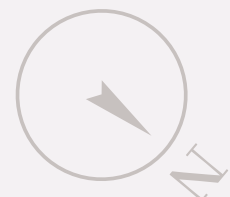




Find your way around

HAYFIELD PARK

COTTAM | PRESTON



Get to know HAYFIELD PARK

COTTAM | PRESTON

A beautiful development of
3, 4 & 5 bedroom homes and
2 bedroom apartments
located in the sought after
location of Cottam.

The site offers excellent access to local
amenities as well as leisure facilities and
local transport in nearby Preston. Enjoy
the quality of a new Taylor Wimpey
home, designed for modern living with
everything you need on your doorstep.

5 BEDROOM HOMES



The Wincham
5 bedroom home
Plots: 453 & 461



The Lavenham
5 bedroom home
Plots: 276, 447, 449, 451, 458,
463, 464, 467 & 469

4 BEDROOM HOMES



The Thornford
4 bedroom home
Plots: 275, 448, 454, 459, 465,
466 & 470



The Shelford
4 bedroom home
Plots: 446, 450, 452 & 457



The Teasdale
4 bedroom home
Plots: 274, 455, 456 & 468

4 BEDROOM HOMES



The Evesham
4 bedroom home
Plots: 212, 235, 237, 240, 309,
319, 322, 328, 330, 338, 341,
349, 359, 368, 411, 418, 420,
421, 425, 428, 434, 440 & 444



The Downham
4 bedroom home
Plots: 239, 310, 311, 336, 337,
342, 343, 353, 358, 395, 399,
403, 406, 422, 436, 441, 443,
460 & 462



The Lydford
4 bedroom home
Plots: 234, 304, 306, 312, 313,
320, 323, 327, 331, 348, 350*,
371*, 389, 391, 393, 401, 405,
412, 419, 426, 430, 432, 435,
438, 439, 442, & 445

3 BEDROOM HOMES



The Amersham
3 bedroom home
Plots: 211, 233, 236, 238, 279,
298, 303, 305, 308, 318, 321,
326, 329, 332, 335, 344, 347,
390, 392, 394, 396*, 400*, 402,
404, 407, 410, 417, 427, 429,
431, 433 & 437



The Alton
3 bedroom home
Plots: 314-317, 324, 325, 339,
340, 351, 352, 354, 355, 366,
367, 369*, 370*, 397, 398, 408,
409, 423 & 424



The Gosford
3 bedroom home
Plots: 222*, 225*, 226*, 243,
244, 247*, 250*, 258*, 259*,
262*, 265*, 266*, 269-273*,
277*, 278*, 289-294*, 297, 299,
300, 302, 333, 334, 345, 346,
356, 357, 372-384*, 413 & 414



The Milldale
3 bedroom home
Plots: 223*, 224*, 248*, 249*,
257*, 260*, 261*, 295*, 296*,
301 & 307

3 BEDROOM HOMES



The Dadford
3 bedroom home
Plots: 209, 210, 214-221*,
227-232*, 241, 242, 246*, 251*,
253-256*, 263*, 267*, 268*,
280*, 281*, 283-288*, 360-362,
385-388*, 415 & 416



The Patterdale
3 bedroom home
Plots: 213*, 245*, 252*, 264*
& 282*

2 BEDROOM HOMES



2 bedroom apartment
Plots: 206-208 & 363-365

V = Visitor parking

*ah/lc = Affordable homes, low cost

*HR = Home Reach Housing

► = Garage



HAYFIELD PARK

Hoyles Lane
Cottam
Preston
Lancashire
PR4 0LB

CONTACT US ON

01772 280 547

SATNAV

PR4 0LB

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FROM PRESTON:

- Head West from Fylde Road (A583) onto Tulketh Brow (B6241).
- Continue for 1 and a half miles until you approach a roundabout.
- Then take the 2nd exit onto Tom Benson Way (B6241).
- Continue through a further two roundabouts and at the third roundabout take the 1st exit onto Tag Lane (B5411), then take the first left onto Hoyles Lane and the development will be on your right.



