

A detailed botanical illustration in a dark green, engraved style. It depicts a woody branch with several large, elongated, cylindrical flower heads (cymes) and smaller, more rounded ones. The leaves are narrow and lanceolate, some showing serrated edges. The illustration is positioned diagonally across the page, with one part in the upper right and another in the lower left.

TAYFIELDS

BURY ST EDMUNDS



TAYFIELDS

BURY ST EDMUNDS

AN ELEGANT COLLECTION
OF ONE, TWO, THREE
AND FOUR BEDROOM
APARTMENTS AND
HOUSES IN A BEAUTIFULLY
LANDSCAPED SETTING

ENJOY LUXURY MODERN
LIVING JUST MINUTES
FROM BURY ST EDMUNDS'
WONDERFUL MIX OF
CULTURE, LEISURE AND
RICH HISTORY





BURY ST EDMUNDS WHERE THE PAST IS EVER PRESENT

A gentle stroll from Tayfields into Bury St Edmunds town centre brings you to a charming setting of picturesque medieval streets and squares, handsome Georgian architecture and tranquil gardens.

A centre of pilgrimage for centuries, its historical features include Suffolk's only cathedral and the atmospheric ruined abbey, one of the most powerful Benedictine monasteries in England during Medieval times, and home to the shrine of St Edmund, the first patron saint of England.

The award-winning Abbey Gardens provide a beautiful place to relax, whilst the grand, Grade I Listed Athenaeum and the UK's only Regency playhouse, the Theatre Royal, offer characterful entertainment venues.



A TOWN OF COSMOPOLITAN CHARM

Bury St Edmunds' compact but thriving town centre is brimming with eclectic shops, pubs, cafés and restaurants.

The vibrant twice-weekly market dates back to the days before William the Conqueror and is a particular highlight at Christmas, when the award-winning fayre features over 300 stalls, live music and entertainment. The summer Food and Drink Festival is another must, with over 100 stalls, a farmers' market and demonstrations from top chefs.



There is an excellent choice of shops, from high street brands to unique independent stores, and the stunning Arc shopping centre has a wide range of well known shops alongside a multi-purpose cultural venue.

The dining offering is just as varied. As well as the usual favourite chain restaurants and gastropubs, there are independent cafés, tea shops and eateries to suit all tastes. Enjoy laid back fine dining at award-winning Pea Porridge, or head to acclaimed 1921 for a special occasion. For stylish cocktails, Boosh bar is just a short walk away, or enjoy a casual drink at Britain's smallest pub, The Nutshell.





WHERE TOWN MEETS COUNTRY

The local area offers excellent opportunities to enjoy fresh air, abundant countryside and beautiful views.

The 14-acre Abbey Gardens are home to wonderfully colourful displays of flowers and plants, the backdrop of the cathedral making this a very special place unwind and take in the town's unique heritage.

Nearby Nowton Park is an excellent day out for the family, with a wildflower meadow, two ponds and a unique arboretum for nature lovers, as well as a large play area, football pitches and maze to keep children entertained.

Alternatively, the National Trust's 200-acre Ickworth House and Park features sprawling countryside and parkland, secluded areas of woodland and a stunning Georgian Rotunda house. Golf enthusiasts can enjoy the Suffolk countryside setting at Bury St Edmunds or Flempton Golf Club, both just a short drive away.



A CENTRE OF BUSINESS AND EDUCATION

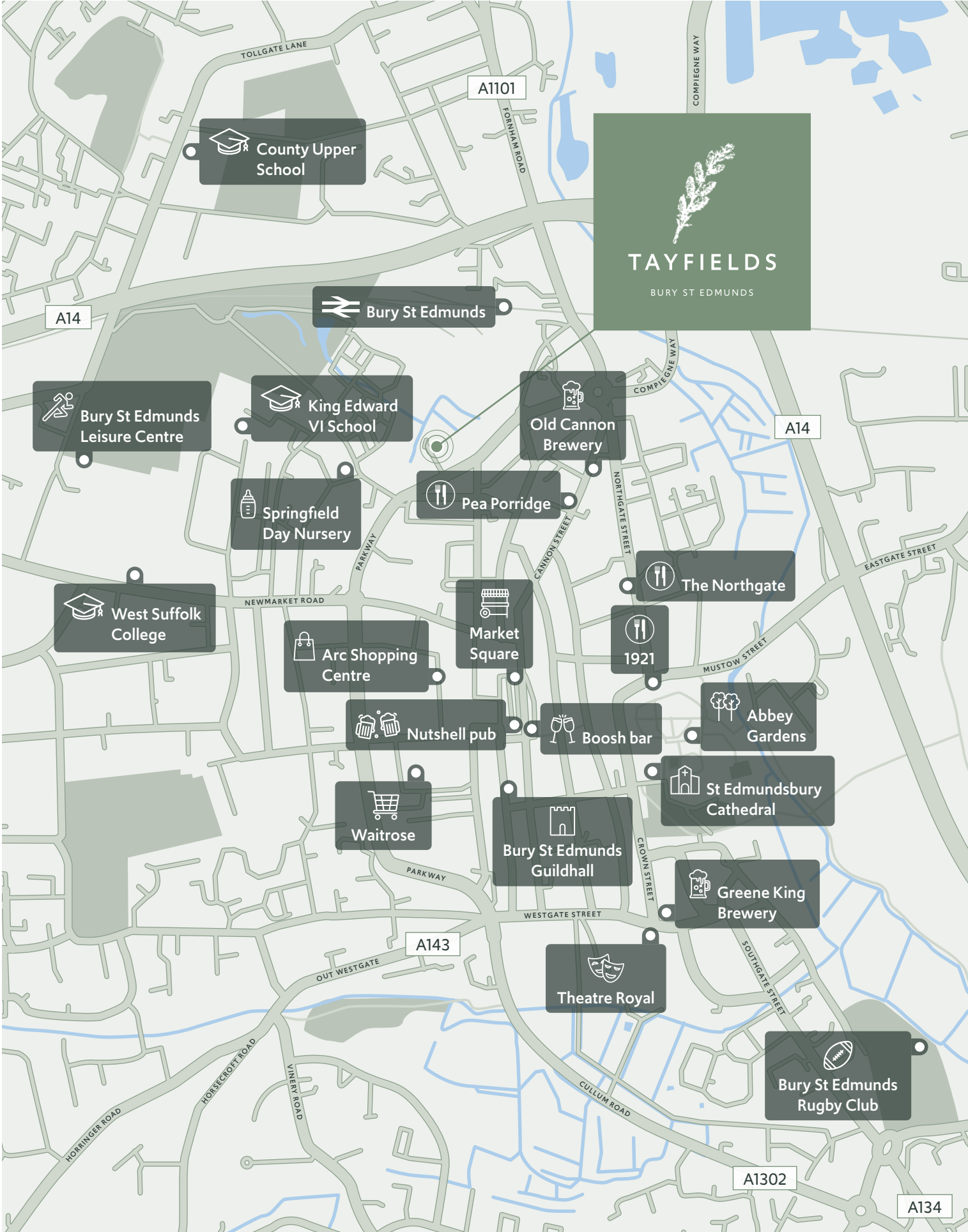
Ideally situated within a 45-minute train journey of Cambridge's tech and healthcare hubs, Bury St Edmunds has an excellent business offering in its own right.

Suffolk's traditional agriculture, brewing and food production trades are still thriving here, the town being home to the nation's largest British owned brewery, Greene King, and British Sugar's headquarters.



There are growing opportunities in IT, financial, research and development and retail services, with the 57-acre Suffolk Business Park set to become an exciting new commercial area for Bury St Edmunds, offering office, restaurant, hotel, agricultural and industrial space.

Local schooling options – both primary and secondary – are excellent, with a wide choice of 'Outstanding' and 'Good' rated schools within a few miles. Major draws include Great Barton and Sebert Wood primary schools, Bury St Edmunds County Upper School and King Edward VI School. Just a little further out of town, highly regarded Culford School is a mixed independent boarding and day school comprising stunning 18th century buildings set in 480 acres of parkland.



CONVENIENCE AND CONNECTIONS

Tayfields is perfectly placed to enjoy everything that bustling Bury St Edmunds has to offer, with the benefit of direct rail connections to London and Cambridge. Positioned almost equidistant between Cambridge and Ipswich, the A14 is conveniently just a few minutes away.



BY FOOT



- Bury St Edmunds station**
0.3 miles / 7 minutes
- Old Cannon Brewery**
0.4 miles / 7 minutes
- Town centre**
0.5 miles / 10 minutes
- King Edward VI School**
0.5 miles / 10 minutes
- West Suffolk College**
0.6 miles / 11 minutes
- The Angel Hotel**
0.7 miles / 13 minutes

- Waitrose**
0.7 miles / 13 minutes
- Abbey Gardens**
0.7 miles / 13 minutes
- Bury St Edmunds Leisure Centre**
0.9 miles / 17 minutes
- Greene King Brewery & Beer Café**
0.9 miles / 18 minutes

BY ROAD



- A14**
3 minutes
- Nowton Park**
7 minutes
- Bury St Edmunds Golf Club**
7 minutes
- Sebert Wood Community Primary School**
7 minutes
- Bannatyne Health Club & Spa**
8 minutes
- Suffolk Business Park**
9 minutes

- Great Barton C E V C Primary School**
10 minutes
- Ickworth House, Park & Gardens**
10 minutes
- Flempton Golf Club**
12 minutes
- Newmarket**
20 minutes
- Thetford Forest**
19 minutes
- Cambridge**
38 minutes
- Stansted Airport**
52 minutes

Tayfields offers the best of both worlds, with a desirable, well connected location and a leafy, village style setting. Attractive parkland is at the heart of the development, with a large water feature and adjacent play area, a network of waterways, and extensive planting and green space.



Reflecting the style of the local area, the four storey apartment buildings are inspired by Victorian warehouse and mill building architecture, and the semi-detached and terraced houses combine contemporary and Georgian influences in classic red and buff brick.

SITE PLAN

Tayfields comprises an excellent choice of one and two bedroom apartments and two, three and four bedroom houses, all with private outside space and parking.

The homes are built to Weston Homes' reliable standard of quality, with a selection of styles and designs appealing to a range of lifestyles.

● PLOT 1	Page 32	● PLOT 24	Page 26	● PLOT 43	Page 38
● PLOT 2	Page 32	● PLOT 25	Page 32	● PLOT 44	Page 33
● PLOT 3	Page 21	● PLOT 26	Page 32	● PLOT 45	Page 33
● PLOT 4	Page 21	● PLOT 27	Page 32	● PLOT 46	Page 33
● PLOT 5	Page 20	● PLOT 28	Page 32	● PLOT 47	Page 33
● PLOT 6	Page 20	● PLOT 29	Page 32	● PLOT 48	Page 43
● PLOT 7	Page 33	● PLOT 30	Page 32	● PLOT 49	Page 43
● PLOT 8	Page 33	● PLOT 31	Page 32	● PLOT 50	Page 43
● PLOT 9	Page 27	● PLOT 32	Page 32	● PLOT 51	Page 43
● PLOT 10	Page 27	● PLOT 33	Page 32	● PLOT 52	Page 39
● PLOT 11	Page 38	● PLOT 34	Page 38	● PLOT 53	Page 42
● PLOT 12	Page 38	● PLOT 35	Page 38	● PLOT 54	Page 42
● PLOT 13	Page 38	● PLOT 36	Page 27	● PLOT 55	Page 39
● PLOT 14	Page 38	● PLOT 37	Page 27	● PLOT 56	Page 43
● PLOT 19	Page 32	● PLOT 38	Page 27	● PLOT 57	Page 43
● PLOT 20	Page 32	● PLOT 39	Page 27	● PLOT 58	Page 43
● PLOT 21	Page 26	● PLOT 40	Page 38	● PLOT 59	Page 43
● PLOT 22	Page 26	● PLOT 41	Page 38		
● PLOT 23	Page 26	● PLOT 42	Page 38		

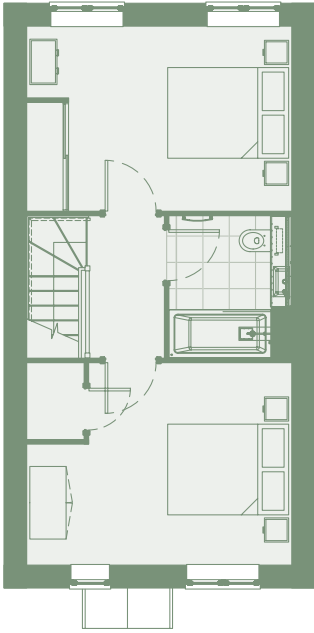


THE BALDWIN & THE ABBOT

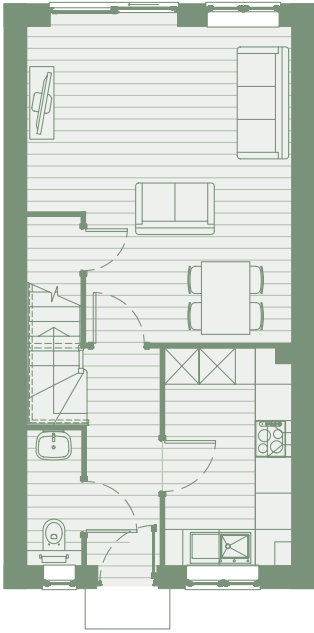


HOUSES

THE ABBOT
PLOTS 5 & 6
78 m² / 840 ft²
KITCHEN
3600 mm x 2100 mm / 11'10" x 6'11"
LIVING/DINING ROOM
5240 mm x 4397 mm / 17'2" x 14'5"
BEDROOM 1
4397 mm x 3165 mm / 14'5" x 10'4"
BEDROOM 2
4397 mm x 3350 mm / 14'5" x 11'

