



Fallow Wood View

Fallow Wood View is a development of 1, 2, 3 & 4 bedroom homes, located in Burgess Hill, West Sussex.



Bellway



The choice is yours

Discover a broad range of homes to suit many lifestyles

Fallow Wood View is a collection of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes located on the outskirts of Burgess Hill. This attractive development is set within the lush greens of the rolling West Sussex Countryside, yet only a short drive from charming town-centre amenities and direct rail connections to the cities of London and Brighton. Each home has

been designed to cater for ever-changing modern lifestyles, with an electric vehicle charging point, high energy efficiency and versatile interior spaces that will ensure your home evolves as you do. With such a diverse range of properties on offer, Fallow Wood View is sure to appeal to everyone from first-time buyers to growing families and downsizers.

The best of town, city and country

Enjoy rural beauty without sacrificing city connections

Despite being surrounded by beautiful open countryside, Fallow Wood View has all the essentials nearby. The town of Burgess Hill is located seven minutes away by road and offers a selection of leading supermarkets, banks, pharmacies and more.

The nearest medical and dental surgeries are just three minutes away and education is also well taken care of, with a selection of primary and secondary schools all within a 10-minute drive.

You can also find a great choice of retail and leisure in the town centre. The Martlets and Market Place shopping centres between them have many of the high-street favourites covered, plus a range of cafés, bars and restaurants where you can enjoy anything from coffee and cake, to dinner and drinks.

The Orion independent cinema shows films for all ages and tastes, along with National Theatre Live screenings if you're a fan of the stage. There's also plenty of family fun to be had at Beech Hurst Park Miniature Railway, which is a seven-minute drive away.

For staying active, the Sidney West Sports and

Community Centre, St John's Park and Fairfield Recreation Ground make fantastic islands of green near the town centre. Alternatively, The Triangle leisure centre can be reached in five minutes by car and offers fitness and leisure pools, a gym, sports hall, climbing and more.

If you simply love being outdoors, there are a number of country parks located on the outskirts of the town. For example, Bedelands Farm Nature Reserve is an eight-minute cycle ride away and consists of 33 acres of meadows and woodland.

Furthermore, the borders of the spectacular South Downs National Park and High Weald AONB can both be reached in less than 10 minutes by car and promise seemingly endless walking and cycling trails to explore.

Travel further afield is made easy through great road and rail connections. It's six minutes north along the A273 to Haywards Heath, while the A23 puts both Brighton and Gatwick Airport within half an hour.

Additionally, from nearby Wivelsfield Station you can be in Brighton and Gatwick in 17 minutes and London Victoria in less than an hour.





Development plan



Key to plan

- s/s Sub station
- p/s Pump station
- v Visitor parking
- u Unallocated parking
- bcp Bin collection point

Material Finishes

- (W) - Weatherboard Version
- (T) - Tile Hanging Version

Apartments

- Acrewood Court
Plots 21-26
- Elm Court
Plots 62-67
- Meadows Court
Plots 142-150
- Wildwood Court
Plots 203-205

1-2 Bedroom Homes

- The Coach House
Plots (1 Bedroom) 115 & 118
- The Millwright
Plots 54, 55, 60, 61, 68 & 69
- The Potter
Plots 11, 12, 13, 14, 17, 20, 40, 70, 90, 97, 104, 111 & 208
- The Saddler
Plots 86 & 219
- The Slater
Plots 93, 94, 107, 108 & 212

3 Bedroom Homes

- The Chandler
Plots 18, 19, 50 & 51
- The Fuller
Plots 35, 37, 49, 52, 53, 72, 73, 79, 82, 85 & 210
- The Lymner
Plots 87, 100 & 101
- The Turner
Plots 15, 16, 29, 30, 31, 32, 33, 34, 39, 71, 91, 92, 95, 96, 105, 106, 109, 110, 209 & 211
- The Warrener
Plots 88, 89, 98, 99, 102 & 103

4 Bedroom Homes

- The Milliner
Plots 36 & 80
- The Reedmaker
Plots 38, 74, 75, 76, 77, 78, 81, 206 & 207

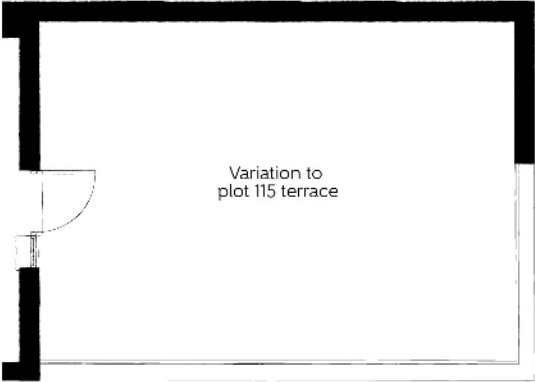
1-4 Bedroom Homes

- Rented Homes

1-4 Bedroom Homes

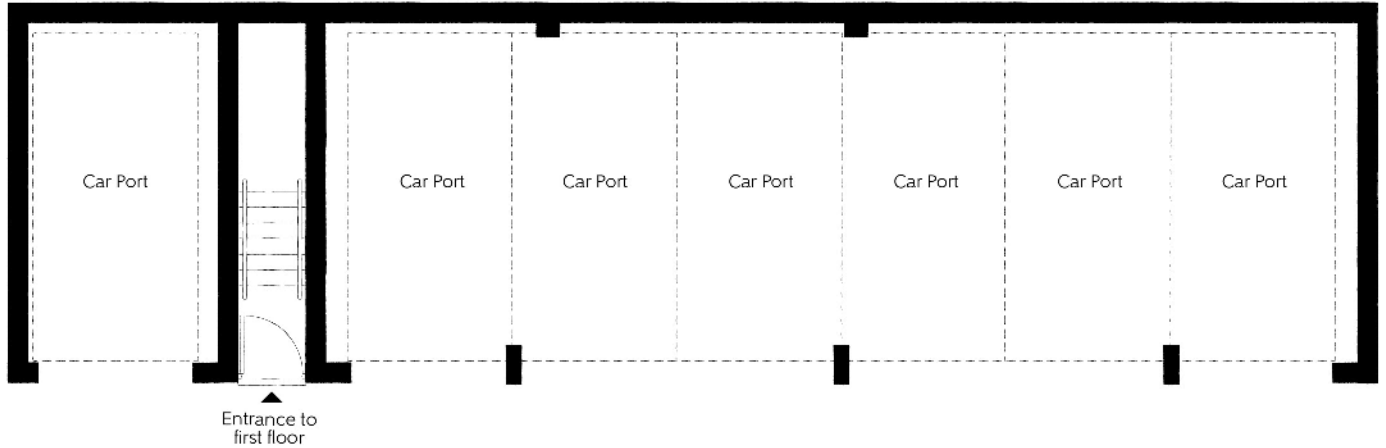
- Shared Ownership Homes

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.



