



Lathom Pastures

LATHOM



THE
ARTISAN
COLLECTION

Bellway



Choose Lathom Pastures for a fine quality of life

Convenience and countryside – a location with an abundance of amenities

This elegant development of 2, 3, 4 and 5-bedroom homes in the historical village of Lathom, boasts a highly desirable location just 4 miles from Ormskirk town centre. Commuters will benefit from the area's excellent transport links. Lathom Pastures lies just less than two miles from the M58, providing a route into Liverpool in less than 40 minutes. Junction 26 of the M6 is just under 6 miles from the development. Travel by train is provided by Ormskirk station just 4 miles away, with regular services to Liverpool and Preston. Alternatively, Hoscar train station is around 5 miles away offering direct routes to Southport, Manchester Victoria and Wigan.

The local area is host to an abundance of leisure attractions such as Ormskirk's Chapel Gallery showcasing a collection of enlightening artwork and the National Trust's Rufford Old Hall, one of Lancashire's finest Tudor buildings. Burscough Wharf is an award-winning arts, leisure and retail centre located just over five miles from Lathom Pastures. This innovative leisure park is centred around the creative industries and imaginative cuisine, hosting many outside events, food festivals and family-orientated entertainment.

Nearby Ormskirk benefits from good local amenities and convenient shopping facilities including a range of high street and independent stores and large supermarkets as well as a bustling open air market. Residents will also benefit from the close proximity of Liverpool's vibrant shopping scene. With exclusive retail outlets, department stores and street markets, Liverpool is well known as a prestigious shopping destination.

Residents are well placed to explore Lancashire's vast rolling countryside, dotted with numerous walking and cycling routes, boasting wonderful views of Ormskirk and beyond. Just a 10 minute drive from Lathom Pastures, residents will find the picturesque Coronation Park, which spans 20 acres of public green space encompassing landscaped gardens, a bowling green, play area and bandstand.

The village of Lathom is close to a number of family restaurants, cafés and gastro pubs. Dating back more than 400 years, Lathom's Plough Inn is just 2 miles from the development. In nearby Ormskirk, a thriving restaurant circuit ensures cuisines from all over the world can be sampled.

Families will benefit from Lathom Pastures' access to a good range of local schools. Children of primary school age are served by two popular schools, St Richard's Catholic Primary School and Brookfield Park Primary, both situated within a 15 minute walk of the development. For high school provision Lathom High School is around 1.5 miles from home as is the highly rated Our Lady Queen of Peace Catholic Engineering College. For further education, West Lancashire College is under a 10 minute drive from the development and the prestigious Edge Hill University is less than 3 miles away.



Carefully crafted homes in an ideal location

Excellent local amenities and transport connections

Lathom Pastures offers traditional two, and 2.5-storey, family housing in a range of 2, 3, 4 and 5-bedroom house styles. This appealing new development is sure to attract a wide audience of buyers.

These well-appointed homes are built to an impressive specification, with contemporary fitted kitchens and modern bathroom suites. This highly desirable village location is just 4 miles from Ormskirk town centre, and benefits from excellent transport links.







5 Bedroom Homes

 **The Parkman**
Plots 251 & 277

4 Bedroom Homes

-  **The Forester**
Plots 152, 160, 164, 183, 188, 192, 193, 220, 221, 273, 276, 286 & 287
-  **The Bowyer**
Plots 121, 125, 129, 145, 195, 207, 272 & 285
-  **The Cutler**
Plots 122, 126, 127, 148, 163, 184, 185, 209, 210, 213, 274, 275 & 288
-  **The Scrivener**
Plots 136, 139, 154, 155, 166, 171, 172, 182, 189, 190, 194, 203, 208, 211, 212, 252, 258, 263 & 271

3 Bedroom Homes

-  **The Sawyer**
Plots 123, 165, 196, 202, 266, 267, 278 & 283
-  **The Mason**
Plots 134, 142, 143, 167, 180, 181, 197, 206, 232, 233, 234, 259 & 262
-  **The Fletcher**
Plots 119, 120, 198, 199, 200, 201, 260 & 261
-  **The Lymner**
Plots 124, 128, 137, 144, 151, 169, 170, 191, 223, 229, 250, 257, 268, 289 & 294

The Quilter

Plots 135, 138, 153, 168, 284, 292 & 293

 **The Chandler**
Plots 179, 218, 219, 222, 226, 227, 228, 239, 244, 245, 246, 247, 248 & 249

 **The Thespian**
Plots 117, 133, 146, 158, 161, 178, 187, 204, 217, 230, 236, 253 & 291

 **The Tailor**
Plots 118, 130, 131, 132, 147, 149, 150, 156, 157, 159, 162, 175, 176, 177, 186, 205, 214, 215, 216, 224, 225, 231, 235, 237, 238, 254, 255, 256, 264, 265, 269, 270 & 290

2 Bedroom Homes

 **The Blacksmith**
Plots 279, 280, 281 & 282

Affordable Homes



Show Home and Sales Area



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.



