



Langmead Place

Langmead Place is a development of 2, 3 and 4-bedroom homes, located in Angmering, West Sussex.



Bellway



The perfect choice

A versatile selection of homes designed to fit around your lifestyle

Langmead Place is an attractive development of 2, 3 and 4 bedroom homes located in the Village of Angmering, a short drive from Worthing and within easy reach of Brighton. Positioned just minutes from the beach and benefitting from great road and rail links to surrounding towns and cities, Langmead Place finds a fantastic balance. Each home has been

created to provide all the benefits of modern design in a characterful setting. Energy efficient interior spaces are light, spacious and versatile enough to evolve with you and your family as it grows. The result is a collection of homes that are both comfortable and cost effective – perfect for first-time buyers and families.

Never far away

Within reach of the seaside, the South Downs and the city

Angmering's charming village centre features a convenience store, post office, medical centre, pharmacy, library, local pub and a handful of eateries. There is also a secondary school, sixth form, primary schools and major supermarkets all within a five-minute drive.

Littlehampton is 10 minutes away by road and offers a great mix of independent shops and high-street favourites. Alternatively, take the 18-minute drive to Worthing's bustling streets and shopping centre. Both towns also offer a range of food, drink and leisure for a great day or night. It could be a show at Pavilion Theatre, a walk along Worthing Pier or simply relaxing on one of the beautiful local beaches.

For dedicated family fun, Out of Bounds recreation centre is six minutes away by car and offers soft play, climbing, adventure golf, bowling and more. For keeping fit, Worthing Leisure Centre has a gym, sports courts, football pitches and fitness classes. Additionally, Ham Manor Golf Club is a nine-minute drive away. Outdoor

amenities include Bramley Green Park and Mayflower Park, where you can find open space and play equipment locally, while Highdown Hill is 30 minutes away on foot and offers spectacular views from its 81-metre summit.

A little further afield, hike to the 5,000-year-old Cissbury Ring or experience Arundel Castle, both within a 20-minute drive. Alternatively, the wider South Downs National Park has an abundance of walking and cycling paths to explore. Travel from Angmering is made easy with excellent road and rail links. The A27 provides a direct route to Brighton in 45 minutes, while the A24 takes you to the M25 in less than an hour.

Angmering Station is a seven-minute cycle ride away and provides rail services to Brighton, Portsmouth and London Victoria in 34 minutes, 45 minutes and just under two hours, respectively. International travel is conveniently taken care of via air from Brighton City and Gatwick Airports or by sea on a ferry from Portsmouth.









Development plan

2 Bedroom Homes

-  **The Cooper**
Plots 357, 358, 372, 373, 374, 451, 452, 453, 454, 455, 456, 457, 458, 483 & 484
-  **The Raceway**
Plots 390, 391, 392, 485 & 486
-  **The Slater**
Plots 402, 434, 444, 445 & 488
-  **The Coiner**
Plots 404, 405, 407, 408, 409, 429, 430, 431 & 432

3 Bedroom Homes

-  **The Mason**
Plots 355, 359, 371, 376, 393, 406, 410, 411, 412, 413, 425, 477, 478, 479, 487, 494, 496, 497, 504, 514, 515 & 518
-  **The Fuller**
Plots 356, 370, 375, 394, 416, 480, 500, 511 & 517
-  **The Tailor**
Plots 403, 433 & 489
-  **The Carver**
Plots 414, 446, 473, 474 & 475
-  **The Coppersmith**
Plots 417, 418, 419, 422, 423, 424, 427, 428, 490, 491, 492, 493, 505, 506, 509, 510, 519 & 520
-  **The Blommere**
Plots 420 & 421
-  **The Lymner**
Plots 426 & 495

4 Bedroom Homes

-  **The Weaver**
Plots 353, 476, 503, 512 & 521
-  **The Arkwright**
Plots 354, 415, 448, 449, 501, 507, 508, 513 & 516
-  **The Pargeter**
Plots 447, 450, 482 & 525
-  **The Reedmaker**
Plots 481, 498, 499, 502, 522, 523 & 524

1-2 Bedroom Apartments and 2-4 Bedroom Houses




-  **Affordable Homes**


Development by others

Development by others

Proposed Commercial Park

- Material Finishes**

 -  - Render Version
 -  - Weatherboard Version
 -  - Tile Hanging Version
- Key to plan**

 - s/s Sub station
 - v Visitor parking
 - u Unallocated parking
 - cp Car port
 -  Carport Pergola
 - bcp Bin collection point
 - LAP Local Area for Play
 - LEAP Local Equipped Area for Play

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 Cooper

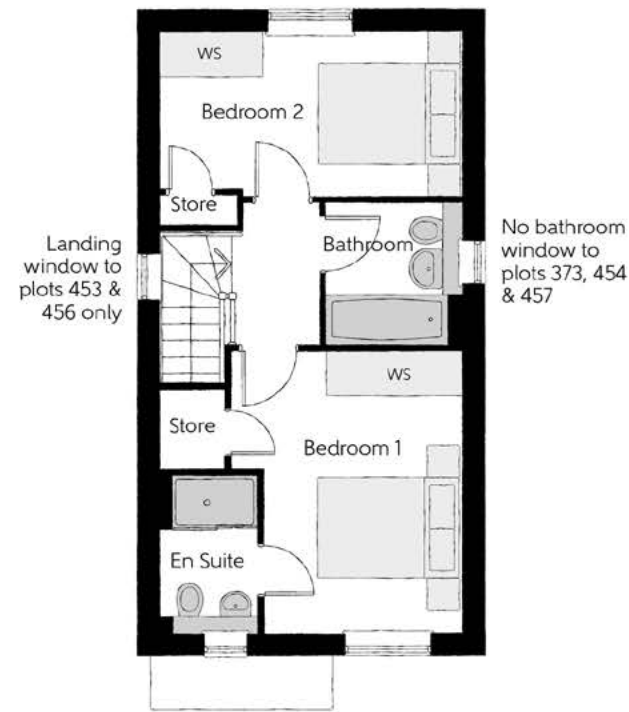
TWO BEDROOM HOME



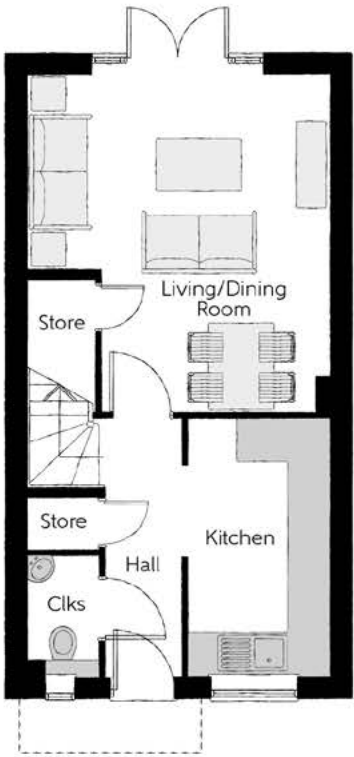
Bellway

The Cooper

Two bedroom home



| First Floor | | |
|--------------------|------------------------|------------------------|
| Bedroom 1 | 3.19m x 3.90m (max) | 10'5" x 12'9" (max) |
| Bedroom 1 En Suite | 1.37m x 2.06m | 4'6" x 6'9" |
| Bedroom 2 | 4.22m x 2.27m (max) | 13'10" x 7'5" (max) |
| Bathroom | 1.91m x 1.99m | 6'3" x 6'6" |



| Ground Floor | | |
|--------------------|------------------------|-------------------------|
| Kitchen | 1.99m x 3.58m | 6'6" x 11'9" |
| Living/Dining Room | 4.22m x 4.67m (max) | 13'10" x 15'4" (max) |
| Cloakroom | 0.99m x 1.66m | 3'3" x 5'5" |

