



Beaumont Rise

LANCASTER, LANCASHIRE

A collection of two, three and four bedroom homes
located just 1.5 miles from Lancaster city centre.

Taylor
Wimpey

Contents

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Welcome to Beaumont Rise

Nestled within green surroundings on the edge of Lancaster, Beaumont Rise is a thoughtfully planned new community offering a mix of high-quality homes to suit different lifestyles.

Each property offers light, inviting interiors and energy-saving features such as air source heat pumps and EV chargers.

With open green space, Beaumont Rise provides the perfect setting for a relaxed and connected way of life.



[View the site plan](#)

Love life in Lancaster

Ideally located just 1.5 miles from the historic city centre, Beaumont Rise puts Lancaster's best attractions within easy reach. Explore the impressive Lancaster Castle, enjoy scenic walks along the River Lune, or take a short drive to Morecambe Bay for fresh sea air and panoramic coastal views.

The M6 is just minutes away, offering excellent links to Preston, Manchester and beyond, while nearby schools and amenities make daily life simple and convenient. Whether you're exploring the city, the countryside or the coast, Beaumont Rise is perfectly placed to enjoy it all.

The River Lune



Morecambe Beach



Lancaster Castle



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.

STANDARD SPECIFICATION

OPENING TIMES
Monday to Thursday 11:00am – 5:00pm
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	The Beaford	The Tetford	The Aynesdale	The Owlton	The Bittesford	The Rightford	The Kitham	The Plumdale
Kitchen	2	3	3	3	4	4	4	4
Standard range by Wren	✓	✓	✓	✓	✓	✓	✓	✓
Worktops from set range including upstand	✓	✓	✓	✓	✓	✓	✓	✓
White painted walls	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink 1.5 bowl, drainer with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Built-in single oven	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic hob	✓	✓	✓	✓	✓	✓	✓	✓
Built-in integrated extractor hood	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓	✓
Utility Room								
Standard range by Wren		✓			✓	✓		
Worktops from set range including upstand		✓			✓	✓		
White painted walls		✓			✓	✓		
Extractor fan		✓			✓	✓		
Combined Utility & WC								
Standard range by Wren	✓		✓	✓			✓	✓
Worktops from set range including upstand	✓		✓	✓			✓	✓
Geberit white WC pan & cistern with white plastic seat	✓		✓	✓			✓	✓
White painted walls	✓		✓	✓			✓	✓
White basin with mixer tap	✓		✓	✓			✓	✓
Plumbing & space for washing machine	✓		✓	✓			✓	✓
Extractor fan	✓		✓	✓			✓	✓

	The Beaford	The Tetford	The Aynedale	The Owlton	The Bittesford	The Rightford	The Kitham	The Plumdale
Bathroom	2 	3 	3 	3 	4 	4 	4 	4 
Geberit white bath 1700 x 700mm with plastic bath panel	✓	✓	✓	✓	✓	✓	✓	✓
Pair of pillar bath taps by Bristan International	✓	✓	✓	✓	✓	✓	✓	✓
Geberit white basin on pedestal & basin mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Geberit white WC pan & cistern with white plastic seat	✓	✓	✓	✓	✓	✓	✓	✓
Tiled basin splashback (as per layout)	✓	✓	✓	✓	✓	✓	✓	✓
Tiled walls to bath area only (as per layout)	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓	✓
En suite/s								
Geberit white basin on pedestal & basin mixer taps	✓	✓	✓	✓	✓	✓	✓	✓
Geberit white WC pan & cistern with white plastic seat	✓	✓	✓	✓	✓	✓	✓	✓
Shower	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray – white plastic	✓	✓	✓	✓	✓	✓	✓	✓
Shower door, silver frame, 4mm toughened safety clear glass	✓	✓	✓	✓	✓	✓	✓	✓
Shower cubicle only – fully tiled	✓	✓	✓	✓	✓	✓	✓	✓
Tiled basin splashback (as per layout)	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓	✓
Cloakroom (WC)								
Geberit white WC pan & cistern with white plastic seat		✓			✓	✓		
Tiled basin splashback (as per layout)		✓			✓	✓		
Extractor fan		✓			✓	✓		
Heating and electrical services								
Air source heat pump will provide heating and hot water		✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves		✓	✓	✓	✓	✓	✓	✓
Lighting – see electrical layout (energy-efficient fittings)		✓	✓	✓	✓	✓	✓	✓
White socket locations single & double (as layout)		✓	✓	✓	✓	✓	✓	✓
USB Sockets - see electrical layout		✓	✓	✓	✓	✓	✓	✓
TV points to lounge & bedroom 1		✓	✓	✓	✓	✓	✓	✓
Smoke detectors – mains operated		✓	✓	✓	✓	✓	✓	✓
Tiled window sill including 150mm upstand (where window is indicated)		✓	✓	✓	✓	✓	✓	✓
Data point is included as part of media plate in lounge		✓	✓	✓	✓	✓	✓	✓

