



VITA at Holbrook Park

VITA at Holbrook Park is a development of 2, 3, and 4-bedroom homes, located in Chellaston, Derbyshire.



Bellway



Timelessly unique

A sustainable home now and long into the future

VITA at Holbrook Park is a unique collection of 2, 3 and 4-bedroom homes located in Chellaston, just minutes from Derby's thriving city centre, yet within easy reach of beautiful open spaces. Each home at VITA has been carefully designed and created to provide sustainable comfort. Solar panels, smart thermostats and EV charging points, combined

with excellent transport connections, result in a home that delivers maximum comfort and convenience with a minimum carbon footprint. VITA at Holbrook makes the perfect place to build a home for first-time buyers, families and commuting professionals that value a better quality of life.

The best of city and country

A perfect blend of suburban charm and urban convenience

Chellaston's local amenities ensure that daily essentials are never far away. The area features a variety of shops, including convenience stores, a butcher and a post office. Dining options include nearby eateries and takeaways, though the true culinary and retail highlights can be found just 15 minutes away in Derby's exciting city centre.

Derbion shopping centre boasts an extensive array of high-street brands and dining options, while Derby itself is home to historic pubs and charming cafés that reflect the city's unique character.

There's no shortage of things to do nearby. Chellaston Park, located right on your doorstep, offers grass pitches and 3G surfaces for football and cricket enthusiasts. Culture vultures will find plenty to love in Derby, which puts theatre, cinema and other entertainment just a short drive away. Art lovers specifically should check out Banks Mill Studios art community to admire some fascinating work from local talent. Alternatively, enjoy the thrill of the racing with a day out at nearby Donnington Park Circuit.

Chellaston Park also provides open green spaces and a playground, making it an ideal spot for families and nature

lovers. For longer walks, the nearby footpaths around Marsh Flats offer a peaceful escape. Furthermore, Elvaston Castle Country Park is eight minutes away by car and beckons with its historic gardens, parkland and woodlands, which form a picturesque backdrop for outdoor adventures.

Families in Chellaston benefit from excellent local schools that can be easily reached by car or bike. Chellaston Infant and Junior Schools and Chellaston Academy together provide education from reception to sixth form, all within a five-minute drive.

With easy access to the A50, A6 and M1, travelling to nearby cities and towns is a breeze. Regular bus services link Chellaston to Derby and surrounding areas, while Derby railway station, just a 15-minute drive away, provides direct rail connections to major destinations such as Birmingham and London in around 40 minutes and 90 minutes, respectively.

For international travel, East Midlands Airport is located around 15 minutes away by car and operates flights to cities across Europe and beyond.





