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Wimpey

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WELLINGTON PLACE

AIRFIELD FARM / HARBOROUGH ROAD | MARKET HARBOROUGH

Get to know

WELLINGTON PLACE

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A warm welcome to Wellington Place. Here you'll find a premium selection of three, four and five-bedroom homes. Located in the historic market town of Market Harborough, Wellington Place is a peaceful solace away from the hustle and bustle of everyday life.







5 bedroom homes

-  **The Winterford**
5 bedroom home
Plots: 56, 87, 88 & 102
-  **The Garrton**
5 bedroom home
Plots: 1, 6, 38, 71, 72, 78, 99, 101, 112, 117, 120 & 121
-  **The Lavenham**
5 bedroom home
Plot: 33, 46, 57, 66, 74, 76 & 111








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. 50382TWEM/JAN 2021

4 bedroom homes

-  **The Marford**
4 bedroom home
Plots: 3, 4, 32, 39, 44, 59, 69, 70, 86, 90, 91, 98, 100, 110, 113, 115 & 116
-  **The Wortham**
4 bedroom home
Plots: 27, 31, 45, 47, 48, 58, 60, 61, 64, 65, 67, 68, 73, 75, 77, 85, 89, 106 & 109
-  **The Haddenham**
4 bedroom home
Plots: 26 & 28
-  **The Manford**
4 bedroom home
Plot: 2, 5, 7, 10, 11, 79 & 114
-  **The Kentdale**
4 bedroom home
Plots: 12, 49, 97 & 103
-  **The Midford**
4 bedroom home
Plots: 82 & 94

3 bedroom homes

-  **The Colton**
3 bedroom home
Plots: 24, 25, 29, 30, 34, 35, 40-43, 50-53, 80, 81, 83, 84, 92, 93, 95, 96, 104, 105 & 118
-  **The Gosford**
3 bedroom home
Plots: 8, 9, 20, 21, 22, 23, 36, 37, 54, 55, 62, 63, 107, 108 & 119
-  **The Belbury**
3 bedroom home
Plots: 122 & 123
-  **3 bedroom home**
Plots: 13*, 14*, 15*, 16* & 19*
-  **3 bedroom home**
Plots: 17* & 18*

2 bedroom homes

-  **2 bedroom apartment**
Plots: 124-139

* = Affordable homes
BCP = Bin collection point
▶ = Integral garage
SS = Sub station

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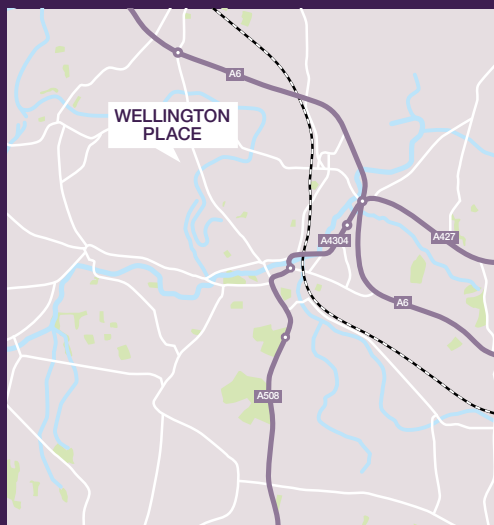
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FROM THE M1:

- Heading south on M1, take the A4303 exit to Lutterworth/Rugby at Junction 20
- At the roundabout, take the 1st exit onto Lutterworth Road
- Turn left onto Foxton Road, and then take the 1st right onto Gallow Field Road
- After 1.5 miles, turn right onto Harborough Road
- Take the 1st exit at the roundabout and stay on Harborough Road
- Continue to follow the road for 0.7 miles, then turn left and the destination will be on the right

FROM LEICESTER:

