



Alderstone Park

Alderstone Park is a development of 2, 3, 4 and 5 bedroom homes, located in Great Eccleston, Lancashire.



Bellway



Village living at its finest and most desirable

Feel remarkably well-placed in every aspect of life

From the Wednesday market and monthly Farmers' Markets together with artisan bakery, traditional butcher and barber to village fish bar, pizza place, health centre and dentist, Great Eccleston is incredibly well-served, with the Village Centre a hub of community activities from painting and Pilates to pop-in coffee meets.

Village hosteleries offer a warm welcome and fresh-cooked food, from the Farmers Arms with its open fires and the Black Bull to catch live music on guitar and fiddle, to dog-friendly White Bull with beer garden. Discover more gems too like the multi award-winning Cartford Inn, a coaching inn and restaurant on the historic River Wyre crossing with Bowland Fells views. In this lush landscape garden centres with farm shops like Bradshaws and Barton Grange, less than 15 minutes' drive away, are perfect to stock up on Tarleton potatoes and punnets of berries, Lancashire cheese and local ice-cream, fresh bread and craft beers.

Families will appreciate the village pre-school and nursery for age two upwards, with Copp CofE and St Mary's

Catholic Primary schools rated Good. Fylde Coast YMCA run sports facilities across the area with Poulton, five miles away, featuring new gym, pool, fitness studios and spa. Cricket fans can enjoy League and junior play at Great Eccleston's Club.

The Flower Bowl Entertainment Centre, seven miles away, offers Crazy Golf and Crazy Pool, tenpin bowling and cinema. Explore a wonderful wider landscape too, from Beacon Fell Country Park to glimpse deer and take in far-reaching views from the summit, to the Forest of Bowland National Landscape with summer flower meadows, picnic spots and spectacular sunsets.

The Great Eccleston Show celebrates heritage, horticulture, farming, and food producers - don't miss events like tractor pulling and dog show. For travel, Northern Rail and Avanti West Coast services from Poulton run to Manchester, Liverpool, York, and London via Preston. The M55 is five miles south and M6 to the east, with Blackpool nine miles, Preston 12, Lytham 14, and Lancaster 16 miles away.

Timeless appeal, tailored for life today

A community with a depth of character evolved over centuries

Welcome to Alderstone Park, an exclusive collection of one, two, three, four and five bedroom homes where beautifully designed living space meets our signature build and specification of finish, in the village of Great Eccleston. Back in the 18th Century its vibrant atmosphere and thriving market made it known as Little London, and today a wealth of amenities and

secluded position off the A586 while enjoying nearby motorway connections for ease of access to countryside, coast and city have made it officially one of the UK's premium places to live. So, whether this is a first home, for bringing up a family, or winding down for carefree freedom years, Alderstone Park offers an enviable and exceptional opportunity.





Development plan

1 Bedroom Homes



The Souter^{Life}
Plots 15*, 17*, 29*, 86*, 88*, 92*, 94*, 131*, 133*, 214*, 216*, 219* & 221*

2 Bedroom Homes



The Glover
Plots 16*, 18*, 30*, 87*, 89*, 93*, 95*, 132*, 134*, 215*, 217*, 220* & 222*



The Salter^{Life}
Plots 56, 57, 62*, 63*, 149*, 150*, 151*, 152*, 197* & 198*



The Lydiate
Plots 21, 22, 23, 24, 96, 97, 112, 113, 121, 122, 186, 196, 202, 224, 225, 227 & 228

3 Bedroom Homes



The Thespian
Plots 185, 195 & 203



The Chandler
Plots 1, 2, 19, 20, 25, 26, 48, 49, 50, 51, 60, 61, 99, 100, 110, 111, 119, 120, 129, 130, 135, 136, 137, 138, 212 & 213



The Quilter
Plots 158, 178, 181 & 184



The Lymner
Plots 14, 40, 46, 59, 65, 79, 90, 101, 109, 117, 125, 128, 139, 147, 175, 179, 180, 199 & 218



The Coppersmith^{Life}
Plots 45, 85, 91, 98, 108, 159, 160, 172, 176, 177, 182, 183, 223 & 226



The Fletcher
Plots 12, 13, 32, 33, 34, 35, 80, 81, 82, 83, 126, 127, 145, 146, 154, 155, 156, 157, 164, 165, 167, 168, 173 & 174



The Mason
Plots 53, 54, 55, 105, 142, 161 & 163



The Sawyer
Plots 47, 75 & 148

4 Bedroom Homes



The Fisher
Plots 52, 76, 77 & 78



The Milliner
Plots 103 & 118



The Reedmaker^{Life}
Plots 5, 8, 9, 10, 58, 64, 104, 106, 107, 115, 123, 124, 140, 162, 166, 200 & 201



The Bowyer
Plots 11, 31, 84, 144 & 153



The Philosopher
Plots 74, 116, 141 & 171



The Forester
Plots 3, 4, 6, 7, 143 & 169

5 Bedroom Homes



The Parkman
Plots 102, 114 & 170

Affordable Homes



**Sales Centre
& Showhomes**



Key to plan

^{Life} Home

s/s Sub station

p/s Pump station

g/g Gas governor

POS Public open space

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 location of affordable homes is indicative.

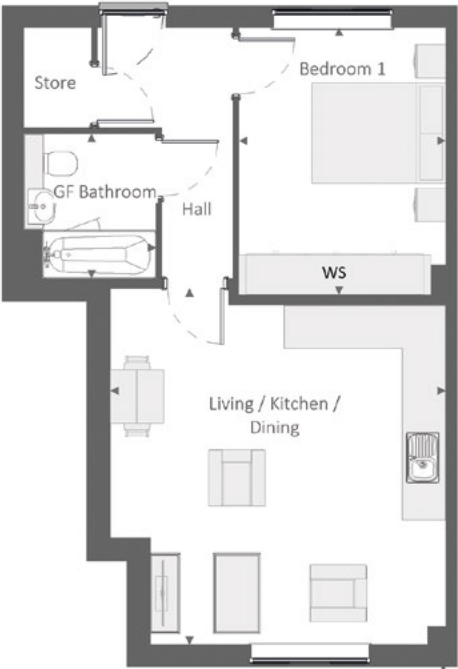


The SouterLife

ONE BEDROOM GROUND FLOOR MAISONETTE



Bellway



Ground Floor

Living / Kitchen / Dining	5.03 m x 5.34 m	16'-6" x 17'-6"
Bedroom 1	3.10 m x 4.00 m	10'-2" x 13'-1"
GF Bathroom	1.98 m x 2.16 m	6'-6" x 7'-1"

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 550 & 700 / SB (Rev L).



The Glover

TWO BEDROOM FIRST FLOOR MAISONETTE



Bellway

The Glover

Two bedroom first floor maisonette



First Floor

Kitchen/Living/Dining	6.32m x 4.05m (max) (max)	20'9" x 13'3" (max) (max)
Bedroom 1	3.38m x 3.46m	11'1" x 11'4"
Bedroom 2	2.85m x 4.01m (max) (max)	9'4" x 13'2" (max) (max)
Bathroom	1.98m x 2.15m	6'6" x 7'1"

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SG2/CB/500/S00/S/01/D.



