



Blackthorn Walk

Blackthorn Walk is a development of 2, 3 and 4-bedroom homes, located in Hunts Grove, Gloucestershire.



THE
ARTISAN
COLLECTION

Bellway



A hub of culture and leisure

Explore Gloucester’s shopping, dining, and entertainment

Just 15 minutes from Blackthorn Walk, Gloucester city centre offers an array of shopping and dining options. From independent traders to major brands, there is something to suit everyone’s taste.

The historic pubs and quaint cafés scattered throughout the city’s characterful streets provide plenty of opportunities to unwind, while Gloucester Quays, a vibrant retail and food destination, is home to outlet stores, restaurants, bars and a cinema.

Other entertainment and leisure opportunities include the Gloucester Guildhall, which hosts live music, cinema screenings and art exhibitions, making it a true cultural hub. The Gloucester Docks area is another vibrant location, featuring museums, bars and the National Waterways Museum, which offers a glimpse into the city’s rich maritime history.

For those who enjoy staying active, Quedgeley Health and Fitness Club and Homeleigh Park Sports Centre are both within easy reach, offering gyms, fitness classes and sports facilities, plus a swimming pool at the latter. Thrill-seekers can visit the Gloucester Ski and Snowboard Centre, which is a 13-minute drive away and features one of the longest artificial slopes in the UK.

The great outdoors plays a key role in life at Blackthorn Walk. Local parks and playgrounds provide green spaces for families to enjoy, while Hunts Grove Wood, within walking distance, offers tranquil footpaths to explore. Just a 10-minute drive away, Robinswood Hill Country Park boasts panoramic views of the city and countryside or you can be enjoying the endless trails and picturesque scenery of the Cotswolds in as little as 15 minutes.

When it comes to education, Hunts Grove Primary Academy and Hardwicke Parochial Primary School are both within walking distance, while Severn Vale School and Holmleigh Park High School are easily accessible by bike. Together they provide education from primary through to sixth form. Higher education can be found at Gloucestershire College and the University of Gloucestershire.

Transport links are excellent, with Gloucester’s central train station offering direct services to major cities such as London, Birmingham and Bristol. The A40, A48 and M5 ensure easy road access, while Bristol Airport, less than an hour away, provides global travel opportunities.

A perfect balance of city and country

Modern living on the edge of Gloucester

Blackthorn Walk is a stunning selection of 2, 3, and 4-bedroom homes located just outside the historic city of Gloucester. This brand-new development has been thoughtfully designed and built to provide high-quality, energy-efficient living, featuring versatile interior spaces, smart thermostats and EV charging

points. Such a great location delivers a fantastic blend of city convenience and access to the stunning Cotswolds countryside. Add excellent transport links and close proximity to well-regarded local schools and you have the ideal home for first-time buyers and families today and long into the future.







Plots 250, 253, 254, 277, 278, 279, 304, 305, 308,
309, 314, 315, 319, 320, 321, 322, 332, 333, 334,
335, 338, 339, 340, & 347

100

Plots 249, 251, 252, 255, 303, 306, 307, 310, 313,
316, 318, 323, 331, 336, 337, 341, 346 & 348



Plots 256, 271, 300, 312 & 343



Plots 257, 260, 261, 264, 265, 268, 269, 270,
275, 276, 287, 288, 301, 302, 311, 328 & 342



Plots 266, 267, 290, 291, 293, 294, 296, 297,
324, 325, 351, 352, 353 & 354

Plots 248, 272, 282, 283, 286, 289, 299, 317,
329 & 330

Plots 258, 259, 273, 274, 280, 281, 285, 292,
295 & 298



Plots 262, 263, 326, 327, 344, 345, 349 & 350



Plot 284

v Visitor parking

(R) - Full Render Version

(R) - Full Render Version

(PR) - Part Render Version

Our Life plots include adaptations to ensure your new home can be comfortably enjoyed for years to come. We have incorporated a range of practical adjustments to allow ease of access to and around the home, such as wider doors and hallways, spacious ground-floor water closets, step-free access, and clear access zones around windows and beds.

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.



