



# Montem Square

Montem Square is a development of 1 and 2 bedroom apartments and 3 bedroom homes, located in Slough, Berkshire.



THE  
ARTISAN  
COLLECTION

**Bellway**





# Created for you

with community at its heart

Montem Square is a desirable collection of 1 and 2 bedroom apartments and 2 and 3 bedroom homes occupying an excellent location on the outskirts of Slough in Berkshire. The development is just a stone's throw from the bustling town centre, a variety of leisure facilities and outstanding transport links to London via the M4, Elizabeth Line and National Rail services. Set around open space and built to

high levels of quality and energy efficiency, Montem Square has been designed to create a welcoming community with quality of life at its heart. Each property provides space, comfort and practicality in equal measure while maximising convenience. Whether you're a first-time buyer, city commuter, family or downsizer, there is a home for you here.

# Berkshire life

Enjoy complete convenience on your doorstep

Montem Square enjoys an excellent Berkshire location, close to the centre of Slough and everything this popular town has to offer. Essentials such as the supermarket, pharmacy, dentist and GP surgery are all less than five minutes away by car.

There is also an exceptional range of education within reach, ranging from local primary schools right through to world-leading universities, including the University of Oxford and Kings College London.

The town centre itself can be reached in just four minutes by bike. Here you can find a range of shops and services. Queensmere Observatory Shopping Centre sits at the heart of the town and offers a great balance of high-street names and independent retailers. There is also a diverse selection of eateries that can cater for even most exotic palate.

Leisure amenities in the immediate surrounding area are abundant. A great example is Salt Hill Park and Activity Centre which is within walking distance. With the park providing sports courts, play areas, walks and open space and the activity centre housing bowling,

trampolining and soft play, there is plenty to keep the whole family entertained – whatever the weather.

Another option is the adjacent Slough Ice Arena, with its ice-skating rink, climbing wall and fully-equipped gym. Alternatively, Dorney Lake is located within 15 minutes by car. This purpose-built rowing course offers a boat club for beginners and general rowing sessions throughout the year. Alternatively, explore the surrounding 400 acres of picturesque grounds or run the tarmacked three-mile loop that follows the lake's circumference.

For more choice, neighbouring Windsor can be reached in seven minutes by car and, aside from great shopping, plays home to Royal Windsor Racecourse, Legoland and the famous Windsor Castle.

In addition to all this, Slough Station operates direct rail services into London in as little as 18 minutes. It is also possible to join the Elizabeth Line, which carves a direct route across the entire city. When combined with Heathrow Airport and the M25, located just 15 minutes away via the M4, it is clear just how connected you could be with a home at Montem Square.

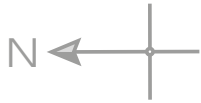








# Development plan



## Apartments

-  Axwell Place (Block A1/A2)  
Plots 1-53
-  Meridian Heights (Block F1)  
Plots 123-145
-  Haverford Tower (Block G1)  
Plots 146-168
-  Mander Court (Block H1)  
Plots 169-179
-  Drayton Court (Block J1)  
Plots 180-187

## 3 Bedroom Homes

-  The Tyne  
Plots 188, 189, 190, 191, 193, 194, 195, 196, 197, 203, 204, 205, 206, 207, 208, 209, 210, 211 & 212
-  The Suffolk  
Plot 192

## 1-2 Bedroom Homes

-  Affordable Homes

### Key to plan

- s/s Sub station
- c/s Cycle store
- c/c Car Club spaces

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 Tyne

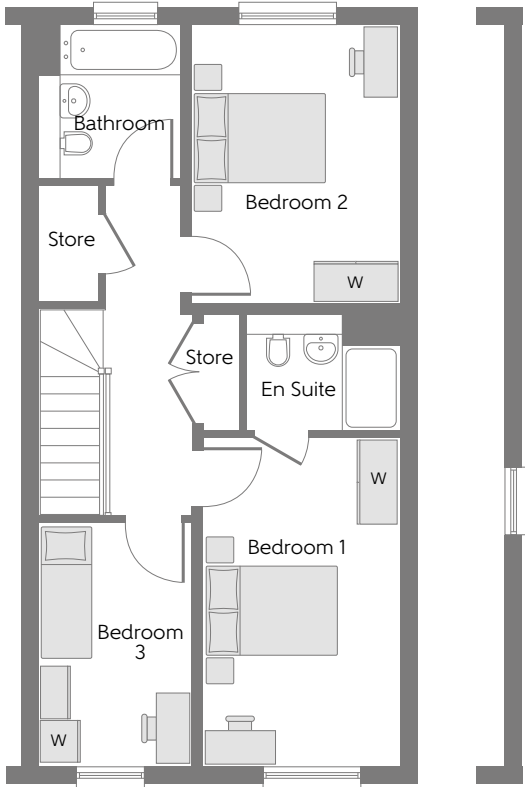
THREE BEDROOM HOME



Bellway

## The Tyne

Three bedroom home



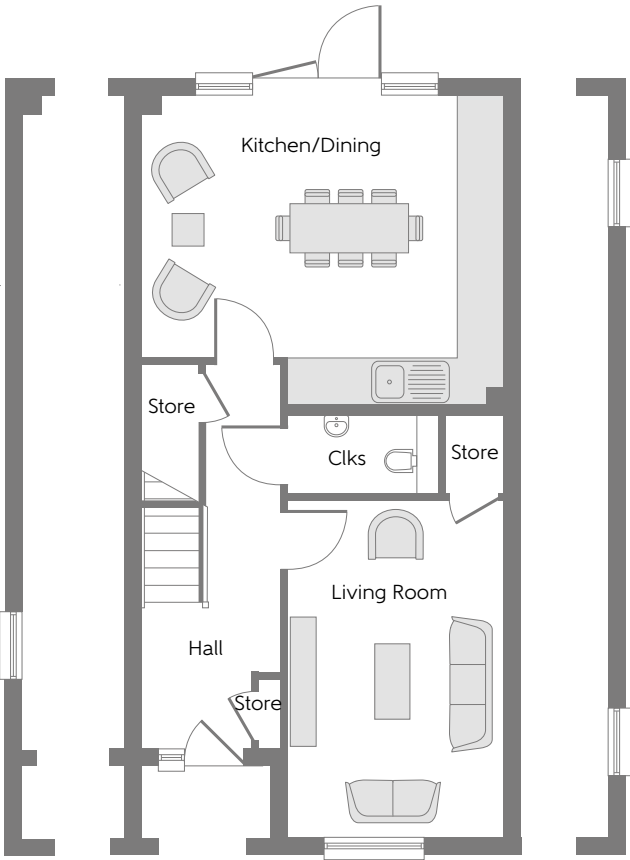
### First Floor

|                    |               |              |
|--------------------|---------------|--------------|
| Bedroom 1          | 4.58m x 2.75m | 15'0" x 9'0" |
| Bedroom 1 En Suite | 2.15m x 1.65m | 7'1" x 5'4"  |
| Bedroom 2          | 3.87m x 2.90m | 12'7" x 9'5" |
| Bedroom 3          | 3.41m x 2.15m | 11'2" x 7'1" |
| Bathroom           | 2.15m x 2.00m | 7'1" x 6'6"  |

Variation to plots  
203, 207 & 212

### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.04m x 3.66m | 16'5" x 12'0" |
| Living Room    | 4.69m x 3.01m | 15'4" x 9'9"  |
| Cloakroom      | 2.10m x 1.10m | 6'9" x 3'6"   |



Variation to plots  
188, 191, 197, 203,  
206, 207 & 212

Variation to plots  
203, 207 & 212

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

**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.





# Axwell Place

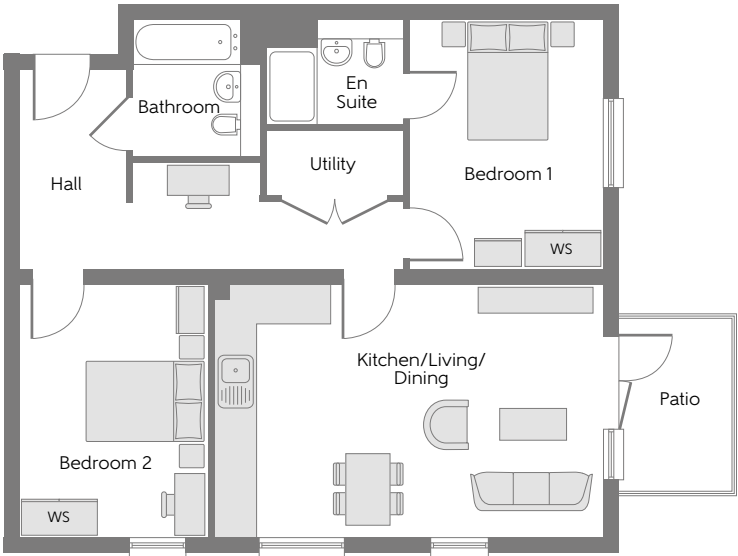
ONE AND TWO BEDROOM APARTMENTS



Bellway

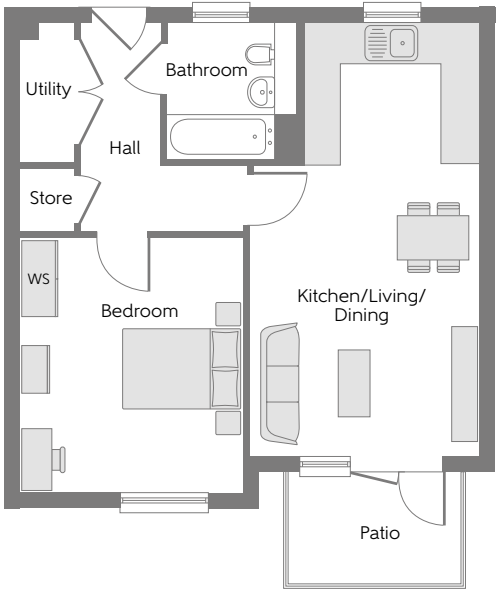
## Axwell Place

One & two bedroom homes



### The Keswick – Plots 1 & 28

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.11m x 3.98m       | 20'0" x 13'1"      |
| Bedroom 1             | 3.88m x 3.10m       | 12'7" x 10'2"      |
| Bedroom 1 En Suite    | 2.15m x 1.65m       | 7'0" x 5'4"        |
| Bedroom 2             | 3.98m x 2.99m       | 13'1" x 9'8"       |
| Bathroom              | 2.15m x 2.00m       | 7'0" x 6'6"        |
| Utility               | 2.15m x 0.98m       | 7'1" x 3'2"        |
| <b>Total area</b>     | <b>72.56 sq. m.</b> | <b>781 sq. ft.</b> |



### The Arundel – Plots 2, 4 & 29

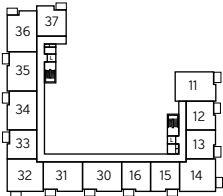
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.85m x 3.62m       | 22'5" x 11'9"      |
| Bedroom               | 4.01m x 3.51m       | 13'2" x 11'5"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.20m x 0.85m       | 7'2" x 2'8"        |
| <b>Total area</b>     | <b>50.75 sq. m.</b> | <b>546 sq. ft.</b> |



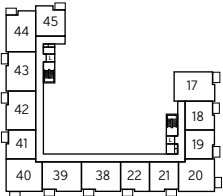
Lower Ground Floor



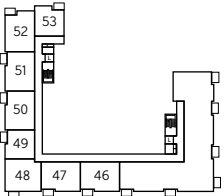
Upper Ground Floor



First Floor



Second Floor



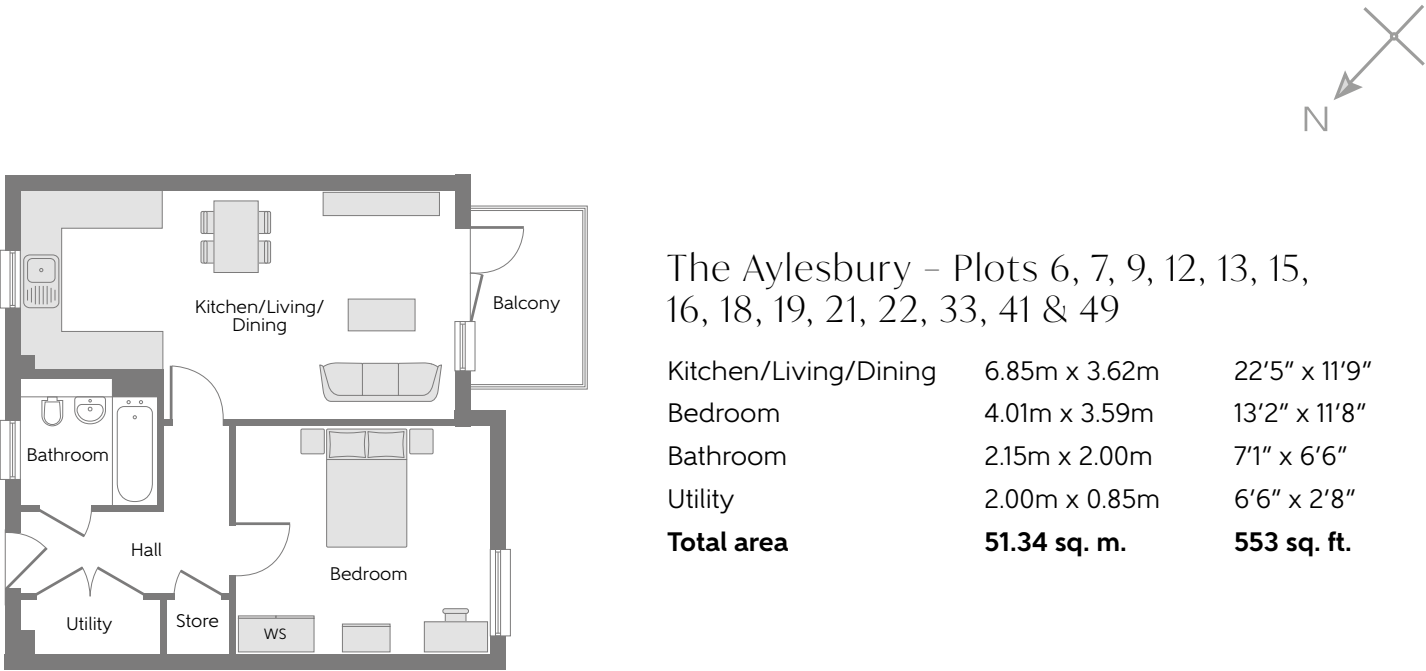
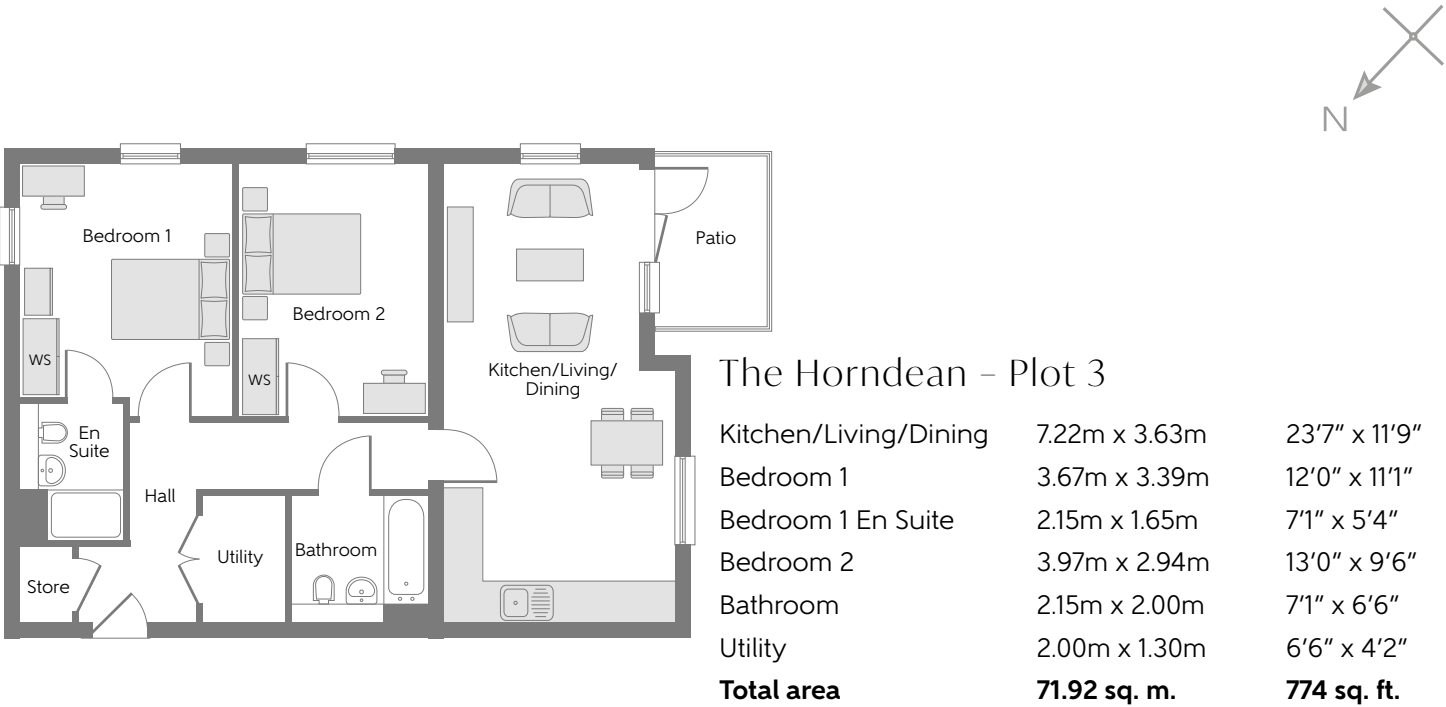
Third Floor

