



# Handley Gardens

JOIN OUR EXCITING NEW COMMUNITY

Phase 3 of Handley Gardens offers a collection of  
1 bedroom apartments and 2, 3 & 4 bedroom houses,  
perfectly located in Maldon town on the Blackwater estuary.

**Taylor**  
**Wimpey**



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.

# HANDLEY GARDENS. A VERY SPECIAL PLACE TO BE

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A warm welcome to Handley Gardens.

Located in a town that is influenced by its history, Handley Gardens is a highly anticipated development offering a choice of 1, 2, 3, 4 and 5 bedroom houses in the heart of the Maldon District. Nestled in a varied landscape, this new garden suburb of Maldon has something for everyone.



## MAKE YOURSELF AT HOME

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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.



# A TOWN WITH AN EXCITING HISTORY

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Maldon's animated location seamlessly combines its history with everything you need for modern living. From the bustling Maldon high street containing a multitude of shops, bars, and restaurants, to the idyllic setting of its Promenade Park, you'll never be short of things to do in this celebrated town.

As well as offering a wide range of amenities, this maritime and market town also boasts wonderful nature reserves that reflect the town's timeless heritage.

And for the keen sports fans, you can also go along to support Maldon & Tiptree Football Club at Wallace Binder Ground.

A scenic view of a river town, likely in England, featuring a large church with a tall spire and several boats docked along the riverbank. The water reflects the buildings and the sky. A sign on a boat reads "RIVER CRUISES".







## WHY BUY NEW?

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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

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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 SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...