	The Beaford	The Tetford	The Aynesdale	The Owlton	The Bittesford	The Rightford	The Kitham	The Plumdale
External features	2 	3 	3 	3 	4 	4 	4 	4 
Garage doors (where applicable) – see plot schedule for colour					✓	✓	✓	✓
PVCu, soffits & bargeboards (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Slabs to pathways and patios	✓	✓	✓	✓	✓	✓	✓	✓
Rear garden – top soiled	✓	✓	✓	✓	✓	✓	✓	✓
Front garden – turfed & planted as landscaping layout	✓	✓	✓	✓	✓	✓	✓	✓
External tap to rear garden	✓	✓	✓	✓	✓	✓	✓	✓
Door numerals	✓	✓	✓	✓	✓	✓	✓	✓
External lighting to front of property	✓	✓	✓	✓	✓	✓	✓	✓
Turf	Optional upgrade – available at an additional cost							
1.8m fencing to rear garden	✓	✓	✓	✓	✓	✓	✓	✓
Internal Features								
Front door – 3 point locking system with chrome ironmongery & letter plate	✓	✓	✓	✓	✓	✓	✓	✓
Rear door – 3 point locking system with chrome ironmongery (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
PVCu triple glazed double doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Newark style prefinished doors (fire doors where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Ironmongery – polished chrome latch furniture	✓	✓	✓	✓	✓	✓	✓	✓
Chrome door stops (where required)	✓	✓	✓	✓	✓	✓	✓	✓
Architrave – MDF architrave painted white acrylic finish	✓	✓	✓	✓	✓	✓	✓	✓
Skirting – MDF skirting painted white acrylic finish	✓	✓	✓	✓	✓	✓	✓	✓
Staircase, softwood handrails & square plain spindles painted white	✓	✓	✓	✓	✓	✓	✓	✓
Flat white painted ceilings	✓	✓	✓	✓	✓	✓	✓	✓
White painted walls	✓	✓	✓	✓	✓	✓	✓	✓
Consumer unit – where shown on working drawing	✓	✓	✓	✓	✓	✓	✓	✓
Loft hatch – where shown on working drawing	✓	✓	✓	✓	✓	✓	✓	✓
MDF window boards to all locations – 25mm	✓	✓	✓	✓	✓	✓	✓	✓
Flooring	Optional upgrade – available at an additional cost							
Energy efficient features								
Thermal lintel	✓	✓	✓	✓	✓	✓	✓	✓
Triple glazed windows	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging port	✓	✓	✓	✓	✓	✓	✓	✓
Smart heating control	✓	✓	✓	✓	✓	✓	✓	✓

Our homes

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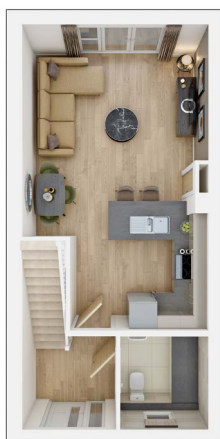
[View the site plan](#)



The Beaford

2 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 778 sq. ft.

The two bedroom Beaford's smart storage solutions and thoughtful design make this ideal for cosy nights in, or for when loved ones are visiting.