First Floor

Kitchen/Living/Dining	8.00m x 4.96m (max)	26'3" x 16'3" (max)
Bedroom	4.25m x 3.75m (max)	13'11" x 12'49" (max)
Bathroom	2.39m x 1.95m	7'10" x 6'5"



Ground Floor

Clks - Cloakroom W - Wardrobe

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

ONE BEDROOM HOME





The Millwright

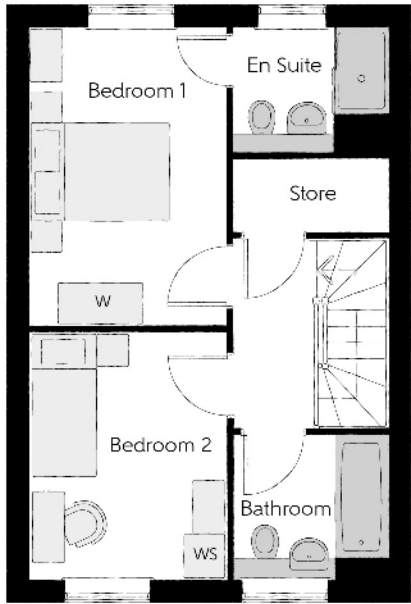
TWO BEDROOM HOME



Bellway

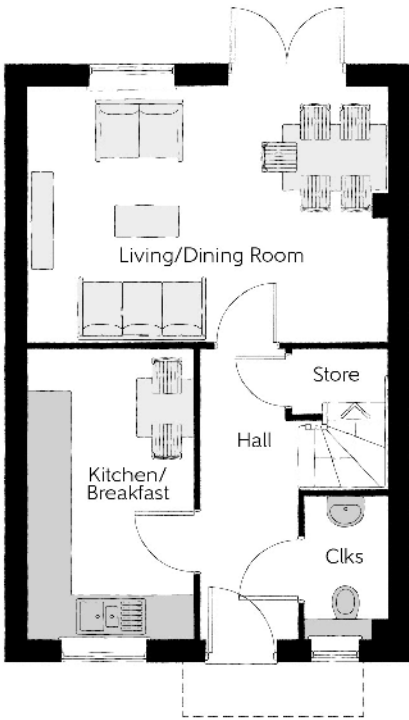
The Millwright

Two bedroom home



First Floor

Bedroom 1	2.74m x 4.16m (max)	8'12" x 13'8" (max)
Bedroom 1 En Suite	2.16m x 1.73m	7'1" x 5'8"
Bedroom 2	2.74m x 3.40m (max)	8'12" x 11'2" (max)
Bathroom	2.16m x 1.98m	7'1" x 6'6"



Ground Floor

Kitchen/Breakfast	2.30m x 4.03m (max)	7'7" x 13'3" (max)
Living/Dining Room	4.98m x 3.47m (max)	16'4" x 11'5" (max)
Cloakroom	1.15m x 1.96m	3'9" x 6'5"

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

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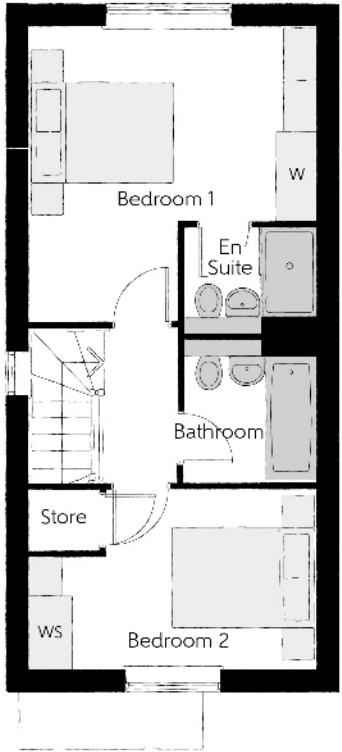
The Potter

TWO BEDROOM HOME



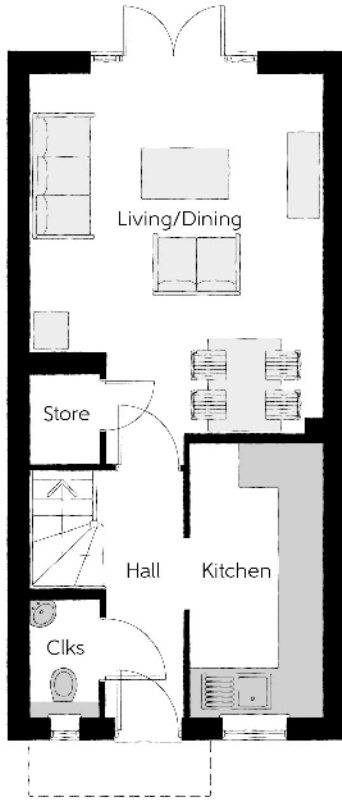
The Potter

Two bedroom home



First Floor

Bedroom 1	3.96m x 4.04m _(max)	12'12" x 13'3" _(max)
Bedroom 1 En Suite	1.84m x 1.47m	6'0" x 4'10"
Bedroom 2	3.99m x 2.45m _(max)	13'1" x 8'0" _(max)
Bathroom	1.85m x 1.91m	6'1" x 6'3"



Ground Floor

Kitchen	1.78m x 3.71m	5'10" x 12'2"
Living/Dining	3.96m x 4.89m _(max)	12'12" x 16'1" _(max)
Cloakroom	0.94m x 1.60m	3'1" x 5'3"

