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LILY HAY

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WEIR HILL | SHREWSBURY

Get to know  
**LILY HAY**

WEIR HILL | SHREWSBURY

*Lily Hay is an exciting collection of two, three, four and five-bedroom homes situated on the south-eastern edge of Shrewsbury.*



**5 bedroom homes**

- The Lavenham**  
5 bedroom home  
Plots: 20, 21, 37, 41, 42, 44, 60, 68, 80, 82 & 159
- The Ashbury**  
5 bedroom home  
Plots: 19, 39, 40, 52, 65, 66 & 158

**4 bedroom homes**

- The Bradenham**  
4 bedroom home  
Plots: 32, 34, 46, 71, 76, 78, 109, 139, 141, 178 & 181
- The Haddenham**  
4 bedroom home  
Plots: 38, 54, 58, 59, 64, 67, 70, 72, 81, 140, 142, 144, 160, 177 & 179
- The Kentdale**  
4 bedroom home  
Plots: 27, 36, 43, 45, 79, 107, 147, 171 & 176
- The Teasdale**  
4 bedroom home  
Plots: 49, 53, 57, 61, 69, 75, 127, 138, 143, 157 & 163
- 4 bedroom home\***  
Plots: 121 & 124

**3 bedroom homes**

- The Aldenham**  
3 bedroom home  
Plots: 4, 5, 33, 35, 77, 108, 130, 131 & 180
- The Alton**  
3 bedroom home  
Plots: 30, 31, 50, 51, 55, 56, 73, 74, 117, 118, 145, 146, 161, 162, 172 & 173
- The Gosford**  
3 bedroom home  
Plots: 6, 7, 23, 28, 29, 47, 48, 63, 86, 87, 89, 91, 92, 103-106, 125, 128, 129, 132, 164-166, 168, 174 & 175
- The Easedale**  
3 bedroom home  
Plots: 90 & 93
- The Milldale**  
3 bedroom home  
Plots: 9, 22, 62, 83, 120, 126 & 136
- The Yewdale**  
3 bedroom home  
Plot: 135
- 3 bedroom home\***  
Plots: 10, 13, 16, 18, 94, 98, 169 & 170

**2 bedroom homes**

- The Beckford**  
2 bedroom home  
Plots: 1-3, 8, 24-26, 84, 85, 88, 113-116, 119, 133, 134, 137 & 167
- 2 bedroom home\***  
Plots: 11, 12, 14, 15, 17, 95-97, 99-102, 110-112, 122, 123 & 148-156

\*ah/r = Rental homes  
\*ah/so = Shared ownership  
BCP = Bin collection point  
POS = Public open space  
▶ = Integral garage

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. TWNM 48066/August 2019.

Taylor  
Wimpey

# THE LAVENHAM

*5 bedroom home*



*Variant housetype CGI*



*Standard housetype CGI*

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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 153.0 sq. m. / 1646 sq. ft.**

*Ground floor*



<b>Lounge min.</b>	5.26m × 3.90m	17' 3" × 12' 10"
<b>Kitchen/Family max.</b>	5.69m × 3.85m	18' 8" × 12' 8"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

*First floor*



<b>Bedroom 1 max.</b>	4.53m × 3.80m	14' 10" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 min.</b>	2.85m × 3.00m	9' 4" × 9' 10"

 **Standard plots** 21, 44, 60 & 80 **Variant plots:** 20, 37, 41, 42, 68, 82 & 159

\* 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. 48066 / March 2020.

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# THE HADDENHAM

*4 bedroom home*



*Variant housetype CGI*



*Standard housetype CGI*

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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/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 135.6 sq. m. / 1460 sq. ft.**

*Ground floor*



<b>Lounge max.</b>	5.93m × 3.44m	19' 6" × 11' 3"
<b>Kitchen</b>	3.90m × 3.44m	12' 10" × 11' 3"
<b>Dining</b>	2.90m × 3.30m	9' 6" × 10' 10"
<b>Utility</b>	3.30m × 1.73m	10' 10" × 5' 8"

*First floor*



<b>Bedroom 1 max.</b>	4.66m × 4.02m	15' 3" × 13' 2"
<b>Bedroom 2 max.</b>	4.05m × 3.82m	13' 4" × 12' 7"
<b>Bedroom 3</b>	3.28m × 3.23m	10' 9" × 10' 7"
<b>Bedroom 4</b>	3.23m × 2.79m	10' 7" × 9' 2"

 **Standard plots:** 38, 64, 67, 70, 72, 142, 177 & 179 **Variant plots:** 54, 58, 59, 81, 140, 144 & 160

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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/diner complete with utility area forms the hub of the house, while a dual aspect living room 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 two further double bedrooms, a fourth bedroom and a family bathroom.