GROUND FLOOR

Kitchen/Living Room

6.72m x 4.06m 22' 1" x 13' 4"



FIRST FLOOR

Bedroom 1

3.82m x 2.87m 12' 7" x 9' 5"

Bedroom 2

2.69m x 3.02m 8' 10" x 9' 11"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
OVER TIME IN A NEW-BUILD HOME.[§]



Discover more about this home



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*Plot specific windows. §Data taken from the House Builders Federation report, 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. Please speak to our Sales Executives regarding the tenure of our new homes. TWNW 84562/October 2025



The Tetford

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,021 sq. ft.

Welcome loved ones in with a spacious design, ideal for hosting.



GROUND FLOOR

Kitchen/Dining Area

4.93m x 3.30m 16' 2" x 10' 10"

Living Room

3.30m x 3.85m 10' 10" x 12' 8"



FIRST FLOOR

Bedroom 1

3.18m x 2.79m 10' 5" x 9' 2"

Bedroom 2

3.12m x 3.99m 10' 3" x 10' 10"

Bedroom 3

2.52m x 2.96m 8' 3" x 9' 9"



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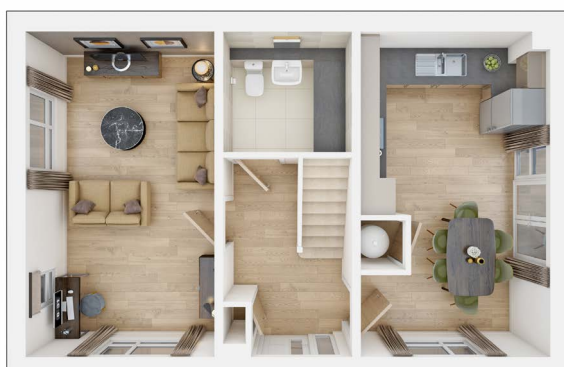
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The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 sq. ft.

Modern comfort, thoughtfully designed for your next step.



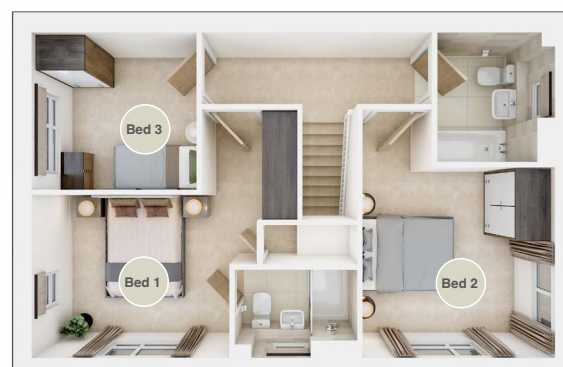
GROUND FLOOR

Kitchen/Dining Area

3.21m × 5.52m 10' 6" × 18' 1"

Living Room

3.19m × 5.52m 10' 6" × 18' 1"



FIRST FLOOR

Bedroom 1

3.39m × 2.76m 11' 2" × 9' 1"

Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

Bedroom 3

2.80m × 2.66m 9' 2" × 8' 9"



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The Owlton

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,220 sq. ft.

Find space that adapts to you, with flexible living across three floors



GROUND FLOOR

Kitchen

4.79m x 2.50m 15' 9" x 8' 2"

Living/Dining Area

4.10m x 4.73m 13' 5" x 15' 6"



FIRST FLOOR

Bedroom 1

3.65m x 3.42m 12' 0" x 11' 3"

Bedroom 3

3.31m x 2.57m 10' 11" x 8' 5"



SECOND FLOOR

Bedroom 2

3.16m x 4.73m 10' 5" x 15' 6"



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The Bittesford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,235 sq. ft.

Unlock a haven of versatility with a dynamic open-plan design that meets every need.