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

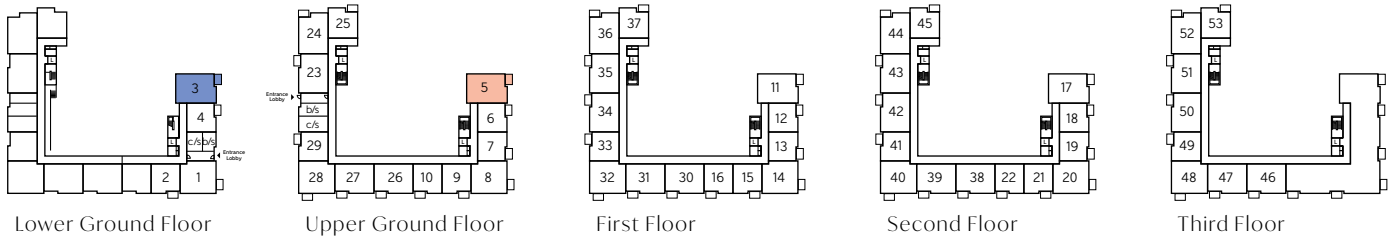
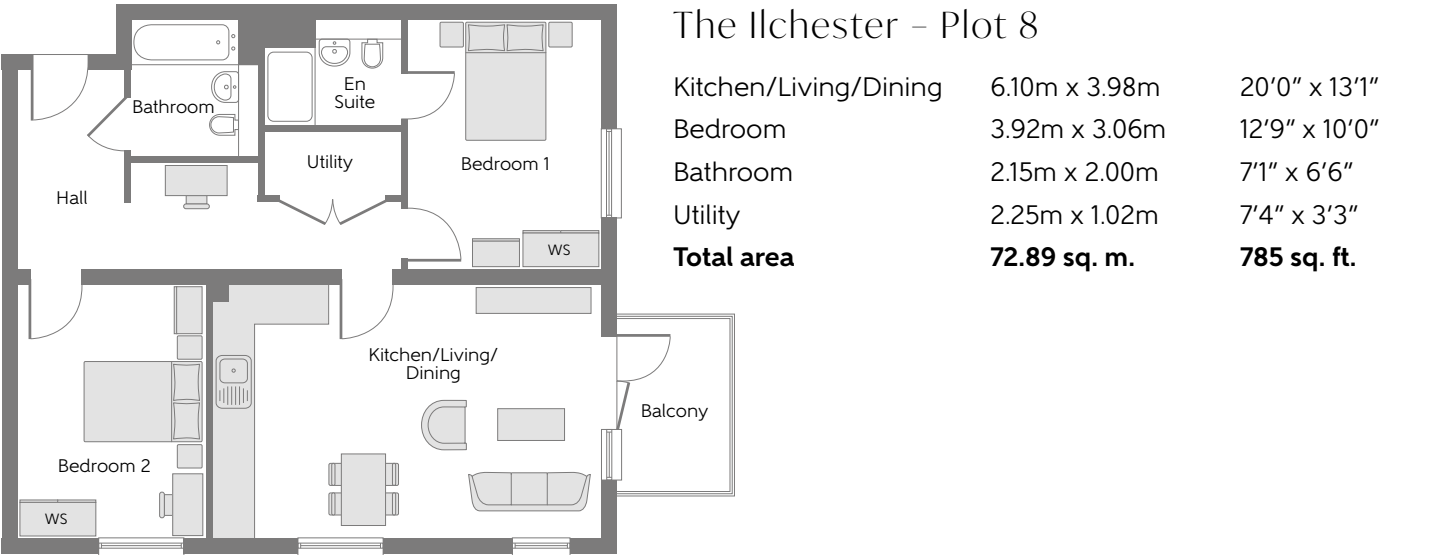
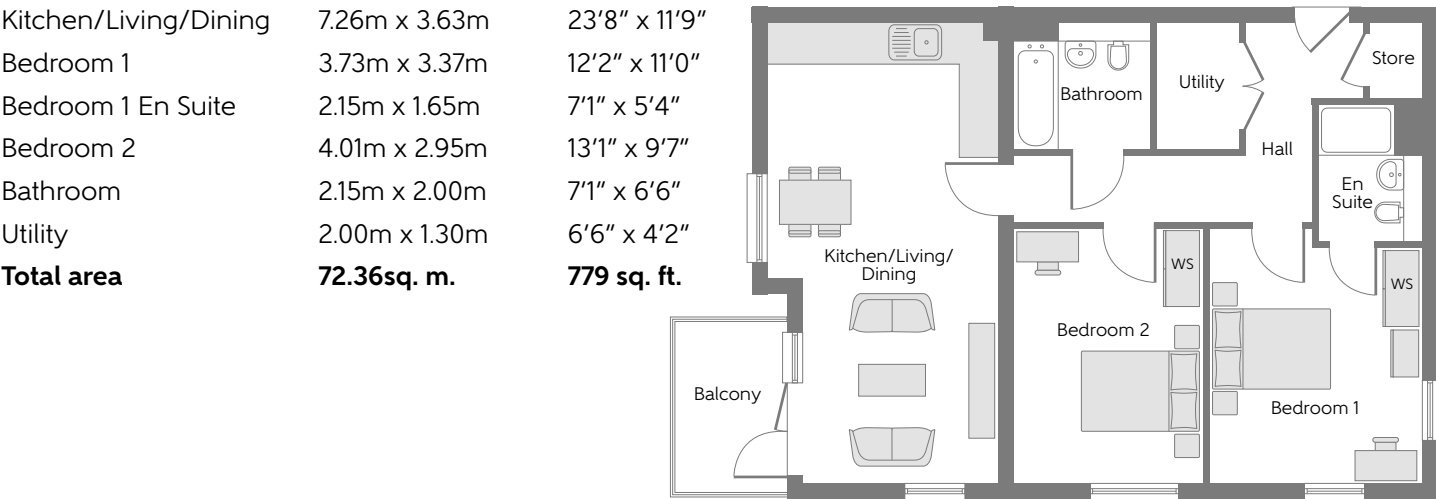
**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

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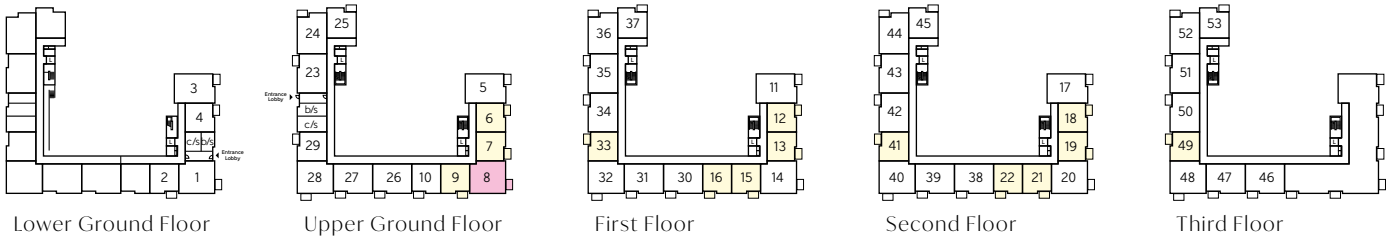
The Heydon – Plot 5



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

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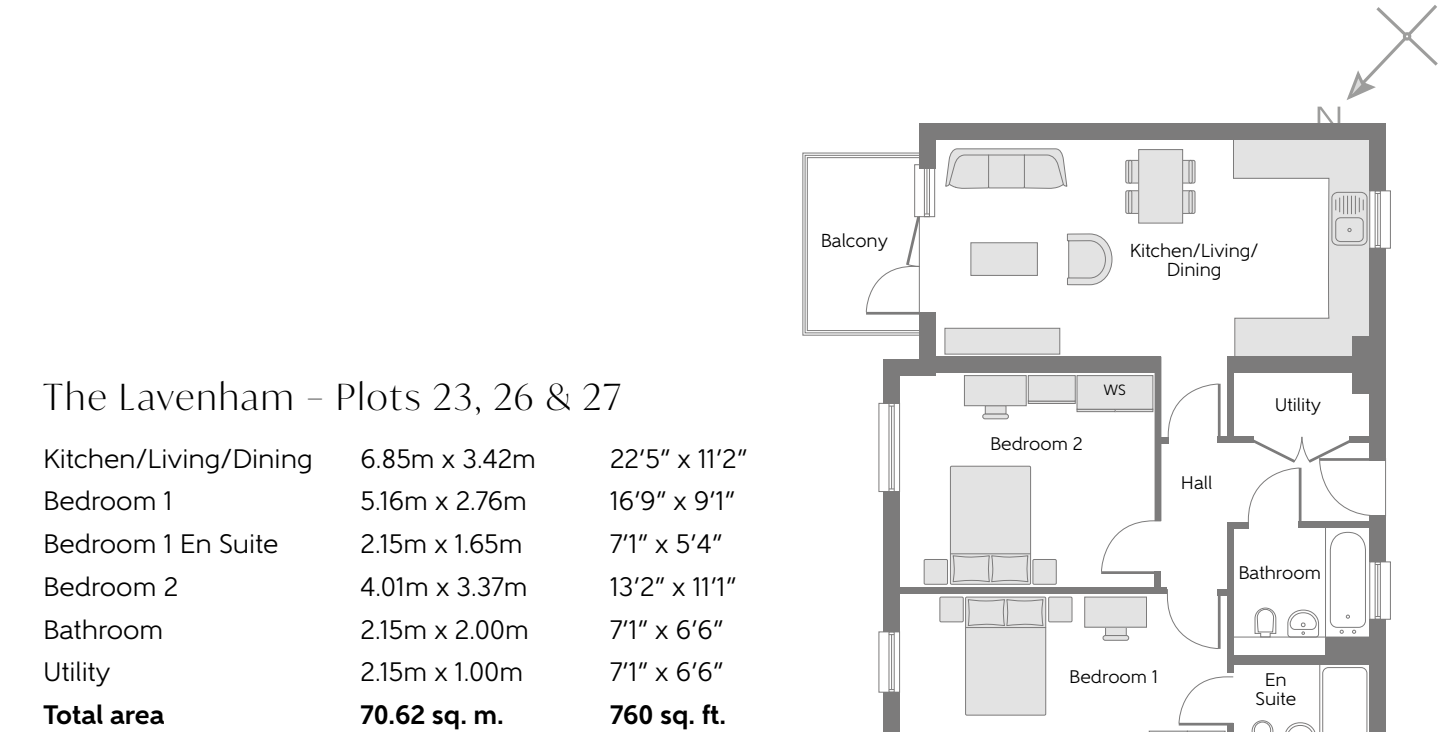
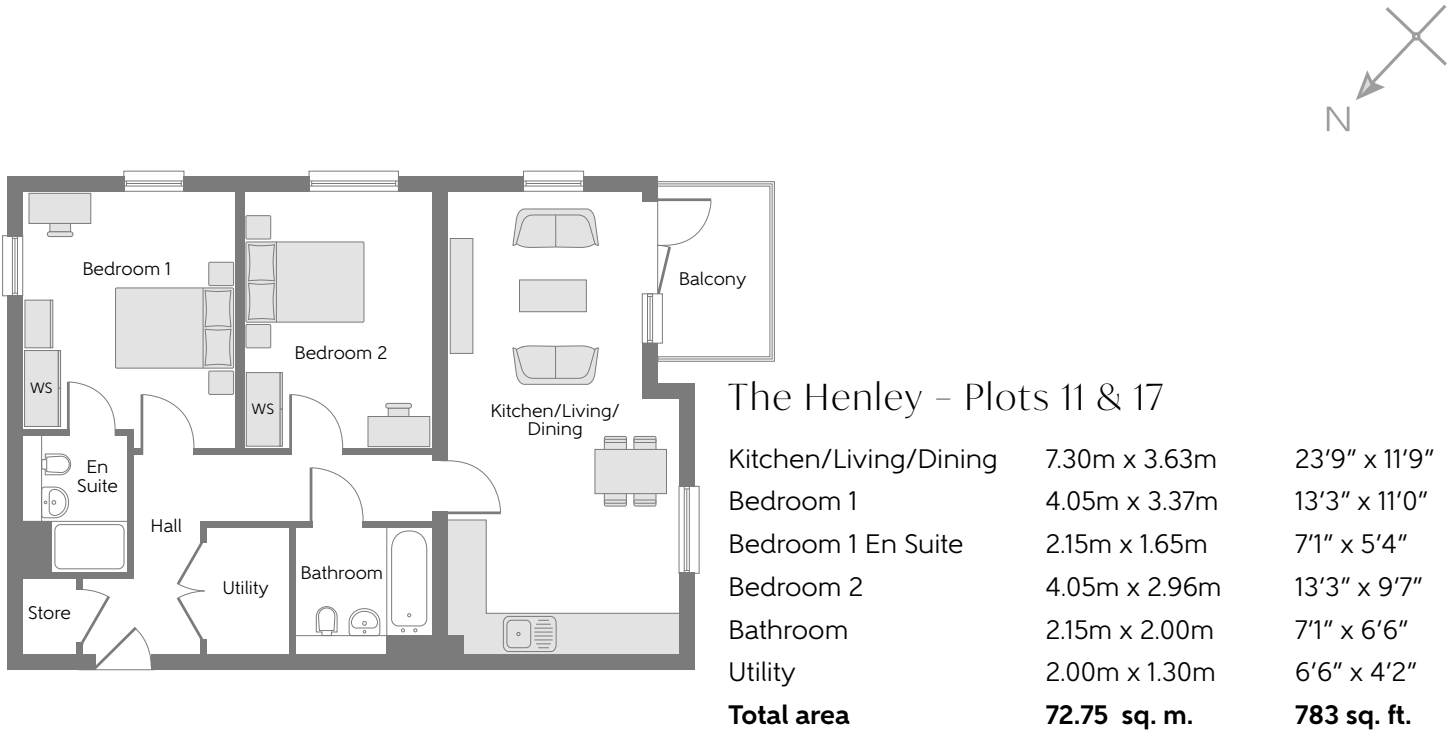


WS - Wardrobe Space (suggestion only, wardrobe not included)

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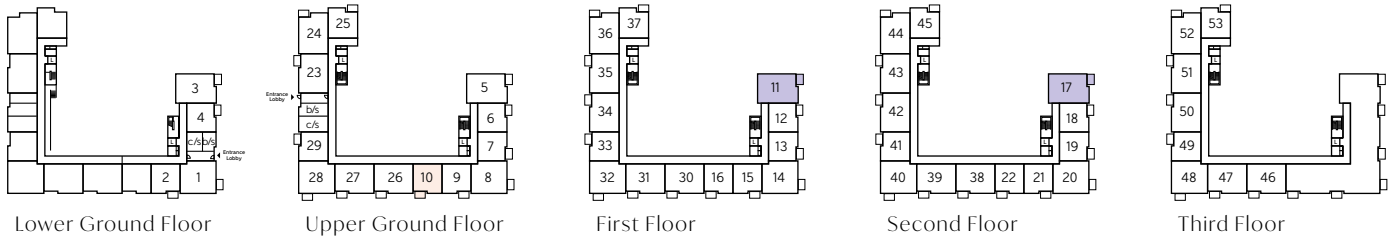
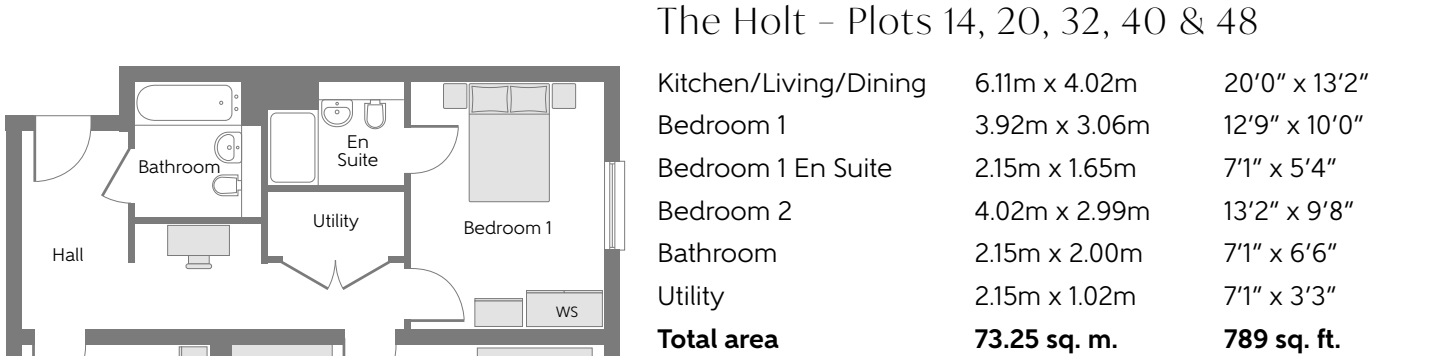
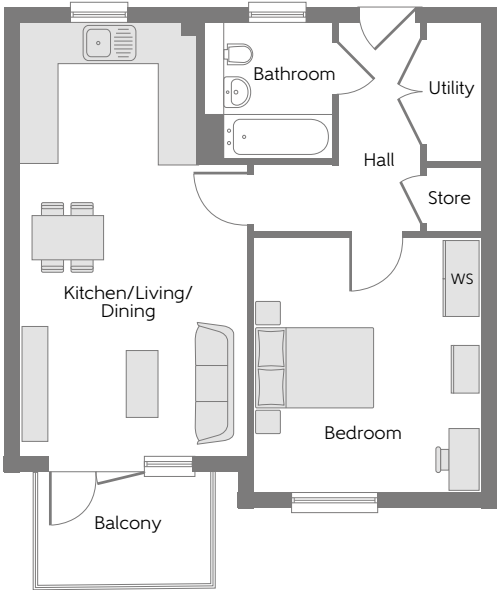
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The Ambleside – Plot 10