- Head south-west on Vaughn Way towards Highcross Street
- Keep right and continue on SouthGates Underpass/Vaughn Way, then turn slightly left onto Welford Road
- Turn left onto Palmerston Way and at the roundabout take the 2nd exit onto Leicester Road
- Following the A6, take the 2nd exit at the roundabout onto Glen Road
- At Glen Gorse Roundabout take the 2nd exit onto Leicester Road
- Take the 2nd exit at the roundabout, and then the 1st exit at the next roundabout, staying on Leicester Road
- At the roundabout, take the 4th exit onto Harborough Road
- At the next roundabout, take the 1st exit and stay on Harborough Road
- Continue to follow the road for 0.7 miles, then turn left and the destination will be on the right



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THE WINTERFORD

5 bedroom home



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THE WINTERFORD

The Winterford is a spacious family home offering space for day to day living. A large hallway opens onto two reception rooms, a study and a guest cloakroom. The kitchen and dining area open onto the private rear garden. Upstairs, there is a well proportioned en suite master bedroom, three further double bedrooms, one with en suite plus a further bedroom and a main bathroom.

TOTAL 2,112 sq. ft.

Ground floor



Lounge	5.22m x 4.12m	17' 2" x 13' 7"
Lounge 2	4.74m x 3.56m	15' 7" x 11' 8"
Kitchen/Dining	6.36m x 3.83m	20' 11" x 12' 7"
Study	2.97m x 2.60m	9' 9" x 8' 6"

First floor



Bedroom 1	4.74m x 3.56m	15' 7" x 11' 8"
Bedroom 2	3.49m x 3.79m	11' 5" x 12' 5"
Bedroom 3	4.64m x 2.66m	15' 3" x 8' 9"
Bedroom 4	2.75m x 4.12m	9' 0" x 13' 6"
Bedroom 5	2.76m x 2.71m	9' 1" x 8' 11"



Plots: 56, 87, 88 & 102

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THE GARRTON

5 bedroom home



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THE GARRTON

Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the lounge, study and cloakroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite master bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL 1,810 sq. ft.

Ground floor



Lounge

3.35m x 4.74m 11' 0" x 15' 7"

Kitchen/Dining

8.34m x 3.46m 27' 4" x 11' 4"

Study

2.73m x 2.31m 9' 0" x 7' 7"

First floor



Bedroom 1

3.34m x 3.98m 11' 0" x 13' 1"

Bedroom 4

2.75m x 4.59m 9' 0" x 15' 1"

Bedroom 5

2.54m x 2.98m 8' 4" x 9' 9"

Second floor



Bedroom 2 (excl. dormer)

3.36m x 4.59m 11' 1" x 15' 1"

Bedroom 3 (excl. dormer)

3.65m x 2.78m 12' 0" x 9' 2"



Plots: 1, 6, 38, 71, 72, 78, 99, 101, 112, 117, 120 & 121

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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 integral double garage. On the ground floor is a good sized lounge, 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



Lounge	5.26m x 3.90m (min.)	17' 3" x 12' 10" (min.)
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/min.)	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	2.85m (min.) x 3.00m	9' 4" (min.) x 9' 10"



Plots: 33, 46, 57, 66, 74, 76 & 111

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THE MARFORD

4 bedroom home



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THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,564 sq. ft.

Ground floor



Lounge	4.76m × 3.91m	15' 8" × 12' 10"
Family room	3.26m × 3.91m	10' 8" × 12' 10"
Kitchen	3.32m × 4.79m	10' 11" × 15' 9"
Dining/Study	2.66m × 3.04m	8' 9" × 10' 0"

First floor



Bedroom 1	3.64m (max.) × 4.91m	12' 0" (max.) × 16' 2"
Bedroom 2	3.32m × 4.00m (max.)	10' 11" × 13' 2" (max.)
Bedroom 3	3.23m × 4.72m (max.)	10' 7" × 15' 6" (max.)
Bedroom 4	2.55m × 3.81m	8' 4" × 12' 6"

 **Plots:** 3, 4, 32, 39, 44, 59, 69, 70, 86, 90, 91, 98, 100, 110, 113, 115 & 116

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THE WORTHAM

4 bedroom home



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THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate lounge. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, 3 further double bedrooms and a main bathroom.

TOTAL 1,525 sq. ft.

