



Ashlands

Ashlands is a development of 2, 3 and 4-bedroom homes, located in Sutton-in-Ashfield, Nottinghamshire.



Bellway



Created for you

Modern comfort meets rural charm

Welcome to this attractive collection of 2, 3 and 4-bedroom homes, occupying a semi-rural location minutes from Sutton-in-Ashfield town centre and a stone's throw from the beautiful Brierley Forest Park. Each home has been built to provide versatile, energy-efficient living that offers both practicality and style

– perfect for first-time buyers and growing families. In addition to these excellent transport connections by road and rail that provide access to Mansfield, Nottingham and beyond, Ashlands makes a great base for daily commuters. The result is a welcoming new community that enjoys the best of all worlds.

Find the perfect balance

All the space of the country just minutes from the town

Ashlands is located on the outskirts of the market town of Sutton-in-Ashfield where all the essentials and much more lie within easy reach. It's less than 10 minutes on foot to the local convenience store and the nearest supermarket can be reached in just five minutes by road.

Local education is abundant. St Mary Magdalene Primary School is a six-minute walk from home, while a choice of primary, secondary and tertiary education is all located within a 10-minute drive.

Those who enjoy keeping fit will be pleased to have the swimming pool, gym and ice-skating facilities of Lammas Leisure Centre a four-minute cycle ride away. Alternatively, there's the local 18-hole golf course, plus kids can let off steam at the nearby playground. If you love the outdoors, the popular Brierley Forest Park is a short walk away and is a fantastic amenity to have on your doorstep. This diverse habitat for many species of flora and fauna features walking, cycling and horse-riding trails among woodland, meadows, streams and ponds.

Alternatively, take on one of the many nearby hiking trails that wind their way through the spectacular Nottinghamshire countryside. For more choice, it's only

six minutes by bike into Sutton-in-Ashfield town centre, where Idlewells Shopping Centre plays home to a number of high street retailers and the local market takes place every week. There is also a selection of cafés and restaurants to enjoy, plus a number of larger retail outlets at the Broad Centre Retail Park.

The neighbouring town of Mansfield is also a great option, with a range of entertainment and leisure, such as cinema, theatre and live music venues. Additionally, the McArthur Glen Designer Outlet is only a seven-minute drive south west and stocks a huge selection of designer brands.

When it comes to transport, Ashlands enjoys excellent road links via the A38 and M1, which provide easy access to Nottingham city centre, Birmingham Airport and beyond. Alternatively, Sutton Parkway station is nine minutes away by car and operates direct rail services to Mansfield, Worksop and Nottingham, where you can connect to London, Birmingham and other major cities.







Development plan







2 Bedroom Homes

-  The Woodcarver
Plots 15 & 33
-  The Joiner
Plots 87, 88, 89, 106, 107, 108, 146, 147, 148 & 149
-  The Tilton*
Plots 118 & 119

3 Bedroom Homes






-  The Mason
Plots 2, 19, 68, 72, 73, 74, 96, 97, 99, 143, 242, 255, 264, 267, 268 & 270
-  The Thespian
Plots 6, 14, 39, 48, 58, 64, 67, 71, 75, 79, 90, 102, 145, 246, 257 & 258
-  The Tanner
Plots 10, 11 & 32
-  The Tailor
Plots 12, 13, 84, 85, 86, 139, 140, 141, 142, 150, 151, 163, 164, 165 & 166
-  The Baxter
Plots 45, 46, 54, 60, 152, 153, 154, 161, 162, 167, 168, 241, 247, 252, 254, 261 & 273
-  The Lacemaker
Plots 63, 76, 77, 78, 155, 156, 157, 158, 159 & 160
-  The Melbourne*
Plots 109 & 121
-  The Somerby*
Plots 117, 120 & 122

4 Bedroom Homes

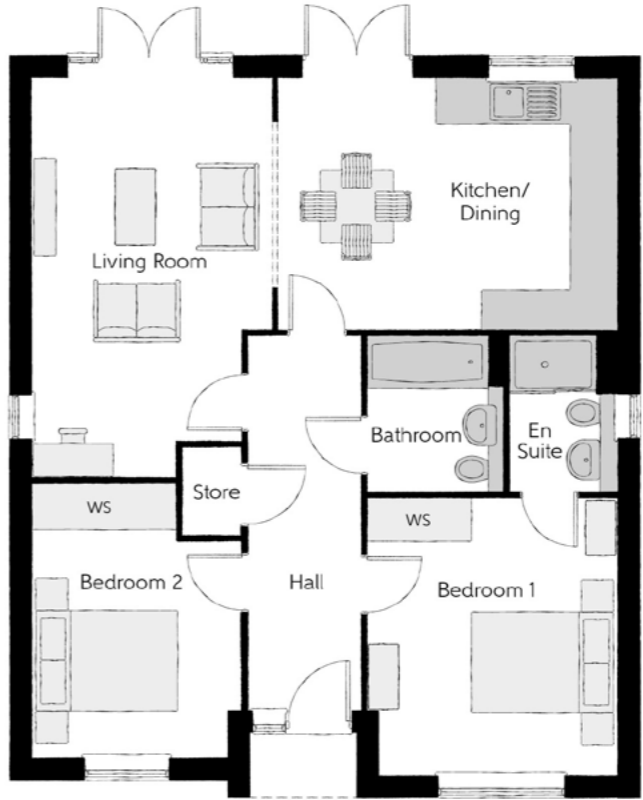
-  The Scrivener
Plots 1, 3, 16, 17, 18, 30, 31, 35, 36, 37, 50, 51, 56, 65, 66, 69, 70, 81, 82, 98, 100, 144, 244, 245, 256, 263, 266 & 269
-  The Bowyer
Plots 4, 20, 24, 34, 38, 43, 49, 57, 83, 91, 101, 243, 265 & 271
-  The Cutler
Plots 5, 27, 28, 40, 41, 42, 44, 47, 52, 55, 59, 62, 92, 94, 103, 249, 253, 259, 260, 262, 272 & 274
-  The Farrier
Plots 7, 8, 9, 21, 22, 23, 25, 26, 29, 53, 61, 80, 93, 95, 104, 105, 248, 250 & 251