**TOTAL 113.5 sq. m. / 1222 sq. ft.**

Ground floor



<b>Lounge</b>	6.02m x 3.45m	19' 9" x 11' 4"
<b>Kitchen</b>	3.58m x 2.86m	11' 9" x 9' 5"
<b>Dining</b>	3.16m x 2.77m	10' 4" x 9' 1"
<b>Utility</b>	2.01m x 1.42m	6' 7" x 4' 8"

First floor



<b>Bedroom 1 max.</b>	3.51m x 3.40m	11' 7" x 11' 2"
<b>Bedroom 2</b>	3.64m x 2.98m	11' 11" x 9' 10"
<b>Bedroom 3 max.</b>	3.05m x 2.95m	10' 0" x 9' 8"
<b>Bedroom 4 max.</b>	3.10m x 2.53m	10' 2" x 8' 4"

 **Plots:** 27, 36, 43, 45, 79, 107, 147, 171 & 176

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# THE ALDENHAM

*3 bedroom home*

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# THE ALDENHAM

*The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a lounge opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.*

**TOTAL 89.8 sq. m. / 967 sq. ft.**

## Ground floor



<b>Lounge max.</b>	4.32m × 3.18m	14' 2" × 10' 5"
<b>Kitchen</b>	3.00m × 2.96m	9' 10" × 9' 8"
<b>Dining</b>	3.10m × 2.62m	10' 2" × 8' 7"

## First floor



<b>Bedroom 1 max.</b>	3.17m × 4.10m	10' 5" × 13' 6"
<b>Bedroom 2 max.</b>	3.57m × 2.99m	11' 9" × 9' 10"
<b>Bedroom 3 max.</b>	2.68m × 2.99m	8' 9" × 9' 10"

 **Plots:** 4, 5, 33, 35, 77, 108, 130, 131 & 180

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# THE ALTON

*3 bedroom home*



*Variant housetype CGI*



*Standard housetype CGI*

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# THE ALTON

*The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/diner leads through to a lounge 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 100.7 sq. m. / 1085 sq. ft.**

*Ground floor*



**Lounge**

4.24m x 3.46m      13' 11" x 11' 4"

**Kitchen/Dining max.**

5.26m x 3.20m      17' 3" x 10' 6"

*First floor*



**Bedroom 2 max.**

4.24m x 3.46m      13' 11" x 11' 4"

**Bedroom 3**

3.28m x 2.17m      10' 9" x 7' 1"

*Second floor*



**Bedroom 1 max excl. dormer**

6.57m x 4.20m      21' 7" x 13' 9"

 **Standard plots:** 50, 51, 55, 56, 117, 118, 161 & 162    **Variant plots:** 30, 31, 73, 74, 145, 146, 172 & 173

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**5 BEDROOM HOMES**


-  **The Lavenham**  
5 bedroom home  
Plots: 506, 507, 513, 519, 520, 562 & 572
-  **The Rushton**  
5 bedroom home  
Plots: 505, 510, 511, 563, 582 & 610


**4 BEDROOM HOMES**


-  **The Lydford**  
4 bedroom home  
Plots: 502, 503, 508, 522, 552, 581, 584 & 596-598
-  **The Corsham**  
4 bedroom home  
Plots: 515, 517, 547, 551, 569 & 573

**3 BEDROOM HOMES**

-  **The Gosford**  
3 bedroom home  
Plots: 534, 539, 542, 544, 545, 555, 556, 565, 567, 574, 578, 594, 595, 599, 600, 607 & 609
-  **The Braxton**  
3 bedroom home  
Plots: 557, 558, 570 & 571
-  **The Amersham**  
3 bedroom home  
Plots: 546, 548, 550, 576, 614, 615 & 618
-  **The Easedale**  
3 bedroom home  
Plots: 535, 564, 566, 575 & 579
-  **3 bedroom home**  
Plots: 533, 586, 590, 593, 601, 603, 604 & 606

