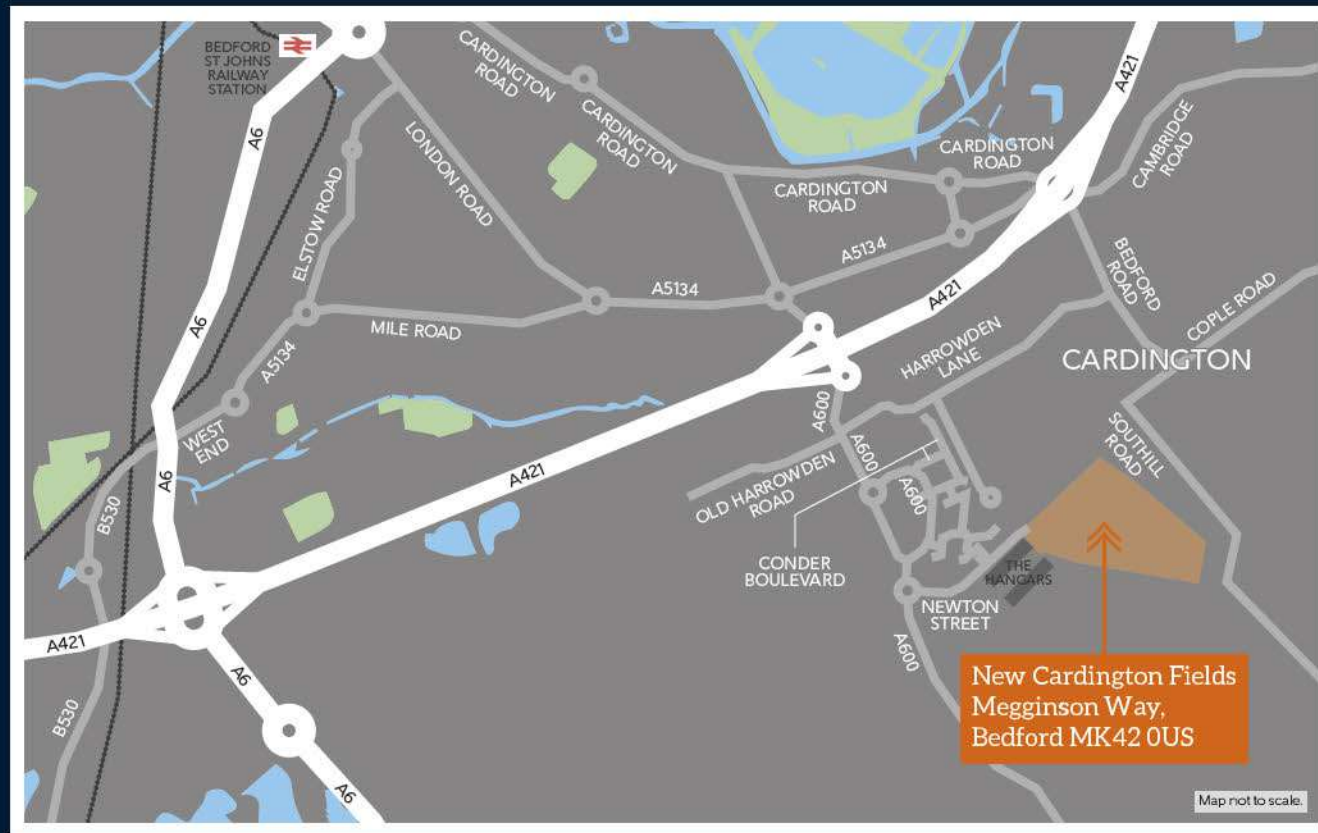


## How to find us

# New Cardington Fields



Bedfordshire

A collection of 2, 3 and 4 bedroom new homes

Bellway Homes Limited  
(Northern Home Counties)  
Building 5  
Caldecotte Lake Drive  
Caldecotte  
Milton Keynes  
Buckinghamshire  
MK7 8LE

Telephone: 01908 364 200  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**

**Bellway**

# Bellway

## A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **75**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



Over 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.

Artisan traditions sit at the heart of Bellway, who for more than 75 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



Carefully  
crafted homes,  
ideally located

New Cardington Fields is an attractive development of 2, 3 and 4-bedroom new homes close to the abundant attractions of Bedford town centre. This highly-desirable location offers easy access to a range of leisure and sports facilities, as well as substantial shopping opportunities and excellent transport connections by both road and rail. Boasting good local amenities and a well-regarded school within walking distance, these elegant new homes are sure to appeal to a wide audience of buyers.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of design features compatible with modern lifestyles including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to either garages or allocated parking to each property.



Bedford town centre



The Barn, Cardington

## Choose a fine quality of life in New Cardington Fields

New Cardington Fields enjoys an ideal residential setting just 3.5 miles from the vibrant town centre of Bedford. Located approximately half a mile from the A421, this well-connected development benefits from excellent transport links to the key commuter areas of Milton Keynes and Luton. The nearby A421 is a useful connection that allows for travel to Milton Keynes in around 25 minutes and Bletchley in a little over 30 minutes. Bedford is less than a 15-minute drive away via the A603, while Luton is a 19.5 mile trip along the A6. The A1(M) is around 7.5 miles from home, while the M1 is 11.5 miles away and allows for onward travel to Northampton (45 minutes away) and London city centre, which can be reached in one hour and 40 minutes.

New Cardington is served by Bedford railway station, just 3.5 miles from home, which provides regular services to key commuter destinations such as London St Pancras in under 40 minutes. Those requiring international travel will find London Luton Airport less than a 45-minute drive from New Cardington Fields, via the A6.

Within a short distance of the development, residents will find a range of amenities, local supermarkets and a wholesale superstore, while Alban Retail Park, just 10 minutes away by car, also offers a large selection of shops. The Centre:MK is one of the UK's top shopping destinations, with 1000's of brands under one roof at the heart of Milton Keynes. Less than a 30-minute drive from home, this impressive shopping centre boasts an unrivalled collection of well-known stores, as well as a number of casual family restaurants.

Harpur Shopping Centre in Bedford is an indoor mall with over 30 retailers including high-street chains and department stores, along with a handful of cafés and coffee shops. Alternatively, St. Cuthbert's Arcade offers a unique shopping experience of independent boutiques and locally-run businesses, while several large supermarkets can also be found in Bedford town centre.

Film and history enthusiasts will delight in a visit to the monumental Cardington Studios, one of the largest indoor spaces in Europe and the former site of the world-famous Cardington Hangars. The studio itself holds regular events throughout the year and has been host to many blockbuster movies - all less than a mile from home.

For those who enjoy the outdoors, the nearby Priory Country Park boasts 360 acres of parkland, comprising lakes, meadows and vast woodland, all nestled on a bend of the River Great Ouse. Visitors can choose from a range of outdoor sports including sailing, canoeing and fishing, or a simple walk through the park's enchanting man-made labyrinth.

Gulliver's Land in Milton Keynes promises a fantastic day out for the whole family, incorporating rides, attractions and entertainment especially catering for ages two to 13. Woburn Safari Park is sure to be another hit with the children with over 80 species of wildlife left to roam 300 acres of parkland.

Ideally located for families, New Cardington Fields is close to a number of well-regarded local schools, covering primary through to higher education. Younger children are served by the popular Shortstown Primary School, which can be reached with less than a 10-minute walk, or Cotton End Forest School, just a 5-minute drive from home. Older students will also find a good selection of highly-rated schools within a short drive, including Bedford Academy, 7-minutes away by car, as well as Wixams Academy and Daubeney Academy - both an 11-minute drive away. Within Bedford, there is also a fantastic selection of private schools, such as Bedford Modern, Bedford School, Bedford Girls School and Bedford Greenacre Independent School. Those pursuing further study will find the award-winning University of Bedfordshire around a 12-minute drive from New Cardington Fields.



Harpur Shopping Centre

New Cardington Fields offers a stunning collection of homes surrounded by local amenities and excellent transport links.





THE  
ARTISAN  
COLLECTION

## Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality



Make your new home as individual as you are

## Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



# Making your move easier

## Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by HM Government

## Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

# Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **75**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

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## 5 STAR CUSTOMER SATISFACTION



Awarded to

# Bellway

Your new home means a lot to you.  
Our five-star rating shows how much  
it means to us.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey

is impartial, independent, and validated by a UK university. Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.