2-3 Bedroom Homes

-  Affordable Homes

- Key to plan**
-  Sales Centre and showhomes
 -  Visitor parking
 -  Sub station
 -  Pump Station
 -  Discounted market value plots

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.



Ground Floor

Kitchen/Dining	4.69m x 3.52m	15'5" x 11'7"
Living Room	3.32m x 5.57m (max)	10'11" x 18'3" (max)
Bedroom 1	3.47m x 3.83m	11'5" x 12'7"
Bedroom 1 En Suite	1.40m x 2.14m	4'7" x 7'0"
Bedroom 2	2.89m x 3.80m (max)	9'6" x 12'6" (max)
Bathroom	1.98m x 2.14m	6'6" x 7'0"

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

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

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The Woodcarver

TWO BEDROOM BUNGALOW





The Joiner

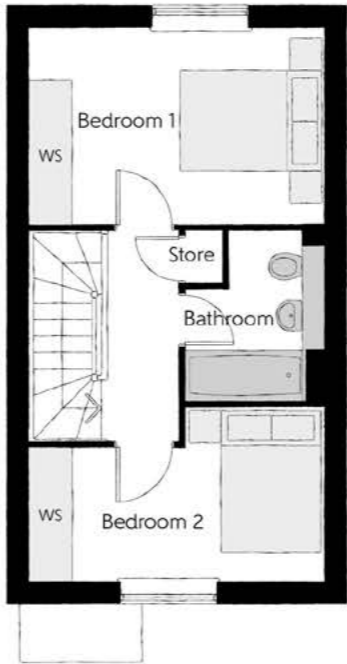
TWO BEDROOM HOME



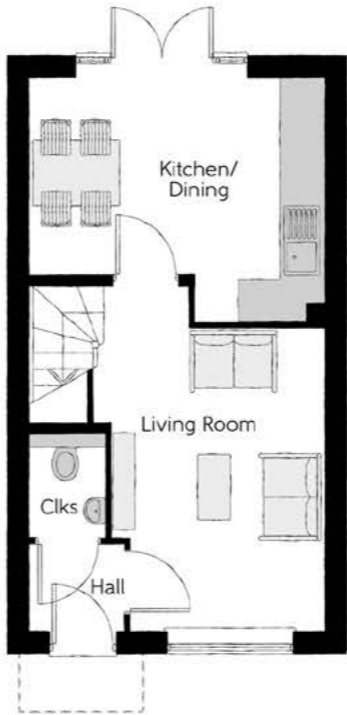
Bellway

The Joiner

Two bedroom home



First Floor		
Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.90m x 2.36m	6'3" x 7'9"



Ground Floor		
Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.39m	3'4" x 4'7"

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

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The Tilton

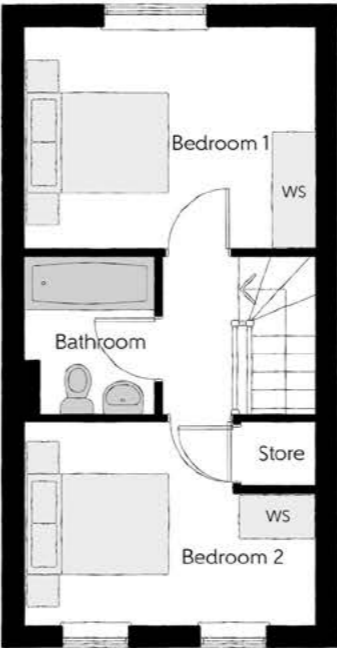
TWO BEDROOM HOME



Bellway

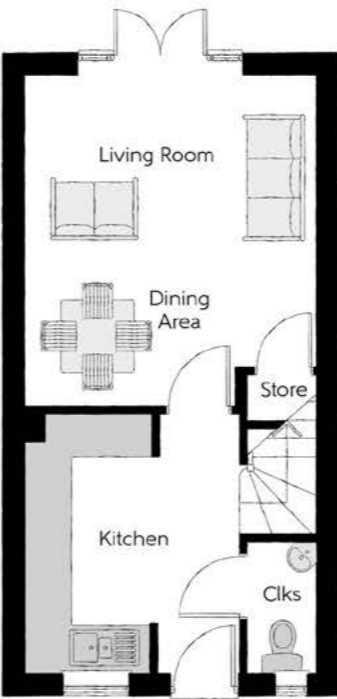
The Tilton

Two bedroom home



First Floor

Bedroom 1	3.77m x 2.83m	12'4" x 9'3"
Bedroom 2	3.77m x 2.61m	12'4" x 8'7"
Bathroom	1.70m x 2.04m	5'7" x 6'8"



Ground Floor

Kitchen	2.77m x 3.31m	9'1" x 10'10"
Living Room	3.77m x 4.26m	12'4" x 14'0"
Dining Area	1.76m x 2.00m	5'9" x 6'7"
Cloakroom	0.90m x 1.66m	2'11" x 5'5"

