



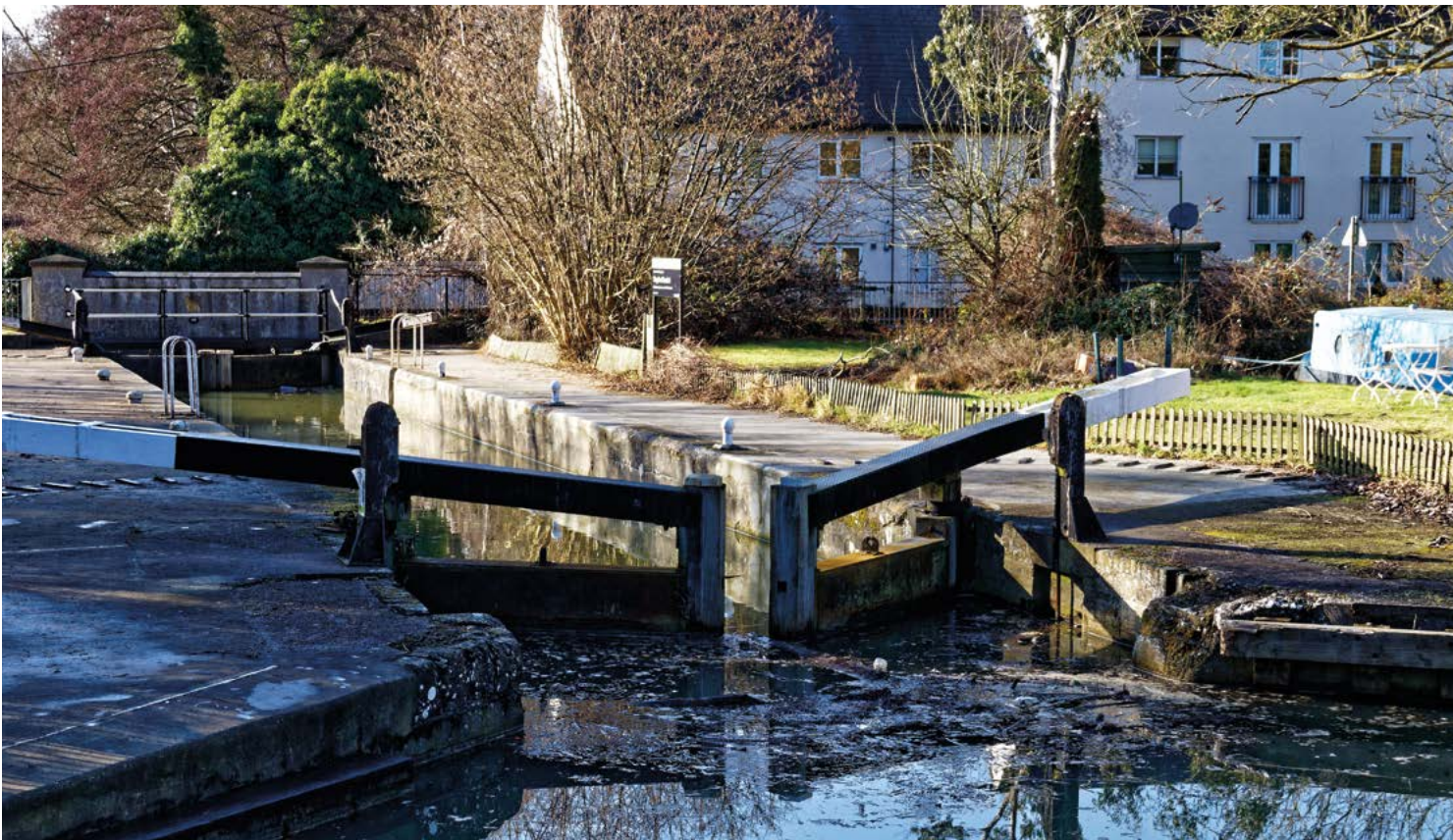
stJames Park

BISHOP'S STORTFORD

Bellway at St James Park is a development of 1, 2, 3, 4, and 5-bedroom homes, located in Thorley, Bishop's Stortford.