Development plan



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 Scrivener

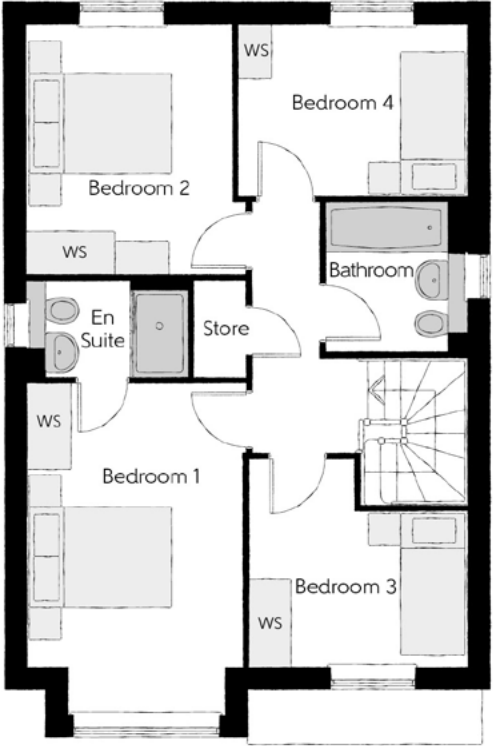
FOUR BEDROOM HOME



Bellway

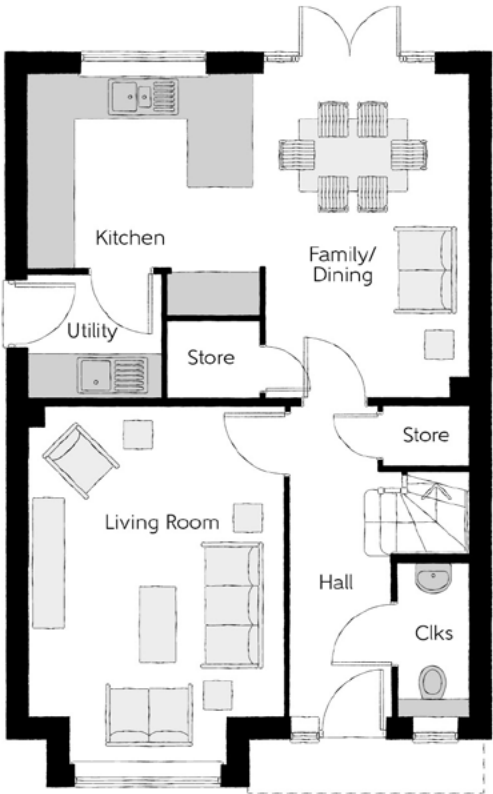
The Scrivener

Four bedroom home



First Floor

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



Ground Floor

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

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

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

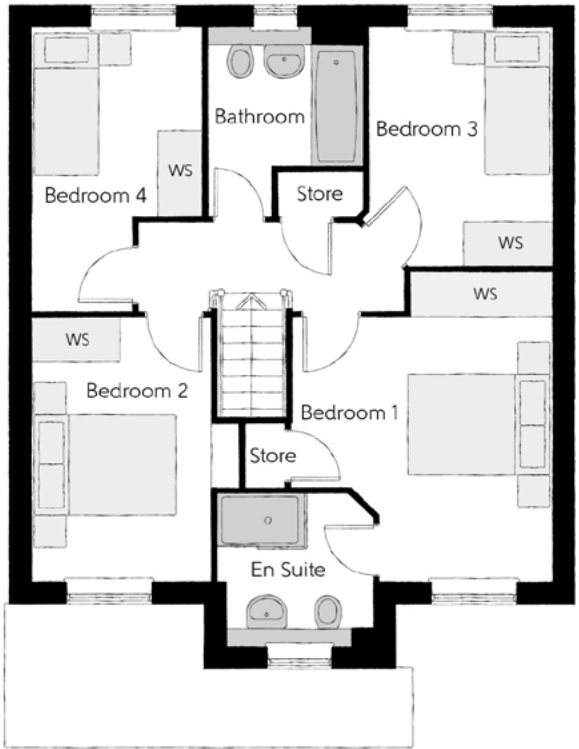
FOUR BEDROOM HOME



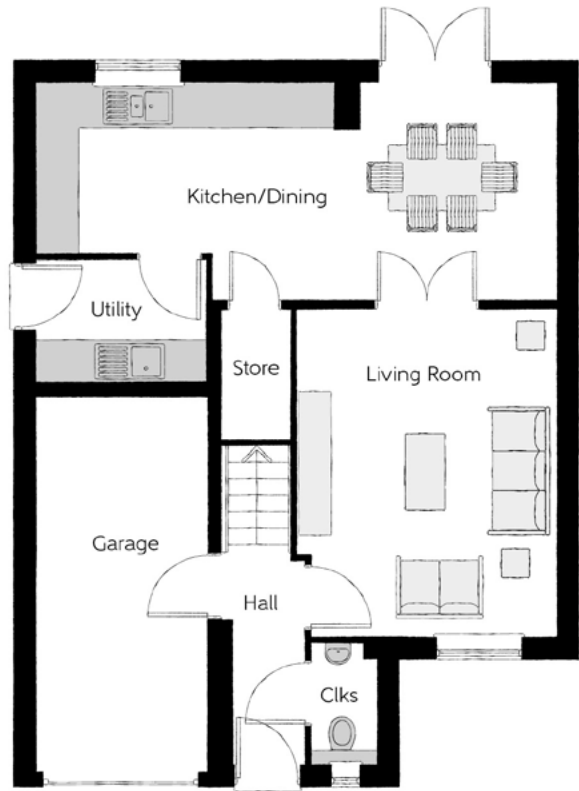
Bellway

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 2.11m (max) (max)	7'2" x 6'11" (max) (max)
Bedroom 2	2.47m 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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The Wheelwright