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

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The Mason

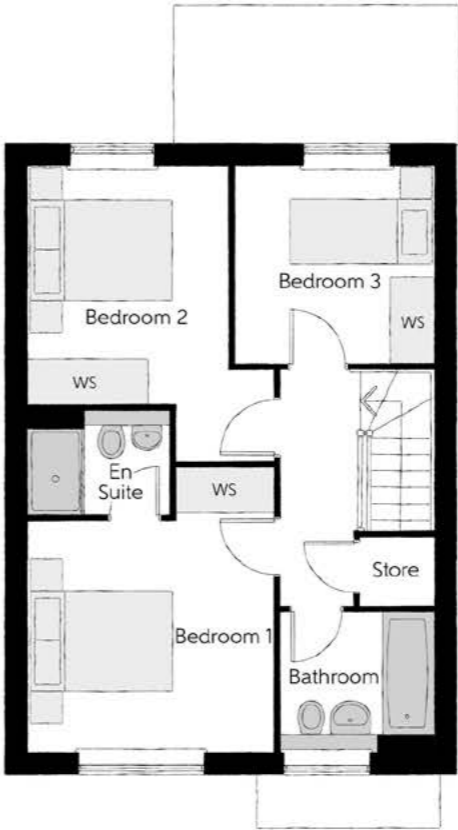
THREE BEDROOM HOME



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 4.48m (max)	18'6" x 14'8" (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.77m 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 Thespian

THREE BEDROOM HOME

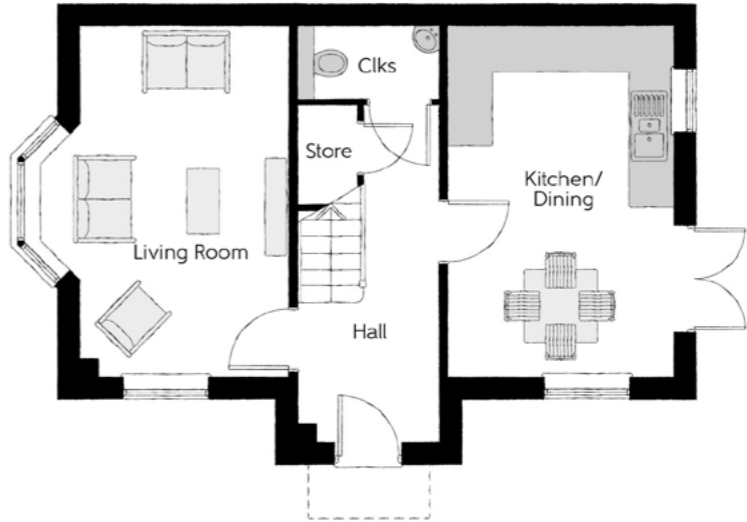


Bellway



First Floor

Bedroom 1	2.94m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.94m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



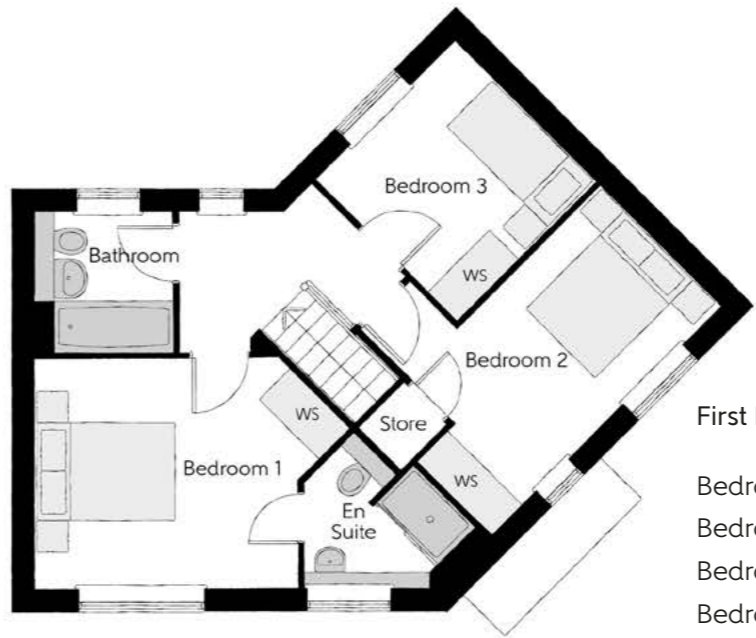
Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.45m x 4.85m (max)	11'4" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

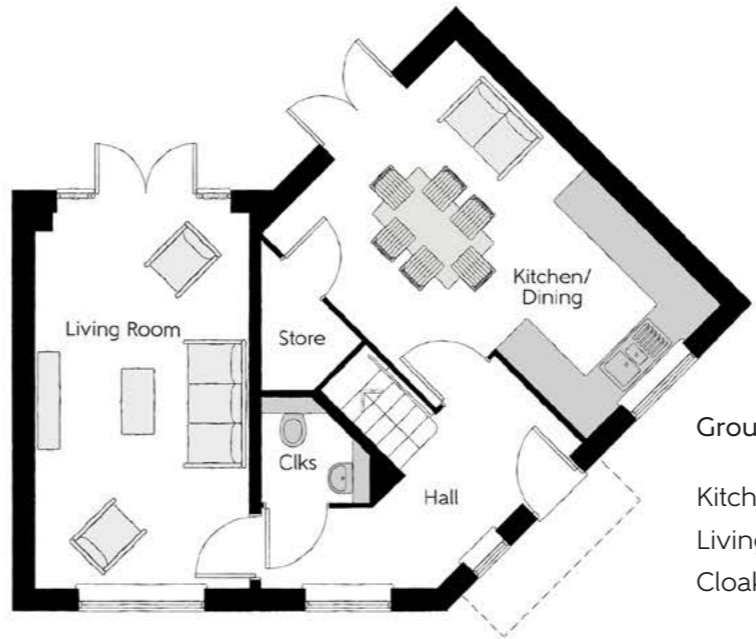
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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First Floor		
Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.40m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'9" (max)
Bedroom 3	2.72m x 2.76m (max)	8'11" x 9'1" (max)
Bathroom	1.92m x 1.91m	6'3" x 6'3"