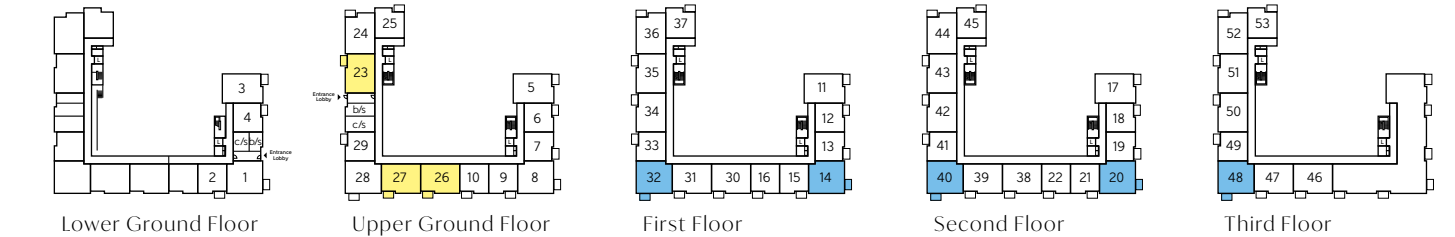
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.85m x 3.58m       | 22'5" x 11'7"      |
| Bedroom               | 4.01m x 3.59m       | 13'2" x 11'8"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.20m x 0.85m       | 7'2" x 2'8"        |
| <b>Total area</b>     | <b>51.07 sq. m.</b> | <b>550 sq. ft.</b> |



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

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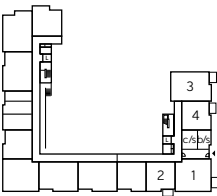
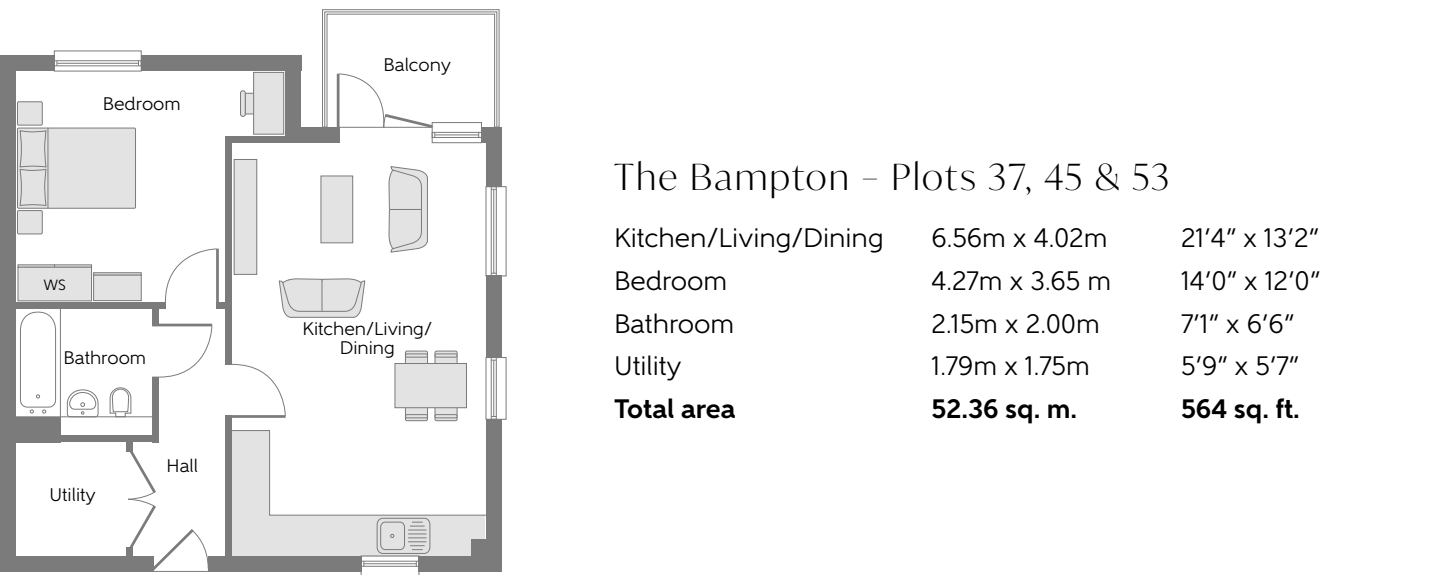
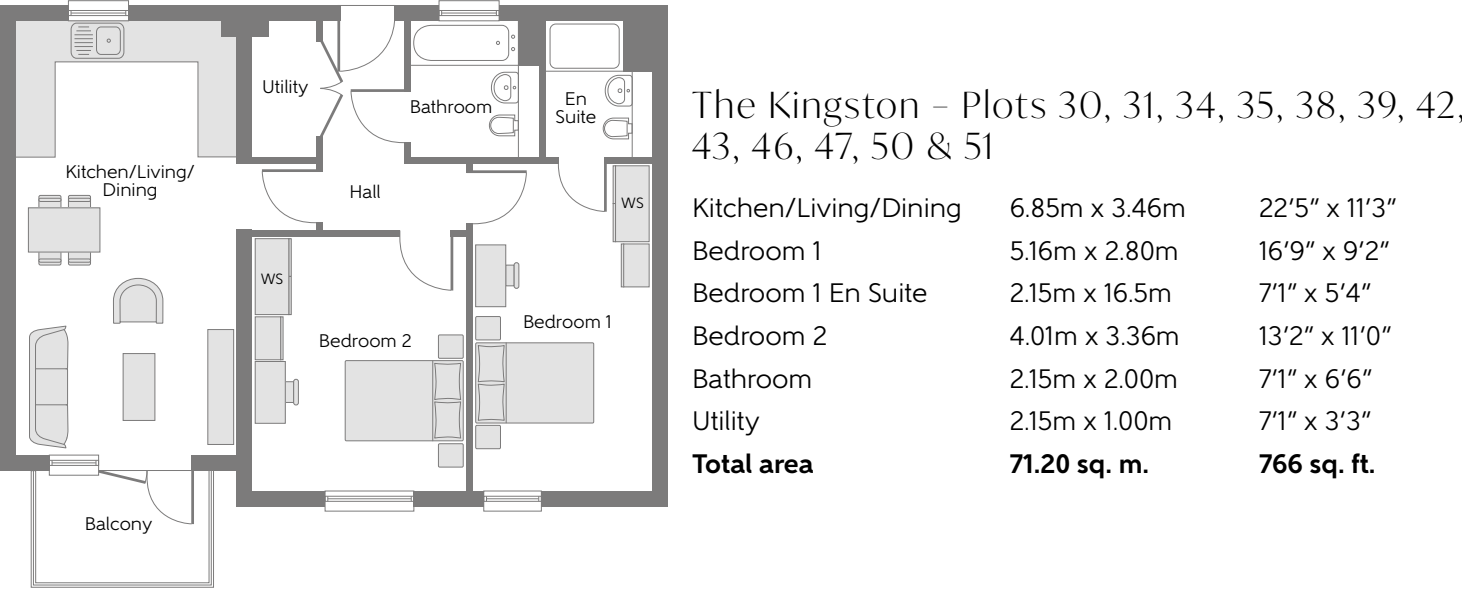
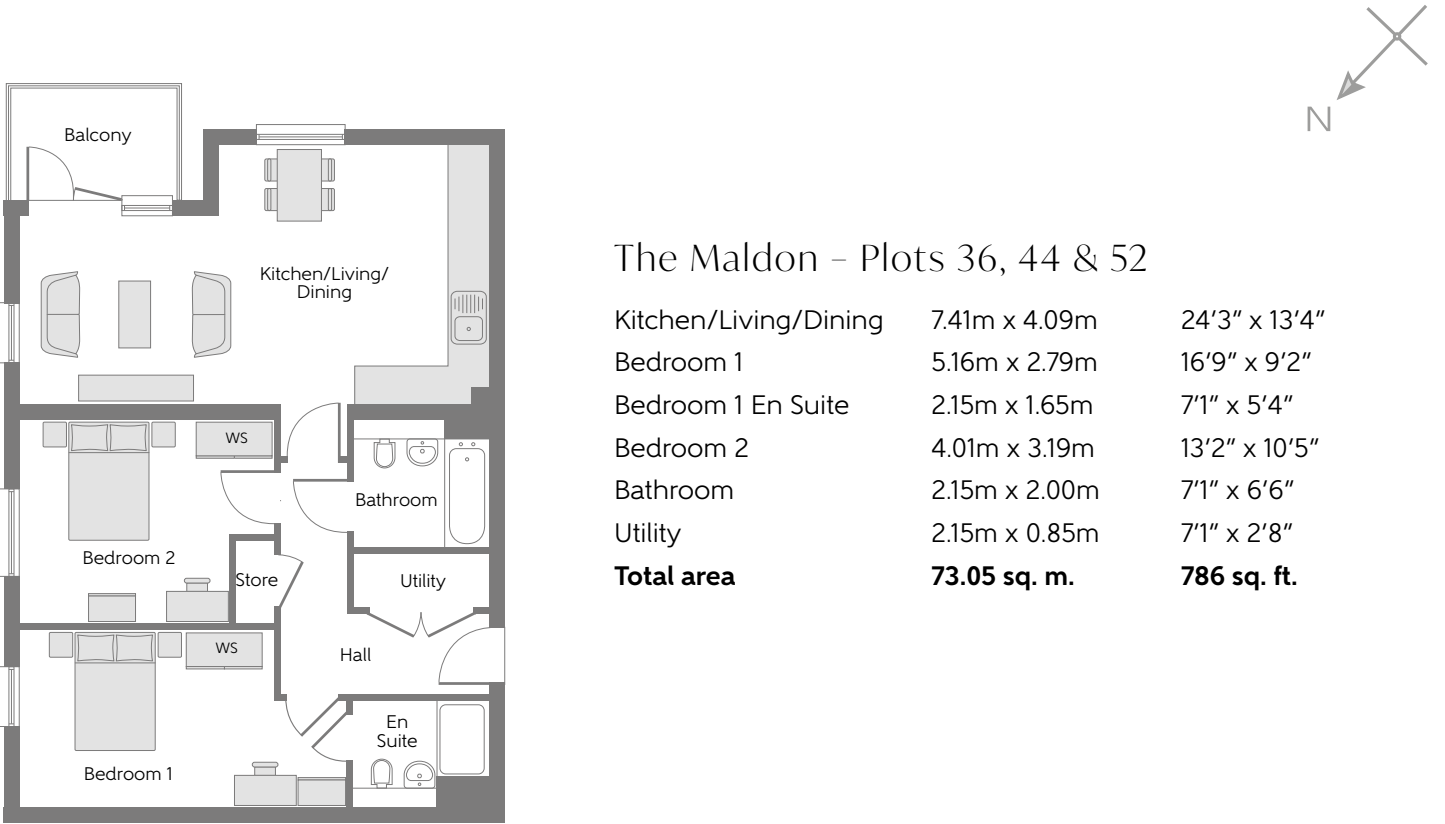
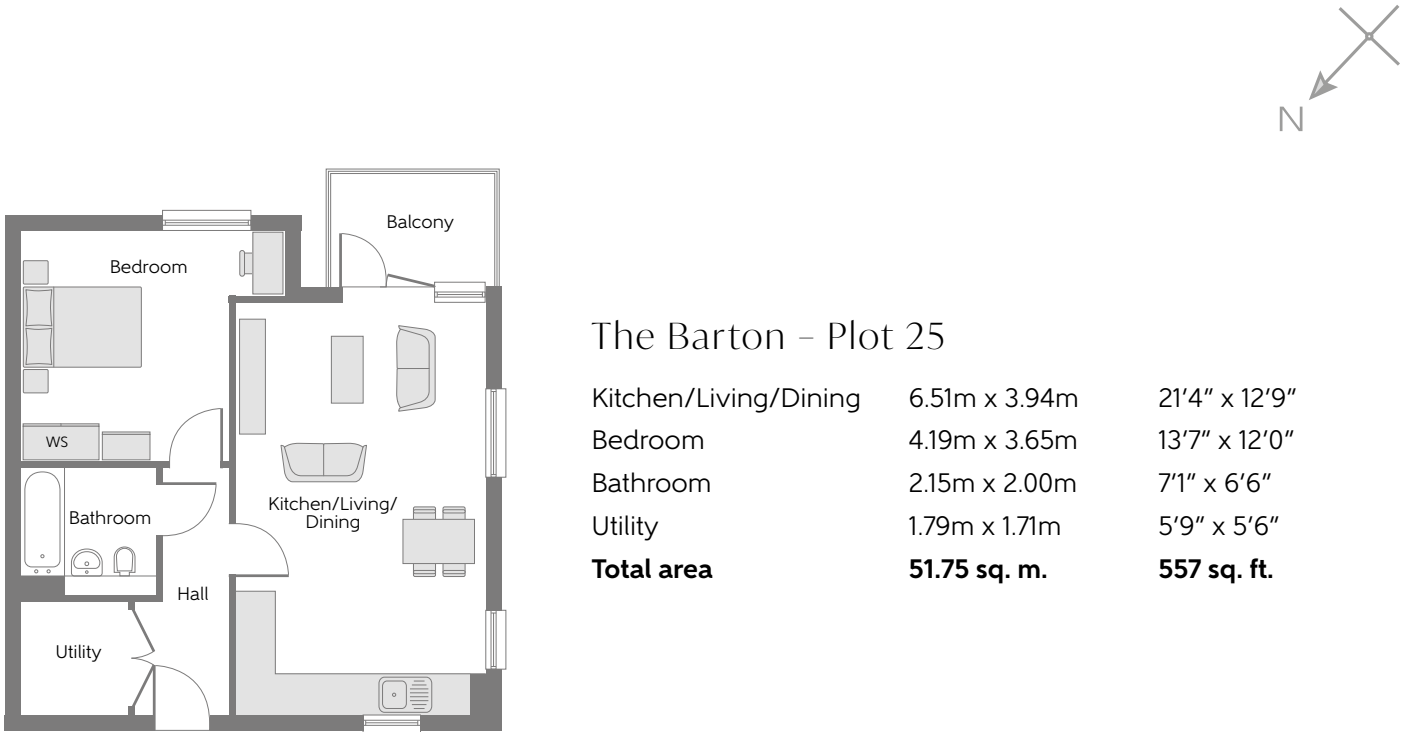


WS - Wardrobe Space (suggestion only, wardrobe not included)

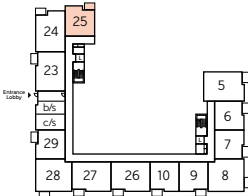
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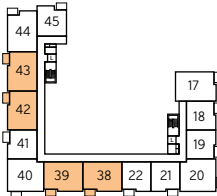
Lower Ground Floor



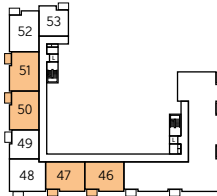
Upper Ground Floor



First Floor



Second Floor

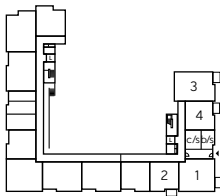


Third Floor

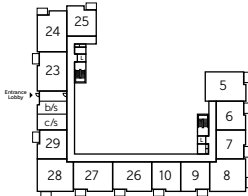
WS - Wardrobe Space (suggestion only, wardrobe not included)

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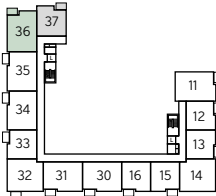
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Lower Ground Floor



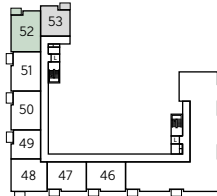
Upper Ground Floor



First Floor



Second Floor



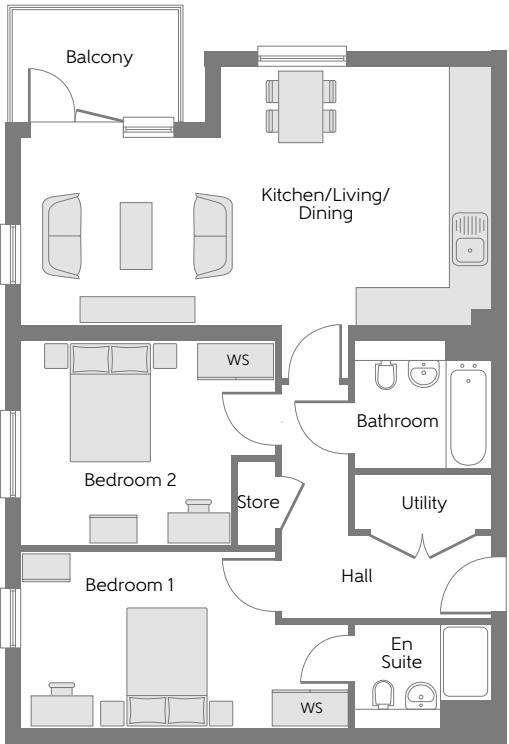
Third Floor

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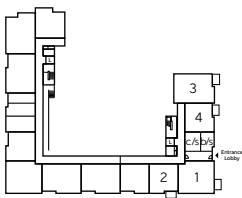
The Melton – Plot 24

