

Cotton Woods

Ingol, Preston

A collection of 2, 3 and 4 bedroom homes



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.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



Almost 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 70 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.

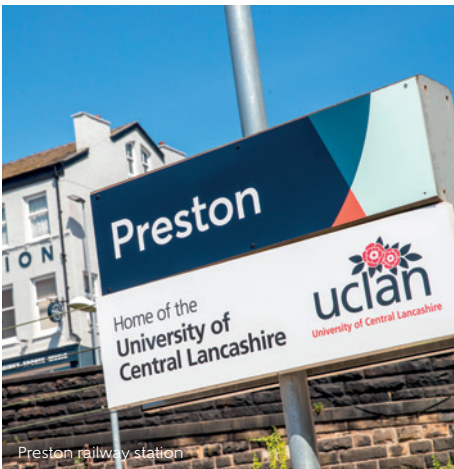
Inspired by you. Crafted by Bellway.



An attractive and convenient location

Bellway is delighted to welcome you to Cotton Woods, an elegant collection of 2, 3 and 4-bedroom new homes, nestled in an attractive semi-rural location close to Preston city centre. With impressive shopping venues, first-class entertainment and an award-winning restaurant circuit, Preston is a highly sought-after location with a rich and fascinating heritage.

The properties in this beautifully designed development, built across a range of styles to the high Bellway standard, present a variety of stunning features created for modern living. Features include open-plan living spaces, contemporary fitted kitchens, family and en-suite bathrooms in addition to garages or allocated parking.



Preston railway station



Choose a fine quality of life at Cotton Woods

Cotton Woods is well situated to take advantage of the area's excellent transport links with both local road links and extensive rail services nearby. The A6 is just over two miles away via the B6241 and runs from Carlisle in the North to Luton in the South, passing Manchester city centre en route. The M55 joins the M6 in less than 10 minutes from the development, allowing northward travel past Lancaster and Carlisle, or southward towards Manchester, Liverpool and Birmingham. The M65 and M61 can both be reached in under 20 minutes via the M6, with the M61 allowing travel past Bolton and Chorley.

Preston is home to a major train station on the West Coast rail network and is located just four miles from Cotton Woods. The station provides regular services as far as Glasgow Central in the North and London Euston in the South, covering Blackpool North, York, Liverpool Lime Street, Manchester Airport and Edinburgh amongst other major destinations.

The vibrant city of Preston is well-known for the diversity of its shopping scene, with a mix of department stores, retail parks and independent boutiques. Known regionally as 'Lancashire's shopping destination', Preston is home to two large shopping centres, both located just over 10 minutes drive from the development. St George's Shopping Centre boasts over 100 stores including leading brands and high-street favourites. Fishergate Shopping Centre is in the heart of Preston's thriving centre and offers a generous range of well-known stores, covering fashion, homewares and gifts. For daytime dining, the shopping centre also presents an excellent selection of eateries.



Preston city centre

Also in the city centre is the renowned Miller Arcade, characterised by its impeccably-preserved Victorian design. This architecturally stunning Grade II listed building is home to a small selection of independent shops, restaurants and bars including the open-kitchen restaurant, The Olive Tree Brasserie.

Boasting a purple flag award for the quality of its evening entertainment, the vibrant city of Preston offers an unrivalled array of leisure opportunities for visitors and residents alike. There are a range of cultural attractions to be sampled in Preston with the Guild Hall and Charter Theatre presenting over 300 events each year. The Playhouse Theatre has an esteemed reputation for showcasing impressive local acts since its opening in 1949.

Preston is famous for its extensive green spaces, with country parks and waterfront landscapes to be enjoyed throughout the year. Nearby, residents will find Moor Park - boasting a Grade II listed status as one of the finest public parks in the UK - as well as the 100-year-old Haslam Park.

For everyday entertainment, there is multiplex cinema just over 10 minutes away by car, while active residents will find two state-of-the-art leisure centres within close proximity.

Families are well catered for at Cotton Woods. There are a number of well-respected primary schools within one mile of the development including Pool House Community Primary School, Holy Family Catholic Primary School and Ingol Community Primary School. Students of secondary school age are well-catered for with the highly-regarded Our Lady's Catholic High School (1.7 miles), Corpus Christie Catholic High School (2.5 miles) and Ashton Community Science College (2.7 miles).