# New Cardington Fields

## Development layout










New Cardington Fields  
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Bedford MK42 0US

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# Bellway

### 4 Bedroom Homes

-  **The Goldsmith**  
Plots 34, 38, 54, 80, 211, 213, 539, 542, 553, 571, 590 & 592
-  **The Philosopher**  
Plots 10, 18, 23, 30, 35, 42, 45, 59, 62, 82, 209, 210, 212, 242, 275, 545, 548, 551, 565, 579, 583 & 589
-  **The Misbourne**  
Plots 25, 29, 31, 60, 61, 79, 81, 234, 235, 236, 237, 540, 541, 554, 566, 567, 580, 581, 582 & 591
-  **The Alnwick**  
Plots 14, 203, 262 & 264
-  **The Cam**  
Plots 53, 55, 57, 282, 543, 550, 555, 564, 569, 576 & 577
-  **The Luthier**  
Plots 24, 26, 28, 63, 86, 87, 88, 89 & 568
-  **The Bowyer**  
Plots 16, 37, 41, 49, 50, 65, 77, 83, 233, 238, 244, 273, 538, 544, 585 & 587

-  **The Milliner**  
Plots 17, 36, 40, 48, 51, 58, 239, 241, 274, 549 & 552
-  **The Scrivener**  
Plots 9, 13, 15, 27, 43, 44, 56, 64, 67, 68, 73, 74, 76, 78, 93, 96, 134, 214, 218, 219, 220, 243, 245, 250, 251, 261, 263, 265, 266, 546, 547, 559, 560, 575, 578, 584, 586 & 588

### 3 Bedroom Homes

-  **The Lacemaker**  
Plots 279 & 280
-  **The Welland**  
Plots 33, 39, 46, 52, 85, 90, 101, 240 & 563
-  **The Tanner**  
Plots 95, 99, 100, 113, 276, 277 & 536
-  **The Quilter**  
Plots 8, 32, 47, 102, 112, 114, 120, 121, 123, 124, 197, 199, 225, 227, 278 & 281

### The Chandler

-  **The Chandler**  
Plots 11, 12, 69, 70, 71, 72, 91, 92, 97, 98, 132, 133, 207, 208, 216, 217, 221, 222, 246, 247, 248, 249, 252, 253, 254, 255, 256, 257, 267, 268, 272, 537, 572 & 573
-  **The Thespian**  
Plots 19, 66, 75, 84, 94, 108, 111, 115, 118, 119, 122, 130, 198, 200, 215, 224, 226, 232, 270, 271, 556, 570 & 574

### Apartments

-  **Elm House**  
Plots 1-6

### Show Home and Sales Area

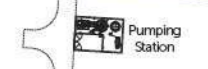


### 2 Bedroom Homes

-  **The Saddler**  
Plots 7 & 269
-  **The Joiner**  
Plots 103, 104, 105, 106, 107, 125, 126, 127, 128, 129, 228, 229, 230 & 231

Key to plan:  - Bin collection point  - Visitor parking  - Bin store  - Sub station

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





# The Goldsmith

Four bedroom home



THE  
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COLLECTION



The Goldsmith

Four bedroom home

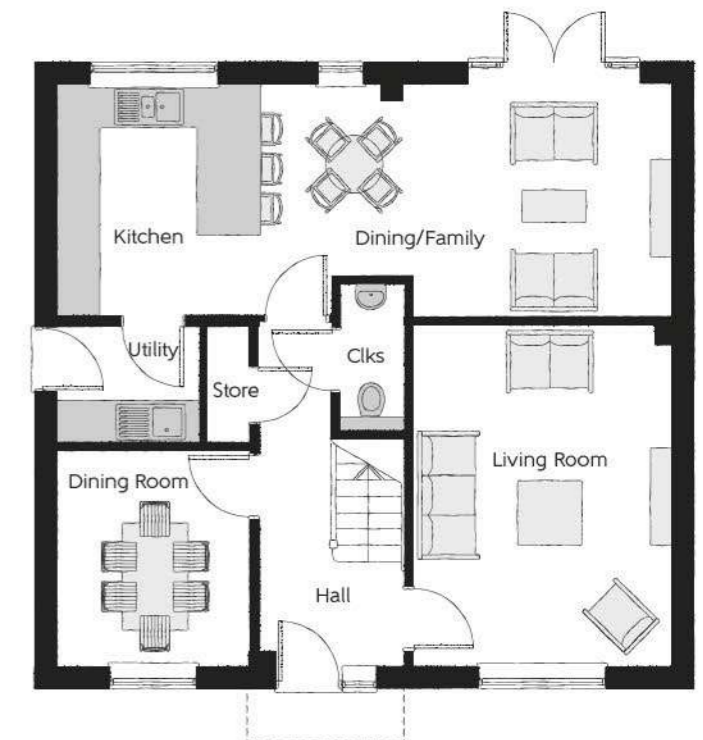


## First Floor

Bedroom 1	4.261m x 3.648m (max) (max)	13'11" x 11'11" (max) (max)
Bedroom 1 En Suite	2.279m x 1.443m	7'5" x 4'8"
Bedroom 2	3.690m x 3.648m (max)	12'1" x 11'11" (max)
Bedroom 2 En Suite	2.603m x 1.890m (max)	8'6" x 6'2" (max)
Bedroom 3	4.376m x 2.656m	14'4" x 8'9"
Bedroom 4	3.653m x 2.714m	12'0" x 8'11"
Bathroom	2.714m x 2.075m	8'11" x 6'10"

## Ground Floor

Kitchen	3.220m x 2.818m	10'7" x 9'3"
Dining/Family	5.742m x 3.220m	18'10" x 10'7"
Living Room	4.740m x 3.586m	15'7" x 11'9"
Dining Room	3.020m x 2.667m	9'11" x 8'9"
Utility	1.981m x 1.632m	6'6" x 5'4"
Cloakroom	2.045m x 1.098m (max)	6'9" x 3'7" (max)



Bellway

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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# The Philosopher

Four bedroom home

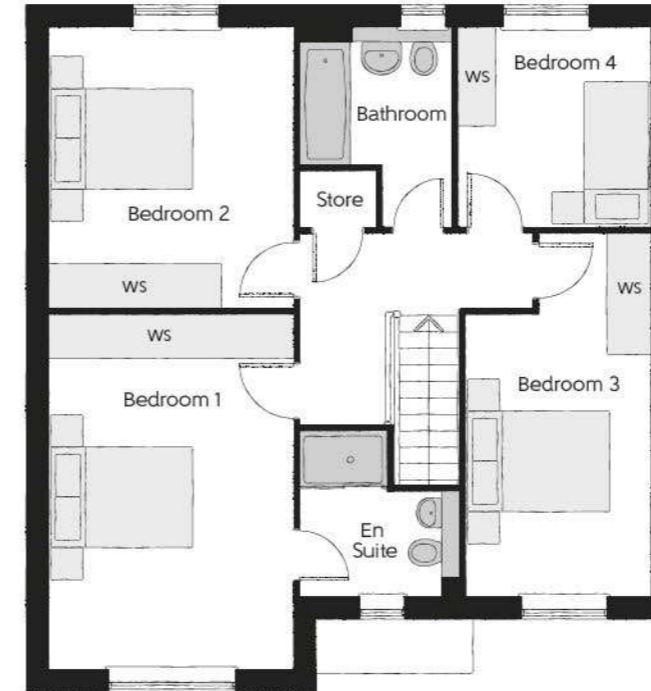


THE  
ARTISAN  
COLLECTION



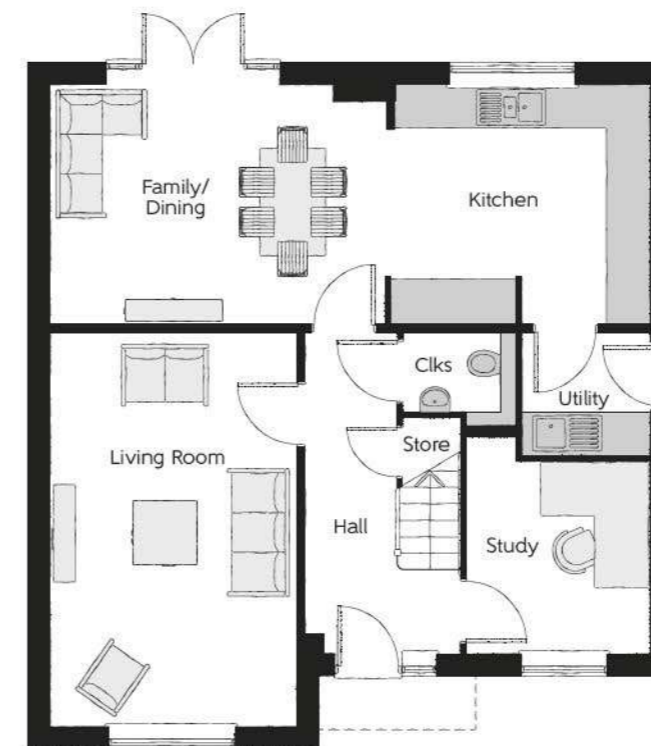
The Philosopher

Four bedroom home



## First Floor

Bedroom 1	4.923m x 3.385m	16'2" x 11'1"
Bedroom 1 En Suite	2.272m x 2.227m	7'6" x 7'5"
Bedroom 2	3.887m x 3.385m	12'9" x 11'1"
Bedroom 3	5.035m x 2.548m (max)	16'7" x 8'4" (max)
Bedroom 4	2.763m x 2.750m	9'0" x 9'0"
Bathroom	2.763m x 2.025m	9'0" x 6'7"



