

Taylor
Wimpey

LANTERN CROFT

ELY | CAMBRIDGESHIRE



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.

LANTERN CROFT. A VERY SPECIAL PLACE TO BE

A warm welcome to Lantern Croft.

Set in the beautiful and historic city of Ely, Lantern Croft is a development offering an excellent selection of 2, 3, 4 & 5 bedroom homes. Be one of the first to put down roots and join the vibrant new community at Lantern Croft.

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.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE CITY LIFE

With a variety of high street and independent shops, cafes, pubs and restaurants, there's always something to see and do in the historic and vibrant city of Ely. Plus, you can enjoy the variety of parks and green spaces Ely has to offer and take in the beautiful stretch of the riverside. There's a great range of pre-school, primary and secondary schools all within walking distance of Lantern Croft.



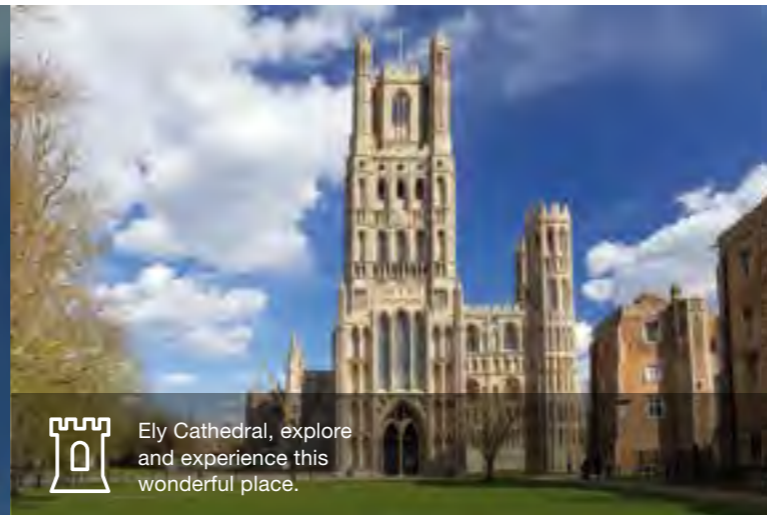
Ely Cathedral, explore and experience this wonderful place.



Cherry Hill Park provides a link from the Cathedral and City Centre to the riverfront.



Ely College, an exceptional college for an exceptional community.



THE PERFECT PLACE TO BE

Just 2 minutes to the A10, Lantern Croft is within easy commutable distance to Cambridge 15 miles away. The nearby station makes Ely a perfect location for commuters into London, with a journey time of 1 hour 15 minutes into London King's Cross and you can reach Peterborough in 34 minutes too.



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



Ely Market, everything you'd expect from a traditional market.



Isle of Ely Primary School, inspire development through hands on, child centred learning.



Ely Train Station, reach London King's Cross in 1 hour 15 mins and Peterborough in 34 mins*





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



Backed by HM Government

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 from 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.



Get to know LANTERN CROFT

ELY | CAMBRIDGESHIRE

An excellent selection of 2, 3, 4 & 5 bedroom homes set in the beautiful and historic city of Ely.



- *ah/r = Affordable Homes/Rented
- †ah/so = Affordable Homes/Shared Ownership
- BCP = Bin Collection Point
- = Bollards
- ▷ = Drive Through
- ▶ = Garage access
- LAP = Local Area of Play
- 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. 45400 / June 2021

5 BEDROOM HOMES

- The Garrton**
5 bedroom home
Plots: 115, 116, 141, 142 & 144
- The Wayford**
5 bedroom home
Plots: 4, 5, 75, 79, 114, 125, 140, 143 & 160

4 BEDROOM HOMES

- The Chelbury**
4 bedroom home
Plots: 241, 242, 248 & 249
- The Manford**
4 bedroom home
Plots: 2, 8, 28, 51, 71, 72, 77, 78, 126, 132, 138, 139, 162, 171, 173, 175 & 252
- The Marford**
4 bedroom home
Plots: 3, 6, 7, 15, 74, 76, 80, 118, 120, 127, 130, 131, 170, 176, 178, 179, 213 & 258

