

# Wolds View

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Driffield

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 70 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 **70**  
YEARS of QUALITY  
SINCE 1946



## An alluring lifestyle

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Welcome to Wolds View. An exciting development featuring a range of modern 2, 3 and 4 bedroom homes in the vibrant market town of Driffield. Each home has been crafted with passion and care, creating dream homes that boast quality layouts and high specification finishes. You'll enjoy all the benefits of village life alongside the energy efficiency of a 21st Century home.

A number of excellent amenities are just a short drive away, and the area's efficient transport links keep you in reach of neighbouring towns and villages, and many areas further afield. Wolds View has been crafted with a range of buyers in mind; growing families will enjoy the great selection of schools, whilst commuters will appreciate the local links to Hull, Scarborough and Bridlington.



# The Wolds at your feet

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Considered the 'Capital of the Wolds', Driffield is the ideal place to discover the Wolds in all its glory. Brimming with history and culture, Driffield is best characterised by its beautiful Victorian architecture, picturesque paths and the imposing All Saint's Church. Two of East Yorkshire's best country houses are also nearby, including Burton Agnes Hall, a stately Elizabethan house in Burton Agnes, and Sledmere House, in the picturesque village of Sledmere.



Driffield boasts a range of great restaurants for when you're in the mood to eat out, from Marco Polo Pizzeria for authentic Italian to Trishna Tandoori for exotic Indian. Both are under a 10 minutes' drive. There are a number of good supermarkets as well, including a Tesco and Lidl. Further supermarkets can be found in Bridlington, about a 30 minutes' drive from home.

Wolds View is well positioned for staying active, with East Riding Leisure Centre just a 10 minutes' walk from home, offering two pools, a gym and a sports hall. Keen explorers will be in heaven, with the peaceful villages and magnificent landscapes of the Wolds countryside right on their doorstep.

Just under an hour from home is Hull, a city of culture. Aside from an abundance of museums and galleries, Hull offers three prominent shopping centres, all offering a range of high street names like New Look, Next and Topshop. All also offer a great selection of restaurants including Nandos, Pizza Express and Ask Italian.

You won't have to travel far for schools, as both Driffield Junior School and Driffield School, for secondary and sixth form, are just a 20 minutes' walk from home.

The A166 is just under 10 minutes away, providing access to York in under an hour. The A614 is also under 10 minutes away, where you can reach the M62 in under 50 minutes. Wolds View is just a 10 minutes' drive from Driffield's railway station, which offers services to Hull in around half an hour and Sheffield in around two hours.



Driffield's canal and connecting streams offer a number of idyllic spots for fishing and birdwatching, and for capturing those perfect photo moments.

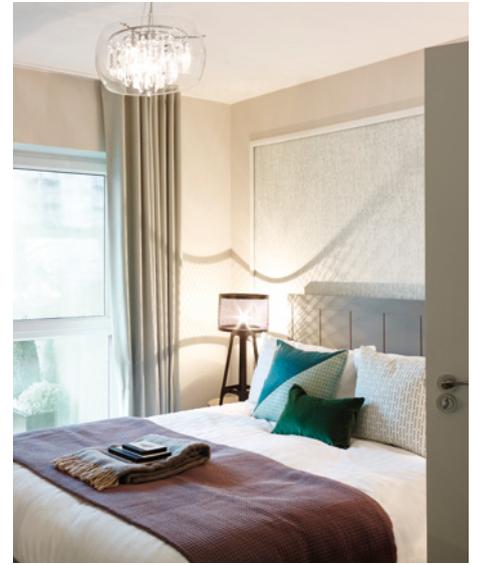


Wolds View truly reflects  
the charm and beauty of the Wolds,  
offering modern living spaces for  
every kind of buyer.

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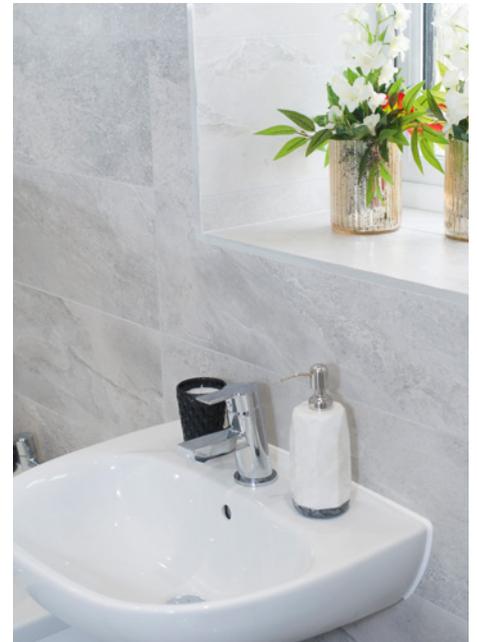




Make your new home  
as individual as you are

*Additions*

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## Your home, your choice

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 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.