## Ground Floor

Kitchen	3.710m x 3.298m	12'2" x 10'10"
Family/Dining	4.625m x 3.298m	15'2" x 10'10"
Living Room	5.450m x 3.385m	17'11" x 11'1"
Study	3.035m x 2.548m	10'10" x 8'4"
Utility	1.778m x 1.713m	5'10" x 5'7"
Cloakroom	1.572m x 1.315m	5'2" x 4'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Misbourne

Four bedroom home

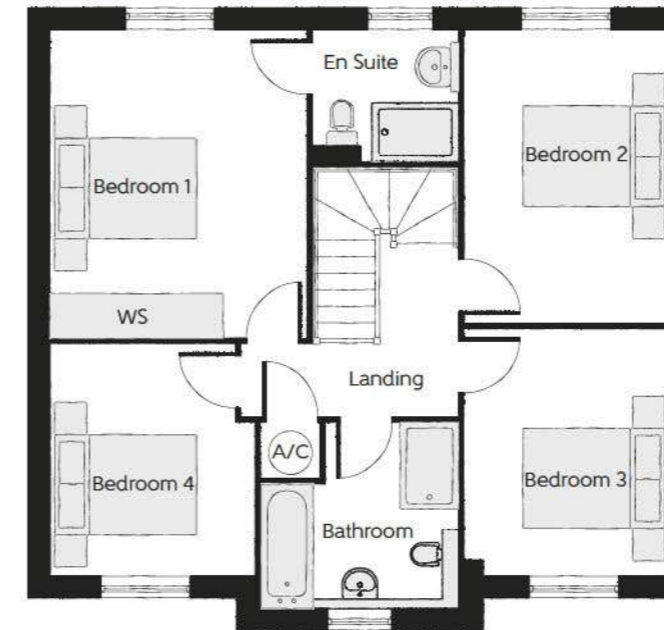


THE  
ARTISAN  
COLLECTION



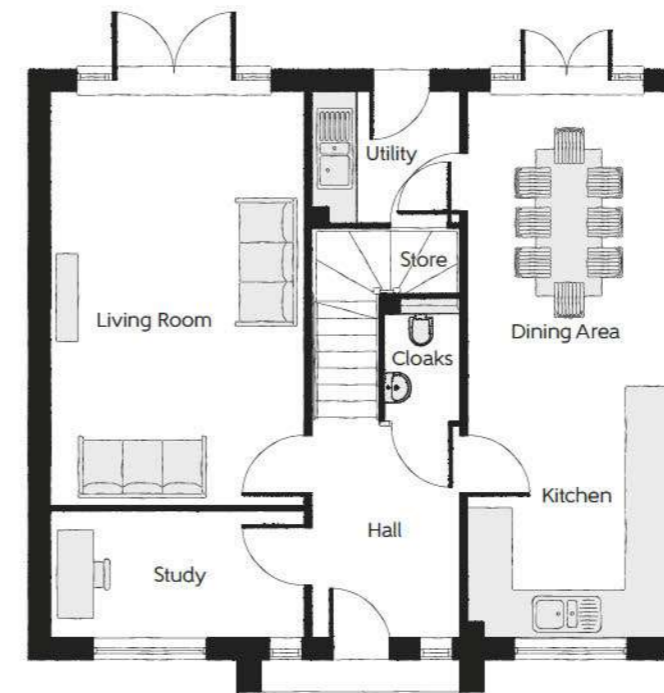
The Misbourne

Four bedroom home



## First Floor

Bedroom 1	4.260m x 3.540m	14'0" x 11'7"
Bedroom 2	4.055m x 2.830m	13'4" x 9'4"
Bedroom 3	3.405m x 2.830m	11'2" x 9'4"
Bedroom 4	3.200m x 2.830m	10'6" x 9'4"



## Ground Floor

Living Room	5.730m x 3.485m	18'10" x 11'5"
Kitchen	4.085m x 2.775m	13'5" x 9'1"
Dining Area	3.470m x 2.775m	11'5" x 9'1"
Study	3.485m x 1.730m	11'5" x 5'8"

Cloaks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Alnwick

Four bedroom home

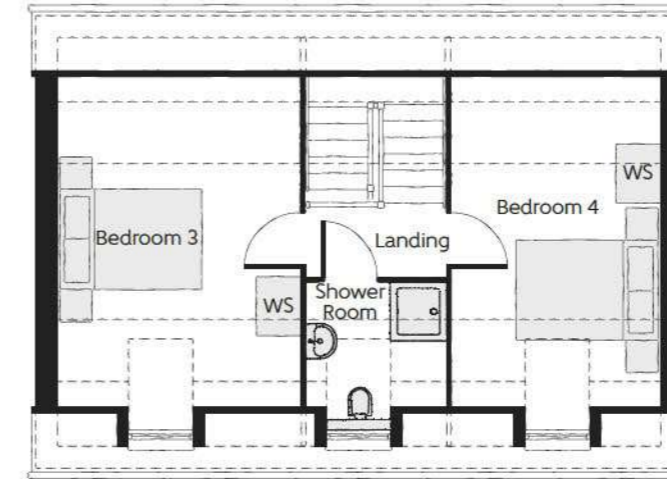


THE  
ARTISAN  
COLLECTION



The Alnwick

Four bedroom home

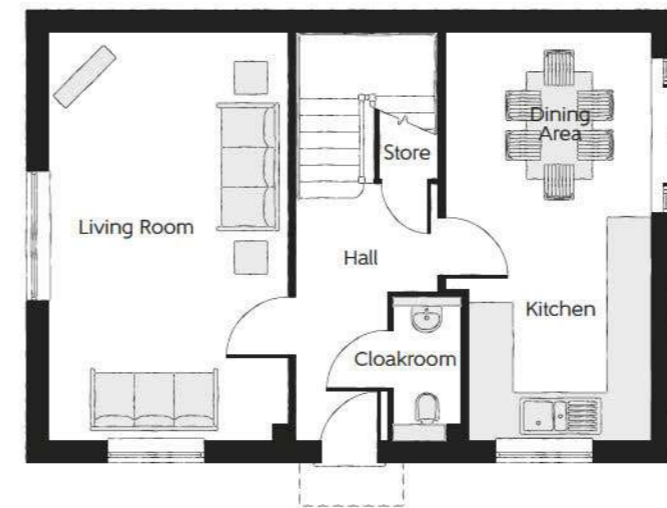
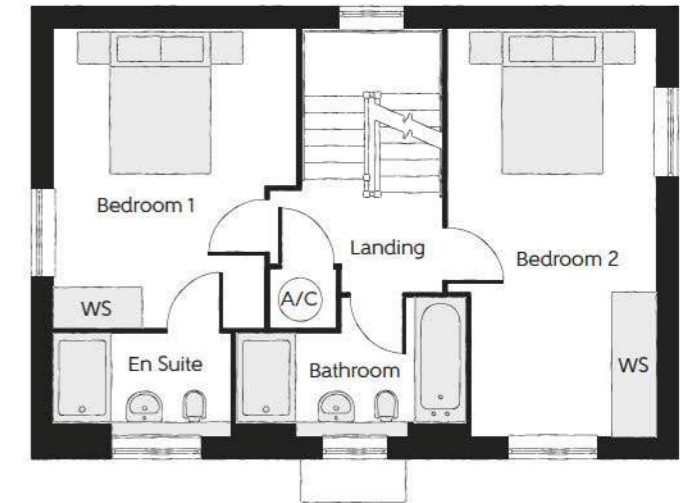


## Second Floor

Bedroom 3	4.600m x 3.355m (max)	15'1" x 11'0" (max)
Bedroom 4	4.600m x 2.870m (max)	15'1" x 9'5" (max)

## First Floor

Bedroom 1	4.130m x 3.355m (max)	13'7" x 11'0" (max)
Bedroom 2	5.650m x 2.870m (max)	18'7" x 9'5" (max)



## Ground Floor

Living Room	5.650m x 3.300m	18'7" x 10'10"
Kitchen	3.300m x 2.500m	10'10" x 8'3"
Dining Area	2.815m x 2.350m	9'3" x 7'9"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Cam