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

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The Saddler

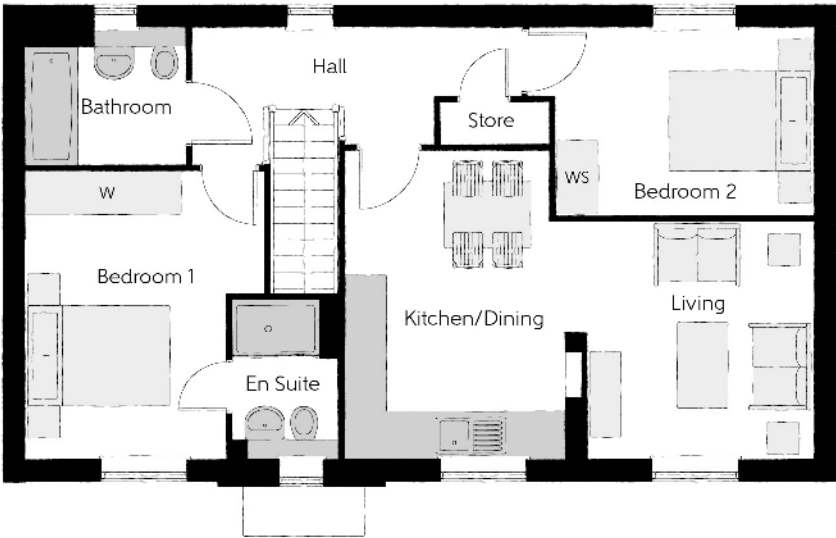
TWO BEDROOM COACH HOUSE



Bellway

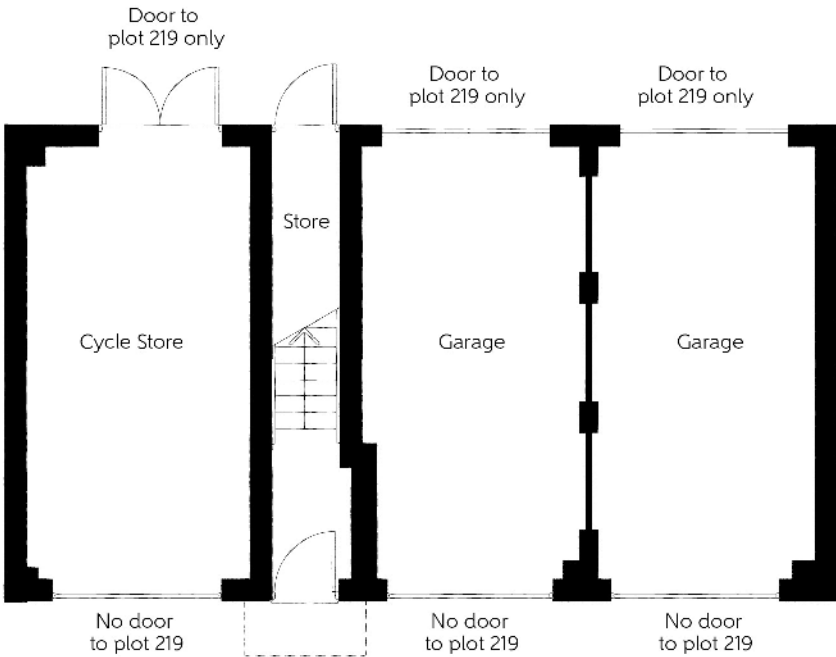
The Saddler

Two bedroom coach house



First Floor

Kitchen/Dining	3.08m x 4.28m (max) (max)	10'1" x 14'0" (max) (max)
Living	3.14m x 3.29m	10'4" x 10'10"
Bedroom 1	3.31m x 3.98m (max)	10'10" x 13'1" (max)
Bedroom 1 En Suite	1.46m x 2.20m	4'9" x 7'3"
Bedroom 2	3.58m x 2.59m	11'9" x 8'6"
Bathroom	2.21m x 1.91m	7'3" x 6'3"



Ground Floor

Important note: The Saddler is allocated a single garage. Please refer to the Sales Advisor for further information.

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

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The Slater

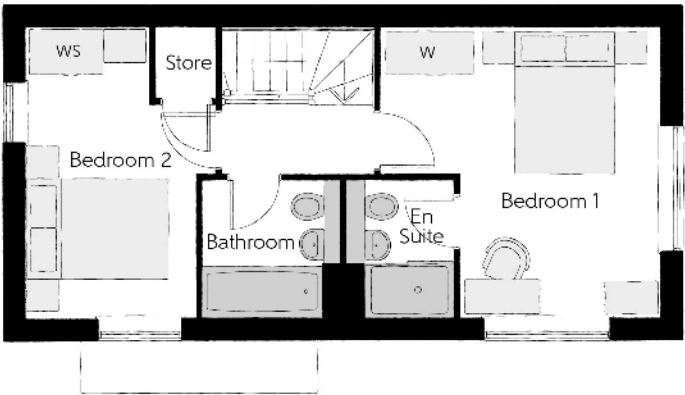
TWO BEDROOM HOME



Bellway

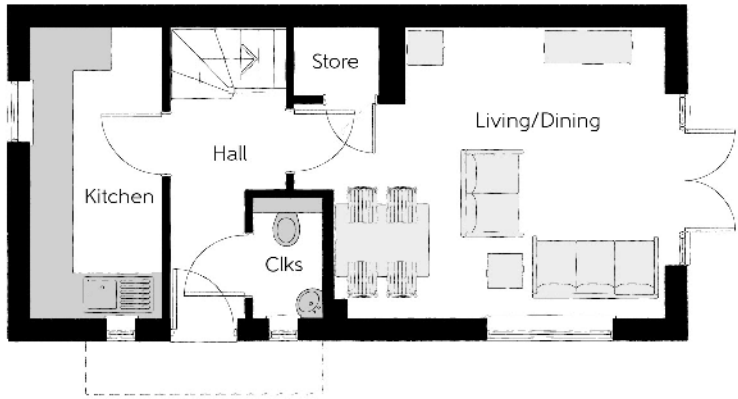
The Slater

Two bedroom home



First Floor

Bedroom 1	3.94m x 3.88m (max) (max)	12'11" x 12'9" (max) (max)
Bedroom 1 En Suite	1.90m x 1.48m	6'3" x 4'10"
Bedroom 2	3.94m x 2.61m (max) (max)	12'11" x 8'7" (max) (max)
Bathroom	1.90m x 1.92m	6'3" x 6'3"



Ground Floor

Kitchen	3.96m x 1.80m	12'12" x 5'11"
Living/Dining	3.96m x 4.56m (max) (max)	12'12" x 14'12" (max) (max)
Cloakroom	1.62m x 1.02m	5'4" x 3'4"

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

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The Chandler

THREE BEDROOM HOME

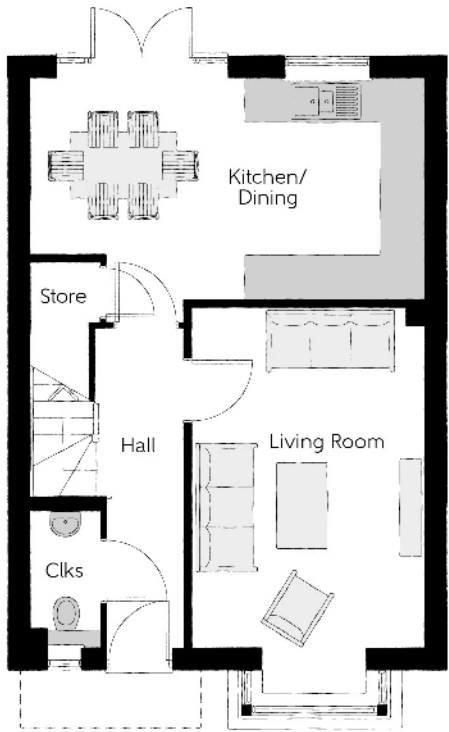


No window
to plots 18
& 19



First Floor

Bedroom 1	3.39m x 3.02m	11'1" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.39m x 3.50m (max)	11'1" x 11'6" (max)
Bedroom 3	3.03m x 2.46m	9'11" x 8'1"
Bathroom	1.95m x 1.94m	6'5" x 6'4"



Ground Floor

Kitchen/Dining	5.43m x 3.38m	17'10" x 11'1"
Living Room	3.23m x 5.38m (inc. bay)	10'7" x 17'8" (inc. bay)
Cloakroom	0.95m x 1.96m	3'1" x 6'5"

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

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The Fuller

THREE BEDROOM HOME



Bellway

The Fuller

Three bedroom home



First Floor

Bedroom 1	3.07m x 5.07m (max) (max)	10'1" x 16'8" (max) (max)
Bedroom 1 En Suite	2.01m x 1.39m	6'7" x 4'7"
Bedroom 2	3.03m x 3.95m (max) (max)	9'11" x 13'0" (max) (max)
Bedroom 3	2.94m x 3.05m (max) (max)	9'8" x 10'0" (max) (max)
Bathroom	2.70m x 1.89m (max) (max)	8'10" x 6'2" (max) (max)



Ground Floor

Kitchen/Dining	3.01m x 4.95m	9'11" x 16'3"
Living Room	3.05m x 5.03m (max) (max)	10'0" x 16'6" (max) (max)
Study	1.90m x 1.86m	6'3" x 6'1"
Utility	2.09m x 1.65m (max) (max)	6'10" x 5'5" (max) (max)
Cloakroom	1.04m x 1.49m	3'5" x 4'11"