The Potter

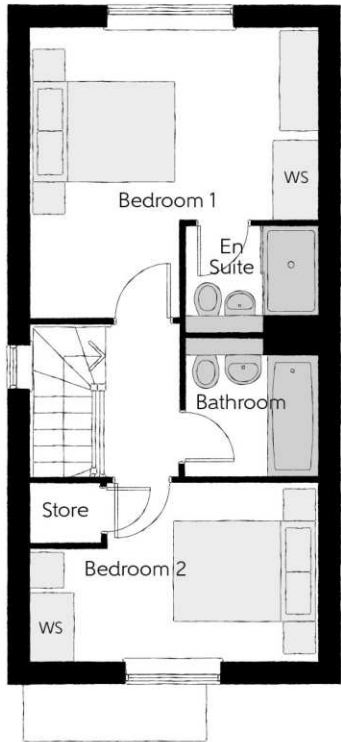
TWO BEDROOM HOME



Bellway

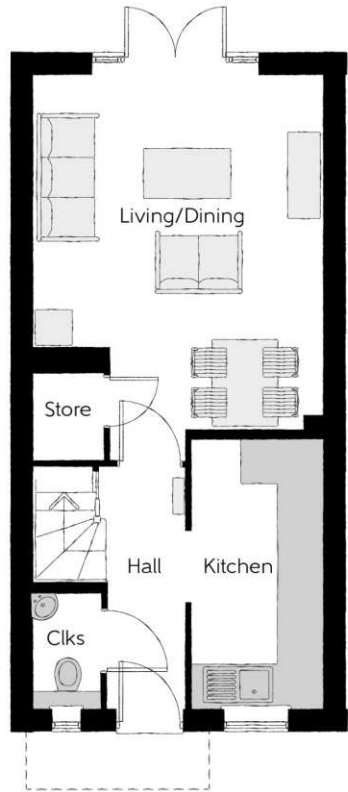
The Potter

Two bedroom home



First Floor

Bedroom 1	3.99m x 4.04m (max)	13'1" x 13'3" (max)
Bedroom 1 En Suite	1.86m x 1.48m	6'1" x 4'10"
Bedroom 2	3.99m x 2.47m (max)	13'1" x 8'1" (max)
Bathroom	1.86m x 1.92m	6'1" x 6'3"



Ground Floor

Kitchen	1.80m x 3.72m	5'11" x 12'2"
Living/Dining	3.99m x 4.92m (max)	13'1" x 16'2" (max)
Cloakroom	0.94m x 1.60m	3'1" x 5'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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