-  **The Wortham**  
4 bedroom home  
Plots: 514, 518, 521, 549, 560, 613, 616 & 617

-  **The Manford**  
4 bedroom home  
Plots: 504, 512, 559, 561, 568, 580, 583 & 611


-  **The Rosedale**  
4 bedroom home  
Plot: 516

-  **The Trusdale**  
4 bedroom home  
Plots: 501, 509, 523, 538, 543, 553, 554, 585, 612 & 619

**2 BEDROOM HOMES**

-  **The Ashenford**  
2 bedroom home  
Plots: 536, 537, 540, 541, 577 & 608
-  **2 bedroom home**  
Plots: 528-532, 587-589, 591, 592, 602 & 605

**1 BEDROOM HOMES**

-  **1 bedroom home**  
Plots: 524-527

\* = Partnership housing  
BCP = Bin collection point  
SS = Sub station  
▷ = Integral garage

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# THE LAVENHAM

5 BEDROOM HOME

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# THE LAVENHAM

A five bedroom detached home 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 main bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

**TOTAL 152.92 sq. m. / 1,646 sq. ft.**

## GROUND FLOOR



<b>Lounge (min.)</b>	3.90m × 5.26m	12' 10" × 17' 3"
<b>Kitchen/ Breakfast (max.)</b>	5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	4.57m × 3.80m	14' 11" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 (min.)</b>	2.85m × 3.00m	9' 4" × 9' 10"



**Plots:** 506, 507, 513, 519, 520, 562 & 572

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# THE RUSHTON

5 BEDROOM HOME

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# THE RUSHTON

A three storey layout provides the five bedroom Rushton with flexible lifestyle options. The entrance hallway leads to the living room, study and downstairs cloakroom. The kitchen/dining area has two patio doors opening onto the rear garden. On the first floor you can find bedroom one, a double bedroom, the main bathroom and a fifth bedroom. On the second floor there is a double bedroom, a further bedroom and a shower room.

**TOTAL 184.50 sq. m. / 1,986 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.54m x 5.09m	11' 8" x 16' 9"
<b>Kitchen</b>	5.05m x 3.58m (max.)	16' 6" x 11' 9" (max.)
<b>Dining</b>	3.54m x 2.70m	11' 8" x 8' 11"
<b>Study</b>	2.74m x 2.35m	9' 0" x 7' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.54m x 4.09m	11' 8" x 13' 5"
<b>Bedroom 3</b>	2.78m x 3.83m (max.)	9' 1" x 12' 7" (max.)
<b>Bedroom 5</b>	2.82m x 3.28m	9' 3" x 10' 9"

## SECOND FLOOR



<b>Bedroom 2</b>	3.56m x 4.82m	11' 9" x 15' 10"
<b>Bedroom 4</b>	3.91m x 2.70m	12' 9" x 8' 11"



**Plots:** 505, 510, 511, 563, 582 & 610

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# THE LYDFORD

4 BEDROOM HOME

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# THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. On the ground floor, the entrance hallway leads to a kitchen/dining room with French doors onto the garden. There is also a living room, a guest cloakroom and a utility room. The en suite main bedroom features plenty of space and a second double bedroom, two further well proportioned bedrooms and a family bathroom complete the accommodation.

**TOTAL 102.10 sq. m. / 1,099 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	5.36m × 3.38m	17' 7" × 11' 1"
<b>Lounge</b>	3.27m × 4.43m	10' 9" × 14' 6"

## FIRST FLOOR



<b>Bedroom 1</b>	3.17m × 3.79m	10' 5" × 12' 5"
<b>Bedroom 2</b>	3.17m × 3.36m	10' 5" × 11' 0"
<b>Bedroom 3 (max.)</b>	2.10m × 3.30m	6' 11" × 10' 10"
<b>Bedroom 4</b>	2.10m × 2.23m	6' 11" × 7' 4"



**Plots:** 502, 503, 508, 522, 552, 581, 584 & 596-598

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# THE WORTHAM

4 BEDROOM HOME

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# THE WORTHAM

The Wortham is a four bedroom home 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 living room, the ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, three further double bedrooms and a family bathroom.