The SalterLife

TWO BEDROOM HOME



Bellway



First Floor

Bedroom 1	4.11 m x 3.00 m	13'-6" x 9'-10"
Bedroom 2	4.11 m x 2.33 m	13'-6" x 7'-8"
Bathroom	1.98 m x 2.15 m	6'-6" x 7'-1"



Ground Floor

Living / Dining	4.11 m x 3.45 m	13'-6" x 11'-4"
Kitchen	2.66 m x 2.99 m	8'-9" x 9'-10"
Cloakroom	1.90 m x 1.04 m	6'-3" x 3'-5"

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 690 / SB (Rev D).



The Lydiate

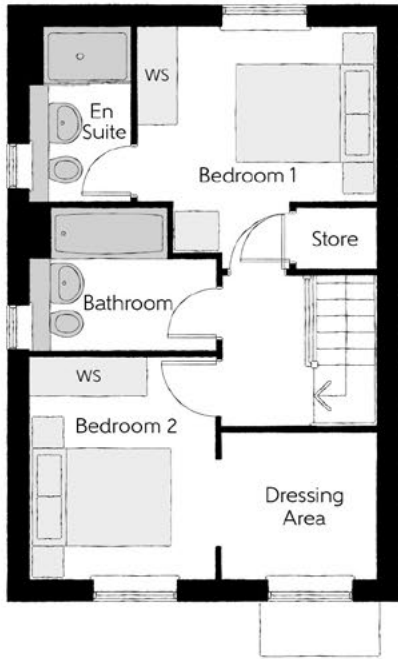
TWO BEDROOM HOME



Bellway

The Lydiate

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"
Dressing Area	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)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Lydiate.



The Thespian

THREE BEDROOM HOME

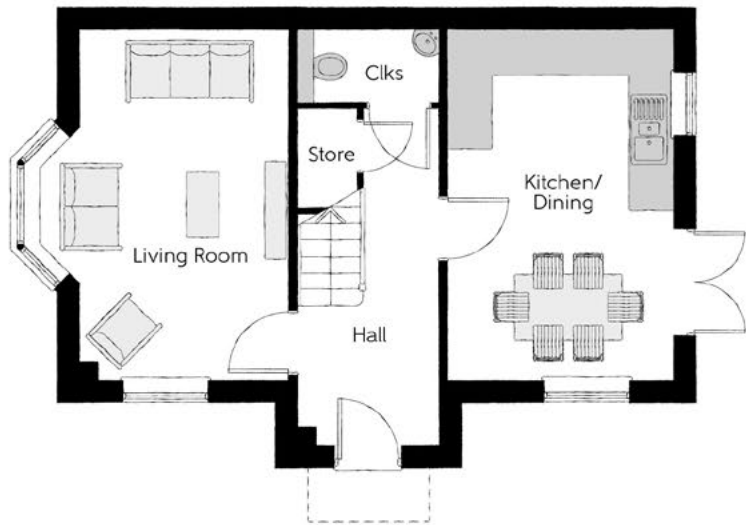


Bellway



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)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TH/CB/500/S00/D/01a/L.



The Chandler

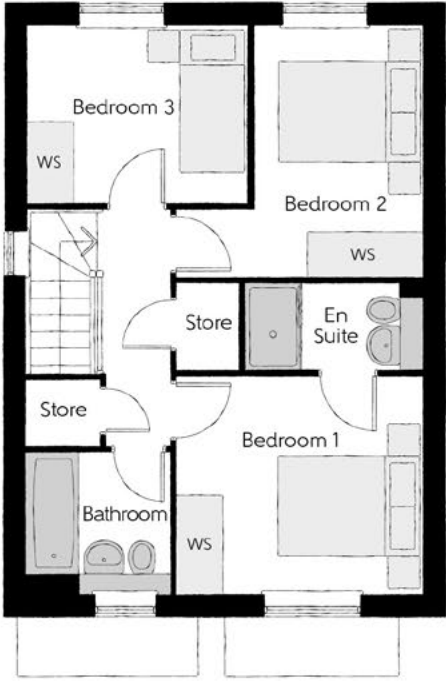
THREE BEDROOM HOME



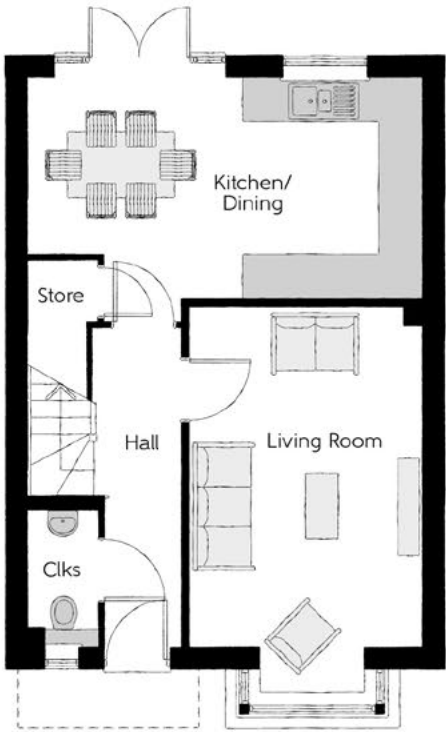
Bellway

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)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CH/CB/500/S00/S/01/M.



The Quilter

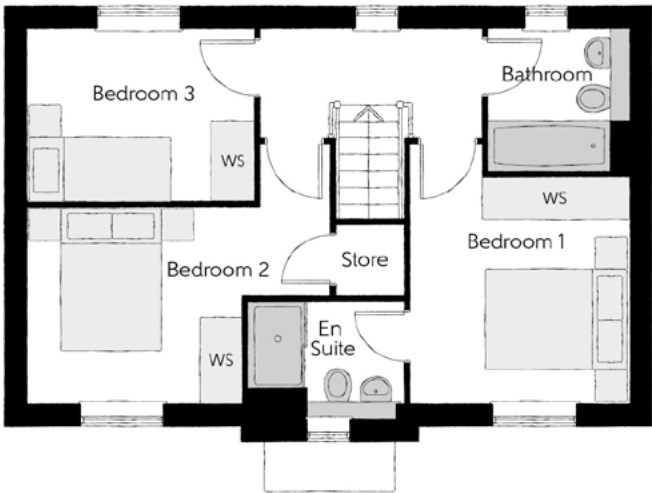
THREE BEDROOM HOME



Bellway

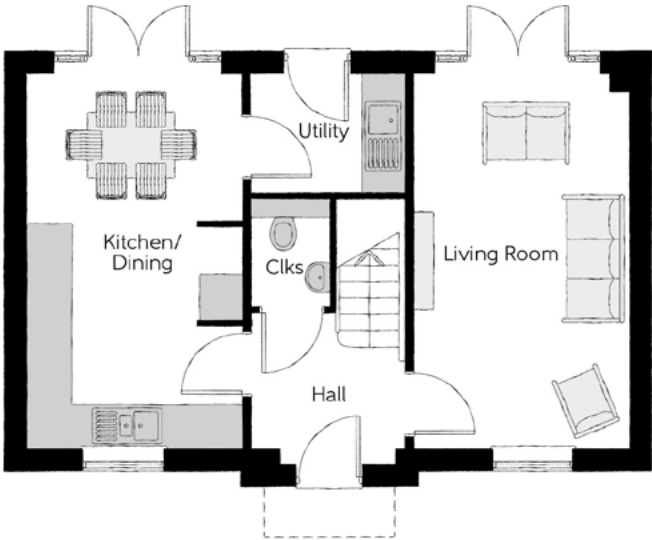
The Quilter

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)

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. QU/CB/500/S00/D/01/K.