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

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The Raceway

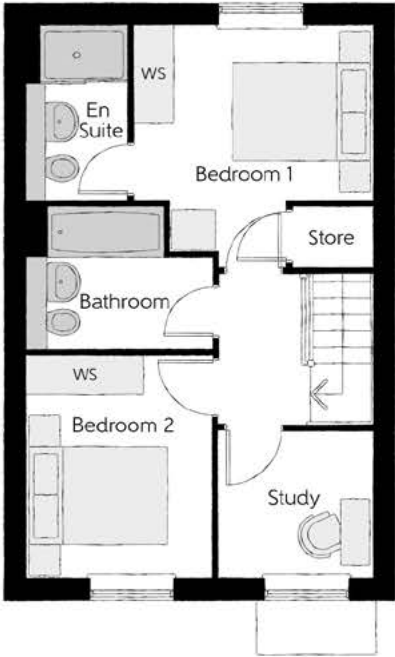
TWO BEDROOM HOME



Bellway

The Raceway

Two bedroom home



First Floor

| | | |
|--------------------|------------------------|-------------------------|
| Bedroom 1 | 3.29m x 3.34m (max) | 10'10" x 11'0" (max) |
| Bedroom 1 En Suite | 1.40m x 2.43m | 4'7" x 8'0" |
| Bedroom 2 | 2.52m x 3.09m | 8'3" x 10'2" |
| Study | 2.17m x 2.04m | 7'1" x 6'8" |
| Bathroom | 2.52m x 1.97m | 8'3" x 6'5" |



Ground Floor

| | | |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.78m x 3.45m (max) | 15'8" x 11'4" (max) |
| Living Room | 3.68m x 5.14m (max) | 12'1" x 16'10" (max) |
| Cloakroom | 1.01m x 1.66m | 3'4" x 5'5" |

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

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The Slater

TWO BEDROOM HOME



Bellway

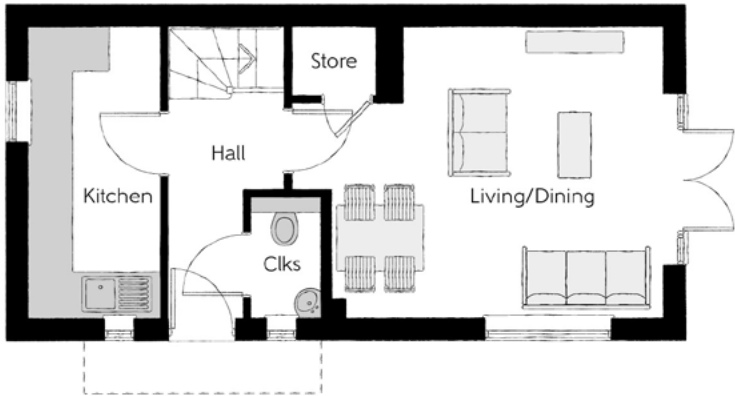
The Slater

Two bedroom home



First Floor

| | | |
|--------------------|------------------------------|------------------------------|
| Bedroom 1 | 3.99m x 3.88m (max) (max) | 13'1" x 12'9" (max) (max) |
| Bedroom 1 En Suite | 1.90m x 1.48m | 6'3" x 4'10" |
| Bedroom 2 | 3.99m x 2.63m (max) (max) | 13'1" x 8'7" (max) (max) |
| Bathroom | 1.90m x 1.92m | 6'3" x 6'3" |



Ground Floor

| | | |
|---------------|------------------------------|-------------------------------|
| Kitchen | 3.99m x 1.82m | 13'1" x 6'0" |
| Living/Dining | 3.99m x 5.15m (max) (max) | 13'1" x 16'11" (max) (max) |
| Cloakroom | 1.62m x 1.01m | 5'4" x 3'4" |

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

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The Coiner

TWO BEDROOM HOME



Bellway

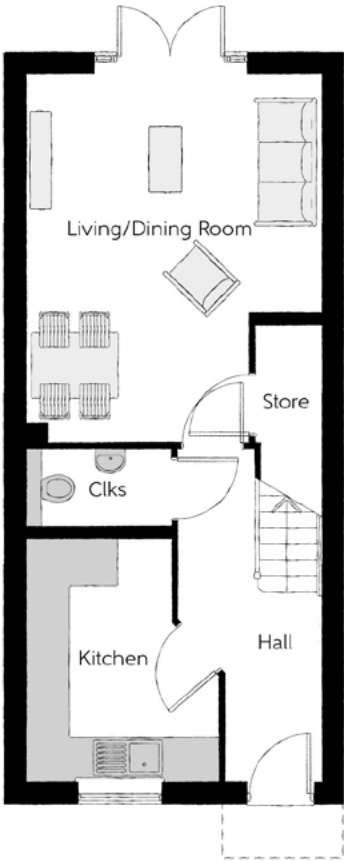
The Coiner

Two bedroom home



First Floor

| | | |
|--------------------|------------------------------|------------------------------|
| Bedroom 1 | 4.08m x 3.11m (max) (max) | 13'5" x 10'2" (max) (max) |
| Bedroom 1 En Suite | 2.00m x 1.41m | 6'7" x 4'8" |
| Bedroom 2 | 4.08m x 2.85m | 13'5" x 9'4" |
| Bathroom | 2.00m x 2.16m | 6'7" x 7'1" |



Ground Floor

| | | |
|--------------------|------------------------------|-------------------------------|
| Kitchen | 2.65m x 3.35m (max) (max) | 8'8" x 11'0" (max) (max) |
| Living/Dining Room | 4.08m x 5.12m (max) (max) | 13'5" x 16'10" (max) (max) |
| Cloakroom | 1.99m x 1.09m | 6'6" x 3'7" |