Four bedroom home

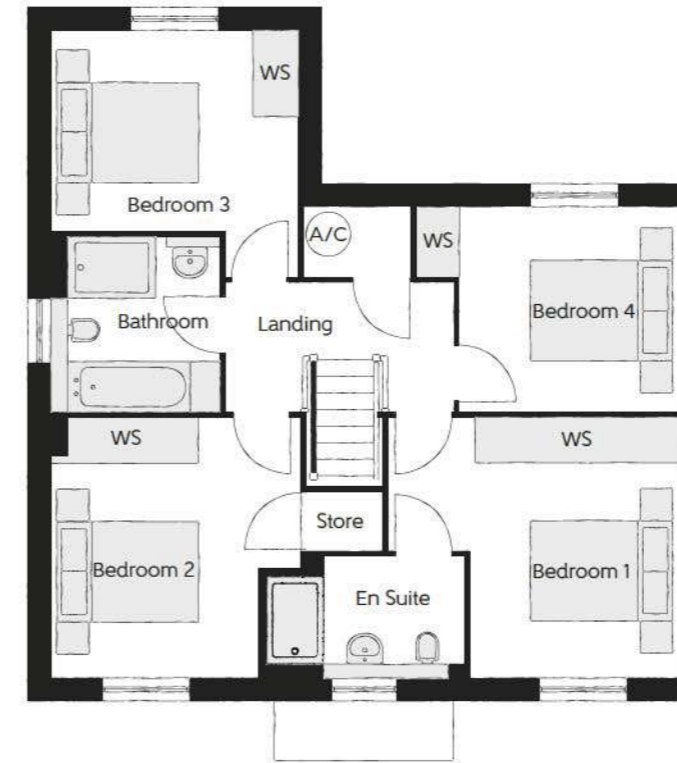


THE  
ARTISAN  
COLLECTION



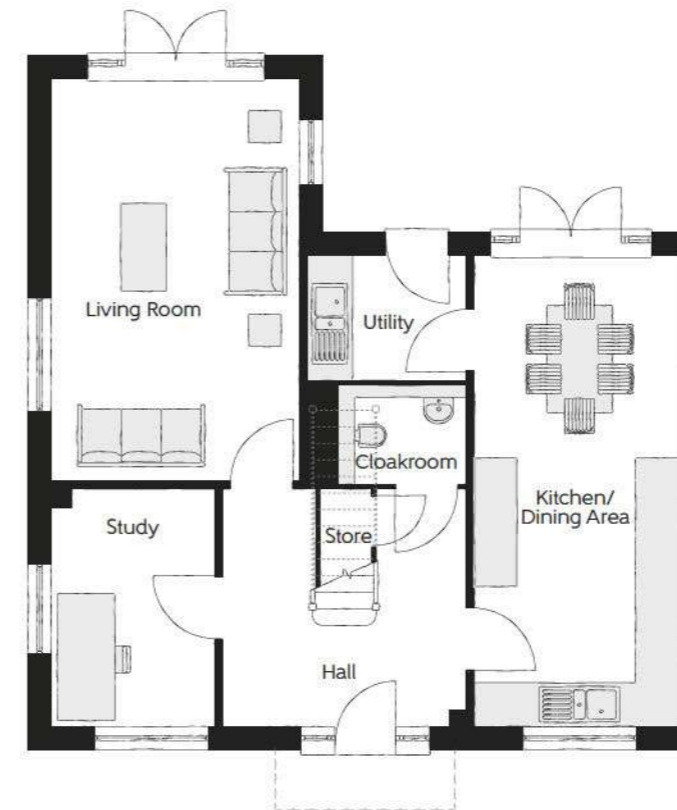
The Cam

Four bedroom home



## First Floor

Bedroom 1	4.010m x 3.600m (max) (max)	13'2" x 11'10" (max) (max)
Bedroom 2	3.590m x 3.435m (max)	11'9" x 11'3" (max)
Bedroom 3	3.390m x 2.825m	11'1" x 9'3"
Bedroom 4	2.945m x 2.845m	9'8" x 9'4"



## Ground Floor

Living Room	5.565m x 3.390m	18'3" x 11'1"
Kitchen/Dining Area	6.540m x 2.825m	21'5" x 9'3"
Study	3.300m x 2.230m	10'10" x 7'4"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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**Bellway**

# The Luthier

Four bedroom home



THE  
ARTISAN  
COLLECTION



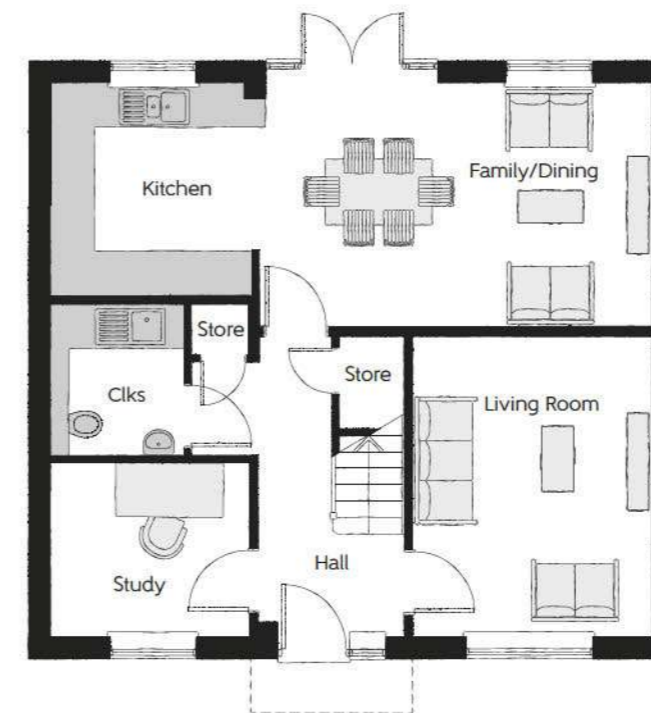
The Luthier

Four bedroom home



## First Floor

Bedroom 1	4.207m x 3.350m	13'10" x 11'0"
Bedroom 1 En Suite	2.059m x 1.549m	6'9" x 5'1"
Bedroom 2	3.957m x 3.742m (max) (max)	13'0" x 12'3" (max) (max)
Bedroom 3	3.615m x 2.702m	11'10" x 8'10"
Bedroom 4	3.365m x 3.307m	11'0" x 10'10"
Bathroom	2.150m x 2.077m	7'1" x 6'10"



## Ground Floor

Kitchen	2.992m x 2.920m	9'10" x 9'7"
Family/Dining	5.455m x 3.367m	17'11" x 11'1"
Living Room	4.143m x 3.299m	13'7" x 10'10"
Study	2.730m x 2.402m	8'11" x 7'11"
Cloakroom	2.100m x 1.845m	6'11" x 6'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Bowyer

Four bedroom home

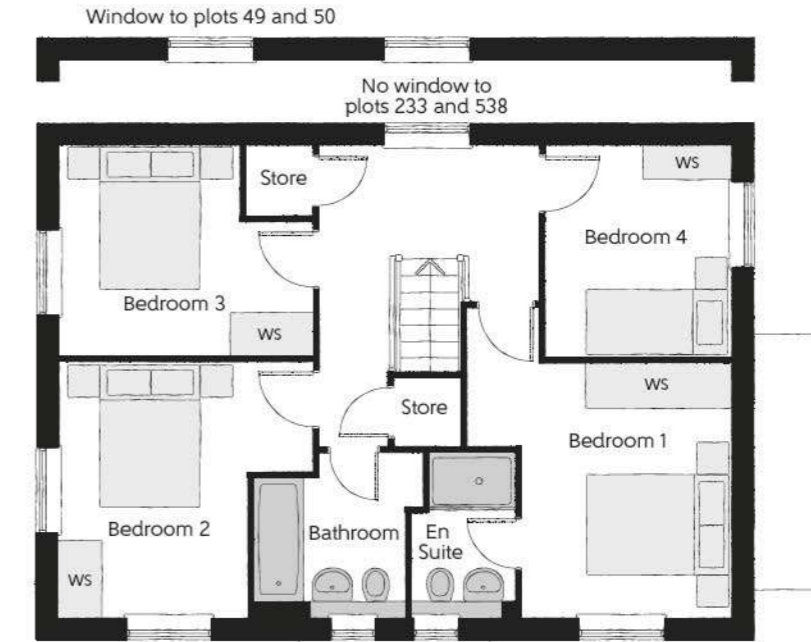


THE  
ARTISAN  
COLLECTION



The Bowyer

Four bedroom home



### First Floor

Bedroom 1	4.285m x 3.662m (max)	14'1" x 12'0" (max)
Bedroom 1 En Suite	2.254m x 1.441m	7'5" x 4'9"
Bedroom 2	3.527m x 3.269m (max)	11'7" x 10'9" (max)
Bedroom 3	3.527m x 3.178m (max)	11'7" x 10'5" (max)
Bedroom 4	2.925m x 2.580m	9'7" x 8'6"
Bathroom	2.351m x 2.254m (max)	7'9" x 7'5" (max)



### Ground Floor

Kitchen	3.600m x 3.038m	11'10" x 10'0"
Family/Dining	4.388m x 3.498m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.535m x 3.417m	21'5" x 11'3"
Utility	2.030m x 1.873m	6'8" x 6'2"
Cloakroom	1.650m x 1.017m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Milliner

