



Regency style
for contemporary living

Bellway

A group of deer is gathered in a forest. The scene is dimly lit, with sunlight filtering through the trees, creating a soft, natural atmosphere. The deer are positioned in the middle ground, looking towards the camera. The background is filled with the trunks and branches of trees, some of which are out of focus. The overall color palette is dominated by greens and browns, with a touch of golden light from the sun.

Naturally Wynyard
Perfectly yours

*It's in your nature to recognise when something is right for you.
You know your style and you know your spirit. It's indefinable,
it's individual and it's distinctive.*

REGENCY MANOR
WYNYARD ESTATE



Regency Manor is a prestigious development of new homes in Wynyard created with family living very much in mind. This collection of four and five-bedroom detached properties incorporates a range of desirable features, such as en-suite shower rooms, open-plan living spaces and integrated kitchen appliances. All properties have generous gardens and each has a garage.

Families will find Wynyard CofE Primary locally, with Northfield

School and Sports College at senior level 2.5 miles away. In the Independent sector Red House School for 2-16 year olds is five miles, and the renowned Yarm School for 3-18 year olds ten miles away.

Regency Manor sits within the magnificent grounds of Wynyard Hall, for generations the home of the Marquesses of Londonderry and now beautifully restored into an exclusive wedding and events venue with lakeside spa.

Elegance and classic style. It's in your nature.

REGENCY MANOR
WYNYARD ESTATE



The championship Wynyard Club golf course lies just over a mile from the development with several other top-class courses also in the vicinity.

Enjoy a rural setting where you can not only discover nature on your doorstep but cycle, ride, run, golf and ramble.

The sandy bays, coastal paths and headlands that form Durham Heritage Coast are

only seven miles away offering an exhilarating experience and North Sea splendour.

Castles and cathedrals reflect a deep heritage; theatres and galleries attract the country's leading shows, underlining the area's cultural significance, while high calibre retail centres offer a fine alternative to a flourishing local sporting calendar.

Elegance and classic style. It's in your nature.



Naturally secluded
Perfectly fulfilling

*Regency Manor represents the finest opportunity to live and breathe
the finer things about this amazing region.*

Naturally vibrant *Perfectly* placed



Regency Manor is perfectly placed for all major roads and motorways, less than an hour from Newcastle International Airport and never far from a National Rail station.

Hartlepool 9.6 miles 19 mins by car	Middlesbrough 10 miles 17 mins by car	Yarm 13.9 miles 23 mins by car	Durham 16.7 miles 27 mins by car	Darlington 17 miles 26 mins by car	Sunderland 25.1 miles 37 mins by car	Newcastle 33.8 miles 42 mins by car
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REGENCY MANOR
WYNYARD ESTATE



Bustling centres in Newcastle, Washington and Sunderland are easily accessible for commuters.

The East Coast Main Line linking London, York, Newcastle and Edinburgh is particularly convenient from Darlington station, which also enjoys regular cross-country services to Leeds, Manchester, Liverpool and Birmingham.

Durham Tees Valley Airport is 25 minutes away with its specialist oil and gas industry routes to Scotland and Norway – plus internal UK and European hub destinations – while Newcastle International Airport is a 45-minute drive and particularly well connected to national and global hubs such as Paris, London, Amsterdam, Brussels and Dubai.

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REGENCY MANOR
WYNYARD ESTATE



You and your dreams will make a home together at Regency Manor where there is space to create and explore your uniqueness and to establish a retreat where excellence comes as standard. Interior lines flow beautifully throughout and light-filled rooms complement the outdoor space. Contemporary kitchens are ready to enjoy and

entertain in, with on-trend unit styles and finishes, equipped with integrated oven, hob and hood. Bathrooms and shower rooms are clean-lined, the perfect retreat to unwind.

Homes designed to complement their surroundings beautifully, an exclusive address and a lifestyle increasingly rare to find today.

Elegance and classic style. It's in your nature.



A photograph of a modern kitchen and dining area. In the foreground, a glass dining table is set with three place settings. Each setting includes a white plate, a teal plate, a black napkin with a silver ring, and a black wine glass. A large silver vase with blue and yellow flowers is on the left. In the background, a kitchen island with a white countertop and dark wood cabinets is visible. The kitchen has white upper cabinets and a dark backsplash. The lighting is warm and ambient.

Naturally individual
Perfectly elegant

*Regency Manor is where concept fulfils individual aspiration;
a place that reveals the ultimate in elegance and style. Set in a stunning
natural setting, Regency Manor is the place to put down roots.*





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.



Elegance and classic style. It's in your nature.

Outstanding 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.



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 own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



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.

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.

