

Taylor
Wimpey

Albion Gate

Leyland

An exceptional collection
of 3 & 4 bedroom homes

Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.



Hello. You'll find our Albion Gate show home and sales centre right here.



Welcome to Albion Gate

Albion Gate is a beautiful development of 3 & 4 bedroom homes located on Wheelton Lane, Leyland.

Offering excellent access to surrounding amenities, facilities and public transport routes, Albion Gate is a fantastic collection of 3 & 4 bedroom homes located less than 1 mile north of Leyland town centre.

Within easy walking distance you will find Morrisons, Homebase and Argos, as well as banks, restaurants, takeaways, hairdressers and a medical surgery – putting everything you need for modern living nearby.

4 bedroom homes

-  **The Downham**
4 bedroom home
Plots: 3, 5, 8, 19, 20, 30, 74, 187, 189 & 207-209
-  **The Bradenham**
4 bedroom home
Plots: 2, 4, 9, 18, 21, 184, 190, 191, 205, 206, 214, 225, 228 & 234

3 bedroom homes

-  **The Aldenham**
3 bedroom home
Plots: 1, 12, 13, 31, 71, 188, 204 & 229
-  **The Ingleton**
3 bedroom home
Plots: 24-27, 72, 73, 196, 197, 210, 211, 221-224, 230 & 231

3 bedroom homes

-  **The Milldale**
3 bedroom home
Plots: 11, 76, 186, 193, 200, 202, 213, 216 & 227
-  **The Patterdale**
3 bedroom home
Plots: 17, 69, 160, 162, 163, 194 & 232

3 bedroom homes

-  **The Gosford**
3 bedroom home
Plots: 6, 7, 10, 22, 23, 28, 29, 75, 170-173, 182, 183, 185, 192, 198, 199, 201, 203, 212, 215, 217-220 & 226
-  **The Dadford**
3 bedroom home
Plots: 14-16, 70, 161, 164-169, 174-181, 195 & 233

Garage Access

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. XTWN712/September 2014.



Welcome to

Albion Gate

Offering excellent access to surrounding amenities, facilities and public transport routes, Albion Gate is a fantastic collection of 3 & 4 bedroom homes located less than 1 mile north of Leyland town centre.



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.





“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”



Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won’t need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you’ll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you’ll get a blank canvas to stamp your own style and personality on from day one.

If you’ve reserved early enough in the build process, you’ll get to choose from a range of brand new carpets, fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it’s these finishing touches that make a house a home, you can also be sure that we’ve constructed your home to energy efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we’ll explain how your new home works from top to bottom. And once you’ve moved in, our team will visit you a couple more times to check how you’re settling in and help out with any issues you may have. And all our new homes come with a two year Taylor Wimpey warranty and a 10 year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you. But we build more than just new homes – last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Images on this page show typical Taylor Wimpey homes, which may include optional upgrades at additional cost.



Location

From Albion Gate it's easy to enjoy all that's on offer in the surrounding area, with a whole host of fantastic amenities right on the doorstep.

Within easy walking distance you will find Morrisons, Homebase and Argos, as well as banks, restaurants, takeaways, hairdressers and a medical surgery – putting everything you need for modern living nearby.

Just as you are well placed for local amenities, the school run is also made easy. Farington Primary School is located no more than a 500 metre walk from Albion Gate via the pedestrian access over the railway line at the end of Carr Lane, while St Mary's Catholic Primary School is under a mile away. For the older ones, secondary schools and colleges can be found within a 2 mile radius.

Getting out and about is easy, thanks to the number of bus stops along Wheelton Lane with regular services to Leyland town centre. Leyland Train Station is within walking distance where trains will take you to Preston in less than 5 minutes. For journeys further afield, the nearby M6 puts you in touch with the motorway network. For excellent shopping, attractions and events, head to Preston less than 7 miles away. Not only will you find striking architecture and an abundance of shops and hotels, you will also be surprised at the profusion of leafy parks, canalside strolls and river walks, meaning you can not only enjoy the buzz of the city, but also the serenity of the scenery. With all of this and a Taylor Wimpey home to enjoy it from, you really will want for nothing at Albion Gate.



“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.

Average
Victorian home
energy bill*

£1621

Average
New home
energy bill*

£781

Money saved
on energy bill*

£840



Buy now, buy new

For the third year running, an independent survey carried out by the Home Builders Federation (HBF) and the National House Building Council (NHBC) has resulted in us retaining the maximum five star customer satisfaction rating based on reviews from homebuyers.