FROM M6:

- From the M6 Northbound take exit 32 onto the A6 to Garstang.
- At the roundabout take the first exit onto Garstang Road/A6.
- Turn left onto Eastway/B6241 and continue until you reach a roundabout, take the 1st exit and stay on Eastway/B6241.
- At the following roundabout take the second exit and remain on Eastway/B6241.
- Continue for 1.5 miles. At the roundabout take the 4th exit onto Tag Lane/B5411 then turn left onto Hoyles Lane and the development will be on your right.



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THE WINCHAM

5 BEDROOM HOME



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THE WINCHAM

The 4 bedroom Wincham offers a spacious layout ideal for family living. Leading off the entrance hallway, a dual aspect living room with French doors leading to the garden, a spacious kitchen/diner and utility room, and a study. A storage cupboard and cloakroom complete the downstairs accommodation. Upstairs consists of the en suite master bedroom, another en suite double bedroom, a family bathroom and two further double bedrooms.

TOTAL 1,683 sq. ft.

GROUND FLOOR



Living Room	6.55m × 3.27m	21' 6" × 10' 9"
Study	2.27m × 1.85m	8' 11" × 6' 1"
Kitchen/Dining max.	6.52m × 4.77m	21' 5" × 15' 8"

FIRST FLOOR



Bedroom 1 max.	5.07m × 5.02m	16' 8" × 16' 6"
Bedroom 2 min.	4.41m × 2.81m	14' 6" × 9' 3"
Bedroom 3 max.	3.69m × 3.33m	12' 2" × 10' 11"
Bedroom 4 max.	2.76m × 3.33m	9' 1" × 10' 11"



Plots: 459 & 460

* 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. 49397 TWNW/SEPTEMBER 2020

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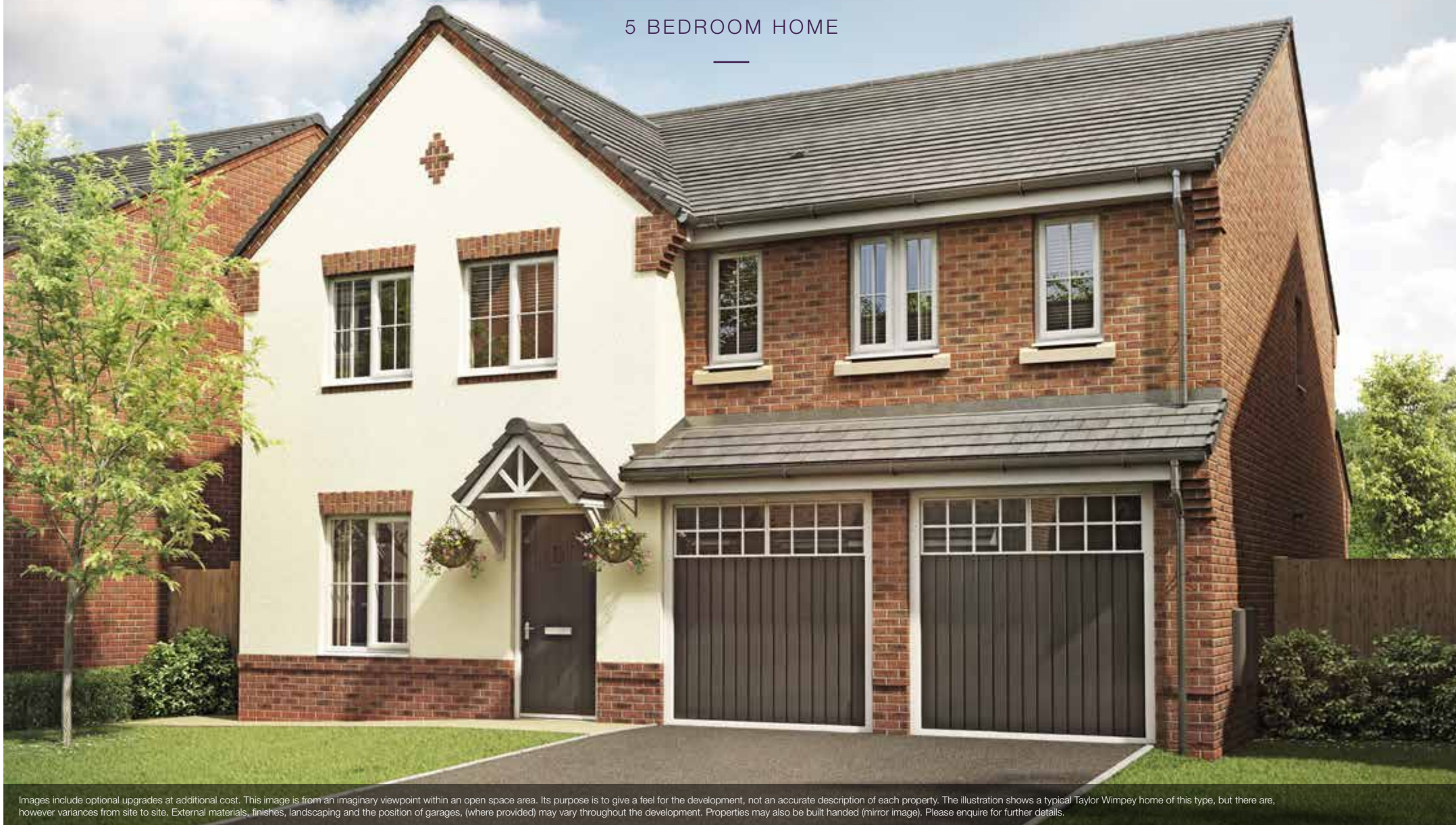
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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