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

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The Mason

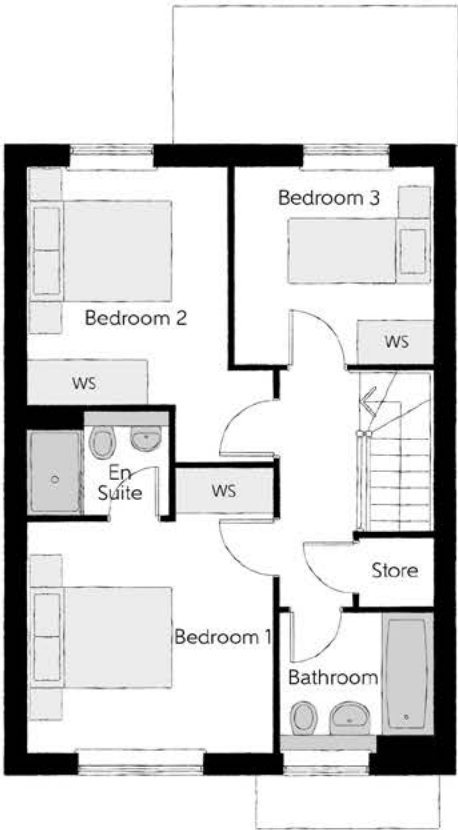
THREE BEDROOM HOME



Bellway

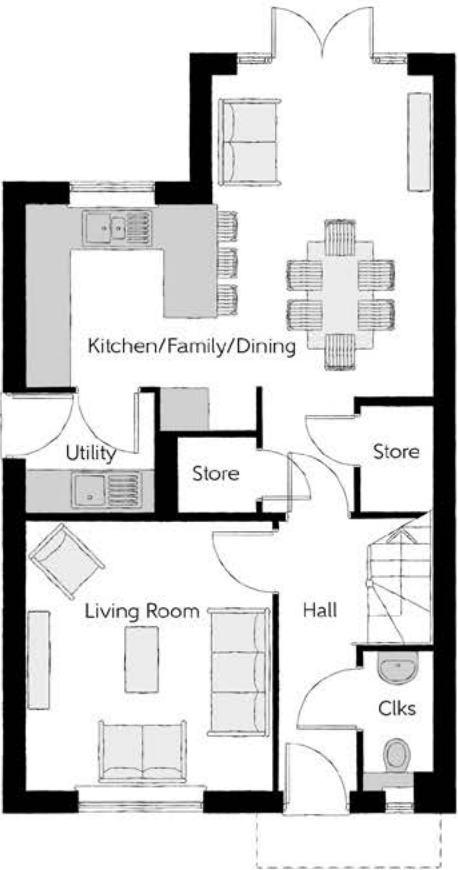
The Mason

Three bedroom home



First Floor

| | | |
|--------------------|------------------------|-------------------------|
| Bedroom 1 | 3.44m x 3.93m (max) | 11'3" x 12'11" (max) |
| Bedroom 1 En Suite | 1.98m x 1.46m | 6'6" x 4'9" |
| Bedroom 2 | 2.81m x 4.09m (max) | 9'3" x 13'5" (max) |
| Bedroom 3 | 2.74m x 2.74m | 9'0" x 9'0" |
| Bathroom | 2.11m x 1.91m | 6'11" x 6'3" |



Ground Floor

| | | |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Family/Dining | 5.64m x 6.05m (max) (max) | 18'6" x 19'10" (max) (max) |
| Living Room | 3.42m x 3.71m | 11'3" x 12'2" |
| Utility | 1.78m x 1.66m | 5'10" x 5'5" |
| Cloakroom | 0.96m x 1.91m | 3'2" x 6'3" |

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

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The Fuller

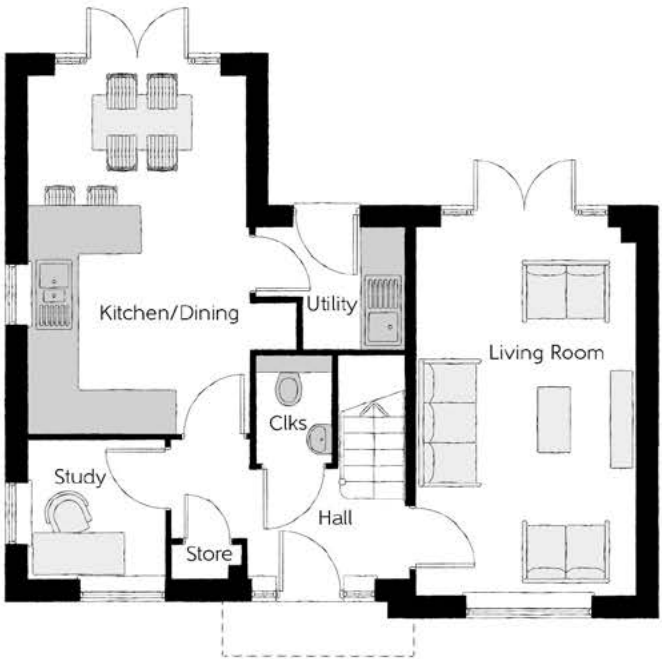
THREE BEDROOM HOME



Bellway



| First Floor | | |
|--------------------|------------------------------|------------------------------|
| Bedroom 1 | 3.11m x 5.07m (max) (max) | 10'2" x 16'8" (max) (max) |
| Bedroom 1 En Suite | 2.01m x 1.40m | 6'7" x 4'7" |
| Bedroom 2 | 3.05m x 3.96m (max) (max) | 10'0" x 13'0" (max) (max) |
| Bedroom 3 | 2.46m x 2.94m (max) (max) | 8'1" x 9'8" (max) (max) |
| Bathroom | 2.70m x 1.91m (max) (max) | 8'10" x 6'3" (max) (max) |



| Ground Floor | | |
|----------------|------------------------------|------------------------------|
| Kitchen/Dining | 3.05m x 4.97m | 10'0" x 16'4" |
| Living Room | 3.05m x 5.07m (max) (max) | 10'0" x 16'8" (max) (max) |
| Study | 1.90m x 1.93m | 6'3" x 6'4" |
| Utility | 2.06m x 1.67m (max) (max) | 6'9" x 5'6" (max) (max) |
| Cloakroom | 1.04m x 1.49m | 3'5" x 4'11" |