Ground floor



Lounge	3.57m x 5.75m	11' 9" x 18' 10"
Kitchen/Dining	6.48m x 3.34m	21' 3" x 10' 11"
Garage	6.00m x 3.00m	19' 8" x 9' 10"

*6m x 3m internal garage

First floor



Bedroom 1	3.60m x 4.78m	11' 10" x 15' 9"
Bedroom 2	4.13m x 3.10m (min.)	13' 7" x 10' 2" (min.)
Bedroom 3	3.03m x 3.41m	10' 0" x 11' 3"
Bedroom 4	3.41m x 3.02m	11' 2" x 9' 11"

 **Plots:** 27, 31, 45, 47, 48, 58, 60, 61, 64, 65, 67, 68, 73, 75, 77, 85, 89, 106 & 109

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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 lounge and 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 1,460 sq. ft.

Ground floor



Lounge	5.93m (max.) × 3.44m	19' 6" (max.) × 11' 3"
Kitchen/Dining	6.34m × 3.30m	20' 9" × 10' 10"

First floor



Bedroom 1 (max.)	4.02m × 4.65m	13' 2" × 15' 3"
Bedroom 2 (max.)	4.05m × 3.83m	13' 4" × 12' 7"
Bedroom 3	3.28m × 3.23m	10' 9" × 10' 7"
Bedroom 4	2.79m × 3.23m	9' 2" × 10' 7"



Plots: 26 & 28

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THE MANFORD

4 bedroom home



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,385 sq. ft.

Ground floor



Lounge	3.88m × 4.74m	12' 9" × 15' 7"
Kitchen/Dining	8.11m × 2.88m	26' 7" × 9' 6"
Study	2.10m × 2.61m	6' 11" × 8' 7"

First floor



Bedroom 1	3.88m (max.) × 3.71m	12' 9" (max.) × 12' 2"
Bedroom 2	3.09m (max.) × 4.02m	10' 2" (max.) × 13' 2"
Bedroom 3	3.03m (max.) × 3.66m	10' 0" (max.) × 12' 0"
Bedroom 4	2.75m × 3.97m (max.)	9' 0" × 13' 0" (max.)



Plots: 2, 5, 7, 10, 11, 79 & 114

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THE KENTDALE

4 bedroom home



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect lounge opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside a further double bedroom, two single bedrooms and a family bathroom.

TOTAL 1,222 sq. ft.

Ground floor



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining	3.16m × 2.77m	10' 4" × 9' 1"

* Optional external door

First floor



Bedroom 1 (max.)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.09m × 2.53m	10' 2" × 8' 4"



Plots: 12, 49, 97 & 103

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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 lounge 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 1,170 sq. ft.

Ground floor



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

First floor



Bedroom 1	3.61m × 3.27m	11' 10" × 10' 9"
Bedroom 2	3.53m × 2.81m	11' 7" × 9' 3"
Bedroom 3	2.81m × 2.52m (min.)	9' 3" × 8' 3" (min.)
Bedroom 4	2.35m × 2.23m	7' 9" × 7' 4"



Plots: 82 & 94

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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 lounge/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 1,153 sq. ft.

Ground floor



Lounge/Dining

4.78m x 3.27m (min.)

15' 8" x 10' 9" (min.)

Kitchen (min.)

2.57m x 3.43m

8' 5" 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 5.15m

12' 4" (max.) x 16' 11"

 **Plots:** 24, 25, 29, 30, 34, 35, 40, 41, 42, 43, 50, 51, 52, 53, 80, 81, 83, 84, 92, 93, 95, 96, 104, 105 & 118

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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 lounge, 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 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	3.55m (max.) x 2.00m	11' 8" (max.) x 6' 7"

 **Plots:** 8, 9, 20, 21, 22, 23, 36, 37, 54, 55, 62, 63, 107, 108 & 119

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THE BELBURY

3 bedroom home

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THE BELBURY

A three storey layout provides the Belbury with flexible lifestyle options. The entrance hallway leads to a kitchen, a lounge/dining room opening through French doors to the rear garden and a guest cloakroom. Upstairs is a family room/bedroom four complete with a Juliet balcony, a well proportioned bedroom and a main bathroom. A master bedroom, a double bedroom and a shower room are located on the top floor.