**TOTAL 141.68 sq. m. / 1,525 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	6.49m × 3.34m	21' 3" × 10' 11"
<b>Lounge</b>	3.58m × 5.75m	11' 9" × 18' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	3.58m × 4.79m	11' 9" × 15' 9"
<b>Bedroom 2 (max.)</b>	4.35m × 3.11m	14' 3" × 10' 2"
<b>Bedroom 3 (min.)</b>	3.04m × 3.42m	10' 0" × 11' 3"
<b>Bedroom 4</b>	3.41m × 3.04m	11' 2" × 10' 0"

 **Plots:** 514, 518, 521, 549, 560, 613, 616 & 617

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# THE CORSHAM

4 BEDROOM HOME

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# THE CORSHAM

The Corsham is a well proportioned four bedroom family home with an integral garage. The hall leads into a kitchen with a traditional bay window, and a dining/lounge area which encompasses the whole width of the house. Access to the garden is from French doors in the dining area.

The upstairs layout consists of four large bedrooms, including bedroom one with an en suite, and a family bathroom.

**TOTAL 116.69 sq. m. / 1,256 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.15m x 3.36m	13' 7" x 11' 0"
<b>Kitchen</b>	2.92m x 3.39m	9' 7" x 11' 1"
<b>Dining</b>	3.17m x 2.92m	10' 5" x 9' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	3.96m x 3.39m	13' 0" x 11' 1"
<b>Bedroom 2</b>	3.59m x 3.38m	11' 9" x 11' 1"
<b>Bedroom 3</b>	3.29m (max.) x 3.39m	10' 9" (max.) x 11' 1"
<b>Bedroom 4 (max.)</b>	3.65m x 3.38m	12' 0" x 11' 1"



**Plots:** 515, 517, 547, 551, 569 & 573

\* 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. TWNM 69276 JANUARY 2022.

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# THE MANFORD

4 BEDROOM HOME

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# THE MANFORD

The Manford is a traditional four bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room 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 128.67 sq. m. / 1,385 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.88m x 4.74m	12' 9" x 15' 7"
<b>Kitchen/Dining</b>	8.11m x 2.88m	26' 7" x 9' 6"
<b>Study</b>	2.10m x 2.62m	6' 11" x 8' 7"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m x 3.72m	12' 9" x 12' 2"
<b>Bedroom 2 (max.)</b>	3.09m x 4.02m	10' 2" x 13' 2"
<b>Bedroom 3 (max.)</b>	3.04m x 3.676m	10' 0" x 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m x 3.97m	9' 0" x 13' 0"

Cylinder not shown, please refer to your working drawings.

 **Plots:** 504, 512, 559, 561, 568, 580, 583 & 611

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# THE TRUSDALE

4 BEDROOM HOME

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL 115.48 sq. m. / 1,243 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.75m	11' 7" × 12' 3"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"

Cylinder not shown, please refer to your working drawings.

 **Plots:** 501, 509, 523, 538, 543, 553, 554, 585, 612 & 619

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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a white, serif font against a red rectangular background.

# THE ROSSDALE

4 BEDROOM HOME

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# THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the four bedroom Rossdale. A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway. Two ample bedrooms, including the master with en suite facilities, plus two additional bedrooms, a main bathroom and further storage, occupy the first floor.

**TOTAL 115.48 sq. m. / 1,243 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.75m	11' 7" × 12' 4"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3 (min.)</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"

Cylinder not shown, please refer to your working drawings.

 **Plots: 516**

\* 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. TWNM 69276 JANUARY 2022.

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# THE AMERSHAM

3 BEDROOM HOME

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# THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite main bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

**TOTAL 91.97 sq. m. / 990 sq. ft.**

## GROUND FLOOR



<b>Lounge (min.)</b>	2.89m x 4.03m	9' 5" x 13' 3"
<b>Kitchen</b>	4.36m x 2.87m	14' 4" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.21m x 4.21m	10' 6" x 13' 10"
<b>Bedroom 2 (max.)</b>	4.36m x 3.02m	14' 4" x 9' 11"
<b>Bedroom 3 (max.)</b>	2.89m x 2.88m	9' 6" x 9' 6"
<b>Study</b>	2.23m x 1.68m	7' 4" x 5' 6"



**Plots:** 546, 548, 550, 576, 614, 615 & 618

\* 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. TWNM 69276 JANUARY 2022.