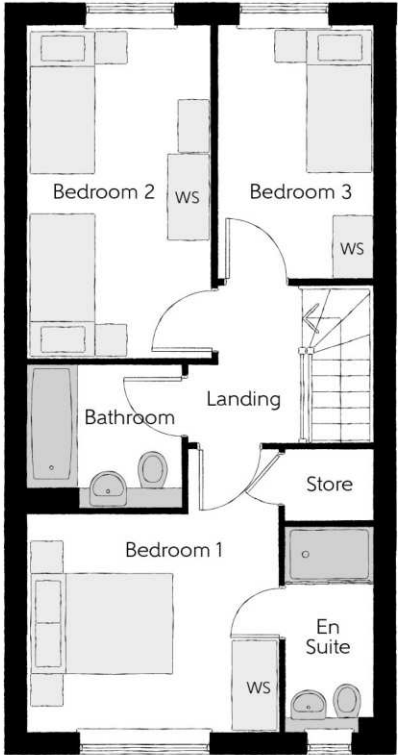
THREE BEDROOM HOME



Bellway

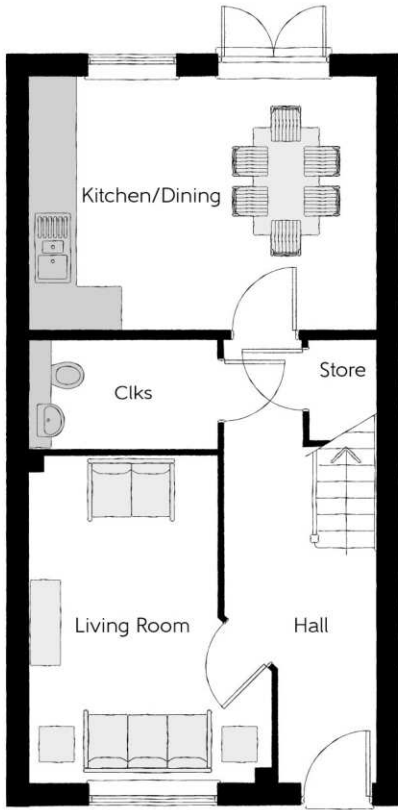
The Harper

Three bedroom home



First Floor

Bedroom 1	3.50m x 3.92m	11'6" x 12'10"
Bedroom 1 Ensuite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.13m x 1.99m	7'0" x 6'6"



Ground Floor

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m	11'0" x 14'11"
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Lymner

THREE BEDROOM HOME



Bellway

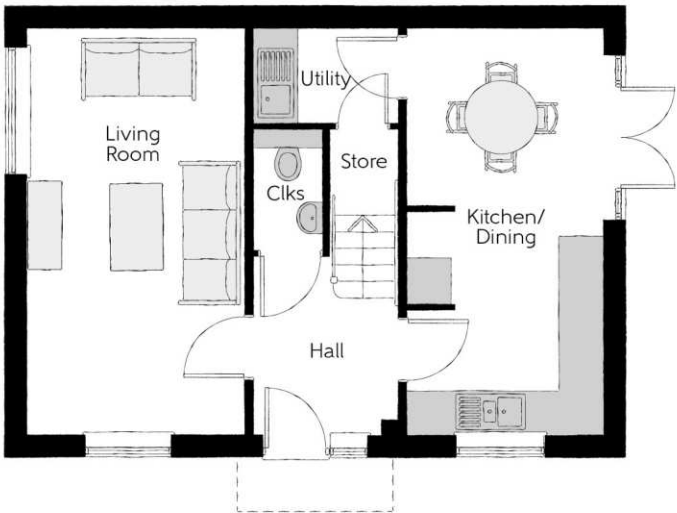
The Lymner

Three bedroom home



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03 m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'1" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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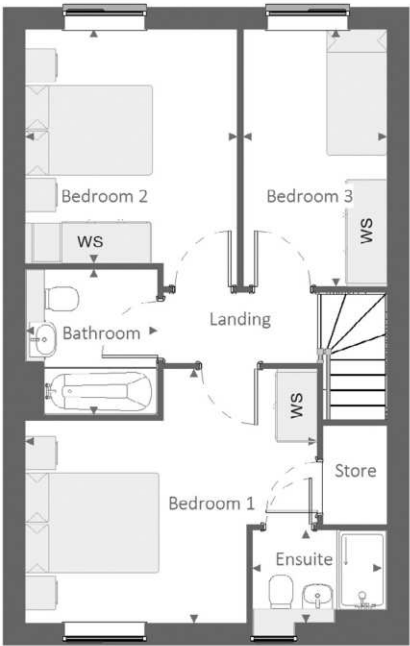
The HillardLife

THREE BEDROOM HOME



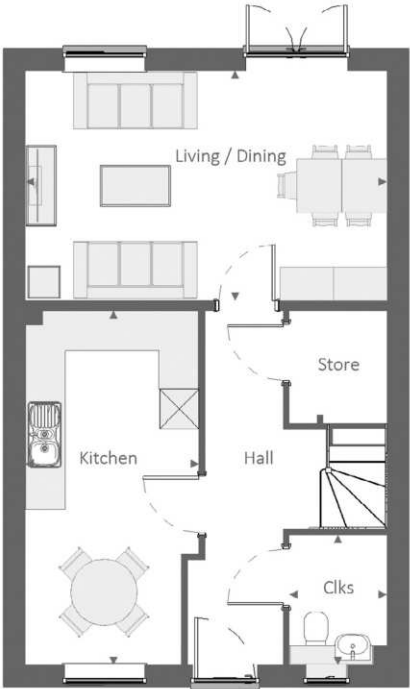
The HillardLife

Three bedroom home



First Floor

Bedroom 1	4.37 m	x	3.81 m	14'-4"	x	12'-6"
Bedroom 1 Ensuite	1.94 m	x	1.40 m	6'-4"	x	4'-7"
Bedroom 2	3.17 m	x	3.51 m	10'-5"	x	11'-6"
Bedroom 3	2.15 m	x	3.86 m	7'-1"	x	12'-8"
Bathroom	1.98 m	x	2.18 m	6'-6"	x	7'-2"