Ground Floor		
Kitchen/Dining	3.76m x 5.18m (max)	12'4" x 17'0" (max)
Living Room	3.00m x 5.19m	9'10" x 17'0"
Cloakroom	1.52m x 1.46m (max)	5'0" x 4'10" (max)

The Tanner

THREE BEDROOM HOME



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 10'11" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.08m	8'3" x 10'1"
Bedroom 3	2.17m x 2.03m	7'1" x 6'8"
Bathroom	2.52m x 1.96m	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 Baxter

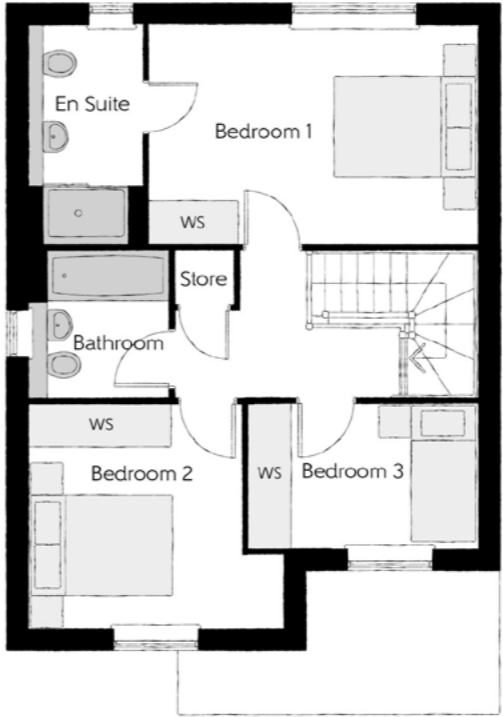
THREE BEDROOM HOME



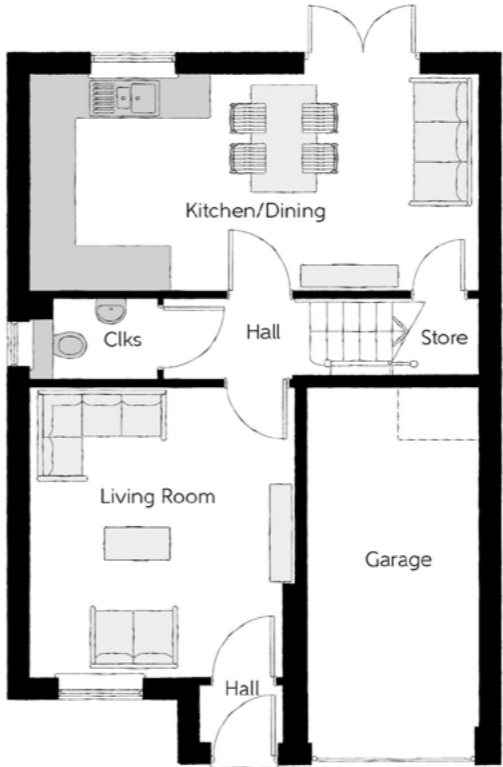
Bellway

The Baxter

Three bedroom home



First Floor		
Bedroom 1	4.49m x 3.04m	14'9" x 10'0"
Bedroom 1 En Suite	1.61m x 3.04m	5'3" x 10'0"
Bedroom 2	3.50m x 3.09m	11'6" x 10'2"
Bedroom 3	3.18m x 1.97m	10'5" x 6'5"
Bathroom	1.90m x 2.02m	6'3" x 6'8"



Ground Floor		
Kitchen/Dining	6.20m x 3.04m	20'4" x 10'0"
Living Room	3.64m x 3.98m	11'11" x 13'0"
Cloakroom	1.51m x 1.08m	4'11" x 3'7"
Garage	2.40m x 4.93m	7'10" x 16'2"

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

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The Lacemaker

THREE BEDROOM HOME



Bellway

The Lacemaker

Three bedroom home

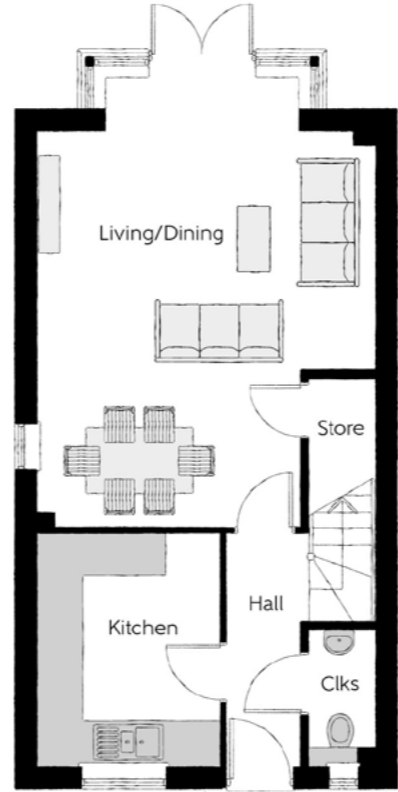


Second Floor

Bedroom 1	3.63m x 4.87m (max) (max)	11'11" x 16'0" (max) (max)
Bedroom 1 En Suite	2.30m x 2.28m	7'7" x 7'6"
Dressing	2.27m x 2.28m	7'5" x 7'6"

