

Hatton Court

Hatton, Derbyshire

A collection of 2, 3, 4 and 5 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

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



A perfect place to call home

Hatton Court is a new development of homes in the village of Hatton, Derbyshire. Located just a two-minute drive from the centre of the village, these 2, 3, 4 and 5-bedroom homes will appeal to first-time buyers, families and commuters travelling to nearby Derby and Birmingham.

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.



Everything is on your doorstep at Hatton Court

Hatton Court is a development ideally situated for those wishing to commute. A little over 10 miles from Hatton Court is Derby, around a 35-minute drive is Stoke-on-Trent, and a little further afield, although still under an hour's drive, is Birmingham. For those looking to commute by train, Tutbury and Hatton Train Station is only around a 15-minute walk from the development. This station offers services to the nearby towns of Derby, roughly a 15-minute trip, and Stoke-on-Trent, a 40-minute journey.

Day-to-day conveniences are all within easy reach at Hatton Court. Less than a mile from the development residents will find a well-known supermarket, ideal for easily picking up everyday essentials. Slightly further afield Burton upon Trent is just a 20 minute drive from the development.



Offering a variety of shopping centres including Burton Place and The Octagon Shopping Centre, Burton upon Trent provides a mix of both independent retailers and high-street stores.

The towns and villages surrounding Hatton contain an assortment of restaurants and eateries for residents of Hatton Court, with both Tutbury and Hilton offering a number of options catering to a wide variety of tastes. In addition, Burton upon Trent also has a wide array of spots perfect for enjoying an evening meal.

For those who want to embrace the great outdoors, a little over a mile away from Hatton Court is Thistley Place Meadow, a local community project and nature reserve that's ideal for dog walking and strolls. Just eight minutes' drive from the development is Tutbury Castle, a popular site steeped in history that offers exciting events as well as grounds providing stunning views across the plain of the Dove to the beautiful Derbyshire hills.

Around a 20-minute drive away from Hatton Court, Derby Museum and Art Gallery, displays collections of paintings and items that showcase both local and national history. Under 25 minutes' drive from the development is Branston Water Park, a wildlife site and pet-friendly walking area where visitors are able to wander the trails and walk along the waterfront.

For those with families, there are many well-regarded schools in the vicinity of Hatton Court. Under a mile away from the development is Heath Fields Primary School. Richard Wakefield C of E Primary School is around a 5-minute drive away, whilst the Church Broughton C of E Primary School is approximately two and a half miles away.



With both conveniences and transport connections close by, Hatton Court is in an ideal location.

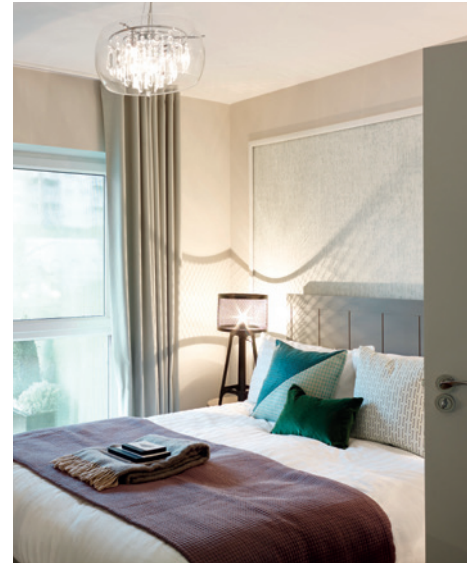




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Discover a range of house styles
with 2, 3, 4 or 5 bedrooms.
Each home at Hatton Court is
finished to our exacting standards.





Make your new home
as individual as you are

Additions





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:

- ~ Integrated or freestanding washer/dryer
- ~ Built-in double oven or steam oven (where applicable)
- ~ Induction hob
- ~ Integrated fridge/freezer
- ~ Integrated dishwasher
- ~ Integrated microwave
- ~ Integrated washing machine (Note: appliances available where kitchen layout allows)

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

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

Plumbing:

- ~ Outside tap
- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

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

Miscellaneous:

- ~ Turf to rear garden
- ~ Upgrade fencing to rear garden
- ~ Wardrobes
- ~ Fire and surround
- ~ Bathroom and en suite accessories

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

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.