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 7.41m x 4.09m | 24'3" x 13'4" |
| Bedroom 1             | 5.16m x 2.79m | 16'9" x 9'2"  |
| Bedroom 1 En Suite    | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 4.01m x 3.19m | 13'2" x 10'5" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.15m x 8.50m | 7'1" x 2'8"   |
| Total area            | 73.05 sq. m.  | 786 sq. ft.   |

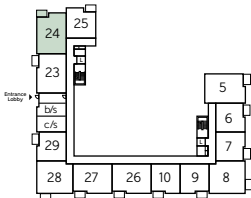


Drayton Court

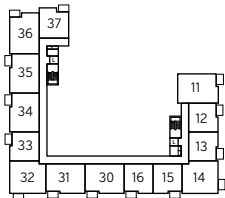
ONE AND TWO BEDROOM APARTMENTS



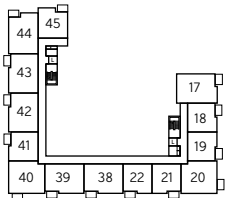
Lower Ground Floor



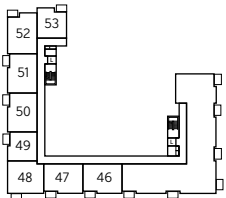
Upper Ground Floor



First Floor



Second Floor



Third Floor

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

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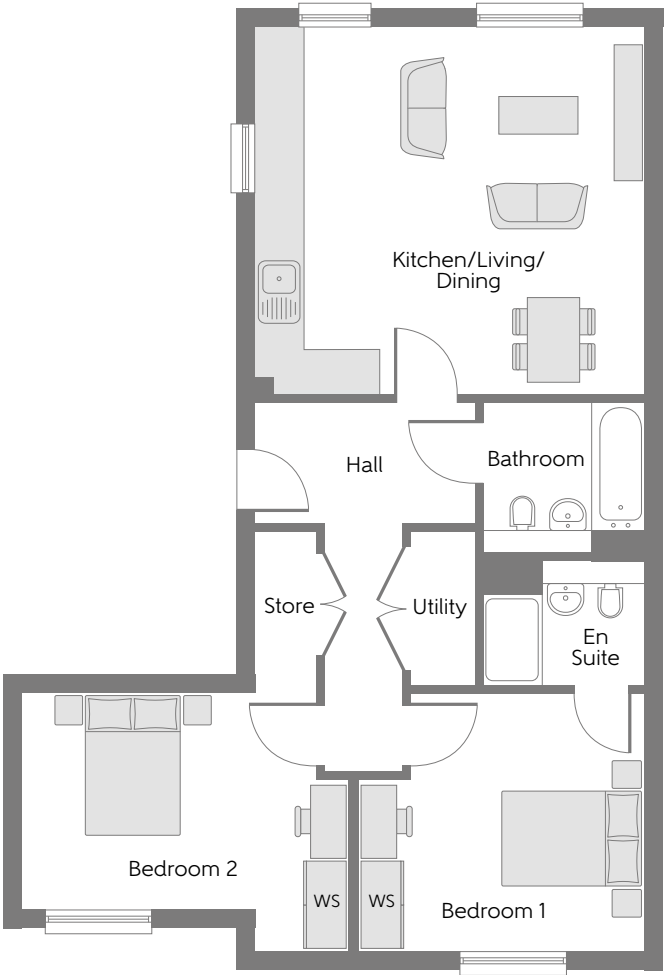
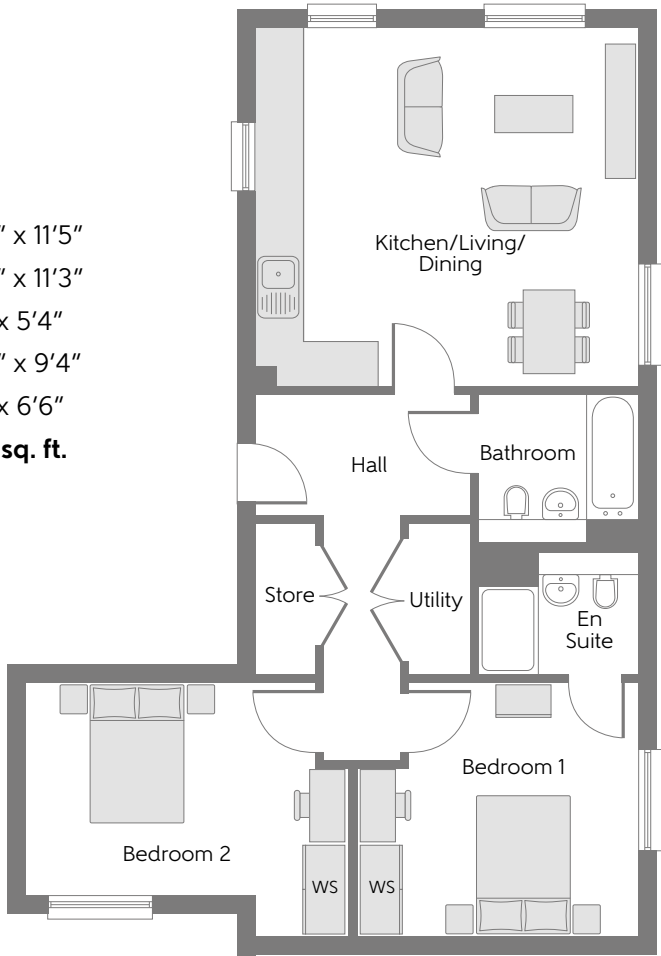






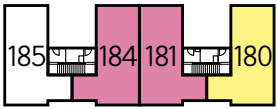
The Wareham – Plot 180 & 183

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 4.83m x 3.51m       | 15’8” x 11’5”      |
| Bedroom 1             | 3.79m x 3.43m       | 12’4” x 11’3”      |
| Bedroom 1 En Suite    | 2.15m x 1.65m       | 7’1” x 5’4”        |
| Bedroom 2             | 4.35m x 2.87m       | 14’3” x 9’4”       |
| Bathroom              | 2.15m x 2.00m       | 7’1” x 6’6”        |
| <b>Total area</b>     | <b>71.14 sq. m.</b> | <b>766 sq. ft.</b> |

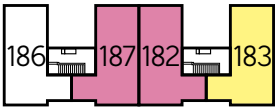


The Wetherby –  
Plots 181, 182, 184 & 187

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.17m x 4.87m       | 16’9” x 16’0”      |
| Bedroom 1             | 3.79m x 3.43m       | 12’4” x 11’3”      |
| Bedroom 1 En Suite    | 2.15m x 1.65m       | 7’1” x 5’4”        |
| Bedroom 2             | 4.35m x 2.87m       | 14’3” x 9’4”       |
| Bathroom              | 2.15m x 2.00m       | 7’1” x 6’6”        |
| <b>Total area</b>     | <b>71.14 sq. m.</b> | <b>766 sq. ft.</b> |



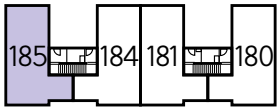
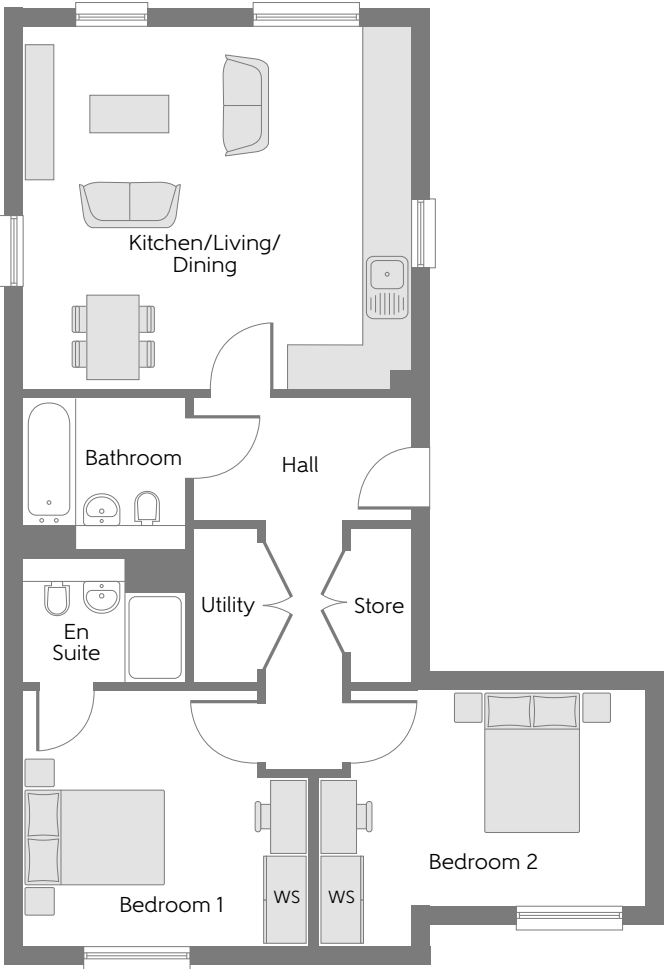
Ground Floor



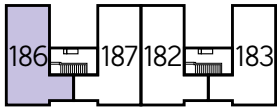
First Floor

The Kingsclere – Plot 185 & 186

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.16m x 4.83m       | 16’9” x 16’0”      |
| Bedroom 1             | 3.79m x 3.43m       | 12’4” x 11’3”      |
| Bedroom 1 En Suite    | 2.15m x 1.65m       | 7’1” x 5’4”        |
| Bedroom 2             | 4.35m x 2.87m       | 14’3” x 9’4”       |
| Bathroom              | 2.15m x 2.00m       | 7’1” x 6’6”        |
| <b>Total area</b>     | <b>71.10 sq. m.</b> | <b>765 sq. ft.</b> |



Ground Floor



First Floor

WS – Wardrobe Space (suggestion only, wardrobe not included)

**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. External finishes and landscaping may vary. 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.

WS – Wardrobe Space (suggestion only, wardrobe not included)

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# Haverford Tower

ONE AND TWO BEDROOM APARTMENTS

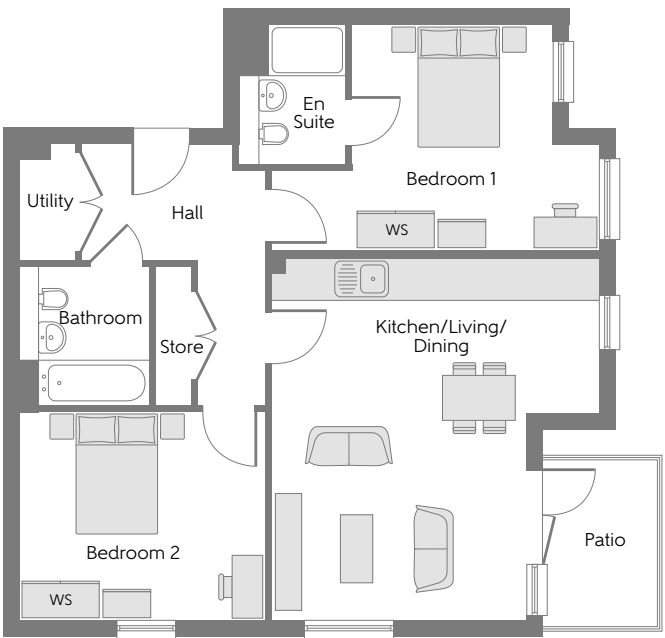
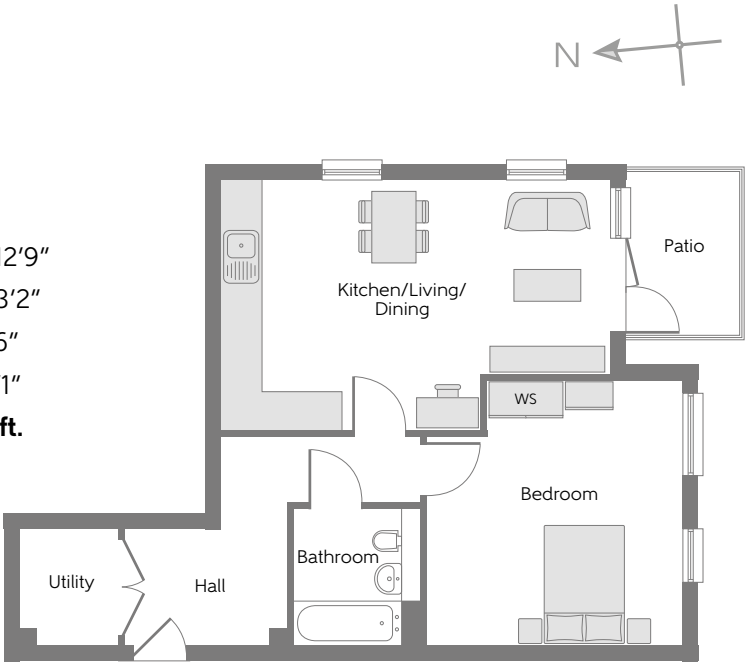


## Haverford Tower

One & two bedroom homes

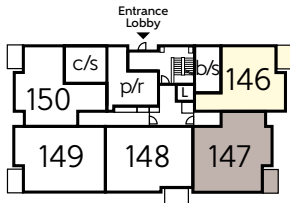
### The Garstand - Plot 146

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.16m x 3.93m       | 20'2" x 12'9"      |
| Bedroom               | 4.18m x 4.03m       | 13'7" x 13'2"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.84m x 1.55m       | 6'0" x 5'1"        |
| <b>Total area</b>     | <b>52.34 sq. m.</b> | <b>563 sq. ft.</b> |

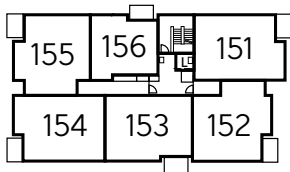


### The Stamford - Plot 147

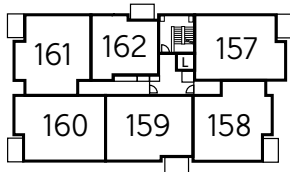
|                       |                  |                    |
|-----------------------|------------------|--------------------|
| Kitchen/Living/Dining | 5.56m x 5.08m    | 18'2" x 16'7"      |
| Bedroom 1             | 5.08m x 3.50m    | 16'7" x 11'5"      |
| En Suite to Bedroom 1 | 2.15m x 1.65m    | 7'1" x 5'4"        |
| Bedroom 2             | 3.79m x 3.20m    | 12'4" x 10'5"      |
| Bathroom              | 2.15m x 2.00m    | 7'1" x 6'6"        |
| Utility               | 1.80m x 0.85m    | 5'9" x 2'8"        |
| <b>Total area</b>     | <b>50 sq. m.</b> | <b>538 sq. ft.</b> |



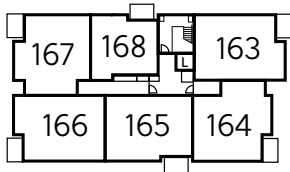
Ground Floor



First Floor



Second Floor



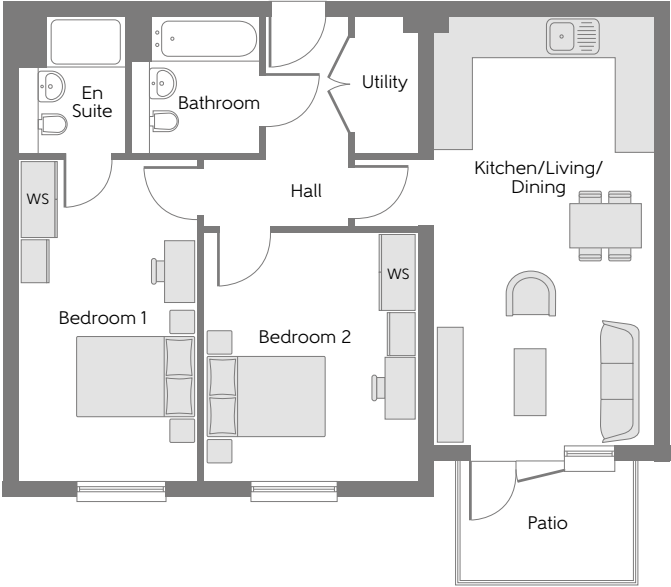
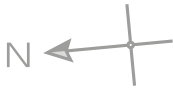
Third Floor

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

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

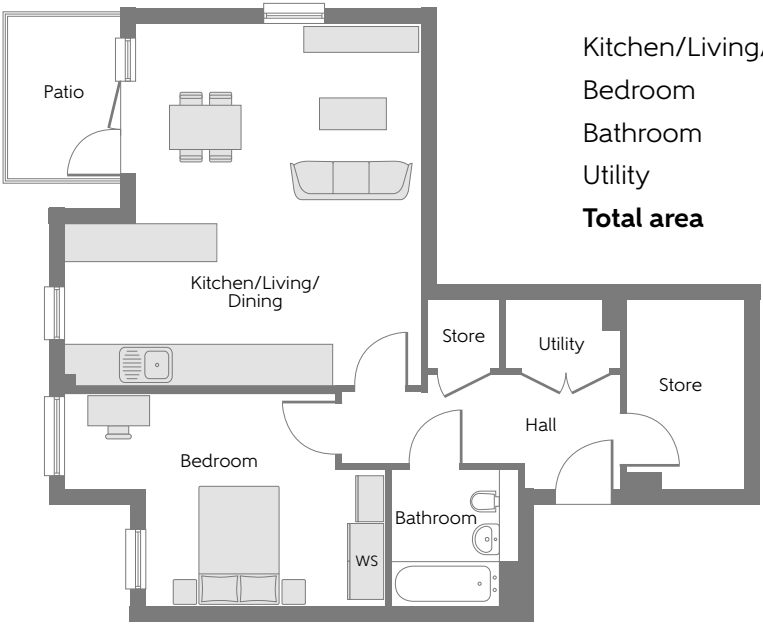
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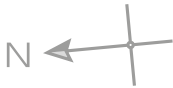
The Lymington – Plot 148