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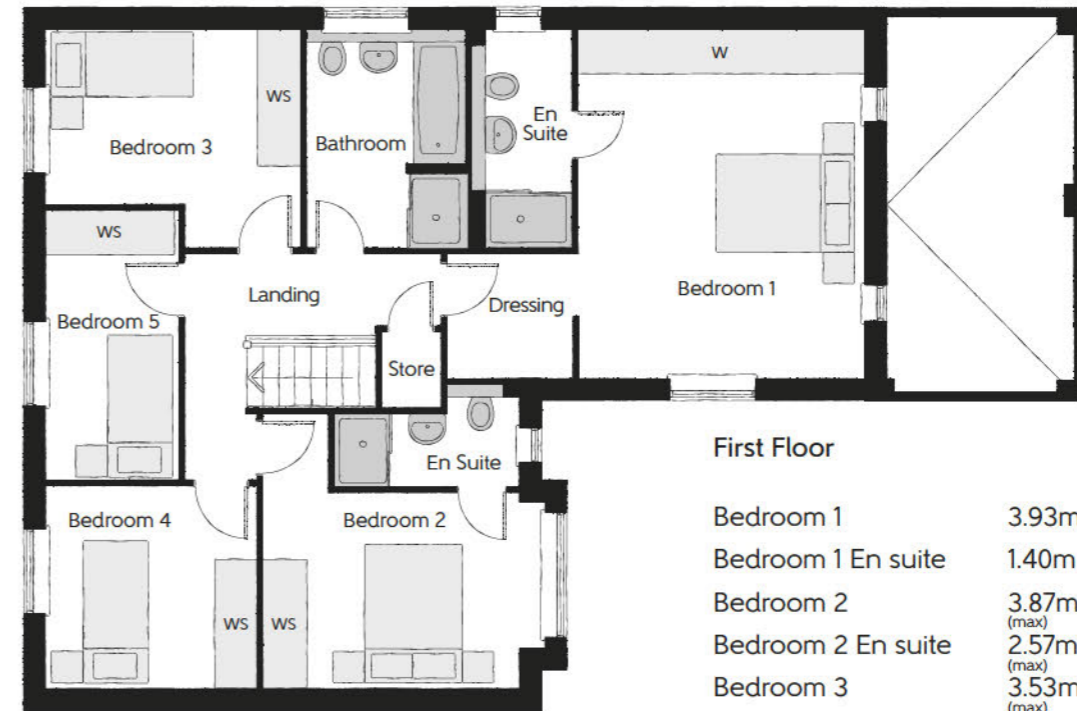
The Parkman

FIVE BEDROOM HOME



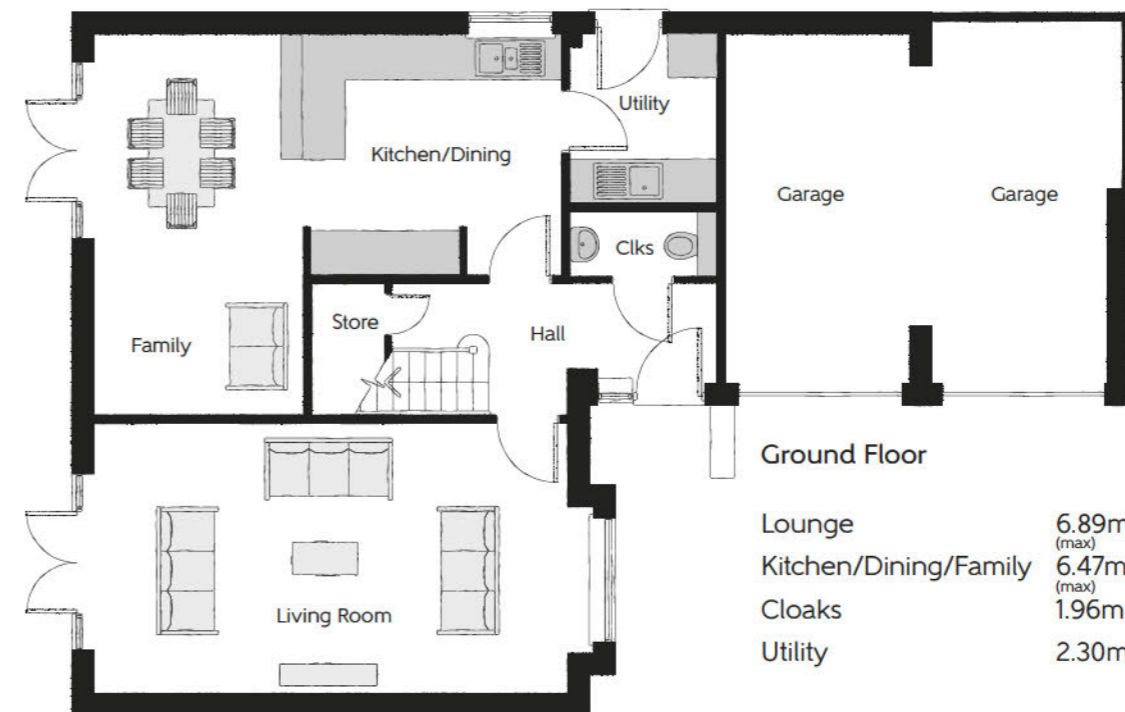
The Parkman

Five bedroom home



First Floor

Bedroom 1	3.93m x 4.81m	12'10" x 13'10"
Bedroom 1 En suite	1.40m x 3.10m	4'7" x 10'2"
Bedroom 2	3.87m x 2.68m (max)	12'8" x 8'9" (max)
Bedroom 2 En suite	2.57m x 1.43m (max)	8'5" x 4'8" (max)
Bedroom 3	3.53m x 2.41m (max)	11'6" x 7'10" (max)
Bedroom 4	2.92m x 2.76m	9'6" x 9'0"
Bedroom 5	1.82m x 3.75m	5'11" x 12'3"
Bathroom	2.19m x 3.01m	7'2" x 9'10"



Ground Floor

Lounge	6.89m x 3.72m (max)	22'7" x 12'2" (max)
Kitchen/Dining/Family	6.47m x 5.25m (max)	21'2" x 17'2" (max)
Cloaks	1.96m x 0.90m	6'5" x 2'11"
Utility	2.30m x 1.96m	7'6" x 6'5"