FOUR BEDROOM HOME



Bellway

The Wheelwright

Four bedroom home

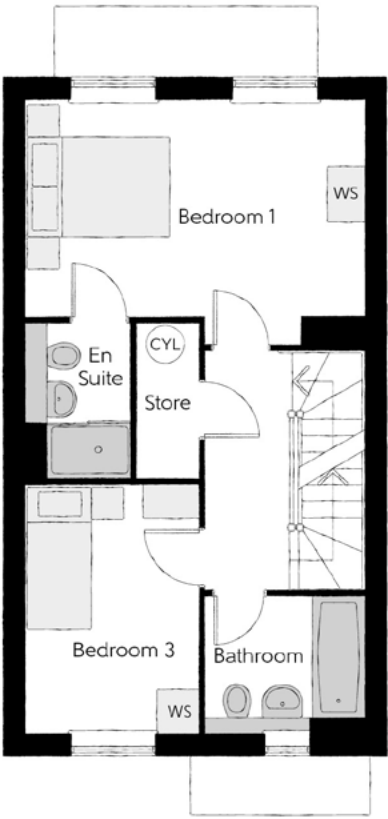


Second Floor

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

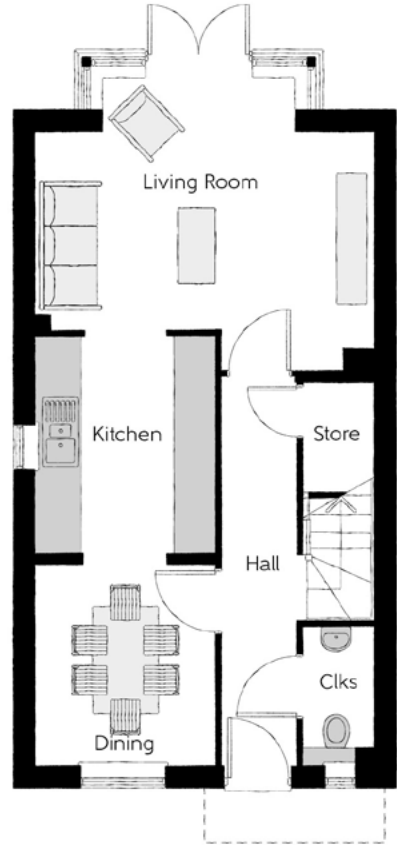
First Floor

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



Ground Floor

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



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

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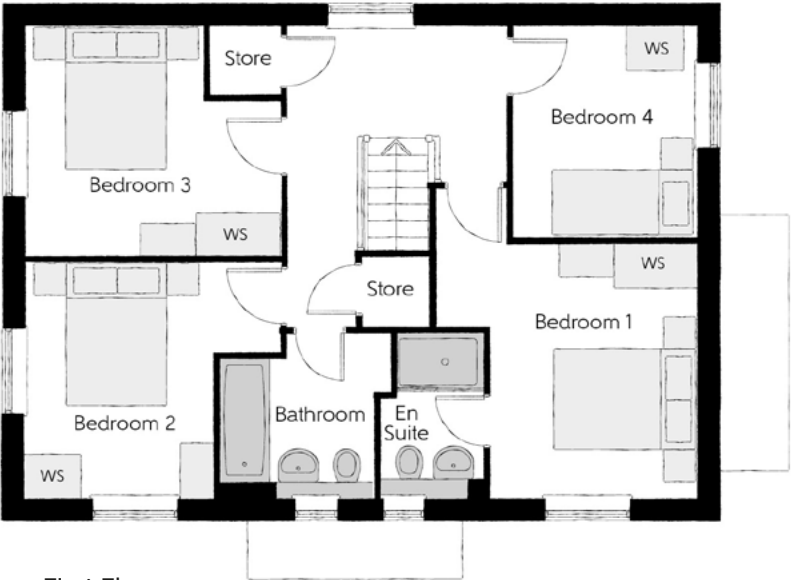
The Bowyer

FOUR BEDROOM HOME



The Bowyer

Four bedroom home



First Floor

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



Ground Floor

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

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

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The Thespian

THREE BEDROOM HOME



Bellway

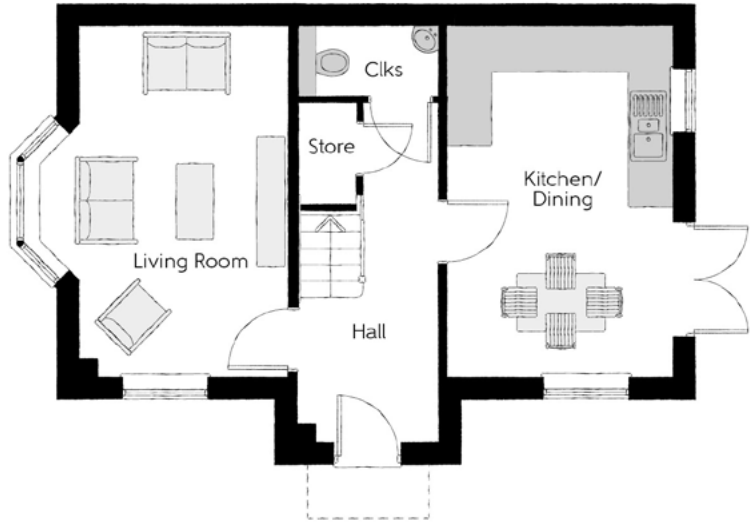
The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m 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	3.48m x 4.85m (max)	11'5" 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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The Fletcher

