



# Burdon Manor

RYHOPE, SUNDERLAND

Burdon Manor is an exciting new community offering 2, 3, 4 and 5 bedroom homes in the historic town of Ryhope.

**Taylor**  
**Wimpey**

# Contents

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# Welcome to Burdon Manor

Situated in the historic town of Ryhope, Burdon Manor offers a new range of house types to suit all lifestyles, whether you're a first time buyer, growing family or a downsizer. The development is surrounded by vast areas of green open space for everyone to enjoy.



**View the development**

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.

# The perfect location

Burdon Manor is set in a desirable location and ideally located close to the coast, perfect for leisurely walks to enjoy the sea views.

Located on Buttonwood Road, Burdon Manor is surrounded by green, open space offering scenic walks and cycle paths. You'll also find a variety of bars, restaurants and local shops and an excellent selection of schools in the area.

There's so many reasons to fall in love with Burdon Manor, including its strong transport links with the A19 only 10 minutes away, meaning you can get easy access to Sunderland, Durham, Newcastle and beyond.

This brand new community is ideal for those looking for coastal living whilst still being within walking distance of all the local amenities.

Ryhope Beach



Northern Spire Bridge, Sunderland



Seaburn Beach



**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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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, 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 taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

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 & Utility

|  |   |
|--|---|
| A contemporary fitted symphony kitchen including stainless steel splashback above hob  | ✓ |
| Utility room designed to mirror kitchen (house type dependent)   | ✓ |
| Choice of worktops with matching upstands  | ✓ |
| 1.5 bowl stainless steel inset sink with tap (house type dependent)  | ✓ |
| Stainless steel integrated 4 burner gas hob  | ✓ |
| Integrated cooker hood   | ✓ |
| Stainless steel integrated Electrolux oven   | ✓ |
| 1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white | ✓ |

## Bathrooms, en suites and cloakrooms

|  |   |
|--|---|
| Extractor fan  | ✓ |
| Splashback tiling to basin in wet rooms and cloakroom              | ✓ |
| Porcelanosa full height tiling within shower enclosure to en suite | ✓ |
| Free standing sanitary ware - white                                | ✓ |
| Chrome basin tap single mixer and pair of chrome bath taps         | ✓ |
| White shower tray to en suite                                      | ✓ |
| Chrome with clear glass shower door to en suite                    | ✓ |
| Thermostatic chrome shower   | ✓ |

## Central heating/hot water system

|  |   |
|--|---|
| Waste water heat recovery for showers                      | ✓ |
| Fully programmable gas central heating providing hot water | ✓ |
| White thermostatic controlled radiators                    | ✓ |
| Cavity wall insulation                                     | ✓ |
| Loft insulation in line with building regulations          | ✓ |

## Electrical features

|   |   |
|---|---|
| Standard sockets and switches as indicated on working drawings - white  | ✓ |
| Electric Car Charging 7kW wall/post mounted point on selected plots†    | ✓ |
| TV socket to lounge and bedroom one (as indicated on drawings)          | ✓ |
| One double socket in kitchen to incorporate USB charging points         | ✓ |
| Light to garages within curtilage area (site layout dictates)           | ✓ |
| Batten light point to garage where in plot curtilage (where applicable) | ✓ |

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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# Specification of our houses

| Finishing touches   |   |
|---|---|
| White emulsion to walls and ceilings  | ✓ |
| White pre-finished internal doors with chrome handles   | ✓ |
| Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery | ✓ |
| Electrical sockets and switches to all garages (in plot curtilage)                                | ✓ |
| External Features   |   |
| External front light and wiring for rear  | ✓ |
| PV Solar panels   | ✓ |
| Triple glazed windows   | ✓ |
| PVCu French doors to rear   | ✓ |
| Security and Safety   |   |
| Mains operated smoke detectors supplied   | ✓ |
| Carbon monoxide detectors supplied  | ✓ |
| Gardens, Paths and Drives   |   |
| Hard standing area to rear garden for wheelie bin storage   | ✓ |
| Outside tap to rear elevation   | ✓ |
| Grey concrete paving slabs to pathways and patios   | ✓ |
| Front garden turfed or shrubbed   | ✓ |
| 1.8m closeboard fencing to rear garden  | ✓ |
| Permeable Block Paved driveway  | ✓ |
| Other Features  |   |
| NHBC 10 year build mark policy  | ✓ |
| Taylor Wimpey warranty for 2 years from date of legal completion                                  | ✓ |



**Find out more**

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# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazed windows, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:



## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Scan the QR code for an interactive experience

## Waste water heat recovery

*Uses heat from waste water to save energy.*

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.



Scan the QR code for an interactive experience

## Thermal lintel

*A load bearing beam placed across doors and windows designed to reduce heat loss.*

Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.

## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



### 1. Light

The Sun Gives off light, even on cloudy days

### 2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

### 3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

### 4. The Electricity

The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

### 5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

### 6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

# Our homes

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[View the site plan](#)



# The Beaford

2 BEDROOM HOME, TOTAL NET 778 SQ FT



## GROUND FLOOR

**Lounge max.**

3.76m x 4.06m      12' 4" x 13' 4"

**Kitchen/Dining max.**

2.96m x 4.06m      9' 9" x 13' 4"



## FIRST FLOOR

**Bedroom 1 max.**

3.79m x 4.06m      12' 5" x 13' 4"

**Bedroom 2 max.**

2.70m x 4.06m      8' 10" x 13' 4"



**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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. TWNE 84814 / January 2025



# The Eynsford

3 BEDROOM HOME, TOTAL NET 972 SQ FT



## GROUND FLOOR

**Lounge max.**

5.07m x 3.80m      16' 8" x 12' 6"

**Kitchen/Dining max.**

4.17m x 3.43m      13' 8" x 11' 3"



## FIRST FLOOR

**Bedroom 1 max.**

4.03m x 3.01m      13' 3" x 9' 11"

**Bedroom 2 max.**

2.15m x 4.37m      7' 1" x 11' 5"

**Bedroom 3 max.**

2.84m x 2.93m      9' 4" x 9' 7"



**Discover more about this home**



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# The Keeford

3 BEDROOM HOME, TOTAL NET 1,021 SQ FT



## GROUND FLOOR

**Lounge max.**

3.30m x 3.81m      10' 10" x 12' 6"

**Kitchen/Dining max.**

2.71m x 5.41m      9' 0" x 17' 9"



## FIRST FLOOR

**Bedroom 1 max.**

2.80m x 4.82m      9' 2" x 15' 10"

**Bedroom 2 max.**

3.12m x 3.99m      10' 3" x 13' 1"

**Bedroom 3 max.**

2.52m x 2.96m      8' 3" x 9' 9"



**Discover more about this home**



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# The Byrneham

3 BEDROOM HOME, TOTAL NET 1,154 SQ FT



## GROUND FLOOR

**Lounge max.**

4.17m × 4.38m      13' 8" × 14' 4"

**Kitchen/Dining max.**

4.17m × 4.40m      13' 8" × 14' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.29m × 5.32m      10' 9" × 17' 6"

**Bedroom 2 max.**

4.17m × 2.89m      13' 8" × 9' 6"

**Bedroom 3 max.**

2.24m × 3.60m      7' 4" × 11' 10"



**Discover more about this home**



**View our current availability**

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# The Colford

4 BEDROOM HOME, TOTAL NET 1,252 SQ FT



## GROUND FLOOR

### Lounge max.

3.51m x 4.36m 11' 6" x 14' 4"

### Kitchen/Dining max.

3.61m x 6.56m 11' 10" x 21' 5"

### Study

2.08m x 2.21m 6' 10" x 7' 3"



## FIRST FLOOR

### Bedroom 1 max.

3.51m x 3.41m 11' 6" x 11' 2"

### Bedroom 2 max.

2.94m x 3.16m 9' 8" x 10' 4"

### Bedroom 3 max.

2.47m x 3.04m 8' 1" x 10' 0"

### Bedroom 4 max.

2.13m x 3.51m 7' 0" x 11' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Chalham

4 BEDROOM HOME, TOTAL NET 1,291 SQ FT



## GROUND FLOOR

**Lounge max.**

4.85m x 4.67m 15' 11" x 15' 4"

**Kitchen/Dining max.**

4.85m x 4.10m 15' 11" x 13' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.26m x 3.64m 10' 8" x 11' 11"

**Bedroom 2 max.**

3.28m x 4.43m 10' 9" x 14' 6"

**Bedroom 3 max.**

3.25m x 3.37m 10' 8" x 11' 1"

**Bedroom 4 max.**

4.85m x 2.85m 15' 11" x 9' 4"



**Discover more about this home**



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# The Hubham

4 BEDROOM HOME, TOTAL NET 1,370 SQ FT



## GROUND FLOOR

**Lounge max.**

3.61m x 4.13m 11' 10" x 13' 7"

**Kitchen/Dining max.**

3.89m x 5.81m 12' 9" x 19' 1"



## FIRST FLOOR

**Bedroom 1 max.**

3.61m x 5.27m 11' 10" x 17' 3"

**Bedroom 2 max.**

3.29m x 3.75m 10' 10" x 12' 4"

**Bedroom 3 max.**

3.08m x 3.72m 10' 1" x 12' 2"

**Bedroom 4 max.**

2.83m x 3.51m 9' 3" x 11' 6"



**Discover more about this home**



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# The Meadowford

4 BEDROOM HOME, TOTAL NET 1,374 SQ FT



## GROUND FLOOR

**Lounge max.**

3.14m x 4.94m 10' 4" x 16' 2"

**Kitchen/Dining max.**

7.57m x 2.86m 24' 10" x 9' 5"

**Family**

2.61m x 3.14m 8' 7" x 10' 4"



## FIRST FLOOR

**Bedroom 1 max.**

4.68m x 3.02m 15' 4" x 9' 11"