Bellway



Live the life you choose

A wide selection of homes and amenities to suit your needs

Bellway at St James' Park is an attractive development of 1 and 2 bedroom apartments and 2, 3, 4 and 5- bedroom houses located in the village of Thorley on the southern edge of Bishop's Stortford. The development is part of a brand-new, sustainable community featuring primary and secondary schools, new village centre with local shops, outdoor play areas

and facilities, all connected by pleasant, tree-lined streets and purpose-built cycle paths.

Each house offers a garden and garage or private parking for maximum convenience, and the range of designs provides high-quality, energy efficient living that can cater for a variety of lifestyles.

Rural beauty with capital connections

Idyllic countryside meets market-town charm and big-city links

Bellway at St James' Park is positioned at the heart of the peaceful village of Thorley on the outskirts of Bishop's Stortford. Just a short walk away you'll find the Coach and Horses, a cosy country pub that makes the perfect place for lunch, dinner or simply to relax and replenish after a stroll around Thorley Wash Nature Reserve.

While it is possible to enjoy a slower pace of life here, you'll still find everything you need on your doorstep. Bishop's Stortford's bustling town centre offers a choice of supermarkets and services, plus a weekly market selling fresh produce and other goods.

The town also plays home to a great mix of independent shops and national retailers that can satisfy most shopping trips, while nearby Braintree Village outlet shopping centre provides a huge choice of designer fashion.

For entertainment, you can catch all the latest blockbusters at the multi-screen cinema, or visit the South Mill Arts Complex where you'll find a theatre, art gallery and museum. Afterwards, why not make a night of it with dinner and drinks at one of the town's many bars and restaurants?

If you like to stay active, there's plenty to keep you occupied. Nuffield Fitness Centre is an eight-minute cycle ride away and features a gym, swimming pool and fitness classes. Alternatively, take a trip to Down Hall Hotel & Spa to indulge in a luxury treatment, or get away from it all by exploring the public footpaths that criss-cross the surrounding countryside and open spaces.

Bellway at St James' Park also makes the perfect base for growing families. There's a great selection of education on your doorstep, ranging from primary through to tertiary, and the nearby Audley End Miniature Railway makes for an entertaining day out.

For travel further afield, the M11 motorway carves a direct route south to London and north to Cambridge, eventually connecting with the A1(M). Alternatively, Bishop's Stortford Station is a seven-minute drive away and links direct to London Liverpool Street in less than 40 minutes. International travel couldn't be easier, with Stansted Airport 20 minutes away by road and operating direct flights to 130 destinations around the world.