THREE BEDROOM HOME



Bellway



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The Lacemaker

THREE BEDROOM HOME



Bellway

The Lacemaker

Three bedroom home

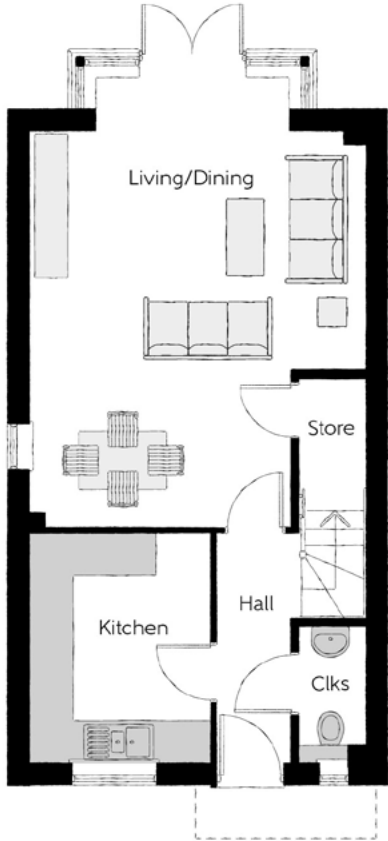


Second Floor

Bedroom 1	3.63m x 4.90m (max)	11'11" x 16'1" (max)
Bedroom 1 En Suite	2.30m x 2.30m	7'7" x 7'7"
Dressing	2.28m x 2.30m	7'6" x 7'7"

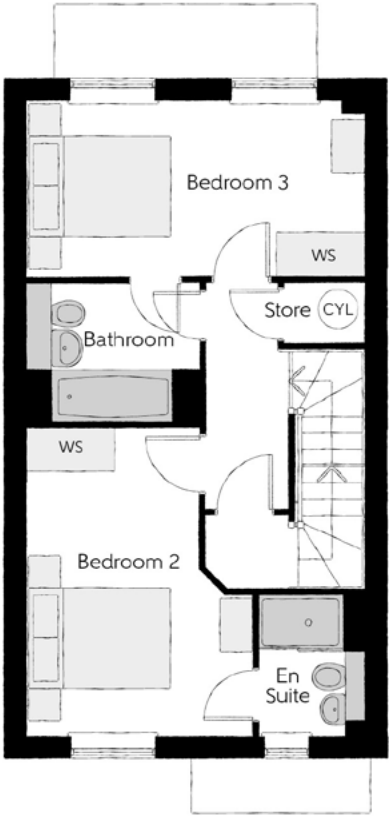
First Floor

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 1.93m	7'10" x 6'4"



Ground Floor

Kitchen	2.50m x 3.17m	8'3" x 10'5"
Living/Dining	4.67m x 6.32m (max)	15'4" x 20'9" (max)
Cloakroom	0.94m x 1.90m	3'1" x 6'3"