A 5 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 1,646 sq. ft.

GROUND FLOOR



Living Room <i>min.</i>	5.26m x 3.90m	17' 3" x 12' 10"
Kitchen <i>max.</i>	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 <i>min.</i>	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 <i>min.</i>	2.85m x 3.00m	9' 4" x 9' 10"



Plots: 448, 451, 454, 455, 464, 465, 469 & 470

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

The traditionally designed, 4 bedroom Thornford is ideal for those seeking extra space. The contemporary fitted kitchen leads through to a family/dining room, opening out to the garden. The living room also has French doors, perfect for summer entertaining. Meanwhile an additional room is suitable as a study or dining room. Upstairs, the landing leads to the en suite master bedroom, three further spacious double bedrooms and a family bathroom.

TOTAL 1,562 sq. ft.

GROUND FLOOR



Living Room	4.74m x 3.91m	15' 7" x 12' 10"
Kitchen	4.79m x 3.32m	15' 9" x 10' 11"
Family	3.91m x 3.26m	12' 10" x 10' 8"
Study/Dining	3.07m x 2.66m	10' 1" x 8' 9"

FIRST FLOOR



Bedroom 1 min.	4.68m x 3.25m	15' 4" x 10' 8"
Bedroom 2	4.00m x 3.32m	13' 2" x 10' 11"
Bedroom 3 max.	4.72m x 3.36m	15' 6" x 11' 0"
Bedroom 4	3.81m x 2.53m	12' 6" x 8' 4"



Plots: 449, 452, 458, 462 & 468

* 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. 49397 TWNW/SEPTEMBER 2020

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional 4 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 lounge 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 1,378 sq. ft.

GROUND FLOOR



Living Room	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"

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: 447, 450, 453, 456, 461 & 467

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THE TEASDALE

4 BEDROOM HOME



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THE TEASDALE

The Teasdale is a distinctive 4 bedroom family home, designed with the modern family in mind. From the entrance, doors lead to a spacious living room, a study, and cloakroom. To the rear, an open plan kitchen/dining area with French doors onto the garden, plus adjoining utility room.

On the first floor, a master bedroom with an en suite, three further well proportioned bedrooms, and a family bathroom.

TOTAL 1,290 sq. ft.