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 Blacksmith

TWO BEDROOM HOME



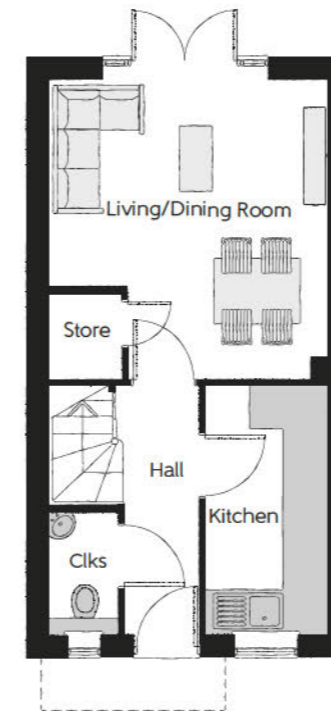
The Blacksmith

Two bedroom home



First Floor

Bedroom 1	3.82m x 2.87m	12'7" x 9'5"
Bedroom 2	3.82m x 2.74m (max)	12'7" x 9'0" (max)
Bathroom	1.71m x 1.88m	5'7" x 6'2"



Ground Floor

Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.64m	3'1" x 5'4"

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

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The Tailor

THREE BEDROOM HOME



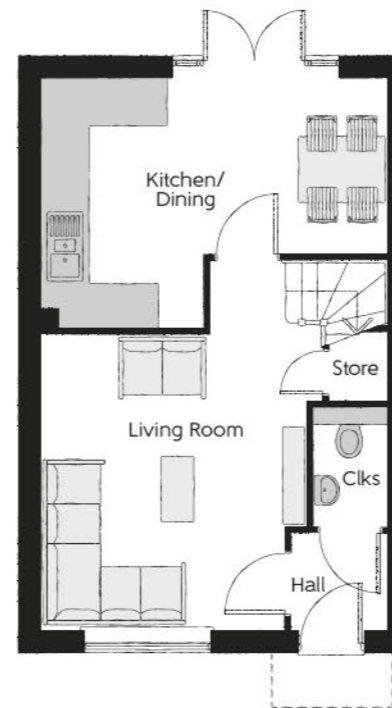
The Tailor

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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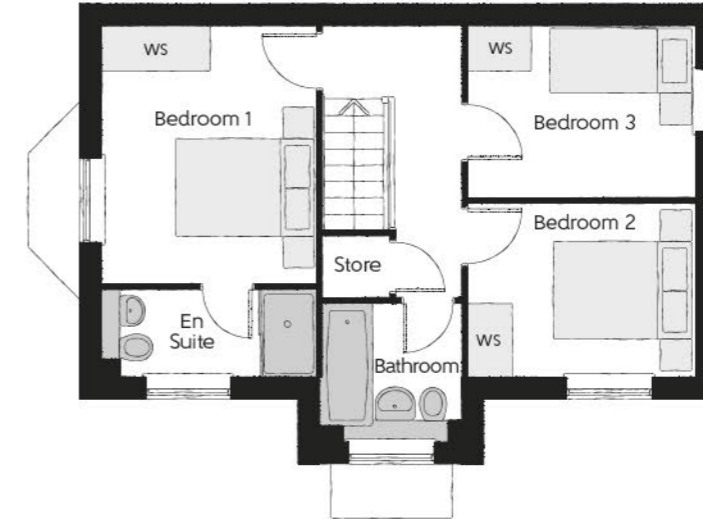
The Thespian

THREE BEDROOM HOME



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
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The Chandler

THREE BEDROOM HOME

The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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THE
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The Chandler

THREE BEDROOM HOME



The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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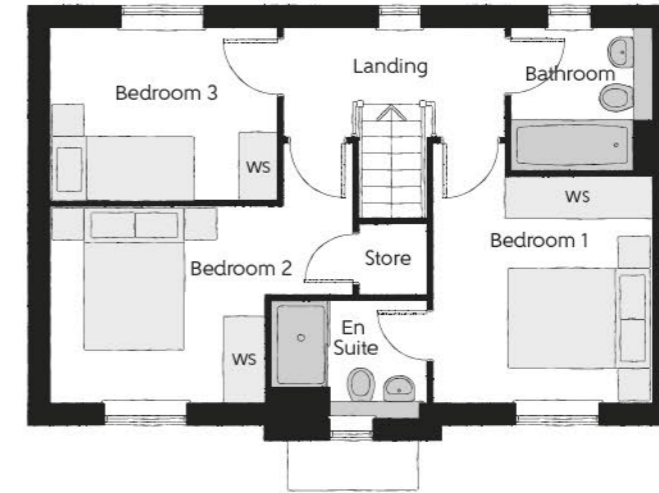
The Quilter

THREE BEDROOM HOME



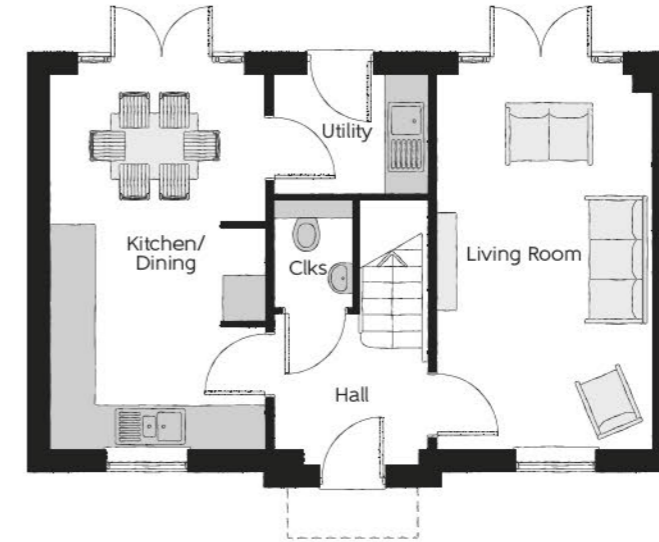
The Quilter

Three bedroom home



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"