Ground Floor

Living / Dining	5.41 m	x	3.45 m	17'-9"	x	11'-4"
Kitchen	2.60 m	x	5.30 m	8'-6"	x	17'-5"
Cloakroom	1.46 m	x	1.95 m	4'-10"	x	6'-5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Turner

THREE BEDROOM HOME



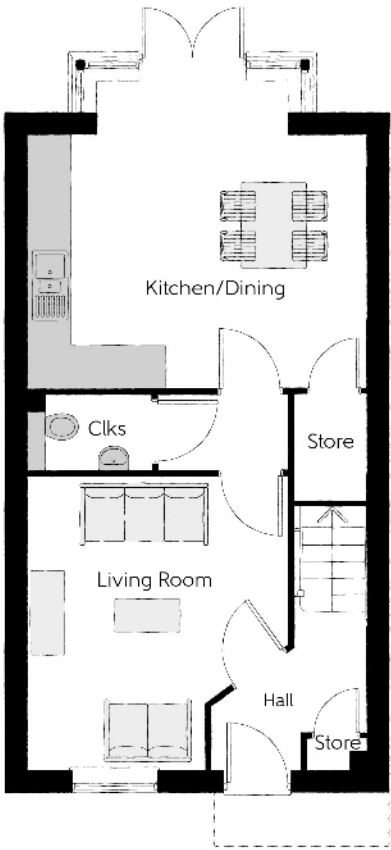
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"



Ground Floor

Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m (max)	11'10" x 13'4" (max)
Cloakroom	1.71m x 1.05m	5'7" x 3'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Bowyer

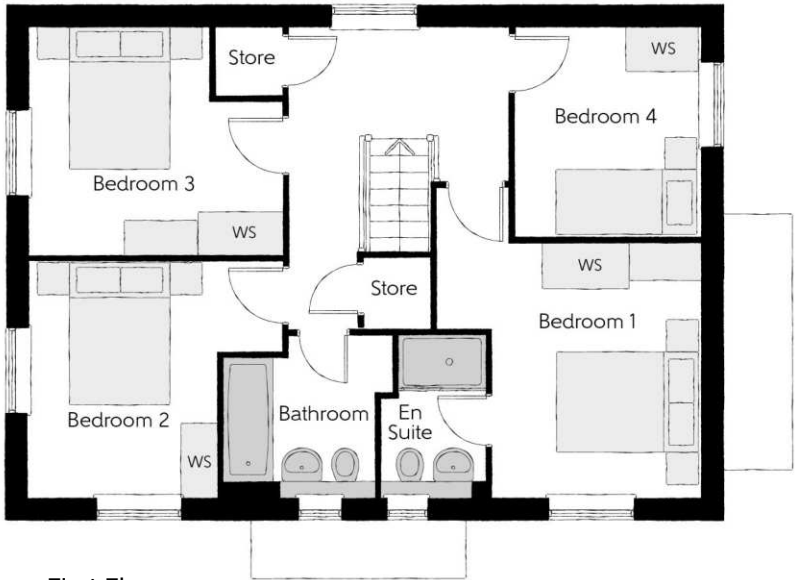
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Scrivener