- The Midford**
4 bedroom home
Plots: 14, 16, 53, 54, 66, 73, 92, 119, 121, 129, 159, 161, 168, 172, 174 & 177
- The Rossdale**
4 bedroom home
Plots: 41, 42 & 52
- The Trusdale**
4 bedroom home
Plots: 9, 13, 17, 46, 55, 117, 128, 163, 169 & 229
- The Waysdale**
4 bedroom home
Plots: 1, 45 & 81
- 4 bedroom home
Plots: 58* & 60*

3 BEDROOM HOMES

- The Braxton**
3 bedroom home
Plots: 62, 63, 67-70, 86, 87, 90, 91, 94, 95, 133, 134, 136, 137, 147, 148, 151, 152, 157, 158, 181-184, 215, 216, 223, 224, 237-240, 250, 251 & 254-257
- The Easedale**
3 bedroom home
Plots: 34, 35, 40, 44, 61, 65, 88, 98, 104, 122, 145, 150, 156, 167, 185, 189, 192, 207, 212, 225-227 & 253
- The Gosford**
3 bedroom home
Plots: 10-12, 18, 19, 26, 27, 29, 49, 50, 82-85, 89, 93, 97, 101, 105, 107, 124, 153-155, 164-166, 180, 186 & 197
- The Yewdale**
3 bedroom home
Plots: 20, 25, 33, 43, 47, 48, 96, 106, 108, 109, 123, 135, 146, 149, 214, 217 & 245
- 3 bedroom home
Plots: 56†, 57*, 59*, 198†, 206*, 220*, 230*, 234*, 235† & 236†

2 BEDROOM HOMES

- The Canford**
2 bedroom home
Plots: 21-24, 30-32, 36-39, 64, 99, 100, 102, 103, 110-113, 187, 188, 190, 191, 193-196, 208-211, 228, 243, 244, 246 & 247
- 2 bedroom home
Plots: 199-202†, 203-205*, 218*, 219*, 221* & 222*

1 BEDROOM HOMES

- 1 bedroom home
Plots: 231-233*

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom home which has been designed with first-time buyers in mind. A living/dining area with an under stairs cupboard opens to the garden through double doors. There's also a fitted kitchen and guest cloakroom off the entrance hallway. On the first floor, bedroom 1 has an en suite shower room, while there is also the main bathroom and a guest bedroom with practical storage space.

NET TOTAL 62.80 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen
3.02m x 1.85m 9'11" x 6'1"


Living/Dining Area
4.73m max x 3.98m max 15'6" max x 13'1" max

FIRST FLOOR



Bedroom 1
3.08m x 2.97m 10'1" x 9'9"

Bedroom 2
3.98m max x 2.56m max 13'1" max x 8'5" max

 **Plots:** 21–24, 30–32, 36–39, 64, 99, 100, 102, 103, 110–113, 187, 188, 190, 191, 193–196, 208–211, 228, 243, 244, 246 & 247

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 45402 / June 2021

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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, couples and families looking for extra space. A large kitchen/dining area opens through double doors to the rear garden, making it perfect for al fresco dining. A good-sized living room, a guest cloakroom and a store cupboard complete the ground floor. The first floor comprises bedroom 1 with en suite, main bathroom, a further double bedroom and a bedroom which could provide a dedicated playroom/home office.

NET TOTAL 79.15 sq. m. / 852 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

4.72m x 2.87m

15'6" x 9'5"

Living Room

4.26m max x 3.69m max

14'0" max x 12'1" max

FIRST FLOOR



Bedroom 1

2.96m min x 2.83m min

9'9" min x 9'4" min

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: 10–12, 18, 19, 26, 27, 29, 49, 50, 82–85, 89, 93, 97, 101, 105, 107, 124, 153–155, 164–166, 180, 186 & 197

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a 3 bedroom home which would suit a couple or a young family. The hallway leads to a kitchen/dining area and a living room with double doors to the private garden. There's also a guest cloakroom and handy storage cupboard downstairs. Upstairs, the landing leads to bedroom 1 with en suite shower room, a double bedroom, a main bathroom and a bedroom which could be used as a study or nursery.