GROUND FLOOR



Living Room	4.77m × 3.61m	15' 8" × 11' 10"
Study	2.94m × 2.70m	10' 9" × 7' 2"
Kitchen/Dining <i>max.</i>	5.81m × 3.07m	19' 1" × 10' 1"

FIRST FLOOR



Bedroom 1	3.67m × 3.57m	12' 1" × 11' 9"
Bedroom 2 <i>min.</i>	2.94m × 2.73m	9' 8" × 8' 11"
Bedroom 3	2.83m × 2.71m	9' 4" × 8' 11"
Bedroom 4	2.63m × 1.90m	8' 8" × 6' 3"



Plots: 446, 457, 463 & 466

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THE MILLDALE

3 BEDROOM HOME

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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large lounge opening through French doors to the garden, as well as a separate kitchen/diner and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 869 sq. ft.

GROUND FLOOR



Kitchen/Dining	4.62m x 2.96m	15' 2" x 9' 9"
Living Room	4.62m x 3.27m	15' 2" x 10' 9"

FIRST FLOOR



Bedroom 1	3.33m x 2.83m	10' 11" x 9' 3"
Bedroom 2	3.03m x 2.61m	9' 11" x 8' 4"
Bedroom 3	3.03m x 1.97m	9' 11" x 6' 3"

 **Plots:** 223*, 224*, 248*, 249*, 257*, 260*, 261*, 295*, 296*, 301 & 307

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THE PATTERDALE

3 BEDROOM HOME



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THE PATTERDALE

The three bedroom Patterdale will appeal to first time buyers, couples and young families alike. The ground floor features an open plan lounge/dining area with French doors to the rear garden, alongside a separate kitchen/breakfast area and downstairs WC. Upstairs features two double bedrooms including a master bedroom with en suite, a further bedroom and a family bathroom.

TOTAL 818 sq. ft.

GROUND FLOOR



Living Room	4.62m x 3.28m	15' 2" x 10' 9"
Kitchen	4.62m x 2.46m	15' 2" x 8' 0"

FIRST FLOOR



Bedroom 1	3.22m x 2.83m	10' 6" x 9' 3"
Bedroom 2	2.61m x 2.53m	8' 6" x 8' 3"
Bedroom 3	2.53m x 1.91m	8' 3" x 6' 3"



Plots: 213*, 245*, 252*, 264* & 282*

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THE DADFORD

3 BEDROOM HOME



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THE DADFORD

With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

TOTAL 753 sq. ft.

GROUND FLOOR



Living Room/Dining Area *max.*

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

Kitchen

3.37m x 2.23m 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 1.87m 9' 1" x 6' 2"



Plots: 209, 210, 214-221*, 227-232*, 241, 242, 246*, 251*, 253-256*, 263*, 267*, 268*, 280*, 281*, 283-288*, 360-362, 385-388*, 415 & 416

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 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/diner 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 866 sq. ft.

GROUND FLOOR



Living Room <i>max.</i>	4.26m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining Area	4.72m x 2.87m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 <i>min.</i>	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3	3.55m x 2.00m	11' 8" x 6' 7"



Plots: 222*, 225*, 226*, 243, 244, 247*, 250*, 258*, 259*, 262*, 265*, 266*, 269-273*, 277*, 278*, 289-294*, 297, 299, 300, 302, 333, 334, 345, 346, 356, 357, 372-384*, 413 & 414

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HAYFIELD PARK. A VERY SPECIAL PLACE TO BE

Discover a stunning collection of 3 & 4 bedroom homes and 2 bedroom apartments in the desirable area of Cottam, Preston. Conveniently situated nearby to local amenities, schools and restaurants, Hayfield Park also benefits from being just a few miles from Preston City centre.

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.