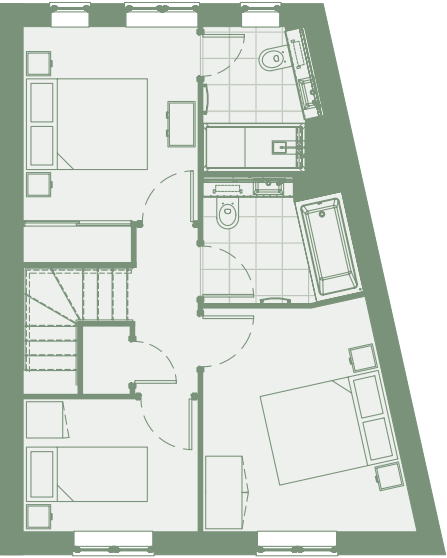


FIRST FLOOR

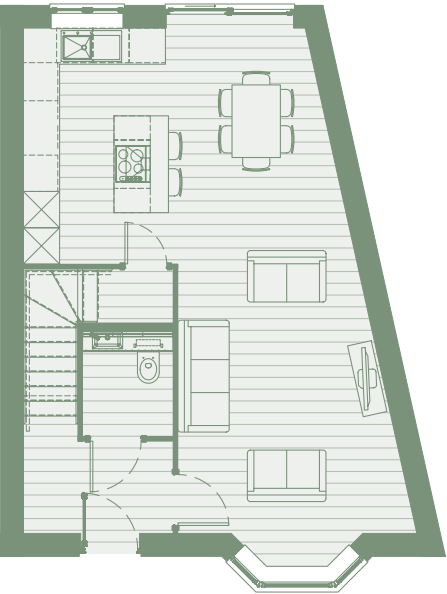


GROUND FLOOR

THE BALDWIN
PLOTS 3 & 4
94 m² / 1012 ft²
KITCHEN/DINING ROOM
4658 mm x 3900 mm / 15'3" x 12'10"
LIVING ROOM
4453 mm x 3955 mm / 14'7" x 13'
BEDROOM 1
3227 mm x 2890 mm / 10'7" x 9'6"
BEDROOM 2
3702 mm x 3545 mm / 12'2" x 11'8"
BEDROOM 3
2890 mm x 2199 mm / 9'6" x 7'3"



FIRST FLOOR



GROUND FLOOR

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THE MALAM



THE WESTGATE



HOUSES

THE MALAM

PLOTS 21, 22, 23 & 24

109 m² / 1173 ft²

KITCHEN/DINING ROOM

5330 mm x 3366 mm / 17'6" x 11'1"

LIVING ROOM

5330 mm x 3915 mm / 17'6" x 12'10"

BEDROOM 1

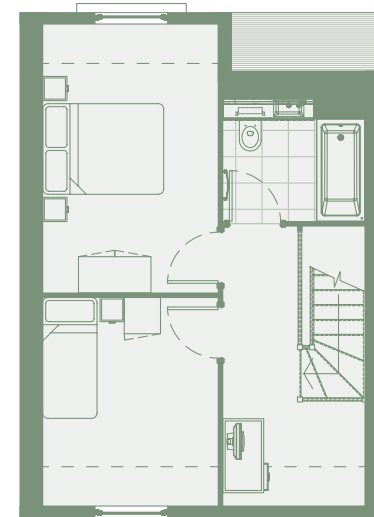
4702 mm x 2905 mm / 15'5" x 9'6"

BEDROOM 2

4450 mm x 2905 mm / 14'7" x 9'6"

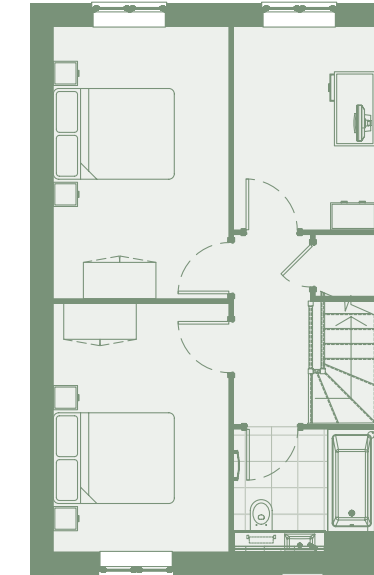
BEDROOM 3

3450 mm x 2907 mm / 11'4" x 9'6"



SECOND FLOOR

SECOND FLOOR



THE WESTGATE

PLOTS 9, 10, 36, 37, 38 & 39

121 m² / 1302 ft²

KITCHEN/DINING ROOM

5330 mm x 3366 mm / 17'6" x 11'1"

LIVING ROOM

5330 mm x 3915 mm / 17'6" x 12'10"

BEDROOM 1

4705 mm x 2908 mm / 15'5" x 9'6"

BEDROOM 2

4500 mm x 2910 mm / 14'9" x 9'7"

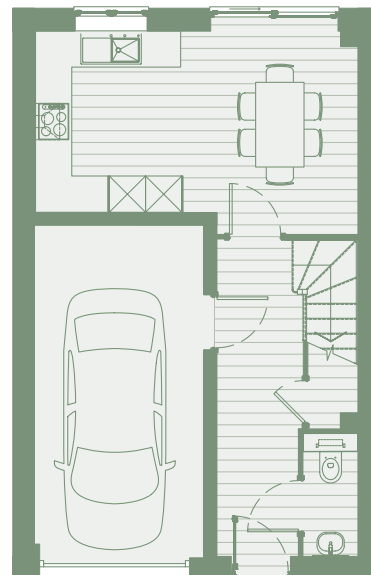
BEDROOM 3

4120 mm x 2910 mm / 13'6" x 9'7"

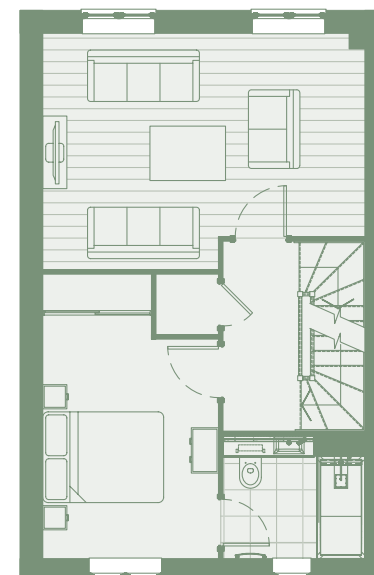
STUDY

3366 mm x 2350 mm / 11'1" x 7'9"

GROUND FLOOR



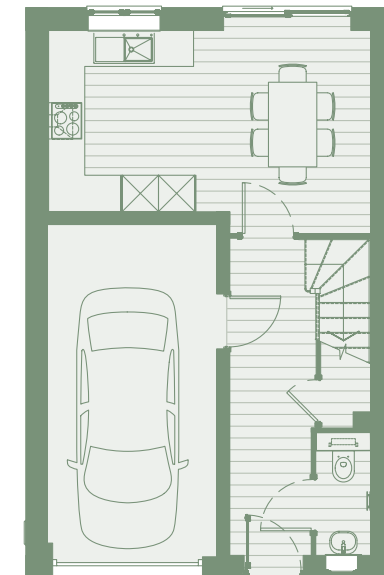
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



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--- Headroom reduced to 1500mm.

THE PECKSTON



THE REVE



HOUSES

THE PECKSTON
PLOTS 1, 2, 19, 20, 25, 26, 27, 28,
29, 30, 31, 32 & 33
96 m² / 1033 ft²

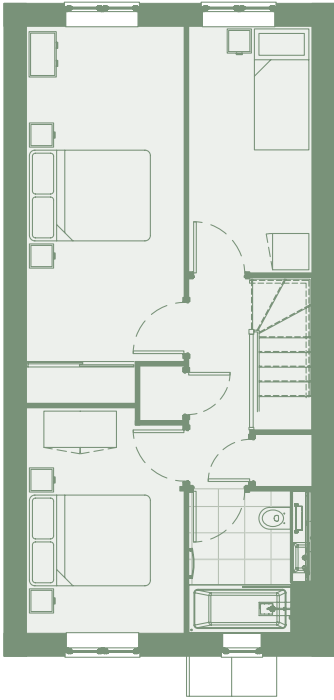
KITCHEN
3600 mm x 2400 mm / 11'10" x 7'10"

LIVING/DINING ROOM
6365 mm x 4715 mm / 20'11" x 15'6"

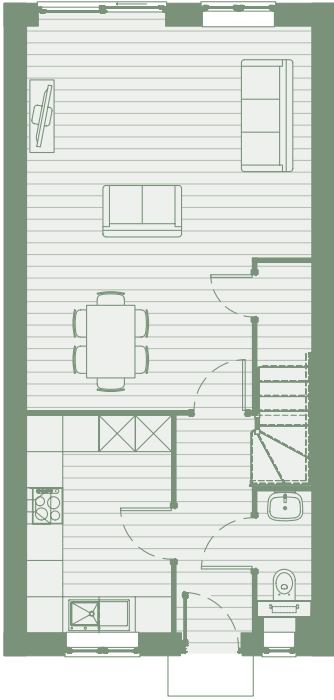
BEDROOM 1
6240 mm x 2605 mm / 20'6" x 8'7"

BEDROOM 2
3725 mm x 2605 mm / 12'3" x 8'7"

BEDROOM 3
4083 mm x 2035 mm / 13'5" x 6'8"

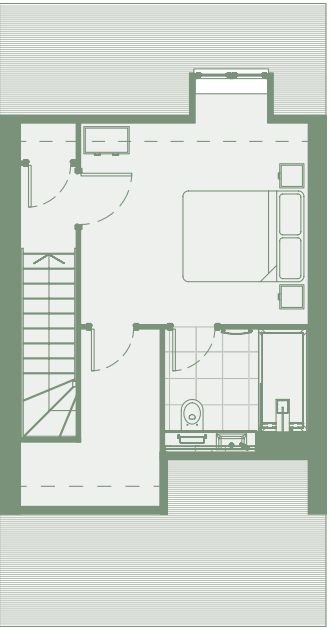


FIRST FLOOR

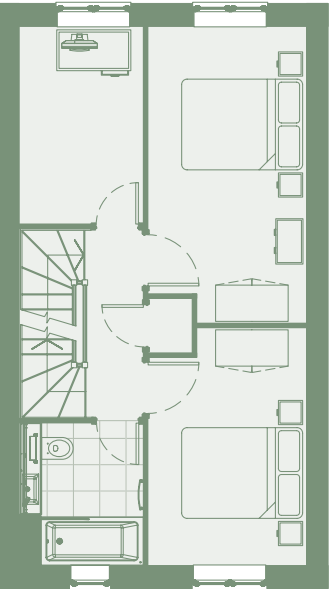


GROUND FLOOR

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SECOND FLOOR



FIRST FLOOR

THE REVE
PLOTS 7, 8, 44, 45, 46 & 47
112 m² / 1206 ft²

KITCHEN
3600 mm x 2400 mm / 11'10" x 7'10"

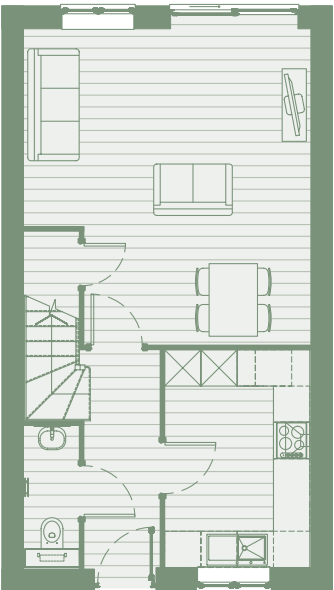
LIVING/DINING ROOM
5240 mm x 4715 mm / 17'2" x 15'6"

BEDROOM 1
3733 mm x 3330 mm / 12'3" x 10'11"

BEDROOM 2
4913 mm x 2605 mm / 16'1" x 8'7"

BEDROOM 3
3928 mm x 2605 mm / 12'11" x 8'7"

STUDY
3276 mm x 2035 mm / 19'9" x 6'8"



GROUND FLOOR

--- Headroom reduced to 1500mm.