St James Park masterplan



Southern
Country Park

Future Development
by Others

Future
Sports Pitch

Secondary School

Future
Primary School

Maltings
Place
Development by
Ashberry Homes

Care Home

Future Development
by Others

St James' Park
Sales Office & Show Homes

Phase 2
Tanners Mill
Now Released

Phase 3
Waylets Mill
Now Released

To Bishop's Stortford
town centre and
train station

Future
Local Centre

Phase 1
stJames
Park

Employment Park

To Cambridge

To London Liverpool Street

Tanner's Mill at St James Park



Tanner's Mill at St James Park development plan



1-2 Bedroom Apartments


 Langlands Court
Plots 348-358

2 Bedroom Homes

 The Hooper
Plots 323, 324, 370 & 374

 The Saddler II
Plot 359

3 Bedroom Homes


 The Blemmere
Plots 220, 225, 334, 338, 343 & 374

 The Faber
Plots 221, 223 & 373

 The Tanner
Plots 224, 320 & 321

 The Carpenter
Plots 297, 298, 299, 318 & 319

 The Spindler
Plots 325, 326, 327, 328, 333, 335, 336, 337 & 344

 The Forger
Plots 329, 330, 331, 332, 345 & 346

4 Bedroom Homes

 The Arkwright
Plots 222, 322 & 372

 The Pargeter
Plots 296, 300, 317 & 347

1-4 Bedroom Homes

 Shared Ownership
and Rented Homes

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 Hooper

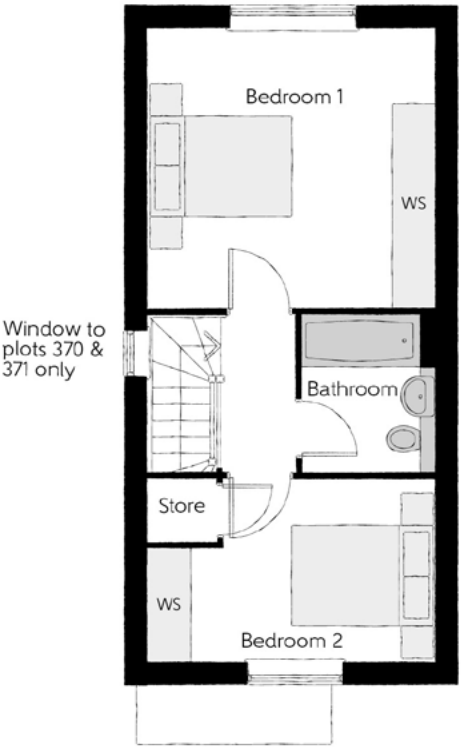
TWO BEDROOM HOME



Bellway

The Hooper

Two bedroom home



First Floor

Bedroom 1	4.11m x 3.88m	13'6" x 12'9"
Bedroom 2	4.11m x 2.55m (max)	13'6" x 8'4" (max)
Bathroom	1.98m x 2.18m	6'6" x 7'2"



Ground Floor

Kitchen	1.89m x 3.73m	6'3" x 12'3"
Living/Dining	4.11m x 3.82m	13'6" x 12'6"
Cloakroom	1.89m x 0.99m	6'3" x 3'3"

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. HP/CB/410/S00/S/01/C.