DISCOVER PEACE AND PRACTICALITY

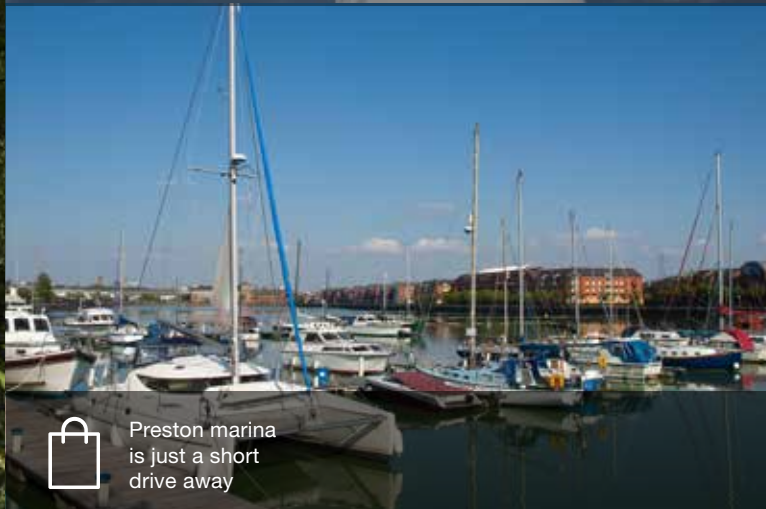
Close by to the centre of Preston, everyday amenities, main motorways as well as being within easy reach of scenic canals and luscious green walkways, Cottam offers convenience with the benefit of a countryside feel. Residents can enjoy being close by to two golf courses, sports facilities and several restaurants.



