

Frobisher Meadows



ALTOFTS, NORMANTON

A charming collection of apartments, bungalows and homes in the village of Altofts, known for its history and picturesque landscapes.

Taylor
Wimpey

Contents

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Welcome to Frobisher Meadows

Designed to promote healthy living, Frobisher Meadows, off Station Road, offers 406 energy-efficient homes, with a mix of apartments, bungalows and houses ranging from two- to four-bedrooms. Features include PV panels, triple glazing, smart heating controls, EV charging points, wastewater heat recovery, thermal door and window lintels.

Frobisher Meadows has an abundance of public open space, encompassing a village green with play area, and a footpath network which will weave through the development and incorporate the Wakefield Wheel. Frobisher Meadows will also have bat and bird boxes, hedgehog highways and insect areas, along with an open watercourse.



[View the site plan](#)

Love village life

Altofts is the perfect place to live for those seeking a village lifestyle together with the convenience of being near Wakefield, Pontefract, Normanton, and Leeds. It offers excellent transport links, including good bus routes, Normanton Train Station, signed cycle routes and easy access to the M62. The Aire and Calder Canal and River Calder are only five minutes away which are great for walking and wildlife.

The village provides a strong sense of community, with local amenities such as schools, shops, pubs, and community centres, along with a rich historical connection to Elizabethan explorer Sir Martin Frobisher. The village is surrounded by countryside, ideal for walking, cycling, and enjoying the outdoors.

A place where modern homes offer all the charm of semi-rural living, great connectivity and energy efficiency.



Aire Calder Canal



Normanton Train Station



Haw Hill Park



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[†]

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[†]

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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Integrated dishwasher, washing machine & fridge/freezer	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket only to lounge (if indicated on service layout)	✓
One double socket in kitchen & bedroom 1 to incorporate USB charging points†	✓
Light and power socket to garages	✓

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

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Paving flags to pathways and patios	✓
Polished chrome door numerals	✓
Wiring for outside rear light	✓
Outside front light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed†	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

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View the site plan



The Beaford

2 BEDROOM HOME



GROUND FLOOR

Kitchen/Living

6.72 × 4.06 22' 3" × 13' 4"

Kitchen

4.24 × 1.85 14' 3" × 6' 1"



FIRST FLOOR

Bed 1

3.17 × 3.61 10' 2" × 11' 1"

Bed 2

2.24 × 3.61 7' 4" × 11' 10"



[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. <Job Number> / <Date>



The Leavenstead

2 BEDROOM HOME



GROUND FLOOR

Kitchen/Diner

2.36 × 2.94 7' 9" × 9' 8"

Living

3.70 × 3.61 12' 1" × 11' 10"



FIRST FLOOR

Bedroom 1

4.51 × 3.19 14' 10" × 10' 5"

Bedroom 2

4.51 × 3.29 14' 10" × 10' 10"



Discover more about this home



View our current availability

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The Eynsford

3 BEDROOM HOME



GROUND FLOOR

Living

4.18 × 3.43 13' 8" × 11' 3"

Kitchen/dining

5.07 × 3.80 16' 8" × 12' 6"



FIRST FLOOR

Bed 1

4.03 × 4.03 13' 3" × 13' 3"

Bed 2

3.47 × 2.15 11' 5" × 7' 1"

Bed 3

2.84 × 2.42 9' 4" × 7' 11"



Discover more about this home



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The Tetford

3 BEDROOM HOME



GROUND FLOOR

Living

3.30 × 3.85 10' 10" × 12' 8"

Kitchen/dining

4.93 × 2.75 17' 9" × 9' 0"



FIRST FLOOR

Bed 1

4.82 × 2.79 15' 10" × 9' 2"

Bed 2

3.12 × 3.99 10' 3" × 13' 1"

Bed 3

2.52 × 2.96 8' 3" × 9' 9"



Discover more about this home



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The Harrton

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Living

6.70 × 4.40

22' 0" × 14' 5"



FIRST FLOOR

Bed 2

3.34 × 3.41

11' 0" × 11' 2"

Bed 3

3.31 × 2.40

10' 11" × 7' 10"



SECOND FLOOR

Bed 1

3.16 × 4.39

10' 5" × 11' 1"



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The Aynesdale

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining

3.21 × 5.52 10' 6" × 18' 1"

Living

3.19 × 5.52 10' 6" × 18' 1"



FIRST FLOOR

Bed 1

3.39 × 2.76 11' 2" × 9' 1"

Bed 2

3.27 × 3.23 10' 9" × 10' 7"

Bed 3

2.80 × 2.66 9' 2" × 8' 9"

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The Chalham

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining

4.85 × 3.43 15' 11" × 11' 3"

Living

4.67 × 3.94 15' 4" × 12' 11"



FIRST FLOOR

Bed 1

3.68 × 3.25 11' 11" × 10' 8"

Bed 2

4.42 × 3.28 14' 6" × 10' 8"

Bed 3

3.36 × 3.22 11' 1" × 10' 7"

Bed 4

2.84 × 4.84 9' 4" × 15' 11"



Discover more about this home



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The Corkham

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining

5.19 × 4.44 17' 0" × 14' 7"

Living

4.48 × 3.27 14' 9" × 10' 9"



FIRST FLOOR

Bed 1

3.54 × 3.38 11' 8" × 11' 1"

Bed 2

3.49 × 3.07 11' 6" × 10' 1"

Bed 3

3.27 × 3.34 10' 9" × 11' 0"

Bed 4

3.08 × 3.11 10' 2" × 10' 2"

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The Rightford

4 BEDROOM HOME



GROUND FLOOR

Living

4.19 × 3.19 13' 9" × 10' 6"

Kitchen/dining

3.31 × 8.33 10' 10" × 27' 4"

Study

2.15 × 2.81 7' 1" × 9' 3"



FIRST FLOOR

Bed 1

3.26 × 3.06 10' 9" × 10' 1"

Bed 2

3.40 × 3.19 11' 2" × 10' 6"

Bed 3

3.52 × 2.94 11' 6" × 9' 8"

Bed 4

2.20 × 3.06 7' 3" × 10' 1"



Discover more about this home



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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?

 Here's how we can help

Existing home owner?

 Here's how we can help



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
0000 000 0000.



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



Book an appointment



How to buy a home



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CONTACT US ON 01924 961 088

Taylor Wimpey

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