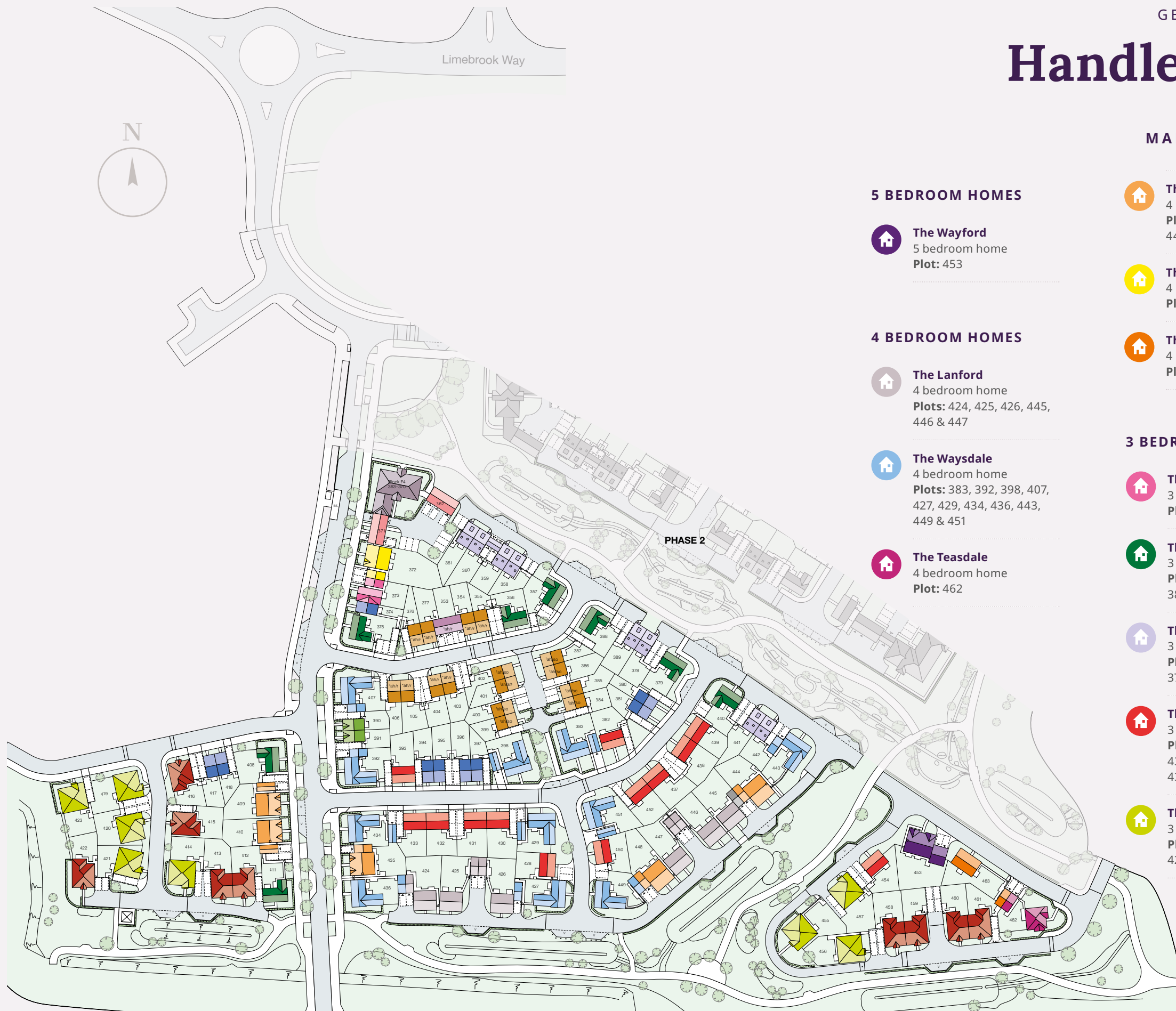


### EASYMOVER

... 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.






GET TO KNOW



# Handley Gardens

MALDON, ESSEX


## 5 BEDROOM HOMES


-  **The Wayford**  
5 bedroom home  
Plot: 453

## 4 BEDROOM HOMES


-  **The Lanford**  
4 bedroom home  
Plots: 424, 425, 426, 445, 446 & 447
-  **The Waysdale**  
4 bedroom home  
Plots: 383, 392, 398, 407, 427, 429, 434, 436, 443, 449 & 451
-  **The Teasdale**  
4 bedroom home  
Plot: 462

-  **The Thornford**  
4 bedroom home  
Plots: 409, 410, 435, 444 & 448

-  **The Thornford Special**  
4 bedroom home  
Plot: 372


-  **The Trusdale**  
4 bedroom home  
Plot: 463

## 3 BEDROOM HOMES

-  **The Byford Special**  
3 bedroom home  
Plot: 373

-  **The Woodman**  
3 bedroom home  
Plots: 356, 357, 375, 379, 388, 408, 411 & 440

-  **The Colton**  
3 bedroom home  
Plots: 358, 359, 360, 361, 378, 389, 441 & 442

-  **The Ardale**  
3 bedroom home  
Plots: 382, 393, 428, 430, 431, 432, 433, 437, 438, 439, 450, 452 & 454


-  **The Moschatel**  
3 bedroom home  
Plots: 414, 419, 420, 421, 423, 455, 456 & 457


## 2 BEDROOM HOMES

-  **The Edale Special**  
2 bedroom home  
Plots: 362 & 371

-  **The Canford**  
2 bedroom home  
Plots: 374, 380, 381, 394, 395, 396, 397, 417 & 418


-  **The Canford Special**  
2 bedroom home  
Plots: 390 & 391

-  **The Primrose**  
2 bedroom home  
Plots: 412, 413, 415, 416, 422, 458, 459, 460 & 461

-  **2 bedroom home**  
Plot: 353\*

-  **2 bedroom home**  
Plot: 354\*, 355\*, 376\*, 377\*, 384†, 385†, 386†, 387†, 399-402† & 403-406\*

## 1 BEDROOM APARTMENTS

-  **Sunderland House**  
Plots: 363-370

\*ah/r = Affordable Homes – Rented  
\*ah/so = Affordable Homes – Shared Ownership  
BS = Bus Stop  
▶ = Garage  
▷ = Carport  
■ = Bollards  
V = Visitor Parking

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. 51574/May 2022.