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

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The Lymner

THREE BEDROOM HOME



Bellway

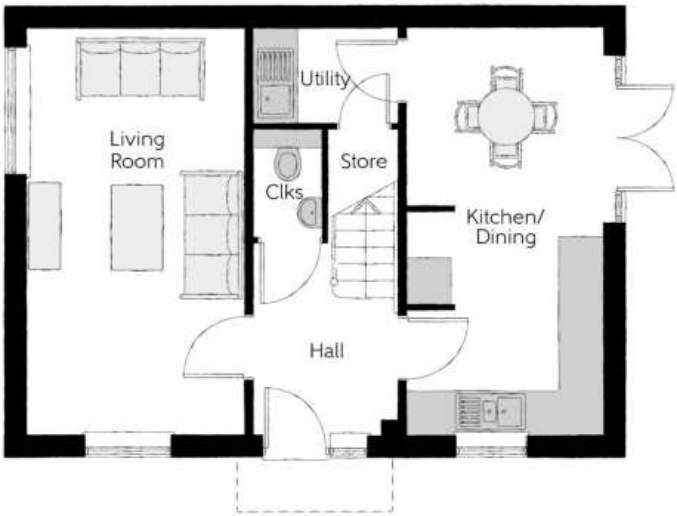
The Lymner

Three bedroom home



First Floor

Bedroom 1	2.75m x 4.05m	9'0" x 13'3"
Bedroom 1 En Suite	2.75m x 1.47m	9'0" x 4'10"
Bedroom 2	2.82m x 3.05m	9'3" x 10'0"
Bedroom 3	3.02m x 2.47m	9'11" x 8'1"
Bathroom	2.26m x 1.90m	7'5" x 6'3"



Ground Floor

Kitchen/Dining	2.69m x 5.61m	8'10" x 18'5"
Living Room	3.01m x 5.61m	9'10" x 18'5"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.93m x 1.50m	3'1" x 4'11"

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

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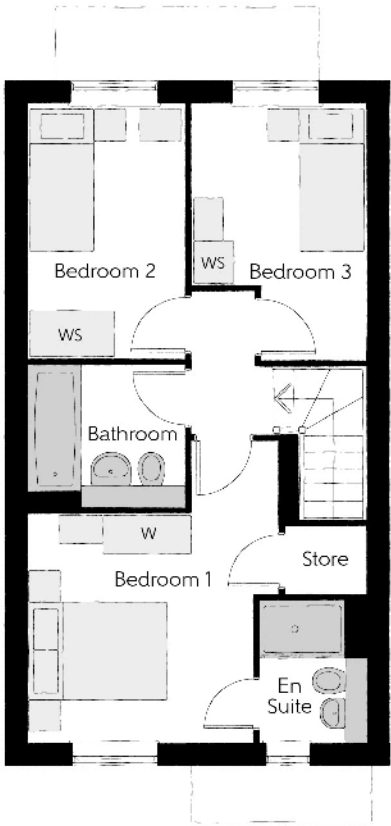
The Turner

THREE BEDROOM HOME



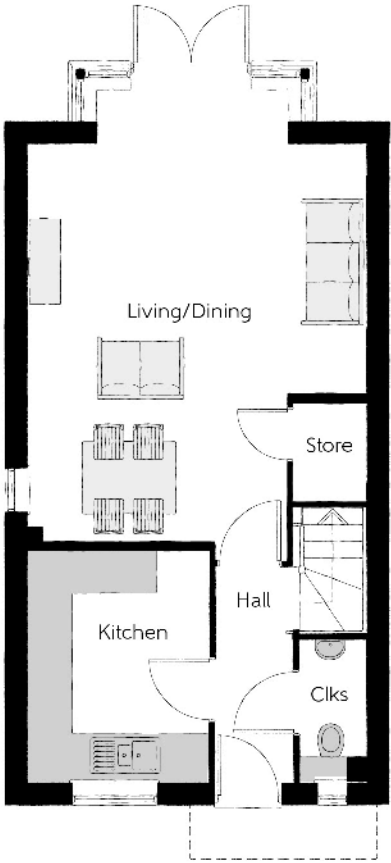
The Turner

Three bedroom home



First Floor

Bedroom 1	3.44m x 4.16m (max) (max)	11'3" x 13'8" (max) (max)
Bedroom 1 En Suite	1.46m x 1.96m	4'9" x 6'5"
Bedroom 2	2.15m x 3.47m	7'1" x 11'5"
Bedroom 3	2.42m x 3.50m (max) (max)	7'11" x 11'6" (max) (max)
Bathroom	2.15m x 1.92m	7'1" x 6'3"



Ground Floor

Kitchen	2.49m x 3.16m	8'2" x 10'4"
Living/Dining	4.64m x 6.25m (max)	15'3" x 20'6" (max)
Cloakroom	0.93m x 1.95m	3'1" x 6'5"

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

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The Warrener

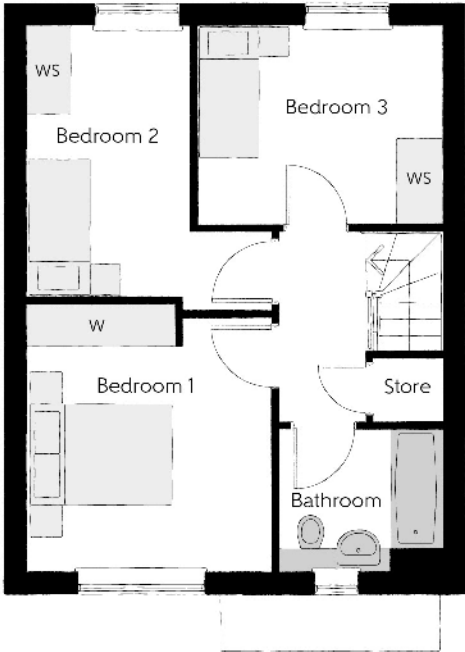
THREE BEDROOM HOME



Bellway

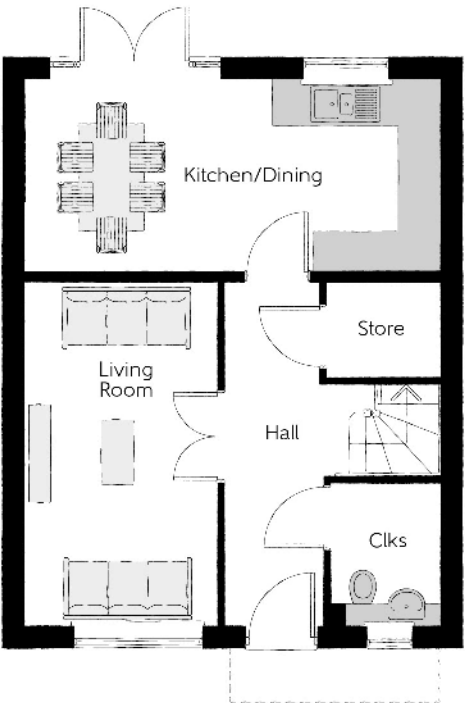
The Warrener

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.71m	11'2" x 12'2"
Bedroom 2	2.26m x 3.74m ^(max)	7'5" x 12'3" ^(max)
Bedroom 3	3.38m x 2.71m	11'1" x 8'11"
Bathroom	2.24m x 1.98m	7'4" x 6'6"