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# THE EASEDALE

3 BEDROOM HOME

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# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite main bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

**TOTAL 86.49 sq. m. / 931 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.02m × 5.10m	9' 11" × 16' 9"
<b>Kitchen/Dining</b>	2.95m × 5.10m	9' 8" × 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m × 3.82m	10' 1" × 12' 7"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"

 **Plots:** 535, 564, 566, 575 & 579

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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 living room, 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 main bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 80.45 sq. m. / 866 sq. ft.**

## GROUND FLOOR



<b>Lounge (max.)</b>	4.26m × 3.69m	14' 0" × 12' 1"
<b>Kitchen/Dining</b>	4.72m × 2.87m	15' 6" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	3.30m × 2.63m	10' 10" × 8' 8"
<b>Bedroom 3 (max.)</b>	3.55m × 2.00m	11' 8" × 6' 7"

 **Plots:** 534, 539, 542, 544, 545, 555, 556, 565, 567, 574, 578, 594, 595, 599, 600, 607 & 609

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# THE BRAXTON

3 BEDROOM HOME

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# THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/dining area with French doors to the garden, a living room and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite main bedroom on the top floor.

**TOTAL 101.36 sq. m. / 1,091 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	4.26m x 3.43m	14' 0" x 11' 3"
<b>Lounge (max.)</b>	2.45m x 4.19m	8' 0" x 13' 9"

## FIRST FLOOR



<b>Bedroom 2 (max.)</b>	4.26m x 2.83m	14' 0" x 9' 3"
<b>Bedroom 3</b>	2.12m x 3.60m	7' 1" x 11' 10"

## SECOND FLOOR



<b>Bedroom 1 (min.)</b>	2.77m x 6.64m	9' 1" x 21' 9"
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 **Plots:** 557, 558, 570 & 571

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# THE ASHENFORD

2 BEDROOM HOME

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# THE ASHENFORD

The Ashenford is a two bedroom starter home ideal for individuals or couples. At the heart of the home is a light and airy open plan kitchen/living/dining area which is perfect for entertaining and opens through French doors to the private rear garden. A useful guest cloakroom and a storage cupboard are also located off the hallway. Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a main bathroom and a second bedroom providing plenty of space to function as both a guest room and study.

**TOTAL** 71.63 sq. m. / 771 sq. ft.

## GROUND FLOOR



<b>Lounge/Dining</b>	4.32m × 4.02m	14' 2" × 13' 2"
<b>Kitchen</b>	2.11m × 2.74m	6' 11" × 9' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	4.32m × 3.27m	14' 2" × 10' 9"
<b>Bedroom 2 (max.)</b>	4.32m × 2.51m	14' 2" × 8' 3"



**Plots:** 536, 537, 540, 541, 577 & 608

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# LILY HAY. A VERY SPECIAL PLACE TO BE

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A warm welcome to Lily Hay.

Here you'll find a superb collection of two, three, four and five bedroom new homes, situated on the rural south-eastern edge of Shrewsbury, surrounded by open spaces and green parks.

It's a special place to live, work and enjoy life.



## 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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

# LIVE IN AN IDYLIC SETTING

All the essential amenities are within walking distance of Lily Hay.

Take advantage of the rolling Shropshire countryside with nearby walking and cycle routes or try a spot of fishing or boating on the river Severn. For further relaxation, settle into town life at one of the many local coffee shops or pubs.

Shrewsbury town centre is just two miles away and boasts plenty of character with cobbled alleyways and historic medieval landmarks alongside a range of shops and amenities to cater for all of your daily needs, including a selection of boutiques and everyday stores. The town's bustling indoor market has recently been voted 'Britain's favourite market' and is the perfect place to pick up locally-sourced fresh produce.



Shops and boutiques on Wyle Cop



Home of Shrewsbury Town F.C.