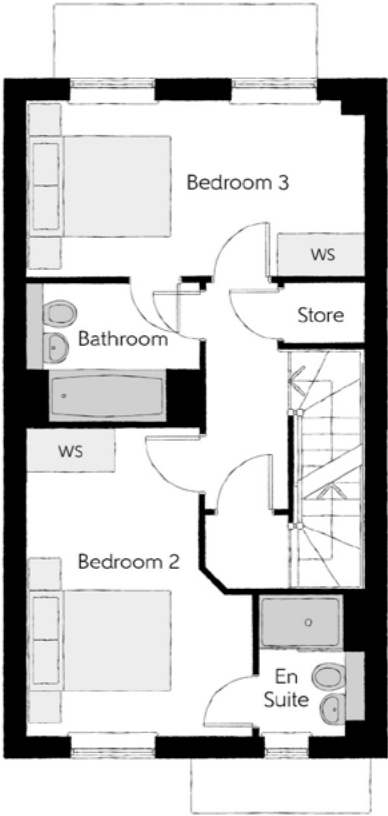
First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.92m	7'10" x 6'4"



Ground Floor

Kitchen	2.50m x 3.17m	8'3" x 10'5"
Living/Dining	4.67m x 6.31m (max) (max)	15'4" x 20'9" (max) (max)
Cloakroom	0.92m x 1.90m	3'0" x 6'3"



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

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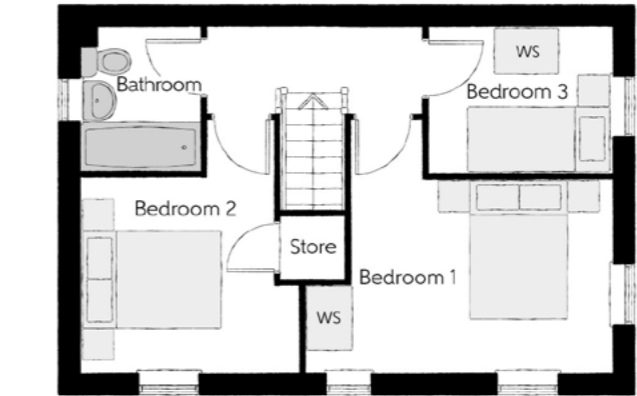


The Melbourne

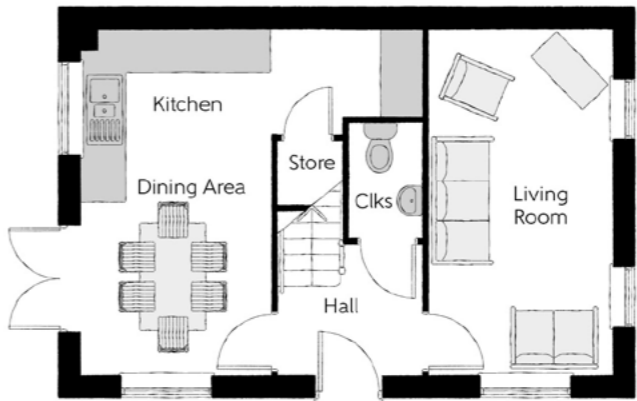
THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	4.45m x 3.65 m	14'7" x 12'0"
Bedroom 2	3.12m x 3.65 m	10'3" x 12'0"
Bedroom 3	2.66m x 2.08m	8'9" x 6'10"
Bathroom	1.70m x 2.04m	5'7" x 6'8"



Ground Floor		
Kitchen	4.92m x 2.46m	16'2" x 8'1"
Dining Area	2.76m x 2.50m	9'1" x 8'2"
Living Room	2.67m x 4.96m	8'9" x 16'3"
Cloakroom	1.05m x 1.65m	3'5" x 5'5"

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

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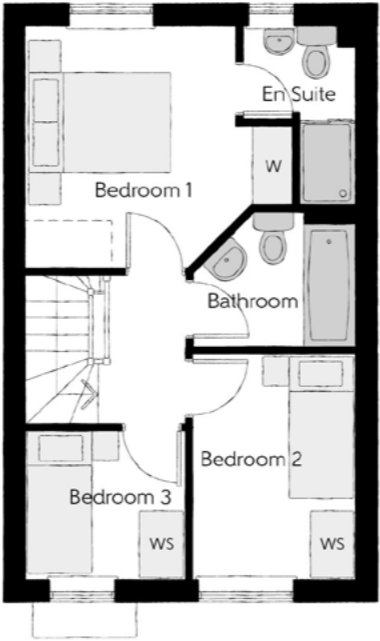


The Somerby

THREE BEDROOM HOME

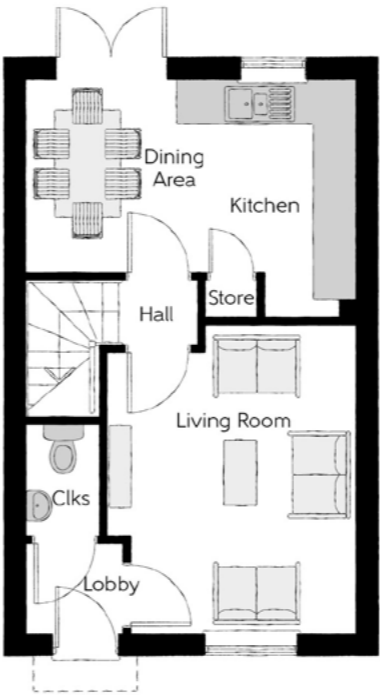


Bellway



First Floor

Bedroom 1	3.70m x 3.36m	12'2" x 11'0"
Bedroom 1 En Suite	1.55m x 2.48m	5'1" x 8'2"
Bedroom 2	2.24m x 3.13m	7'4" x 10'3"
Bedroom 3	2.22m x 2.12m	7'3" x 6'11"
Bathroom	2.24m x 1.87m	7'4" x 6'1"