**Bedroom 2 max.**

4.06m x 3.20m 13' 4" x 10' 6"

**Bedroom 3 max.**

2.90m x 3.52m 9' 6" x 11' 6"

**Bedroom 4 max.**

2.89m x 3.02m 9' 6" x 9' 11"



**Discover more about this home**



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# The Kitham

4 BEDROOM HOME, TOTAL NET 1,537 SQ FT



## GROUND FLOOR

**Lounge max.**

3.84m x 4.49m 12' 7" x 14' 9"

**Kitchen/Dining max.**

5.91m x 5.42m 19' 5" x 17' 9"



## FIRST FLOOR

**Bedroom 1 max.**

3.84m x 5.65m 12' 7" x 18' 6"

**Bedroom 2 max.**

3.63m x 4.25m 11' 11" x 13' 11"

**Bedroom 3 max.**

3.23m x 4.28m 10' 7" x 14' 0"

**Bedroom 4 max.**

3.20m x 4.28m 10' 6" x 14' 0"



**Discover more about this home**



**View our current availability**

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# The Raynford

4 BEDROOM HOME, TOTAL NET 1,652 SQ FT



## GROUND FLOOR

**Lounge max.**

2.60m x 3.55m      8' 6" x 11' 8"

**Kitchen/Dining max.**

4.65m x 2.80m      15' 3" x 9' 2"



## FIRST FLOOR

**Bedroom 1**

3.32m x 3.54m      10' 11" x 11' 7"

**Bedroom 2**

3.35m x 3.90m      11' 0" x 12' 10"

**Bedroom 3**

3.66m x 3.84m      12' 0" x 12' 7"

**Bedroom 4**

2.20m x 3.84m      7' 2" x 12' 7"

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\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. TWNE 84814 / January 2025



# The Aireton

5 BEDROOM HOME, TOTAL NET 1,672 SQ FT



## GROUND FLOOR

|                            |                 |
|----------------------------|-----------------|
| <b>Lounge max.</b>         |                 |
| 3.14m × 3.80m              | 10' 4" × 12' 6" |
| <b>Kitchen/Dining max.</b> |                 |
| 3.21m × 3.51m              | 10' 6" × 11' 6" |
| <b>Family</b>              |                 |
| 3.18m × 4.68m              | 10' 5" × 15' 4" |
| <b>Study</b>               |                 |
| 1.88m × 2.46m              | 6' 2" × 8' 1"   |



## FIRST FLOOR

|                       |                 |
|-----------------------|-----------------|
| <b>Bedroom 1 max.</b> |                 |
| 3.14m × 5.35m         | 10' 4" × 17' 7" |
| <b>Bedroom 3 max.</b> |                 |
| 2.33m × 3.93m         | 7' 8" × 12' 11" |
| <b>Bedroom 5 max.</b> |                 |
| 2.27m × 3.42m         | 7' 5" × 11' 2"  |



## SECOND FLOOR

|                       |                 |
|-----------------------|-----------------|
| <b>Bedroom 2 max.</b> |                 |
| 3.22m × 4.48m         | 10' 7" × 14' 9" |
| <b>Bedroom 4 max.</b> |                 |
| 2.13m × 3.43m         | 7' 0" × 11' 3"  |



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# The Patterham

5 BEDROOM HOME, TOTAL NET 1,957 SQ FT



## GROUND FLOOR

**Lounge max.**

3.61m x 4.08m 11' 10" x 13' 5"

**Kitchen/Dining max.**

5.49m x 7.73m 18' 0" x 25' 4"

**Family**

2.87m x 3.42m 9' 5" x 11' 3"



## FIRST FLOOR

**Bedroom 1 max.**

3.61m x 3.69m 11' 10" x 12' 1"

**Bedroom 2 max.**

3.39m x 3.77m 11' 1" x 12' 4"

**Bedroom 3 max.**

3.59m x 3.86m 11' 9" x 12' 8"

**Bedroom 4 max.**

2.94m x 4.10m 9' 8" x 13' 5"

**Bedroom 5 max.**

2.56m x 3.08m 8' 5" x 10' 1"



**Discover more about this home**



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# The Wadeford

5 BEDROOM HOME, TOTAL NET 2,031 SQ FT



## GROUND FLOOR

### Lounge max.

3.56m x 4.74m 11' 8" x 15' 6"

### Kitchen/Dining max.

7.47m x 3.90m 24' 6" x 12' 9"

### Family

3.90m x 4.12m 12' 9" x 13' 6"

### Study

2.83m x 2.88m 9' 3" x 9' 5"



## FIRST FLOOR

### Bedroom 1 max.

4.16m x 4.73m 13' 8" x 15' 6"

### Bedroom 2 max.

3.05m x 4.23m 10' 0" x 13' 10"

### Bedroom 3 max.

2.71m x 3.94m 8' 11" x 12' 11"

### Bedroom 4 max.

2.85m x 4.06m 9' 4" x 13' 4"

### Bedroom 5 max.

2.82m x 3.45m 9' 3" x 11' 4"



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## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



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