THE REPTON



THE GARDINER & THE WOLLASTON



HOUSES

THE REPTON
PLOTS 11, 12, 13, 14, 34, 35, 40,
41, 42, 43
126 m² / 1356 ft²

KITCHEN/DINING ROOM
6513 mm x 4190 mm / 21'4" x 13'9"

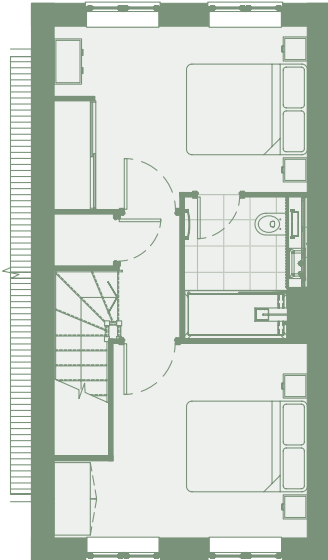
LIVING ROOM
5990 mm x 3469 mm / 19'8" x 11'5"

BEDROOM 1
4190 mm x 2750 mm / 13'9" x 9'

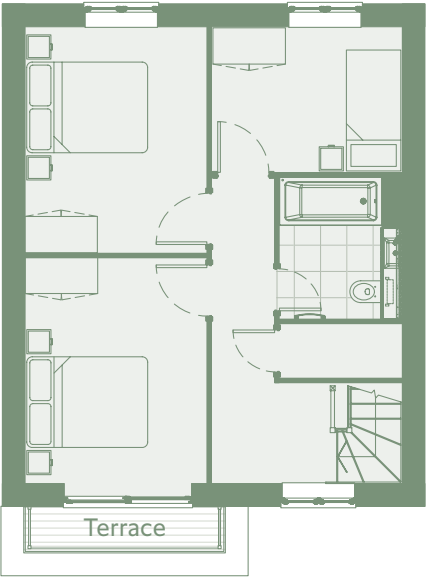
BEDROOM 2
4190 mm x 3215 mm / 13'9" x 10'7"

BEDROOM 3
4190 mm x 2750 mm / 13'9" x 9'

STUDY
3215 mm x 2035 mm / 10'7" x 6'8"



SECOND FLOOR



SECOND FLOOR

THE GARDINER
PLOTS 52 & 55
131 m² / 1410 ft²

KITCHEN/DINING ROOM
6242 mm x 3000 mm / 20'6" x 9'10"

LIVING ROOM
5625 mm x 3127 mm / 18'5" x 10'3"

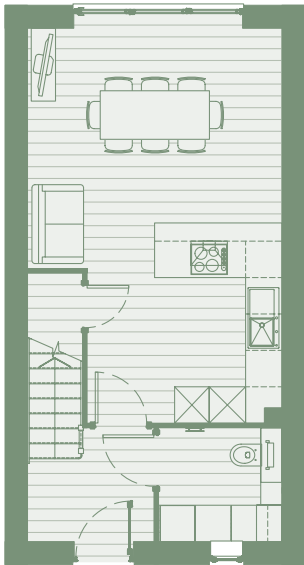
BEDROOM 1
4132 mm x 2990 mm / 13'7" x 9'10"

BEDROOM 2
3745 mm x 3007 mm / 12'3" x 9'10"

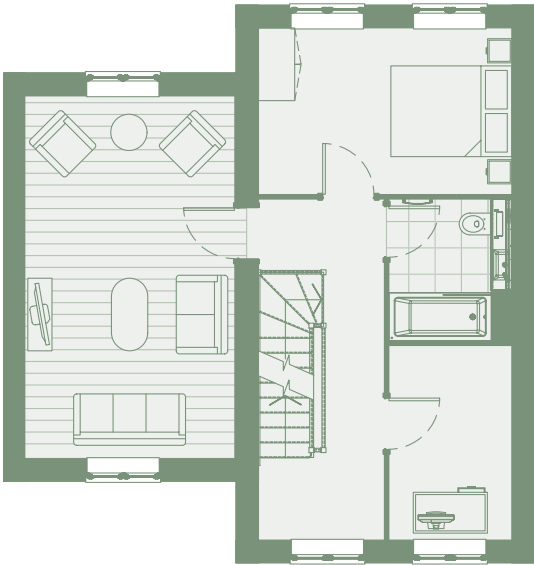
BEDROOM 3
3745 mm x 3007 mm / 12'3" x 9'10"

BEDROOM 4
3160 mm x 2420 mm / 10'4" x 7'11"

GROUND FLOOR



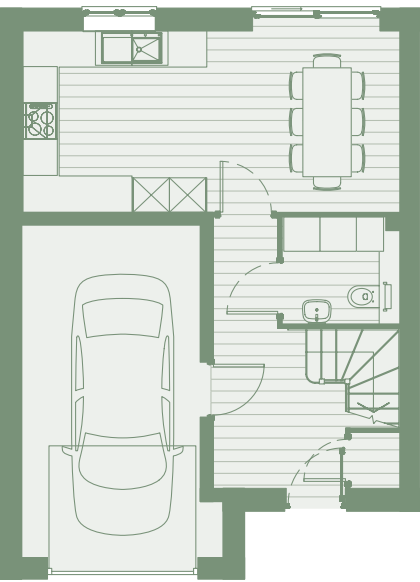
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



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THE WENN



HOUSES

THE WOLLASTON

PLOTS 53 & 54

134 m² / 1442 ft²

KITCHEN

3178 mm x 3000 mm / 10'5" x 9'10"

DINING ROOM

3132 mm x 2993 mm / 10'3" x 9'10"

LIVING ROOM

4500 mm x 3195 mm / 14'9" x 10'6"

BEDROOM 1

4200 mm x 4115 mm / 13'9" x 13'6"

BEDROOM 2

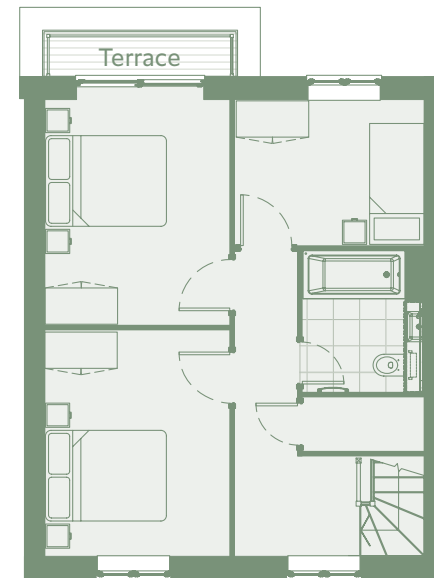
3745 mm x 3075 mm / 12'3" x 10'1"

BEDROOM 3

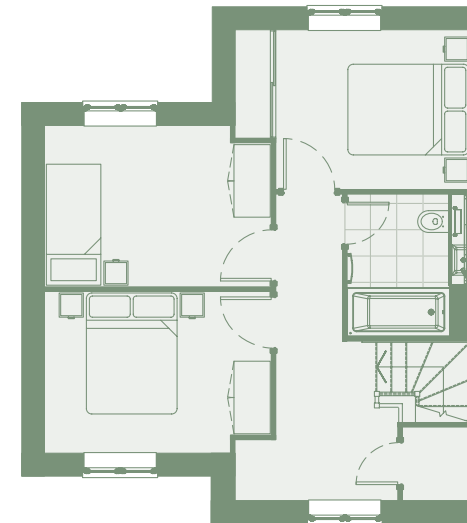
3745 mm x 3075 mm / 12'3" x 10'1"

BEDROOM 4

3160 mm x 2420 mm / 10'4" x 7'11"



SECOND FLOOR



SECOND FLOOR

THE WENN

PLOTS 48, 49, 50, 51, 56, 57, 58 & 59

123 m² / 1324 ft²

KITCHEN/DINING ROOM

5071 mm x 3891 mm / 16'8" x 12'9"

LIVING ROOM

5428 mm x 3005 mm / 17'10" x 9'10"

BEDROOM 1

3891 mm x 2645 mm / 12'9" x 8'8"

BEDROOM 2

3216 mm x 2645 mm / 10'7" x 8'8"

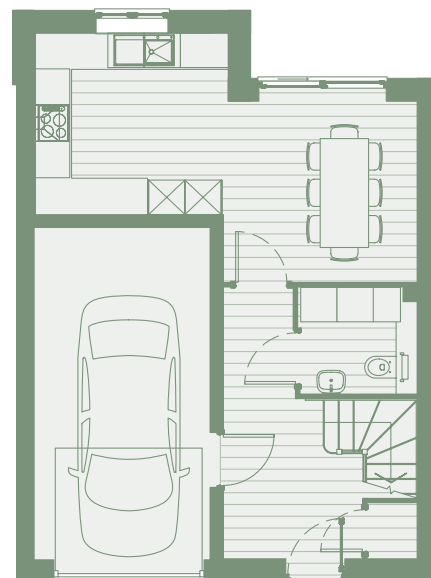
BEDROOM 3

3750 mm x 2676 mm / 12'4" x 8'9"

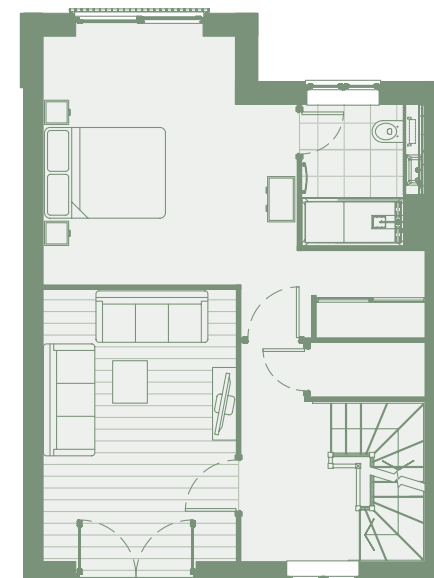
BEDROOM 4

3750 mm x 2676 mm / 12'4" x 8'9"

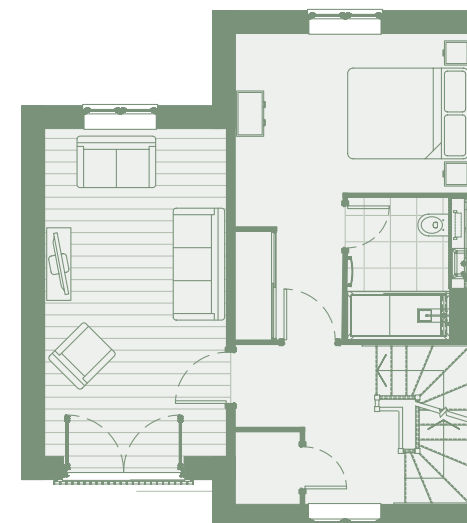
GROUND FLOOR



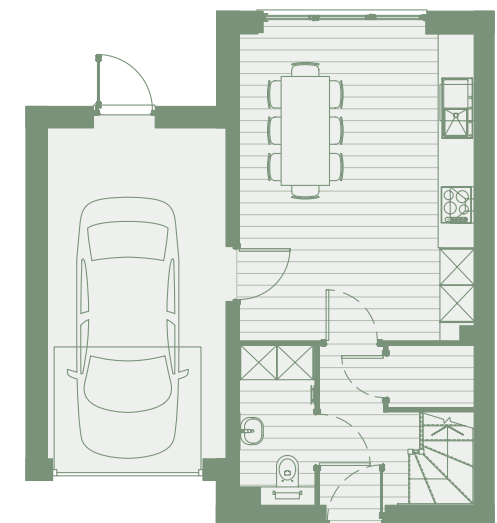
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



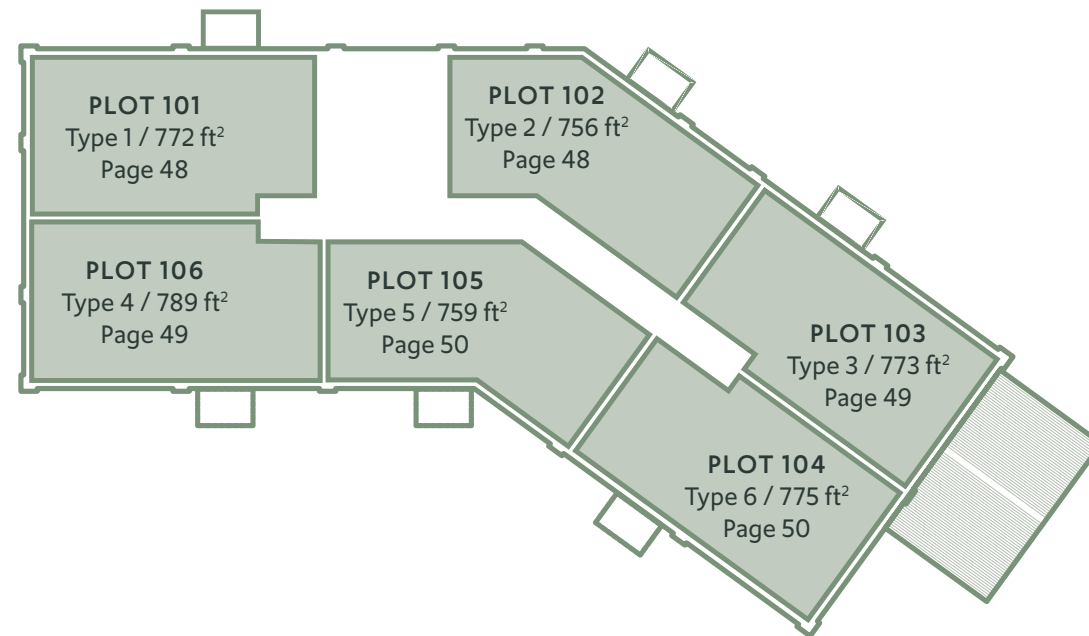
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THE MALTHOUSE