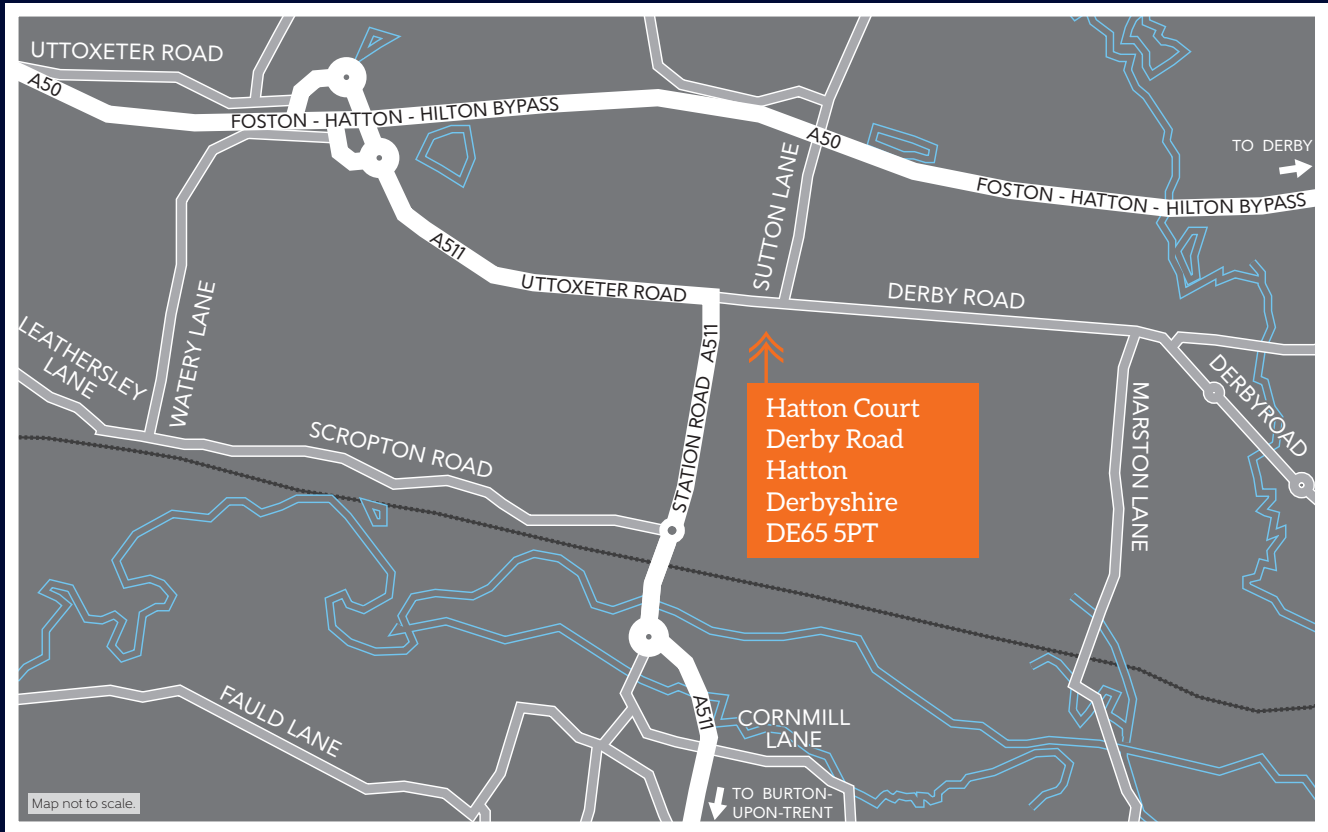
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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.

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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