Four bedroom home



THE  
ARTISAN  
COLLECTION



The Milliner

Four bedroom home



First Floor

Bedroom 1	4.352m x 3.160m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.316m x 1.423m	7'7" x 4'8"
Bedroom 2	3.584m x 3.063m (max)	11'9" x 10'1" (max)
Bedroom 3	2.935m x 2.561m	9'8" x 8'5"
Bedroom 4	3.285m x 2.545m (max)	10'9" x 8'4" (max)
Bathroom	2.242m x 1.905m	7'4" x 6'3"



Ground Floor

Kitchen	3.630m x 2.695m	11'11" x 8'10"
Dining	2.783m x 2.368m	9'2" x 7'9"
Family	3.142m x 2.875m	10'4" x 9'5"
Living Room	6.985m x 3.160m	22'11" x 10'4"
Cloakroom	1.863m x 0.903m	6'1" x 3'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway



# The Scrivener

Four bedroom home

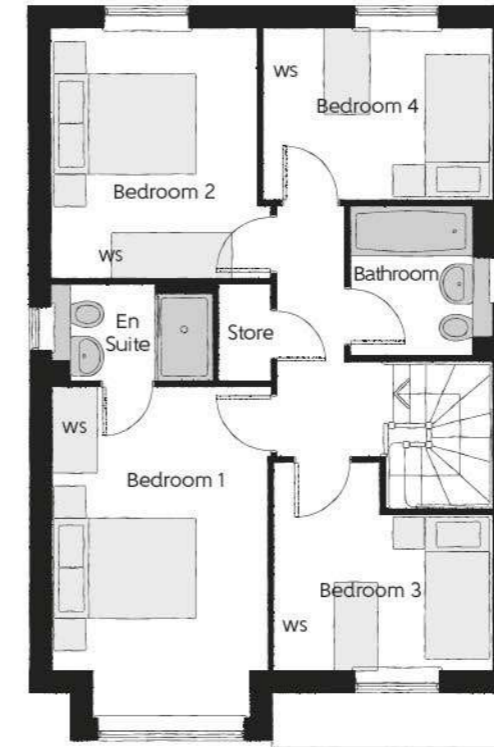


THE  
ARTISAN  
COLLECTION



The Scrivener

Four bedroom home



## First Floor

Bedroom 1	4.589m x 2.963m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 3.030m (max)	11'4" x 9'11" (max)
Bedroom 3	3.035m x 2.869m (max)	10'1" x 9'5" (max)
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"
Bathroom	2.075m x 1.905m	6'10" x 6'3"



## Ground Floor

Kitchen	3.335m x 3.202m	10'11" x 10'6"
Family/Dining	4.480m x 2.884m (max)	14'8" x 9'6" (max)
Living Room	4.943m x 3.537m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Lacemaker

Three bedroom home



THE  
ARTISAN  
COLLECTION



The Lacemaker

Three bedroom home

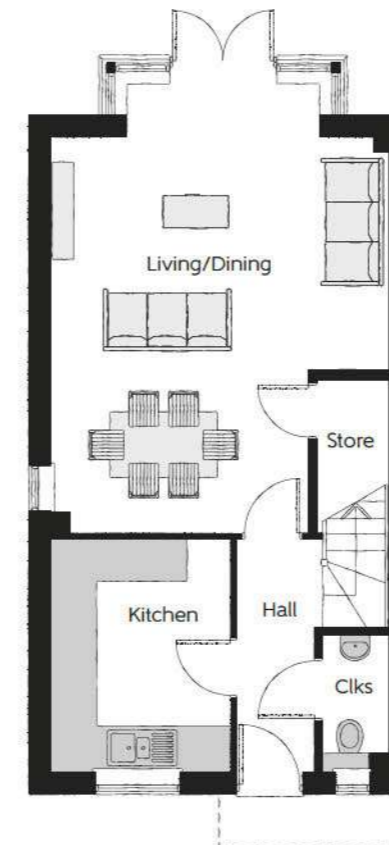
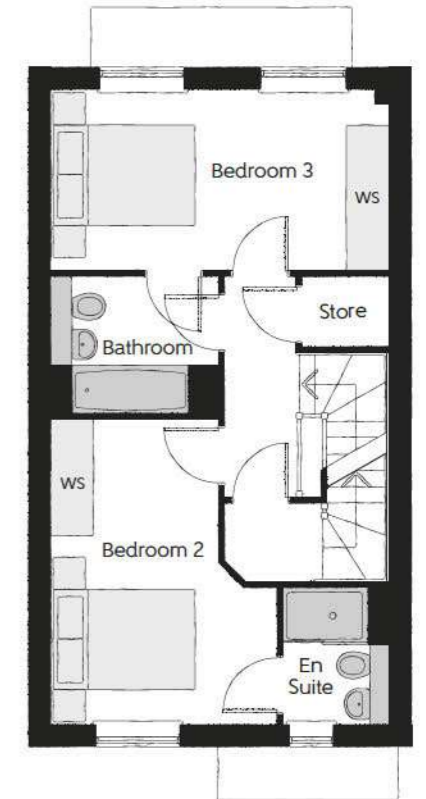


## Second Floor

Bedroom 1	4.954m x 3.534m <small>(max)</small>	16'3" x 11'7" <small>(max)</small>
Bedroom 1 En Suite	2.190m x 1.817m	7'2" x 6'0"
Dressing	2.390m x 1.817m	7'10" x 6'0"

## First Floor

Bedroom 2	4.249m x 3.130m <small>(max)</small>	13'11" x 10'3" <small>(max)</small>
Bedroom 2 En Suite	1.880m x 1.445m	6'2" x 4'9"
Bedroom 3	4.668m x 2.470m	15'4" x 8'1"
Bathroom	2.379m x 1.928m	7'10" x 6'4"



## Ground Floor

Kitchen	3.231m x 2.479m	10'7" x 8'2"
Living/Dining	6.259m x 4.667m <small>(max)</small>	20'7" x 15'4" <small>(max)</small>
Cloakroom	1.880m x 0.915m	6'2" x 3'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - Reduced Head Height

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Bellway

# The Welland

Three bedroom home

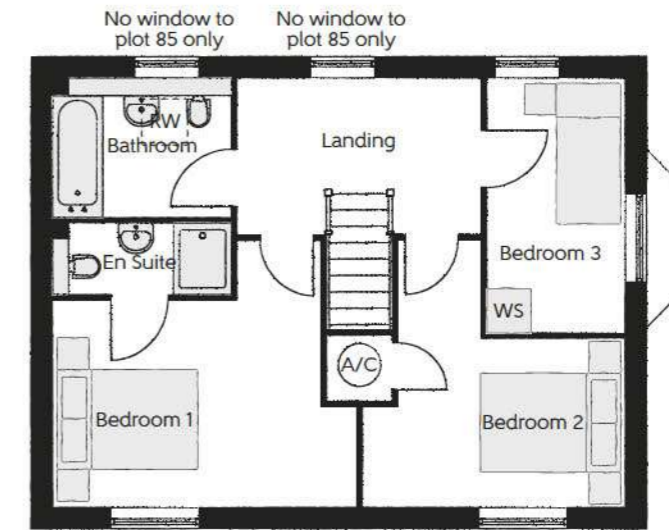


THE  
ARTISAN  
COLLECTION



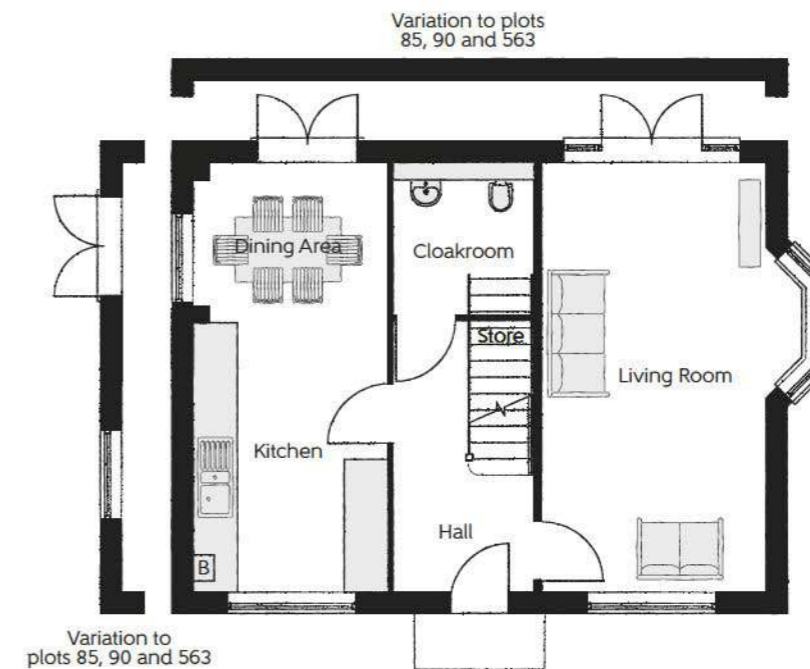
The Welland

Three bedroom home



### First Floor

Bedroom 1	4.250m (max)	x 3.735m (max)	13'11" (max)	x 12'3" (max)
Bedroom 2	3.735m (max)	x 3.660m (max)	12'3" (max)	x 12'0" (max)
Bedroom 3	3.520m	x 1.905m	11'7"	x 6'3"