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 washing machine / washer dryer
- Silestone work surfaces
- AEG integrated coffee machine
- AEG integrated microwave
- Caple wine coolers

Flooring:

- Choose from carpets, moduleo or vinyl

Tiling:

- Full height tiling
- Comprehensive upgrade options

Plumbing:

- Heated towel rail

Security:

- Intruder alarms
- Security lights

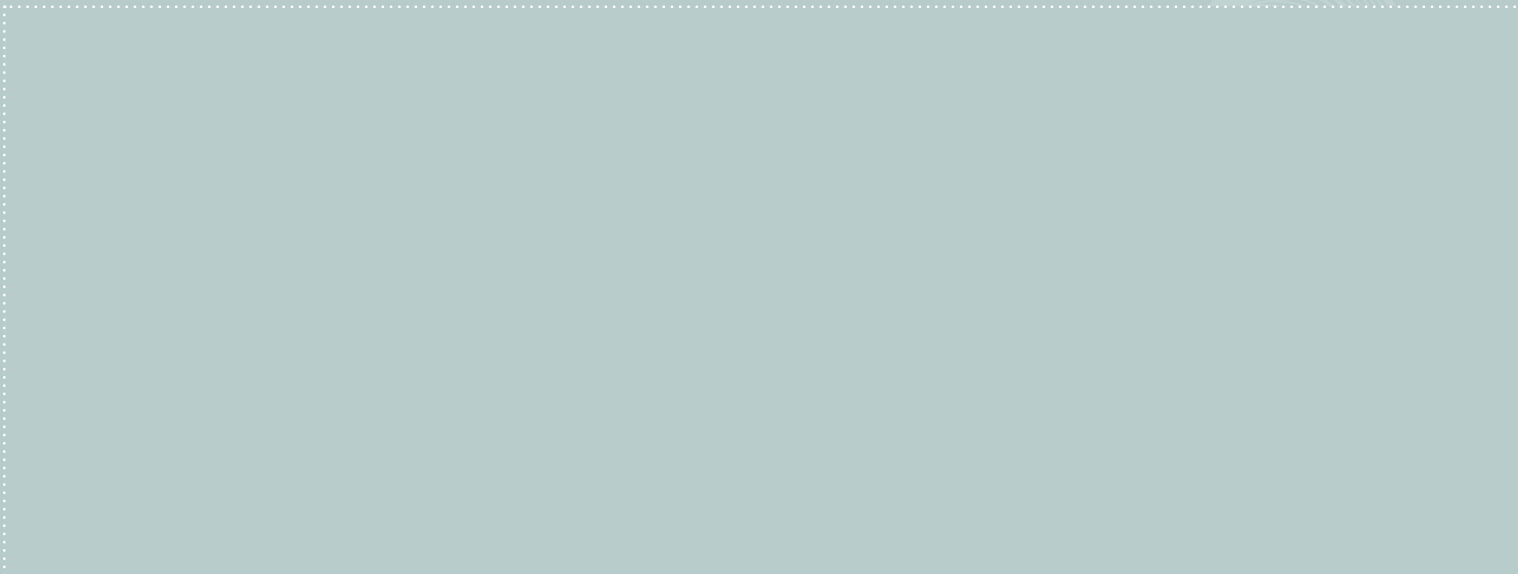
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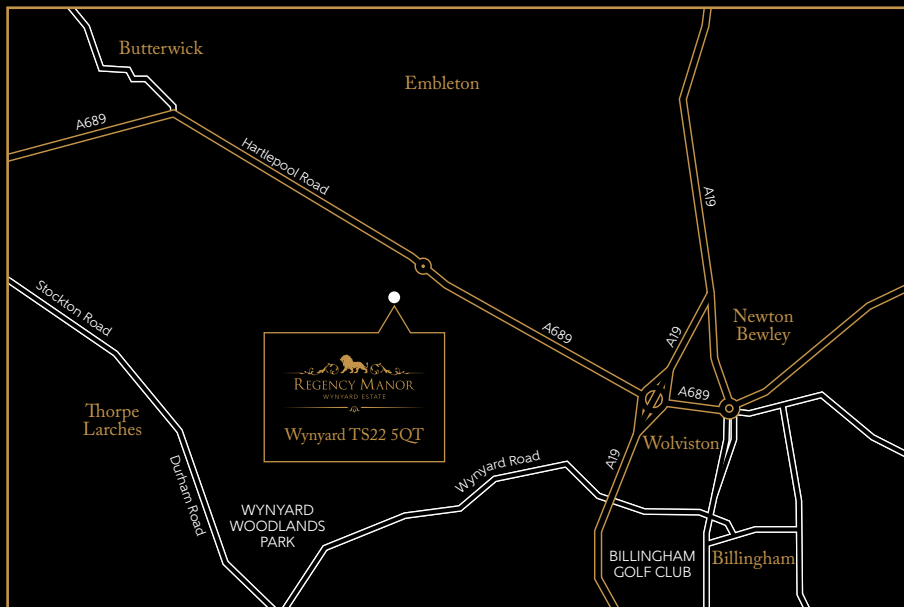
- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- BT and TV points
- Cat 5 cabling

Miscellaneous:

- 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.





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