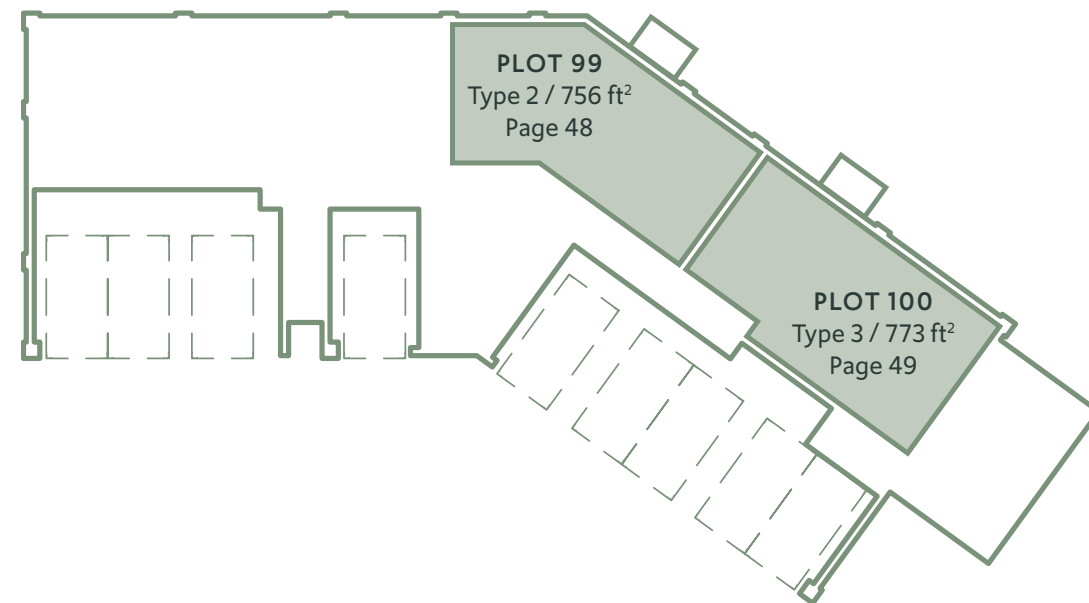


THE MALHOUSE

FIRST FLOOR



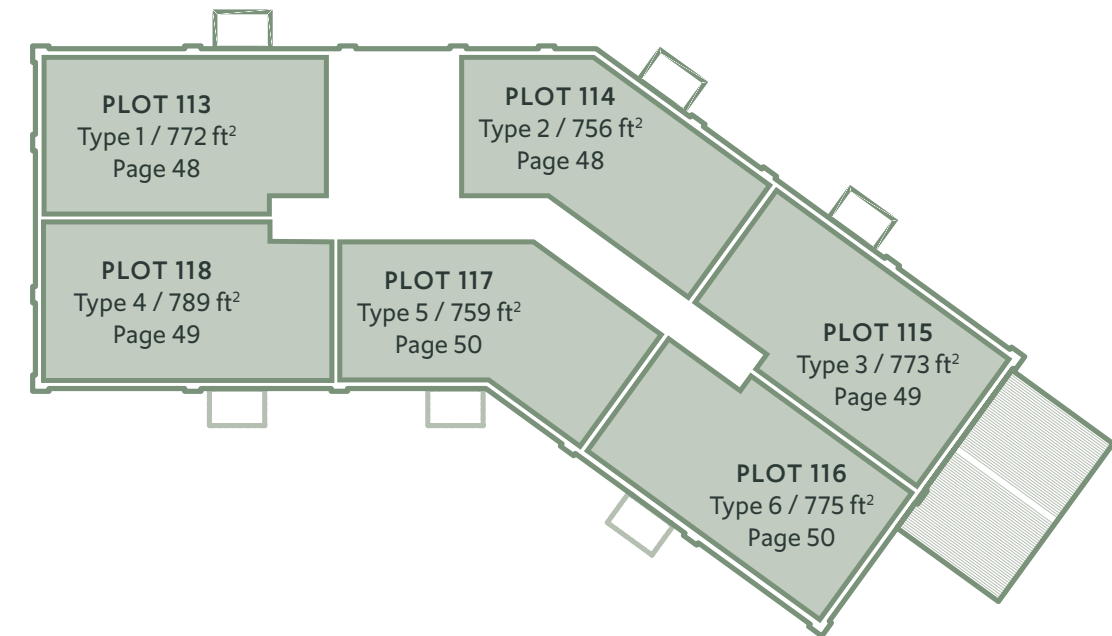
GROUND FLOOR



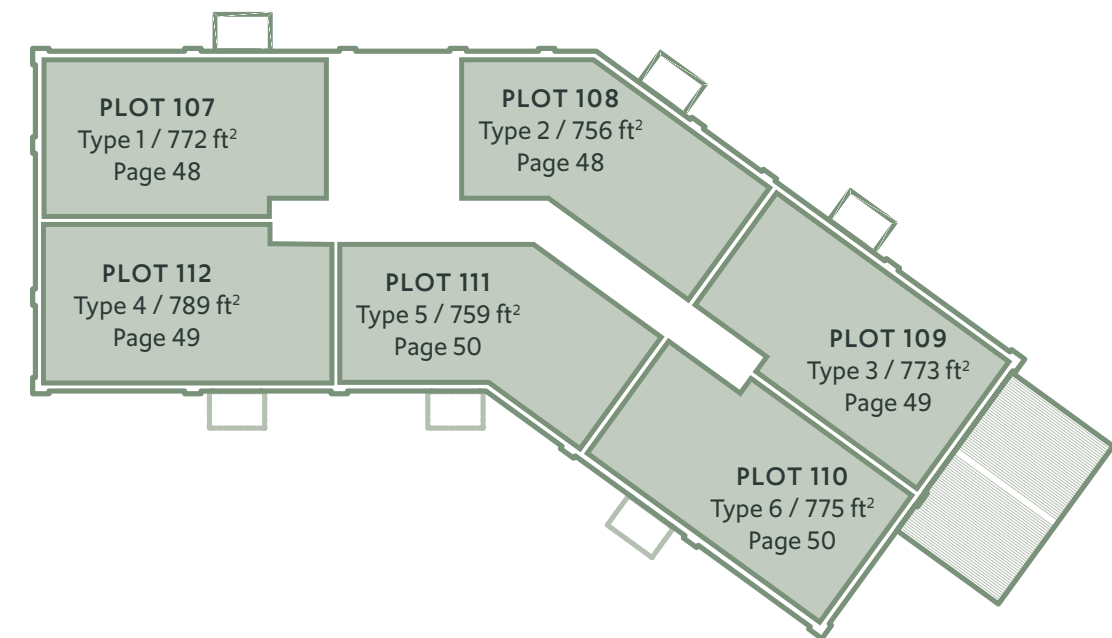
Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.



THIRD FLOOR



SECOND FLOOR



THE MALHOUSE

TYPE 1

71 m² / 772 ft²

KITCHEN/LIVING/DINING ROOM

5630 mm x 5238 mm / 18'6" x 17'2"

BEDROOM 1

4262 mm x 2750 mm / 14' x 9'

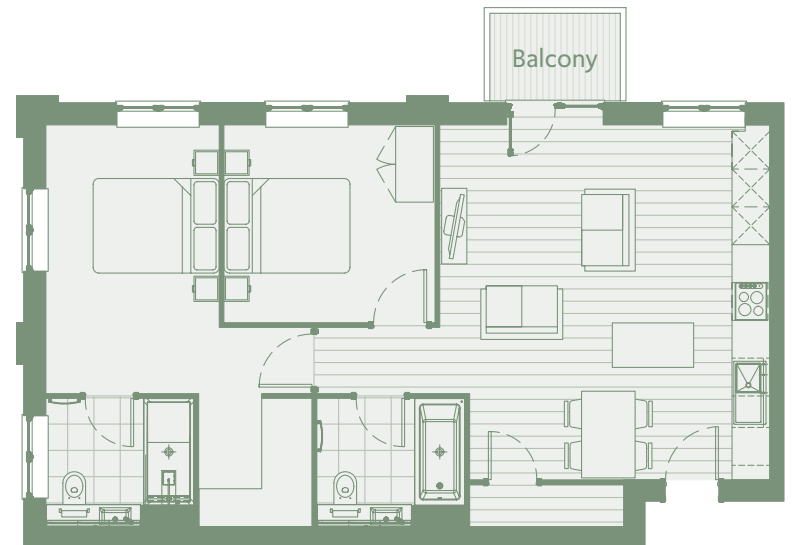
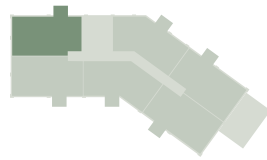
BEDROOM 2

3350 mm x 3137 mm / 11' x 10'4"

Plot 101 - First Floor

Plot 107 - Second Floor

Plot 113 - Third Floor



TYPE 2

70 m² / 756 ft²

KITCHEN/LIVING/DINING ROOM

5880 mm x 5630 mm / 19'3" x 18'6"

BEDROOM 1

3520 mm x 3425 mm / 11'7" x 11'3"

BEDROOM 2

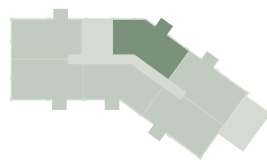
3385 mm x 3205 mm / 11'1" x 10'6"

Plot 99 - Ground Floor

Plot 102 - First Floor

Plot 108 - Second Floor

Plot 114 - Third Floor



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TYPE 3

71 m² / 773 ft²

KITCHEN/LIVING/DINING ROOM

5630 mm x 5438 mm / 18'6" x 17'10"

BEDROOM 1

4262 mm x 2750 mm / 14' x 9'

BEDROOM 2

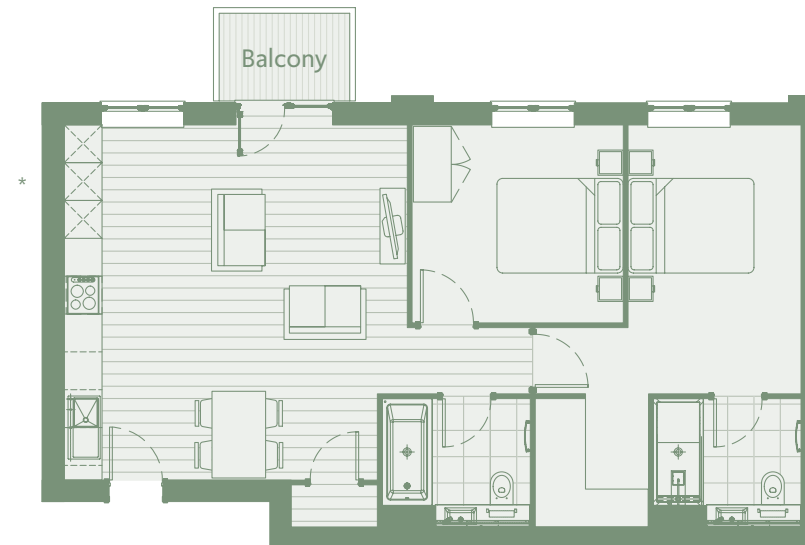
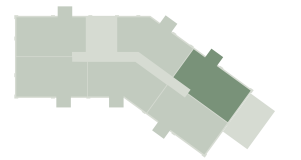
3350 mm x 3137 mm / 11' x 10'4"

Plot 100 - Ground Floor

Plot 103 - First Floor

Plot 109 - Second Floor

Plot 115 - Third Floor



TYPE 4

73 m² / 789 ft²

KITCHEN/LIVING/DINING ROOM

5612 mm x 5438 mm / 18'5" x 17'10"

BEDROOM 1

4290 mm x 2735 mm / 14'1" x 9'

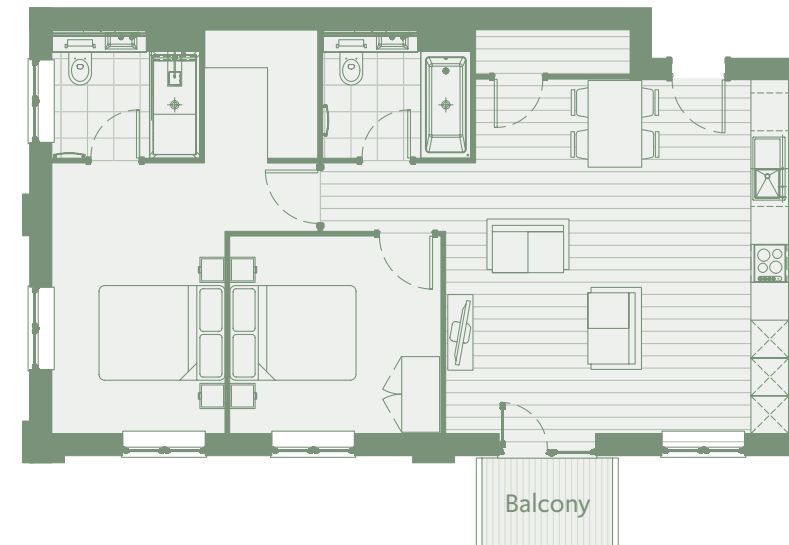
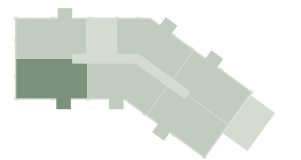
BEDROOM 2

3350 mm x 3138 mm / 11' x 10'4"

Plot 106 - First Floor

Plot 112 - Second Floor

Plot 118 - Third Floor



* Wall cabinet arrangement to top floor apartments only; other apartments vary slightly.