### Ground Floor

Living Room	5.980m (max)	x 3.620m (max)	19'7" (max)	x 11'11" (max)
Kitchen	3.775m	x 2.700m	12'5"	x 8'10"
Dining Area	2.700m	x 2.205m	8'10"	x 7'3"

WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof window

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# The Tanner

Three bedroom home

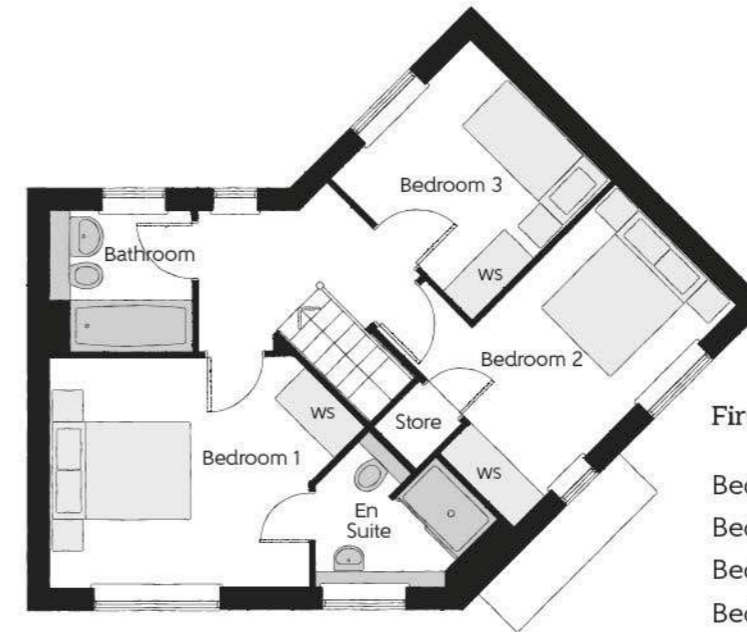


THE  
ARTISAN  
COLLECTION



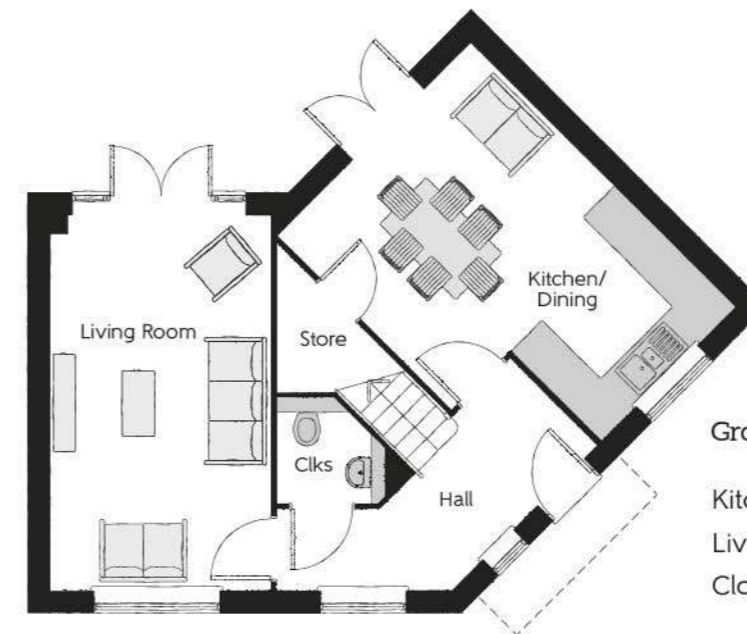
The Tanner

Three bedroom home



### First Floor

Bedroom 1	3.650m x 3.185m	12'0" x 10'5"
Bedroom 1 En Suite	2.113m x 1.790m	6'11" x 5'11"
Bedroom 2	4.510m x 3.297m <small>(max) (max)</small>	14'10" x 10'10" <small>(max) (max)</small>
Bedroom 3	2.763m x 2.718m	9'1" x 8'11"
Bathroom	1.913m x 1.905m	6'3" x 6'3"



### Ground Floor

Kitchen/Dining	5.185m x 3.763m <small>(max)</small>	17'0" x 12'4" <small>(max)</small>
Living Room	5.185m x 3.005m	17'0" x 9'10"
Cloakroom	1.500m x 1.465m	4'11" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Quilter

Three bedroom home

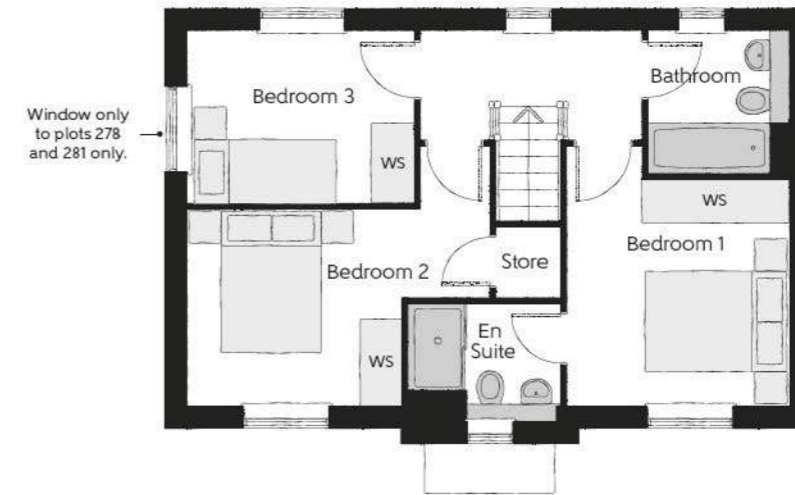


THE  
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COLLECTION



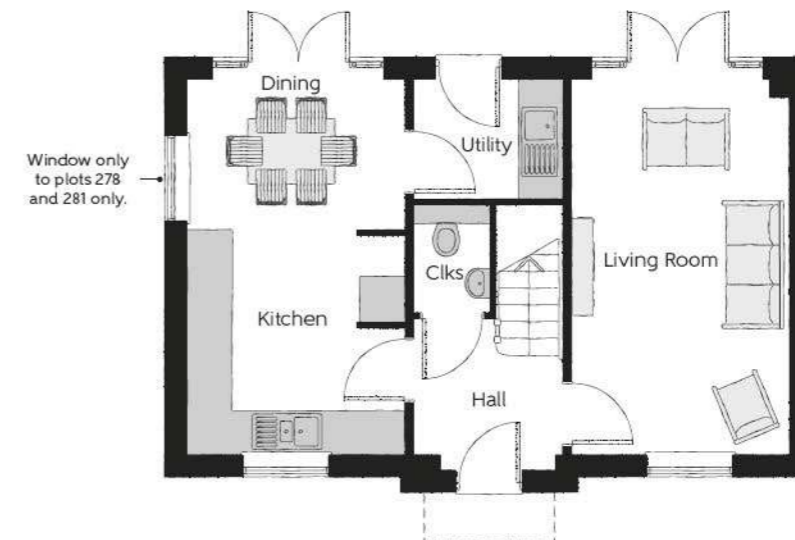
The Quilter

Three bedroom home



### First Floor

Bedroom 1	3.580m x 3.017m (max)	11'9" x 9'11" (max)
Bedroom 1 En Suite	2.140m x 1.625m	7'0" x 5'4"
Bedroom 2	4.177m x 2.677m (max)	13'8" x 8'9" (max)
Bedroom 3	3.100m x 2.421m	10'2" x 7'11"
Bathroom	1.980m x 1.905m	6'6" x 6'3"



### Ground Floor

Kitchen	3.156m x 2.955m	10'4" x 9'8"
Dining	2.955m x 2.029m	9'8" x 6'8"
Living Room	5.185m x 2.955m	17'0" x 9'8"
Utility	2.125m x 1.624m	7'0" x 5'4"
Cloakroom	1.529m x 1.072m	5'0" x 3'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Chandler