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.77m x 3.46m       | 22'2" x 11'3"      |
| Bedroom 1             | 5.08m x 2.80m       | 16'7" x 9'2"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 3.93m x 3.37m       | 12'9" x 11'1"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.15m x 1.04m       | 7'11" x 3'4"       |
| <b>Total area</b>     | <b>70.42 sq. m.</b> | <b>758 sq. ft.</b> |



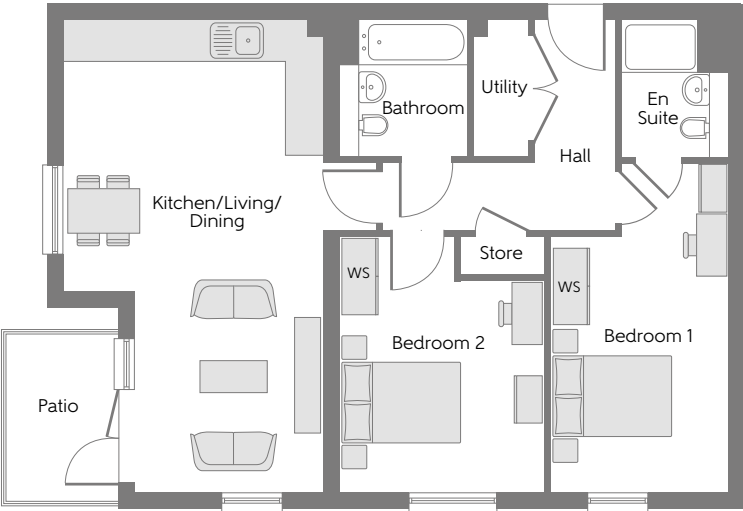
The Hastings – Plot 150

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.71m x 4.50m       | 18'7" x 14'8"      |
| Bedroom               | 3.79m x 3.35m       | 12'4" x 11'0"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.80m x 1.08m       | 5'9" x 3'5"        |
| <b>Total area</b>     | <b>62.82 sq. m.</b> | <b>676 sq. ft.</b> |



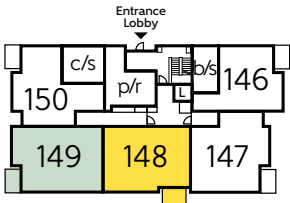
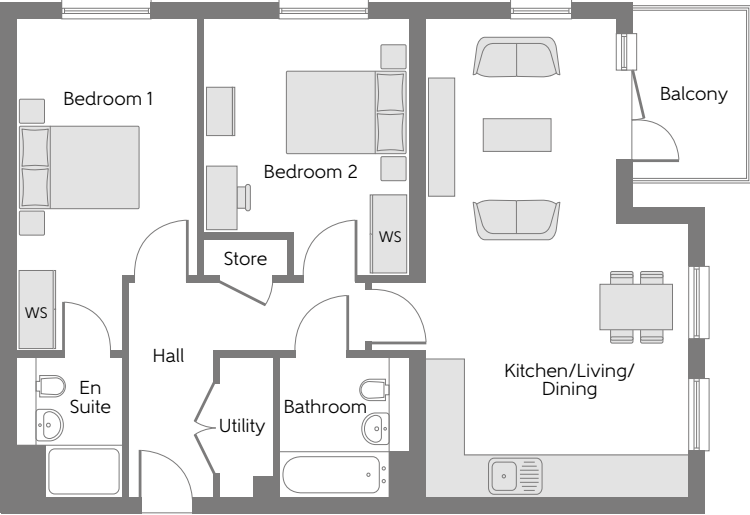
The Midhurst – Plot 149

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 7.33m x 4.09m       | 24'1" x 13'4"      |
| Bedroom 1             | 5.08m x 2.79m       | 16'7" x 9'2"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'11" x 5'4"       |
| Bedroom 2             | 3.93m x 3.19m       | 12'9" x 10'5"      |
| Bathroom              | 2.15m x 2.00m       | 7'11" x 6'6"       |
| Utility               | 2.15m x 0.85m       | 7'11" x 2'8"       |
| <b>Total area</b>     | <b>72.19 sq. m.</b> | <b>777 sq. ft.</b> |

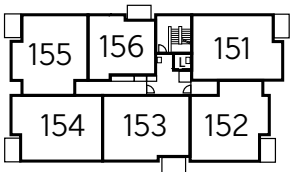


The Caxton – Plots 151, 157 & 163

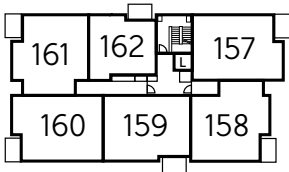
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 7.41m x 4.22m       | 24'3" x 13'9"      |
| Bedroom 1             | 5.16m x 2.79m       | 16'9" x 9'2"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 4.01m x 3.20m       | 13'2" x 10'5"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.15m x 0.85m       | 7'1" x 2'8"        |
| <b>Total area</b>     | <b>71.22 sq. m.</b> | <b>767 sq. ft.</b> |



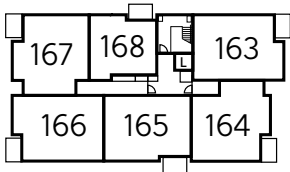
Ground Floor



First Floor



Second Floor

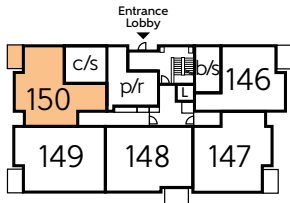


Third Floor

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

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

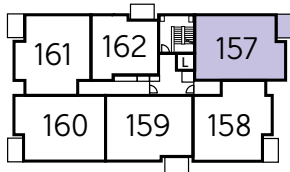
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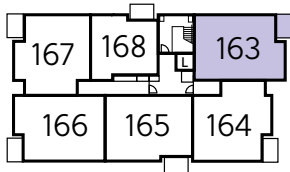
Ground Floor



First Floor



Second Floor



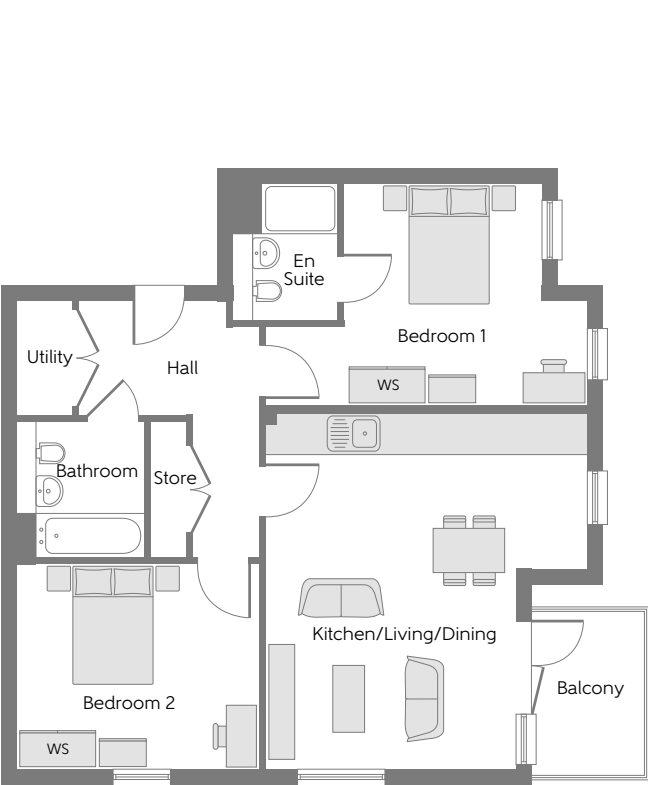
Third Floor

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

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

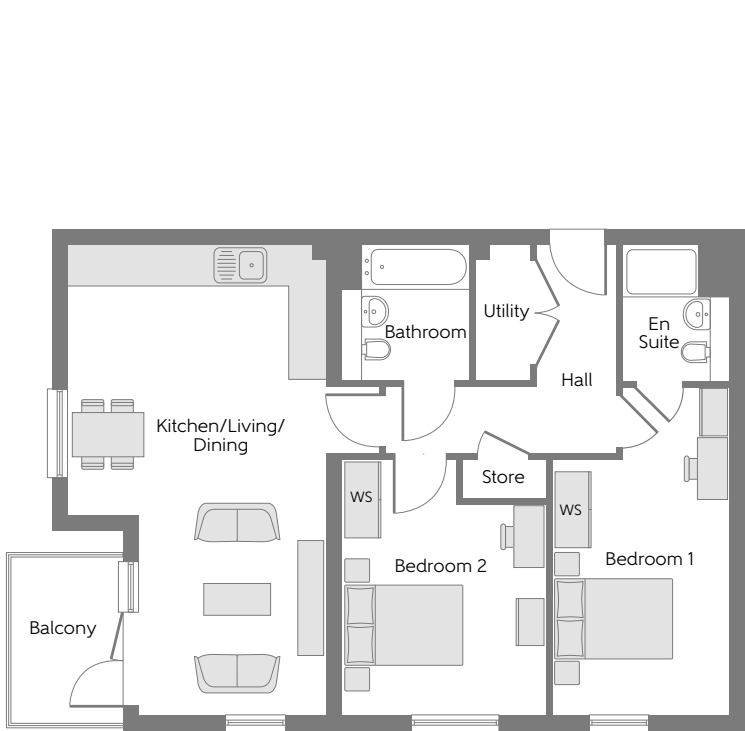
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The Ludlow – Plot 153, 159 & 165

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.85m x 3.46m | 22'5" x 11'3" |
| Bedroom 1             | 5.16m x 2.80m | 16'9" x 9'2"  |
| Ensuite to Bedroom 1  | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 4.01m x 3.37m | 13'2" x 11'1" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.15m x 1.04m | 7'1" x 3'4"   |
| Total area            | 70.82 sq. m.  | 762 sq. ft.   |

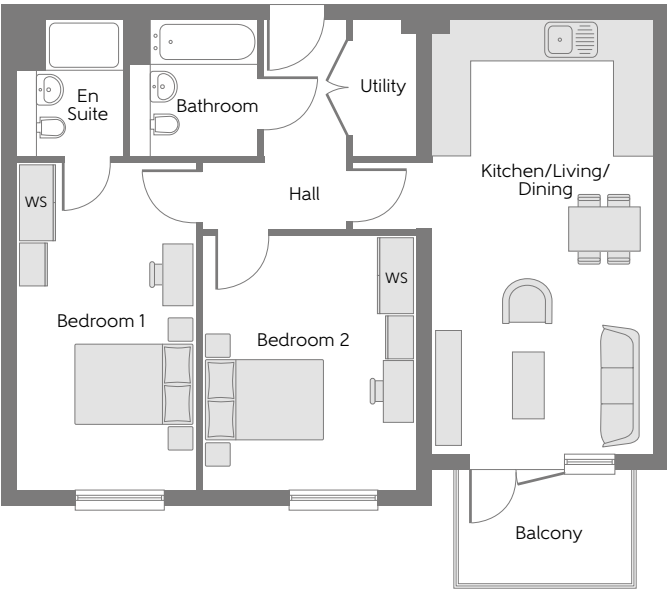


The Maldon – Plots 154, 160 & 166

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 7.41m x 4.09m | 24'3" x 13'4" |
| Bedroom 1             | 5.16m x 2.79m | 16'9" x 9'2"  |
| En Suite to Bedroom 1 | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 4.01m x 3.19m | 13'2" x 10'5" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.15m x 0.85m | 7'1" x 2'8"   |
| Total area            | 73.05 sq. m.  | 786 sq. ft.   |

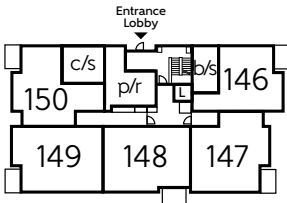
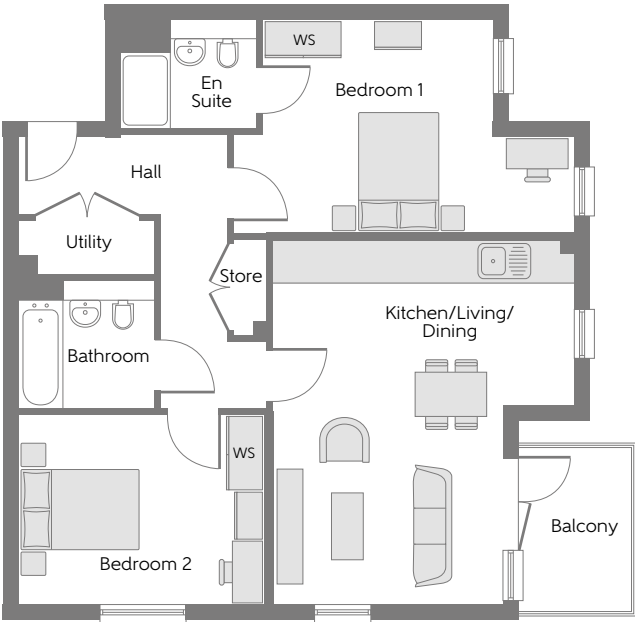
The Shipston – Plot 152

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.60m x 5.08m | 18'4" x 16'7" |
| Bedroom 1             | 5.08m x 3.50m | 16'7" x 11'5" |
| En Suite to Bedroom 1 | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 3.79m x 3.22m | 12'4" x 10'6" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 1.80m x 0.85m | 5'9" x 2'8"   |
| Total area            | 70.43 sq. m.  | 758 sq. ft.   |

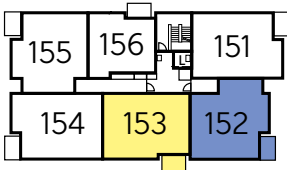


The Tetbury – Plot 155

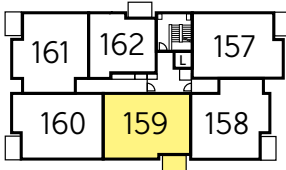
|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.75m x 3.63m | 18'8" x 11'9" |
| Bedroom 1             | 5.36m x 3.35m | 17'6" x 11'0" |
| En Suite to Bedroom 1 | 2.15m x 1.70m | 7'1" x 5'6"   |
| Bedroom 2             | 3.89m x 3.00m | 12'8" x 9'8"  |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.15m x 0.85m | 7'1" x 2'8"   |
| Total area            | 71.14 sq. m.  | 766 sq. ft.   |



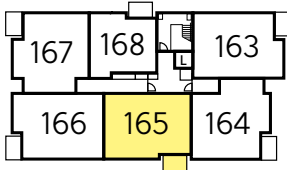
Ground Floor



First Floor



Second Floor

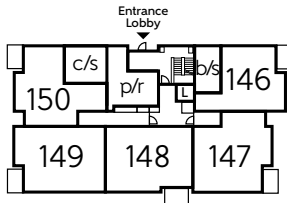


Third Floor

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

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

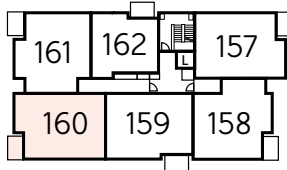
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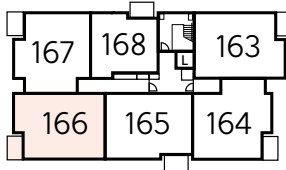
Ground Floor



First Floor



Second Floor



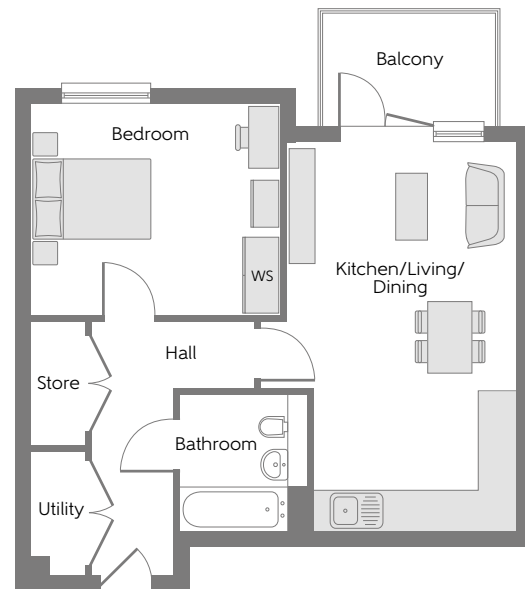
Third Floor

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

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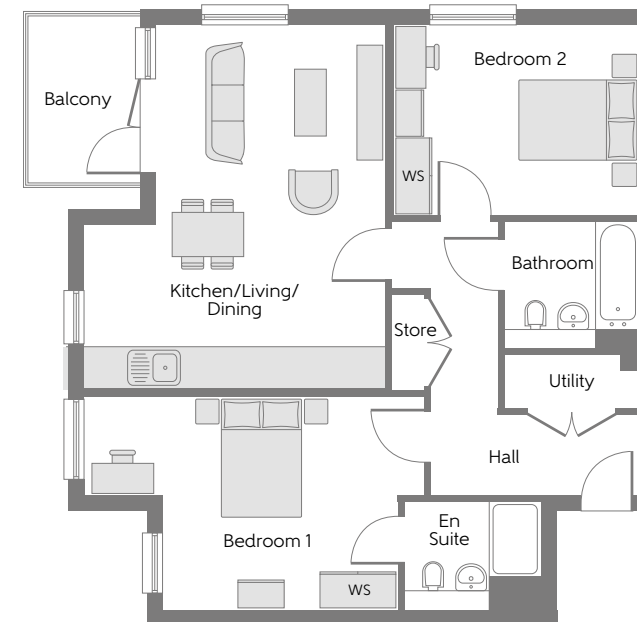
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## The Selby – Plots 158 & 164