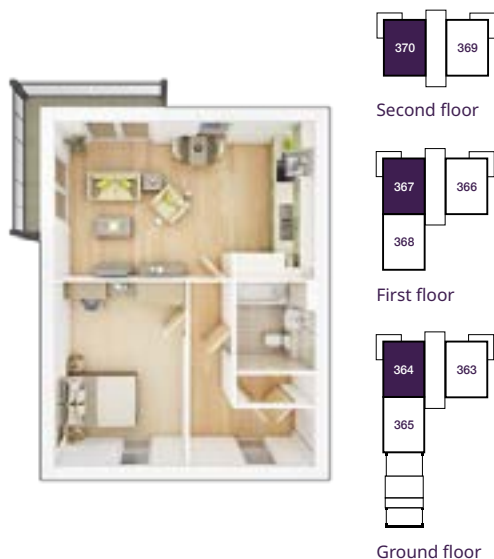


**VIEW CURRENT  
AVAILABILITY**



# Sunderland House

## 1 BEDROOM APARTMENTS



### PLOTS 364, 367 & 370

#### Kitchen/Living/Dining Area

6.26m × 3.80m      20'7" × 12'6"

#### Bedroom

4.46m × 3.18      14'8" × 10'5"

#### Total internal floor area

52.30 sq. m.      563 sq. ft.



### PLOTS 363, 366 & 369

#### Kitchen/Living/Dining Area

6.26m × 3.80m      20'7" × 12'6"

#### Bedroom

4.46m × 3.18m      14'8" × 10'5"

#### Total internal floor area

52.30 sq. m.      563 sq. ft.



### PLOTS 365 & 368

#### Kitchen/Living/Dining Area

6.26m × 3.80m      20'7" × 12'6"

#### Bedroom

4.46m × 3.18m      14'8" × 10'5"

#### Total internal floor area

52.30 sq. m.      563 sq. ft.



Find me on the development plan. Plots: 363–370.





# Sunderland House

1 BEDROOM APARTMENTS



**DISCOVER MORE  
ABOUT THIS HOME**



**VIEW OUR CURRENT  
AVAILABILITY**

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 51574 / September 2022.





# Sunderland House

## 1 BEDROOM APARTMENTS



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#### Total internal floor area

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Find me on the development plan. Plots: 363–370.





# Sunderland House

## 1 BEDROOM APARTMENTS



### PLOTS 364, 367 & 370

#### Kitchen/Living/Dining Area

6.26m × 3.80m      20'7" × 12'6"

#### Bedroom

4.46m × 3.18      14'8" × 10'5"

#### Total internal floor area

52.30 sq. m.      563 sq. ft.



### PLOTS 363, 366 & 369

#### Kitchen/Living/Dining Area

6.26m × 3.80m      20'7" × 12'6"

#### Bedroom

4.46m × 3.18m      14'8" × 10'5"

#### Total internal floor area

52.30 sq. m.      563 sq. ft.



### PLOTS 365 & 368

#### Kitchen/Living/Dining Area

6.26m × 3.80m      20'7" × 12'6"

#### Bedroom

4.46m × 3.18m      14'8" × 10'5"

#### Total internal floor area

52.30 sq. m.      563 sq. ft.



Find me on the development plan. Plots: 363–370.





# The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft / 172.60m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

5.58m *max* × 3.35m *min*      18'4" *max* × 11'0" *min*

### Living Room

6.06m × 4.40m      19'11" × 14'6"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Study

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1

3.39m *min* × 3.37m *min*      11'1" *min* × 11'1" *min*

### Bedroom 2

3.67m *max* × 3.48m *max*      12'1" *max* × 11'5" *max*

### Bedroom 3

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4

4.01m *max* × 2.39m *max*      13'5" *max* × 7'10" *max*

### Bedroom 5

3.24m × 2.35m      10'8" × 7'8"



Find me on the development plan. Plot: 453





# The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft / 172.60m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