Three bedroom home

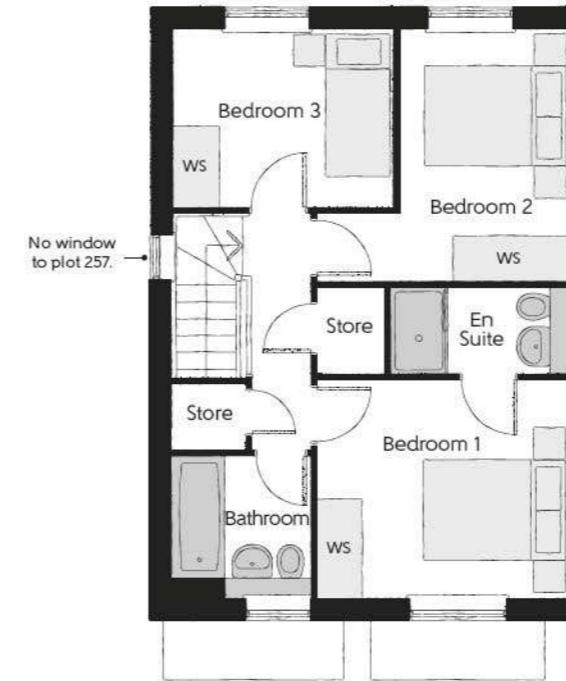


THE  
ARTISAN  
COLLECTION



The Chandler

Three bedroom home



## First Floor

Bedroom 1	3.402m x 3.019m	11'2" x 9'11"
Bedroom 1 En Suite	2.445m x 1.195m	8'0" x 3'11"
Bedroom 2	3.645m x 3.402m (max)	11'9" x 11'2" (max)
Bedroom 3	2.890m x 2.474m	9'5" x 8'1"
Bathroom	1.965m x 1.957m	6'5" x 6'5"



## Ground Floor

Kitchen/Dining	5.455m x 3.050m	17'11" x 10'0"
Living Room	5.364m x 3.216m (inc. bay)	17'7" x 10'7" (inc. bay)
Cloakroom	1.895m x 0.951m	6'3" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Thespian

Three bedroom home

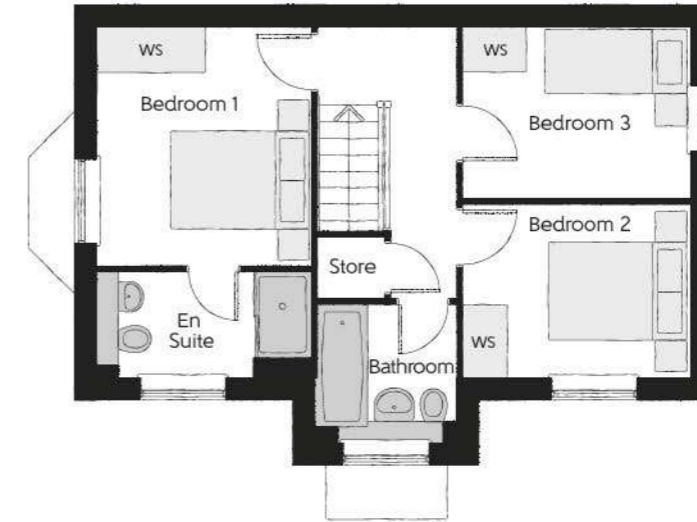


THE  
ARTISAN  
COLLECTION



The Thespian

Three bedroom home



### First Floor

Bedroom 1	3.302m x 2.949m	10'10" x 9'8"
Bedroom 1 En Suite	2.949m x 1.458m	9'8" x 4'9"
Bedroom 2	3.175m x 2.390m	10'5" x 7'10"
Bedroom 3	3.175m x 2.370m	10'5" x 7'9"
Bathroom	1.923m x 1.903m	6'4" x 6'3"



### Ground Floor

Kitchen/Dining	4.848m x 3.113m	15'11" x 10'3"
Living Room	4.848m x 3.487m (max)	15'11" x 11'5" (max)
Cloakroom	1.923m x 0.960m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

# The Tailor

Three bedroom home



THE  
ARTISAN  
COLLECTION



The Tailor

Three bedroom home

No windows to plots 205, 258, 259 & 260 only.



## First Floor

Bedroom 1	3.359m x 3.292m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.430m x 1.400m	8'0" x 4'7"
Bedroom 2	3.087m x 2.523m	10'2" x 8'3"
Bedroom 3	2.170m x 2.035m	7'1" x 6'8"
Bathroom	2.523m x 1.968m	8'3" x 6'5"



## Ground Floor

Kitchen/Dining	4.780m x 3.453m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	5.138m x 3.900m (max) (max)	16'10" x 12'10" (max) (max)
Cloakroom	1.660m x 1.010m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway



# The Saddler

Two bedroom coach house



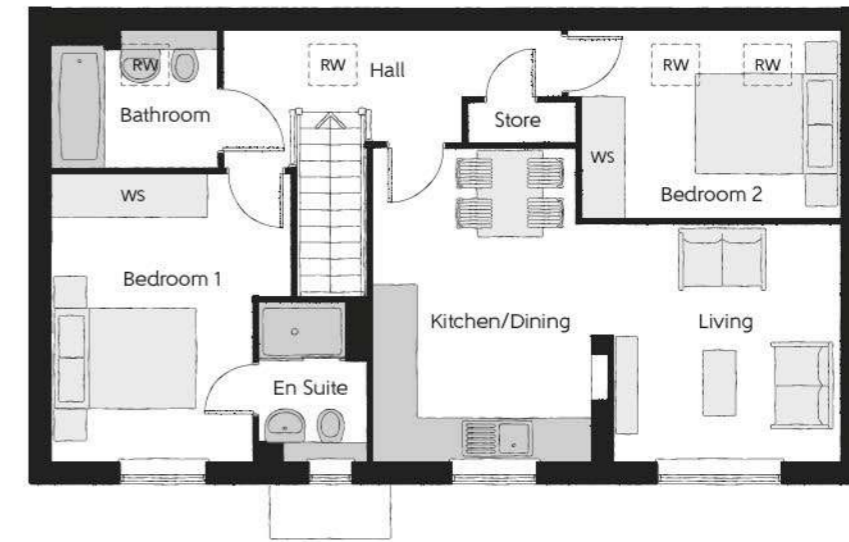
THE  
ARTISAN  
COLLECTION



The Saddler

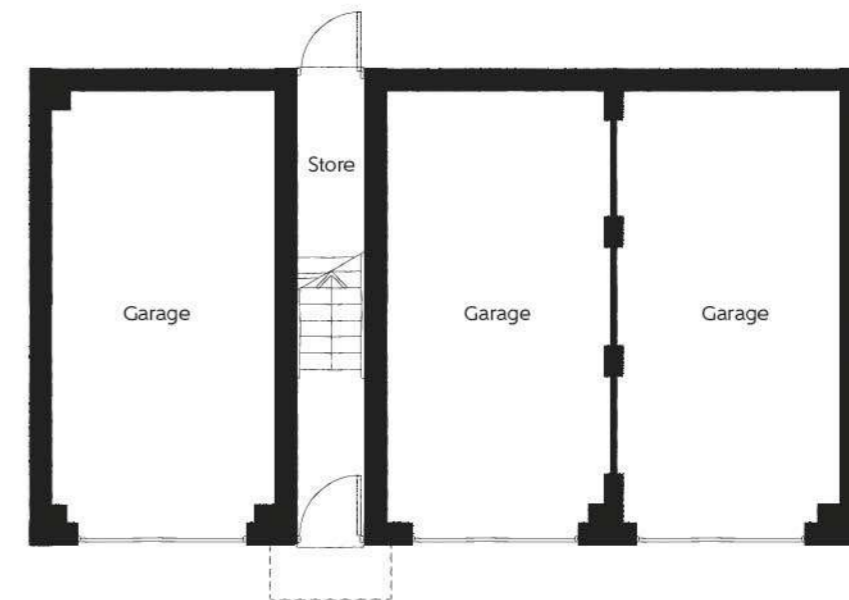
Two bedroom coach house

Plot 269



### First Floor

Kitchen/Dining	4.279m x 3.081m (max) (max)	14'0" x 10'1" (max) (max)
Living	3.539m x 3.293m (max) (max)	11'7" x 10'10" (max) (max)
Bedroom 1	3.980m x 3.312m (max) (max)	13'1" x 10'0" (max) (max)
Bedroom 1 En Suite	2.198m x 1.460m	7'3" x 4'9"
Bedroom 2	3.963m x 2.592m (max) (max)	13'0" x 8'6" (max) (max)
Bathroom	2.213m x 1.905m	7'5" x 6'3"



### Ground Floor

**Important note: The Saddler is allocated a single garage.  
Please refer to the Sales Advisor for further information.**

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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**Bellway**