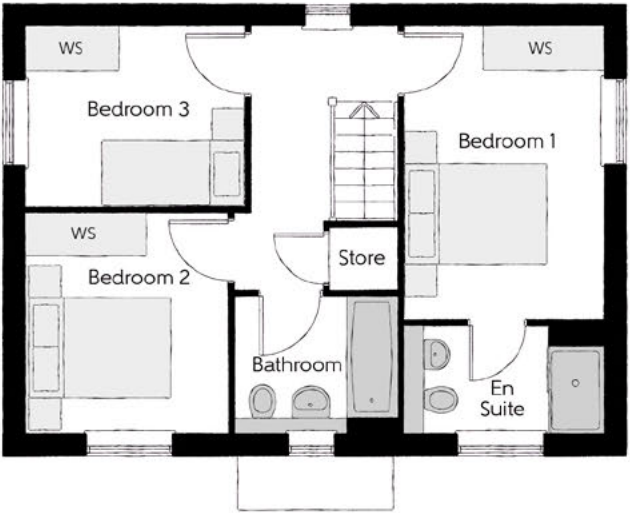


The Lymner

THREE BEDROOM HOME

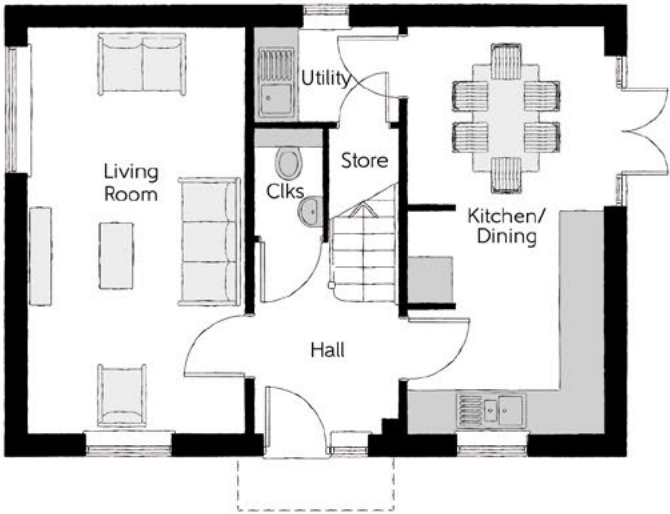


Bellway



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	3.03 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)

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. LY/CB/500/500/D/01/C.



The CoppersmithLife

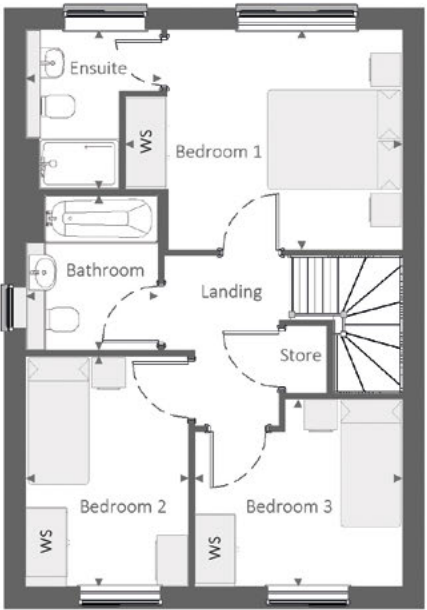
THREE BEDROOM HOME



Bellway

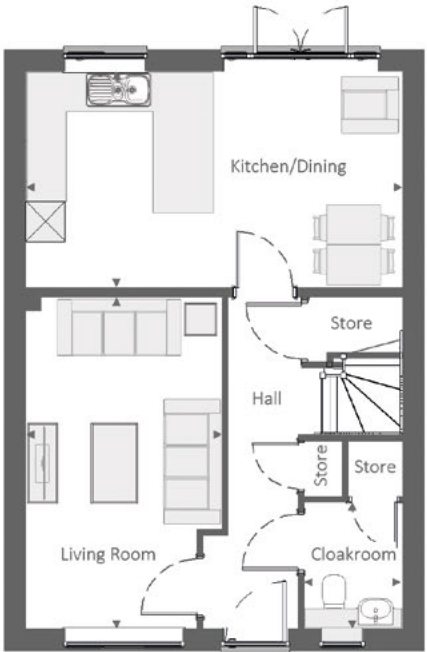
The CoppersmithLife

Three bedroom home



First Floor

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



Ground Floor

Kitchen/Dining	5.64 m	x	3.24 m	18'-6"	x	10'-7"
Living Room	2.94 m	x	4.95 m	9'-8"	x	16'-3"
Cloakroom	1.45 m	x	1.89 m	4'-9"	x	6'-3"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 1026 / SB (Rev H).

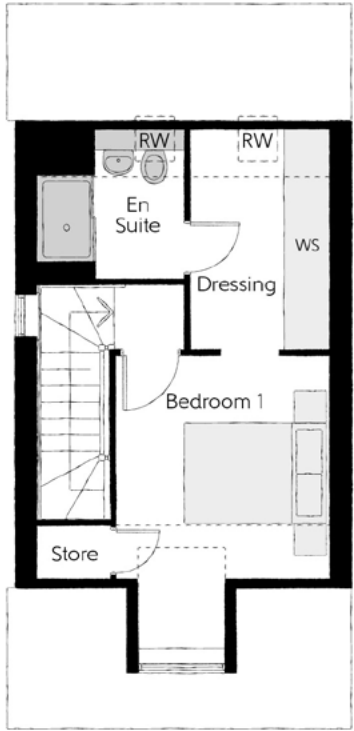


The Fletcher

THREE BEDROOM HOME



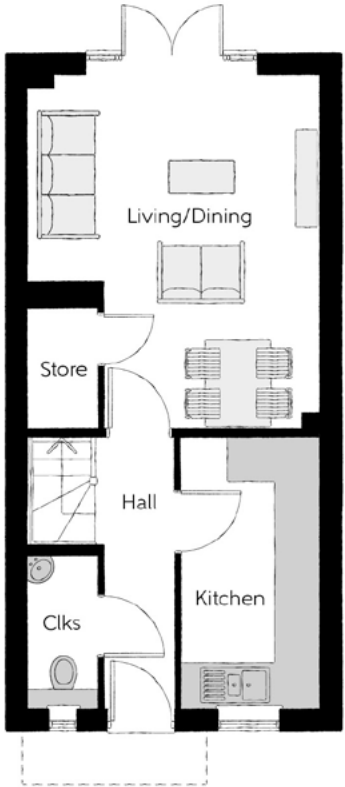
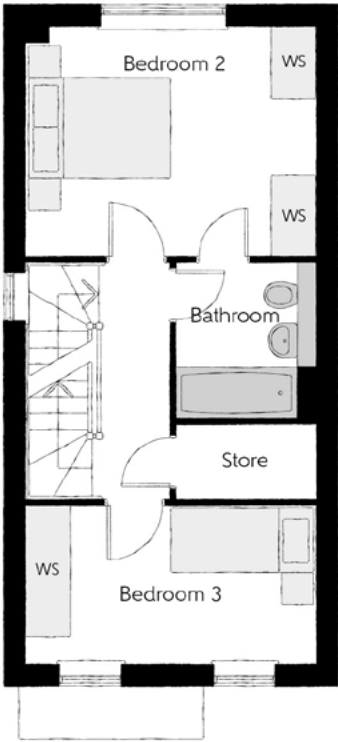
Bellway



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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. FL/CB/500/S00/S/01/D.