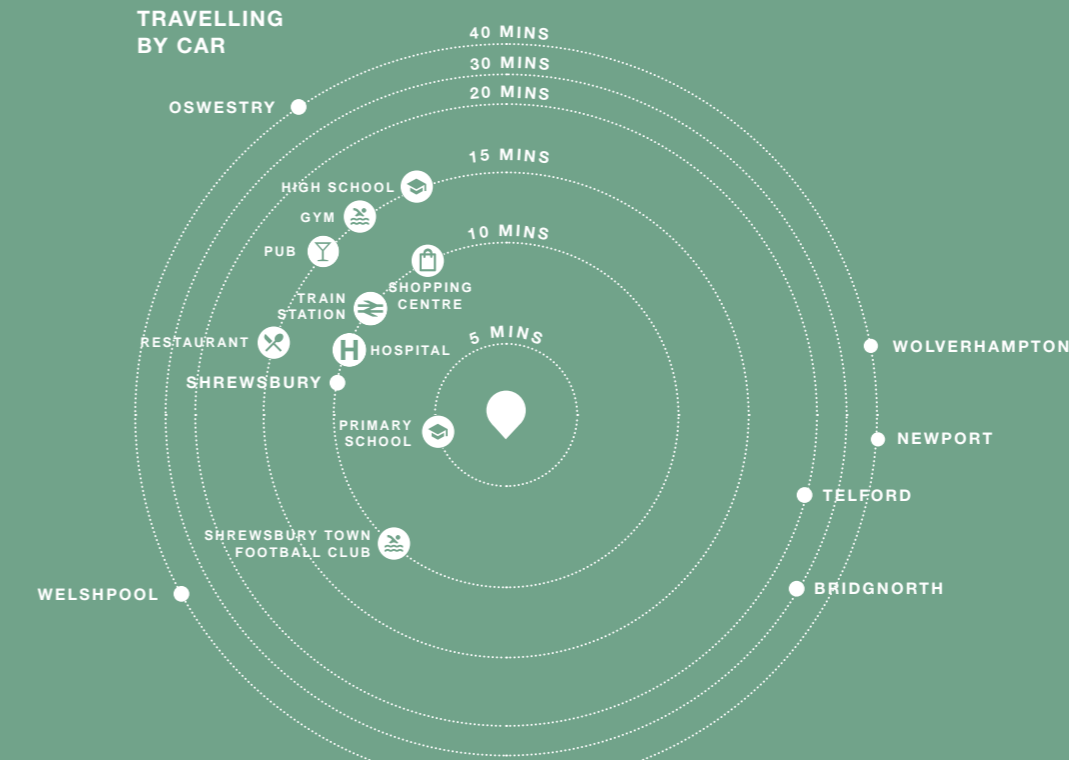


Local amenities include a theatre and museum

# THE PERFECT PLACE TO BE

For commuter ease, Lily Hay boasts easy access to the A5, A49 and M54 and benefits from excellent transport links, including several bus stops within walking distance of the site.

Shrewsbury Rail Station is situated approximately two miles north-west of Lily Hay, providing regular services are provided to a number of local and national destinations including Telford, Crewe and Birmingham.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



The Quarry often features music and food events



Award winning restaurants and cafes



Picturesque views of the river Severn



## WHY BUY NEW?



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Help to Buy means you can make the move to your first home 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.

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# FROM LOOKING ROUND TO MOVING IN...



## LILY HAY

Land off London Road  
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Shropshire  
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## CONTACT US ON

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## SATNAV

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## FROM M54 WEST BOUND

- Head West on M54 and merge onto the A5
- Continue on the A5 to Thieves Lane and keep left
- At the 1st roundabout, take the 1st exit, continuing on the A5
- Continue on Thieves Lane, taking the 3rd exit at the roundabout to remain on Thieves Lane
- At the roundabout, take the 1st exit
- Turn left at the Shell garage and Lily Hay will be on your left.

## FROM SHREWSBURY TOWN CENTRE

- Head North-west on Market Street towards Shoplatch, and drive along Abbey Foregate
- Turn left onto Shoplatch and continue following the A5191
- Turn right onto Mardol Quay and follow the A458, then turn right onto Smithfield Road
- Turn right onto Castle Gates and continue following the A5191 to Abbey Foregate
- Keep left and take the 3rd exit at the first roundabout to Wenlock Road, followed by the 1st exit onto Thieves Lane at the second roundabout
- Take the 3rd exit at the third roundabout and turn left.
- Lily Hay will be on your left.