TOTAL 1,299 sq. ft.

Ground floor



Lounge/Dining (max.)

4.72m x 3.70m 15' 6" x 12' 2"

Kitchen (max.)

3.43m (min.) x 3.08m 11' 3" (min.) x 10' 1"

First floor



Family room/Bedroom 4

4.72m x 3.38m 15' 6" x 11' 1"

Bedroom 3

2.87m x 2.55m 9' 5" x 8' 5"

Second floor



Bedroom 1

4.72m x 3.38m 15' 6" x 11' 1"

Bedroom 2

3.65m (min.) x 2.79m (max.) 12' 0" (min.) x 9' 2" (max.)



Plots: 122 & 123

* 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. 50382TWEM/October 2018.

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WELLINGTON PLACE APARTMENTS

2 BEDROOM HOME



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WELLINGTON PLACE APARTMENTS

The carefully planned layout of the Wellington Place Apartment makes it perfect for first time buyers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. Two double bedrooms, a main bathroom and ample storage space are also located off the hallway.



Kitchen/Living Room/Dining area (max.)

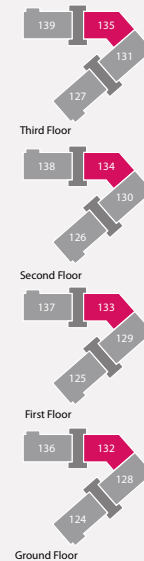
4.98m x 3.46m 16'4" x 11'4"

Bedroom 1

4.16m x 2.67m 13'8" x 8'9"

Bedroom 2 (min.)

3.51m x 2.88m 11'6" x 9'6"



Kitchen/Living Room/Dining area (max.)

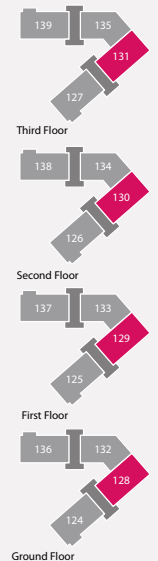
5.32m x 3.61m 17'5" x 11'10"

Bedroom 1

4.17m x 2.67m 13'8" x 8'9"

Bedroom 2 (max.)

3.43m x 3.06m 11'3" x 10'1"



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WELLINGTON PLACE APARTMENTS

2 BEDROOM HOME



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WELLINGTON PLACE APARTMENTS

The carefully planned layout of the Wellington Place Apartment makes it perfect for first time buyers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. Two double bedrooms, a main bathroom and ample storage space are also located off the hallway. Selected plots feature a Juliet balcony.



Kitchen/Living Room/Dining area (max.)

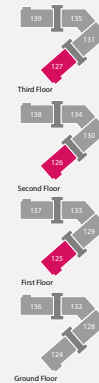
6.10m x 3.61m 20'0" x 11'10"

Bedroom 1

4.16m x 2.72m 13'8" x 8'11"

Bedroom 2 (max.)

3.04m x 3.38m 10'0" x 11'1"



Kitchen/Living Room/Dining area (max.)

6.10m x 3.61m 20'0" x 11'10"

Bedroom 1

4.16m x 2.72m 13'8" x 8'11"

Bedroom 2 (max.)

3.04m x 3.38m 10'0" x 11'1"



Kitchen/Living Room/Dining area (max.)

6.10m x 3.61m 20'0" x 11'10"

Bedroom 1

4.16m x 2.67m 13'8" x 8'9"

Bedroom 2 (max.)

3.04m x 3.43m 10'0" x 11'3"



Kitchen/Living Room/Dining area (max.)

6.10m x 3.61m 20'0" x 11'10"

Bedroom 1

4.16m x 2.67m 13'8" x 8'9"

Bedroom 2 (max.)