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.60m x 5.08m       | 18'4" x 16'7"      |
| Bedroom 1             | 5.08m x 3.50m       | 16'7" x 11'5"      |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 3.79m x 3.26m       | 12'4" x 10'7"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.80m x 0.85m       | 5'4" x 2'8"        |
| <b>Total area</b>     | <b>71.10 sq. m.</b> | <b>765 sq. ft.</b> |

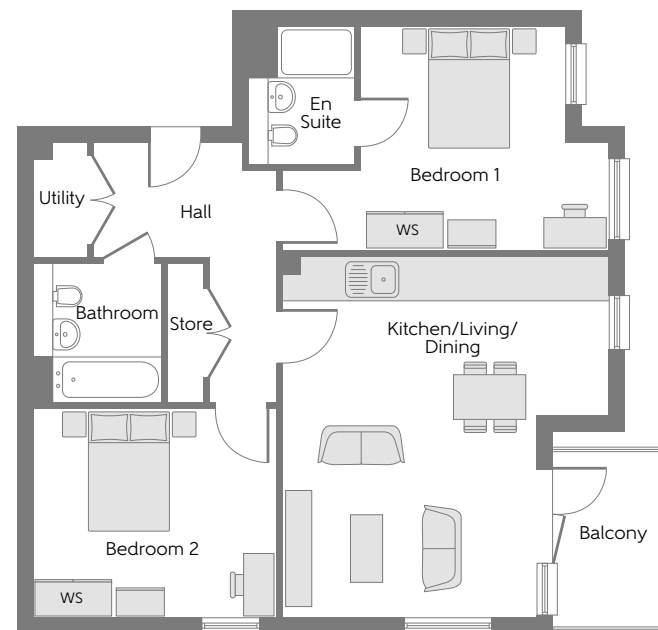


## The Sudbury – Plots 161 &amp; 167

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.73m x 4.75m       | 18'8" x 15'6"      |
| Bedroom 1             | 5.36m x 3.37m       | 17'6" x 11'1"      |
| En Suite to Bedroom 1 | 2.15m x 1.71m       | 7'1" x 5'6"        |
| Bedroom 2             | 3.89m x 3.00m       | 12'8" x 9'8"       |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.15m x 0.85m       | 7'1" x 2'8"        |
| <b>Total area</b>     | <b>71.27 sq. m.</b> | <b>767 sq. ft.</b> |

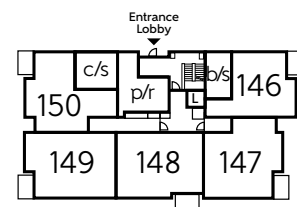
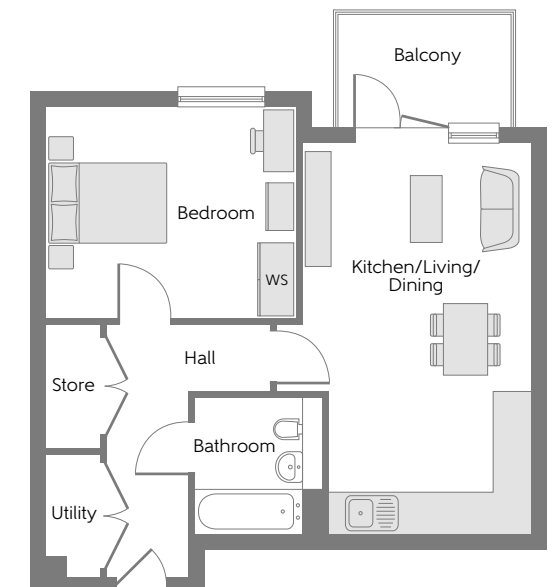
# The Chepstow – Plot 156

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.14m x 3.62m       | 20'1" x 11'9"      |
| Bedroom               | 3.93m x 3.34m       | 12'9" x 10'9"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.94m x 0.85m       | 6'4" x 2'8"        |
| <b>Total area</b>     | <b>50.11 sq. m.</b> | <b>539 sq. ft.</b> |

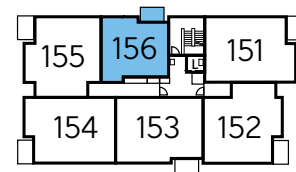


## The Charley – Plots 162 & 168

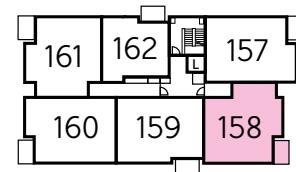
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.18m x 3.62m       | 6'2" x 11'9"       |
| Bedroom               | 3.93m x 3.34m       | 12'9" x 10'9"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.94m x 0.85m       | 6'4" x 2'8"        |
| <b>Total area</b>     | <b>50.20 sq. m.</b> | <b>540 sq. ft.</b> |



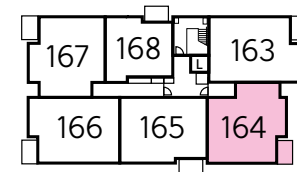
### Ground Floor



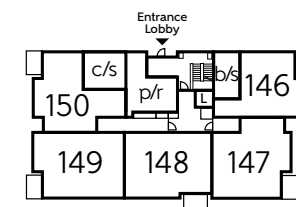
### First Floor



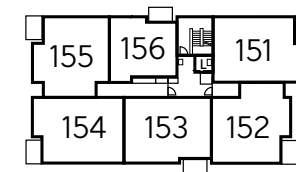
## Second Floor



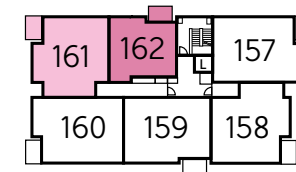
### Third Floor



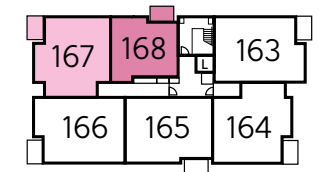
Ground Floor



### First Floor



## Second Floor



### Third Floor

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

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# Mander Court

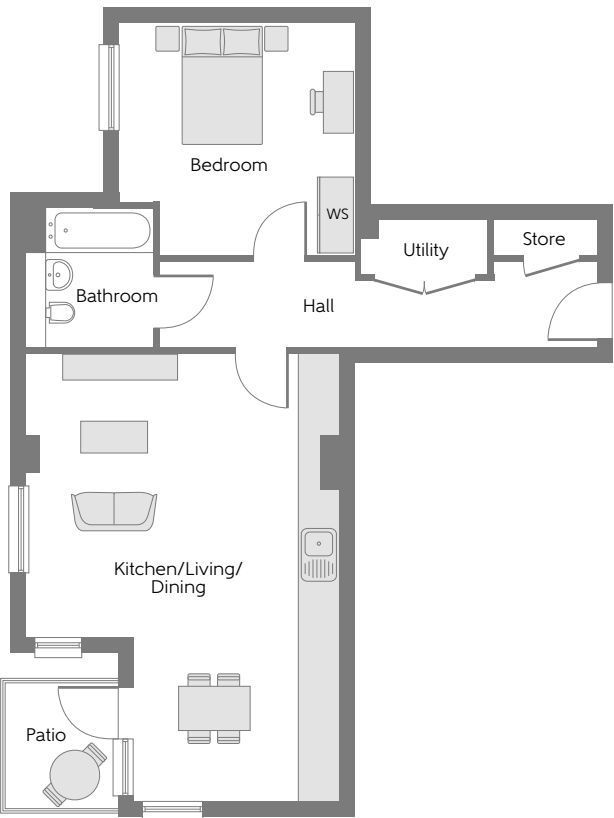
ONE AND TWO BEDROOM APARTMENTS



Bellway

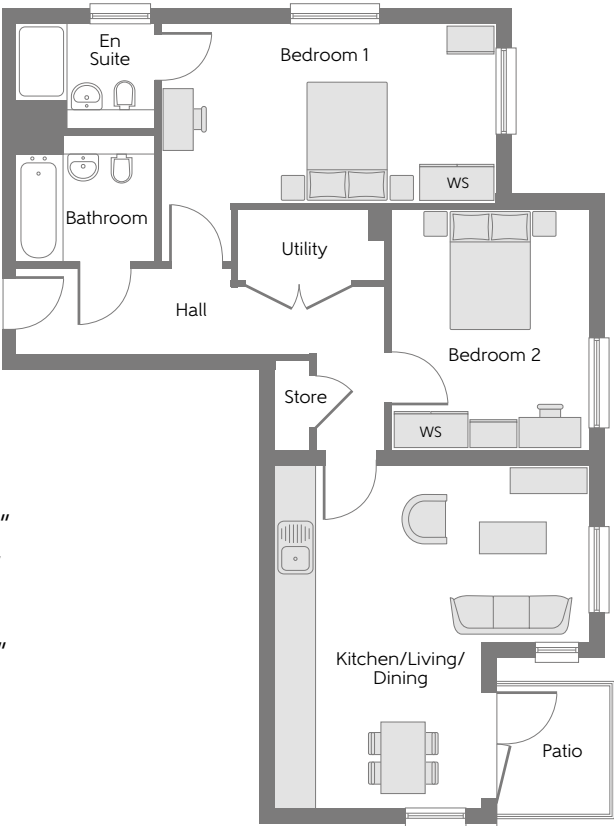
## Mander Court

One & two bedroom homes



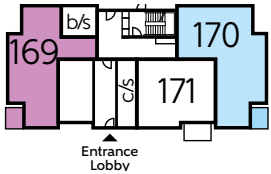
### The Hadley – Plot 169

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 7.06m x 4.94m       | 23'3" x 16'2"      |
| Bedroom               | 3.71m x 3.67m       | 12'2" x 12'6"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.78m x 0.89m       | 5'8" x 2'9"        |
| <b>Total area</b>     | <b>59.25 sq. m.</b> | <b>638 sq. ft.</b> |



### The Saffron – Plot 170

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.55m x 4.94m       | 17'5" x 16'2"      |
| Bedroom 1             | 5.28m x 2.83m       | 17'3" x 9'3"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 3.75m x 3.09m       | 12'3" x 10'1"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.35m x 1.05m       | 7'7" x 3'4"        |
| <b>Total area</b>     | <b>71.68 sq. m.</b> | <b>772 sq. ft.</b> |



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

Ground Floor

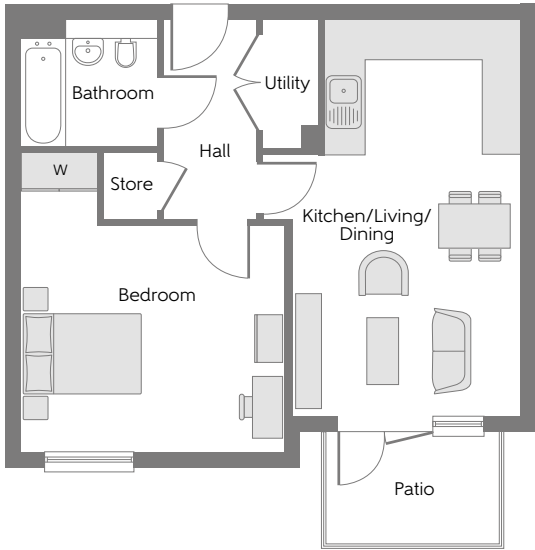
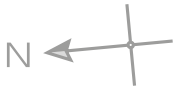
First Floor

Second Floor

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

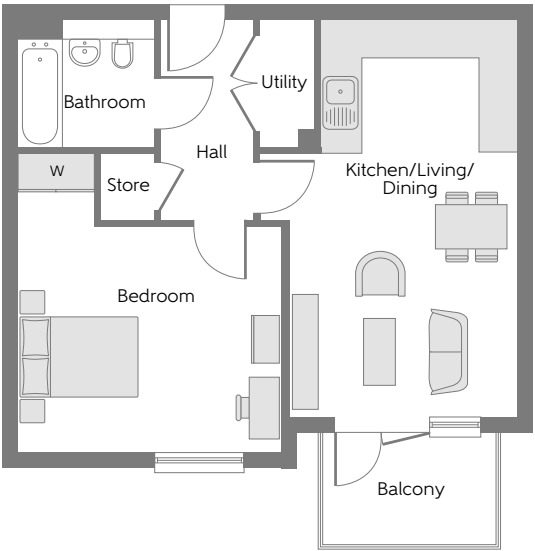
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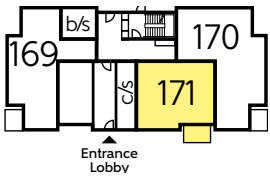
The Dunster – Plot 171

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.17m x 3.66m       | 20'2" x 12'0"      |
| Bedroom               | 4.11m x 3.49m       | 13'5" x 11'4"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.00m x 0.85m       | 6'6" x 2'8"        |
| <b>Total area</b>     | <b>50.17 sq. m.</b> | <b>540 sq. ft.</b> |

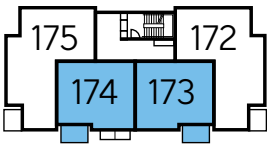


The Dudley – Plots 173, 174, 177 & 178

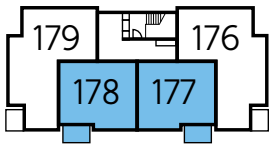
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.25m x 3.60m       | 20'5" x 11'8"      |
| Bedroom               | 4.15m x 3.57m       | 13'6" x 11'7"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.00m x 0.85m       | 6'6" x 2'8"        |
| <b>Total area</b>     | <b>50.80 sq. m.</b> | <b>547 sq. ft.</b> |



Ground Floor



First Floor

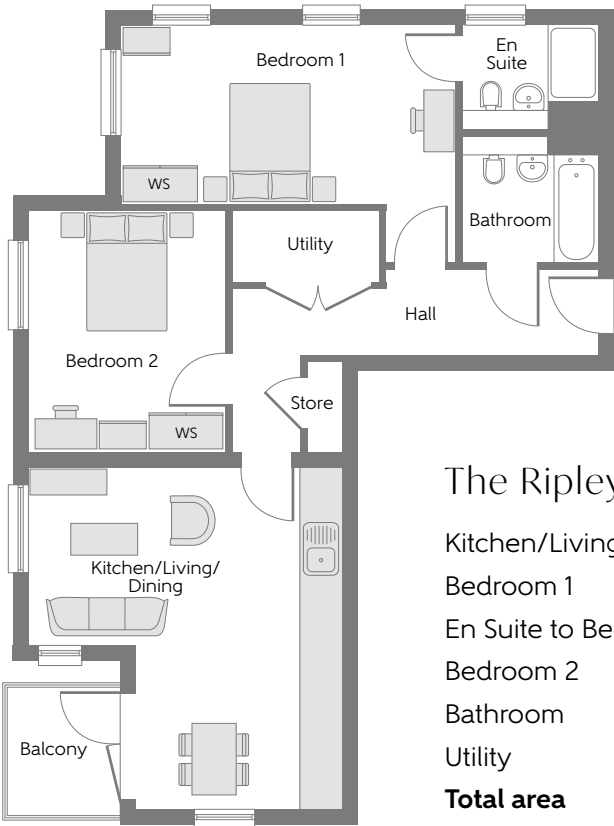
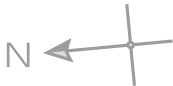


Second Floor

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

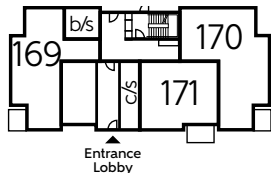
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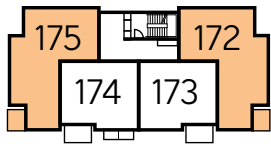


The Ripley – Plots 172, 175, 176 & 179

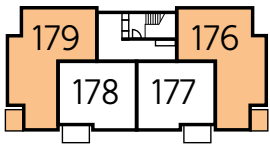
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.39m x 4.94m       | 17'8" x 16'2"      |
| Bedroom 1             | 5.28m x 2.83m       | 17'3" x 9'3"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 3.79m x 3.08m       | 12'4" x 10'1"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.35m x 1.13m       | 7'7" x 3'7"        |
| <b>Total area</b>     | <b>72.40 sq. m.</b> | <b>779 sq. ft.</b> |



