

**Taylor
Wimpey**

Find your way around

GALLEY HILL

GUISBOROUGH | NORTH YORKSHIRE

Get to know

GALLEY HILL




GUISBOROUGH | NORTH YORKSHIRE

Galley Hill offers a collection of 2, 3, 4 and 5 bedroom new homes in a range of designs set in the historic market town of Guisborough.

5 bedroom homes

-  **The Wilton**
5 bedroom detached home
Plots: 2, 3, 9, 15, 22, 30, 36, 99-101 & 325
-  **The Lavenham**
5 bedroom detached home
Plots: 6, 8, 11, 13, 16, 21, 23, 28 & 39

3 bedroom homes


-  **The Aldenham**
3 bedroom detached home
Plots: 119, 124, 144, 152, 159, 160, 170 & 179
-  **The Gosford**
3 bedroom semi-detached home
Plots: 47, 91, 92, 94-97, 110, 111, 117, 118, 187 & 188
-  **The Dadford**
3 bedroom mews home
Plots: 48, 83, 84, 115, 116, 120, 121, 155-157, 171-173, 177, 178, 185, 186 & 189-191

4 bedroom homes

-  **The Langdale**
4 bedroom detached home
Plots: 4, 12, 18, 27, 33, 42, 165 & 326
-  **The Haddenham**
4 bedroom detached home
Plots: 5, 10, 14, 17, 19, 20, 25, 26, 29, 32, 38, 43 & 44
-  **The Thornford**
4 bedroom detached home
Plots: 1, 7, 31, 37, 40 & 45
-  **The Shelford**
4 bedroom detached home
Plots: 24, 35, 41, 98, 108, 168 & 323

2 bedroom homes

-  **The Canford**
2 bedroom mews home
Plots: 85-90, 146-151 & 174-176

 BCP Bin collection point


*ah/r = Affordable rent

*ah/sm = Affordable sub market

-  **The Whitford**
4 bedroom detached home
Plots: 81, 102, 125, 127 & 169

-  **The Downham**
4 bedroom detached home
Plots: 46, 103, 104, 145, 163, 166 & 324

-  **The Midford**
4 bedroom detached home
Plots: 50, 105, 107, 113, 123, 128, 161 & 162

-  **The Bradenham**
4 bedroom detached home
Plots: 49, 82, 93, 106, 109, 112, 114, 122, 126, 158, 164, 167 & 180



Come in and take a look around

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 52688/ April 2021.

GALLEY HILL

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CONTACT US ON

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HOW TO FIND US:

From the A19

- Coming North or South on the A19, take the A174 junction just south of Middlesbrough which is signposted to Guisborough and Saltburn-by-the-Sea
- Take the third exit off the A174, and on the slip-road turn right onto the A172 heading towards Stokesley
- At the first roundabout, take the second exit onto the A1043 towards Ormesby
- After roughly one mile you will come to another roundabout and should take the third exit onto the A171 to Guisborough
- Continue along the A171 for approximately one and a half miles and you will come to a roundabout, take the third exit signposted Pinchinthorpe
- Take your first left onto Stokesley Road, continue along the road and Galley Hill will be on your left hand side





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THE WILTON

5 BEDROOM HOME

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THE WILTON

The Wilton is a five bedroom home which is ideal for family life. The central hallway leads to a spacious living room and separate study which overlook the front of the home. The kitchen with dining area features French doors to the rear garden. Bedroom 1 with en-suite shower room and dressing area is on the first floor along with two further bedrooms and the family bathroom. The second floor has two more bedrooms and a shower room.

TOTAL 163.41 sq. m. / 1759 sq. ft.

GROUND FLOOR



Living Room
4.59m x 3.58m 15'1" x 11'9"

Kitchen
4.37m x 3.24m 14'4" x 10'8"

Dining Area
3.73m x 2.86m 12'3" x 9'5"

Study
2.46m x 2.40m 8'1" x 7'10"

FIRST FLOOR



Bedroom 1 *min*
3.56m x 3.37m 11'8" x 11'1"

Bedroom 3 *max*
4.02m x 2.45m 13'2" x 8'0"

Bedroom 4 *max*
3.48m x 2.91m 11'5" x 9'7"

SECOND FLOOR



Bedroom 2 *max exc dormer*
4.80m x 3.37m 15'9" x 11'1"

Bedroom 5 / Living Room *max exc dormer*
4.80m x 3.58m 15'9" x 11'9"



* 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. 52688 TWNY April 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 × 5.26m	12'10" × 17'3"
Kitchen (max.)	5.69m × 3.30m	18'8" × 10'10"
Dining	3.06m × 3.20m	10'1" × 10'6"

FIRST FLOOR



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



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THE THORNFORD

4 BEDROOM DETACHED HOME



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THE THORNFORD

The Thornford is a modern four bedroom home which is perfect for growing families or couples in need of extra space. The kitchen leads through to a family and dining area. The spacious living room features French doors leading to the rear garden and there is a separate dining room. The master bedroom with en-suite shower room is located off the central landing as are three further bedrooms and the family bathroom.