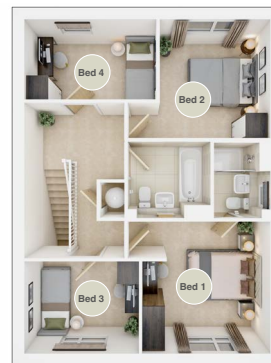
GROUND FLOOR

Kitchen/Dining Area

4.25m x 5.30m 13' 11" x 17' 5"

Living Room

4.25m x 3.49m 13' 11" x 11' 5"



FIRST FLOOR

Bedroom 1

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

Bedroom 2

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

Bedroom 3

3.04m x 2.45m 10' 0" x 8' 0"

Bedroom 4

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



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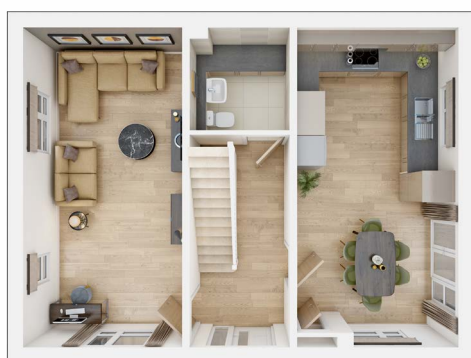
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The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 sq. ft.

A timeless space to call your own.



GROUND FLOOR

Kitchen/Dining Area

3.30m x 6.54m 10' 10" x 21' 5"

Living Room

3.25m x 6.53m 10' 8" x 21' 5"



FIRST FLOOR

Bedroom 1

3.47m x 3.40m 11' 5" x 11' 2"

Bedroom 2

3.31m x 2.95m 10' 10" x 9' 8"

Bedroom 3

2.15m x 3.49m 7' 1" x 11' 6"

Bedroom 4

2.15m x 3.04m 7' 1" x 10' 0"



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The Rightford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,374 sq. ft.

Space to grow and feel at home



GROUND FLOOR

Kitchen/Dining Area

3.31m x 8.33m 10' 10" x 27' 4"

Living Room

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

Study

2.13m x 2.81m 7' 0" x 9' 3"



FIRST FLOOR

Bedroom 1

3.13m x 3.00m 10' 3" x 9' 10"

Bedroom 2

3.17m x 3.19m 10' 5" x 10' 6"

Bedroom 3

3.15m x 2.94m 10' 9" x 9' 8"

Bedroom 4

2.20m x 3.00m 7' 3" x 9' 10"



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The Kitham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,537 sq. ft.

From the social spaces to the seclusion of your separate living room, choose a home that has it all.



GROUND FLOOR

Kitchen/Dining Area

5.42m × 5.91m 17' 9" × 19' 5"

Living Room

4.48m × 3.82m 14' 9" × 12' 6"



FIRST FLOOR

Bedroom 1

3.51m × 3.85m 11' 6" × 12' 7"

Bedroom 2

4.25m × 3.62m 13' 11" × 11' 11"

Bedroom 3

3.52m × 3.23m 11' 7" × 10' 7"

Bedroom 4

3.52m × 3.19m 11' 7" × 10' 6"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME. [§]



Discover more about this home



View our current availability

*Plot specific windows. §Data taken from the House Builders Federation report, 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. Please speak to our Sales Executives regarding the tenure of our new homes. TWNW 84562/October 2025

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.

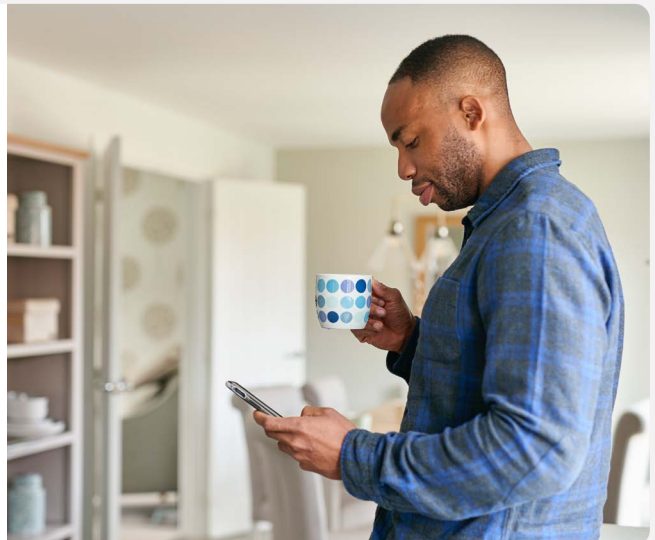


First time buyer?

 Here's how we can help

Existing home owner?

 Here's how we can help



Take your next step



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appointment to
view our show homes.**



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Book an appointment



How to buy a home



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Taylor Wimpey

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