# The Saddler

Two bedroom coach house



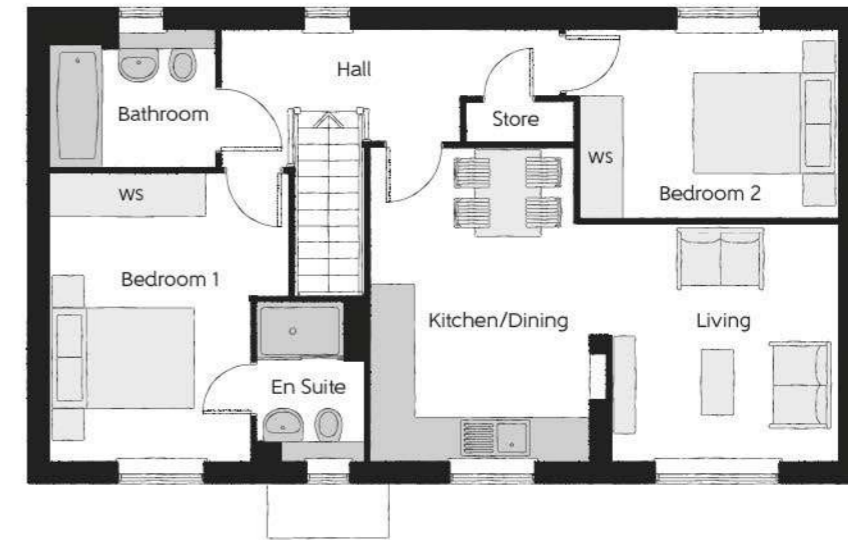
THE  
ARTISAN  
COLLECTION



The Saddler

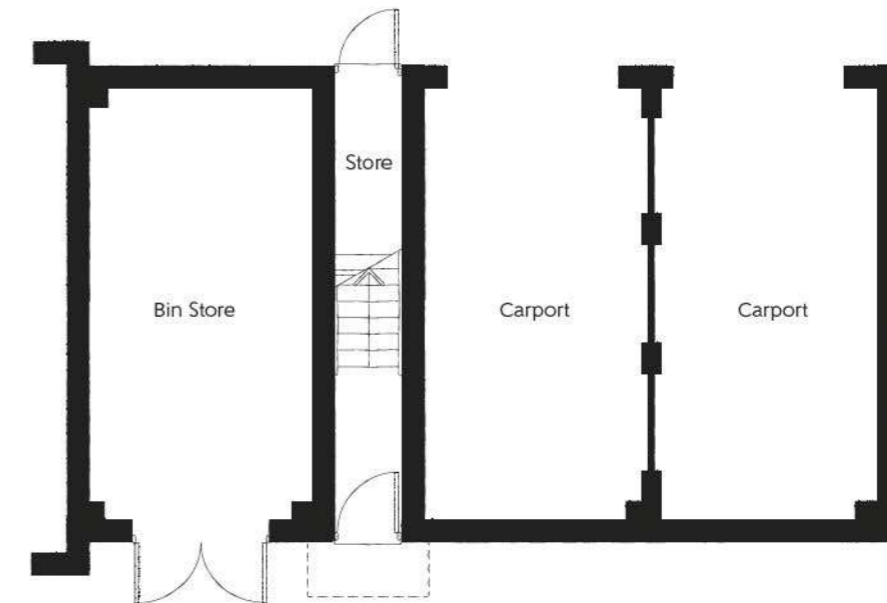
Two bedroom coach house

Plot 7



### First Floor

Kitchen/Dining	4.279m x 3.081m (max) (max)	14'0" x 10'1" (max) (max)
Living	3.539m x 3.293m (max) (max)	11'7" x 10'10" (max) (max)
Bedroom 1	3.980m x 3.312m (max) (max)	13'1" x 10'0" (max) (max)
Bedroom 1 En Suite	2.198m x 1.460m	7'3" x 4'9"
Bedroom 2	3.963m x 2.592m (max) (max)	13'0" x 8'6" (max) (max)
Bathroom	2.213m x 1.905m	7'5" x 6'3"



### Ground Floor

**Important note: The Saddler is allocated a single garage.  
Please refer to the Sales Advisor for further information.**

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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**Bellway**

# The Joiner

Two bedroom home



THE  
ARTISAN  
COLLECTION



The Joiner

Two bedroom home



## First Floor

Bedroom 1	4.049m x 2.725m	13'3" x 8'11"
Bedroom 2	4.049m x 2.400m (max)	13'3" x 7'10" (max)
Bathroom	2.360m x 1.905m	7'9" x 6'3"



## Ground Floor

Kitchen/Dining	4.049m x 3.378m (max)	13'3" x 11'1" (max)
Living Room	4.853m x 3.159m (max)	15'11" x 10'4" (max)
Cloakroom	1.495m x 1.010m	4'10" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. JO/CB/300/S00/S/01/B.



## 5 STAR CUSTOMER SATISFACTION



Awarded to



Your new home means a lot to you.  
Our five-star rating shows how much  
it means to us.

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# Housetype Specification



THE  
ARTISAN  
COLLECTION



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		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●	●	
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options ##	●	●	●
		Bellway Band C options ##	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	●	●	●	
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	●	●	●	
	Zanussi Dishwasher ZDLN15I1	●	●	●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
WET ROOMS	Cloaks - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	●	●	●
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal #	●	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower †††	●	●	●
		Mira MINIMAL Single Thermostatic Shower ###	●	●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	●	●	●
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ** ††	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	●	●	●	
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower †††	●	●	●	
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ††	●	●	●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	●
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb)	●	●	●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	●
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
Towel Warmers	Flat Chrome to Bathroom & En-Suite 1 Only	●	●	●	
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrum CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
		Bathroom & Ensuite 1 Only	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Security - Carbon	Mains Wired Carbon Monoxide Detector	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
Communications - Voice	Telephone Point to Living Room	●	●	●	
Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●	
Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	
EXTERNALS & MISC	Build Method	Masonry ^^	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	●	●	●
	Garages	Light & Power Point to incurtilage Garages ^^	●	●	●
Drives	Bitmac Black ^	●	●	●	
Landscaping - Front	Medalion Turf & Landscape Planting ^^	●	●	●	
Landscaping - Rear	Rotovated Topsoil ^^	●	●	●	

\* fire rated as necessary

\*\* full height around bath where shower provided as standard

\*\*\* at build stage

† where layout allows

†† full height to shower enclosure

††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡ housetype dependent

‡‡ inc soft close mechanism seat

‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^ refer site landscape layout

# semi recessed basin if AD M4(i) applicable

## soft close mechanism to doors & drawers

### where provision of shower tray allows

~ where shown on layouts

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# 5 STAR CUSTOMER SATISFACTION



Awarded to

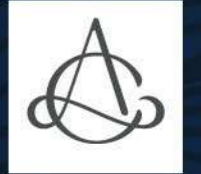


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# Apartment Specification



THE ARTISAN COLLECTION



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FINISHES		2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•
Ceilings	Crown White Matt Emulsion	•
Walls	Crown White Matt Emulsion	•
Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	•
Window Cills	White Gloss MDF	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•
Ironmongery	Chrome SRI00 Door Furniture	•

KITCHEN		2 Bedroom Apartments
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•
Frontals	Bellway Band B options †††	•
Units	Frontal Matching Table Ends	•
Worktops	40mm Square Edge Worktops with upstand	•
Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•
Appliances Oven	Zanussi Single Oven ZOB343X	•
Appliances Hob	Zanussi Induction Hob ZITN643K & SS Splashback	•
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•
Appliances Fridge Freezer	Fridge Freezer Space Only	•
Appliance Dishwasher	Removeable Unit 450 (inc Feed & Waste) **	•
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	•

WET ROOMS		2 Bedroom Apartments
Bathroom - Storage	Recessed Storage Shelving	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡	•
Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•
Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•
Bathroom - Shower	Over Bath Mira RELATE EV Thermostatic Shower †††	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †	•
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡	•
En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•
En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps	•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††	•
En-Suite - Shower	Mira RELATE EV Thermostatic Shower ***	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †	•

MECHANICAL		2 Bedroom Apartments
Boiler	Ideal LOGIC Combination Boiler (Cb)	•
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•
Radiators	Steirad Compact Steel Panel Radiators with Grilles	•
Towel Warmers	Flat Chrome to Bathroom Only	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	•

ELECTRICS		2 Bedroom Apartments
Home Working	Dedicated Power, USB & Data Points	•
Safety - Fire	Optical Smoke Detector LD3 D2 DET	•
Safety - Carbon	Honeywell XCI00 Carbon Monoxide Detector	•
Consumer Unit	Wylex Consumer Unit	•
Sockets & Switches	Electrium CASA White Fittings	•
USB Locations	Kitchen, Lounge & Bed 1 ONLY	•
Shaver / Toothbrush Point	Bathroom ONLY	•
Lighting	Pendant Fitting to Habitable Rooms	•
Lighting - Kitchen	White Recessed Spot Lights	•
Lighting - Kitchen Under Unit	High Output Tri-Light	•
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•
Communications - TV	TV Point to Lounge & Bed 1	•
Communications - Voice	Telephone Point to Lounge	•
Communications - Data	Cat 6 Network Point to Lounge & Bed 1	•
Communications - Satellite	Dual Connection Satellite Points to Lounge	•
Broadband	Ultrafast Fibre Connectivity Openreach	•

EXTERNALS & MISC		2 Bedroom Apartments
Shared Parking Areas	Bitmac Black ††	•
Balcony	Balcony ^	•

\* full height around bath where shower provided as standard

\*\* at build stage

\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

† full height to shower enclosure

†† housetype dependent

††† inc MIRA bath screen 1,1863,004

‡ inc soft close mechanism seat on 4 & 5 beds ONLY

‡‡ plot dependent

‡‡‡ soft close mechanism to doors & drawers

^ where shown on layouts

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