**VIEW OUR CURRENT  
AVAILABILITY**





# The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq ft / 116.24m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.87m max × 2.85m    22'7" max × 9'4"

### Living Room

4.57m × 3.24m    15'0" × 10'8"

### Study

2.21m × 2.17m    7'3" × 7'2"



## FIRST FLOOR

### Bedroom 1

4.16m × 3.31m    13'8" × 10'10"

### Bedroom 2

3.51m × 2.69m    11'6" × 8'10"

### Bedroom 3

3.27m × 2.84m    10'9" × 9'4"

### Bedroom 4

3.10m × 2.62m    10'2" × 8'7"



Find me on the development plan. Plots: 424, 425, 426, 445, 446 & 447





# The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq ft / 116.24m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



**VIEW OUR CURRENT  
AVAILABILITY**





# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq ft / 143.90m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast/Family Area

6.85m × 3.52m      22'6" × 10'3"

### Living Room

4.64m × 4.48m      15'3" × 14'9"

### Dining Room

3.05m × 2.90m      10'0" × 9'6"



## FIRST FLOOR

### Bedroom 1

3.78m × 3.52m      12'5" × 11'7"

### Bedroom 2

4.64m × 2.97m      15'3" × 9'9"

### Bedroom 3

3.05m × 2.87m      10'0" × 9'5"

### Bedroom 4

3.55m × 2.78m      11'8" × 9'2"



Find me on the development plan. Plots: 383, 392, 398, 407, 427, 429, 434, 436, 443, 449 & 451





# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq ft / 143.90m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



**VIEW OUR CURRENT  
AVAILABILITY**





# The Teasdale

4 BEDROOM HOME, TOTAL 1,290 sq ft / 119.80m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.83m × 3.07m *max*    19'1" × 10'1" *max*

### Living Room

4.77m × 3.61m    15'8" × 11'10"

### Study

2.94m × 2.70m    9'8" × 8'10"



## FIRST FLOOR

### Bedroom 1

3.58m *min* × 3.69m    11'9" *min* × 12'1"

### Bedroom 2

4.06m *max* × 2.72m *max*    13'4" *max* × 8'11" *max*

### Bedroom 3

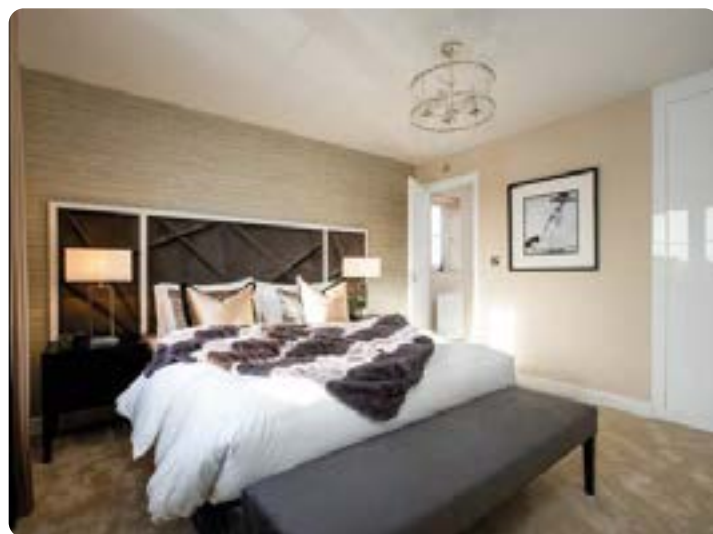
2.85m *min* × 2.72m *min*    9'4" *min* × 8'11" *min*

### Bedroom 4

2.65m × 1.99m    8'8" × 6'3"



Find me on the development plan. Plot: 462



# The Teasdale

4 BEDROOM HOME, TOTAL 1,290 sq ft / 119.80m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



**VIEW OUR CURRENT  
AVAILABILITY**





# The Thornford

4 BEDROOM HOME, TOTAL 1,562 sq ft / 145.10m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.76m × 3.32m      15'8" × 10'11"

### Family Room

3.92m × 3.26m      12'11" × 10'8"

