

Roman Gate

Melton Mowbray

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.

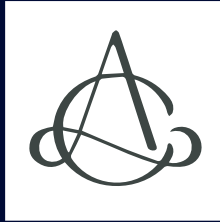
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is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



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.



Inspired and crafted by adventure

Welcome to Roman Gate, a new collection of 2, 3 and 4 bedroom homes situated in the town of Melton Mowbray. Finished to our high standards, this development benefits from a contemporary specification throughout, with private gardens and off-street parking or a garage to each home. The variety of homes available means that Roman Gate is sure

to appeal to first-time buyers, couples and growing families, whilst also conveniently located for commuters. In addition to the many local amenities and services, Roman Gate benefits from a close proximity to various leisure attractions, retailers and eateries. Travel links are impressive as well, providing connections to Leicester and beyond.



Melton Mowbray: a quintessential market town



Melton Mowbray boasts an outstanding food and drink scene, headlined by its renowned pork pies and cheeses, which can be tried at one of the many local food producers or food and drink festivals held throughout the year. Melton Mowbray's culinary offering extends to its variety of charming pubs offering hearty gastro fare, in addition to the selection of cafés, coffee shops and bakeries.

The most famous of which is the Melton Mowbray Food Festival, one of the largest food festivals in the country celebrating the tastes of Melton Mowbray and beyond. Melton Mowbray's culinary offering extends to its variety of charming pubs, each offering hearty gastro fare, in addition to the selections of cafés, coffee shops and bakeries. There's also a range of restaurants serving cuisines including Indian and Italian.



Along with the range of everyday amenities, banks and supermarkets, the town offers a choice of high-street and independent stores. A further choice of well-known retailers and eateries lies just an 18-minute drive away at Thurmaston Shopping Centre. Just a 10-minute drive from Roman Gate is Twinlakes Park, a theme park that offers the ideal day out for every member of the family, with rollercoasters, rides, a water park and a falconry display.

Just under 5 minutes away by car, those leading active lifestyles can take advantage of the range of facilities at Waterfield Leisure Centre, which include a gym, swimming pool, group fitness studio, sauna and steam room. Avid golfers are also catered for at Melton Mowbray Golf Club just a 10-minute drive from home.

Families will appreciate the choice of well-regarded schools nearby, including Little Rascals Day Nursery, Swallowdale and Ashfordby Hill primary schools, Long Field Academy (for ages 11 to 19) and Brooksby Melton College. All are within just three miles of home.

Commuters and explorers alike can take advantage of the excellent road and rail links at their disposal. Leicester, Loughborough and Grantham are within 30 minutes' drive, whilst services to Peterborough, Cambridge and Birmingham New Street are available from Melton Mowbray Station just two miles away. The development is also just a 33-minute drive from East Midlands Airport, which provides a range of flights to some of Europe's most exciting destinations, including Barcelona, Venice, Rome, Berlin and Budapest.



THE
ARTISAN
COLLECTION



Computer generated image.

Ideally positioned and crafted to a high standard, Roman Gate provides the ideal base to enjoy Melton Mowbray and beyond.





THE
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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.

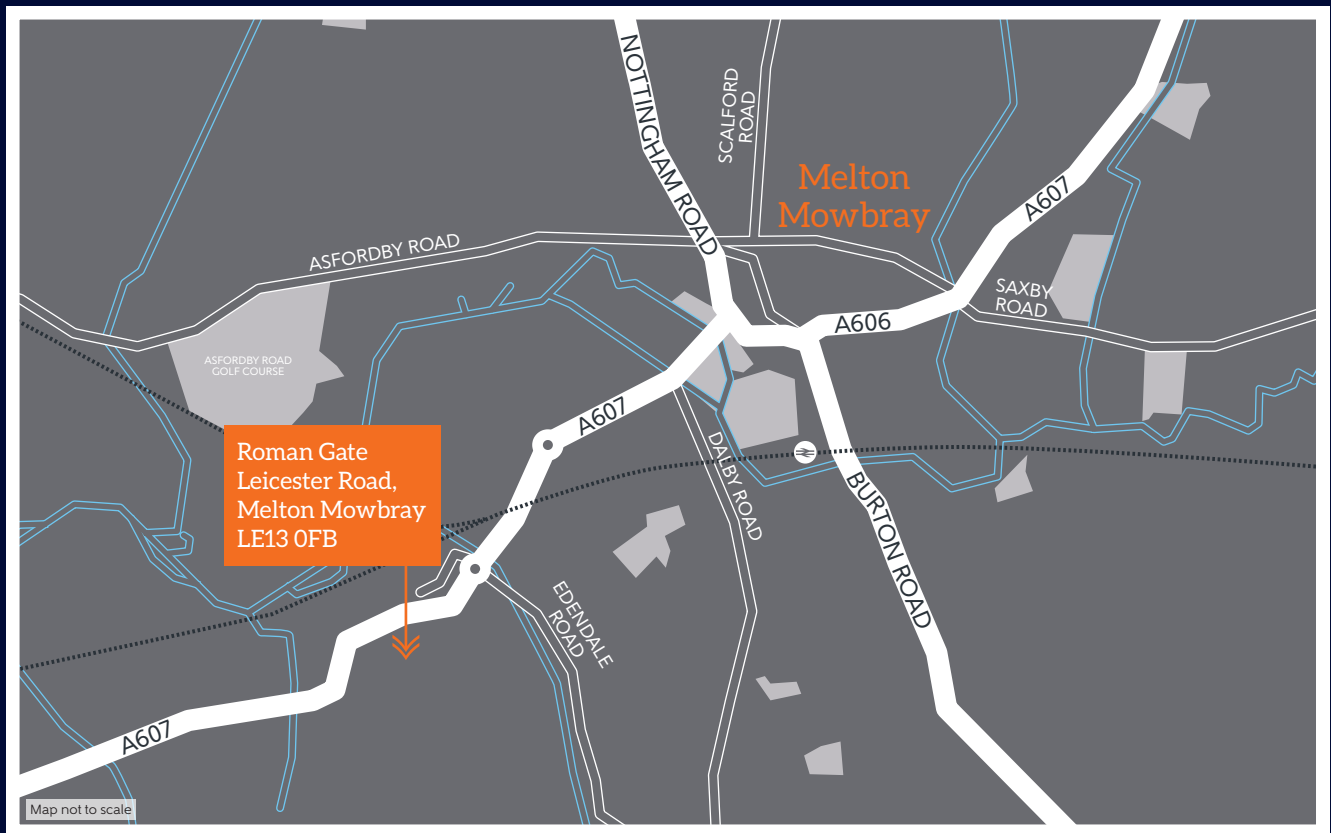
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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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