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

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The Tailor

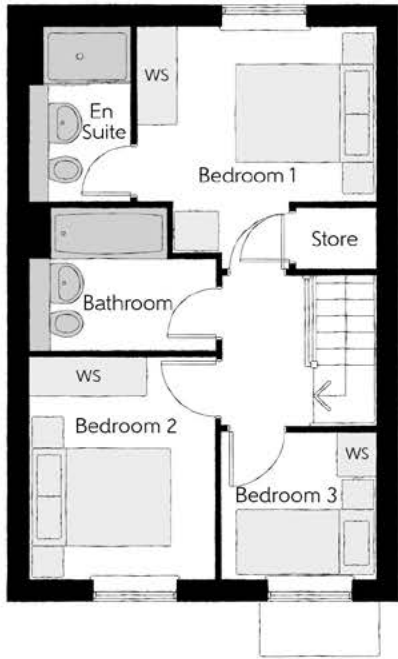
THREE BEDROOM HOME



Bellway

The Tailor

Three bedroom home



First Floor

| | | |
|--------------------|------------------------|-------------------------|
| Bedroom 1 | 3.29m x 3.34m (max) | 10'10" x 11'0" (max) |
| Bedroom 1 En Suite | 1.40m x 2.43m | 4'7" x 8'0" |
| Bedroom 2 | 2.52m x 3.09m | 8'3" x 10'2" |
| Bedroom 3 | 2.17m x 2.04m | 7'1" x 6'8" |
| Bathroom | 2.52m x 1.97m | 8'3" x 6'5" |



Ground Floor

| | | |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.78m x 3.45m (max) | 15'8" x 11'4" (max) |
| Living Room | 3.68m x 5.14m (max) | 12'1" x 16'10" (max) |
| Cloakroom | 1.01m x 1.66m | 3'4" x 5'5" |

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

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The Carver

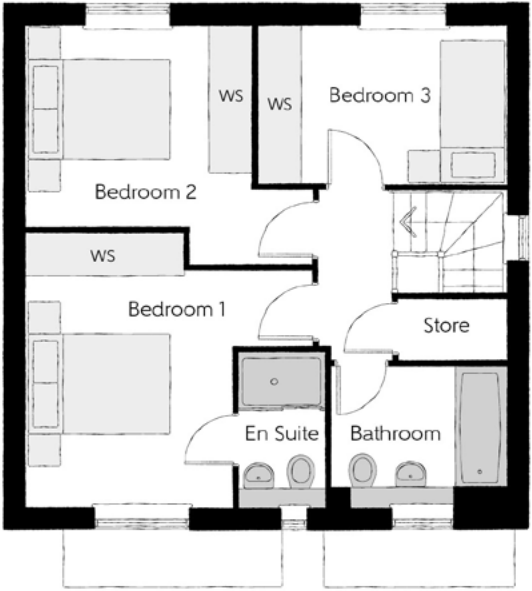
THREE BEDROOM HOME



Bellway

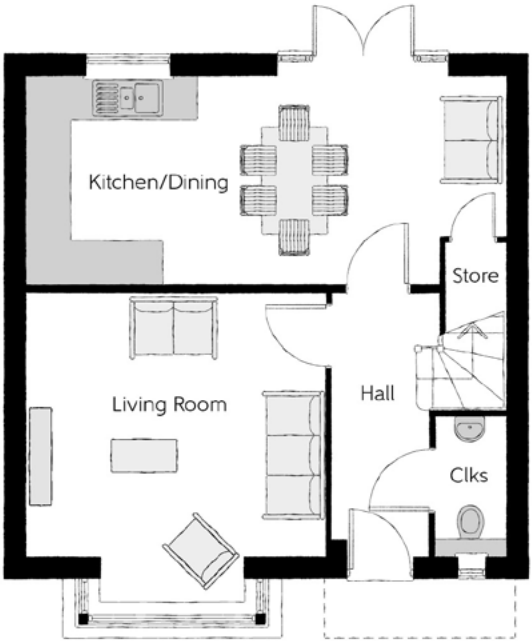
The Carver

Three bedroom home



First Floor

| | | |
|--------------------|---|---|
| Bedroom 1 | 3.96m x 3.78m <small>(max) (max)</small> | 13'0" x 12'5" <small>(max) (max)</small> |
| Bedroom 1 En Suite | 1.20m x 2.11m | 3'11" x 6'11" |
| Bedroom 2 | 3.12m x 3.31m <small>(max)</small> | 10'3" x 10'10" <small>(max)</small> |
| Bedroom 3 | 3.44m x 2.20m | 11'3" x 7'3" |
| Bathroom | 2.42m x 1.91m | 7'11" x 6'3" |



Ground Floor

| | | |
|----------------|--|--|
| Kitchen/Dining | 6.65m x 2.87m | 21'10" x 9'5" |
| Living Room | 4.16m x 4.30m <small>(inc. bay)</small> | 13'8" x 14'1" <small>(inc. bay)</small> |
| Cloakroom | 0.96m x 1.91m | 3'2" x 6'3" |

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

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The Coppersmith

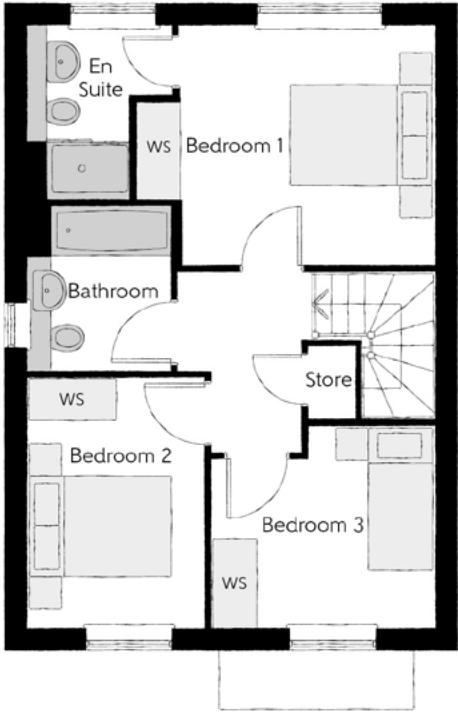
THREE BEDROOM HOME



Bellway

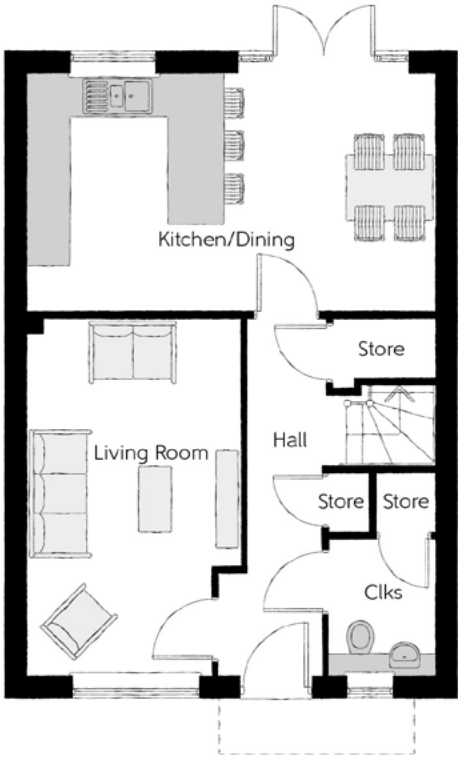
The Coppersmith

Three bedroom home



First Floor

| | | |
|--------------------|------------------------|-------------------------|
| Bedroom 1 | 4.15m x 3.30m (max) | 13'7" x 10'10" (max) |
| Bedroom 1 En Suite | 2.03m x 2.39m | 6'8" x 7'10" |
| Bedroom 2 | 2.43m x 3.46m | 8'0" x 11'4" |
| Bedroom 3 | 3.11m x 2.81m (max) | 10'3" x 9'3" (max) |
| Bathroom | 1.98m x 2.31m | 6'6" x 7'7" |