### Living Room

4.74m × 3.92m      15'7" × 12'11"

### Dining Room/Study

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1

4.90m × 3.11m      16'1" × 10'3"

### Bedroom 2

4.00m × 3.32m      13'2" × 10'11"

### Bedroom 3

4.75m × 3.33m      15'7" × 10'11"

### Bedroom 4

3.85m × 2.53m      12'8" × 8'4"



Find me on the development plan. Plots: 409, 410, 435, 444 & 448



# The Thornford

4 BEDROOM HOME, TOTAL 1,562 sq ft / 145.10m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



**VIEW OUR CURRENT  
AVAILABILITY**





# The Thornford Special

4 BEDROOM HOME, TOTAL 1,562 sq ft / 145.10m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.76m × 3.32m      15'8" × 10'11"

### Family Room

3.92m × 3.26m      12'11" × 10'8"

### Living Room

4.74m × 3.92m      15'7" × 12'11"

### Dining Room/Study

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1

4.90m × 3.11m      16'1" × 10'3"

### Bedroom 2

4.00m × 3.32m      13'2" × 10'11"

### Bedroom 3

4.75m × 3.33m      15'7" × 10'11"

### Bedroom 4

3.85m × 2.53m      12'8" × 8'4"



Find me on the development plan. Plot: 372



# The Thornford Special

4 BEDROOM HOME, TOTAL 1,562 sq ft / 145.10m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



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# The Byford Special

3 BEDROOM HOME, TOTAL 984 sq ft / 91.46m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m × 2.87m      16'7" × 9'5"

### Living Room

4.24m × 3.98m *max*      13'11" × 13'1" *max*



## FIRST FLOOR

### Bedroom 1

3.98m × 3.00m      13'1" × 9'10"

### Bedroom 2

3.46m *max* × 2.82m      11'4" *max* × 9'3"

### Bedroom 3

3.87m × 2.15m      12'9" × 7'1"



Find me on the development plan. Plot: 373



# The Byford Special

3 BEDROOM HOME, TOTAL 984 sq ft / 91.46m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



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AVAILABILITY**





# The Woodman

3 BEDROOM HOME, TOTAL 1,098 sq ft / 102.00m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.69m × 2.50m      15'5" × 8'2"

### Dining Room

3.15m × 2.75m      10'4" × 9'0"

### Living Room

4.54m × 3.62m      14'11" × 11'11"



## FIRST FLOOR

### Bedroom 1

3.56m × 3.05m      11'8" × 10'0"

### Bedroom 2

3.22m × 2.75m      10'7" × 9'0"

### Bedroom 3

4.55m max × 2.58m max  
14'11" max × 8'6" max



Find me on the development plan. Plots: 356, 357, 375, 379, 388, 408, 411 & 440



# The Woodman

3 BEDROOM HOME, TOTAL 1,098 sq ft / 102.00m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



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AVAILABILITY**





# The Colton

3 BEDROOM HOME, TOTAL 1,153 sq ft / 107.12m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.43m × 2.71m *max*    11'3" × 8'11" *max*

### Living/Dining Area

4.80m × 3.68m *max*    15'9" × 12'1" *max*



## FIRST FLOOR

### Bedroom 2

4.80m × 3.07m    15'9" × 10'1"

### Bedroom 3

2.93m × 2.54m    9'8" × 8'4"



## SECOND FLOOR

### Bedroom 1

6.19m × 3.72m *max*    20'4" × 12'3" *max*



Find me on the development plan. Plots: 358, 359, 360, 361, 378, 389, 441 & 442



# The Colton

3 BEDROOM HOME, TOTAL 1,153 sq ft / 107.12m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



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# The Ardale

3 BEDROOM HOME, TOTAL 1,013 sq ft / 94.10m<sup>2</sup>



## GROUND FLOOR

Kitchen/Dining Area

5.41m max × 3.18m max

17'9" max × 10'6" max



## FIRST FLOOR

Bedroom 1

4.41m × 3.07m

13'7" × 10'1"