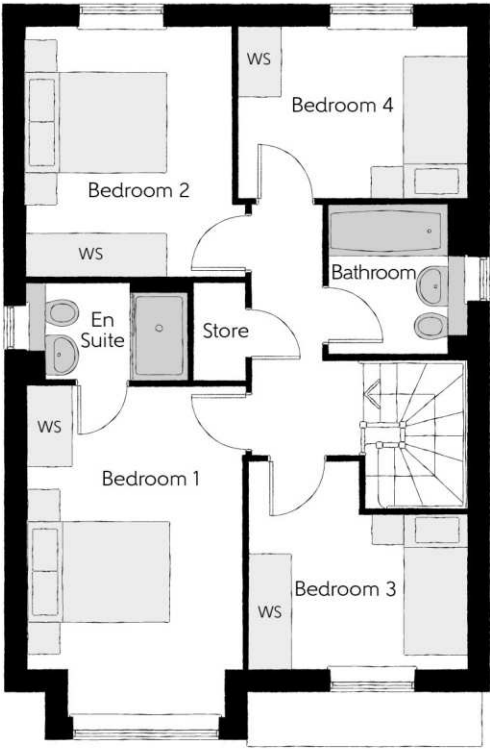
FOUR BEDROOM HOME



Bellway

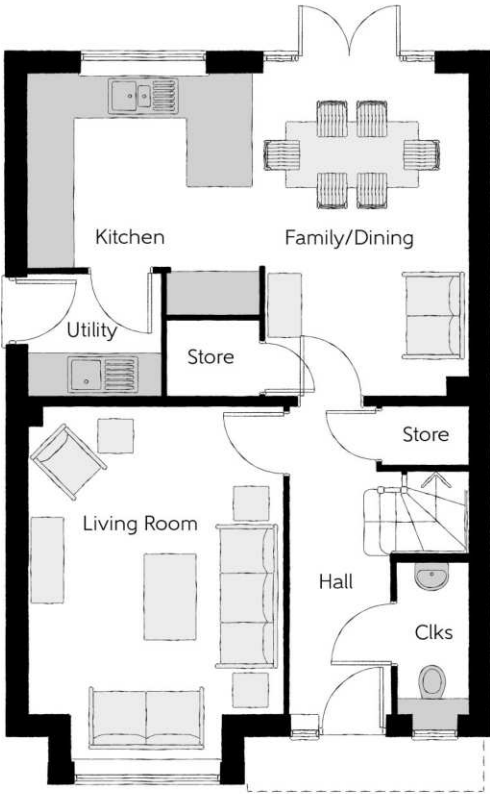
The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Wheelwright

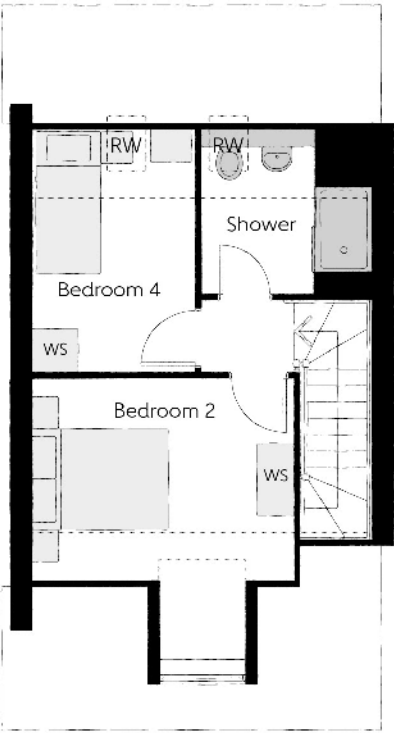
FOUR BEDROOM HOME



Bellway

The Wheelwright

Four bedroom home

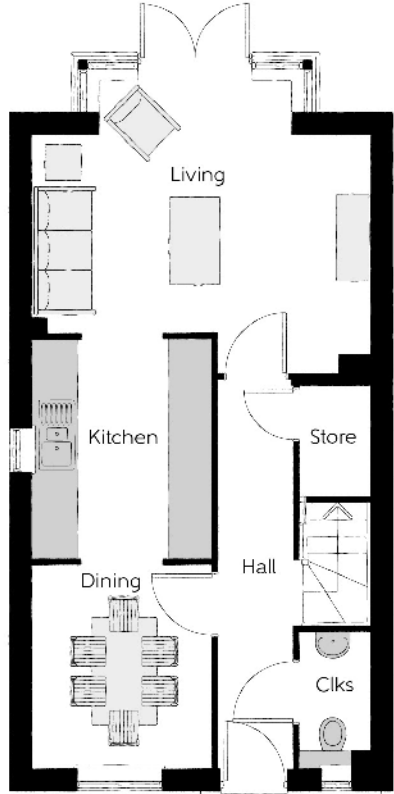


Second Floor

Bedroom 2	3.64m x 3.80m (inc dormer)	11'11" x 12'6" (inc dormer)
Bedroom 4	2.25m x 3.38m	7'5" x 11'1"
Shower	2.33m x 2.29m	7'8" x 7'6"