Ground Floor



First Floor



Second Floor

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

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# Meridian Court

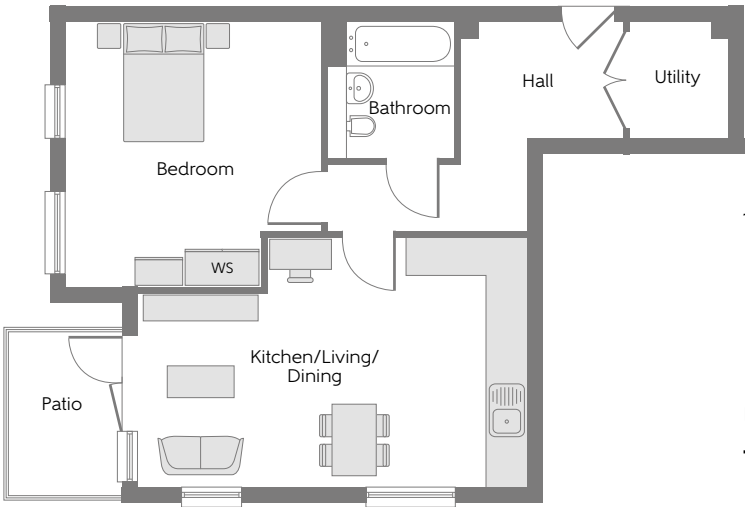
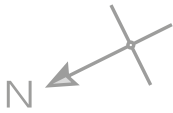
ONE AND TWO BEDROOM APARTMENTS



Bellway

## Meridian Court

One & two bedroom homes



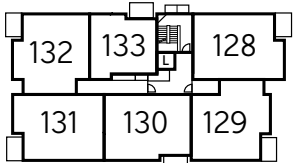
|                         |                     |                    |
|-------------------------|---------------------|--------------------|
| The Garstand – Plot 123 |                     |                    |
| Kitchen/Living/Dining   | 6.15m x 3.43m       | 20'2" x 12'9"      |
| Bedroom                 | 4.18m x 4.03m       | 13'7" x 13'2"      |
| Bathroom                | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility                 | 1.83m x 1.55m       | 6'0" x 5'1"        |
| <b>Total area</b>       | <b>52.34 sq. m.</b> | <b>563 sq. ft.</b> |



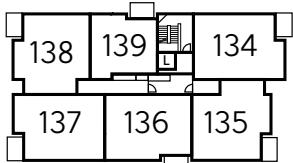
|                        |                     |                    |
|------------------------|---------------------|--------------------|
| The Waltham – Plot 124 |                     |                    |
| Kitchen/Living/Dining  | 5.71m x 4.75m       | 18'7" x 15'6"      |
| Bedroom 1              | 5.36m x 3.35m       | 17'6" x 11'0"      |
| En Suite to Bedroom 1  | 2.15m x 1.71m       | 7'1" x 5'6"        |
| Bedroom 2              | 3.90m x 2.96m       | 12'8" x 9'7"       |
| Bathroom               | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility                | 2.14m x 0.85m       | 7'1" x 2'8"        |
| <b>Total area</b>      | <b>54.78 sq. m.</b> | <b>590 sq. ft.</b> |



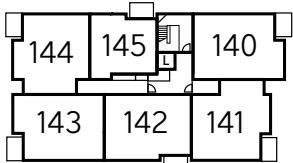
Ground Floor



First Floor



Second Floor



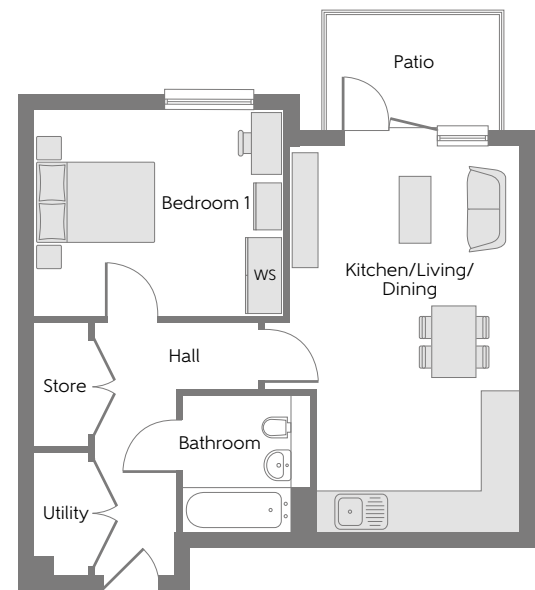
Third Floor

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

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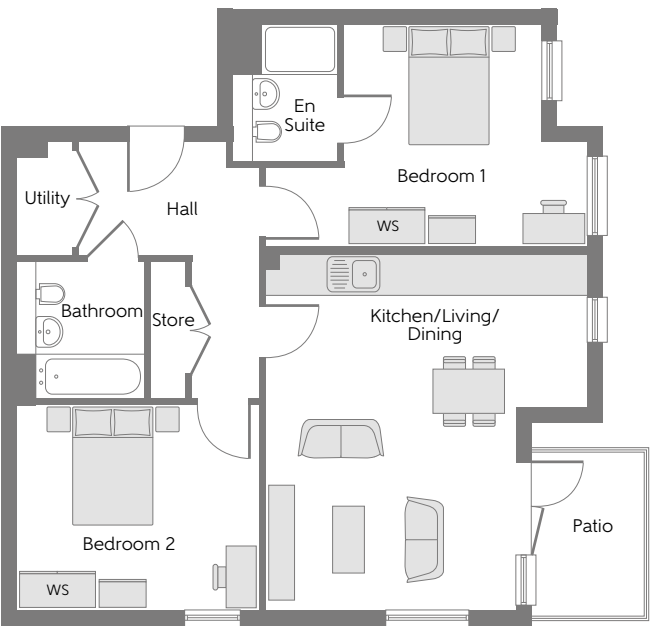
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The Chester – Plot 125

|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Kitchen/Living/Dining | 6.10m x 3.62m      | 20'0" x 11'9"      |
| Bedroom               | 3.93m x 3.28m      | 12'9" x 10'7"      |
| Bathroom              | 2.15m x 2.00m      | 7'1" x 6'6"        |
| Utility               | 1.94m x 0.85m      | 6'4" x 2'8"        |
| <b>Total area</b>     | <b>70.67sq. m.</b> | <b>761 sq. ft.</b> |

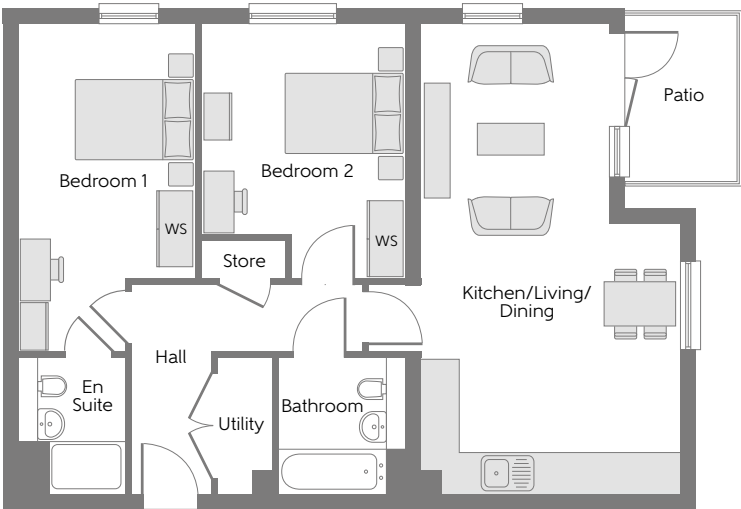


The Maldon – Plots 128, 134 & 140

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 7.41m x 4.09m       | 24'3" x 13'4"      |
| Bedroom 1             | 5.16m x 2.79m       | 16'9" x 9'2"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 4.01m x 3.19m       | 13'2" x 10'5"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 2.15m x 0.85m       | 7'1" x 2'8"        |
| <b>Total area</b>     | <b>73.05 sq. m.</b> | <b>786 sq. ft.</b> |

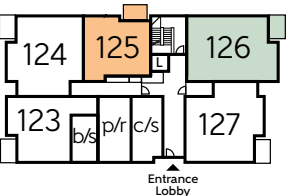
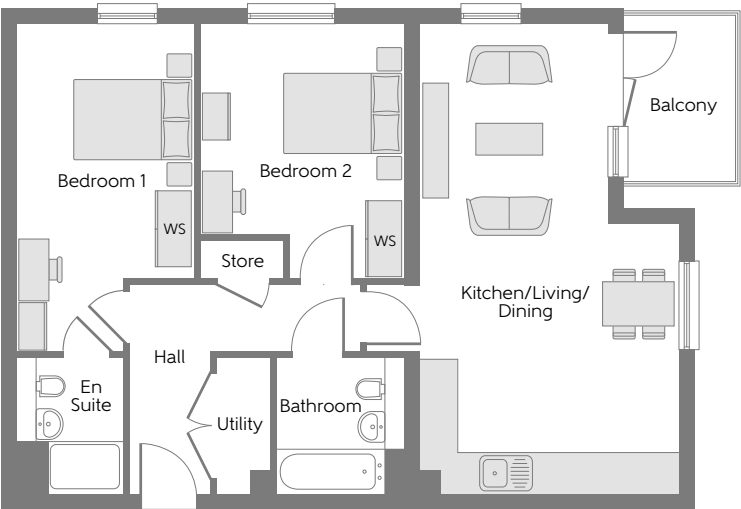
The Midhurst – Plot 126

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 7.33m x 4.09m       | 24'1" x 13'4"      |
| Bedroom 1             | 5.08m x 2.79m       | 16'7" x 9'2"       |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'11" x 5'4"       |
| Bedroom 2             | 3.93m x 3.19m       | 12'9" x 10'5"      |
| Bathroom              | 2.15m x 2.00m       | 7'11" x 6'6"       |
| Utility               | 2.15m x 0.85m       | 7'11" x 2'8"       |
| <b>Total area</b>     | <b>72.19 sq. m.</b> | <b>777 sq. ft.</b> |

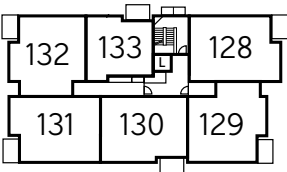


The Stamford – Plot 127

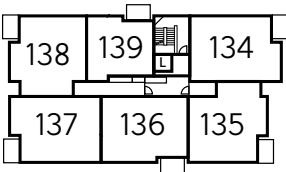
|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Kitchen/Living/Dining | 5.56m x 5.08m      | 18'2" x 16'7"      |
| Bedroom 1             | 5.08m x 3.50m      | 16'7" x 11'5"      |
| En Suite to Bedroom 1 | 2.15m x 1.65m      | 7'1" x 5'4"        |
| Bedroom 2             | 3.79m x 3.20m      | 12'4" x 10'5"      |
| Bathroom              | 2.15m x 2.00m      | 7'1" x 6'6"        |
| Utility               | 1.80m x 0.85m      | 5'4" x 2'8"        |
| <b>Total area</b>     | <b>50.0 sq. m.</b> | <b>538 sq. ft.</b> |



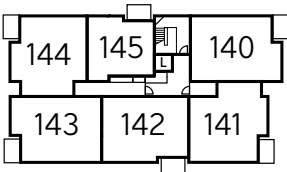
Ground Floor



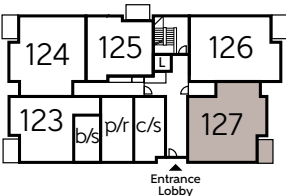
First Floor



Second Floor



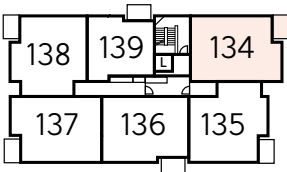
Third Floor



Ground Floor



First Floor



Second Floor



Third Floor

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

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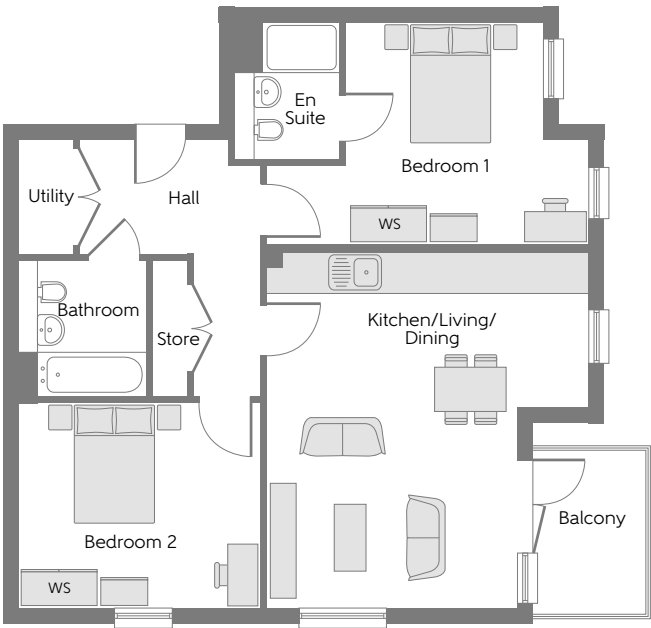
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WS - Wardrobe Space (suggestion only, wardrobe not included)

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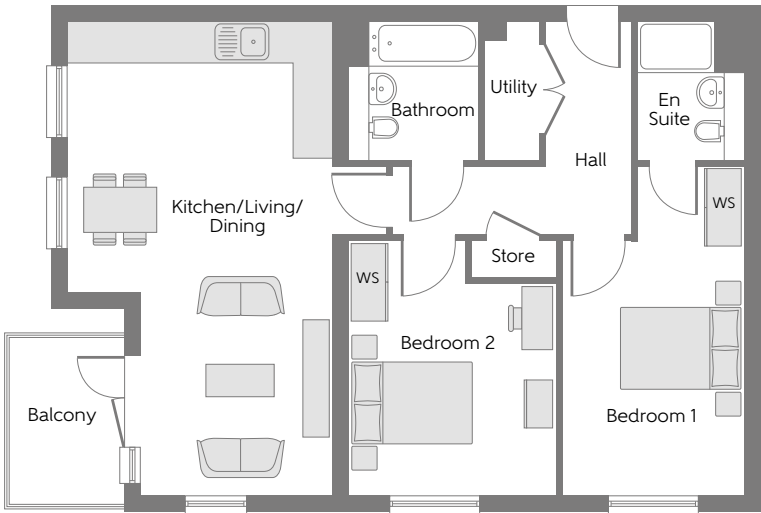
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The Ludlow – Plots 130, 136 & 142

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.85m x 3.46m | 22'5" x 11'3" |
| Bedroom 1             | 5.16m x 2.80m | 16'9" x 9'2"  |
| Ensuite to Bedroom 1  | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 4.01m x 3.37m | 13'2" x 11'1" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.15m x 1.03m | 7'1" x 3'4"   |
| Total area            | 70.82 sq. m.  | 762 sq. ft.   |

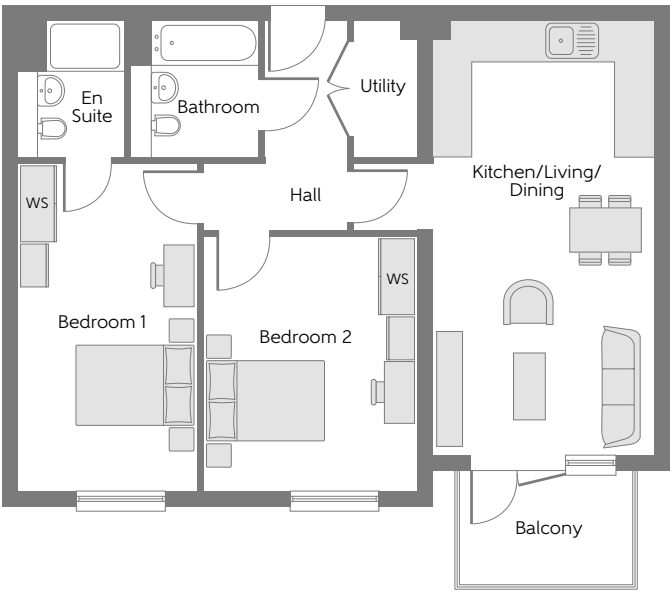


The Caxton – Plots 131, 137 & 143

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 7.41m x 4.22m | 24'3" x 13'9" |
| Bedroom 1             | 5.16m x 2.79m | 16'9" x 9'2"  |
| En Suite to Bedroom 1 | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 4.01m x 3.20m | 13'2" x 10'5" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.15m x 0.85m | 7'1" x 2'8"   |
| Total area            | 71.22 sq. m.  | 767 sq. ft.   |

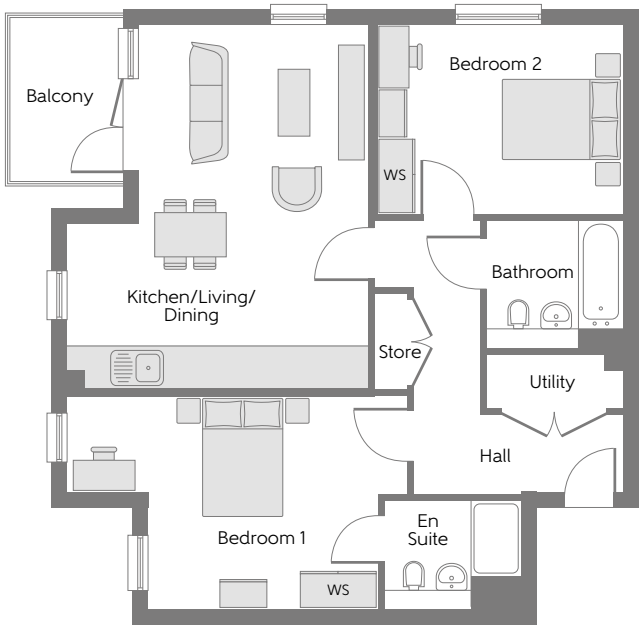
The Shipston – Plot 129

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.60m x 5.08m | 18'4" x 16'7" |
| Bedroom 1             | 5.08m x 3.50m | 16'7" x 11'5" |
| En Suite to Bedroom 1 | 2.15m x 1.65m | 7'1" x 5'4"   |
| Bedroom 2             | 3.79m x 3.22m | 12'4" x 10'6" |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 1.80m x 0.85m | 5'9" x 2'8"   |
| Total area            | 70.43 sq. m.  | 758 sq. ft.   |