Ground Floor

Kitchen/Dining	5.72m x 2.67m	18'9" x 8'9"
Living Room	2.66m x 4.72m	8'9" x 15'6"
Cloakroom	1.51m x 1.98m	5'0" x 6'6"

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

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The Milliner

FOUR BEDROOM HOME



Bellway

The Milliner

Four bedroom home



First Floor

Bedroom 1	3.13m x 4.35m (max)	10'3" x 14'3" (max)
Bedroom 1 En Suite	2.29m x 1.40m	7'6" x 4'7"
Bedroom 2	3.57m x 3.05m (max)	11'9" x 10'0" (max)
Bedroom 3	2.54m x 2.93m	8'4" x 9'8"
Bedroom 4	3.28m x 2.54m (max)	10'9" x 8'4" (max)
Bathroom	2.25m x 1.91m	7'5" x 6'3"



Ground Floor

Kitchen	2.70m x 3.61m	8'10" x 11'10"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.13m x 2.86m	10'3" x 9'5"
Living Room	3.16m x 6.97m	10'4" x 22'10"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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

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The Reedmaker

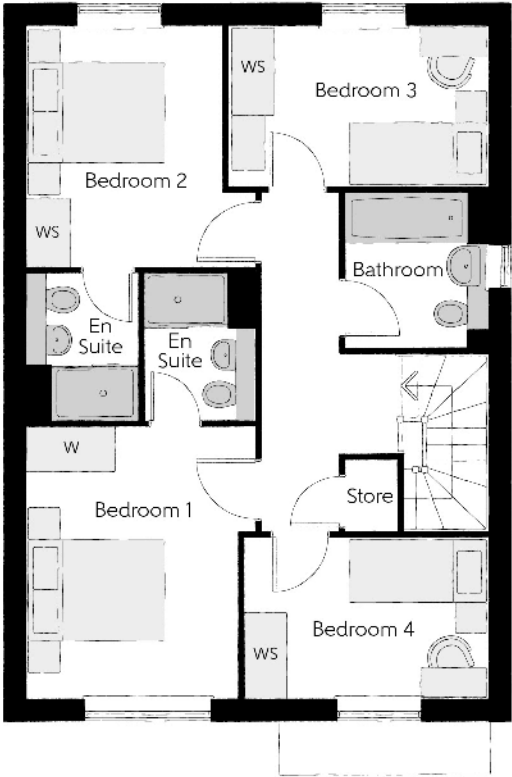
FOUR BEDROOM HOME



Bellway

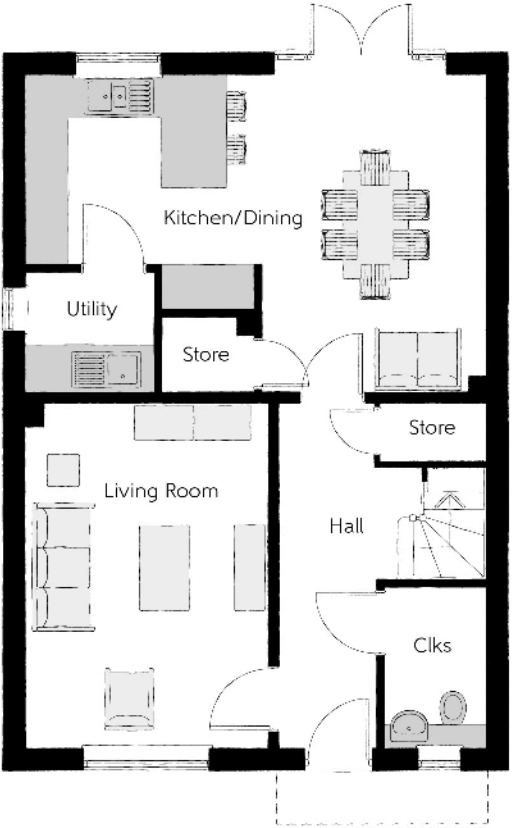
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.17m x 3.76m (max)	10'5" x 12'4" (max)
Bedroom 1 En Suite	1.55m x 2.05m	5'1" x 6'9"
Bedroom 2	2.72m x 3.34m	8'11" x 10'12"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.58m x 2.23m	11'9" x 7'4"
Bedroom 4	3.38m x 2.21m	11'1" x 7'3"
Bathroom	1.98m x 2.14m	6'6" x 7'0"



Ground Floor

Kitchen/Dining	6.39m x 4.41m (max)	20'12" x 14'6" (max)
Living Room	3.39m x 4.75m	11'1" x 15'7"
Utility	1.76m x 1.61m	5'9" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"

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

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Acrewood Court

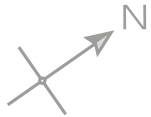
ONE AND TWO BEDROOM APARTMENTS



Bellway

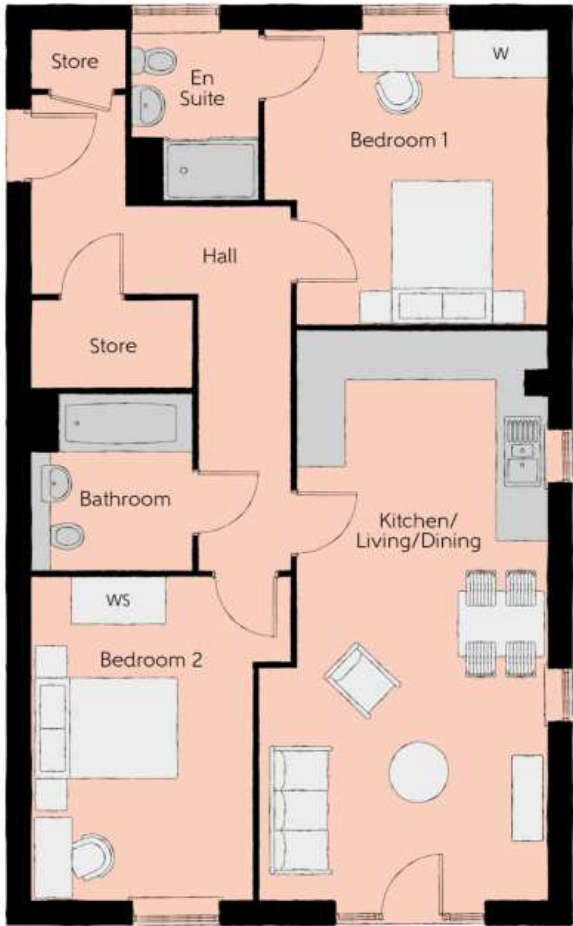
Acrewood Court

One & two bedroom apartments



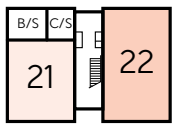
Pronghorn – Plot 21

Kitchen/Living/Dining	3.57m x 7.80m (max) (max)	11'9" x 25'7" (max) (max)
Bedroom	2.83m x 4.26m	9'3" x 13'12"
Bathroom	2.15m x 2.02m	7'1" x 6'8"
Total area	51 sq. m.	549 sq. ft.