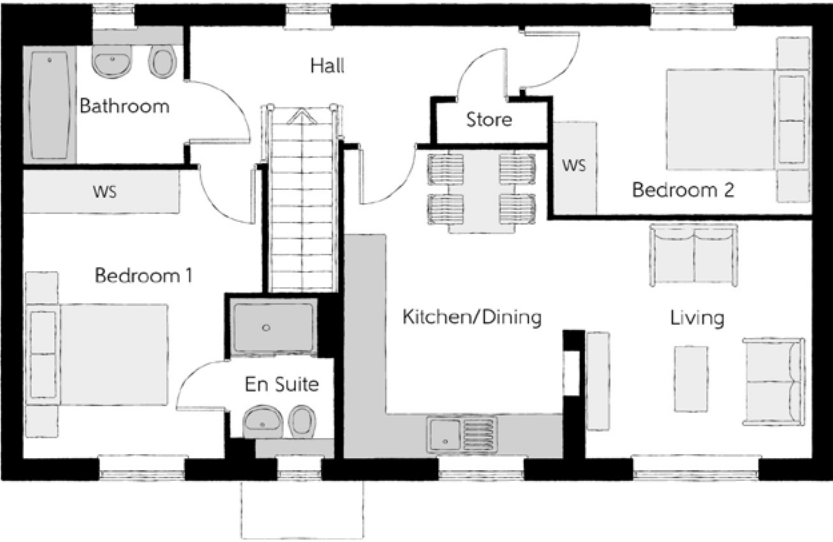


The Saddler II

TWO BEDROOM HOME

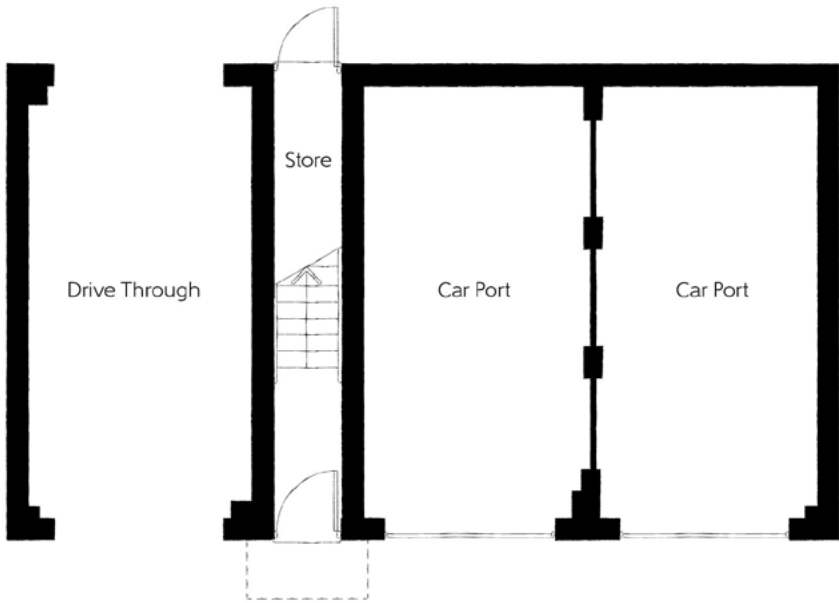


Bellway



First Floor

Kitchen/Dining	3.08m x 4.28m (max) (max)	10'1" x 14'0" (max) (max)
Living	3.14m x 3.29m	10'4" x 10'10"
Bedroom 1	3.31m x 3.98m (max)	10'10" x 13'1" (max)
Bedroom 1 En Suite	1.46m x 2.20m	4'9" x 7'3"
Bedroom 2	3.58m x 2.59m	11'9" x 8'6"
Bathroom	2.21m x 1.91m	7'3" x 6'3"



Ground Floor

Important note: The Saddler is allocated a single garage.
Please refer to the Sales Advisor for further information.

Ciks - 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. SA/CB/410/S00/D/01/E.



The Blemmere

THREE BEDROOM HOME



Bellway

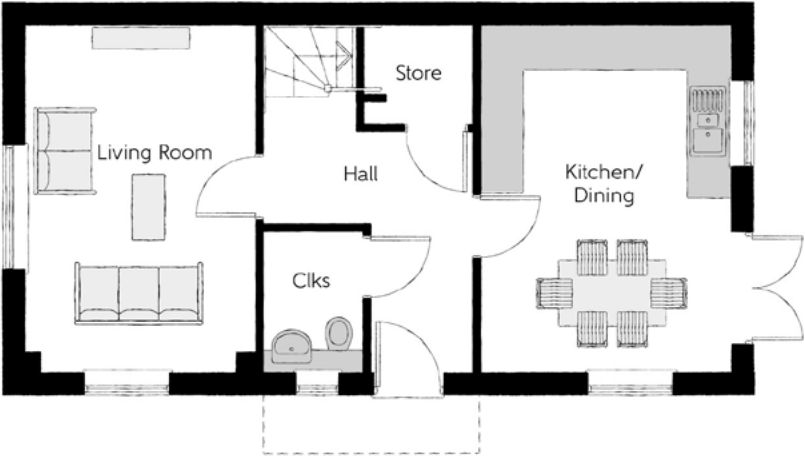
The Blemmere

Three bedroom home



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 3.02m	3'11" x 9'11"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	2.20m x 2.01m	7'3" x 6'7"



Ground Floor

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

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

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. BM/CB/410/S00/S/02/C.

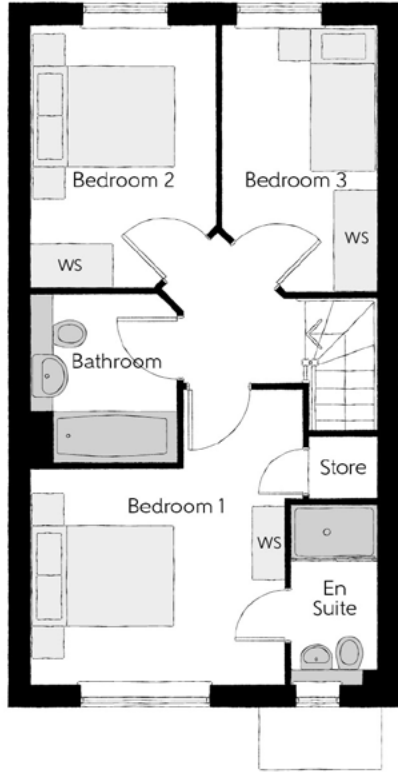


The Faber

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.49m x 4.10m (max)	11'5" x 13'5" (max)
Bedroom 1 En Suite	1.20m x 2.49m	3'11" x 8'2"
Bedroom 2	2.54m x 3.62m (max)	8'4" x 11'10" (max)
Bedroom 3	2.15m x 3.69m (max)	7'1" x 12'1" (max)
Bathroom	1.98m x 2.33m	6'6" x 7'8"



Ground Floor

Kitchen/Breakfast	3.12m x 3.93m (max)	10'3" x 12'11" (max)
Living/Dining Room	4.78m x 3.30m	15'8" x 10'10"
Cloakroom	2.58m x 1.65m	8'6" x 5'5"

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. FB/CB/410/S00/S/01/A.