Ground Floor

Kitchen	2.51m x 3.30m	8'3" x 10'10"
Dining Area	2.05m x 2.69m	6'9" x 8'10"
Living Room	3.46m x 4.27m	11'4" x 14'0"
Cloakroom	1.00m x 1.55m	3'3" x 5'1"

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

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The Scrivener

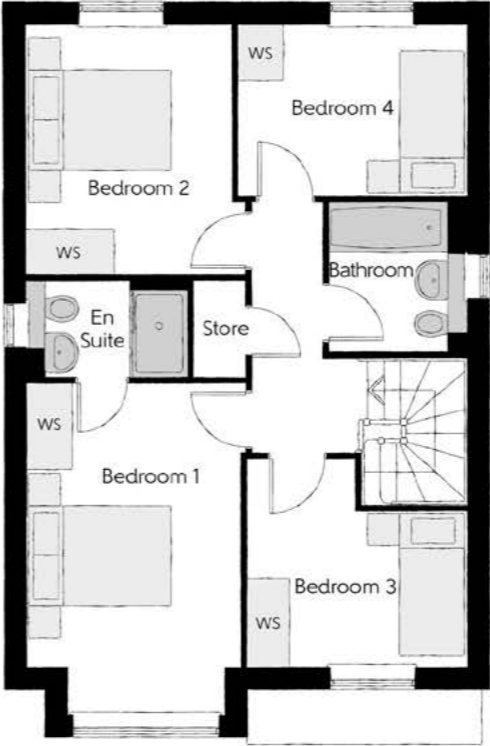
FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.22m x 1.34m	7'3" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.90m x 2.07m	6'3" x 6'9"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.89m x 4.48m	9'6" x 14'8"
Living Room	3.53m x 4.94m <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.14m	3'2" x 7'0"

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

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

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The Bowyer

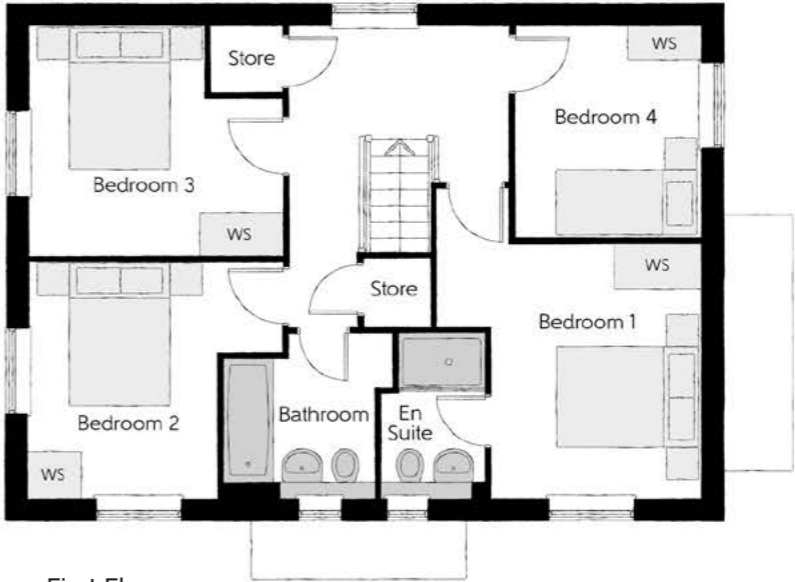
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'8" x 7'5"
Bedroom 2	3.52m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.52m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.92m	8'5" x 9'7"
Bathroom	2.16m x 2.25m (max)	7'1" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.36m x 6.54m (inc. bay)	14'4" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.72m	3'3" x 5'8"

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

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The Cutler

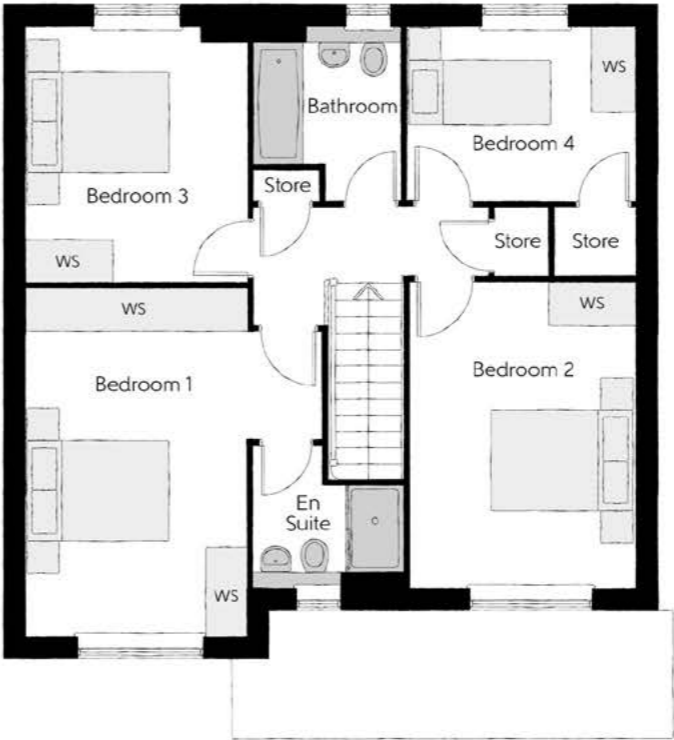
FOUR BEDROOM HOME



Bellway

The Cutler

Four bedroom home



First Floor		
Bedroom 1	3.05m x 4.82m	10'0" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.11m x 4.21m	10'3" x 13'10"
Bedroom 3	3.04m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.06m x 2.40m	6'9" x 7'10"