NET TOTAL 85.19 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Bedroom 1	3.83m x 3.08m	12'7" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 34, 35, 40, 44, 61, 65, 88, 98, 104, 122, 145, 150, 156, 167, 185, 189, 192, 207, 212, 225-227 & 253

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THE YEWDALE

3 BEDROOM HOME



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THE YEWDALE

The 3 bedroom Yewdale is a family-size home with plenty of space for contemporary living. A dual-aspect living room has double doors out to the private rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite is found upstairs, along with two further well-proportioned bedrooms and the family bathroom.

NET TOTAL 85.19 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Bedroom 1	3.83m x 3.08m	12'7" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

Plots: 20, 25, 33, 43, 47, 48, 96, 106, 108, 109, 123, 135, 146, 149, 214, 217 & 245

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

The Braxton is an ideal choice for families and couples looking for extra space with 3 bedrooms over three storeys. On the ground floor you'll find a contemporary kitchen/dining area with double doors to the garden, a spacious living room and guest cloakroom. On the first floor is a family bathroom, a double bedroom and a further bedroom. There's also a private staircase leading up to bedroom 1 with en suite shower on the top floor.

NET TOTAL 99.40 sq. m. / 1,070 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.25m x 3.43m max 14'0" x 11'3" max

Living Room
4.19m x 2.44m min 13'9" x 8'0" min

FIRST FLOOR




Bedroom 2
4.25m x 2.82m min 14'0" x 9'3" min

Bedroom 3
3.59m x 2.11m 11'10" x 6'11"

SECOND FLOOR



Bedroom 1
6.64m max x 2.76m min 21'10" max x 9'1" min

 **Plots:** 62, 63, 67-70, 86, 87, 90, 91, 94, 95, 133, 134, 136, 137, 147, 148, 151, 152, 157, 158, 181-184, 215, 216, 223, 224, 237-240, 250, 251 & 254-257

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THE CHELBURY

3 BEDROOM HOME



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THE CHELBURY

The Chelbury offers flexible lifestyle options required by modern families. The entrance hallway offers access to a kitchen, plus a light and airy living/dining area opening through double doors to the rear garden. Upstairs you'll find the family room/bedroom 4 complete with Juliet balcony, a well-proportioned bedroom and a main bathroom. Bedrooms 1 and 2 are located on the top floor, along with a shower room.

NET TOTAL 119.65 sq. m. / 1,288 sq. ft.

GROUND FLOOR



Kitchen
3.53m x 2.81m max 11'7" x 9'3" max

Living/Dining Area
4.78m x 3.17m 15'8" x 10'5"

FIRST FLOOR



Family Room/Bedroom 4
4.78m x 3.17m 15'8" x 10'5"

Bedroom 3
2.83m x 2.65m 9'4" x 8'9"

SECOND FLOOR



Bedroom 1
4.78m x 3.17m 15'8" x 10'5"

Bedroom 2
4.78m max x 2.89m max 15'8" max x 9'6" max

 **Plots:** 241, 242, 248 & 249

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for generous living space will find all they need in the 4 bedroom Midford. A kitchen/dining area leads through double doors to the garden, which makes dining easy, and a utility room provides space for laundry. A living room, a guest cloakroom and under stairs cupboard complete the ground floor. Bedroom 1 with en suite can be found upstairs, along with two double bedrooms, the main bathroom and an additional bedroom.

NET TOTAL 107.11 sq. m. / 1,153 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.38m x 3.62m	14'5" x 11'11"

Bedroom 1	3.61m x 3.27m	11'0" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m <i>min</i>	9'3" x 8'3" <i>min</i>
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

Plots: 14, 16, 53, 54, 66, 73, 92, 119, 121, 129, 159, 161, 168, 172, 174 & 177

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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

The ground floor features an open plan kitchen/dining area, with a handy utility area providing access to the rear garden. A living room has double doors to the garden, while there's also a guest cloakroom and storage cupboard off the hallway. Upstairs, bedroom 1 has an en suite shower room, three further well proportioned bedrooms, a family bathroom and additional storage.

NET TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m max	20'0" x 11'9" max
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.74m max x 3.52m max	12'4" max x 11'7" max
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m max	11'7" x 7'5" max

Plots: 41, 42 & 52

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a 4 bedroom home which will appeal to growing families. The central hallway leads to a large dual-aspect living room with double doors to the private garden, plus a spacious kitchen/dining area with utility area and direct rear access to the driveway. A guest cloakroom and storage cupboard complete the ground floor. Upstairs, bedroom 1 has an en suite shower room, three further well proportioned bedrooms, a family bathroom and additional storage.