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

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The Tailor

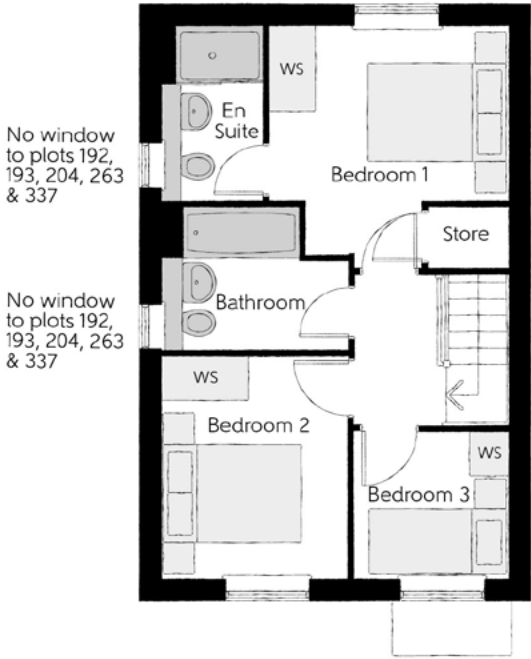
THREE BEDROOM HOME



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 Lymner

THREE BEDROOM HOME



Bellway

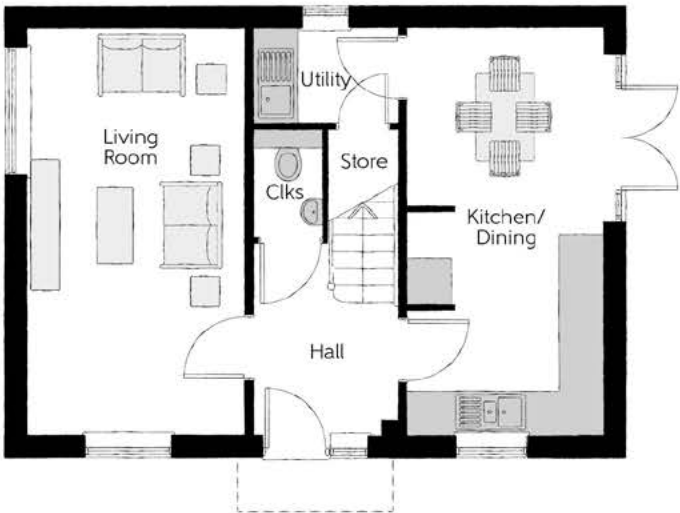
The Lymner

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 Coppersmith

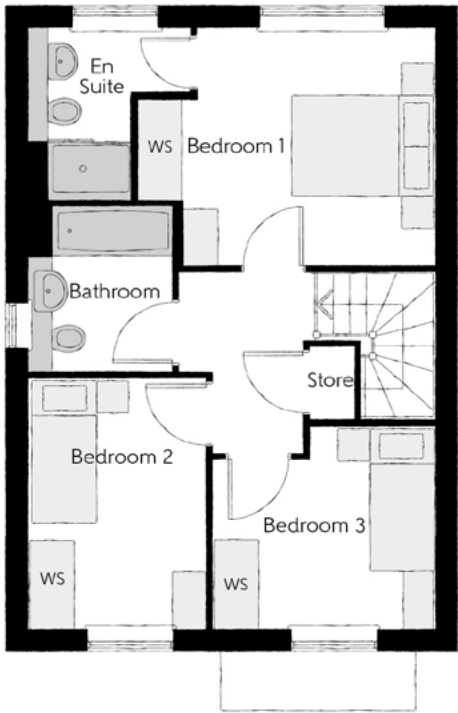
THREE BEDROOM HOME



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"

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

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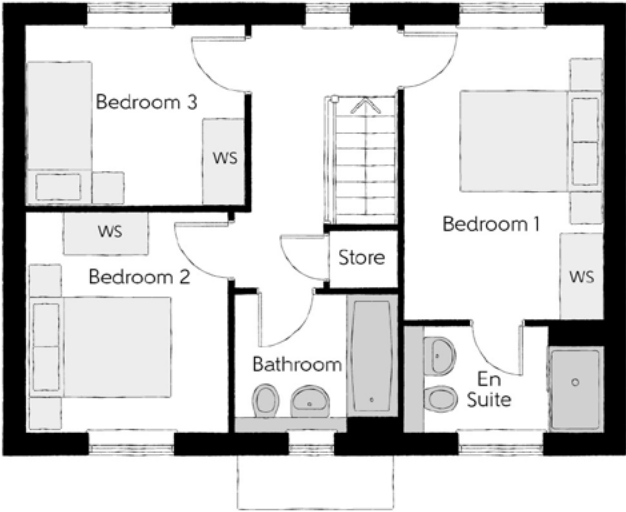


The Tenterer

THREE BEDROOM HOME



Bellway



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	3.03m 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	0.96m x 1.51m	3'2" x 4'11"