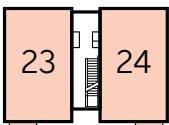


Reeve – Plots 22, 23, 24, 25 & 26

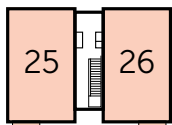
Kitchen/Living/Dining	7.18m x 3.63m (max) (max)	23'7" x 11'11" (max) (max)
Bedroom 1	3.61m x 3.74m (max)	11'10" x 12'3" (max)
Bedroom 1 En Suite	1.60m x 2.16m	5'3" x 7'1"
Bedroom 2	2.79m x 4.08m	9'2" x 13'5"
Bathroom	2.24m x 2.01m	7'4" x 6'7"
Total area	72.10 sq. m.	776 sq. ft.



Ground Floor



First Floor



Second Floor

a/c – airing cupboard W - Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) C/S – Cycle Store B/S – Bin Store

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Elm Court

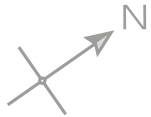
ONE AND TWO BEDROOM APARTMENTS



Bellway

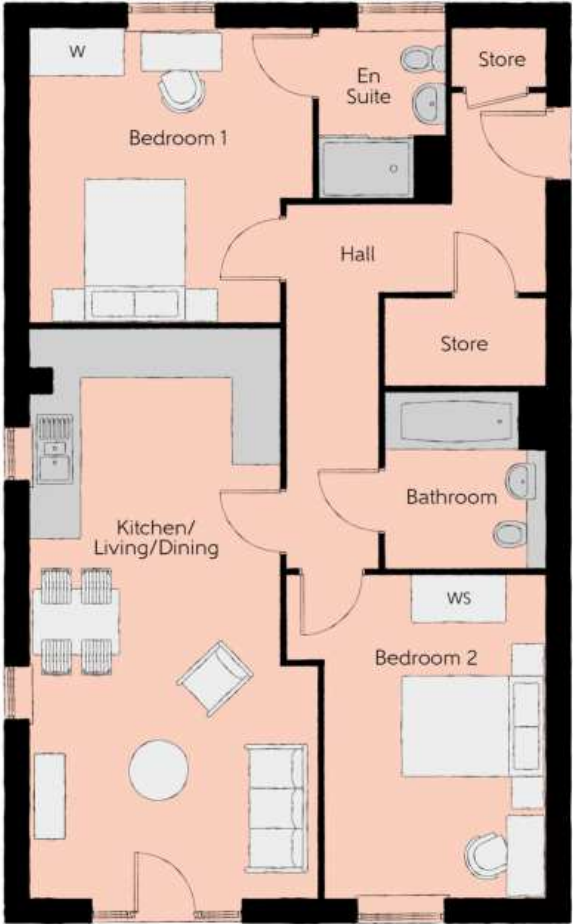
Elm Court

One & two bedroom apartments



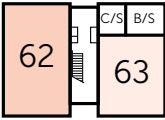
Pronghorn – Plot 63

Kitchen/Living/Dining	3.57m x 7.80m (max) (max)	11'9" x 25'7" (max) (max)
Bedroom	2.83m x 4.26m	9'3" x 13'12"
Bathroom	2.15m x 2.02m	7'1" x 6'8"
Total area	51 sq. m.	549 sq. ft.

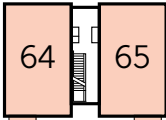


Reeve – Plots 62, 64, 65, 66 & 67

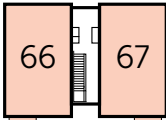
Kitchen/Living/Dining	7.18m x 3.63m (max) (max)	23'7" x 11'11" (max) (max)
Bedroom 1	3.61m x 3.74m (max)	11'10" x 12'3"
Bedroom 1 En Suite	1.60m x 2.16m	5'3" x 7'1"
Bedroom 2	2.79m x 4.08m	9'2" x 13'5"
Bathroom	2.24m x 2.01m	7'4" x 6'7"
Total area	72.10 sq. m.	776 sq. ft.



Ground Floor



First Floor



Second Floor

a/c – airing cupboard W – Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) C/S – Cycle Store B/S – Bin Store

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Meadows Court

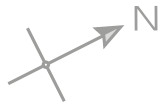
ONE AND TWO BEDROOM APARTMENTS



Bellway

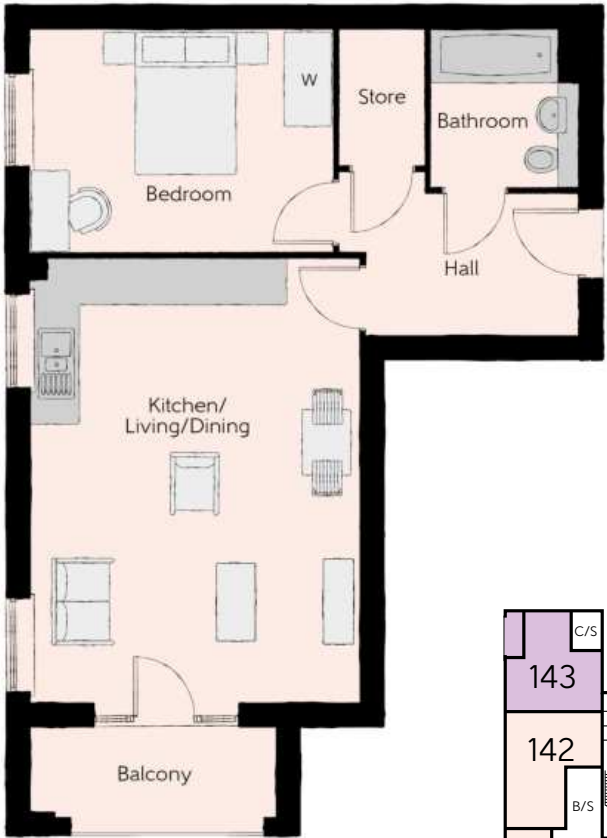
Meadows Court

One & two bedroom apartments



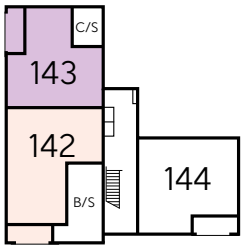
Sambar – Plot 142

Kitchen/Living/Dining	4.40m x 5.91m	14'5" x 19'5"
Bedroom	2.97m x 4.07m	9'9" x 13'4"
Bathroom	2.09m x 1.95m	6'10" x 6'5"
Total area	51.66 sq. m. Excluding Balcony	556 sq. ft.

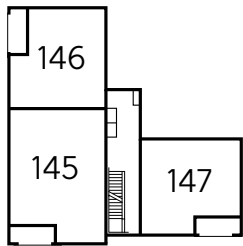


Taruca – Plot 143

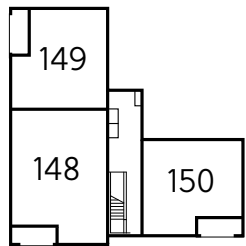
Kitchen/Living/Dining	4.01m x 5.12m	13'2" x 16'10"
Bedroom	3.40m x 3.59m	11'2" x 11'9"
Bathroom	2.15m x 3.19m ^(max)	7'1" x 10'6" ^(max)
Total area	43.20 sq. m. Excluding Balcony	465 sq. ft.