THE MALTHOUSE

TYPE 5

70 m² / 759 ft²

KITCHEN/LIVING/DINING ROOM

5612 mm x 5523 mm / 18'5" x 18'1"

BEDROOM 1

3525 mm x 3503 mm / 11'7" x 11'6"

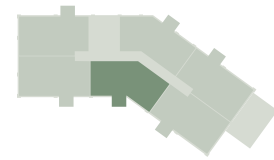
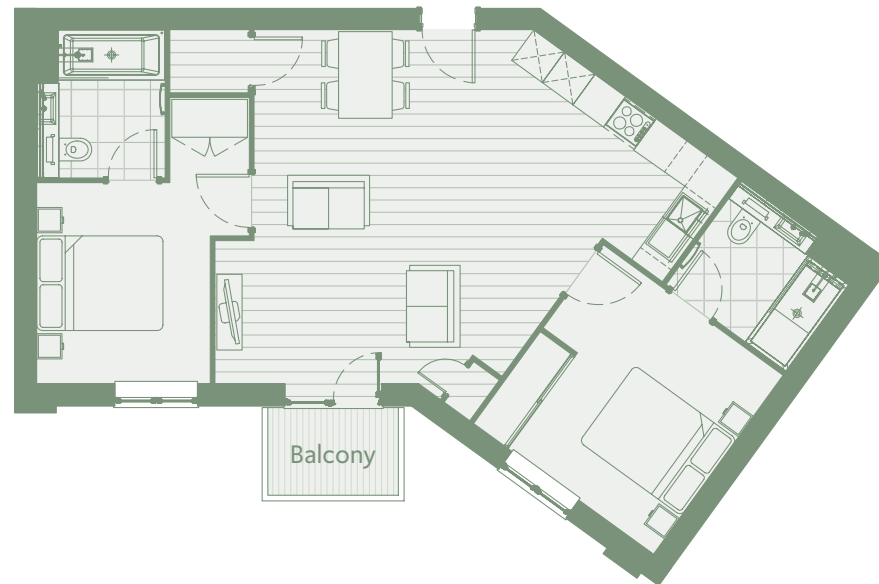
BEDROOM 2

3187 mm x 2750 mm / 10'5" x 9'

Plot 105 - First Floor

Plot 111 - Second Floor

Plot 117 - Third Floor



TYPE 6

72 m² / 775 ft²

KITCHEN/LIVING/DINING ROOM

5613 mm x 5438 mm / 18'5" x 17'10"

BEDROOM 1

4290 mm x 2743 mm / 14'1" x 9'

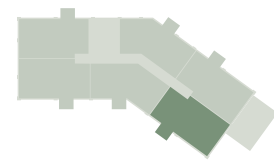
BEDROOM 2

3350 mm x 3137 mm / 11' x 10'4"

Plot 104 - First Floor

Plot 110 - Second Floor

Plot 116 - Third Floor



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

* Wall cabinet arrangement to top floor apartments only; other apartments vary slightly.

**Weston
Homes**



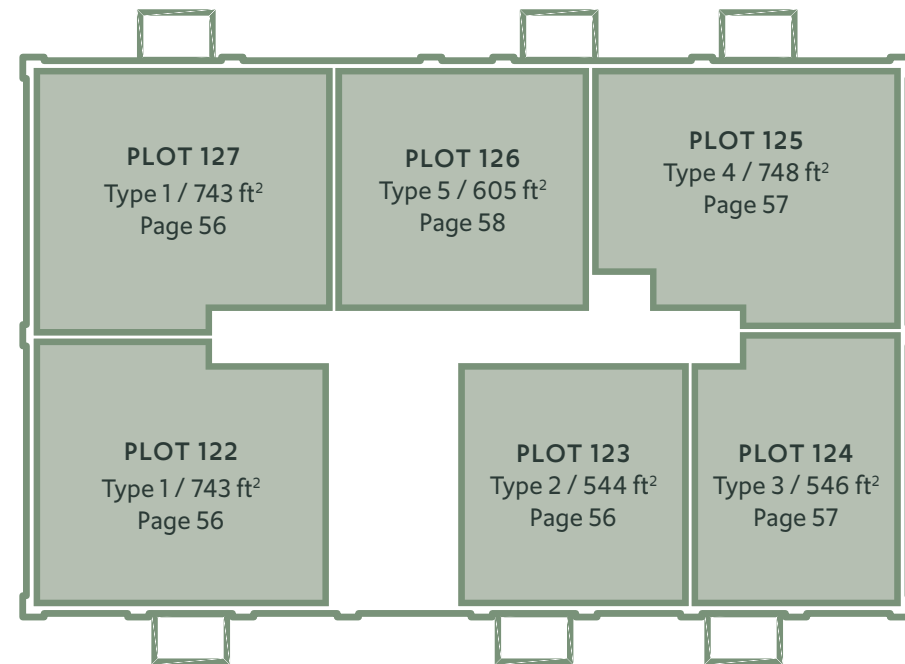
THE GRAINSTORE



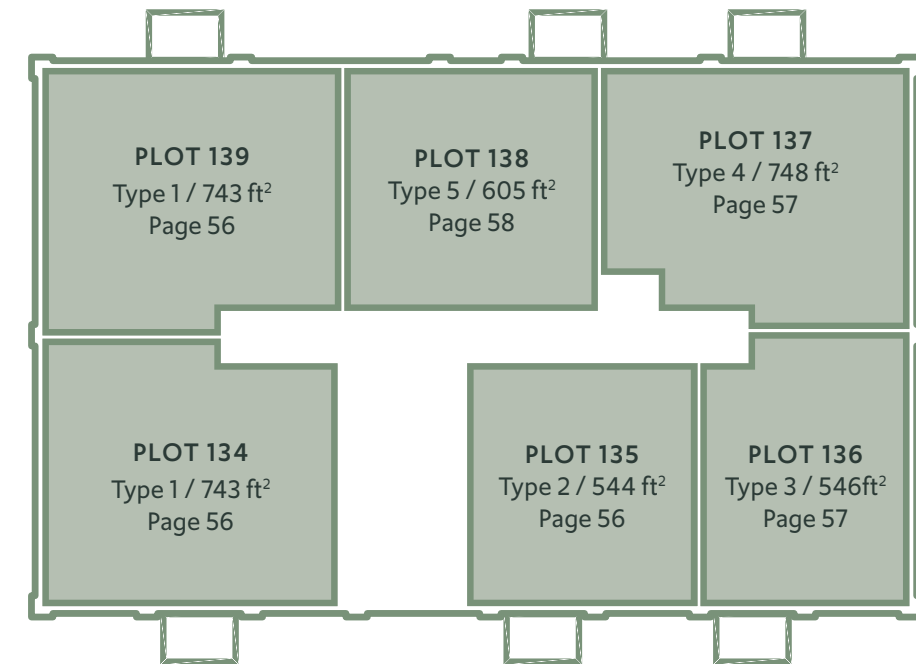
THE GRAINSTORE



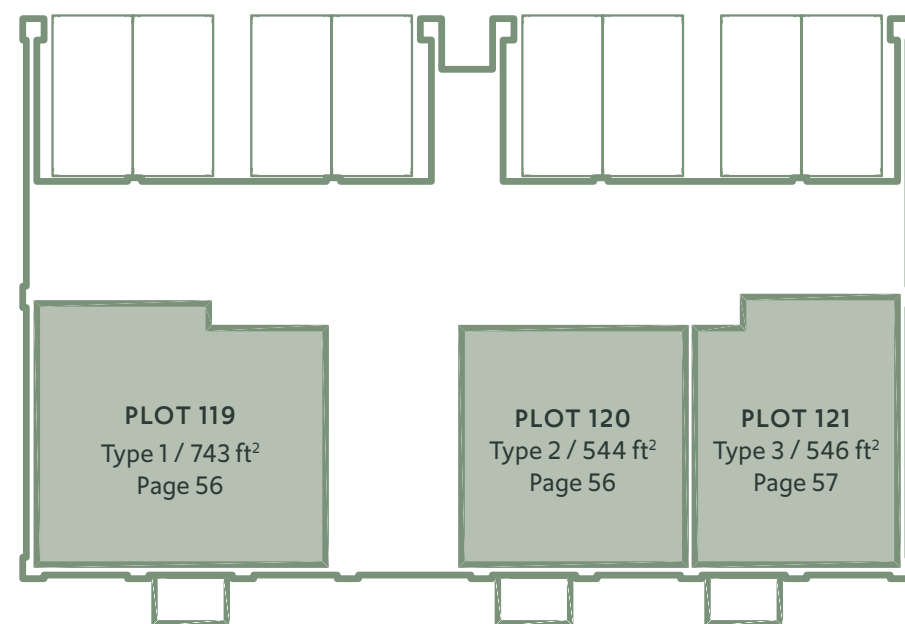
FIRST FLOOR



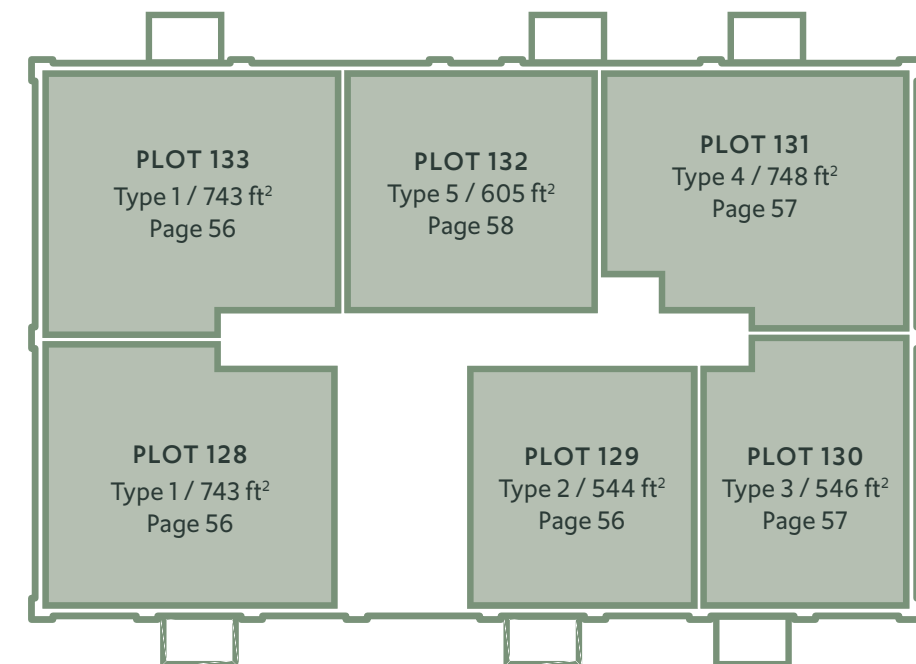
THIRD FLOOR



GROUND FLOOR



SECOND FLOOR



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

THE GRAINSTORE

TYPE 1

69 m² / 743 ft²

KITCHEN/LIVING/DINING ROOM

8080 mm x 4400 mm / 26'5" x 14'5"

BEDROOM 1

5755 mm x 2685 mm / 18'11" x 8'10"

BEDROOM 2

4255 mm x 2635 mm / 14' x 8'8"

Plot 119 – Ground Floor

Plot 122 – First Floor

Plot 127 (h) – First Floor

Plot 128 – Second Floor

Plot 133 (h) – Second Floor

Plot 134 – Third Floor

Plot 139 (h) – Third Floor



Balcony

TYPE 2

50 m² / 544 ft²

KITCHEN/LIVING/DINING ROOM

7309 mm x 4801 mm / 24' x 15'9"

BEDROOM

4884 mm x 3110 mm / 16' x 10'2"

Plot 120 – Ground Floor

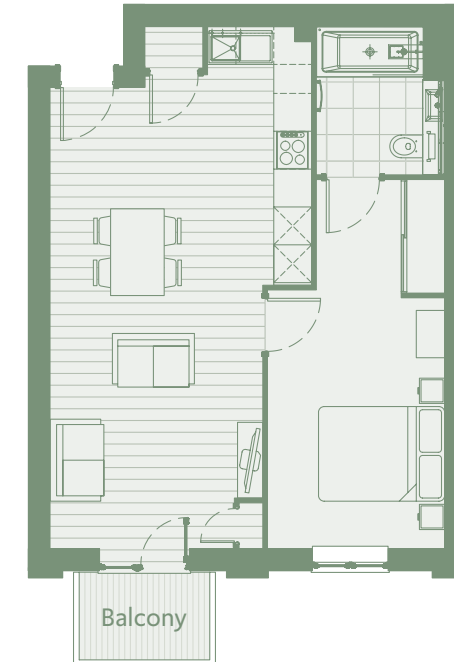
Plot 123 – First Floor

Plot 129 – Second Floor

Plot 135 – Third Floor



Balcony



Balcony

TYPE 3

50 m² / 546 ft²

KITCHEN/LIVING/DINING ROOM

8274 mm x 4144 mm / 27'2" x 13'7"