The Mason

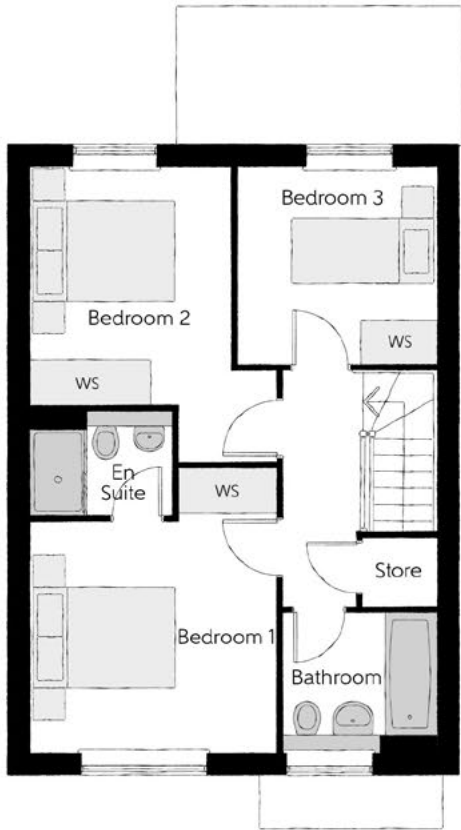
THREE BEDROOM HOME



Bellway

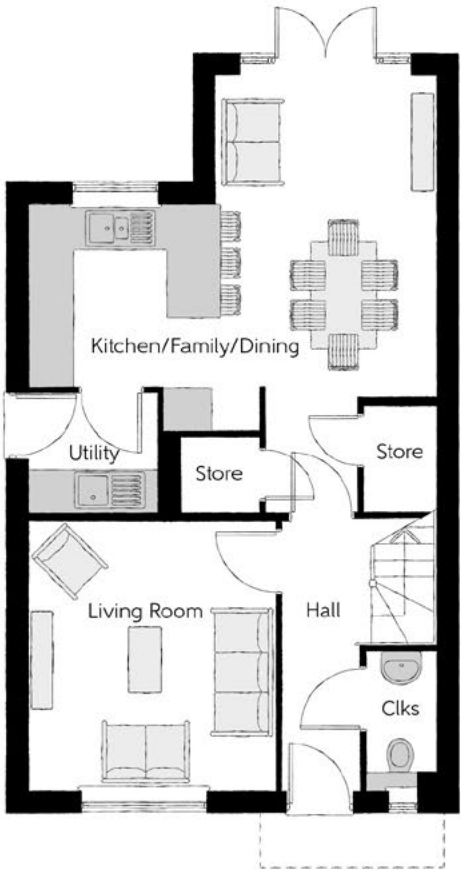
The Mason

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)

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. MA/CB/500/S00/D/01/Q.



The Sawyer

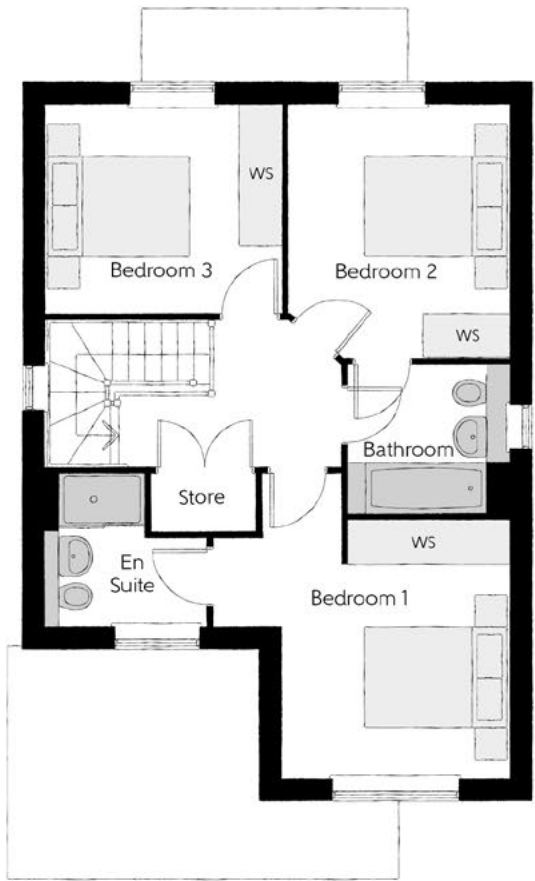
THREE BEDROOM HOME



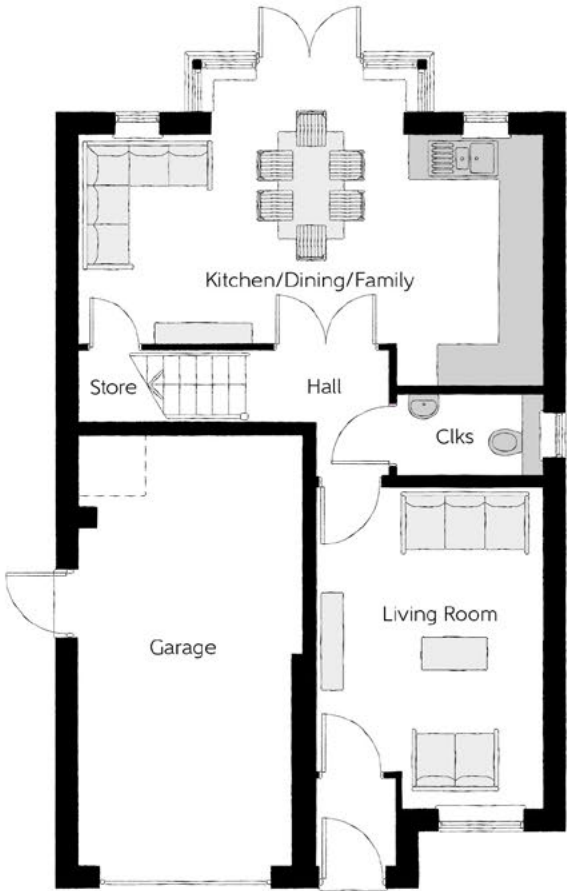
Bellway

The Sawyer

Three bedroom home



First Floor		
Bedroom 1	4.09m x 4.23m (max)	13'5" x 13'11" (max)
Bedroom 1 En Suite	2.25m x 2.10m (max)	7'4" x 6'11" (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)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SY/CB/500/S00/D/03/H.



