
-  **The Amersham Special**
3 bedroom home
Plots: 7, 16, 32, 44, 55, 66, 68 & 83
-  **The Colton**
3 bedroom home
Plots: 10, 11, 25, 26, 38, 39, 56, 57, 69, 70, 72 & 73

2 BEDROOM HOMES

-  **The Ashenford***
2 bedroom home
Plots: 8, 9, 19, 20, 30, 31, 36, 37, 45, 46, 51, 52, 58 & 59

*ah = Affordable housing
SS = Sub station
▶ = Integral garage



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. 64023 TWNY JUNE 2021.

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THE KINGHAM

4 BEDROOM HOME



THE KINGHAM

The Kingham is a spacious four-bedroom home, ideal for families looking for flexible living space. The ground floor comprises a stylish kitchen/dining area, with French doors leading on to a private rear garden, a large family living area, utility room, cloakroom and an integral garage. Upstairs you'll find bedroom one with an en suite, as well as three double bedrooms and a family bathroom.

TOTAL 131.5 sq. m. / 1,415 sq. ft

GROUND FLOOR



Lounge	3.47m x 4.94m	11' 5" x 16' 3"
Kitchen/Dining	5.61m x 3.36m	18' 5" x 11' 0"

* 6m x 3m internal garage

FIRST FLOOR



Bedroom 1	4.49m x 3.37m	14' 9" x 11' 1"
Bedroom 2	4.17m x 3.37m	13' 8" x 11' 1"
Bedroom 3 (max.)	3.37m x 3.32m	11' 1" x 10' 11"
Bedroom 4	3.09m x 2.71m	10' 2" x 8' 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. The kitchen layout and furniture positions are for indicative purposes only. TOWNY 64023 / AUGUST 2021.

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[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

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THE COLTHAM

4 BEDROOM HOME



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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including bedroom one with an en suite and a family bathroom.

TOTAL 116.9 sq. m. / 1,259 sq. ft

GROUND FLOOR



Lounge (max.)	3.84m x 4.53m	12' 7" x 14' 11"
Kitchen/Dining	5.39m x 2.86m	17' 8" x 9' 5"

* 6m x 3m internal garage

^ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

FIRST FLOOR



Bedroom 1 (max.)	3.84m x 4.53m	12' 7" x 14' 11"
Bedroom 2	3.66m x 3.15m	12' 0" x 10' 4"
Bedroom 3	3.33m x 3.40m	10' 11" x 11' 2"
Bedroom 4	2.58m x 2.88m	8' 6" x 9' 6"



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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned four bedroom Huxford. A spacious kitchen/dining room leads through French doors to the garden, making a perfect spot for al fresco dining. Meanwhile, a separate living room and 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 109.2 sq. m. / 1,175 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"



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THE COLTON

3 BEDROOM HOME

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THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining 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 107.1 sq. m. / 1,153 sq. ft

GROUND FLOOR



Lounge/Dining

4.78m x 3.27m 15' 8" x 10' 9"

Kitchen

2.57m (min.) x 3.43m 8' 5" (min.) x 11' 3"

FIRST FLOOR



Bedroom 2

4.78m x 3.07m (max.) 15' 8" x 10' 1" (max.)

Bedroom 3

2.55m x 2.93m 8' 5" x 9' 8"

SECOND FLOOR



Bedroom 1

3.74m (max.) x 5.13m 12' 4" (max.) x 16' 10"



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THE AMERSHAM SPECIAL

3 BEDROOM HOME

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THE AMERSHAM SPECIAL

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 91.9 sq. m. / 990 sq. ft

GROUND FLOOR



Lounge	3.49m (max.) × 4.03m	11' 6" (max.) × 13' 3"
Kitchen	4.36m × 2.87m	14' 4" × 9' 5"

* 6m × 3m internal garage

FIRST FLOOR



Bedroom 1	3.21m × 4.21m	10' 6" × 13' 10"
Bedroom 2 (max.)	4.36m × 3.02m	14' 4" × 9' 11"
Bedroom 3 (max.)	2.89m × 2.88m	9' 6" × 9' 6"



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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, bedroom one with an en suite is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.

TOTAL 90.7 sq. m. / 976 sq. ft

GROUND FLOOR



Lounge (max.)	3.98m × 4.24m	13' 1" × 13' 11"
Kitchen/Dining	5.06m × 2.87m	16' 7" × 9' 5"

^Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

FIRST FLOOR



Bedroom 1 (max.)	3.98m × 3.00m	13' 1" × 9' 10"
Bedroom 2	2.82m × 2.57m	9' 3" × 8' 5"
Bedroom 3	2.15m × 3.91m	7' 1" × 12' 10"



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BEAUMONT GATE. A VERY SPECIAL PLACE TO BE

A warm welcome to Beaumont Gate.

Nestled in the pretty village of Aiskew, Beaumont Gate offers a selection of contemporary 3 and 4 bedroom new homes in a range of styles to suit all families.

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 BEDALE

Aiskew village sits at the edge of the historic market town of Bedale. With the breathtaking scenery of the Yorkshire Dales to the west, and the North York Moors to the east, you'll be spoilt for choice when it comes to picturesque views and outdoor activities.