## Choose from our range of Additions options covering:

### Kitchens:

- ~ Freestanding/integrated appliances
- ~ Silestone worksurfaces
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave
- ~ Upgrade kitchen doors

### Flooring:

- ~ Choose from carpets, vinyl or ceramic

### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Plumbing:

- ~ Heated towel rail
- ~ Upgrade showers

### Security:

- ~ Intruder alarms
- ~ Security lights

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

### Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

# Making your move easier



**PART  
EXCHANGE**

## We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



**EXPRESS  
MOVER**

## We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your current property.

A local estate agent will market your home at an agreed price, and we will pay the estate agent's fees for you.

You can trade up, down or sideways and still use the scheme even if you do not live within the area.



**HELP  
TO BUY**

Backed by  
HM Government

## Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

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.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. 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%.

# Customer Care

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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.

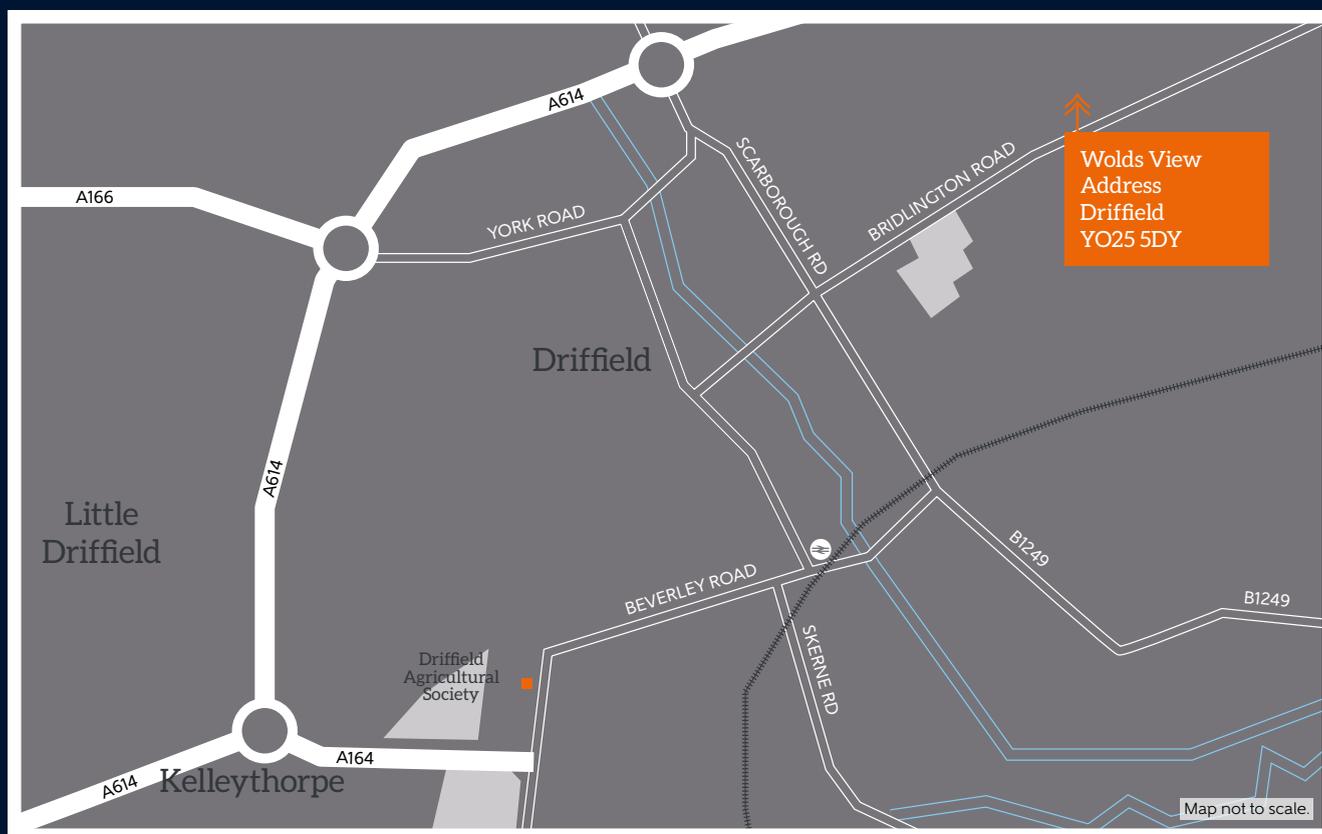
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SINCE 1946

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.

# How to find us



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**Bellway**