The Tanner

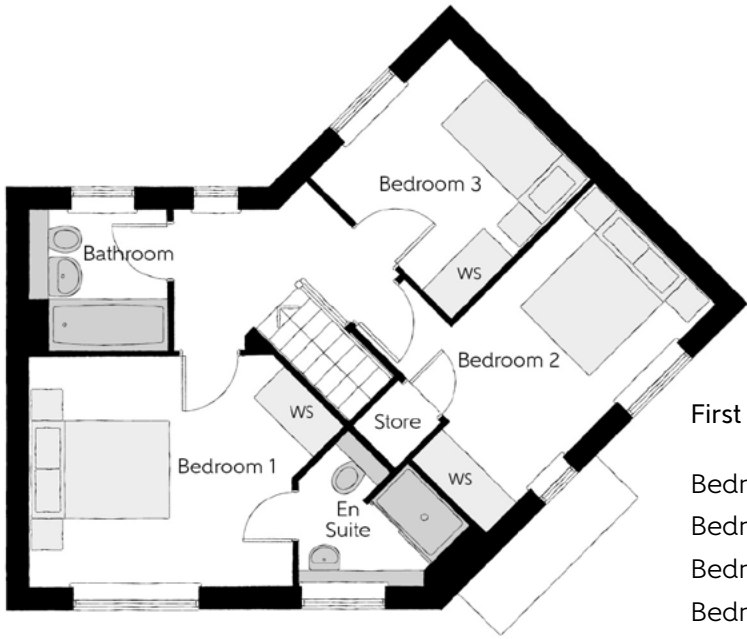
THREE BEDROOM HOME



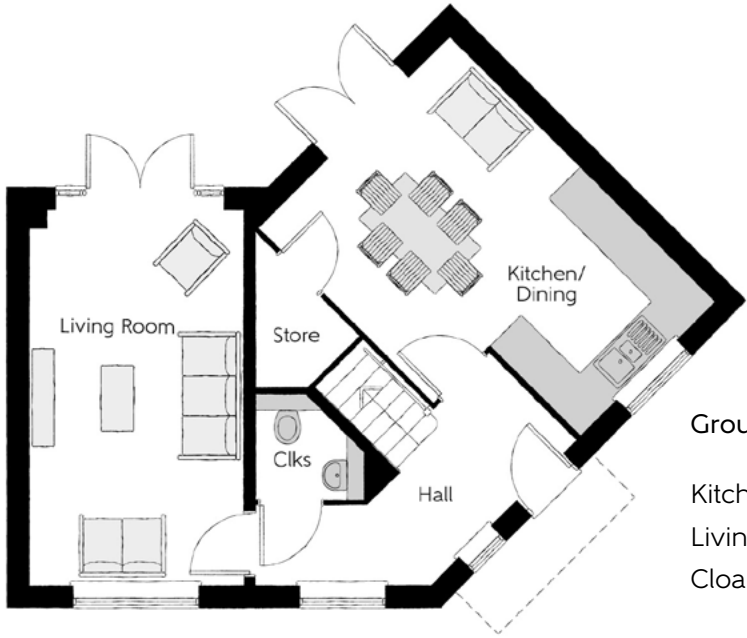
Bellway

The Tanner

Three bedroom home



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



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

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. TN/CB/500/S00/S/01/E.