Ground Floor



First Floor



Second Floor

a/c – airing cupboard W - Wardrobe C/S – Cycle Store B/S - Bin Store

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Musk – Plots 144, 147 & 150

Kitchen/Living/Dining	4.52m x 5.90m	14'10" x 19'4"
Bedroom	3.63m x 4.01m	11'11" x 13'2"
Bathroom	2.15m x 1.94m	7'1" x 6'4"
Total area	51.18 sq. m. Excluding Balcony	551 sq. ft.



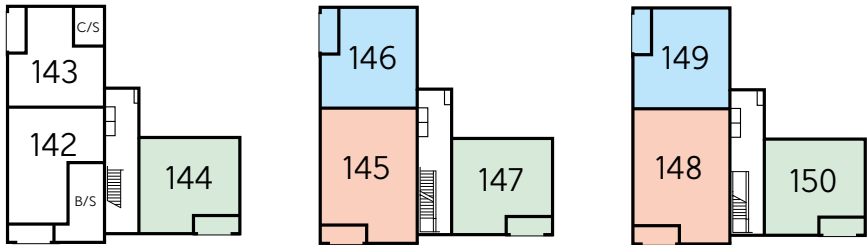
Brocket – Plots 145 & 148

Kitchen/Living/Dining	6.13m x 5.86m (max) (max)	20'1" x 19'3" (max) (max)
Bedroom 1	3.68m x 4.01m	12'1" x 13'2"
Bedroom 2	3.03m x 4.07m	9'11" x 13'4"
Bathroom	2.08m x 1.98m	6'10" x 6'6"
Total area	71.38 sq. m. Excluding Balcony	768 sq. ft.



Thorold – Plots 146 & 149

Kitchen/Living/Dining	4.52m x 5.90m	14'10" x 19'4"
Bedroom	3.63m x 4.01m	11'11" x 13'2"
Bathroom	2.15m x 1.94m	7'1" x 6'4"
Total area	51.18 sq. m. Excluding Balcony	551 sq. ft.



Ground Floor First Floor Second Floor

a/c – airing cupboard W - Wardrobe C/S – Cycle Store B/S - Bin Store

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a/c – airing cupboard W - Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) C/S – Cycle Store B/S - Bin Store

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Wildwood Court

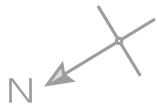
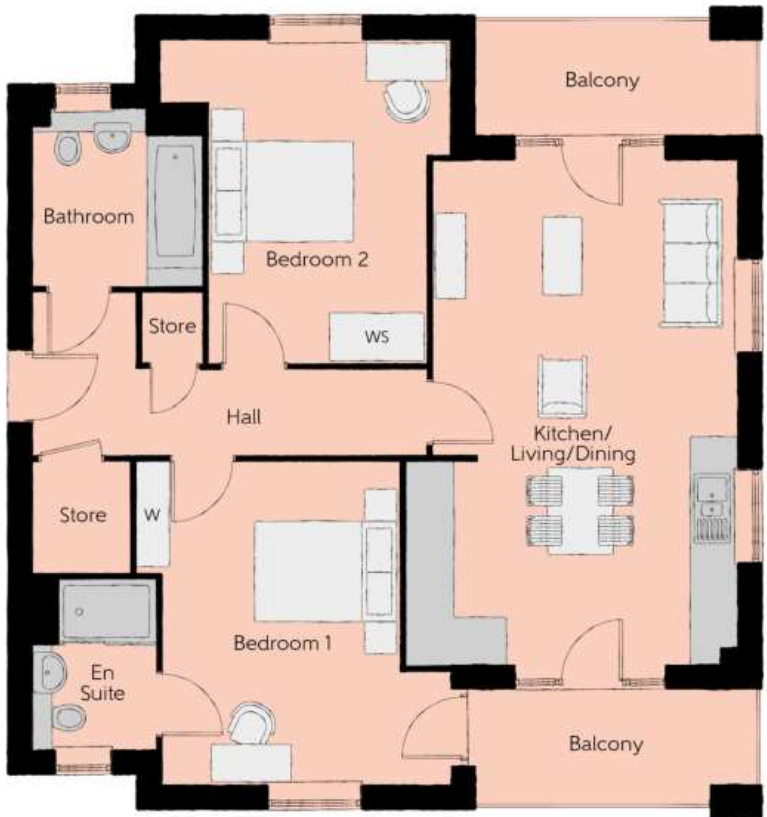
TWO BEDROOM APARTMENTS



Bellway

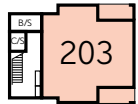
Wildwood Court

Two bedroom apartments

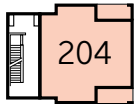


Muntjac – Plots 203, 204 & 205

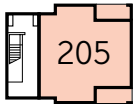
Kitchen/Living/Dining	4.20m x 6.43m (max) (max)	13'9" x 21'1" (max) (max)
Bedroom 1	3.68m x 4.14m (max)	12'1" x 13'7" (max)
Bedroom 1 En Suite	1.58m x 2.15m	5'2" x 7'1"
Bedroom 2	3.68m x 4.12m (max)	12'1" x 13'6" (max)
Bathroom	2.17m x 2.27m	7'1" x 7'5"
Total area	72.12 sq. m. Excluding Balcony	776 sq. ft.



Ground Floor



First Floor



Second Floor

a/c – airing cupboard W - Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) C/S – Cycle Store B/S – Bin Store

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Houses Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	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	●	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	
		White Satin 120x14 MDF Grooved & Chamfered			●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band C options ~	●	●	●
	Units	Frontal Matching Table Ends	●	●	
		Unit Framing			●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	
		Zanussi Single Oven ZOHNX3X1			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3			●
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●	
		Zanussi 70/30 Fridge Freezer ZNFN18ES3			●
WET ROOMS	Appliance Dishwasher	Zanussi Dishwasher ZDLN1511	●		
		Zanussi Dishwasher ZDT21006FA		●	
		Zanussi Dishwasher ZDLN1521			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	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 3 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 CLARA 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	Over Bath Mira MINIMAL Single Thermostatic Shower ^	●	●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●	●
	En-Suite - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	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 ‡	●	●	●
MECHANICAL	En-Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●	●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡		●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ‡‡‡	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ‡‡‡			●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Stelrad Compact Low Surface Temperature Steel Panel Radiators with Grilles	●	●	●
ELECTRICS	Towel Warmers	Flat Chrome to Bathroom	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~~~	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡			●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
EXTERNALS & MISC	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 & Ensuite 1 Only	●	●	●
	Lighting	Pendant Fitting 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 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Build Method	Masonry #	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages #	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door #	●	●	●
	Drives	Bitmac Black ^^^	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ##	●	●	●
	Landscaping - Rear	Medalion Turf ##	●	●	●
	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

‡ 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 MIRA bath screen 1.1863.004