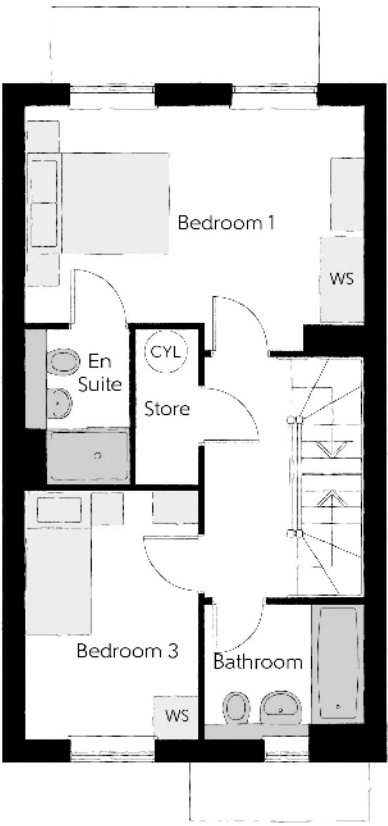


Bedroom 1	4.67m x 3.37m (max)	15'4" x 11'1" (max)
Bedroom 1 En Suite	1.40m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Living	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Dining	2.49m x 2.78m	8'2" x 9'1"
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



Clks - Cloakroom CYL - Hot Water Cylinder WS - Wardrobe Space (suggestion only, wardrobe not included)