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

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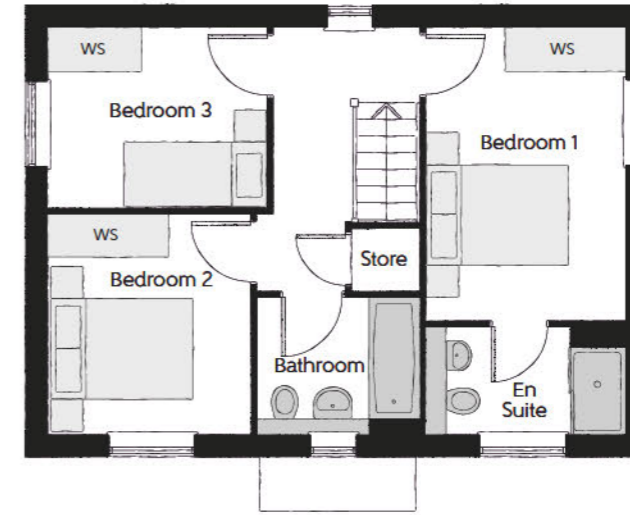
The Lymner

THREE BEDROOM HOME



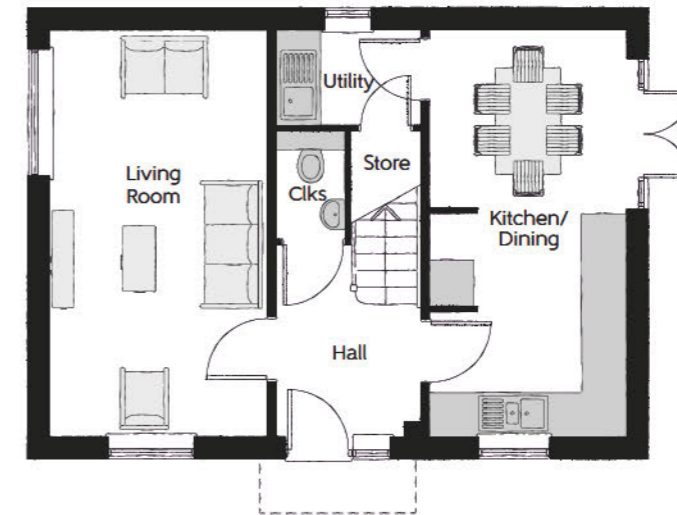
The Lymner

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 ARTISAN COLLECTION

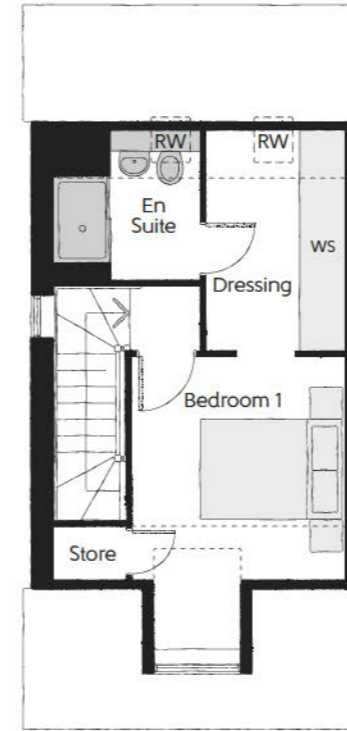
The Fletcher

THREE BEDROOM HOME



The Fletcher

Three bedroom home

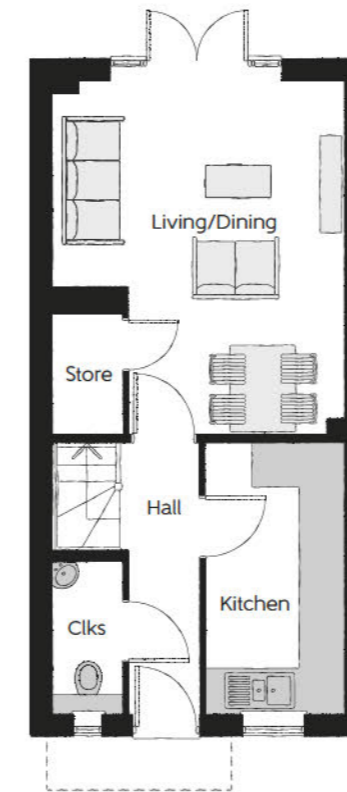


Second Floor

Bedroom 1	2.95m x 4.13m <small>(max) (max)</small>	9'8" x 13'7" <small>(max) (max)</small>
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m <small>(max) (max)</small>	13'1" x 16'2" <small>(max) (max)</small>
Cloakroom	0.95m x 2.11m	3'1" x 6'11"

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

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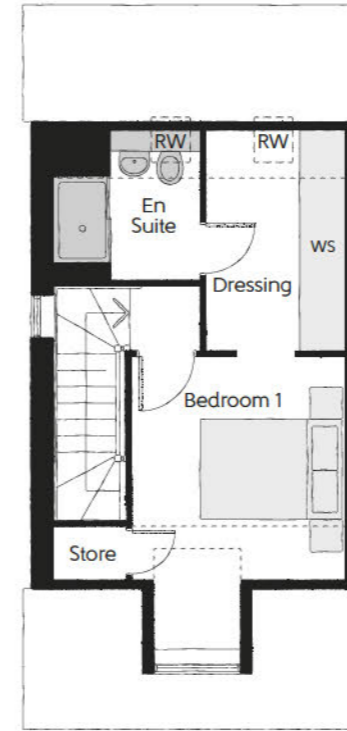
The Fletcher

