



Weldon Manor at Priors Hall Park

CORBY, NORTHAMPTONSHIRE

A beautiful collection of one, two, three, four and five bedroom new homes on the outskirts of Corby in Northamptonshire.

Taylor
Wimpey

Contents



Welcome to Weldon Manor

Situated in North Northamptonshire, Weldon Manor is found just outside the charming town of Corby.

The development is surrounded by plenty of green open space. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



[→ View the site plan](#)

The perfect location

Situated in North Northamptonshire, Weldon Manor is conveniently located within walking distance of local amenities and just a few minutes' drive away from Corby town centre and all it has to offer for retail, leisure and recreation.

There's lots to see and do, with bars, bakeries and cafés, wonderful restaurants and plenty of parks in the local area, plus a range of activities to enjoy, including golf courses, a football club and a boating lake.



Corby Central Park



Corby Savoy

Willow Place Shopping Centre, Corby



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchen	
Fitted kitchen with choice of door fronts	✓
Choice of laminate worktops	✓
Sink unit liner	✓
Stainless steel 1½ bowl sink and drainer with mixer tap	✓
Oven	✓
Integrated gas hob	✓
Integrated cooker hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher*	✓
Space for fridge freezer	✓
Bathrooms, En suites & Cloakrooms	
Chrome taps and fittings	✓
Porcelenosa tiling†	✓
Modern white sanitary ware	✓
Central Heating / Hot Water System	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
White power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom (if indicated on working drawings)	✓
Master telephone socket	✓
Extractor fans (as indicated on working drawings)	✓
Mains doorbell	✓
PIR coach lamp to front of property	✓
Wiring only to rear light	✓
Cat 5 cabling to BT point	✓
USB charger point to kitchen	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Windows, Doors & Joinery	
PVCu window frames and French doors	✓
Multi Point locking doors	✓
Low maintenance PVCu fascias and soffits	✓
Utility Room (where shown on floorplans)	
Stainless steel single bowl sink and drainer with mixer tap	✓
Finishing touches	
White emulsion to walls and ceilings	✓
White gloss paint to woodwork (except doors)	✓
White Newark Door with chrome ironmongery	✓
White loft hatch	✓
External	
Front entrance path†	✓
Driveways finished as working drawing	✓
Fencing/boundary wall (as per drawings)	✓
External tap	✓
Door numbers	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
CO ² monitor (where boiler or gas appliance)	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf to rear garden	✓
Warranties	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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Our homes



 [View the site plan](#)



The Gretton

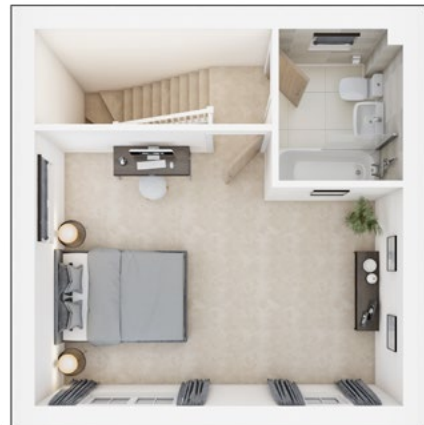
1 BEDROOM HOME, TOTAL 590 sq ft



GROUND FLOOR

Kitchen max.
2.91m × 2.10m 9' 7" × 6' 11"

Dining/Lounge
5.03m × 3.30m 16' 6" × 10' 10"



FIRST FLOOR

Bedroom 1 max.
5.03m × 3.76m 16' 6" × 12' 4"

[→ View development](#)

[→ View our current availability](#)

*Plot specific windows. **Optional door. † Window styles may vary. 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. 72096 TWEM / October 2022.



The Gildale

2 BEDROOM HOME, TOTAL 725 sq ft



GROUND FLOOR



FIRST FLOOR

Kitchen/Lounge

3.85m × 6.08m 12' 8" × 19' 11"

Bedroom 1 min.

3.91m × 3.79m 12' 10" × 12' 5"

Bedroom 2 min.

2.69m × 3.79m 8' 10" × 12' 5"

[→ View development](#)

[→ View our current availability](#)

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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



GROUND FLOOR

Lounge max.

3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m 7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.13m x 6.64m 10' 4" x 21' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft



GROUND FLOOR

Lounge

3.07 × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.14m 10' 2" × 13' 7"

Bedroom 2 max.

3.32m × 2.95m 10' 11" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

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The Byford

3 BEDROOM HOME, TOTAL 958 sq ft



GROUND FLOOR

Lounge max.

3.98m x 4.24m 13' 1" x 13' 11"

Kitchen/Dining

5.06m x 2.87m 16' 7" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m x 3.00m 13' 1" x 9' 10"

Bedroom 2 max.