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

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The Goldsmith

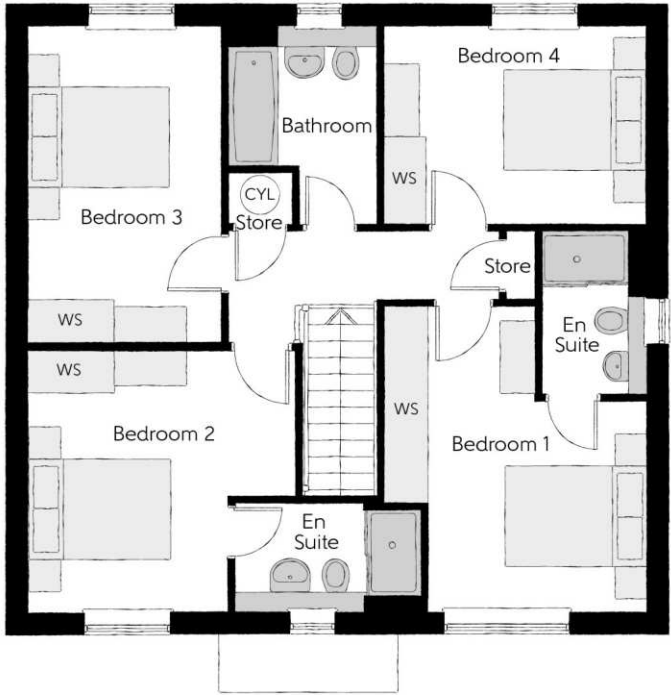
FOUR BEDROOM HOME



Bellway

The Goldsmith

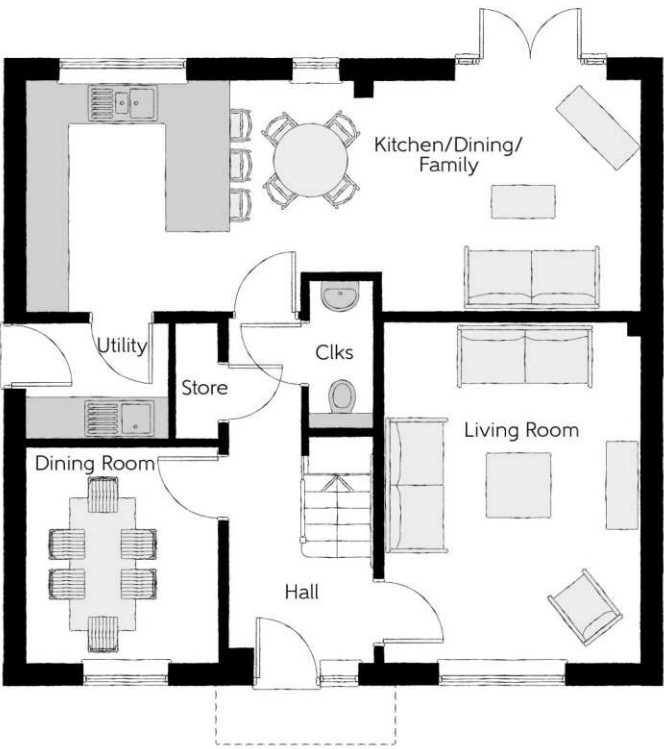
Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.26m (max) (max)	12'0" x 14'0" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max) (max)	12'1" x 12'0" (max) (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)

Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



Clks - Cloakroom CYL - Hot Water Cylinder WS - Wardrobe Space (suggestion only, wardrobe not included)

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Houses Specification

FINISHES			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
			Entrance Doors	GRP Insulated Door	●●●
			Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●●●
			Ceilings	Crown White Matt Emulsion	●●●
			Walls	Crown White Matt Emulsion	●●●
			Floors	Concrete Ground Floor / Chipboard First Floor	●●●
			Window Cills	White Satin MDF	●●●
			Stairs	Timber Stair - White Satin MDF Strings	●●●
			Balusters	White Satin Stop Chamfered Balusters	●●●
			Newel Posts	White Satin Stop Chamfered Newels	●●●
KITCHEN			Newel Caps	White Satin Flat Top Newel Caps	●●●
			Handrail	White Satin Heavy Duty Handrail	●●●
			Skirting	White Satin 94x14 MDF Grooved & Chamfered	●●●
			Architrave	White Satin 69x18 MDF Grooved & Chamfered	●●●
			Internal Doors	White Pre Finished Vertical Panel Internal Doors	●●●
			Ironmongery	Chrome SR100 Door Furniture	●●●
			Carcass	Premium Grade 18mm thk Colour Matched Carcass	●●●
			Frontals	Bellway Band B options &	●●●
				Bellway Band C options &	●●●
			Units	Frontal Matching Table Ends	●●●
WET ROOMS				Unit Framing	●●●
			Worktops	40mm Square Edge Worktops with upstand	●●●
			Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●●●
				Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●●●
				Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●●●
			Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●●●
				Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●●●
			Appliances Oven	Electrolux Single Oven KOFQH00BX	●●●
				Electrolux Single Oven KOFQH40TX	●●●
			Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●●●
				Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback	●●●
			Appliances Extractor	Cooker Hood Extractor LFC316X	●●●
			Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	●●●
			Appliances Fridge Freezer	Fridge Freezer Space Only	●●●
				Electrolux 70/30 Fridge Freezer LNS5LE18S	●●●
			Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●●●
				Electrolux Dishwasher KEAF7200L	●●●
			Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●●●
					●●●
			Cloaks - WC	Roca DEBBA 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	●●●
				Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●●●
			Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●●●
			Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ---	●●●
				Roca DEBBA 550 WHB with Semi Pedestal ---	●●●
			Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●●●
			Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●●●
				Bristan SAIL Chrome Bath & Basin Mixer Taps	●●●
			Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●●●
			Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ##	●●●
				Mira MINIMAL Single Thermostatic Shower &&	●●●
			Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●●●
				1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●●●
			En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●●●
			En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●●●
				Roca DEBBA 550 WHB with Semi Pedestal	●●●
			En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●●●
				Bristan SAIL Chrome Bath & Basin Mixer Taps	●●●
			En-Suite - Shower Tray	Mira FLIGHT Low 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 †††	●●●
				1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●●●
					●●●
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MECHANICAL			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
			Waste Water Heat Recovery	Waste Water Heat Recovery System ^	●●●
			Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●●●
				Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^^	●●●
			Controls	Honeywell T6R Dual Zone Smart Thermostat	●●●
			Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●●●
			Towel Warmers	Flat Chrome to Bathroom	●●●
			Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●●●
					●●●
					●●●
ELECTRICS			Safety - Heat	Heat Detector DET #	●●●
			PV Generation Optimiser	Marlec Solar iBoost ^	●●●
			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	●●●
			Lighting	Pendant Fitting to Habitable Rooms	●●●
			Lighting - Kitchen	White Recessed Spot Lights	●●●
				Polished Chrome Recessed Spot Lights	●●●
			Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●●●
EXTERNALS & MISC				Polished Chrome Recessed Spot Lights	●●●
			Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●●●
			Communications - TV	TV Point to Living Room & Bedroom 1	●●●
			Communications - Data	Cat 6 Network Point to Living Room & Study	●●●
			Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●●●
			Ecological	Hedgehog Highway fencing adaption	●●●
			Garages Electrics	Light & Power Point to incurtilage Garages ~	●●●
			Build Method	Timber Frame ~	●●●
			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 ###	●●●
			Landscaping - Front	Medallion Turf & Landscape Planting ~~	●●●
			Landscaping - Rear	Rotovated Topsoil ~~	●●●
			Renewables	Photovoltaic Array ~	●●●
			EV Charging Terminal	Universal Socket 7kW * †	●●●
					●●●
					●●●
					●●●