Ground Floor		
Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.11m x 3.12m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.62m	2'11" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"



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

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The Farrier

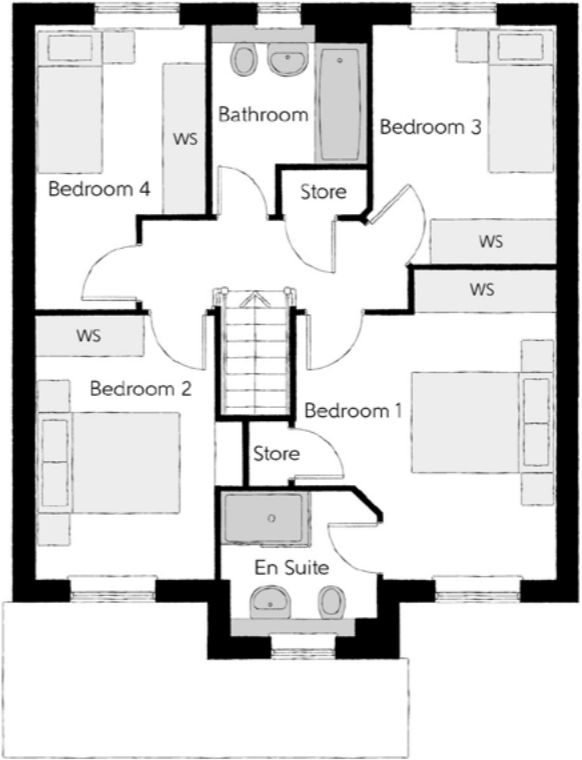
FOUR BEDROOM HOME



Bellway

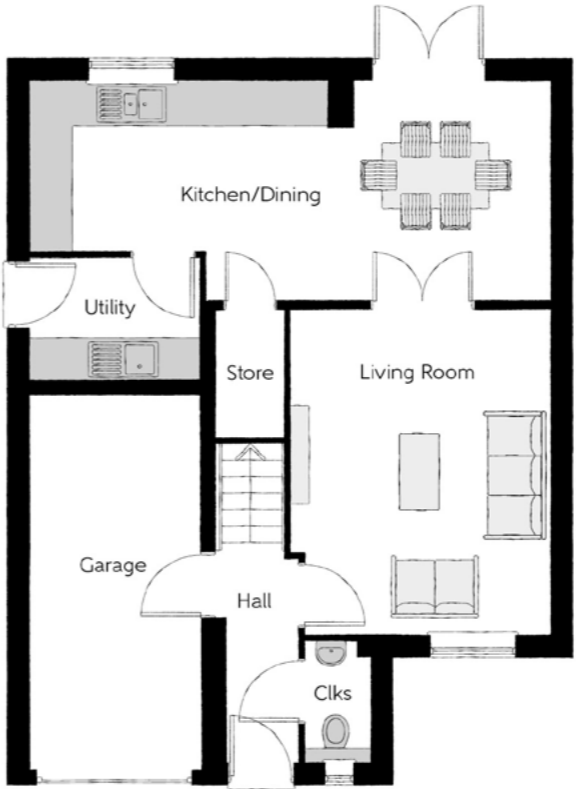
The Farrier

Four bedroom home



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'1" (max) (max)
Bedroom 1 En Suite	2.18m x 1.90m (max) (max)	7'2" x 6'3" (max) (max)
Bedroom 2	2.46m x 3.66m	8'1" x 12'0"
Bedroom 3	2.54m x 3.28m (max)	8'4" x 10'9" (max)
Bedroom 4	2.36m x 3.91m (max) (max)	7'9" x 12'10" (max) (max)
Bathroom	2.13m x 2.61m (max) (max)	7'0" x 8'7" (max) (max)



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max) (max)	23'8" x 9'11" (max) (max)
Living Room	3.61m x 4.50m	11'10" x 14'9"
Utility	2.35m x 1.71m	7'9" x 5'7"
Cloakroom	0.93m x 1.71m	3'1" x 5'7"
Garage	2.40m x 5.23m	7'10" x 17'2"