Ground Floor

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.64m x 3.24m | 18'6" x 10'7" |
| Living Room | 2.94m x 4.95m | 9'8" x 16'3" |
| Cloakroom | 1.47m x 1.89m | 4'10" x 6'3" |

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

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The Blemmere

THREE BEDROOM HOME

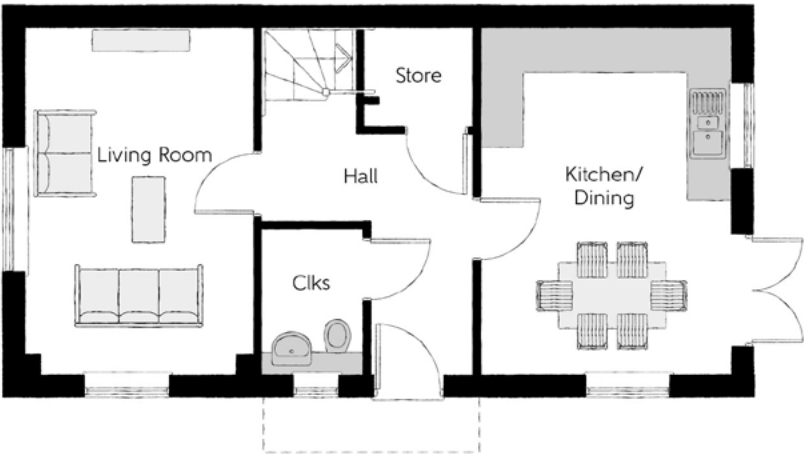


Bellway



First Floor

| | | |
|--------------------|------------------------|------------------------|
| Bedroom 1 | 3.50m x 4.00m (max) | 11'6" x 13'1" (max) |
| Bedroom 1 En Suite | 1.20m x 2.83m | 3'11" x 9'3" |
| Bedroom 2 | 2.55m x 4.59m | 8'4" x 15'1" |
| Bedroom 3 | 2.15m x 3.49m | 7'1" x 11'6" |
| Bathroom | 1.98m x 2.20m | 6'6" x 7'3" |



Ground Floor

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 4.79m x 3.49m | 15'9" x 11'6" |
| Living Room | 4.79m x 3.16m | 15'9" x 10'4" |
| Cloakroom | 2.03m x 1.43m | 6'8" x 4'8" |

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

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The Lymner

THREE BEDROOM HOME



Bellway

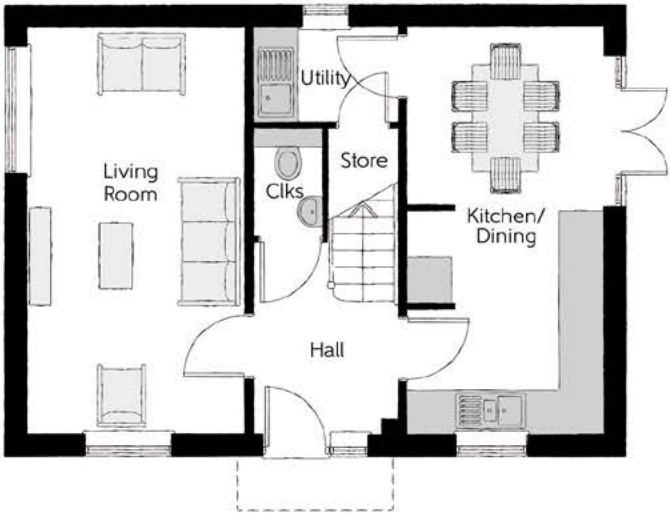
The Lymner

Three bedroom home



First Floor

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



Ground Floor

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

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

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The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

Four bedroom home

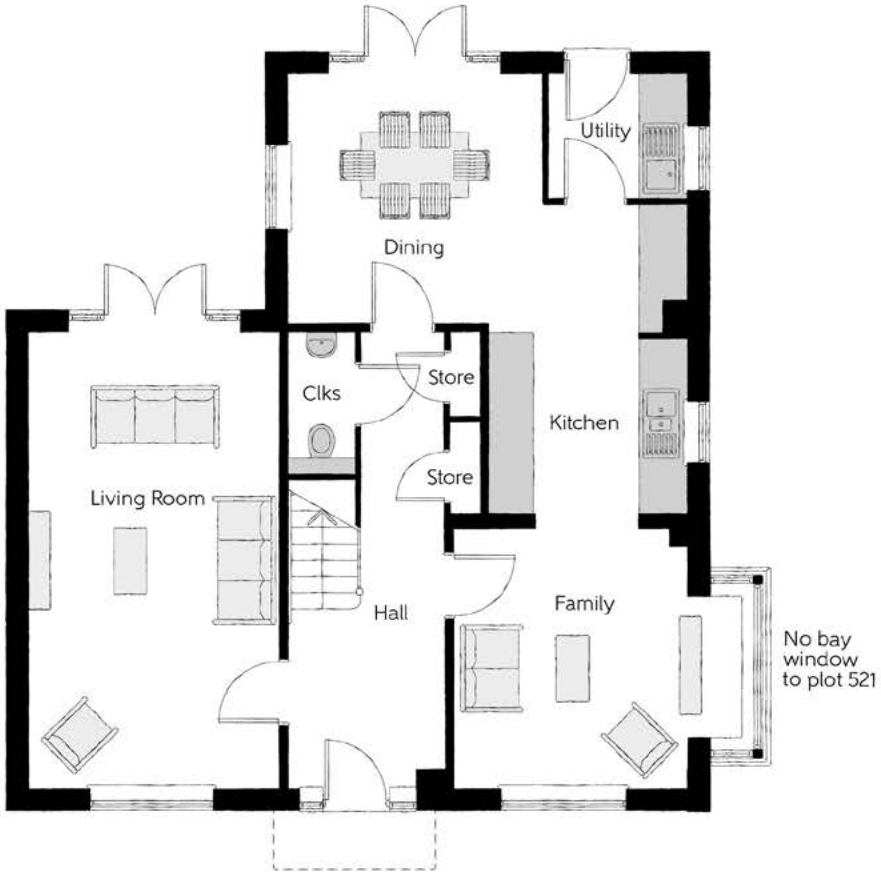


First Floor

| | | |
|--------------------|---------------|----------------|
| Bedroom 1 | 3.43m x 3.50m | 11'3" x 11'6" |
| Dressing | 2.01m x 2.91m | 6'7" x 9'7" |
| Bedroom 1 En Suite | 2.36m x 1.91m | 7'9" x 6'3" |
| Bedroom 2 | 3.51m x 3.31m | 11'6" x 10'10" |
| Bedroom 2 En Suite | 2.24m x 1.40m | 7'4" x 4'7" |
| Bedroom 3 | 3.51m x 2.91m | 11'6" x 9'7" |
| Bedroom 4 | 3.19m x 2.73m | 10'6" x 8'11" |
| Bathroom | 3.19m x 2.10m | 10'6" x 6'11" |