The Fisher

FOUR BEDROOM HOME



Bellway

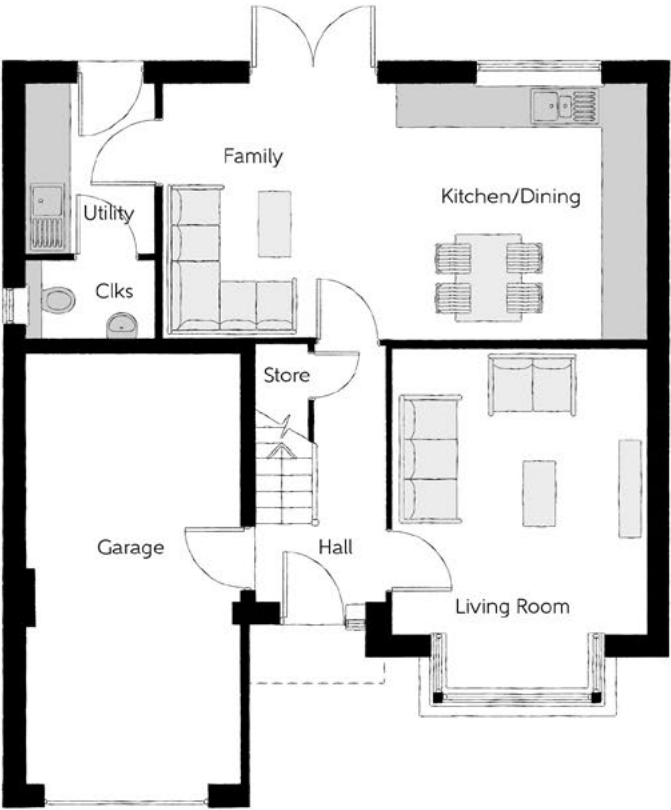
The Fisher

Four bedroom home



First Floor

Bedroom 1	3.55m x 3.96m	11'8" x 13'0"
Bedroom 1 En Suite	1.80m x 1.29m (max) (min)	5'11" x 4'3" (max) (min)
Bedroom 2	3.05m x 3.74m	10'0" x 12'3"
Bedroom 3	2.68m x 3.59m	8'10" x 11'10"
Bedroom 4	3.02m x 3.37m (max) (max)	9'11" x 11'1" (max) (max)
Bathroom	2.70m x 1.89m (max) (max)	8'11" x 6'2" (max) (max)



Ground Floor

Living Room	3.52m x 3.95m (exc bay)	11'6" x 13'0" (exc bay)
Kitchen/Dining/family area	6.69m x 3.54m	21'11" x 11'8"
Utility Room	2.37m x 1.75m	7'9" x 5'9"
Cloakroom	1.75m x 1.08m	5'9" x 3'7"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Non Artisan - Fisher.

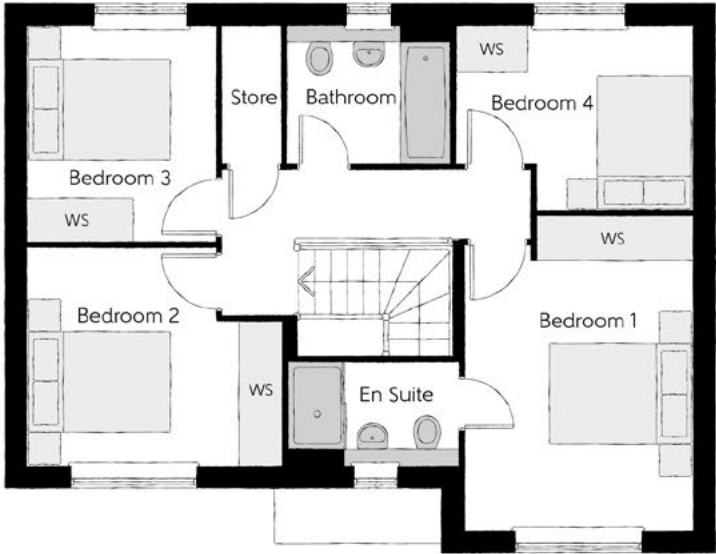


The Milliner

FOUR BEDROOM HOME

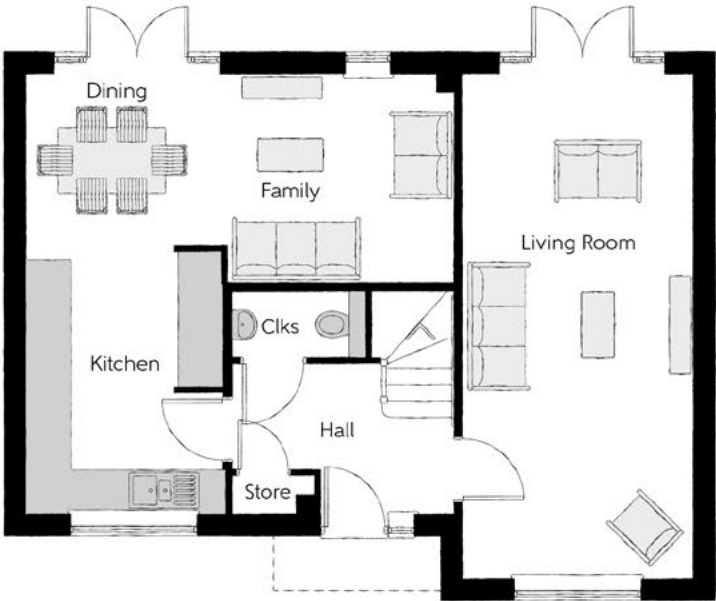


Bellway



First Floor

Bedroom 1	3.16m x 4.35m (max)	10'4" x 14'3" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.56m x 2.93m	8'5" x 9'8"
Bedroom 4	3.29m x 2.54m (max)	10'9" x 8'4" (max)
Bathroom	2.26m x 1.91m	7'5" x 6'3"



Ground Floor

Kitchen	2.70m x 3.72m	8'10" x 12'2"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	3.16m x 6.99m	10'4" x 22'11"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. MI/CB/500/S00/D/01/K.