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

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The Sawyer

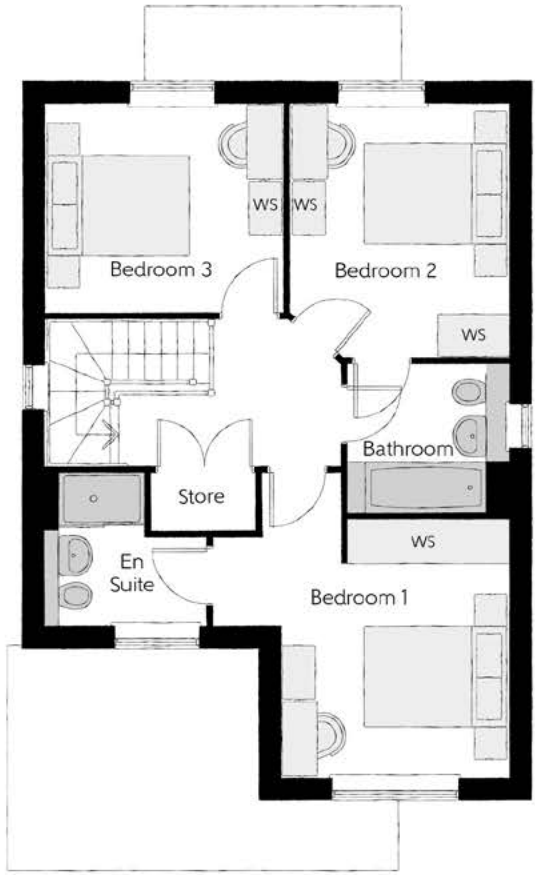
THREE BEDROOM HOME



Bellway

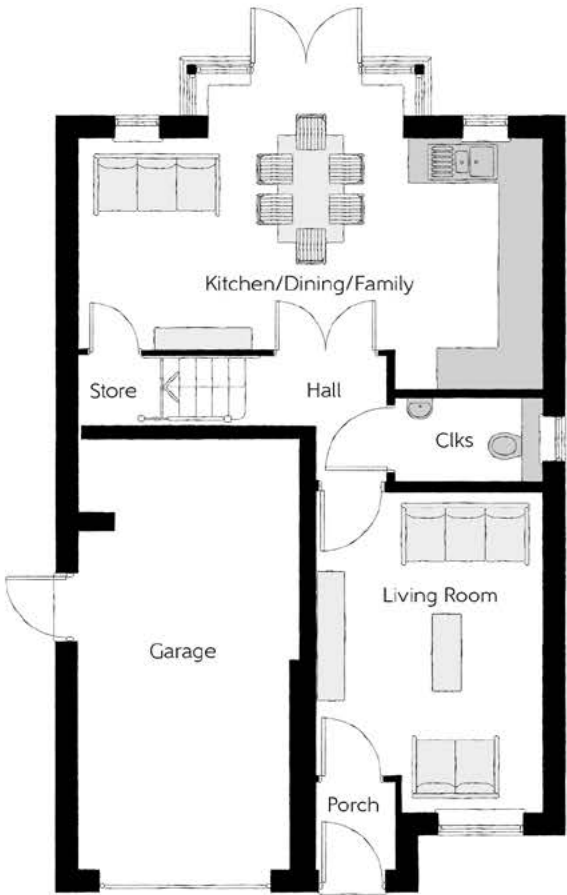
The Sawyer

Three bedroom home



First Floor

Bedroom 1	4.09m x 4.23m (max) (max)	13'5" x 13'11" (max) (max)
Bedroom 1 En Suite	2.25m x 2.10m (max) (max)	7'4" x 6'11" (max) (max)
Bedroom 2	3.04m x 3.54m	10'0" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"



Ground Floor

Kitchen/Dining/Family	6.42m x 3.51m (max)	21'1" x 11'6" (max)
Living Room	3.16m x 4.45m	10'4" x 14'7"
Cloakroom	2.05m x 1.15m	6'9" x 3'9"
Garage	3.10m x 6.09m (max)	10'2" x 20'0" (max)

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

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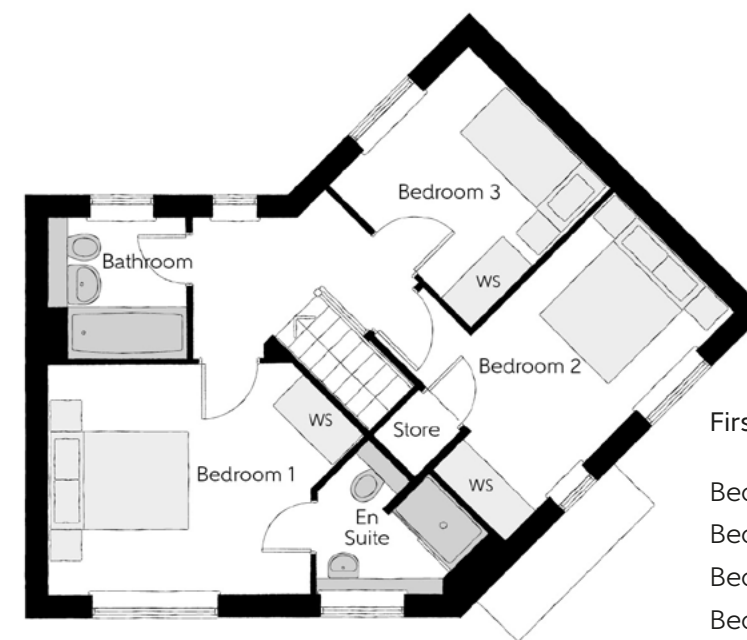


