



# Victoria Gate

STAFFORD

The Spinner - Plots 14 & 15

THREE BEDROOM HOME



**FUTURE HOMES**  
BETTER WITH  
Bellway

# Bellway Homes, built for the future

Bellway Homes is proud to announce the launch of Future Homes, aimed at delivering sustainable properties with a forward-thinking approach to modern living.

Our Turner, Potter and Spinner house styles at Victoria Gate are part of Bellway's commitment to incorporate a variety of technological advances within our homes, designed to reduce their carbon footprint and lower running costs for our customers.



Offering a glimpse into the future of buying new, these Bellway homes are equipped to provide world-leading levels of low-carbon heating, achieving the highest possible score for energy efficiency and environmental impact.

Ahead of the Government's Future Homes Standard, to be rolled out across the country in 2025, Bellway's Future Homes give you a unique opportunity to own a property built with sustainability and innovation in mind. Boasting exclusive

features from a range including solar panels, air source heat pumps, renewable sources of energy, thicker insulated walls and thicker insulated roofs, your new home will be equipped to stand the test of time.

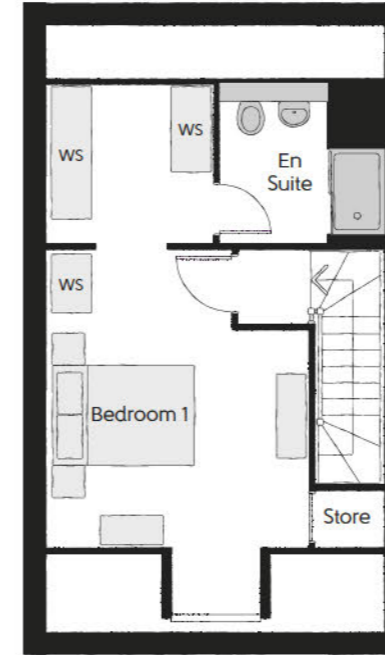


If you'd like to be among the first to own a future-focused new home, or for more information about the technologies, please call 0191 283 5872 or visit [www.bellway.co.uk/future-homes](http://www.bellway.co.uk/future-homes)



## The Spinner

Three bedroom home

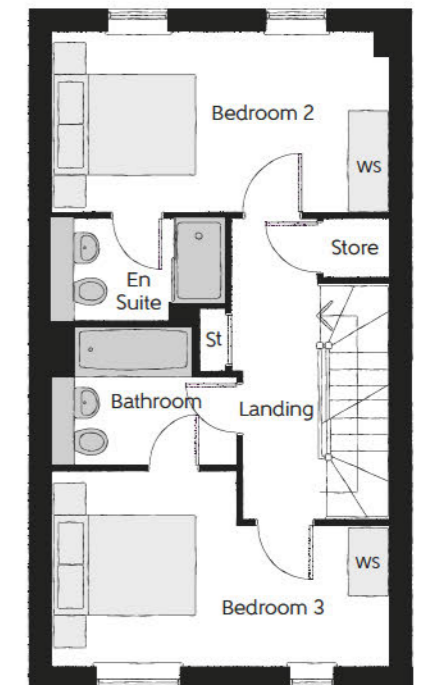


### Second Floor

Bedroom 1	3.59m x 4.84m <small>(max) (max)</small>	11'9" x 15'11" <small>(max) (max)</small>
Dressing	2.32m x 2.24m	7'7" x 7'4"
Bedroom 1 En Suite	2.30m x 2.24m	7'7" x 7'4"

### First Floor

Bedroom 2	4.72m x 2.42m	15'6" x 7'11"
Bedroom 2 En Suite	2.37m x 1.43m	7'9" x 4'8"
Bedroom 3	4.72m x 2.67m <small>(max) (max)</small>	15'6" x 8'9" <small>(max) (max)</small>
Bathroom	2.53m x 1.94m	8'4" x 6'4"



### Ground Floor

Kitchen/Dining	2.49m x 4.96m	8'2" x 16'3"
Living	4.74m x 4.33m <small>(max) (max)</small>	15'7" x 14'2" <small>(max) (max)</small>
Cloakroom	0.90m x 1.90m	2'11" x 6'3"

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

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

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. SP/CB/500/S00/S/01/E\_FUTURE\_HOME

# The Spinner - Specification

	TYPE	PRODUCT
FINISHES	Entrance Doors	GRP Insulated Door
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††
	Ceilings	Crown White Emulsion
	Walls	Crown White 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	
KITCHEN	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 Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)
	Appliances Oven	Zanussi Single Oven ZOHHE2X2
	Appliances Hob	Zanussi Induction Hob ZITN643 & SS Splashback
	Appliances Extractor	Cooker Hood Extractor LFC316X
	Appliances Fridge Freezer	Fridge Freezer Space Only
	Appliance Dishwasher	Removable Unit (inc Feed & Waste) ‡
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	
WET ROOMS	Cloaks - WC	Roca CLARA WC with Concealed Cistern & PL2 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, Flat Edge White Trim
	Bathroom - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^^
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡ ‡ ‡
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower #
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††
	En-suite - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps
En-Suite - Shower Tray	Mira FLIGHT Lower 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 Flat Edged White Trim †††	
MECHANICAL	Controls	Smart Heating Controls
	Heating	Stelrad Compact with Style Vertical Radiators to First & Second Floor. Ground Floor Underfloor Heating
	Hot Water	External Monobloc Air Source Heat Pump, and Hot Water Cylinder with Emersion Heater
	Towel Warmers	Towelrads Anthracite Powder Coated Towel Rail to Bathroom & En-Suite
	Ventilation	De-centralised Mechanical Extract Ventilation to Kitchen, WC, Bathroom & En-Suites (dMEV)