THREE BEDROOM HOME



The Fletcher

Three bedroom home

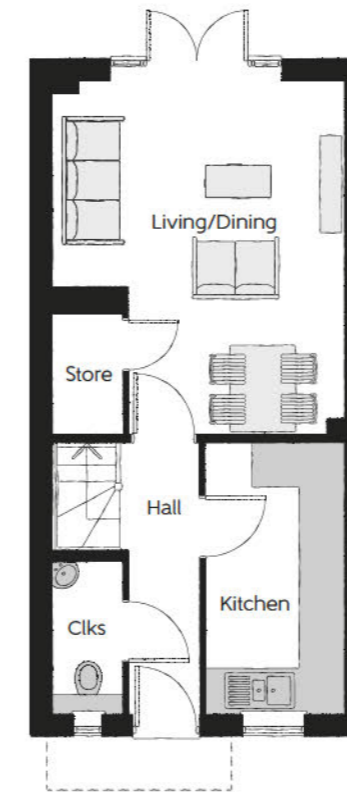
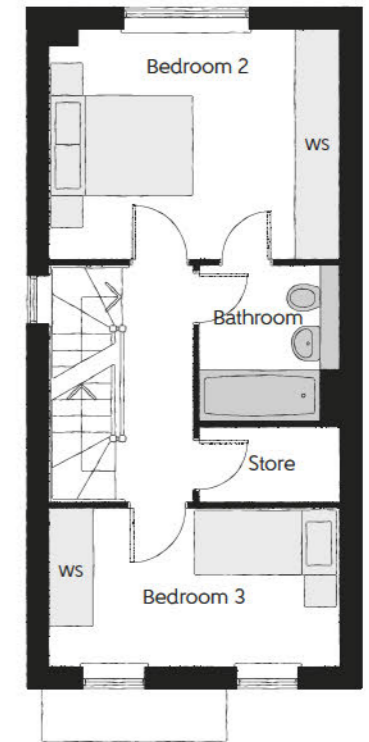


Second Floor

Bedroom 1	2.95m x 4.13m (max) (max)	9'8" x 13'7" (max) (max)
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"

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

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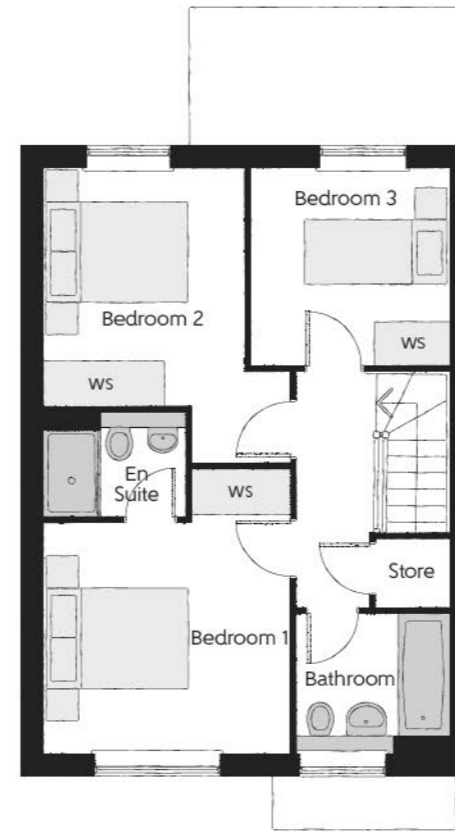
The Mason