Ground Floor

| | | |
|----------------|---------------------|---------------------|
| Kitchen/Dining | 5.52m x 6.18m (max) | 18'1" x 20'3" (max) |
| Family | 3.21m x 3.59m | 10'6" x 11'9" |
| Living Room | 3.45m x 6.31m | 11'4" x 20'8" |
| Utility | 1.91m x 1.71m | 6'3" x 5'7" |
| Cloakroom | 0.90m x 1.94m | 3'0" x 6'4" |



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

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The Arkwright

FOUR BEDROOM HOME



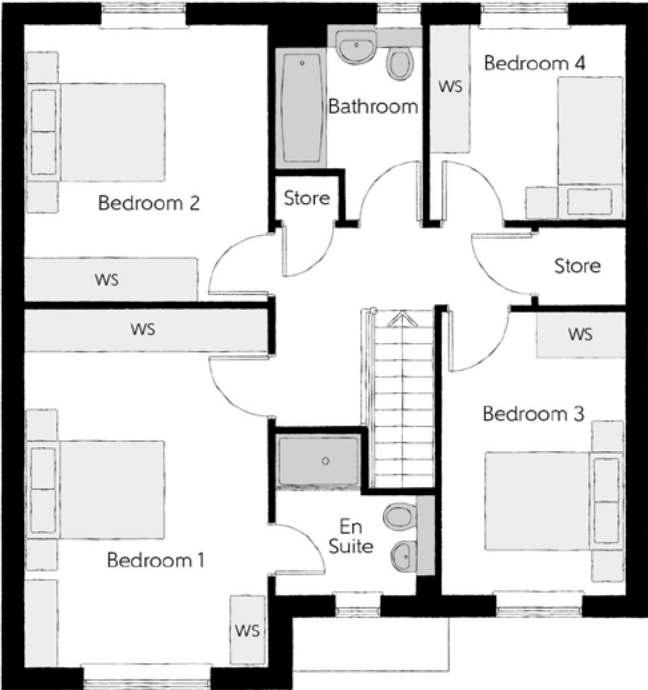
Bellway

The Arkwright

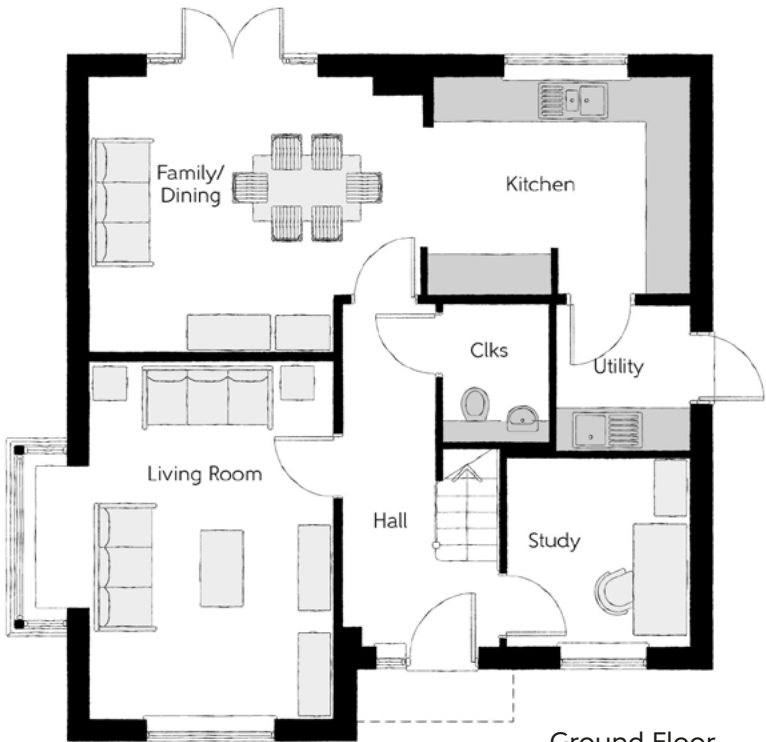
Four bedroom home

First Floor

| | | |
|--------------------|------------------------|------------------------|
| Bedroom 1 | 3.39m x 4.96m | 11'1" x 16'3" |
| Bedroom 1 En Suite | 2.24m x 2.20m | 7'4" x 7'3" |
| Bedroom 2 | 3.39m x 3.85m | 11'1" x 12'7" |
| Bedroom 3 | 2.54m x 3.91m | 8'4" x 12'10" |
| Bedroom 4 | 2.69m x 2.71m | 8'10" x 8'11" |
| Bathroom | 2.09m x 2.71m (max) | 6'10" x 8'11" (max) |



Bay window to plot 508 only.



Ground Floor

| | | |
|---------------|------------------------------|------------------------------|
| Kitchen | 3.71m x 3.00m (max) (max) | 12'2" x 9'10" (max) (max) |
| Family/Dining | 4.62m x 3.80m | 15'2" x 12'6" |
| Living Room | 3.39m x 4.95m | 11'1" x 16'3" |
| Study | 2.54m x 2.61m | 8'4" x 8'7" |
| Utility | 1.84m x 2.04m | 6'0" x 6'8" |
| Cloakroom | 1.50m x 1.91m | 4'11" x 6'3" |

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

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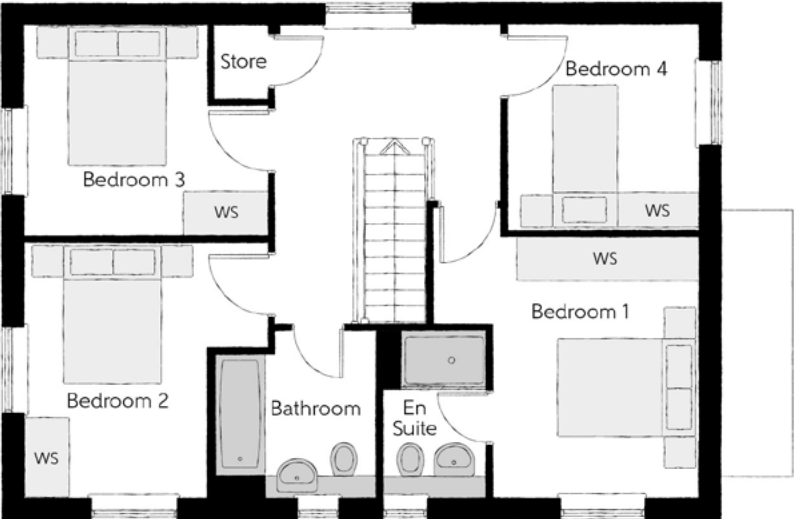