*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).



The Downham 4 bedroom home



This delightful 4 bedroom home has the space and light needed for the ideal family home.

The generously sized kitchen/dining/family area features French doors opening onto the rear garden and is a truly welcoming place to start the day, while being ideal for entertaining. The light and airy living room is perfect for relaxation and quality family time, with a bay window and double doors opening onto the dining area.

The first floor is home to the four bedrooms, three of which are doubles, while bedroom four could be a perfect home office. Three of the bedrooms are served by the family bathroom and the master enjoys the additional luxury of an en suite.



Ground Floor

Kitchen/Breakfast Area

5.03m x 2.99m 16'6" x 9'10"

Dining Room

2.99m x 2.83m 9'10" x 9'3"

Living Room

5.27m x 3.18m 17'4" x 10'5"



First Floor

Master Bedroom

4.30m x 3.04m 14'1" x 10'0"

Bedroom 2

3.51m x 3.29m 11'6" x 10'9"

Bedroom 3

3.55m x 3.04m 11'8" x 10'0"

Bedroom 4

2.63m x 2.53m 8'7" x 8'4"

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taylorwimpey.co.uk/albion-gate



The Bradenham 4 bedroom home



This substantial 4 bedroom family home makes great use of space and light with French doors leading out to the rear garden.

The kitchen/breakfast area is the ideal place to start the day and features French doors opening onto the rear garden. The light and airy living room is perfect for relaxing and quality family time and also benefits from French doors opening onto the garden. The separate dining room enhances family mealtimes and entertaining guests.

On the first floor, a storage cupboard on the landing adds to the practical aspect of the design, while the four bedrooms, all doubles, make good use of space. Three of the bedrooms are served by the family bathroom, while the master enjoys the luxury of an en suite.



Ground Floor

Kitchen/Breakfast Area

5.43m x 2.39m 17'9" x 7'10"

Living Room

4.65m x 3.44m 15'3" x 11'3"

Dining Room

2.88m x 2.36m 9'5" x 7'9"



First Floor

Master Bedroom (max.)

4.39m x 4.02m 14'5" x 13'2"

Bedroom 2

4.38m x 2.68m 14'4" x 8'9"

Bedroom 3

3.59m x 2.68m 11'9" x 8'9"

Bedroom 4

3.33m x 2.40m 10'11" x 7'11"

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The Aldenham 3 bedroom home



This delightful 3 bedroom family home with an integral garage also has a separate dining room which is ideal for entertaining guests.

Within the home, the light and airy living room features French doors opening onto the rear garden and is the perfect place to enjoy quality family time. The welcoming kitchen also benefits from outside access, while the separate dining room enhances family mealtimes and is perfect for entertaining guests.

The first floor is home to the three bedrooms, two of which are doubles, and the family bathroom. The master bedroom enjoys the added luxury of an en suite.



Ground Floor

Kitchen

3.00m x 2.96m 9'10" x 9'9"

Living Room

4.33m x 3.19m 14'2" x 10'5"

Dining Room

3.10m x 2.63m 10'2" x 8'7"



First Floor

Master Bedroom (max.)

4.39m x 3.17m 14'5" x 10'5"

Bedroom 2

3.82m x 2.71m 12'6" x 8'11"

Bedroom 3

3.00m x 2.43m 9'10" x 7'11"

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The Dadford 3 bedroom home



This 3 bedroom home is ideal for couples or young families.

The ground floor comprises a separate kitchen, an open plan living room/dining area, with French doors that lead out to the rear garden, so you can enjoy the outside space. Practical touches include an under stairs storage cupboard and downstairs cloakroom, which completes the ground floor.

Upstairs on the first floor you will find the three bedrooms, two of which are doubles and the family bathroom.



Ground Floor

Living Room/Dining Area (max.)

4.38m x 4.36m 14'5" x 14'4"

Kitchen

3.38m x 2.24m 11'1" x 7'4"



First Floor

Bedroom 1

4.15m x 2.40m 13'7" x 7'10"

Bedroom 2

3.61m x 2.40m 11'10" x 7'10"

Bedroom 3

2.77m x 1.88m 9'1" x 6'2"

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Over 3 floors, The Ingleton offers flexible family living.