^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

^^^ 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

~~~ where shown on layouts



Apartments Specification

| FINISHES                  |                                                                                  | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------|----------------------------------------------------------------------------------|----------------------|----------------------|
| Entrance Doors            | Apartment Entrance Door White Gloss Fire Rated Solid Core                        | ●                    | ●                    |
| Ceilings                  | Crown White Matt Emulsion                                                        | ●                    | ●                    |
| Walls                     | Crown White Matt Emulsion                                                        | ●                    | ●                    |
| Floors                    | Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1 | ●                    | ●                    |
| Window Cills              | White Satin MDF                                                                  | ●                    | ●                    |
| 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                                                      | ●                    | ●                    |
| Wardrobes                 | Sliding Fitted Wardrobes to Bed 1                                                | ●                    | ●                    |
| 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 Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)                  | ●                    | ●                    |
| Appliances Oven           | Zanussi Single Oven ZOB343X                                                      | ●                    | ●                    |
| Appliances Hob            | Zanussi Induction Hob ZITN643K & SS Splashback                                   | ●                    | ●                    |
| Appliances Extractor      | Zanussi Cooker Hood Extractor ZHC60156X                                          | ●                    | ●                    |
| Appliances Fridge Freezer | Zanussi 70/30 Fridge Freezer ZBB28441SV                                          | ●                    | ●                    |
| Appliance Dishwasher      | Zanussi Dishwasher ZDT21006FA                                                    | ●                    | ●                    |
| Appliance Washing Machine | Washing Machine Space within A/C (inc Feed & Waste)                              | ●                    | ●                    |
| WET ROOMS                 |                                                                                  |                      |                      |
| Bathroom - Storage        | Recessed Storage Shelving                                                        | ●                    | ●                    |
| Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡                         | ●                    | ●                    |
| Bathroom - Basin          | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)                               | ●                    | ●                    |
| Bathroom - Bath           | Roca OSLO Acrylic Bath & Rigid Bath Panel                                        | ●                    | ●                    |
| Bathroom - Brassware      | Bristan PISA Chrome Bath & Basin Mixer Taps                                      | ●                    | ●                    |
| Bathroom - Shower         | Over Bath Mira MINIMAL Single Thermostatic Shower †††                            | ●                    | ●                    |
| Bathroom - Tiling         | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †          | ●                    | ●                    |
| En-Suite - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡                         |                      | ●                    |
| En-Suite - Basin          | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)                               |                      | ●                    |
| En-Suite - Brassware      | Bristan PISA Chrome 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 Chrome Trim †            |                      | ●                    |

| MECHANICAL                      |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------------|-------------------------------------------------------------------------|----------------------|----------------------|
| Boiler                          | Ideal LOGIC Combination Boiler (Cb)                                     | ●                    | ●                    |
| Controls                        | Dual Zoned 3 way Heating Programmer & Room Thermostat Cb                | ●                    | ●                    |
| Radiators                       | Stelrad Compact Steel Panel Radiators with Grilles                      | ●                    | ●                    |
| Towel Warmers                   | Flat Chrome to Bathroom Only                                            | ●                    |                      |
|                                 | Flat Chrome to Bathroom & En-Suite 1 Only                               |                      | ●                    |
| Ventilation                     | Window Trickle Ventilations with Mechanical Extract Fans (system 3) MEV | ●                    | ●                    |
| ELECTRICS                       |                                                                         |                      |                      |
| Communications - Access         | Video Entry System                                                      | ●                    | ●                    |
| Home Working                    | Dedicated Power, USB & Data Points                                      | ●                    | ●                    |
| Safety - Fire                   | Optical Smoke Detector LD3 D2 DET                                       | ●                    | ●                    |
| Safety - Carbon                 | Honeywell XC100 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                                                           | ●                    |                      |
|                                 | Bathroom & Ensuite 1 Only                                               |                      | ●                    |
| Lighting                        | Pendant Fitting to Habitable Rooms                                      | ●                    | ●                    |
| Lighting - Kitchen              | White Recessed Spot Lights                                              | ●                    | ●                    |
| Lighting - Kitchen Under Unit   | High Output Tri-Light                                                   | ●                    | ●                    |
| Lighting - Bathroom & En-Suites | White Recessed Spot Lights                                              | ●                    | ●                    |
| Communications - TV             | TV Point to Living Room & Bedroom 1                                     | ●                    | ●                    |
| Communications - Voice          | Telephone Point to Living Room                                          | ●                    | ●                    |
| Communications - Data           | Cat 6 Network Point to Living Room & Bedroom 1                          | ●                    | ●                    |
| Communications - Satellite      | Dual Connection Satellite Points to Living Room                         | ●                    | ●                    |
| Broadband                       | Ultrafast Fibre Connectivity Openreach                                  | ●                    | ●                    |
| EXTERNALS & MISC                |                                                                         |                      |                      |
| Shared Parking Areas            | Bitmac Black ‡‡                                                         | ●                    | ●                    |
| Balcony                         | Balcony ^^                                                              | ●                    | ●                    |
| Build Method                    | Masonry ‡‡‡                                                             | ●                    | ●                    |

\* full height around bath where shower provided as standard

\*\* at build stage

\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

† full height to shower enclosure

†† housetype dependent - liaise with sales executive

††† inc MIRA bath screen 1,1863,004

‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

‡‡ plot dependent

‡‡‡ plot specific, refer site layout

^ soft close mechanism to doors & drawers

^^ where shown on layouts





## 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.

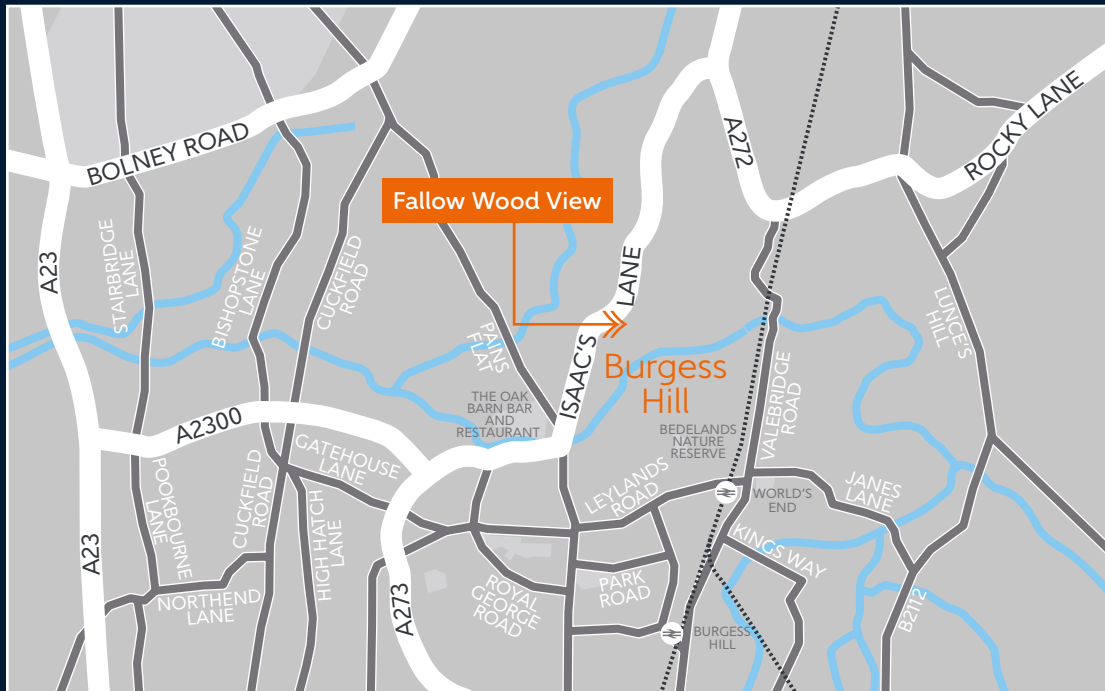


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# 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.