The Pargeter

FOUR BEDROOM HOME

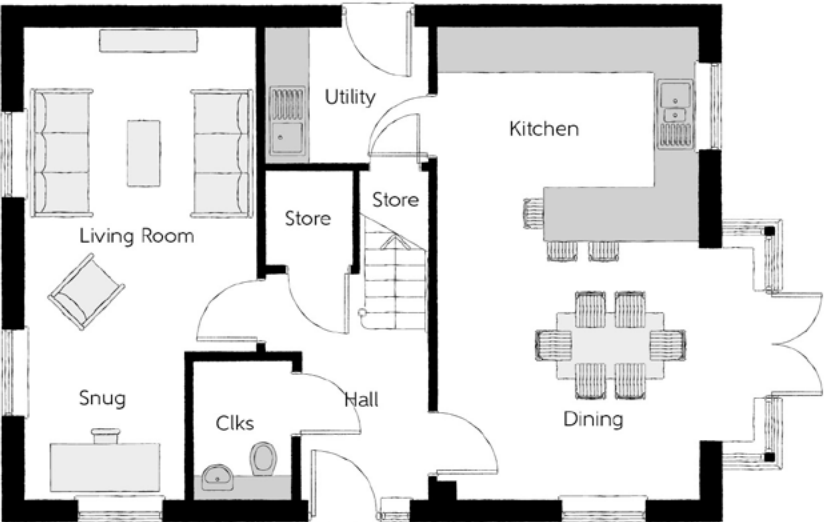


Bellway



First Floor

| | | |
|--------------------|------------------------------|-------------------------------|
| Bedroom 1 | 3.66m x 3.60m (max) (max) | 12'0" x 11'10" (max) (max) |
| Bedroom 1 En Suite | 1.44m x 2.27m | 4'9" x 7'6" |
| Bedroom 2 | 3.39m x 3.54m (max) | 11'1" x 11'7" (max) |
| Bedroom 3 | 3.39m x 2.91m (max) | 11'1" x 9'6" (max) |
| Bedroom 4 | 2.64m x 2.85m | 8'8" x 9'4" |
| Bathroom | 2.23m x 2.27m | 7'4" x 7'6" |



Ground Floor

| | | |
|----------------|----------------------------|----------------------------|
| Kitchen/Dining | 4.39m x 6.54m (inc bay) | 14'5" x 21'5" (inc bay) |
| Living Room | 3.20m x 4.49m | 10'6" x 14'9" |
| Snug | 2.12m x 2.05m | 7'0" x 6'9" |
| Utility | 2.25m x 1.87m | 7'5" x 6'2" |
| Cloakroom | 1.43m x 1.90m | 4'8" x 6'3" |

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

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The Reedmaker

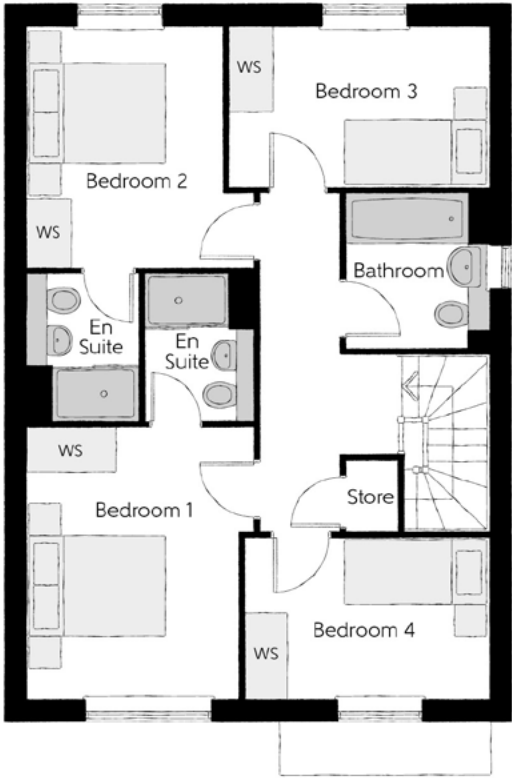
FOUR BEDROOM HOME



Bellway

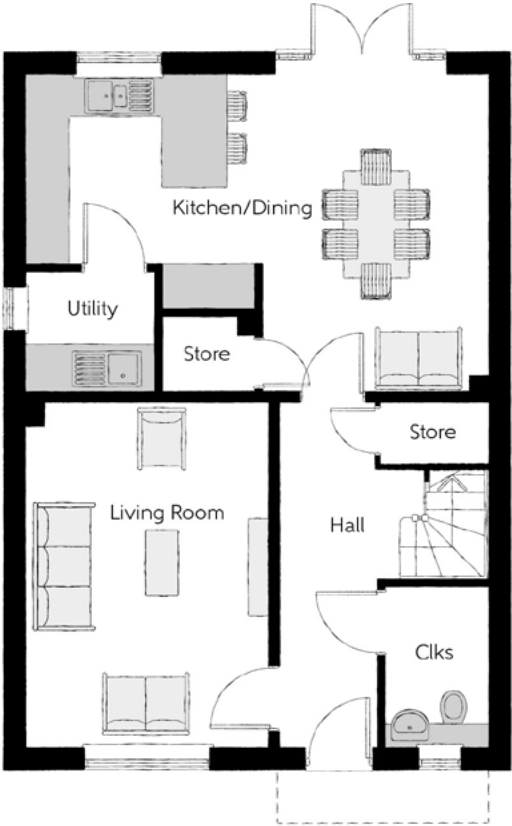
The Reedmaker

Four bedroom home



First Floor

| | | |
|--------------------|------------------------|------------------------|
| Bedroom 1 | 3.19m x 3.78m (max) | 10'5" x 12'5" (max) |
| Bedroom 1 En Suite | 1.56m x 2.05m | 5'1" x 6'9" |
| Bedroom 2 | 2.73m x 3.35m | 9'0" x 11'0" |
| Bedroom 2 En Suite | 1.54m x 2.05m | 5'1" x 6'9" |
| Bedroom 3 | 3.60m x 2.25m | 11'10" x 7'4" |
| Bedroom 4 | 3.40m x 2.22m | 11'2" x 7'4" |
| Bathroom | 1.98m x 2.15m | 6'6" x 7'1" |



Ground Floor

| | | |
|----------------|------------------------|------------------------|
| Kitchen/Dining | 6.42m x 4.42m (max) | 21'1" x 14'6" (max) |
| Living Room | 3.39m x 4.77m | 11'1" x 15'8" |
| Utility | 1.78m x 1.61m | 5'10" x 5'3" |
| Cloakroom | 1.46m x 2.22m | 4'10" x 7'4" |