The Tanner

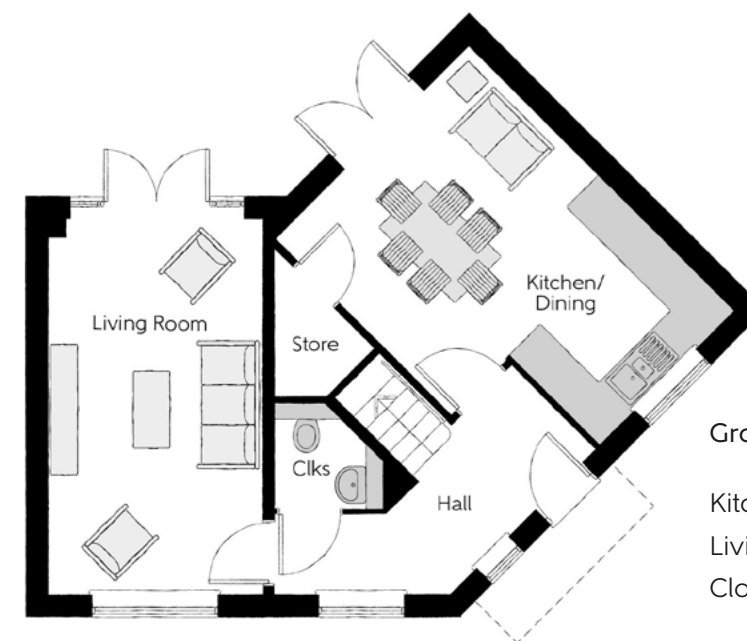
THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'10" (max)
Bedroom 3	2.72m x 2.76m (max)	8'11" x 9'1" (max)
Bathroom	1.91m x 1.91m	6'3" x 6'3"



Ground Floor		
Kitchen/Dining	3.76m x 5.19m (max)	12'4" x 17'0" (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max)	4'11" x 4'10" (max)

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

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The Joiner

TWO BEDROOM HOME

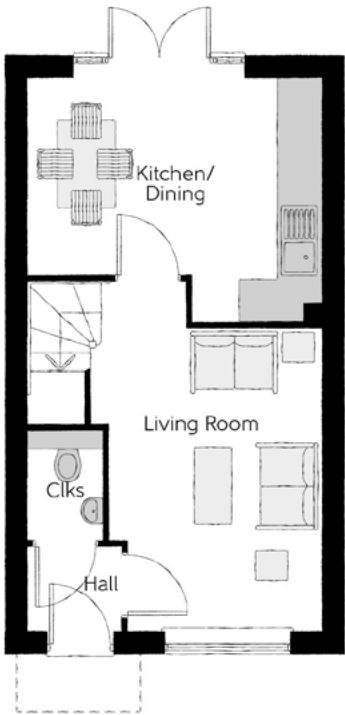


The Joiner

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	1.91m 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 1.50m	3'4" x 4'11"

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

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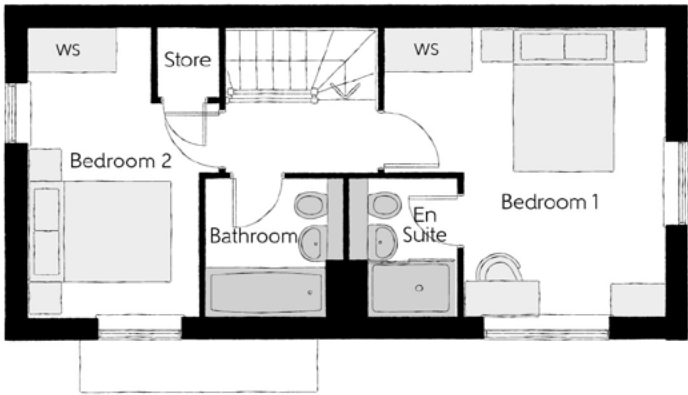
The Slater