Experience
British dining at
The Windmill Tavern



Preston marina
is just a short
drive away

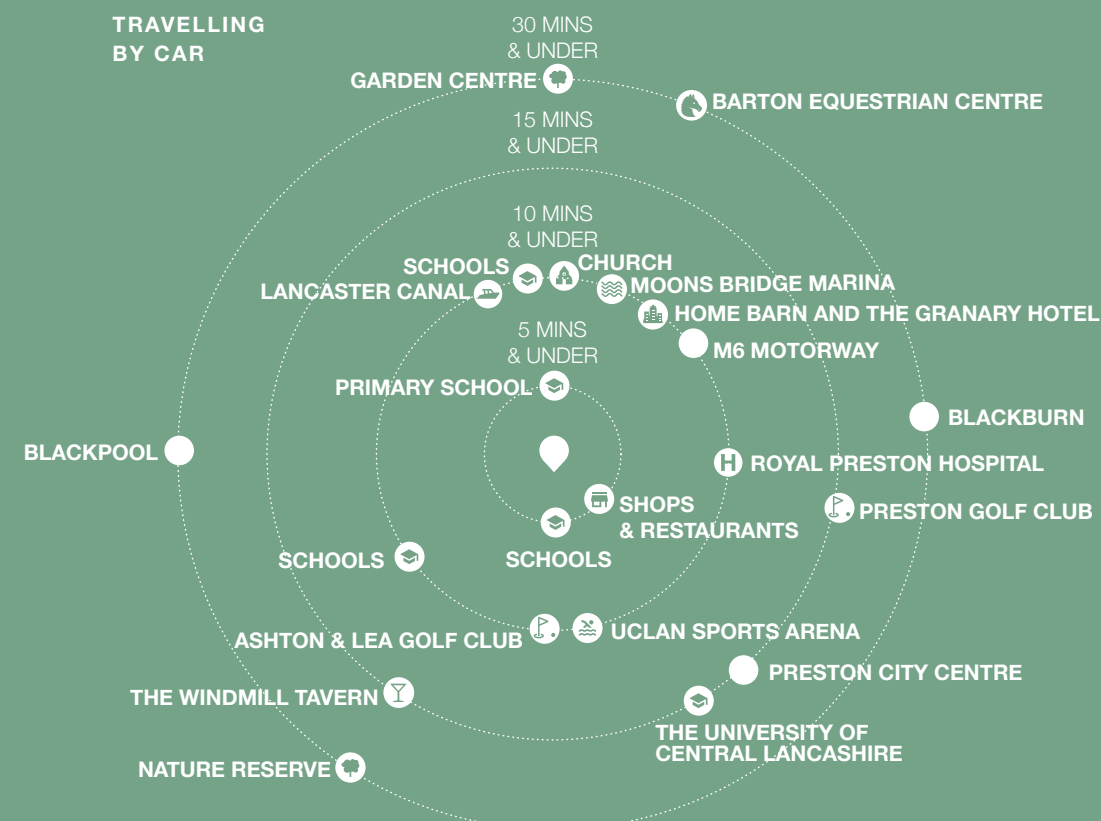


Golfers can
enjoy an array
of nearby courses



THE PERFECT PLACE TO BE

Featuring an immaculate collection of 3 & 4 bedroom homes and 2 bedroom apartments, Hayfield Park is ideal for both First Time Buyers and upsizers. Within walking distance from the new homes you can find a Sainsbury's Local, Nisa and popular local pub, Guild Merchant. Residents will feel easily connected with quick and easy access to the M55 and M6 motorways. Golfers benefit from being close to Ashton & Lea Golf Club and Preston Golf Club.



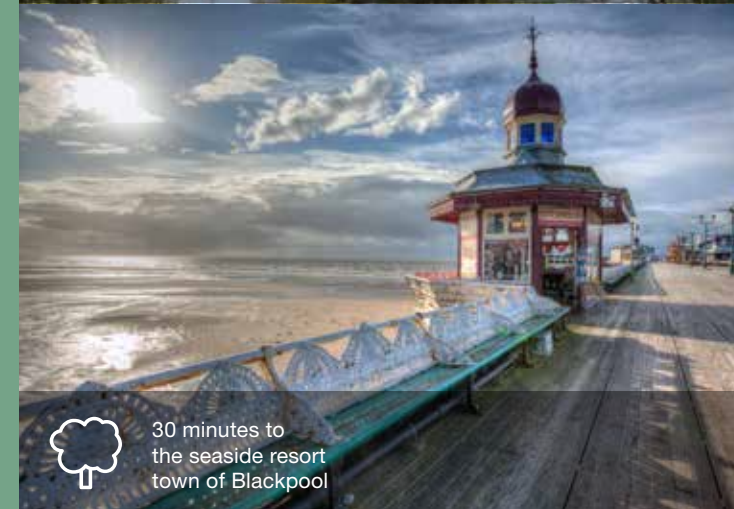
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stroll down the
Lancaster Canal



30 minutes to
the seaside resort
town of Blackpool



The University
of Central Lancashire
is close by to home





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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 – or move to a new one – 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...





Hoyles Lane, Cottam
Preston, Lancashire, PR4 0LB

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[illegible]



STANDARD SPECIFICATIONS

HAYFIELD PARK
Hoyles Lane, Cottam
Preston, Lancashire, PR4 0LB

TELEPHONE
01772 280 547

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

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	Deaford	Gosford	Milldale	Alton	Amersham	Lydford	Downham	Evesham	Teasdale	Shelford	Thornford	Wincham	Lavenham
External Doors													
GRP front door with chrome effect thumbturn lock furniture, letter plate and chain (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP side or rear door with chrome effect thumbturn lock furniture (where applicable)												✓	✓
Steel pre-finished garage door (colour as indicated on finishes schedule)					✓	✓	✓	✓	✓	✓	✓	✓	✓
House number plate to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal Finishes													
Flat ceilings to all rooms finished in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All walls finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark 5 panel white finished vertical slatted internal doors with chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White gloss to all joinery e.g. skirting boards and door architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating													
Gas-fired thermostatically-controlled central heating	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White pre-finished steel radiators with radiator valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External													
Landscaping to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fencing to front / side / with matching gate rear gardens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell and coach light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap to rear/side of property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical													
White slimline electrical sockets and switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White pendant ceiling lights with low energy bulbs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and telephone points to living room, master bedroom, study and family room (where applicable)*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garages					✓	✓	✓	✓	✓	✓	✓	✓	✓
Security and Safety													
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

* As indicated on electrical layout