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

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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 SRI00 Door Furniture | ● | | | ● | | | ● | | |
| KITCHEN | Carcass | Premium Grade 18mm thk Colour Matched Carcass | ● | | | ● | | | ● | | |
| | Frontals | Bellway Band B options ~~~ | ● | | | ● | | | | | |
| | | 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 & Aquapace Tap (inc Sink Liner) | ● | | | | | | | | |
| | | Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner) | | | | ● | | | | | |
| | | Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner) | | | | | | | | | ● |
| | Utility Sink | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) | | | | ● | | | | | |
| | | Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) | | | | | | | | | ● |
| | Appliances Oven | Electrolux Single Oven KOFGH00BX | ● | | | ● | | | | | |
| | | Electrolux Single Oven KOFGH40TX | | | | | | | | | ● |
| | Appliances Hob | Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback | ● | | | ● | | | | | |
| | | Electrolux 4 Burner Gas Hob KGS6436X & SS Splashback | | | | | | | | | ● |
| | Appliances Extractor | Cooker Hood Extractor LFC316X (recirculating) | ● | | | ● | | | ● | | |
| | Appliances Microwave | Electrolux Combination Microwave KVLFE46TX | | | | | | | | | ● |
| | Appliances Fridge Freezer | Fridge Freezer Space Only | ● | | | ● | | | | | |
| WET ROOMS | | Electrolux 70/30 Fridge Freezer LNS5LE18S | | | | | | | | | ● |
| | Appliance Dishwasher | Removeable Unit (inc Feed & Waste) ‡ | ● | | | ● | | | | | |
| | | Electrolux Dishwasher KEAF7200L | | | | | | | | | ● |
| | Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste) | ● | | | ● | | | ● | | |
| | Cloaks - WC | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^ | ● | | | ● | | | ● | | |
| | Cloaks - Basin | Roca Wash Hand Basin ‡‡‡ | ● | | | ● | | | ● | | |
| | Cloaks - Brassware | Bristan PISA Small Basin Chrome Mixer Tap | ● | | | ● | | | ● | | |
| | Cloaks - Tiling | Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim | ● | | | ● | | | | | |
| | | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim | | | | | | | | | ● |
| | Bathroom - WC | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^ | ● | | | ● | | | ● | | |
| | Bathroom - Basin | Roca DEBBA 500 WHB with Full Pedestal ~~ | ● | | | ● | | | | | |
| | | Roca DEBBA 550 WHB with Semi Pedestal ~~ | | | | | | | | | ● |
| | Bathroom - Bath | Roca OSLO Acrylic Bath & Rigid Bath Panel | ● | | | ● | | | ● | | |
| | Bathroom - Brassware | Bristan PISA Chrome Bath & Basin Mixer Taps | ● | | | ● | | | | | |
| | | Bristan SAIL Chrome Bath & Basin Mixer Taps | | | | | | | | | ● |
| | Bathroom - Shower Tray | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡ | ● | | | ● | | | ● | | |
| | Bathroom - Shower | Mira MINIMAL Single Thermostatic Shower # | ● | | | ● | | | | | |
| | | Mira MINIMAL Single Thermostatic Shower & | | | | | | | | | ● |
| | Bathroom - Tiling | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** ††† | ● | | | ● | | | | | |
| | | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** ††† | | | | | | | | | ● |
| | En-Suite - WC | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^ | ● | | | ● | | | ● | | |

| | | | 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 ‡‡‡ | ● | | | ● | | | ● | | |
| MECHANICAL | En-Suite - Shower | Mira MINIMAL Single Thermostatic Shower ‡‡ | ● | | | ● | | | ● | | |
| | En-Suite - Tiling | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††† | ● | | | ● | | | | | |
| | | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††† | | | | | | | | | ● |
| | Boiler | Ideal LOGIC Combination Boiler (Cb) ‡‡‡ | ● | | | ● | | | | | |
| ELECTRICS | | Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^ | | | | | | | | | ● |
| | Controls | Honeywell T6R Dual Zone Smart Thermostat | ● | | | ● | | | ● | | |
| | Radiators | Stelrad Compact Steel Panel Radiators with Grilles | ● | | | ● | | | ● | | |
| | Towel Warmers | Flat Chrome to Bathroom | | | | | | | | | ● |
| EXTERNALS & MISC | Ventilation | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV | ● | | | ● | | | ● | | |
| | PV Generation Optimiser | Marlec Solar iBoost ‡‡‡ | | | | | | | | | ● |
| | Home Working | Dedicated Power, USB & Data points | ● | | | ● | | | ● | | |
| | Safety - Heat | Heat Detector DET ^^^ | ● | | | ● | | | ● | | |
| | Safety - Fire | Optical Smoke Detectors LD2 D2 DET | ● | | | ● | | | ● | | |
| | Safety - Carbon | Carbon Monoxide Alarm (Battery Powered) - Deta | ● | | | ● | | | ● | | |
| | 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 | ● | | | ● | | | | | |
| EXTERNALS & MISC | | Polished Chrome Recessed Spot Lights | | | | | | | | | ● |
| | Lighting - Bathroom & En-Suites | White Recessed Spot Lights | ● | | | ● | | | | | |
| | | Polished Chrome 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 | ● | | | ● | | | ● | | |
| | Ecological | Hedgehog Highway fencing adaption | ● | | | ● | | | ● | | |
| | Garages Electrics | Light & Power Point to incurtilage Garages ### | ● | | | ● | | | ● | | |
| | Build Method | Masonry ### | ● | | | ● | | | ● | | |
| | Maintenance | External Tap | ● | | | ● | | | ● | | |
| | Number Plaque | Artisan Number Plaque | ● | | | ● | | | ● | | |
| | Footpath & Patio | Grey PCC Flags 450x450x32's | ● | | | ● | | | ● | | |
| | Garages | Steel Panel Up & Over Canopy Garage Door ### | ● | | | ● | | | ● | | |
| | Drives | Bitmac Black ## | ● | | | ● | | | ● | | |
| | Landscaping - Front | Medallion Turf & Landscape Planting ~ | ● | | | ● | | | ● | | |
| | Landscaping - Rear | Rotovated Topsoil ~ | ● | | | ● | | | ● | | |
| | Renewables | Photovoltaic Array ### | ● | | | ● | | | ● | | |
| | EV Charging Terminal | Universal Socket 7kW * † | ● | | | ● | | | ● | | |

- * refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

‡‡‡ housetype dependent - liaise with sales executive

^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

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

^^^ kitchen only
- # over bath ONLY incorporating MIRA bath screen

1.1863.004 where no shower elsewhere in dwelling

plot dependent

plot specific, refer site layout

~ refer site landscape layout

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

~~~ soft close mechanism to doors & drawers

& where provision of shower tray allows





## Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

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

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

**SAMI AND SARA,**  
HANWOOD PARK

## Homes to love, built with care

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

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

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

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



\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](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 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