The ReedmakerLife

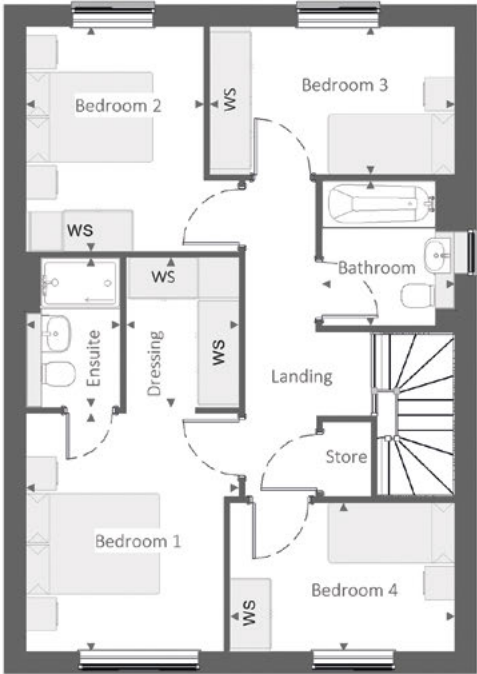
FOUR BEDROOM HOME



Bellway

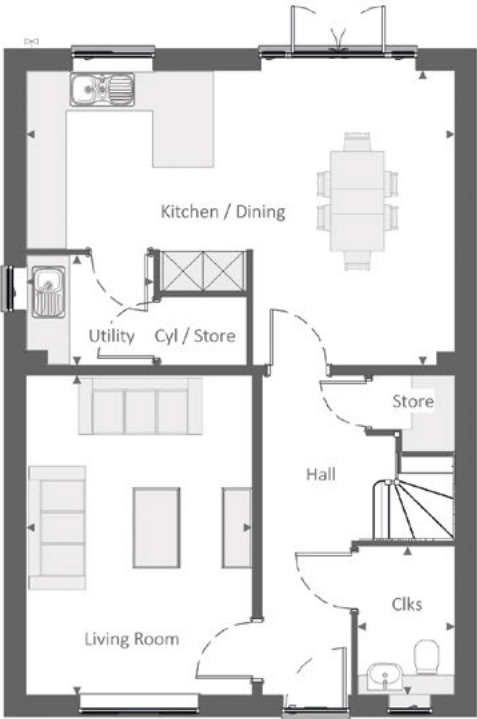
The ReedmakerLife

Four bedroom home



First Floor

Bedroom 1	3.19 m x 3.56 m	10'-5" x 11'-8"
Dressing	1.69 m x 2.24 m	5'-6" x 7'-4"
Bedroom 1 Ensuite	1.41 m x 2.24 m	4'-8" x 7'-4"
Bedroom 2	2.66 m x 3.37 m	8'-9" x 11'-1"
Bedroom 3	3.67 m x 2.21 m	12'-1" x 7'-3"
Bedroom 4	3.37 m x 2.22 m	11'-1" x 7'-4"
Bathroom	1.99 m x 2.18 m	6'-6" x 7'-2"



Ground Floor

Kitchen / Dining	6.42 m x 4.42 m	21'-1" x 14'-6"
Living Room	3.39 m x 4.78 m	11'-1" x 15'-8"
Utility	1.91 m x 1.65 m	6'-3" x 5'-5"
Cloakroom	1.46 m x 2.22 m	4'-10" x 7'-4"

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 1309 / SB (Rev M).



The Bowyer

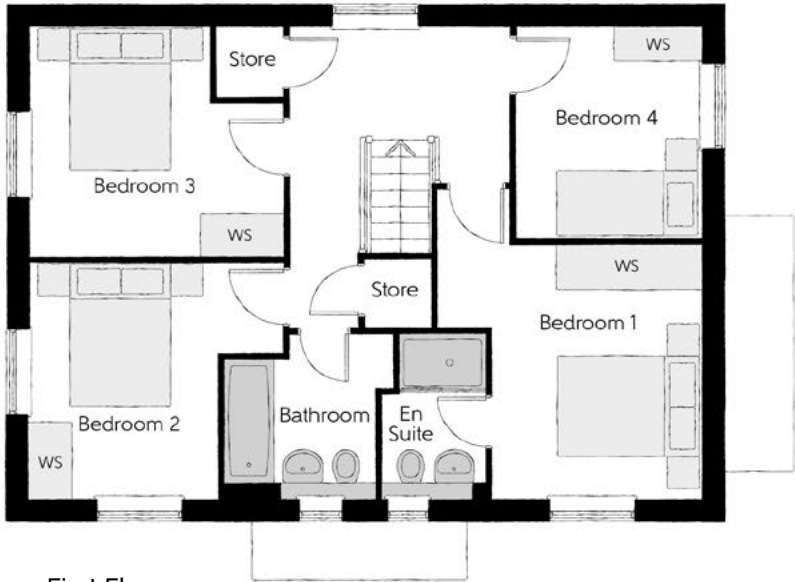
FOUR BEDROOM HOME



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	4'9" 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)

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. BO/CB/500/S00/D/01/K.



The Philosopher

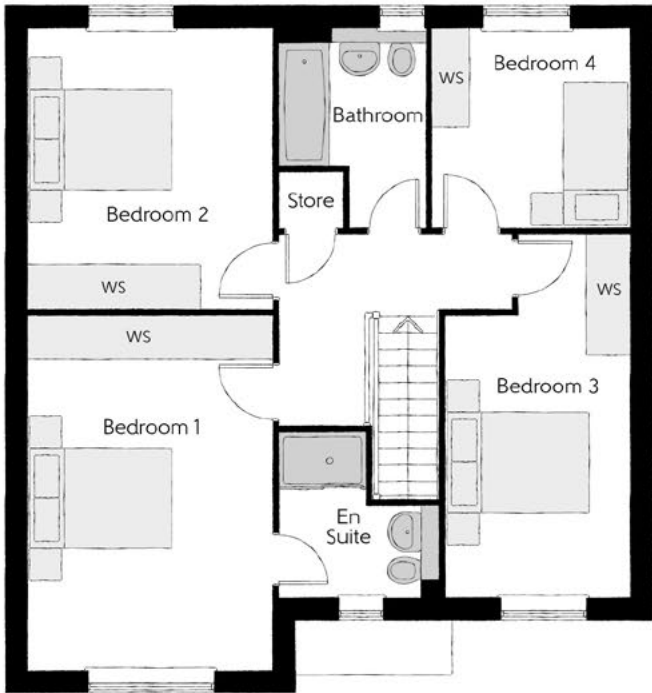
FOUR BEDROOM HOME



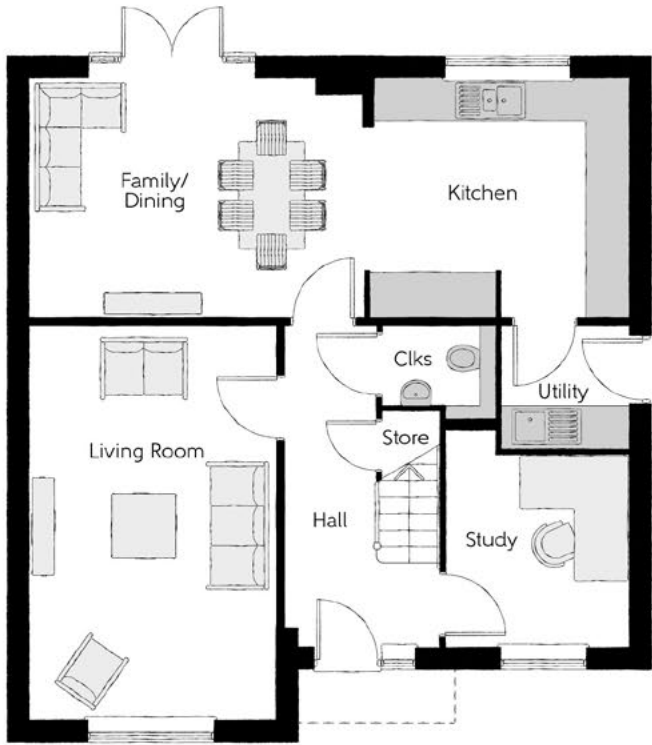
Bellway

The Philosopher

Four bedroom home



First Floor		
Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m (max) (max)	7'4" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6'8" x 9'1" (max) (max)



Ground Floor		
Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. PH/CB/500/S00/D/02/H.