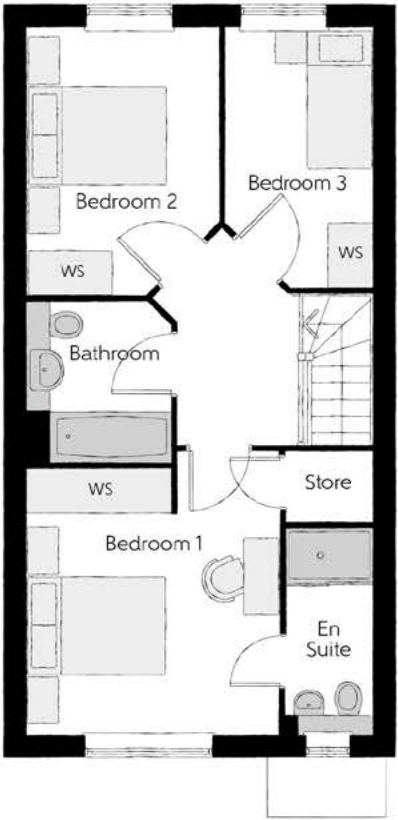


The Carpenter

THREE BEDROOM HOME

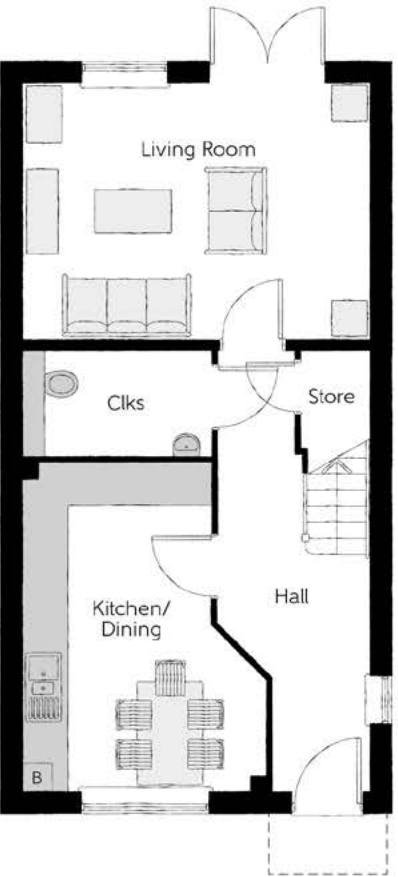


Bellway



First Floor

Bedroom 1	3.50m x 3.66m (max)	11'6" x 12'0" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.65m x 3.71m	8'8" x 12'2"
Bedroom 3	2.05m x 3.61m	6'9" x 11'10"
Bathroom	2.00m x 2.24m	6'7" x 7'4"



Ground Floor

Kitchen/Dining	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Living Room	4.79m x 3.55m	15'9" x 11'8"
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

B - Boiler 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. FE/CB/410/S00/S/01/B.

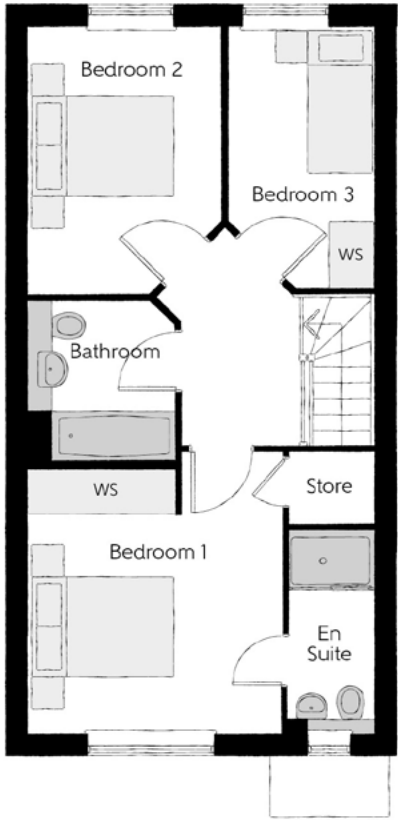


The Spindler

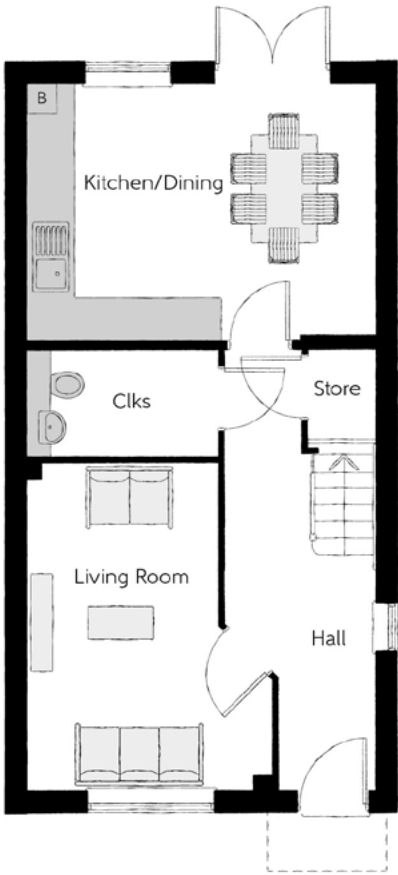
THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	3.50m x 3.92m	11'6" x 12'10"
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.06m x 1.99m	6'9" x 6'6"