TOTAL 145.11 sq. m. / 1562 sq. ft.

GROUND FLOOR



Kitchen	4.79m × 3.32m	15'9" × 10'11"
Family Area	3.91m × 3.26m	12'10" × 10'8"
Living Room	4.74m × 3.91m	15'7" × 12'10"
Dining Room/Study	3.04m × 2.66m	10'0" × 8'9"

FIRST FLOOR



Bedroom 1 min	4.90m × 3.11m	16'1" × 10'3"
Bedroom 2	4.00m × 3.32m	13'2" × 10'11"
Bedroom 3 max	4.72m × 3.36m	15'6" × 11'0"
Bedroom 4	3.81m × 2.53m	12'6" × 8'4"



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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 140 sq. m. / 1507 sq. ft.

GROUND FLOOR



Living room	4.56m × 4.49m	15'0" × 14'9"
Kitchen/ Family area	6.82m × 3.44m	22'4" × 11'3"
Dining room	3.41m × 3.05m	11'2" × 10'0"

FIRST FLOOR



Bedroom 1 (max.)	6.07m × 3.44m	19'11" × 11'3"
Bedroom 2	4.56m × 3.06m	15'0" × 10'0"
Bedroom 3	3.05m × 2.94m	10'0" × 9'8"
Bedroom 4	3.48m × 2.68m	11'5" × 8'10"



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The logo for Taylor Wimpey, consisting of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font.

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 133.9 sq. m. / 1441 sq. ft.

GROUND FLOOR



Living room (max.)	5.62m × 3.44m	18'5" × 11'3"
Kitchen	4.21m × 3.00m	13'10" × 9'10"
Dining area	3.34m × 3.30m	10'11" × 10'10"
Utility	3.30m × 1.73m	10'10" × 5'8"

FIRST FLOOR



Bedroom 1 (max.)	4.46m × 4.02m	14'8" × 12'10"
Bedroom 2 (max.)	4.05m × 3.56m	13'4" × 11'8"
Bedroom 3	3.27m × 2.99m	10'9" × 9'10"
Bedroom 4	2.99m × 2.78m	9'10" × 9'2"



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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 125.6 sq. m. / 1351 sq. ft.

GROUND FLOOR



Living room 4.74m x 3.88m 15'7" x 12'9"

Kitchen/Dining room (max.) 8.10m x 3.24m 26'7" x 10'8"

Study 2.64m x 2.10m 8'8" x 6'11"

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"



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THE WHITFORD

4 BEDROOM HOME



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THE WHITFORD

Traditionally designed and with a spacious interior, the four bedroom Whitford makes the ideal family home. An entrance hallway leads to a living room and open plan kitchen/dining room, each with French doors out to the garden. A study and guest cloakroom complete the ground floor. Upstairs, an en suite master bedroom is found off the landing along with two double bedrooms, a fourth bedroom and main bathroom.

TOTAL 114.4 sq. m. / 1231 sq. ft.

GROUND FLOOR



Lounge	4.57m x 3.35m	15'0" x 11'0"
Kitchen	3.87m x 2.85m	12'8" x 9'4"
Dining	2.88m x 2.85m	9'6" x 9'4"
Study	2.31m x 2.18m	7'7" x 7'2"

FIRST FLOOR



Bedroom 1 (max.)	4.04m x 3.41m	13'3" x 11'2"
Bedroom 2 (max.)	3.60m x 2.91m	11'10" x 9'7"
Bedroom 3 (max.)	3.16m x 2.91m	10'5" x 9'7"
Bedroom 4 (max.)	3.16m x 2.71m	10'5" x 8'11"



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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. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. 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 113.9 sq. m. / 1226 sq. ft.

GROUND FLOOR



Living room (max.)	5.27m × 3.18m	17'4" × 10'5"
Kitchen	2.98m × 2.50m	9'10" × 8'3"
Breakfast / Dining area	5.43m × 2.98m	17'10" × 9'10"

FIRST FLOOR



Bedroom 1	4.30m × 3.03m	14'1" × 10'0"
Bedroom 2	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"



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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 107.2 sq. m. / 1153 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



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

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THE BRADENHAM

This 4 bedroom home has an integral garage and offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/ breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. An en-suite master bedroom and three further bedrooms occupy the first floor, along with a family bathroom.

TOTAL 105.6 sq. m. / 1137 sq. ft.

GROUND FLOOR



Living room	4.64m x 3.43m	15'3" x 11'3"
Kitchen (max.)	3.35m x 2.35m	11'0" x 7'9"
Breakfast area	2.35m x 2.07m	7'9" x 6'10"
Dining room	2.87m x 2.35m	9'5" x 7'9"

FIRST FLOOR



Bedroom 1 (max.)	3.66m x 3.39m	12'0" x 11'2"
Bedroom 2 (max.)	4.37m x 2.67m	14'4" x 8'9"
Bedroom 3 (max.)	3.58m x 2.67m	11'9" x 8'9"
Bedroom 4	3.32m x 2.40m	10'11" x 7'11"



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