On the ground floor, the spacious living room is perfect for entertaining or simply relaxing, and benefits from French doors to the rear garden. The modern kitchen / dining area brings the family together for meal times. The downstairs cloakroom completes the ground floor.

The first floor is home to two of the three bedrooms – one single and one double – as well as a family bathroom.

On the second floor you'll find the master double bedroom, complete with its own en suite, for added luxury.



Ground Floor

Living Room

3.93m x 3.80m 12'11" x 12'6"

Kitchen/Dining Area

5.52m x 2.91m 18'1" x 9'6"



First Floor

Bedroom 2

3.93m x 3.79m 12'11" x 12'5"

Bedroom 3

3.39m x 1.90m 11'1" x 6'3"



Second Floor

Master Bedroom

3.93m x 3.73m 12'11" x 12'3"

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Perfect for couples or small families,
The Milldale is a superb 3 bedroom home.

The kitchen/dining area is an ideal space for entertaining and the separate living room is enhanced by French doors leading to the rear garden. The cloakroom is a convenient touch.

Two doubles and one single bedroom can be found on the first floor, the master of which has its own en suite shower room. The main bathroom completes this lovely home.



Ground Floor

Kitchen/Dining Area

4.62m x 2.97m 15'2" x 9'9"

Living Room

4.62m x 3.28m 15'2" x 10'9"



First Floor

Master Bedroom

3.34m x 2.83m 10'11" x 9'3"

Bedroom 2

3.03m x 2.62m 9'11" x 8'7"

Bedroom 3

3.03m x 1.92m 9'11" x 6'3"

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The Gosford 3 bedroom home



The Gosford is a delightful 3 bedroom home, providing everything you need for modern living and more.

The ground floor is home to the open plan kitchen/dining area, which features French doors to the rear garden – flooding the space with natural light and perfect for bringing the outside in. The spacious living room is perfect for day to day living or relaxing and touches of convenience come in the form of a handy downstairs cloakroom and storage cupboard.

Upstairs you'll find the three bedrooms, two of which are doubles, with the master bedroom benefitting from its own en suite. The family bathroom serves the other two bedrooms.



Ground Floor

Living Room (max.)

4.27m x 3.69m 14'0" x 12'1"

Kitchen/Dining Area

4.72m x 2.88m 15'6" x 9'5"



First Floor

Master Bedroom (min.)

2.96m x 2.83m 9'9" x 9'4"

Bedroom 2

3.31m x 2.63m 10'10" x 8'8"

Bedroom 3 (max.)

3.55m x 2.01m 11'8" x 6'7"

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The Patterdale 3 bedroom home



With 3 bedrooms and plenty of living space, The Patterdale is designed to meet the needs that modern life demands.

The living room with French doors to the rear garden spans the width of the home, giving you all the space you need to relax and unwind. The kitchen/dining area is the perfect setting for sit down meals and the downstairs cloakroom adds a touch of convenience.

Upstairs is home to the three bedrooms, the master of which boasts an en suite shower room. The family bathroom can also be found on the first floor.



Ground Floor

Living Room

4.62m x 3.28m 15'2" x 10'9"

Kitchen/Dining Area

4.62m x 2.47m 15'2" x 8'1"



First Floor

Master Bedroom

3.34m x 2.83m 10'11" x 9'3"

Bedroom 2

2.62m x 2.53m 8'7" x 8'4"

Bedroom 3

2.53m x 1.92m 8'4" x 6'3"

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This is the standard specification for each of the homes available, as indicated