On Tuesdays, the bustling town centre is home to one of Yorkshire's longest running markets, where you can browse the stalls for fresh produce, clothes, gifts and every day essentials. Along the cobbled highstreet you'll also find independent traders, boutique stores and a selection of restaurants, cafes and bars.



Catch up with friends
at one of the local cafes



Enjoy a family day out
to Thorp Perrow Arboretum



Catch a train from
Bedale Railway Station

THE PERFECT PLACE TO BE

Beaumont Gate is an ideal location for commuters with excellent public transport links. Bedale train station is a two minute drive from home and provides fast, direct connections to cities including Leeds, York, Edinburgh and London. For those who prefer to drive, the A1 is also just a few miles away.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.





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.

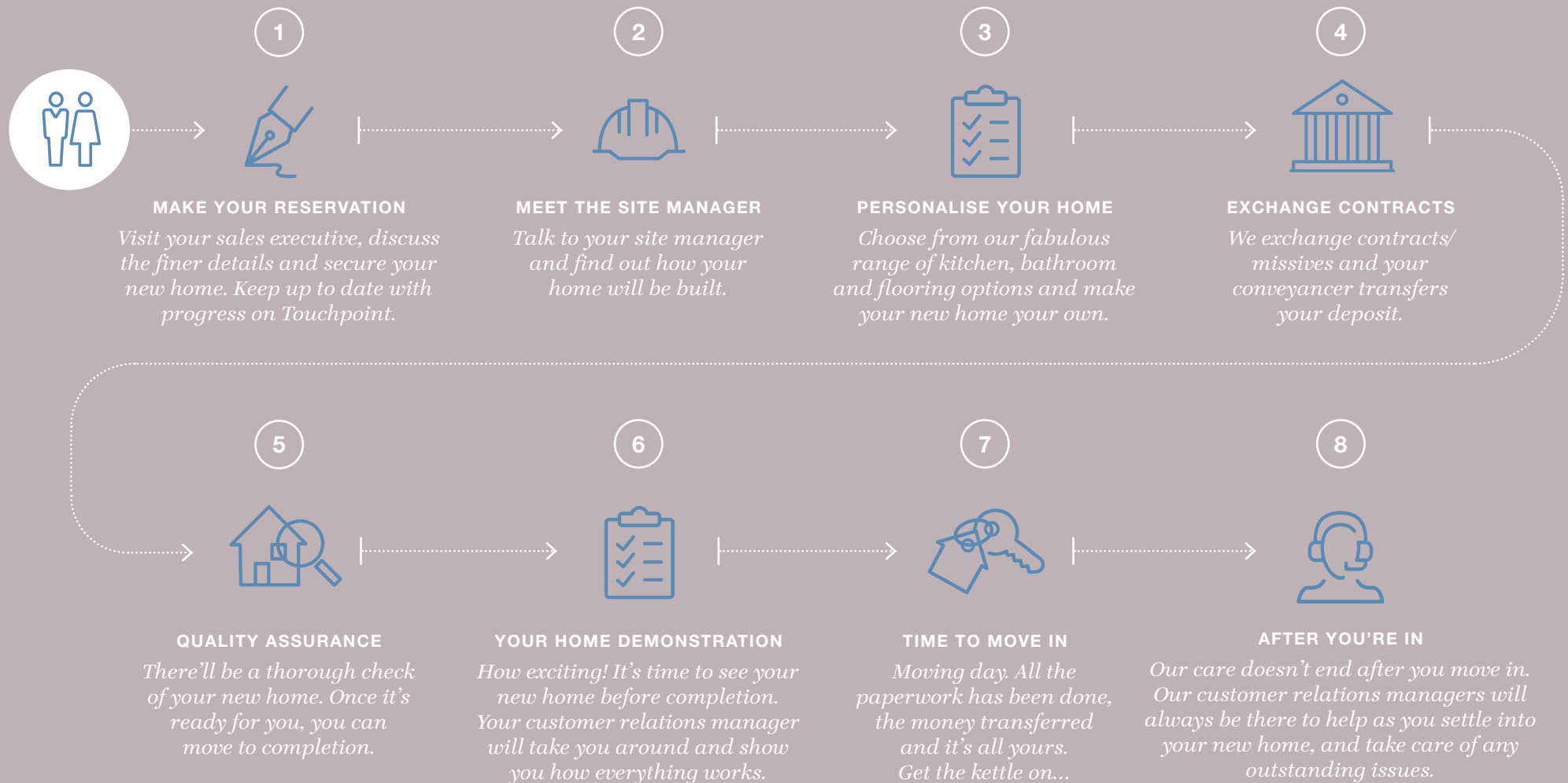


EASYMOVER

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

3 & 4 bedroom homes

BEAUMONT GATE

Bedale Road, Aiskew, Bedale DL8 1DH

TELEPHONE

01677 930 663

OPEN TIMES

Thursday - Monday 10am - 5pm
Please check our website before you visit

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

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. 64023 TWNY June 2021.

General

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

Kitchen

Fitted kitchen with choice of door fronts*

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 (4 beds only)

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.

BEAUMONT GATE

Bedale Road
Aiskew
Bedale
North Yorkshire
DL8 1DH

CONTACT US ON

01677 930 663

SATNAV

DL8 1DH



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CONSUMER
CODE FOR
HOME BUILDERS

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