THREE BEDROOM HOME



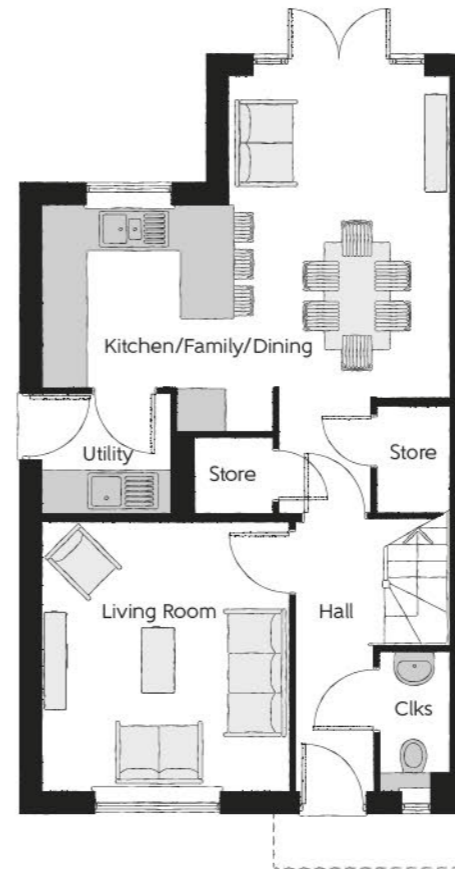
The Mason

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 ARTISAN COLLECTION

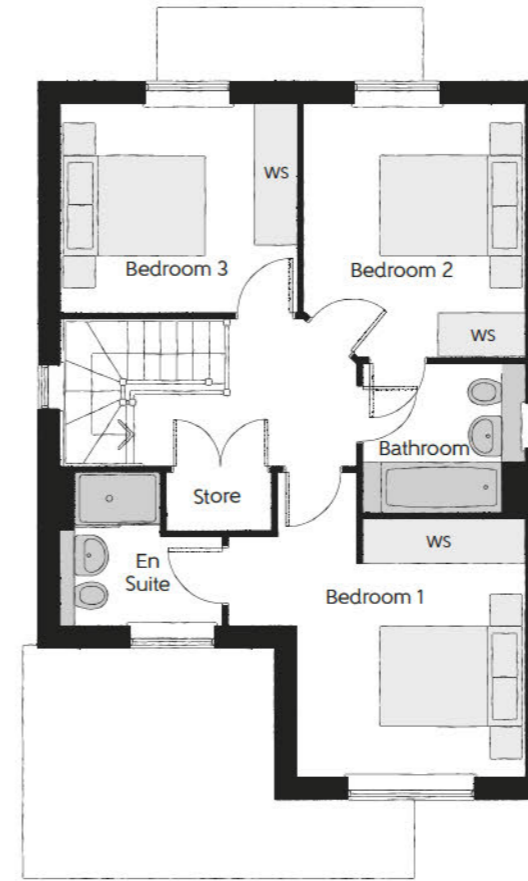
The Sawyer

THREE BEDROOM HOME



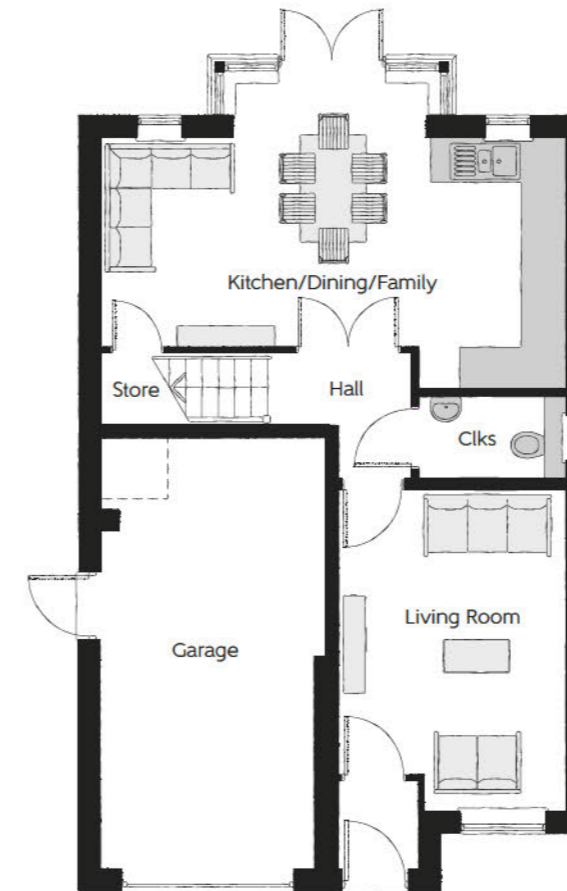
The Sawyer

Three bedroom home



First Floor

Bedroom 1	4.09m x 4.23m	13'5" x 13'11"
Bedroom 1 En Suite	2.25m x 2.10m	7'4" x 6'11"
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	21'1" x 11'6"
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	10'2" x 20'0"

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

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THE
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COLLECTION

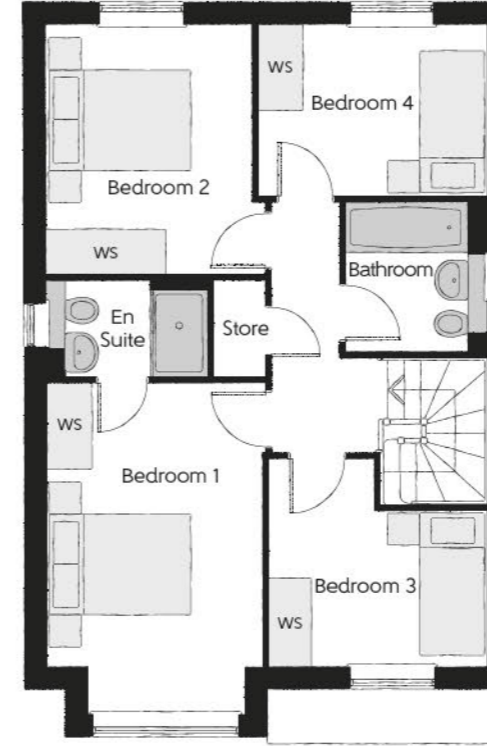
The Scrivener

FOUR BEDROOM HOME



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)

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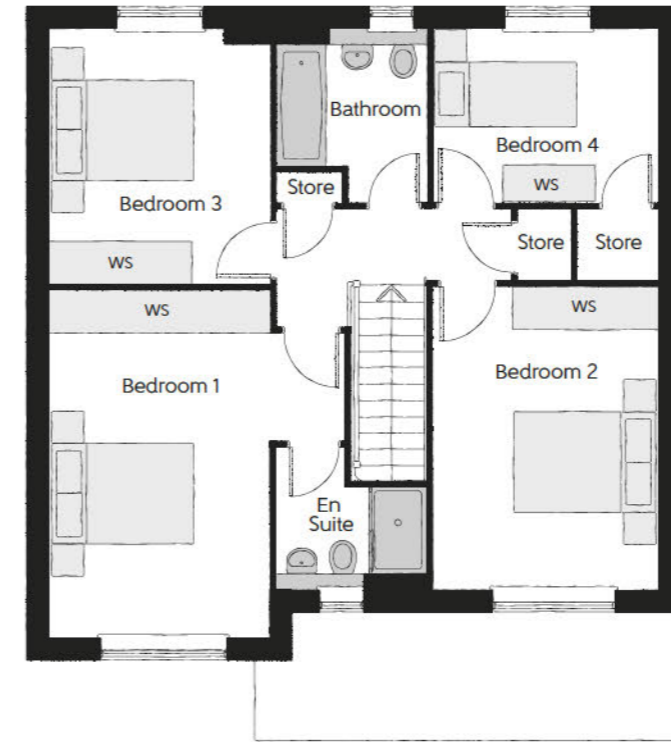
THE ARTISAN COLLECTION