NET TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m max	20'0" x 11'9" max
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.74m max x 3.52m max	12'4" max x 11'7" max
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m max	11'7" x 7'5" max

Plots: 9, 13, 17, 46, 55, 117, 128, 163, 169 & 229

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THE MANFORD

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THE MANFORD

The 4 bedroom Manford is a traditionally designed family home aimed to offer plenty of space for growing families. Leading off the central hallway is a large kitchen/dining area with double doors to the garden, a spacious living room, downstairs cloakroom and a private study. Bedroom 1 with en suite and three further double bedrooms are found upstairs, along with a family bathroom and handy storage cupboard.

NET TOTAL 127.09sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.11m x 3.26m <i>max</i>	26'7" x 10'9" <i>max</i>
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

FIRST FLOOR



Bedroom 1	3.88m <i>max</i> x 3.71m	12'9" <i>max</i> x 12'2"
Bedroom 2	4.02m x 3.09m <i>max</i>	13'2" x 10'2" <i>max</i>
Bedroom 3	3.66m x 3.03m <i>max</i>	12'0" x 10'0" <i>max</i>
Bedroom 4	3.97m <i>max</i> x 2.75m <i>max</i>	13'0" <i>max</i> x 9'0" <i>max</i>

Plots: 2, 8, 28, 51, 71, 72, 77, 78, 126, 132, 138, 139, 162, 171, 173, 175 & 252

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THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The Waysdale is a spacious 4 bedroom home suited to growing families. The entrance hallway leads to the living room and kitchen/breakfast area, both with double doors to the private garden. A separate dining room and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with en suite shower room along with the main bathroom and three further double bedrooms.

NET TOTAL 141.67 sq. m. / 1,525 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.82m x 3.50m	22'5" x 11'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"
Dining Room	3.05m x 2.89m	10'0" x 9'6"

FIRST FLOOR



Bedroom 1	3.77m <i>min</i> x 3.50m <i>max</i>	12'5" <i>min</i> x 11'6" <i>max</i>
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m <i>max</i> x 2.74m <i>max</i>	11'8" <i>max</i> x 9'0" <i>max</i>

Plots: 1, 45 & 81

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 45402 / June 2021

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THE MARFORD

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE MARFORD

The Marford is a 4 bedroom home designed with plenty of space for growing families. A contemporary fitted kitchen leads through double doors to the dining room, which opens out to the rear garden. The lounge also has French doors to the garden, making it great for summer entertaining. A family room/study, storage cupboard and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with en suite shower room, family bathroom and three further double bedrooms.

NET TOTAL 143.62 sq. m. / 1,546 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.76m x 3.91m	15'8" x 12'10"
Family Room/Study	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Bedroom 1	4.91m x 3.64m max	16'2" x 12'0" max
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m max x 3.23m max	15'6" max x 10'7" max
Bedroom 4	3.80m x 2.55m	12'6" x 8'4"

Plots: 3, 6, 7, 15, 74, 76, 80, 118, 120, 127, 130, 131, 170, 176, 178, 179, 213 & 258

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THE GARRTON

5 BEDROOM HOME

THE GARRTON

Offering accommodation across its three-storey layout, the 5 bedroom Garrton is made for family living. The front door opens onto a hall which leads to the living room, study and cloakroom, while the kitchen/dining area provides access to the garden, making it perfect for al fresco dining. The first floor features bedroom 1 with en suite, two further bedrooms and the family bathroom. The second floor is made up of two bedrooms and a shower room.