* refer 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
‡‡ consult with sales executive for specific development details
‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
^ housetype dependent - liaise with sales executive
^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
kitchen only
over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
plot dependent
~ plot specific, refer site layout
~~ refer site landscape layout
--- semi recessed basin if AD M4(ii) applicable
& soft close mechanism to doors & drawers
&& where provision of shower tray allows.



Dedicated to delivering quality

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.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

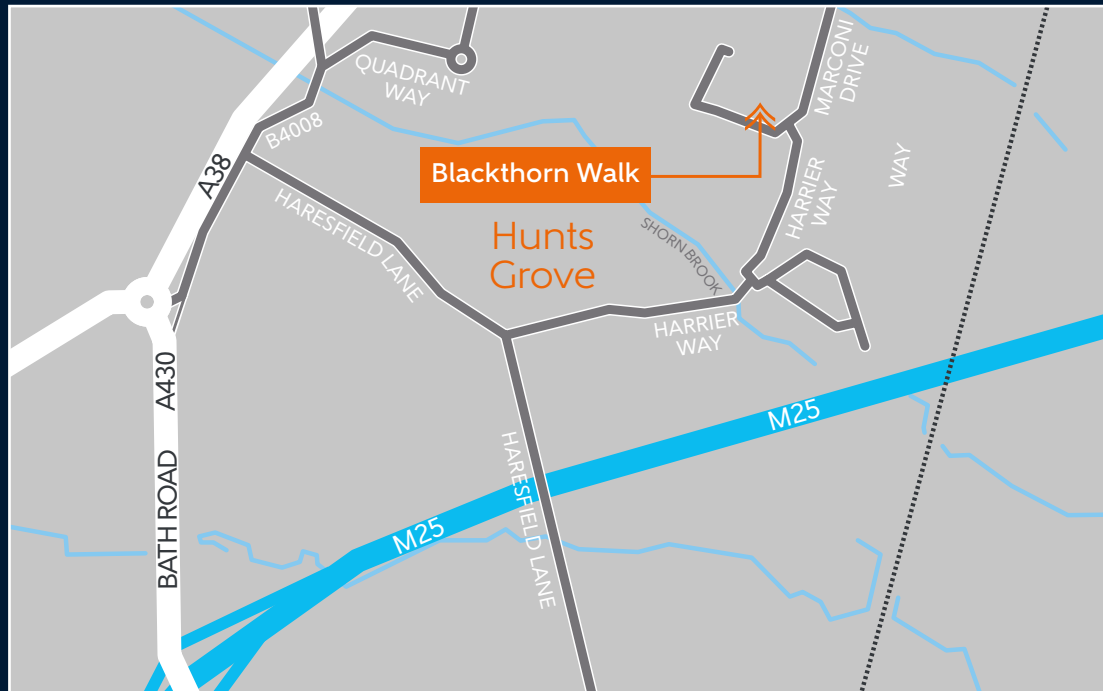
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