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

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Specification

		2 Bedroom	3 Bedroom	4 Bedroom
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 Gloss MDF		
	Stairs:	Timber Stair - White Gloss MDF Strings		
	Balusters:	White Gloss Stop Chamfered Balusters		
	Newel Posts:	White Gloss Stop Chamfered Newels		
	Newel Caps:	White Gloss Flat Top Newel Caps		
	Handrail:	White Gloss Heavy Duty Handrail		
	Skirting:	White Gloss 94x14 MDF Grooved & Chamfered		
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered		
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors		
KITCHEN	Ironmongery:	Chrome SR100 Door Furniture		
	Kitchen Tap:	Leisure Chrome Aquapace Tap		
	Hob Splashback:	Stainless Steel Splashback		
	Utility Tap:	Leisure Chrome Aquapace Tap		
	Frontals:	Bellway Band B options ⤵		
	Frontals:	Bellway Band C options ⤵		
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass		
	Units:	Frontal Matching Table Ends		
	Units:	Unit Framing		
	Worktops:	40mm Square Edge Worktops with upstand		
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink		
	Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink		
	Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink		
	Utility Sink:	Leisure Atlanta Single Bowl SS Sink		
	Utility Sink:	Leisure Eaton Single Bowl SS Sink		
	Appliances Oven:	Electrolux Single Oven KOFGH00BX		
	Appliances Oven:	Electrolux Single Oven KOFGH40TX		
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS64045X		
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6424X		
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)		
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX		
	Appliances Fridge Freezer:	Fridge Freezer Space Only		
	Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S		
	Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ⤴		
	Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L		
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)		
WET ROOMS	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		
	Cloaks - Tiling:	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 ⤴		
	Bathroom - Basin:	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		
	Bathroom - Brassware:	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 ⤴ ⚡ ⚡		
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ⤴ ⚡		
	Bathroom - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ⤴ ⚡		
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate⤴		
	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal		
	En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ⤴		
	En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps		
	En-Suite - Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps		
	En-Suite - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure▼		
	En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower ⤴ ⚡ ⚡		
	En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ⤴ ⚡		
	En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ⤴ ⚡		

		2 Bedroom	3 Bedroom	4 Bedroom
MECHANICAL	Waste Water Heat Recovery:	Waste Water Heat Recovery System ▼		
	Boiler:	Ideal LOGIC Combination Boiler (Cb) ⚡		
	Boiler:	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		
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV		
	Safety - Heat:	Heat Detector DET ➤		
	PV Generation Optimiser:	Marlec Solar iBoost ▼		
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET		
ELECTRICS	Safety - Carbon:	Fireblitz FHCO-BH Carbon Monoxide Detector		
	Consumer Unit:	Wylex Consumer Unit		
	Sockets & Switches:	Electrium CASA White Fittings		
	Lighting:	Pendant Fitting to Habitable Rooms		
	Lighting - Kitchen:	White Recessed Spot Lights		
	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		
	Communications - Data:	Cat 6 Network Point to Living Room & Study		
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ✕		
EXTERNALS & MISC	Garages Electrics:	Light & Power Point to incurtilage Garages ⚡		
	Ecological:	Hedgehog Highway fencing adaption		
	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 ⤴ ⤵		

- ▼ where layout allows
- ⚡ fire rated as necessary
- ⤵ soft close mechanism to doors & drawers
- ⤴ at build stage
- ⤴ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ▼ housetype dependent - liaise with sales executive
- ⤴ semi recessed basin if AD M4(lt) applicable
- ⤴ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ⚡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ⚡ where provision of shower tray allows
- ⤴ full height to shower enclosure
- ✕ full height around bath where shower provided as standard
- ⚡ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ✕ consult with sales executive for specific development details
- ⚡ plot specific, refer site layout
- ⤴ plot dependent
- ♦ refer site landscape layout
- ⤴ refer site layout
- ⤵ electrical infrastructure upgrade maybe required
- kitchen only



Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

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

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

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

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

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

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

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

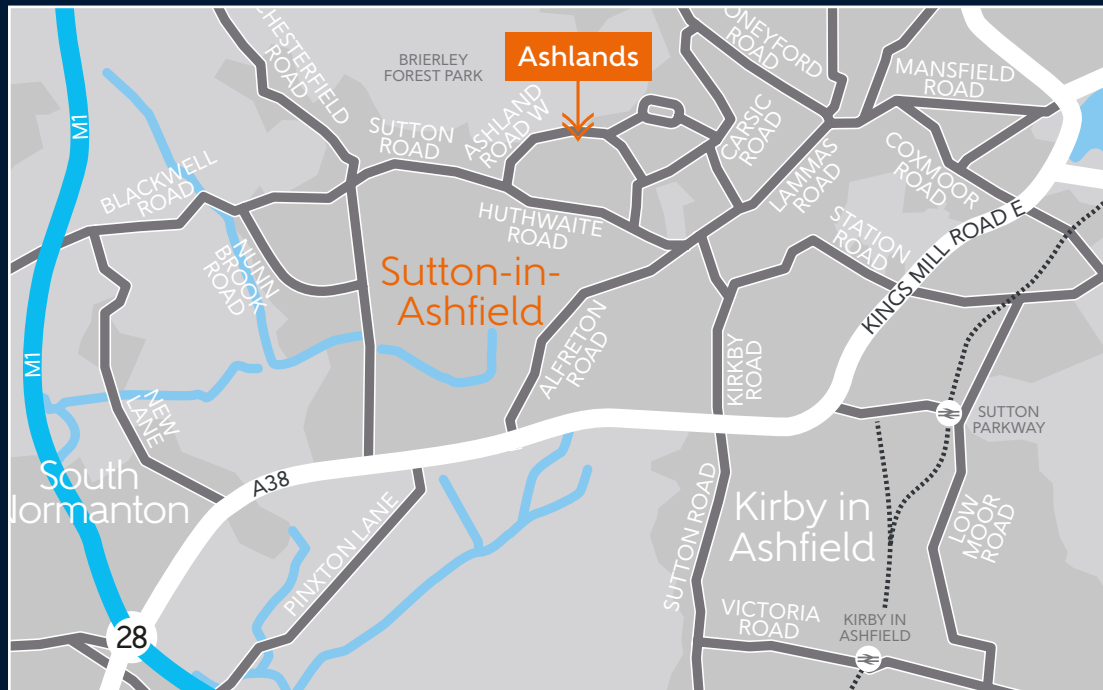
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



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



How to find us



Bellway 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