2.82m x 3.46m 9' 3" x 11' 4"

Bedroom 3

2.15m x 3.91m 7' 1" x 12' 10"

[→ Discover more about this home](#)

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The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft



GROUND FLOOR

Lounge

4.47m x 4.62m 14' 8" x 15' 2"

Kitchen/Family

3.50m x 6.82m 11' 6" x 22' 5"

Dining

3.05m x 3.05m 10' 0" x 10' 0"



FIRST FLOOR

Bedroom 1

3.50m x 3.77m 11' 6" x 12' 5"

Bedroom 2 max.

2.95m x 4.62m 9' 8" x 15' 2"

Bedroom 3

3.05m x 2.89m 10' 0" x 9' 6"

Bedroom 4 max.

2.78m x 3.54m 9' 2" x 11' 8"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1 max.

3.52m × 3.74m 11' 7" × 12' 4"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"

[→ Discover more about this home](#)

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The Lanford

4 BEDROOM HOME, TOTAL 1,235 sq ft



GROUND FLOOR

Lounge

3.24m x 4.57m 10' 8" x 15' 0"

Kitchen/Dining

2.85m x 6.87m 9' 4" x 22' 7"

Study

2.17m x 2.21m 7' 2" x 7' 3"



FIRST FLOOR

Bedroom 1 max.

3.31m x 4.16m 10' 10" x 13' 8"

Bedroom 2 max.

2.69m x 3.51m 8' 10" x 11' 6"

Bedroom 3 max.

2.84m x 3.27m 9' 4" x 10' 9"

Bedroom 4 max.

3.10m x 2.62m 10' 11" x 8' 7"

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



GROUND FLOOR

Lounge

3.88m x 4.74m 12' 9" x 15' 7"

Kitchen/Dining

8.11m x 2.88m 26' 7" x 9' 6"

Study

2.10m x 2.61m 6' 11" x 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.71m 12' 9" x 12' 2"

Bedroom 2 max

3.09m x 4.02m 10' 2" x 13' 2"

Bedroom 3 max

3.03m x 3.66m 10' 0" x 12' 0"

Bedroom 4 max

2.75m x 3.97m 9' 0" x 13' 0"

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The Coltham

4 BEDROOM HOME, TOTAL 1,241 sq ft



GROUND FLOOR

Lounge max.

3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m 17' 8" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2

3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3

3.33m x 3.40m 10' 11" x 11' 2"

Bedroom 4

2.58m x 2.88m 8' 6" x 9' 6"

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The Marford

4 BEDROOM HOME, TOTAL 1,546 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 max.		
3.64m × 4.91m		12' 0" × 16' 2"
Bedroom 2 max.		
3.32m × 4.00m		10' 11" × 13' 2"
Bedroom 3 max.		
3.23m × 4.72m		10' 7" × 15' 6"
Bedroom 4		
2.55m × 3.80m		8' 4" × 12' 6"

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The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft



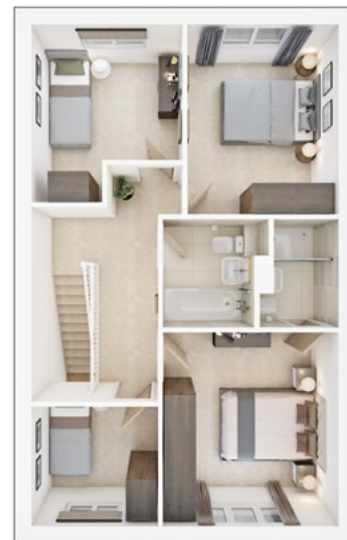
GROUND FLOOR

Lounge

3.62m x 4.37m 11' 11" x 14' 4"

Kitchen/Dining

5.71m x 3.38m 18' 9" x 11' 1"



FIRST FLOOR

Bedroom 1

3.27m x 3.61m 10' 9" x 11' 10"

Bedroom 2

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

Bedroom 3 min.

2.81m x 2.52m 9' 3" x 8' 3"

Bedroom 4

2.35m x 2.23m 7' 9" x 7' 4"

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The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft



GROUND FLOOR

Lounge

3.34m x 4.74m 11' 0" x 15' 7"

Kitchen/Dining min.

8.34m x 2.83m 27' 4" x 9' 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 3.62m 9' 0" x 11' 11"

Bedroom 5

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

SECOND FLOOR

Bedroom 2

3.36m x 4.66m 11' 1" x 15' 1"

Bedroom 3

3.65m x 2.84m 12' 0" x 9' 4"



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Ways to buy

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.



**First time
buyer?**

**Existing home
owner?**



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01536 211 096**.



Find out how we can get you moving with our buying schemes.

 [Book an appointment](#)

 [How to buy a home](#)



WELDON MANOR AT PRIORS HALL PARK

Land of Stamford Road, Corby, NN17 3JR

CONTACT US ON 01536 211 096

**Taylor
Wimpey**