BEDROOM

3974 mm x 2810 mm / 13' x 9'3"

Plot 121 – Ground Floor

Plot 124 – First Floor

Plot 130 – Second Floor

Plot 136 – Third Floor



TYPE 4

69 m² / 748 ft²

KITCHEN/LIVING/DINING ROOM

7874 mm x 4815 mm / 25'10" x 15'10"

BEDROOM 1

5449 mm x 2810 mm / 17'11" x 9'3"

BEDROOM 2

4100 mm x 3021 mm / 13'5" x 9'11"

Plot 125 – First Floor

Plot 131 – Second Floor

Plot 137 – Third Floor



Balcony

Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

THE GRAINSTORE

TYPE 5

56 m² / 605 ft²

KITCHEN/DINING ROOM

5525 mm x 3461 mm / 18'2" x 11'4"

LIVING ROOM

4375 mm x 3847 mm / 14'4" x 12'7"

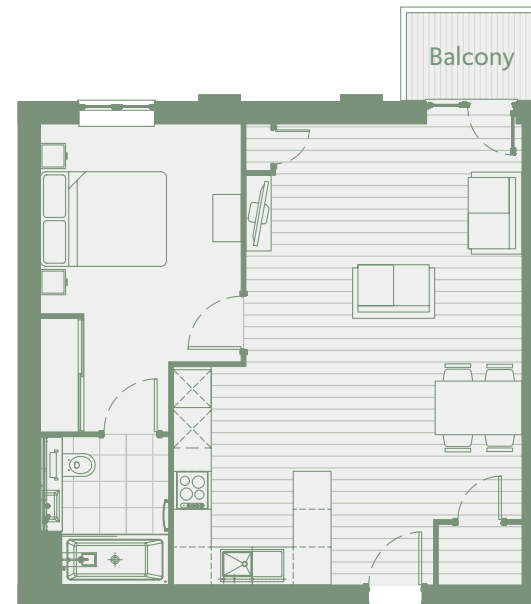
BEDROOM

4884 mm x 3185 mm / 16' x 10'5"

Plot 126 – First Floor

Plot 132 – Second Floor

Plot 138 – Third Floor



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

**Weston
Homes**



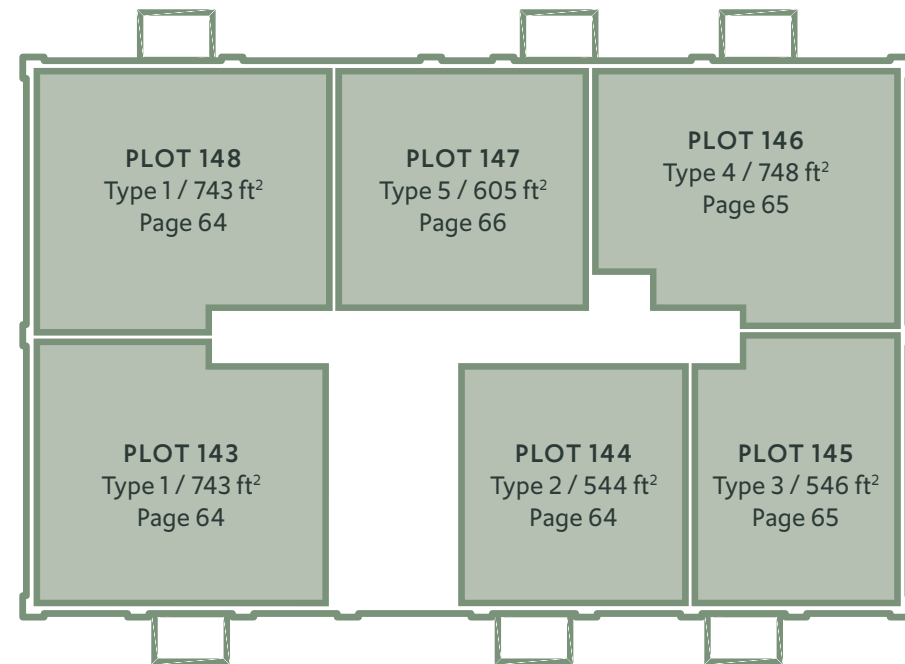
BREWERS PLACE



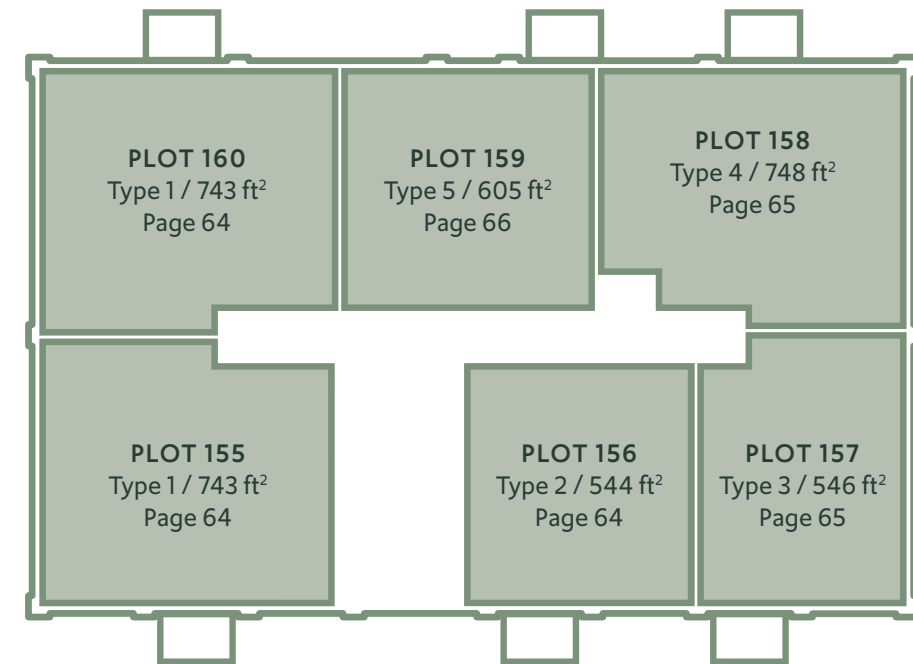
BREWERS PLACE



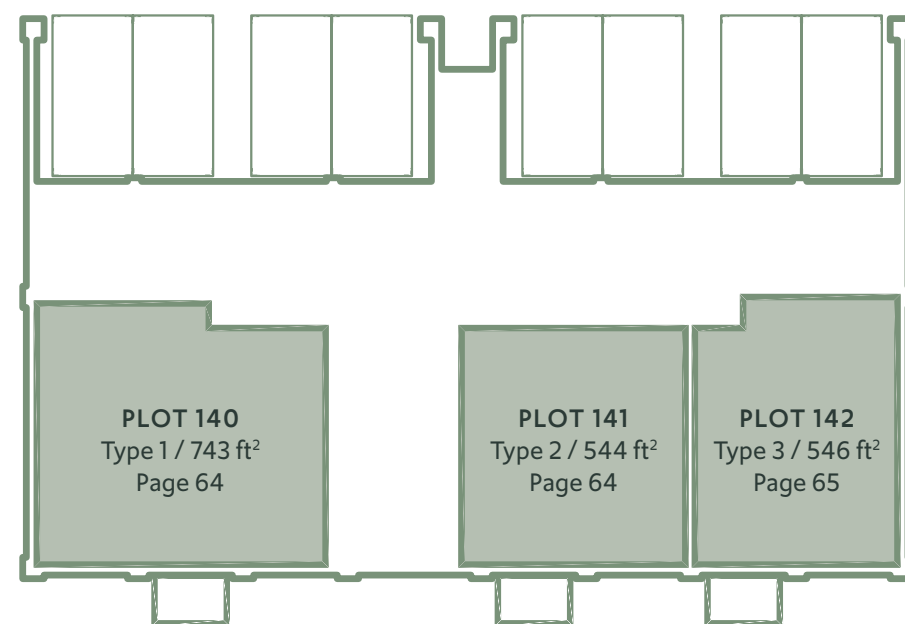
FIRST FLOOR



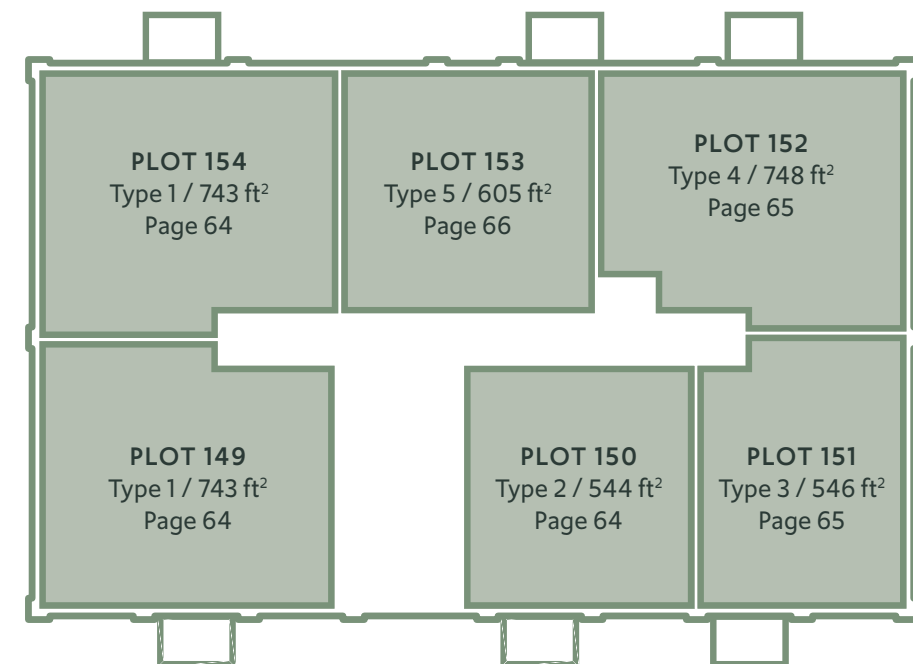
THIRD FLOOR



GROUND FLOOR



SECOND FLOOR



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

BREWERS PLACE

TYPE 1
69 m² / 743 ft²
KITCHEN/LIVING/DINING ROOM
8080 mm x 4400 mm / 26'5" x 14'5"
BEDROOM 1
5755 mm x 2685 mm / 18'11" x 8'10"
BEDROOM 2
4255 mm x 2635 mm / 14' x 8'8"

- Plot 140 – Ground Floor

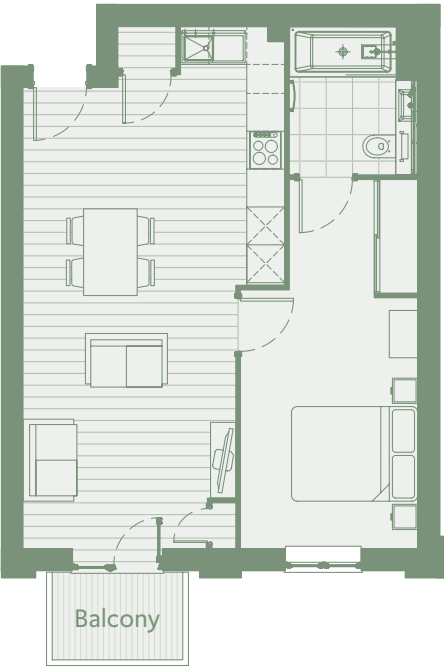
Plot 143 – First Floor

Plot 148 (h) – First Floor

Plot 149 – Second Floor
- Plot 154 (h) – Second Floor

Plot 155 – Third Floor

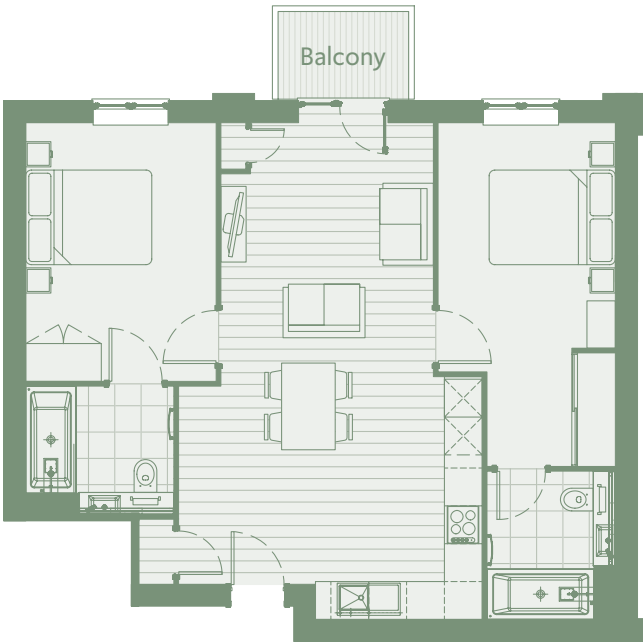
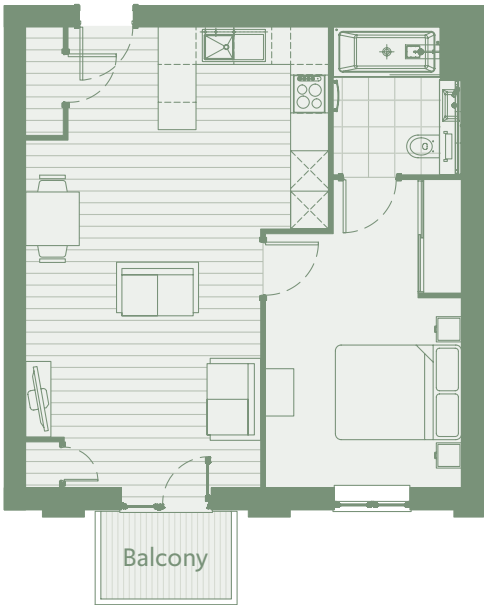
Plot 160 (h) – Third Floor