The Cutler

FOUR BEDROOM HOME

The Cutler

Four bedroom home



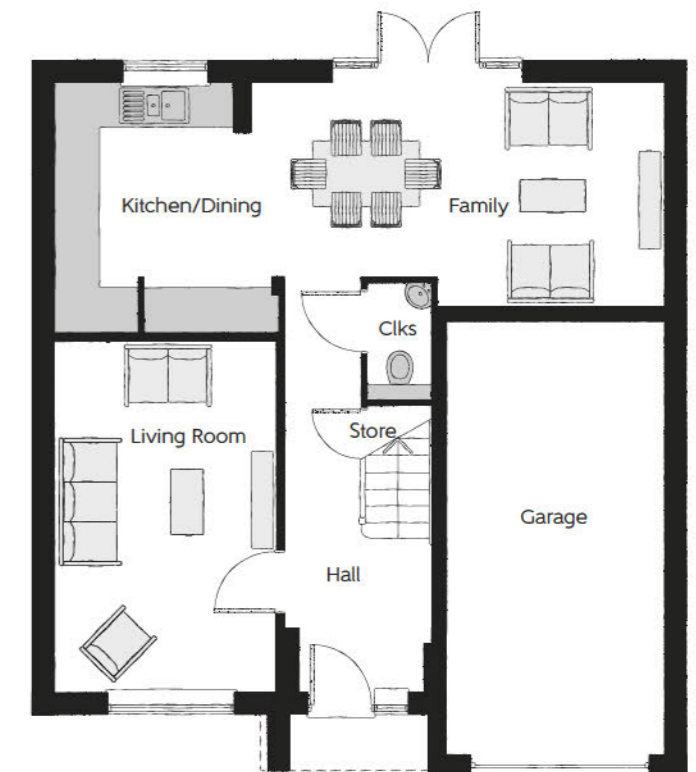
First Floor

Bedroom 1	4.10m x 4.83m	13'5" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.12m x 4.21m	10'3" x 13'10"
Bedroom 3	3.05m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.07m x 2.40m	6'9" x 7'10"



Ground Floor

Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.63m	3'0" 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 ARTISAN COLLECTION

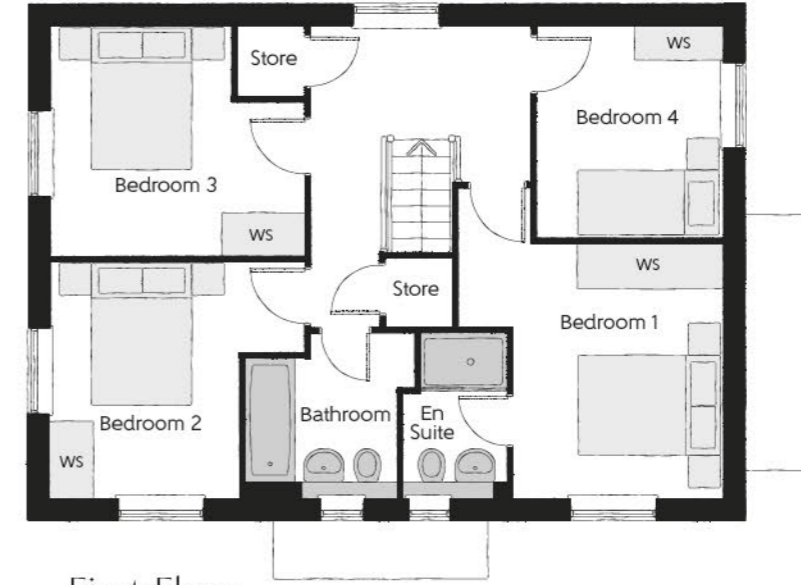
The Bowyer

FOUR BEDROOM HOME



The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max) (max)	12'0" x 11'7" (max) (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
ARTISAN
COLLECTION