3.04m x 3.43m 10'0" x 11'3"



* 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. 50382 TWEM December 2020

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WELLINGTON PLACE A VERY SPECIAL PLACE TO BE

*A warm welcome to Wellington Place. Here you'll find
a premium selection of three, four and five-bedroom
homes. Located in the historic market town of Market
Harborough, Wellington Place is a peaceful solace
away from the hustle and bustle of everyday life.*

COME ON IN AND MAKE YOURSELF AT HOME

From the moment you step through the door, you'll know you've arrived home at Wellington Place.

Featuring bright, spacious rooms with all the latest fixtures and fittings, you can sit back, relax and enjoy your home from the first day you move in.



Images include optional upgrades at additional cost.

ENJOY THE BENEFITS OF A PEACEFUL MARKET TOWN

Bordered by open fields and with local amenities in easy reach, Wellington Place offers the ideal balance between rural tranquility and urban convenience. As well as overlooking the stunning scenery Market Harborough has to offer, homebuyers will be able to take advantage of plenty of walking and cycle paths located close to the development.



Town Centre: Settle into the relaxed pace of life in this charming market town



Town Centre: Market Harborough's picturesque town centre is home to a number of historic buildings

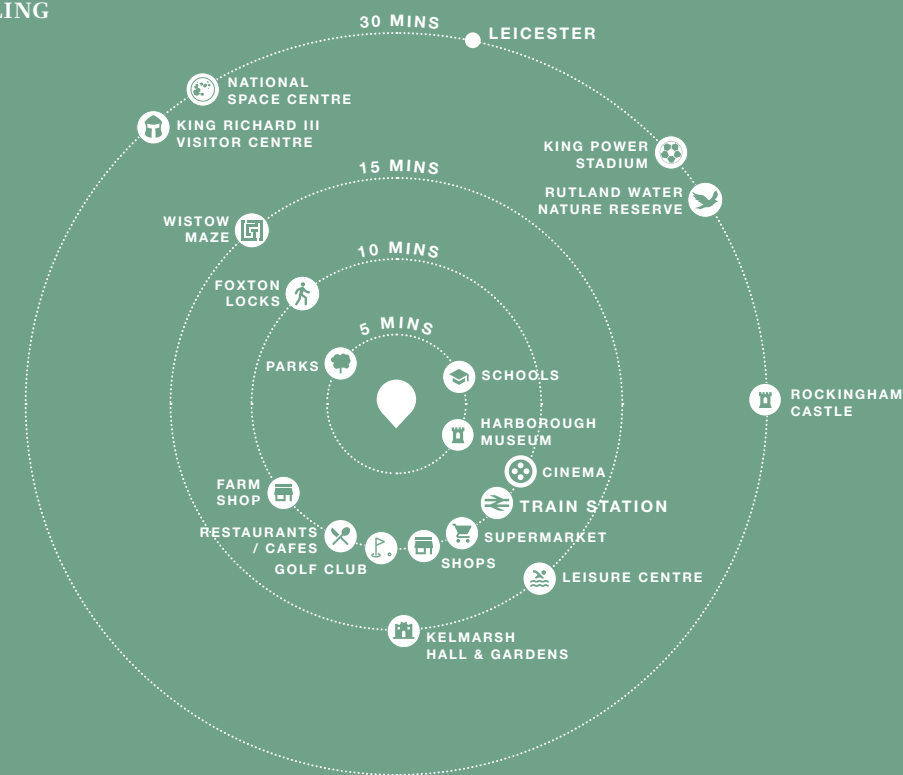


Farndon Fields: Pick up a selection of farm fresh produce and stop by the restaurant to sample the local, seasonal menu

THE IDEAL PLACE TO BE

For commuter convenience, Wellington Place also has close links to the A6 and A14. Junction 20 of the M1 is just 13 miles away for journeys further afield. Residents at Wellington Place will benefit from easy access to Market Harborough Train Station which is only two miles away and offers regular services to Leicester, Nottingham, Peterborough, Birmingham and London.

TRAVELLING BY CAR



National Cycle Route: Take a ride along old railway paths through beautiful open green countryside



Foxton Locks: Watch the colourful narrow boats float by and enjoy the scenery with a drink at Bridge 61



St. Mary's Place: The perfect place to shop for all of life's essentials



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



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.com and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