For those requiring higher education, Preston is home to one of the largest colleges in England which offers an extensive range of courses, apprenticeships, business training and adult learning. Those pursuing further education will enjoy close proximity to the University of Central Lancashire offering a portfolio of over 600 undergraduate and post graduate courses. Other award-winning universities such as Manchester, Liverpool and Edge Hill are reachable in just over an hour by car.



THE
ARTISAN
COLLECTION



Computer generated image.

Cotton Woods has been designed to embrace the sense of community and beautiful countryside of Ingol, Preston.





THE
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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.



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.

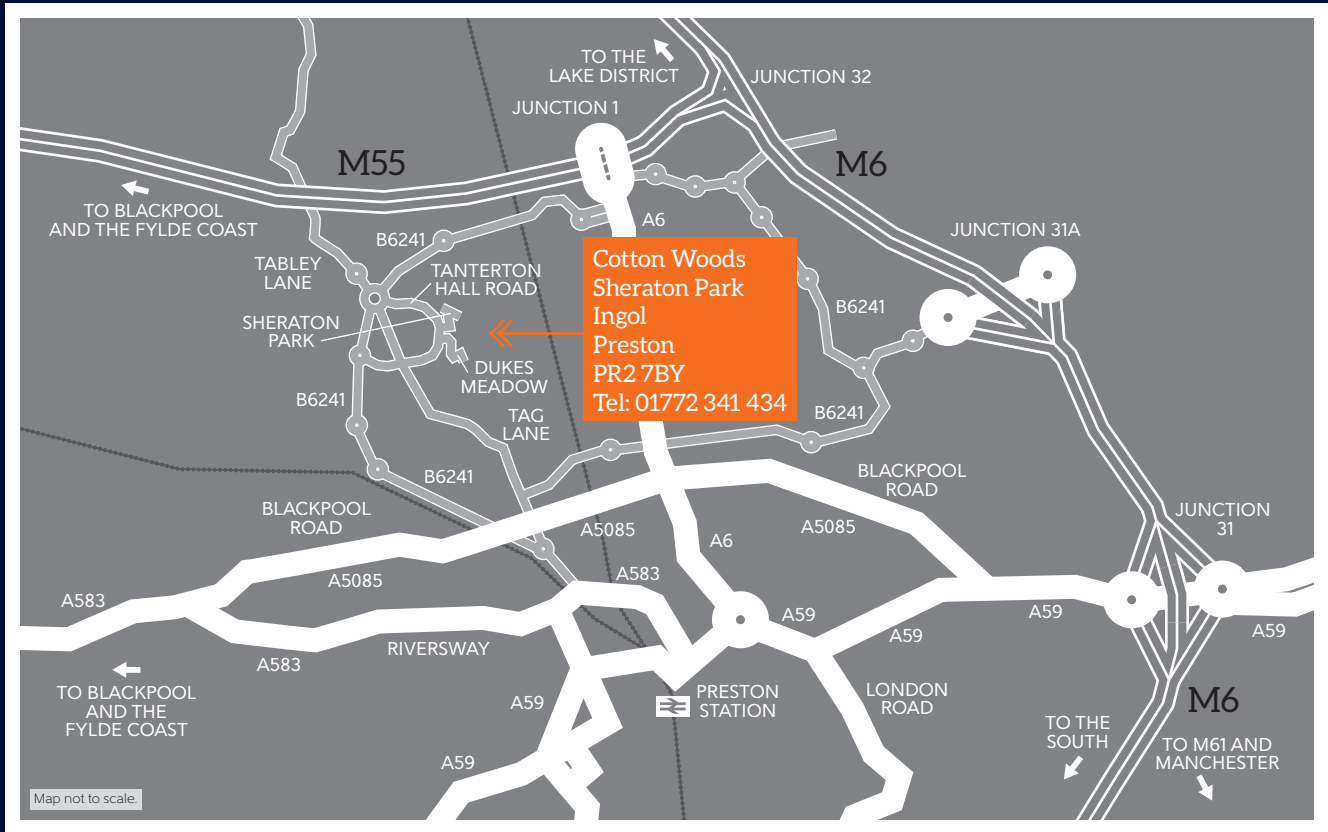
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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.

The particulars in this brochure are for illustration only. 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.

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