



Oaklands

YARM, NORTH YORKSHIRE

Oaklands is an exclusive development of just 97 new homes, nestled in the delightful village of Kirklevington, located close to Yarm, Stockton-on-Tees and the North York Moors.

Taylor
Wimpey

Contents



Welcome to Oaklands

In the heart of beautiful North Yorkshire, Oaklands is situated in the lovely village of Kirklevington

Kirklevington offers a host of local amenities and the development benefits from plenty of public open space. The homes have modern designs and interior layouts to suit a variety of needs.



Best of both worlds

On the doorstep of the North Yorks Moors, but with Stockton-on-Tees and Middlesborough just around the corner too, Oaklands really does offer the best of both worlds.

With a primary school and secondary school close by, great transport links via Yarm train station and the nearby Teeside airport, you can live the country lifestyle with easy access to everything you need.

North York Moors National Park



Yarm town centre



Enjoy a round at Eaglescliffe Golf Club



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.



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

General	
Traditional construction with insulated ground floor, cavity walls and roof space	✓
Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate finished worktops and worktop upstands	✓
Stainless steel sink and drainer with chrome finish mixer tap	✓
Stainless steel splashback to rear of hob	✓
Double electric oven and gas hob (stainless steel finish)***	✓
Integrated extractor hood	✓
Fully integrated kitchen appliances including washer, dishwasher and fridge freezer	✓
Kitchen under unit lighting	✓
Double socket with USB port to kitchen	✓
Bathrooms, en suites & cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Thermostatic shower to en suite**	✓
Thermostatic shower over bath & shower screen to bathroom	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Central heating/hot water system	
Fully programmable gas fired combination boiler providing central heating & hot water***	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder***	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Power, lighting, TV & communications	
High speed internet connection to home (FTTP)	✓
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Flush mounted ceiling light c/w energy efficient light fitting to bathroom and en suites***	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital TV aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage**	✓

Specification of our houses

Entrance doors & windows	
White uPVC windows, French doors** c/w double glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓
Internal finishes	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Traditional timber staircase with white gloss finish	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
External features	
For details of brick, render and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
Front garden turfed or shrub planted (season permitting)**	✓
Turf to rear garden and patio area	✓
Vertical high board fencing to rear garden**	✓
Driveways finished in block paving**	✓
External tap	✓
Solar photovoltaic panels**	✓
NHBC 10-year warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features * Choices, upgrades and colour choices are available subject to stage of construction ** Where applicable
 *** Dependant on house style – please refer to your Sales Executive.

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.

Our homes





The Easedale

3 BEDROOM DETACHED HOME, TOTAL 931 sq ft / 86.36m²



GROUND FLOOR

Lounge

3.02m × 5.10m 9' 11" × 16' 9"

Kitchen/Dining

2.95m × 5.10m 9' 8" × 16' 9"

FIRST FLOOR

Bedroom 1

3.08m × 3.82m 10' 1" × 12' 6"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 11"

*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. 69755 TWNY APRIL 2023.



The Amersham Special

3 BEDROOM DETACHED HOME, TOTAL 990 sq ft / 91.81m²



GROUND FLOOR

Lounge max.

3.49m × 4.03m 11' 6" × 13' 3"

Kitchen

4.36m × 2.87m 14' 4" × 9' 5"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.02m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

*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. 69755 TWNY APRIL 2023.



The Midford

4 BEDROOM DETACHED HOME, TOTAL 1,170 sq ft / 108.70m²



GROUND FLOOR

Lounge

3.62m × 4.38m 11' 11" × 14' 5"

Kitchen/Dining

5.71m × 3.38m 18' 9" × 11' 1"



FIRST FLOOR

Bedroom 1

3.27m × 3.61m 10' 9" × 11' 10"

Bedroom 2

2.81m × 3.53m 9' 3" × 11' 7"

Bedroom 3 min.

2.81m × 2.52m 9' 3" × 8' 3"

Bedroom 4

2.35m × 2.23m 7' 9" × 7' 4"

*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. 69755 TWNY APRIL 2023.



The Manford

4 BEDROOM DETACHED HOME, TOTAL 1,385 sq ft / 128.5m²



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 max.

3.88m × 3.71m 12' 9" × 12' 2"

Bedroom 2 max.

3.09m × 4.02m 10' 2" × 13' 2"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.97m 9' 0" × 13' 0"

*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. 69755 TWNY APRIL 2023.



The Kingham

4 BEDROOM DETACHED HOME, TOTAL 1,415 sq ft / 131.5m²



GROUND FLOOR

Lounge

3.47m × 4.94m 11' 5" × 16' 3"

Kitchen/Dining

5.61m × 3.36m 18' 5" × 11' 0"

* 6m × 3m internal garage



FIRST FLOOR

Bedroom 1

4.49m × 3.37m 14' 9" × 11' 1"

Bedroom 2

4.17m × 3.37m 13' 8" × 11' 1"

Bedroom 3 max.

3.37m × 3.32m 11' 1" × 10' 11"

Bedroom 4

3.09m × 2.71m 10' 2" × 8' 11"

*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. 69755 TWNY APRIL 2023.



The Wortham

4 BEDROOM DETACHED HOME, TOTAL 1,522 sq ft / 141.60m²



GROUND FLOOR

Lounge

3.59m × 5.78m 11' 10" × 19' 0"

Kitchen/Dining

6.49m × 3.35m 21' 4" × 11' 0"

* 6m × 3m internal garage



FIRST FLOOR

Bedroom 1 max.

3.59m × 4.79m 11' 10" × 15' 9"

Bedroom 2 max.

4.39m × 3.15m 14' 5" × 10' 4"

Bedroom 3

3.04m × 3.42m 10' 0" × 11' 3"

Bedroom 4

3.46m × 3.06m 11' 4" × 10' 1"

*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. 69755 TWNY APRIL 2023.



The Croyland

4 BEDROOM DETACHED HOME, TOTAL 1,522 sq ft / 141.60m²



GROUND FLOOR

Lounge

3.58m × 5.75m 11' 9" × 18' 10"

Kitchen/Dining

6.49m × 3.34m 21' 3" × 10' 11"

Utility

2.26m × 1.32m 7' 5" × 4' 4"

Garage

3.01m × 5.98m 9' 10" × 19' 7"



FIRST FLOOR

Bedroom 1

4.35m × 3.50m 14' 3" × 11' 6"

Bedroom 2

3.60m × 3.95m 11' 10" × 13' 0"

Bedroom 3

2.94m × 4.18m 9' 8" × 13' 9"

Bedroom 4

3.15m × 3.48m 10' 4" × 11' 5"

*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. 69755 TWNY APRIL 2023.



The Lavenham

5 BEDROOM DETACHED HOME, TOTAL 1,646 sq ft / 152.90m²



GROUND FLOOR

Lounge min.

5.26m x 3.90m 17' 3" x 12' 10"

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.

4.53m x 3.81m 14' 10" x 12' 6"

Bedroom 2 max.

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 min.

2.85m x 3.00m 9' 4" x 9' 10"

*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. 69755 TWNY APRIL 2023.

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 **01642 927 814**.



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



OAKLANDS

St Martins Way, Kirklevington, Yarm, North Yorkshire, TS15 9NP

CONTACT US ON 01642 927 814

Taylor Wimpey