TYPE 3
50 m² / 546 ft²
KITCHEN/LIVING/DINING ROOM
8274 mm x 4144 mm / 27'2" x 13'7"
BEDROOM
3974 mm x 2810 mm / 13' x 9'3"
Plot 142 – Ground Floor
Plot 145 – First Floor
Plot 151 – Second Floor
Plot 157 – Third Floor



TYPE 2
50 m² / 544 ft²
KITCHEN/LIVING/DINING ROOM
7309 mm x 4801 mm / 24' x 15'9"
BEDROOM
4884 mm x 3110 mm / 16' x 10'2"
Plot 141 – Ground Floor
Plot 144 – First Floor
Plot 150 – Second Floor
Plot 156 – Third Floor



TYPE 4
69 m² / 748 ft²
KITCHEN/LIVING/DINING ROOM
7874 mm x 4815 mm / 25'10" x 15'10"
BEDROOM 1
5449 mm x 2810 mm / 17'11" x 9'3"
BEDROOM 2
4100 mm x 3021 mm / 13'5" x 9'11"
Plot 146 – First Floor
Plot 152 – Second Floor
Plot 158 – Third Floor



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

BREWERS PLACE

TYPE 5
56 m² / 605 ft²
KITCHEN/DINING ROOM
5525 mm x 3461 mm / 18'2" x 11'4"
LIVING ROOM
4375 mm x 3847 mm / 14'4" x 12'7"
BEDROOM
4884 mm x 3185 mm / 16' x 10'5"
Plot 147 – First Floor
Plot 153 – Second Floor
Plot 159 – Third Floor



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.



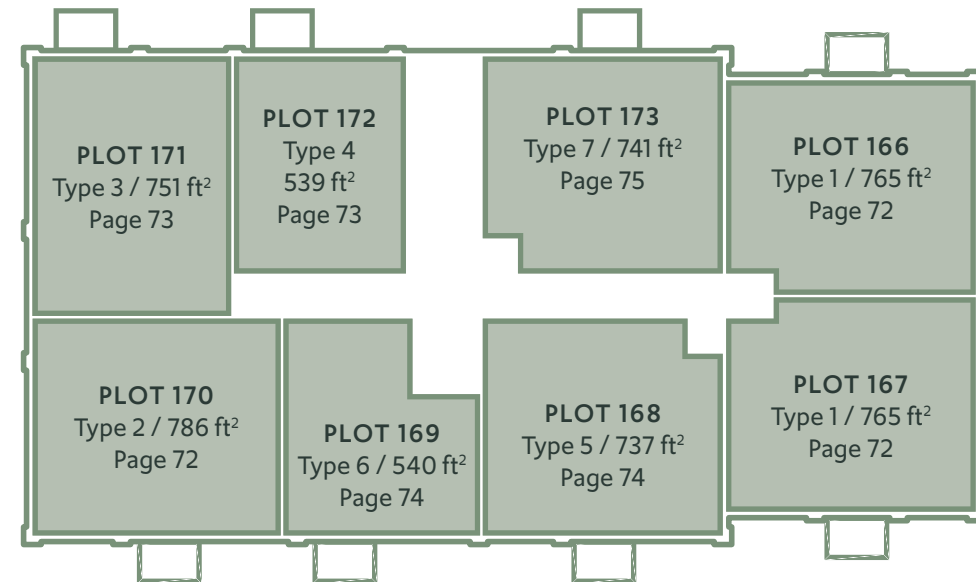
WEAVERS PLACE



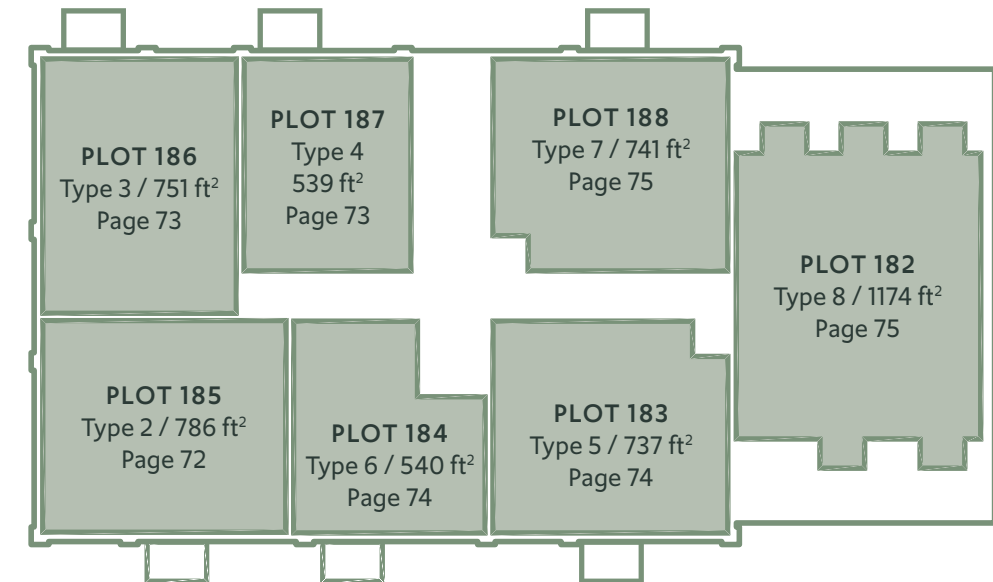
WEAVERS PLACE



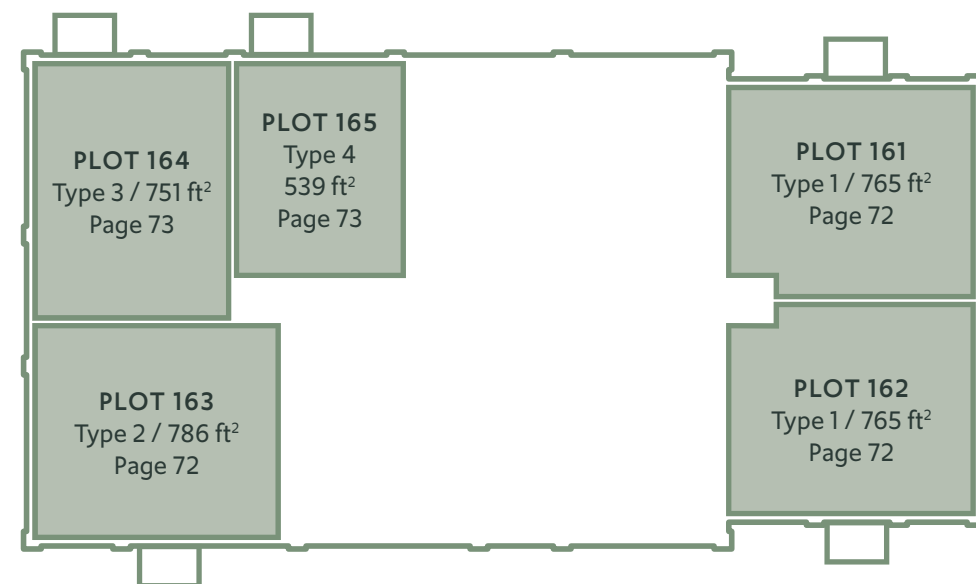
FIRST FLOOR



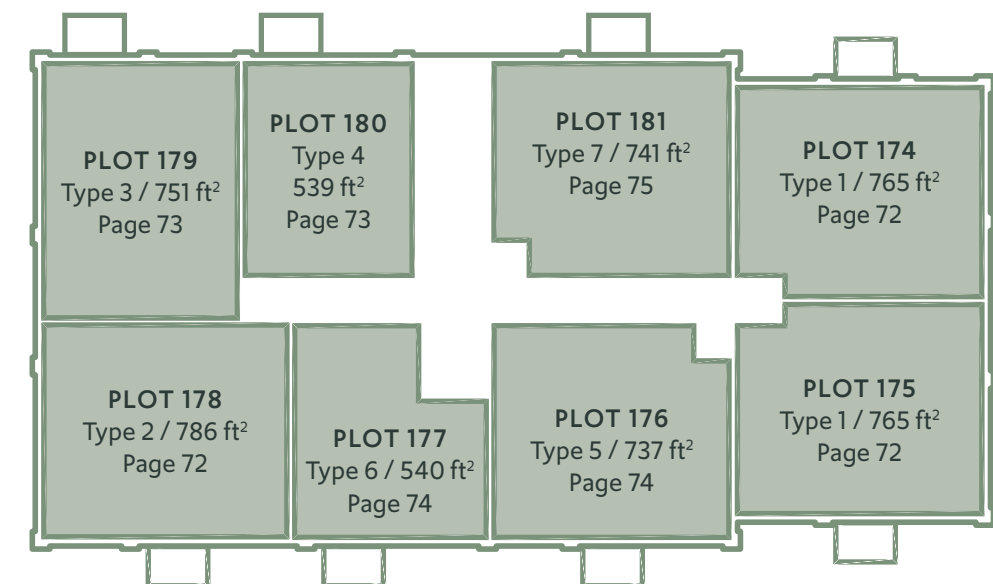
THIRD FLOOR



GROUND FLOOR



SECOND FLOOR



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

WEAVERS PLACE

TYPE 1

71 m² / 765 ft²

KITCHEN/DINING ROOM

4650 mm x 3961 mm / 15'3" x 13'

LIVING ROOM

3887 mm x 3535 mm / 12'9" x 11'7"

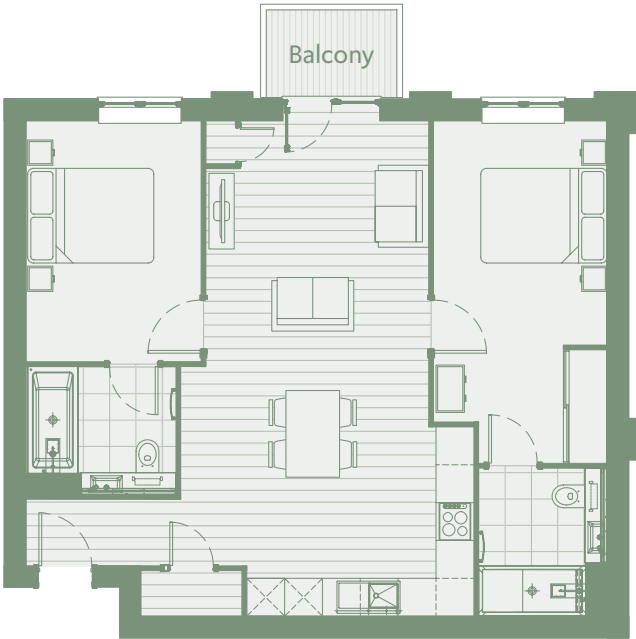
BEDROOM 1

5424 mm x 2750 mm / 17'10" x 9'

BEDROOM 2

3812 mm x 2750 mm / 12'6" x 9'

- Plot 161 - Ground Floor
Plot 162 (h) - Ground Floor
Plot 166 - First Floor
- Plot 167 (h) - First Floor
Plot 174 - Second Floor
Plot 175 (h) - Second Floor



TYPE 2

73 m² / 786 ft²

KITCHEN/DINING ROOM

4195 mm x 3600 mm / 13'9" x 11'10"