The Tetbury – Plot 132

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.75m x 3.63m | 18'8" x 11'9" |
| Bedroom 1             | 5.36m x 3.35m | 17'6" x 11'0" |
| En Suite to Bedroom 1 | 2.15m x 1.71m | 7'1" x 5'6"   |
| Bedroom 2             | 3.90m x 3.00m | 12'8" x 9'8"  |
| Bathroom              | 2.15m x 2.00m | 7'1" x 6'6"   |
| Utility               | 2.14m x 0.85m | 7'1" x 2'8"   |
| Total area            | 71.14 sq. m.  | 766 sq. ft.   |



Ground Floor



First Floor



Second Floor



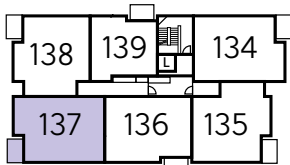
Third Floor



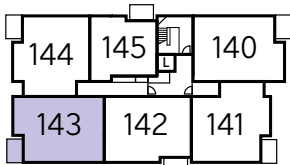
Ground Floor



First Floor



Second Floor



Third Floor

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

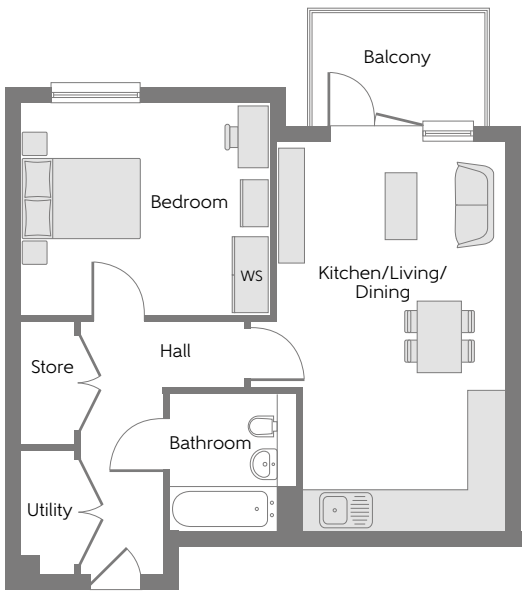
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WS - Wardrobe Space (suggestion only, wardrobe not included)

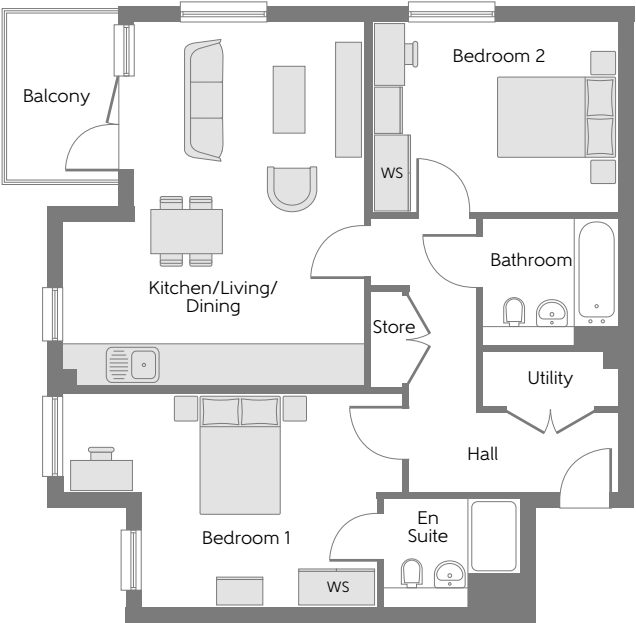
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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. External finishes and landscaping may vary. 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.



The Chepstow – Plot 133

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.14m x 3.62m       | 20'1" x 11'9"      |
| Bedroom               | 3.93m x 3.34m       | 12'9" x 10'9"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.94m x 0.85m       | 6'4" x 2'8"        |
| <b>Total area</b>     | <b>50.11 sq. m.</b> | <b>539 sq. ft.</b> |

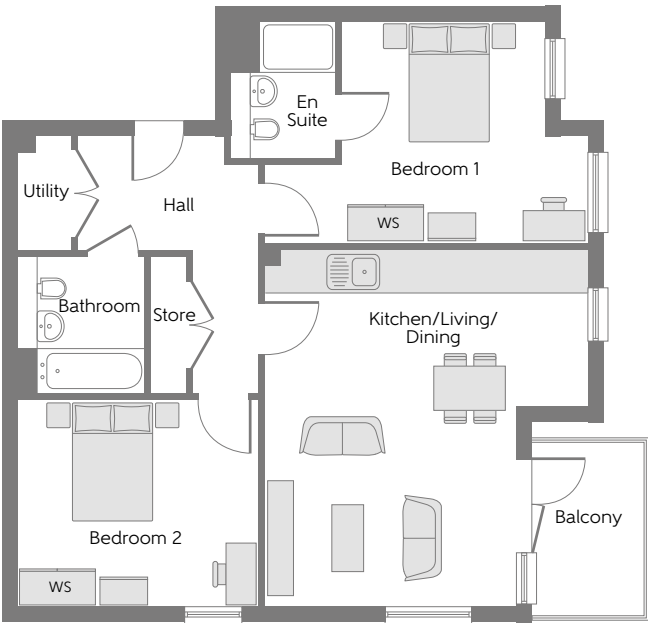


The Sudbury – Plots 138 & 144

|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Kitchen/Living/Dining | 5.73m x 4.75m      | 18'8" x 15'6"      |
| Bedroom 1             | 5.36m x 3.37m      | 17'6" x 11'1"      |
| En Suite to Bedroom 1 | 2.15m x 1.70m      | 7'1" x 5'6"        |
| Bedroom 2             | 3.89m x 3.00m      | 12'8" x 9'8"       |
| Bathroom              | 2.15m x 2.00m      | 7'1" x 6'6"        |
| Utility               | 2.15m x 0.85m      | 7'1" x 2'8"        |
| <b>Total area</b>     | <b>71.27sq. m.</b> | <b>767 sq. ft.</b> |

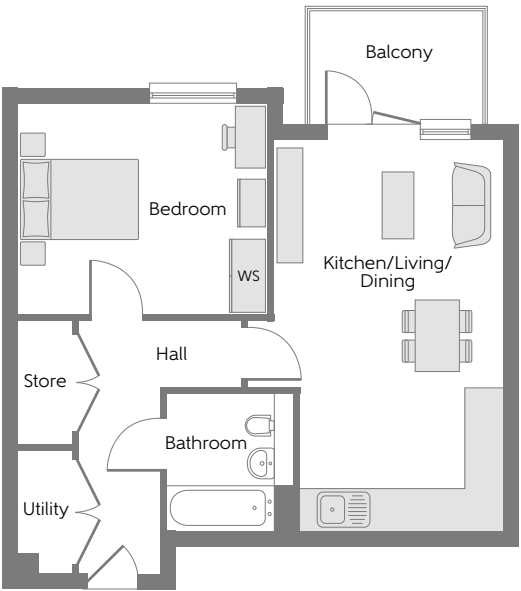
The Selby – Plots 135 & 141

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 5.60m x 5.08m       | 18'4" x 16'7"      |
| Bedroom 1             | 5.08m x 3.50m       | 16'7" x 11'5"      |
| En Suite to Bedroom 1 | 2.15m x 1.65m       | 7'1" x 5'4"        |
| Bedroom 2             | 3.79m x 3.26m       | 12'4" x 10'7"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.80m x 0.85m       | 5'4" x 2'8"        |
| <b>Total area</b>     | <b>71.10 sq. m.</b> | <b>765 sq. ft.</b> |

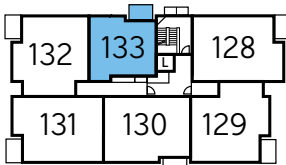


The Charley – Plots 139 & 145

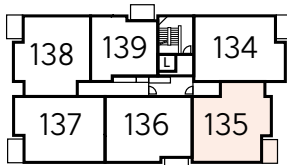
|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Kitchen/Living/Dining | 6.18m x 3.62m       | 6'2" x 11'9"       |
| Bedroom               | 3.93m x 3.34m       | 12'9" x 10'9"      |
| Bathroom              | 2.15m x 2.00m       | 7'1" x 6'6"        |
| Utility               | 1.94m x 0.85m       | 6'4" x 2'8"        |
| <b>Total area</b>     | <b>50.20 sq. m.</b> | <b>540 sq. ft.</b> |



Ground Floor



First Floor



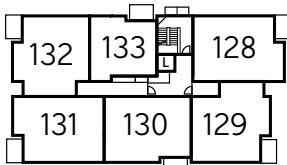
Second Floor



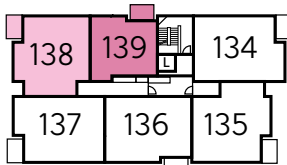
Third Floor



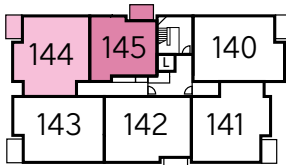
Ground Floor



First Floor



Second Floor



Third Floor

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

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. External finishes and landscaping may vary. 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.



Houses Specification

| 3 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                                       | ● |
|                 | Architrave                | White Satin 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 Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)               | ● |
|                 | Utility Sink              | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)               | ● |
|                 | Appliances Oven           | Electrolux Single Oven KOFGH00BX                                                | ● |
|                 | Appliances Hob            | Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback                      | ● |
|                 | Appliances Extractor      | Cooker Hood Extractor LFC316X (recirculating)                                   | ● |
|                 | Appliances Fridge Freezer | Fridge Freezer Space Only                                                       | ● |
| WET ROOMS       | Appliance Dishwasher      | Removeable Unit (inc Feed & Waste)   ‡                                          | ● |
|                 | 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 Chrome Trim     | ● |
|                 | Bathroom - WC             | Roca DEBBA 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 - Tiling         | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim   ***   ††† | ● |

| 3 Bedroom Homes  |                                 |                                                                           |   |
|------------------|---------------------------------|---------------------------------------------------------------------------|---|
| WET ROOMS        | En-Suite - WC                   | Roca DEBBA 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 Low Shower Tray with Mira ELEVATE Enclosure   ^               | ● |
|                  | En-Suite - Shower               | Mira MINIMAL Single Thermostatic Shower   ‡‡‡                             | ● |
| MECHANICAL       | En-Suite - Tiling               | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim   ††† | ● |
|                  | Hot Water                       | Air Source Heat Pump & Cylinder                                           | ● |
|                  | Radiators                       | Stelrad Compact Steel Panel Radiators with Grilles                        | ● |
| ELECTRICS        | Ventilation                     | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV   | ● |
|                  | Safety - Heat                   | Heat Detector DET   #                                                     | ● |
|                  | Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET                                        | ● |
|                  | Consumer Unit                   | Wylex Consumer Unit                                                       | ● |
|                  | Sockets & Switches              | Electrium CASA White Fittings                                             | ● |
|                  | 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 & Bedroom 1                                       | ● |
| EXTERNALS & MISC | Communications - Data           | Cat 6 Network Point to Living Room & Study                                | ● |
|                  | Broadband                       | Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic)   ‡‡   | ● |
|                  | Build Method                    | Masonry   ###                                                             | ● |
|                  | Ecological                      | Hedgehog Highway fencing adaption                                         | ● |
|                  | Number Plaque                   | Artisan Number Plaque                                                     | ● |
|                  | Footpath & Patio                | Buff Riven PCC Flags 450x450x32's                                         | ● |
|                  | Drives                          | Bitmac Black   ##                                                         | ● |
|                  | Landscaping - Front             | Medallion Turf & Landscape Planting   ~                                   | ● |
|                  | Landscaping - Rear              | Rotovated Topsoil   ~                                                     | ● |
|                  | 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
- ## 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

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                                                   | ●                    | ●                    |
| 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                                                 | ●                    | ●                    |
| 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           | Electrolux Single Oven KOFGH00BX                                            | ●                    | ●                    |
| Appliances Hob            | Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback                  | ●                    | ●                    |
| Appliances Extractor      | Cooker Hood Extractor LFC316X                                               | ●                    | ●                    |
| Appliances Fridge Freezer | Fridge Freezer Space Only                                                   | ●                    | ●                    |
| Appliance Dishwasher      | Removeable Unit (inc Feed & Waste)   **                                     | ●                    | ●                    |
| 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 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         | 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 450 WHB with Full Pedestal                                       |                      | ●                    |
| 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 |
|---------------------------------|-----------------------------------------------------------------------|----------------------|----------------------|
| Hot Water                       | Hot Water Heat Pump Cylinder                                          | ●                    | ●                    |
| Controls                        | Heaters individually controlled                                       | ●                    | ●                    |
| Radiators                       | Electric Panel Heaters                                                | ●                    | ●                    |
| Towel Warmers                   | Flat Chrome to Bathroom                                               | ●                    | ●                    |
| Ventilation                     | Window Trickle Vents with Mechanical Extract Fans (System 3) MEV   ## | ●                    | ●                    |
| ELECTRICS                       |                                                                       |                      |                      |
| Safety - Heat                   | Heat Detector DET   ‡‡‡                                               | ●                    | ●                    |
| Communications - Access         | Audio Entry System                                                    | ●                    | ●                    |
| Home Working                    | Dedicated Power, USB & Data Points                                    | ●                    | ●                    |
| Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET                                    | ●                    | ●                    |
| 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 Fitting to Habitable Rooms                                    | ●                    | ●                    |
| Lighting - Kitchen              | White Recessed Spot Lights                                            | ●                    | ●                    |
| 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

††† 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

‡‡‡ kitchen only

^ plot dependent

^^ plot specific, refer site layout

^^^ semi recessed basin if AD M4(ii) applicable

# soft close mechanism to doors & drawers

## System 4 ventilation in lieu of System 3 for specific plots - liaise with sales executive

### where shown on layouts



Communal Areas Specification

| FINISHES           |                                                            | Communal Areas |
|--------------------|------------------------------------------------------------|----------------|
| Mat Wells          | Needle Punch Matting                                       | •              |
| Entrance Doors     | GRP Insulated Door                                         | •              |
| Mail Box           | Recessed Wall Mounted 300x100x380 Internal                 | •              |
| Information Board  | Building Information Board                                 | •              |
| Safety Signage     | Safety Signage                                             | •              |
| Loft Hatch         | Loft Hatch - Hinged Drop Down (lockable) ** ††             | •              |
| Ceilings           | Crown White Matt Emulsion GTQ41 ‡                          | •              |
| Walls              | Crown White Matt Emulsion                                  | •              |
| Floors             | Carpeted Lobbies & Carpeted Corridors Band 1               | •              |
| Window Cills       | White Satin MDF                                            | •              |
| Stairs             | Concrete Stairs - White Gloss MDF Strings                  | •              |
| Balusters          | Wrought Iron Balustrade - White Gloss                      | •              |
| Newel Posts        | Wrought Iron Newel - Box Section - White Gloss             | •              |
| Handrail           | Moulded Plastic Handrail - Black                           | •              |
| Skirting           | White Satin 94x14 MDF Grooved & Chamfered                  | •              |
| Architrave         | White Satin 69x18 MDF Grooved & Chamfered                  | •              |
| Internal Doors     | White Gloss Fire Rated Solid Core inc Vision Panel         | •              |
| Ironmongery        | Chrome SR100 Door Furniture                                | •              |
| MECHANICAL         |                                                            |                |
| Radiators          | Wiring & Blanking Plate for Tubular Heater (GF Lobby ONLY) | •              |
| ELECTRICS          |                                                            |                |
| Passenger Lift     | Apartment Block dependent                                  | •              |
| Safety - Fire      | Fire Alarm                                                 | •              |
| Consumer Unit      | Wylex Consumer Unit                                        | •              |
| Sockets & Switches | Lockable Sockets                                           | •              |

| EXTERNALS & MISC       |                                                 | Communal Areas |
|------------------------|-------------------------------------------------|----------------|
| Refuse                 | Internal Refuse Store                           | •              |
| Smoke Control          | Smoke Control Fire Damper †††                   | •              |
| Shared Parking Areas   | Bitmac Black †††                                | •              |
| Landscaping - Communal | Communal Landscape Planting & Medallion Turf †† | •              |
| Dry Riser              | Dry Riser †††                                   | •              |
| Cycle Store            | Cycle Store (secured) internal or external *    | •              |
| Maintenance            | Bib Tap to Binstore ***                         | •              |
| Number Plaque          | Artisan Number Plaque                           | •              |
| Footpath & Patio       | Buff Riven PCC Flags 450x450x32's               | •              |
| EV Charging Terminal   | Pod Point 7kw Solo PAYG Universal * †           | •              |

\* refer site layout  
\*\* fire rated as necessary  
\*\*\* Internal Binstores ONLY  
† electrical infrastructure upgrade maybe required  
†† where layout allows  
††† plot dependent  
‡ refer communal layouts for specifics  
‡‡ refer site landscape layout



## 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.

## 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





# How to find us



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.

# Bellway