NET TOTAL 167.50 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.34m x 3.46m max	27'4" x 11'4" max
Living Room	4.74m x 3.34m	15'7" x 11'0"
Study	2.73m x 2.31m	9'0" x 7'7"

FIRST FLOOR



Bedroom 1	3.98m x 3.34m	13'1" x 11'0"
Bedroom 4	3.62m x 2.75m	11'11" x 9'0"
Bedroom 5	2.98m x 2.54m	9'9" x 8'4"

SECOND FLOOR



Bedroom 2	4.66m x 3.36m	15'4" x 11'1"
Bedroom 3	3.65m x 2.84m	12'0" x 9'4"

 **Plots:** 115, 116, 141, 142 & 144

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Taylor Wimpey

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Taylor Wimpey

THE WAYFORD

5 BEDROOM HOME



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THE WAYFORD

The 5 bedroom Wayford has a spacious layout making it an ideal choice for families. The entrance hallway leads to the living room and kitchen/breakfast area, both leading to the private garden through double doors. A separate dining room, study, utility and guest cloakroom complete the ground floor. Upstairs, bedroom 1 and a second double bedroom both feature an en suite shower room. A further double bedroom, two single bedrooms and family bathroom complete the first floor.

NET TOTAL 170.56 sq. m. / 1,836 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area	5.58m x 3.35m	18'4" x 11'0"
Living Room	6.06m x 4.40m	19'11" x 14'6"
Dining Room	3.39m x 3.06m	11'1" x 10'1"
Study	3.39m x 2.34m	11'1" x 7'8"

FIRST FLOOR



Bedroom 1	3.39m min x 3.37m min	11'1" min x 11'1" min
Bedroom 2	3.67m max x 3.47m max	12'1" max x 11'5" max
Bedroom 3	3.81m x 3.02m	12'6" x 9'11"
Bedroom 4	4.10m x 2.39m	13'5" x 7'10"
Bedroom 5	3.22m x 2.33m	10'7" x 7'8"

 **Plots:** 4, 5, 75, 79, 114, 125, 140, 143 & 160

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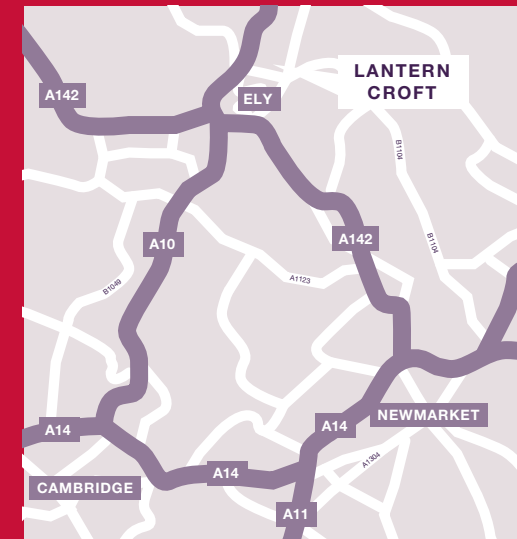
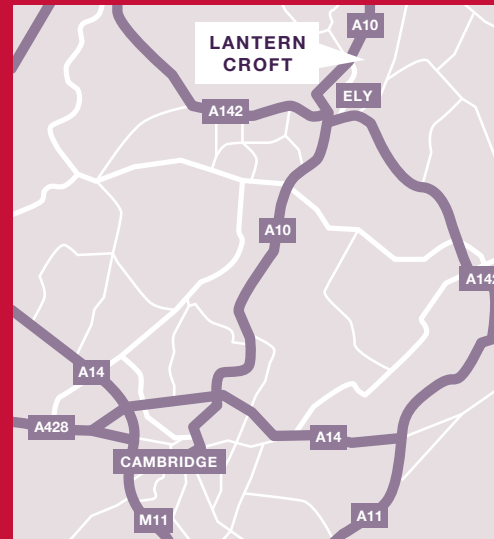
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FROM CAMBRIDGE

- Leave Cambridge on the A10 heading north towards Ely
- At the B1411 roundabout on the A10 at Ely take the 3rd exit
- At the next roundabout take the 1st exit onto Cam Drive
- In 0.3 miles Lantern Croft will be on your left

FROM NEWMARKET

- Leave Newmarket from the Clock Tower roundabout
- Follow the A142 towards Ely for 13.5 miles
- Join the A10 at the roundabout
- Take the 2nd exit keeping on the A10
- Follow the A10 for 1.9 miles
- At the B1411 roundabout take the 3rd exit
- At the next roundabout take the 1st exit onto Cam Drive
- In 0.3 miles Lantern Croft will be on your left



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