The Forester

FOUR BEDROOM HOME



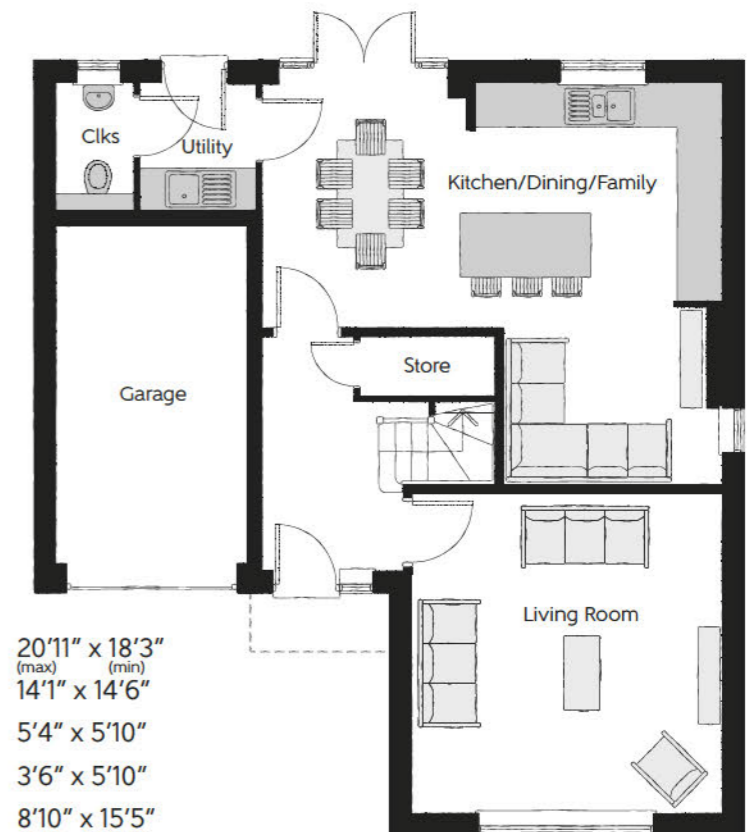
The Forester

Four bedroom home



First Floor

Bedroom 1	4.29m x 4.89m (max) (min)	14'1" x 16'0" (max) (min)
Bedroom 1 En Suite	3.06m x 1.63m (max) (min)	10'1" x 5'4" (max) (min)
Bedroom 2	3.63m x 3.59m (max) (min)	11'11" x 11'9" (max) (min)
Bedroom 3	3.28m x 3.44m (max) (min)	10'9" x 11'4" (max) (min)
Bedroom 4	3.09m x 3.08m (max) (min)	10'2" x 10'1" (max) (min)
Bathroom	2.15m x 2.23m (max) (min)	7'1" x 7'4" (max) (min)



Ground Floor

Kitchen/Dining/Family	6.37m x 5.56m (max) (min)	20'11" x 18'3" (max) (min)
Living Room	4.29m x 4.43m (max) (min)	14'1" x 14'6" (max) (min)
Utility	1.62m x 1.78m (max) (min)	5'4" x 5'10" (max) (min)
Cloakroom	1.06m x 1.78m (max) (min)	3'6" x 5'10" (max) (min)
Garage	2.70m x 4.71m (max) (min)	8'10" x 15'5" (max) (min)

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

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		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•	•	•	•
	Entrance Doors	GRP Insulated Door	•	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•	•
	Window Gills	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	Oak Stop Chamfered Newels	•	•	•	•
		White Gloss Flat Top Newel Caps	•	•	•	•
	Handrail	Oak Flat Top Newel Caps	•	•	•	•
		White Gloss Heavy Duty Handrail	•	•	•	•
	Skirting	Oak Heavy Duty Handrail	•	•	•	•
		White Gloss 94x14 MDF Grooved & Chamfered	•	•	•	•
	Architrave	White Gloss 120x14 MDF Grooved & Chamfered	•	•	•	•
		White Gloss 69x18 MDF Grooved & Chamfered	•	•	•	•
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•	•	•	
	Chrome SR700 Door Furniture	•	•	•	•	
Wardrobes	Hinged Fitted Wardrobes to Bed 1	•	•	•	•	

Frontals	Bellway Band B options &	•	•	•	•
	Bellway Band C options &	•	•	•	•
Carcass	Bellway Band D options &	•	•	•	•
	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
Units	Frontal Matching Table Ends	•	•	•	•
	Unit Framing	•	•	•	•
Worktops	40mm Square Edge Worktops with upstand	•	•	•	•
Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
Appliances Oven	Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Zanussi Single Oven ZOHHE2X2	•	•	•	•
Appliances Hob	Zanussi Single Oven ZOHNX3X1	•	•	•	•
	A E G Single Oven BPK556260M	•	•	•	•
Appliances Extractor	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	•	•	•	•
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	•	•	•	•
	A E G 5 Burner Gas Hob HGB75420YM & SS Spashback	•	•	•	•
Appliances Microwave	Cooker Hood Extractor LFC316X (recirculating)	•	•	•	•
	A E G Cooker Hood Extractor DKB4950M (recirculating)	•	•	•	•
Appliances Fridge Freezer	Zanussi Combination Microwave ZVENM6X3	•	•	•	•
	A E G Combination Microwave KMK565060X ††	•	•	•	•
	Fridge Freezer Space Only	•	•	•	•
Appliance Dishwasher	Zanussi 70/30 Fridge Freezer ZNFN18ES3	•	•	•	•
	Zanussi 70/30 Fridge Freezer ZNFN18ES3 (2no)	•	•	•	•
Appliance Washing Machine	Removeable Unit (inc Feed & Waste) ‡	•	•	•	•
	Zanussi Dishwasher ZDLN1521	•	•	•	•
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	•	•	•	•
		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	5 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 - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel ^	•	•	•	•
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	•
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•	•	•	•
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	•	•	•	•
Mira MINIMAL Dual 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 †††	•	•	•	•	

MECHANICAL	Waste Water Heat Recovery	Waste Water Heat Recovery System ^	•	•	•	•
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	•	•	•	•
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^	•	•	•	•
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	•	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom	•	•	•	•
		Flat Chrome to Bathroom & En-Suite 1	•	•	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•	•

ELECTRICS	PV Generation Optimiser	Marlec Solar iBoost ^	•	•	•	•
	Safety - Heat	Heat Detector DET #	•	•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•	•
	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	•	•	•	•
		Polished Chrome Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit	High Output Tri-Light	•	•	•	•
	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) ‡‡	•	•	•	•	

EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	•	•	•	•
	Garages Electric	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	Project EV 7kW EVA-07S-SE * †	•	•	•	•	

* 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

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

Make your new home as individual as you are with Additions



Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

Flooring

- Choose from carpets, vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

Miscellaneous

- Turf
- Wardrobes



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bellway.co.uk

/// rates.functions.groom

what3words provides exact locations
so you know exactly where to find
our development.



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.