Bedroom 2

3.14m × 2.95m

10'4" × 9'8"

Bedroom 3

3.26m × 2.38m

10'9" × 7'10"



Find me on the development plan. Plots: 382, 393, 428, 430, 431, 432, 433, 437, 438, 439, 450, 452 & 454



# The Ardale

**3 BEDROOM HOME, TOTAL 1,013 sq ft / 94.10m<sup>2</sup>**



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ABOUT THIS HOME**



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# The Moschatel

3 BEDROOM HOME, TOTAL 956 sq ft / 88.80m<sup>2</sup>



## GROUND FLOOR

Kitchen	3.12m × 2.43m	10'3" × 8'0"
Living/Dining Area	6.43m × 3.88m	21'0" × 12'9"
Bedroom 1	3.75m × 3.36m	12'4" × 11'0"
Bedroom 2	3.83m × 3.02m	12'7" × 9'11"
Bedroom 3	3.03m × 2.40m	9'11" × 7'11"



Find me on the development plan. Plots: 414, 419, 420, 421, 423, 455, 456 & 457



# The Moschatel

3 BEDROOM HOME, TOTAL 956 sq ft / 88.80m<sup>2</sup>



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ABOUT THIS HOME**



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# The Edale Special

2 BEDROOM HOME, TOTAL 720 sq ft / 66.90m<sup>2</sup>



## FIRST FLOOR

### Kitchen/Living/Dining Area

5.35m × 3.81m      17'7" × 12'6"

### Bedroom 1

5.35m × 3.72m      17'7" × 12'5"

### Bedroom 2

3.51m × 2.46m      11'6" × 8'1"



Find me on the development plan. Plots: 362 & 371



# The Edale Special

2 BEDROOM HOME, TOTAL 720 sq ft / 66.90m<sup>2</sup>



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# The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64.00m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.02m × 1.85m

9'11" × 6'1"

### Living/Dining Area

4.73m *max* × 3.98m *max*

15'6" *max* × 13'1" *max*



## FIRST FLOOR

### Bedroom 1

3.08m × 2.94m

10'1" × 9'8"

### Bedroom 2

3.98m *max* × 2.56m

13'1" *max* × 8'5"



Find me on the development plan. Plots: 374, 380, 381, 394, 395, 396, 397, 417 & 418



# The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64.00m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



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# The Canford Special

2 BEDROOM HOME, TOTAL 689 sq ft / 64.00m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.02m × 1.85m

9'11" × 6'1"

### Living/Dining Area

4.73m *max* × 3.98m *max*

15'6" *max* × 13'1" *max*



## FIRST FLOOR

### Bedroom 1

3.08m × 2.94m

10'1" × 9'8"

### Bedroom 2

3.98m *max* × 2.56m

13'1" *max* × 8'5"



Find me on the development plan. Plots: 390 & 391



# The Canford Special

2 BEDROOM HOME, TOTAL 689 sq ft / 64.00m<sup>2</sup>



**DISCOVER MORE  
ABOUT THIS HOME**



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# The Primrose

2 BEDROOM HOME, TOTAL 851 sq ft / 79.10m<sup>2</sup>



## GROUND FLOOR

Kitchen	3.21m × 2.72m	10'7" × 8'11"
Living Room	4.74m × 3.50m	15'7" × 11'6"
Bedroom 1	3.77m × 3.21m	12'5" × 10'7"
Bedroom 2	3.46m × 3.19m	11'4" × 10'6"



Find me on the development plan. Plots: 412, 413, 415, 416, 422, 458, 459, 460 & 461

# FROM LOOKING ROUND TO MOVING IN...







**WORLD  
LAND  
TRUST™**

[www.carbonbalancedpaper.com](http://www.carbonbalancedpaper.com)  
CPB2237

**HANDLEY GARDENS** Limebrook Way, Maldon, Essex, CM9 6GS

**CONTACT US ON** 01621 731 143

**Taylor  
Wimpey**

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