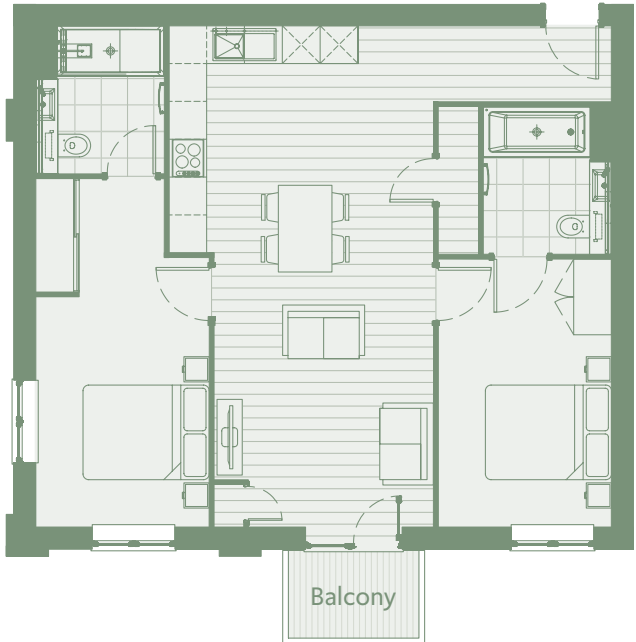
BEDROOM 1

5523 mm x 2713 mm / 18'1" x 8'11"

BEDROOM 2

4248 mm x 2750 mm / 13'11" x 9'

- Plot 163 - Ground Floor
Plot 170 - First Floor
Plot 178 - Second Floor
Plot 185 - Third Floor



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

TYPE 3

69 m² / 751 ft²

KITCHEN/LIVING/DINING ROOM

6725 mm x 3800 mm / 22'1" x 12'6"

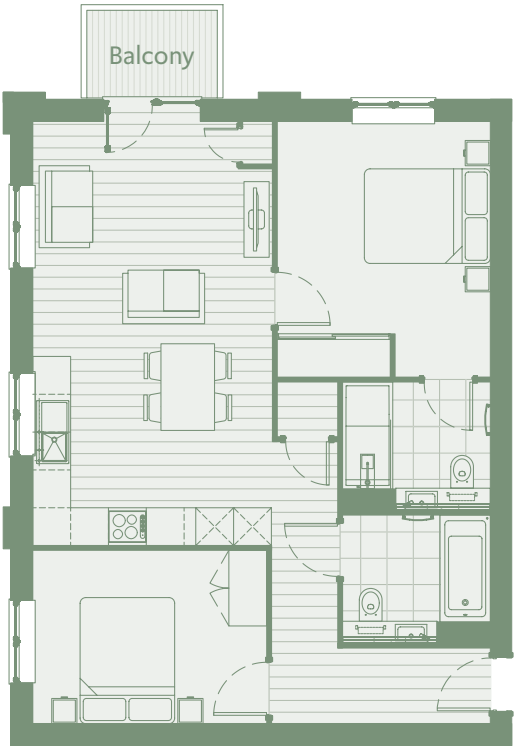
BEDROOM 1

4055 mm x 3385 mm / 13'4" x 11'1"

BEDROOM 2

3710 mm x 2750 mm / 12'2" x 9'

- Plot 164 - Ground Floor
Plot 171 - First Floor
Plot 179 - Second Floor
Plot 186 - Third Floor



TYPE 4

50 m² / 539 ft²

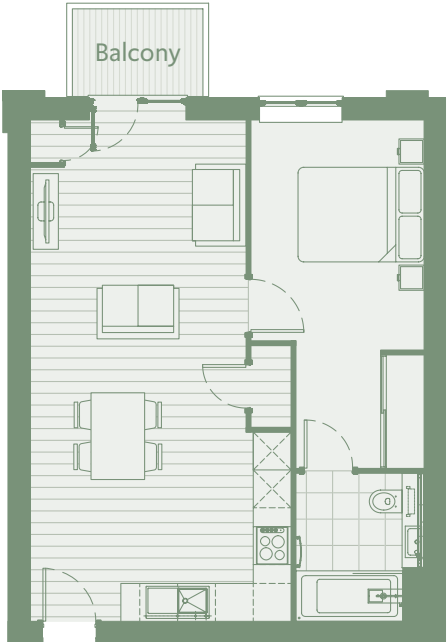
KITCHEN/LIVING/DINING ROOM

7947 mm x 4140 mm / 26'1" x 13'7"

BEDROOM

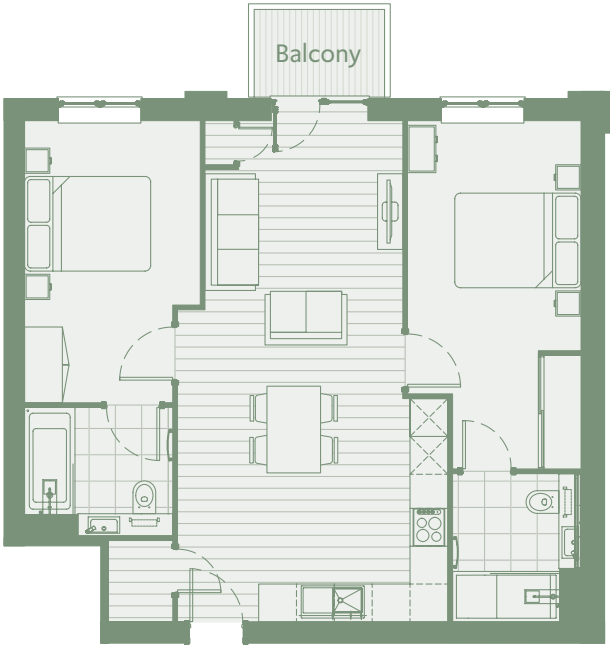
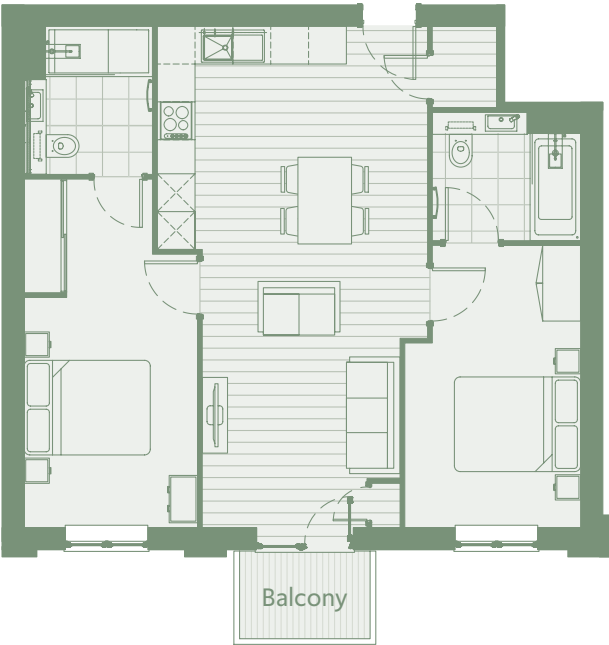
3500 mm x 2750 mm / 11'6" x 9'

- Plot 165 - Ground Floor
Plot 172 - First Floor
Plot 180 - Second Floor
Plot 187 - Third Floor



WEAVERS PLACE

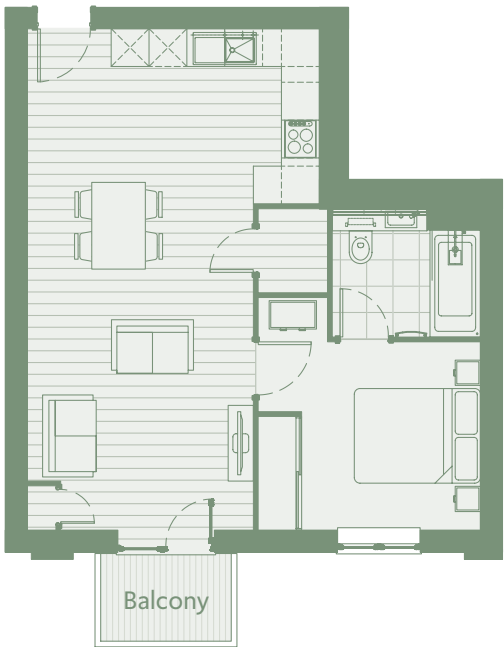
TYPE 5
68 m² / 737 ft²
KITCHEN/DINING ROOM
4288 mm x 3540 mm / 14'1" x 11'7"
LIVING ROOM
4408 mm x 3136 mm / 14'6" x 10'3"
BEDROOM 1
5523 mm x 2750 mm / 18'1" x 9'
BEDROOM 2
4472 mm x 2786 mm / 14'8" x 9'2"
Plot 168 - First Floor
Plot 176 - Second Floor
Plot 183 - Third Floor



TYPE 7
68 m² / 741 ft²
KITCHEN/LIVING/DINING ROOM
7947 mm x 4287 mm / 26'1" x 14'1"
BEDROOM 1
5523 mm x 2750 mm / 18'1" x 9'
BEDROOM 2
4472 mm x 2786 mm / 14'8" x 9'2"
Plot 173 - First Floor
Plot 181 - Second Floor
Plot 188 - Third Floor



TYPE 6
50 m² / 540 ft²
KITCHEN/LIVING/DINING ROOM
7947 mm x 4630 mm / 26'1" x 15'2"
BEDROOM
3525 mm x 2983 mm / 11'7" x 9'9"
Plot 169 - First Floor
Plot 177 - Second Floor
Plot 184 - Third Floor



TYPE 8
109 m² / 1174 ft²
KITCHEN/LIVING/DINING ROOM
7140 mm x 6832 mm / 23'5" x 22'5"
BEDROOM 1
3505 mm x 3230 mm / 11'6" x 10'7"
BEDROOM 2
3505 mm x 3480 mm / 11'6" x 11'5"
BEDROOM 3
3739 mm x 2575 mm / 12'3" x 8'5"
Plot 182 - Third Floor



Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to the sales negotiator for further information.

--- Headroom reduced to 1800mm.

YOUR STYLISH RETREAT

The homes at Tayfields all feature elegant interiors with Weston Homes' excellent standard of specification, including stylish bespoke kitchens and luxury bathrooms with premium fittings.

Contemporary, open plan layouts create light and flexible spaces ideal for modern living.



*Choices from a developer's range and subject to stage of construction. Interior photography of a similar Weston Homes development.



GENERAL SPECIFICATION

Forest Oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings

Choice of White Oak or Ebony Oak strip wood flooring to entrance hall, WC (where applicable), kitchen, living and dining room*

Choice of carpets with underlay to bedrooms*

Television and telephone points to living area and bedroom 1

Fitted wardrobe to bedroom 1

Combined heat and power generator for heating and hot water, with interface unit and meter in each property

Smoke alarm and CO₂ detectors

Double glazed uPVC windows

Audio/visual entry system





LUXURY BATHROOMS & EN SUITES

Fascino digitally controlled Smart Tap

Smart Mirror with LED lighting, shaver socket,
digital clock and de-mist pad

Sleek arctic white sinks, beautifully finished with a
silky matt feel

Arctic white shower trays and baths in matt finish
with sleek stainless steel waste cover

RAK Ceramics Hygiene+ WC with RAKRimless™
pan and soft close ergonomic design seat

Fascino Smart Shower and Smart Bath

Heated chrome towel rails

Vanity units with integrated storage space in a
choice of three distinct and refined colour sets*

Choice of RAK Ceramics porcelain wall and floor
tile colour with matt finish*

Campagna



Foresta



Urbano



*Choices from a developer's range and subject
to stage of construction. Interior photography of
similar Weston Homes developments.

DESIGNER KITCHENS

Stainless steel electric fan oven

Ceramic hob and stainless steel
chimney extractor



Zanussi or similar integrated
fridge/freezer, washer/dryer and
dishwasher

Choice of designer units by
Oakwood Kitchens*

Choice of quartz stone worktops
and upstands*



Stainless steel splashback to hob

Fascino stainless steel hand-
finished sink, with oversized single
bowl and integrated removable
chopping board

Fascino designer curved tap with
clipped hose-spray extension

Fascino instant boiling water tap

Integrated stainless steel soap
dispenser





**Weston
Homes**

MAKING YOUR DREAM HOME A REALITY

The company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders in the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken house building to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on site, allowing quality to be maintained.

Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property.

As the company has grown its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of surrounding Home Counties.

Weston Homes Plc now has an established history in Cambridge and the surrounding areas, having already developed and completed three developments in Cambridge itself - and having live and completed developments nearby in Buntingford, Littlebury, Bury St Edmunds, Peterborough, Clavering and Baldock. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the company has extensive experience in the restoration and refurbishment of historic buildings.



HOME BUYER'S INFORMATION PACK

All purchasers at Tayfields will be presented with the information manual from Weston Homes at the point of reservation. The reservation manual includes all of the information needed to ensure the purchasing process is as smooth as possible; the manual takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy.

When collecting keys for a Tayfields property the purchaser will then receive a further handover manual, presented in a leather bound folio, containing all manuals for every appliance in the new property as well as important information and contact details.

The homeowner's folio presented also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Tayfields as stress-free as possible.

Deposit: A deposit is required of £1000.00 paid subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

Reservation: On reservation, the selling agent will require details of the purchaser's solicitor who will be instructed immediately.

Exchange of contracts: The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, Savills.

Completion: On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction.

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home, upon completion, after the full payment has been received, the keys may be collected from the selling agents, Savills.

Please note: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Savills has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through Savills.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of Tayfields whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Tayfields is the marketing name for use until a permanent postal address has been issued.





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Tayfields

Tayfen Road,
Bury St Edmunds,
Suffolk IP33 1TA

T: 01284 630 333



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