TWO BEDROOM HOME



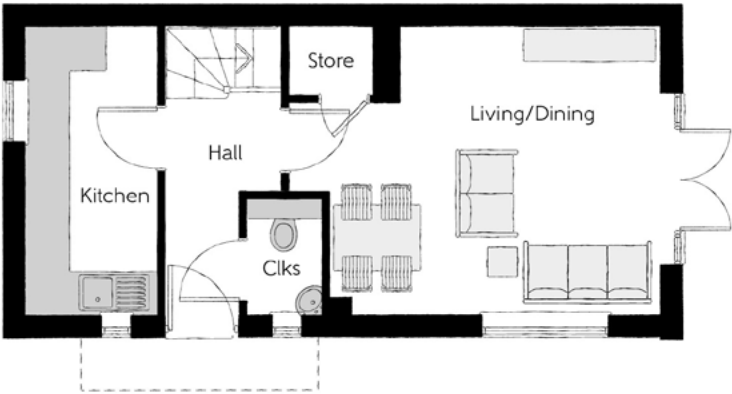
The Slater

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 Debont

TWO BEDROOM HOME



Bellway

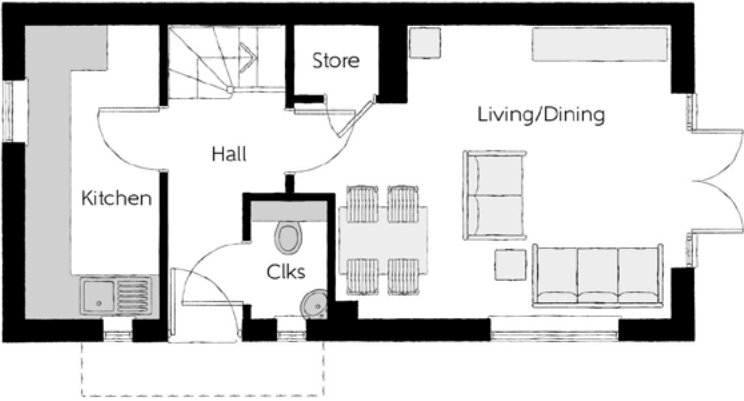
The Debont

Two bedroom home



First Floor

Bedroom 1	3.99m (max) x 4.34m (max)	13'1" (max) x 14'3" (max)
Bedroom 2	3.99m (max) x 2.62m (max)	13'1" (max) x 8'7" (max)
Bathroom	1.90m x 1.91m	6'3" x 6'3"



Ground Floor

Kitchen	4.02m x 1.82m	13'2" x 6'0"
Living/Dining	3.99m (max) x 5.15m (max)	13'1" (max) x 16'11" (max)
Cloakroom	1.62m x 1.06m	5'4" x 3'6"

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

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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 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	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
KITCHEN	Carcass	Premium grade 18mm thick. Colour selections applicable	●	●	●
	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 KGS6424X & 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 &&			●

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal			●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
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 †††			●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●		
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^			●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
ELECTRICS	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	●	●	●
	Safety - Carbon	Carbon Monoxide Alarm (Battery Powered) - Deta	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
EXTERNALS & MISC	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●
	Build Method	Masonry ~	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●
	Maintenance	External Tap			●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●
	Drives	Bitmac Black ###	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~~	●	●	●
	Renewables	Photovoltaic Array ~	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●

* refer site layout

** fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

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

^ housetype dependent - liaise with sales executive

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

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

kitchen only

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

plot dependent

~ plot specific, refer site layout

~~ refer site landscape layout

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

& soft close mechanism to doors & drawers

&& where provision of shower tray allows





## Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

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

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

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

**SAMI AND SARA,**  
HANWOOD PARK

## Homes to love, built with care

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

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

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

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

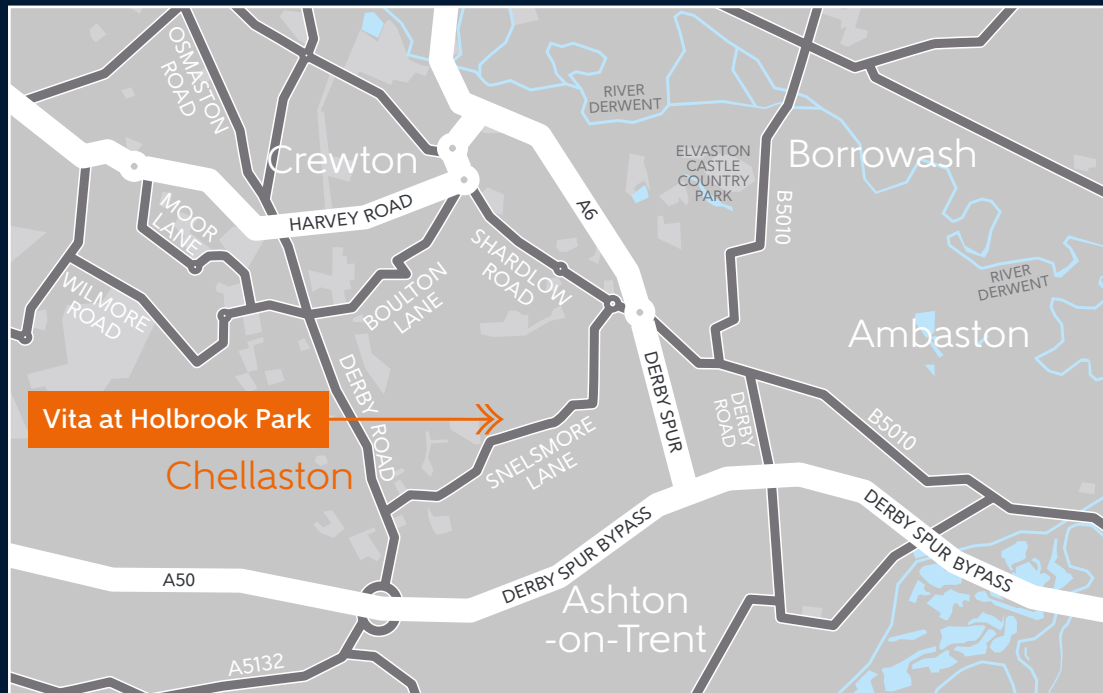


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# 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