	TYPE	PRODUCT
ELECTRICALS	Home Working	Dedicated Power, USB & Data Points
	Safety - Heat	Heat Detector DET &&
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector
	Consumer Unit	Wylex Consumer Unit
	Sockets & Switches	Electrium CASA White Fittings
	USB Locations	Kitchen, Living Room & Bedroom 1 Only
	Shaver / Toothbrush Point	Bathroom Only
	Lighting	Pendant Fittings 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)
	Communications - TV	TV Point to Living Room, Family & Bedroom 1
	Communications - Voice	Telephone Point to Living Room
Communications - Data	Cat 6 Network Point to Living Room, Family & Bedroom 1	
Communications - Satellite	Dual Connection Satellite Points to Living Room	
Broadband	Ultrafast Fibre Connectivity Openreach	
EXTERNALS & MISC	Build Method	Masonry ###
	Ecological	Hedgehog Highway Fencing Adaption ††
	Garage Electrics	Light & Power Point to Incurtilage Garages ###
	Maintenance	External Tap
	Number Plaque	Artisan Number Plaque
	Footpath & Patio	Grey PCC Flags 450x450x32's
	Garages	Steel Panel Up & Over Canopy Garage Door ###
	Drives	Bitmac Black
	Glazing	Triple Glazed Windows
	Landscaping - Front	Medallion Turf & Landscape Planting ~
	Landscaping - Rear	Rotovated Topsoil ~
Renewables	Viridian Fusion Roof Integrated PV Panels to Front Elevation	
EV Charging Terminal	Universal Socket 7kW * †	

- \* refer to site layout
- \*\* fire rated as necessary
- \*\*\* full height around bath where shower provided as standard
- † electrical infrastructure upgrade maybe required
- †† where layout allows
- ††† full height to shower enclosure
- ‡ at build stage
- ‡‡ flow regulator fitted to bath mixer is serving single thermostatic shower & fed via combination boiler
- ‡‡‡ housetype dependent - liaise with sales executive
- ^^ inc soft close mechanism seat
- ^^^ inc soft close mechanism seat on 4 & 5 bedroom homes ONLY
- # over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ### plot specific, refer to site layout
- ~ refer to site landscape layout
- ~~ semi recessed basin if AD M4(ii) applicable
- ~~~ soft close mechanism to doors & drawers
- && where shown on layouts

# The Spinner - Site Plan Location

## 3 Bedroom Homes

 The Spinner  
Plots 14 & 15



### Material Finishes

(R) - Render Version

(TH) - Tile Hanging Version

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.

# Making the most of your Future Home

## Solar panels

- What are the benefits of solar panels?

Solar (or photovoltaic) panels provide your home with free, green electricity, which is generated by the panels whenever the sun shines. Although bright sunlight provides the greatest amount of electricity generation, solar panels work whenever there is daylight – even on cloudy days.

- What are the benefits of battery storage?

Solar panels only provide you with free electricity during daylight hours, often when homeowners are at work or school. Installing a battery means you can charge up during the day and use your green electricity at night.

- Does any of the power go back to the grid or is it all stored?

Your home will still have a connection to the grid in case your electricity needs outweigh the capacity of the solar array.

- What type of battery storage is on the plots?

Plots 14 & 15 features 13.5kWh AC coupled GivEnergy battery and gateway along with GivEnergy 5W hybrid Gen 3 inverter.

- What maintenance is required for this system?

Solar PV panels are essentially maintenance free, as they are cleaned by rainwater. The battery can be expected to remain serviceable for more than 10 years.

- Will I still have electricity bills with this system?

Although the inclusion of solar PV and batteries should significantly reduce your bill, it is not likely to cancel it out altogether. Realistically, the PV and battery will only supply a portion of your electricity demand.

## Triple glazing

- What are the advantages of triple glazing over double glazing?

Triple glazing provides both thermal benefits and acoustic benefits, so you can expect your windows to be 50% better at keeping your home both warmer and quieter.

## Energy Performance Certificate

- What will the EPC rating of this property be?

The Predicted Energy Assessment (PEA)\*\* rating for Plots 14 & 15 is A (the highest score possible).

## Monobloc air source heat pumps

- What is an air source heat pump?

Renewables - The Daiken air source heat pump (ASHP) is a low energy system based on air to water technology. ASHP is an outdoor unit that extracts heat from the ambient outside air. This is then converted to provide heat and constant supply of hot water to the household.

## Underfloor Heating

- At what temperature does the underfloor heating operate?

The underfloor heating is designed to run at 40°C. This provides a floor surface temperature of approximately 25°C (depending on floor covering).

- Can the temperature be changed?

It is possible to adjust the temperature, however underfloor heating systems work in a very different way to conventional radiators. The time it takes to warm up and cool down are greatly increased, so it is not recommended to switch the heating on and off regularly; it's much more efficient to turn the heating on low, and let it run for longer.

## Decentralised extract ventilation unit (dMEV) - System 3 ventilation

- What is a dMEV system?

Plots 14 & 15 comes with system 3 decentralised ventilation system (dMEV). The units provide continuous extract ventilation that is designed to extract moisture from the kitchen, bathroom, en-suite & WC. The fans ensure good quality air indoors, as they continuously extract the stale air from within the room.

\*\* Predicted Energy Assessment is the design stage equivalent of an Energy Performance Certificate (EPC). The EPC cannot be created until after the home is constructed and physically tested.

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[///preoccupied.rigid.advice](https://preoccupied.rigid.advice)

what3words provides exact locations  
so you know exactly where to find  
our development.