The Forester

FOUR BEDROOM HOME



Bellway

First Floor

Bedroom 1	4.29m x 4.89m
Bedroom 1 En Suite	3.06m x 1.63m
Bedroom 2	3.63m x 3.59m
Bedroom 3	3.28m x 3.44m
Bedroom 4	3.09m x 3.08m
Bathroom	2.15m x 2.23m



Ground Floor

Kitchen/Dining/Family	6.37m x 5.56m
Living Room	4.29m x 4.43m
Utility	1.62m x 1.78m
Cloakroom	1.06m x 1.78m
Garage	2.70m x 4.71m



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. FO/CB/500/S00/D/01/D.



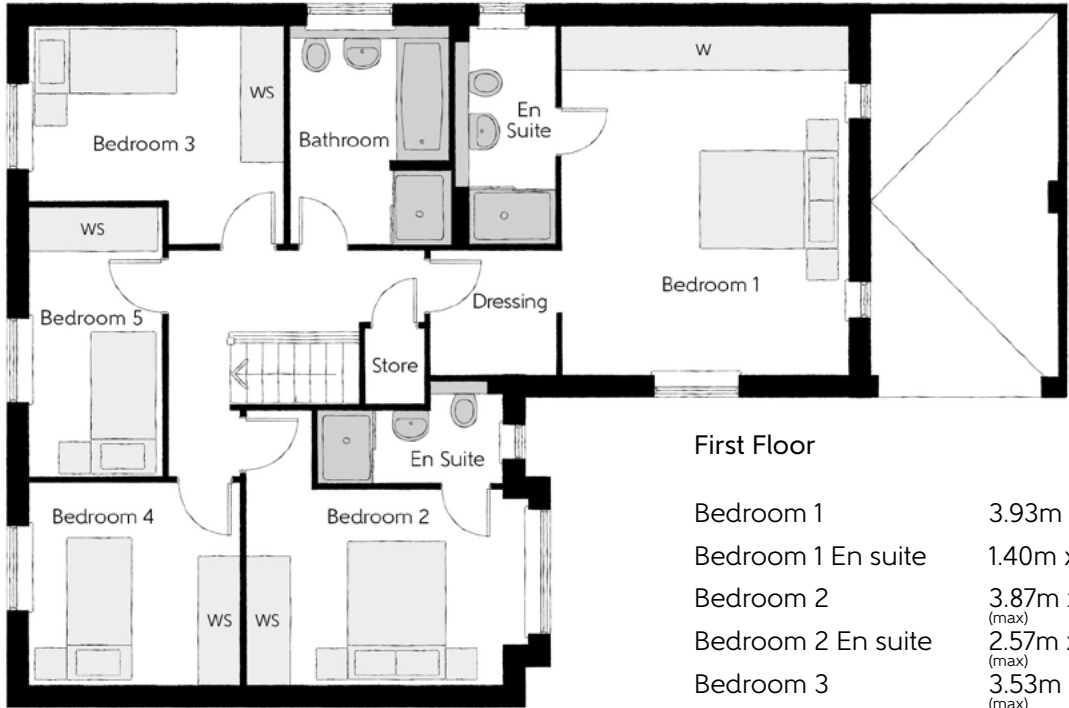
The Parkman

FIVE BEDROOM HOME



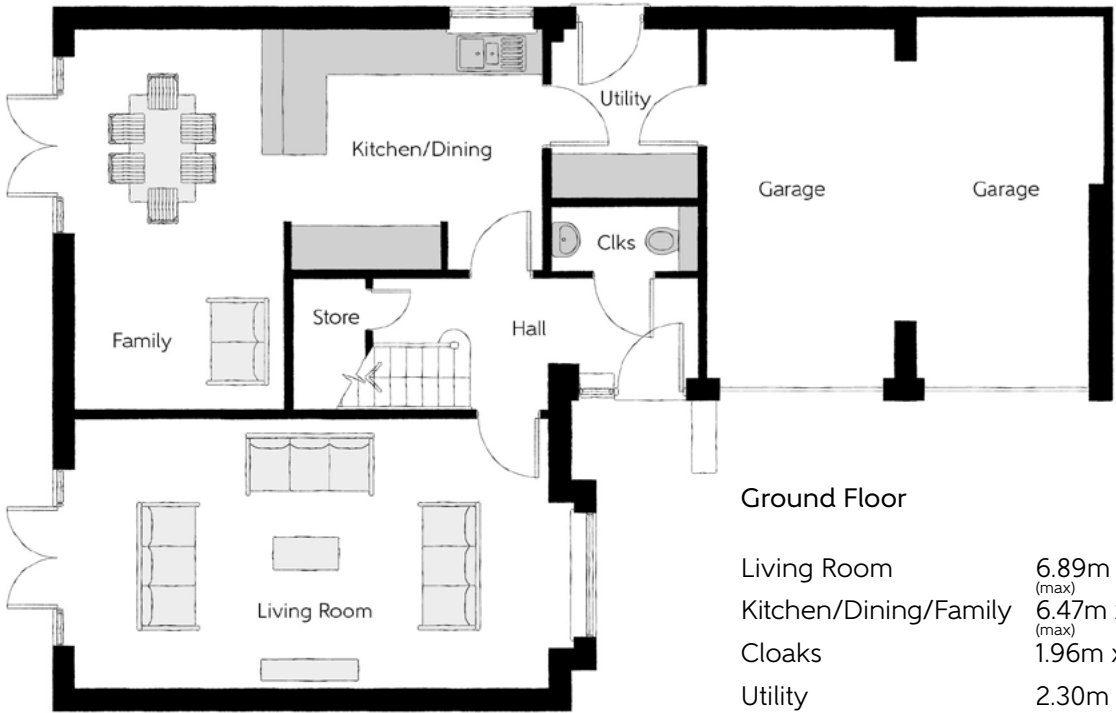
The Parkman

Five bedroom home



First Floor

Bedroom 1	3.93m x 4.81m	13'0" x 15'9"
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 8'10" (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)	11'7" x 7'10" (max)
Bedroom 4	2.92m x 2.76m	9'7" x 9'0"
Bedroom 5	1.82m x 3.75m	5'11" x 12'4"
Bathroom	2.19m x 3.01m	7'2" x 9'10"



Ground Floor

Living Room	6.89m x 3.72m (max)	22'7" x 12'2" (max)
Kitchen/Dining/Family	6.47m x 5.25m (max)	21'3" x 17'3" (max)
Cloaks	1.96m x 0.90m	6'5" x 2'11"
Utility	2.30m x 1.96m	7'7" x 6'5"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Parkman.