Kitchen		Internal Finishes	
A range of wall & base units from Symphony Kitchens (please refer to our working drawings for layout details)	✓	Flat ceilings to all rooms finished in soft white emulsion	✓
Stainless steel 1.5 bowl sink & drainer (single bowl to The Ingleton)	✓	All walls finished in sail white emulsion	✓
Stainless steel gas hob with stainless steel splash back	✓	White finished 4 panel internal doors with chrome ironmongery	✓
Stainless steel single electric oven to The Dadford, The Patterdale, The Milldale, The Gosford & The Ingleton	✓	White gloss to all joinery eg. skirting boards & door architraves	✓
Stainless steel double electric oven to all detached plots	✓	Heating	
Stainless steel chimney hood	✓	Gas fired thermostatically controlled central heating	✓
Integrated fridge/freezer	✓	White pre-finished steel radiators with radiator valves	✓
Under pelmet lighting to wall units	✓	External	
Cloakrooms, Bathrooms & En Suites		Turf to front garden	✓
Twyfords free standing sanitary ware (Galerie range)	✓	1.8m screen fencing to rear gardens (please refer to our working drawings for layout details)	✓
Ideal Standard basin & chrome taps (where applicable)	✓	Side gate	✓
Ceramic wall tiling (half height around bath, full height to shower areas. Please refer to drawings)	✓	Doorbell and porch light to front	✓
White/chrome finish electric shower (Aqualisa) to cubicles in en suites (where applicable)	✓	Outside tap to rear/side of property	✓
Mechanical extraction in bathrooms, en suites, utility rooms, kitchens & cloakrooms (where no windows)	✓	Electrical	
Windows & French Doors		White slimline electrical sockets & switches throughout	✓
PVCu double glazed lockable windows (style as indicated on Finishes Schedule)	✓	White pendant ceiling lights with low energy bulbs	✓
PVCu French casement doors (where applicable)	✓	TV and telephone points to living room, master bedroom and family room (where applicable)	✓
External Doors		Power & lighting to all garages	✓
Steel front door with chrome effect thumbturn lock furniture, letter plate and chain	✓	Outside tap to rear/side of property	✓
Steel rear door with chrome effect thumbturn lock furniture (where applicable)	✓	Security & Safety	
Steel pre-finished garage door (colour as indicated on Finishes Schedule)	✓	Mains powered smoke detector to each floor (with battery back-up)	✓
		Battery operated carbon monoxide monitor	✓
		Warranty	
		NHBC 10 year Build Mark Policy	✓
		Taylor Wimpey warranty for 2 years from date of legal completion	✓

Contact

Albion Gate

Wheelton Lane, Leyland,
Lancashire PR25 3UD

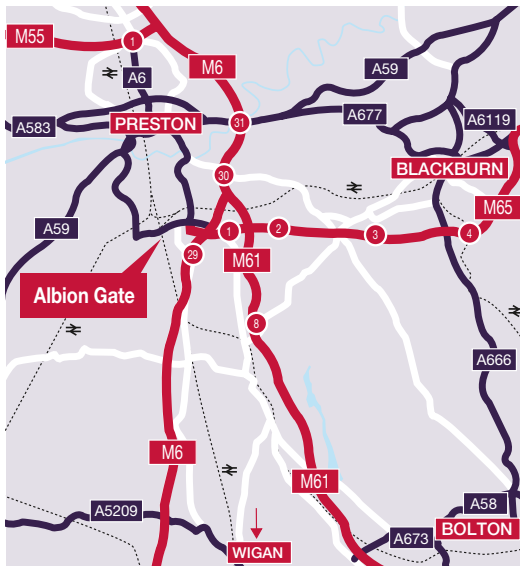
Book a viewing by calling **01772 280 510**

Or get the latest prices and deals at
taylorwimpey.co.uk/albion-gate

Standard specifications are correct at time of going to print, but are subject to change without notice. This does not include homes purchased on the affordable scheme. Please contact the sales executive for further information.XTWN712/September 2014.

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.

We hope you like what you've seen and look forward to seeing you again soon.



Taylor Wimpey

facebook.com/taylorwimpey
 taylorwimpey.co.uk/albion-gate

How to find us

From Preston

Head west on Friargate toward Ring Way/A59. Turn left onto Ring Way/A59 and then continue to follow the A59. At the roundabout take the 2nd exit onto Golden Way/A582 and then at the next roundabout take the 2nd exit and stay on Golden Way/A582. Continue to follow A582 passing over one more roundabout, at the next roundabout take the 3rd exit onto Flensburg Way/B5253. At the roundabout, take the 1st exit onto Longmeanygate/B5256 and continue, passing over two more roundabouts. Turn left onto Wheelton Lane.

From M6

At junction 28, take the exit onto Leyland Way/B5256 signposted towards Leyland. At the roundabout, take the 2nd exit onto Turpin Green Lane/B5254. At the next roundabout continue straight on the B5254/Churchill Way. Turn left onto Golden Hill Lane/B5256 and then take the 2nd right on to Wheelton Lane.

Albion Gate

Wheelton Lane, Leyland, Lancashire, PR25 3UD

Satnav postcode: PR25 3UD

Sales hotline

01772 280510

Development Regional Office

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