Specification

FINISHES			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Concrete GF ; Chipboard FF	•	•	•	•
	Window Cills	White Gloss MDF	•	•	•	•
	Stairs	White Gloss MDF Strings	•	•	•	•
	Balusters	White Gloss Stop Chamfered Balusters	•	•	•	•
	Newel Posts	White Gloss Stop Chamfered Newels	•	•	•	•
		Oak Stop Chamfered Newels	•	•	•	
	Newel Caps	White Gloss Flat Top Newel Caps				•
		Oak Flat Top Newel Caps	•	•	•	
	Handrail	White Gloss Heavy Duty Handrail				•
		Oak Heavy Duty Handrail	•	•	•	
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered				•
		White Gloss 120x14 MDF Grooved & Chamfered	•	•		
	Architrave	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	Sliding Fitted Wardrobes to Bed 1				•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
	Frontals	Bellway Band B options^	•	•		
		Bellway Band C options^			•	
		Bellway Band D options^				•
	Units	Frontal Matching Table Ends	•	•		
		Unit Framing			•	•
	Worktops	40mm Square Edge Worktops with Upstand	•	•	•	•
	Kitchen Sink	Leisure Linear Single Bowl Stainless Steel Sink inc. Sink Liner	•			
		Leisure Linear Bowl & Half Stainless Steel Sink inc. Sink Liner		•		
		Leisure Euroline Bowl & Half Stainless Steel Sink inc. Sink Liner			•	
		Leisure Seattle Bowl & Half Stainless Steel Sink inc. Sink Liner				•
	Utility Sink	Leisure Linear Single Bowl Stainless Steel Sink inc. Sink Liner		•		
		Leisure Euroline Single Bowl Stainless Steel Sink inc. Sink Liner			•	
		Leisure Seattle Single Bowl Stainless Steel Sink inc. Sink Liner				•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•		
		Zanussi Single Oven ZOB35471XK			•	
		AEG Single Oven BPK642020M				•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•		
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback			•	
		AEG 5 Burner Gas Hob HG755450SY & SS Splashback				•
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•	
		AEG Cooker Hood Extractor DKB4950M				•
	Appliances Extractor (Island)	Cooker Hood Extractor LF1519X††			•	
		AEG Cooker Hood Extractor DIE6180HM††				•
	Appliances Microwave	Zanussi Microwave ZKK47901XK			•	
		AEG Microwave KMK721000M				•
	Appliances Fridge Freezer	Fridge/Freezer Space Only	•	•		
		Zanussi 70/30 Fridge/Freezer ZBB28441SV			•	
		Zanussi 70/30 Fridge/Freezer ZBB28441SV (2no)				•
	Appliance Dishwasher	Removable Unit**	•	•		
		Zanussi Dishwasher ZDT21006FA			•	•
	Appliance Washing Machine	Washing Machine Space Only	•	•	•	•
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	•	•	•	•
	Cloaks - Basin	Roca Wash Hand Basin††	•	•	•	•
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•
	Cloaks - Tiling	Splashback Tiling to Wash Hand Basin with Flat Edge White Trim	•	•	•	•
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	•	•	•	•
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal	•	•		
		Roca DEBBA 550 WHB with Semi Pedestal			•	•
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	•	•	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			•	•

WETROOMS			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure††	•	•	•	•
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower‡	•	•		
		Mira RELATE EV 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 & PL1 Flush Plate†††	•	•	•	•
	En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•		
		Roca DEBBA 550 WHB with Semi Pedestal			•	•
	En Suite - Bath	Roca MALAGA 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 RELATE EV Thermostatic Shower***	•	•	•	
		Mira RELATE ERD 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	•	•		
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder			•	•
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•	•
	Radiator	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom Only	•	•	•	•
		Flat Chrome to Bathroom & En Suite 1 Only				•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•	•
	USB Locations	Kitchen, Lounge & Bedroom 1 ONLY	•	•	•	•
	Shaver/Toothbrush Point	Bathroom ONLY	•	•	•	•
	Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•	•	•
	Security - Fire	Optical Smoke Detector	•	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen	White Recessed Spot Lights Warm White	•	•		
		Polished Chrome Recessed Spot Lights Warm White			•	•
	Lighting - Kitchen Under Unit	High Output Tri-Light				•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights Cool White	•	•		
		Polished Chrome Recessed Spot lights Cool White			•	•
	Lighting - External	External Light Clifton Brushed Steel Up/Down	•	•	•	•
	Communications - TV	TV Point to Lounge, Family, Bedroom 1 & Study	•	•	•	•
	Communications - Data	Cat 6 Network Point to Lounge, Family, Bedroom 1 & Study	•	•	•	•
	Communications - Voice	Telephone Point to Lounge	•	•	•	•
	Broadband	Ultrafast Fibre Connectivity	•	•	•	•
	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•	•
	Footpath & Patio	Grey PCC Flags 450x450x38's	•	•	•	•
	Drives	Bitmac Black‡‡	•	•	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting‡‡‡	•	•	•	•
	Landscaping - Rear	Rotovated Topsoil	•	•	•	•
	Maintenance	External Tap	•	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•	•

* full height around bath where shower provided as standard

** at build stage

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

† full height to shower enclosure

†† housetype dependent

††† inc soft close mechanism seat on 4 beds ONLY

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

‡‡ plot dependent

‡‡‡ plot specific, refer to site layout

^ refer to site landscape layout

^^ soft close mechanism to doors and drawers

^^^ where provision of shower tray allows

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.



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.*

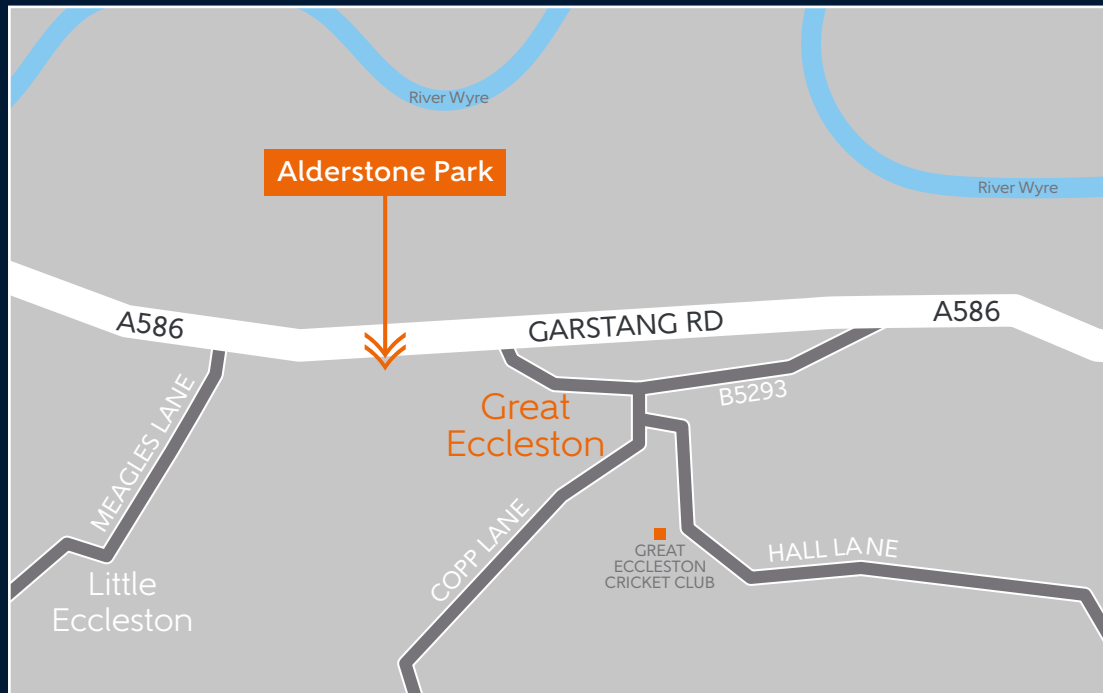
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*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



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.