Ground Floor		
Kitchen/Dining	4.79m x 3.50m	15'9" x 11'6"
Living Room	3.36m x 4.55m	11'0" x 14'11"
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

B - Boiler 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. HA/CB/410/S00/S/01/E.



The Forger

THREE BEDROOM HOME



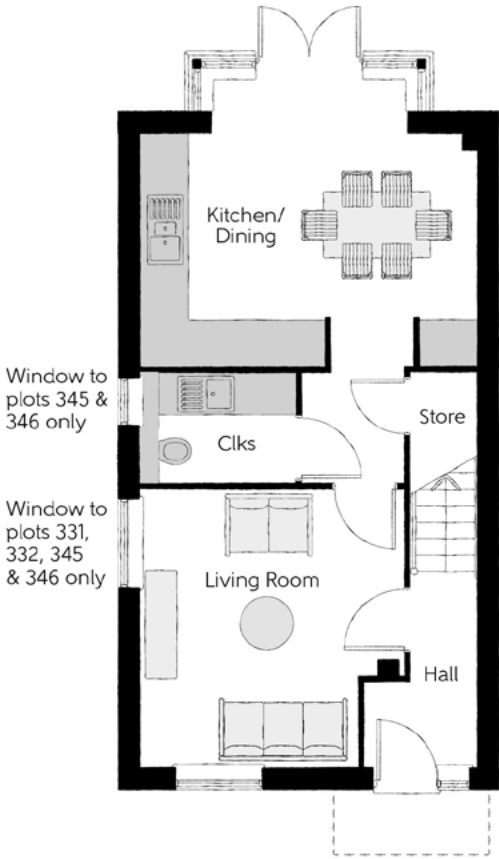
Bellway

The Forger

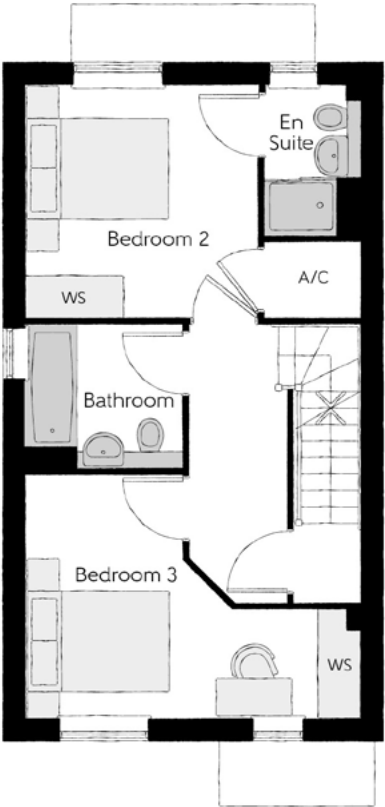
Three bedroom home



Second Floor		
Bedroom 1	5.06m x 3.65m	16'7" x 12'0"
Bedroom 1 En Suite	3.08m x 1.90m	10'1" x 6'3"



First Floor		
Bedroom 2	3.23m x 3.25m	10'7" x 10'8"
Bedroom 2 En Suite	2.10m x 1.33m	6'11" x 4'4"
Bedroom 3	4.68m x 3.38m	15'4" x 10'10"
Bathroom	2.20m x 2.00m	7'3" x 6'7"



Ground Floor		
Kitchen/Dining	4.68m x 3.23m	15'3" x 10'7"
Living Room	3.86m x 3.67m	12'8" x 12'0"
Cloakroom	2.16m x 1.70m	7'1" x 5'7"

Clks - Cloakroom W - Walk-in Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) --- - Restricted 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.



The Arkwright

FOUR BEDROOM HOME



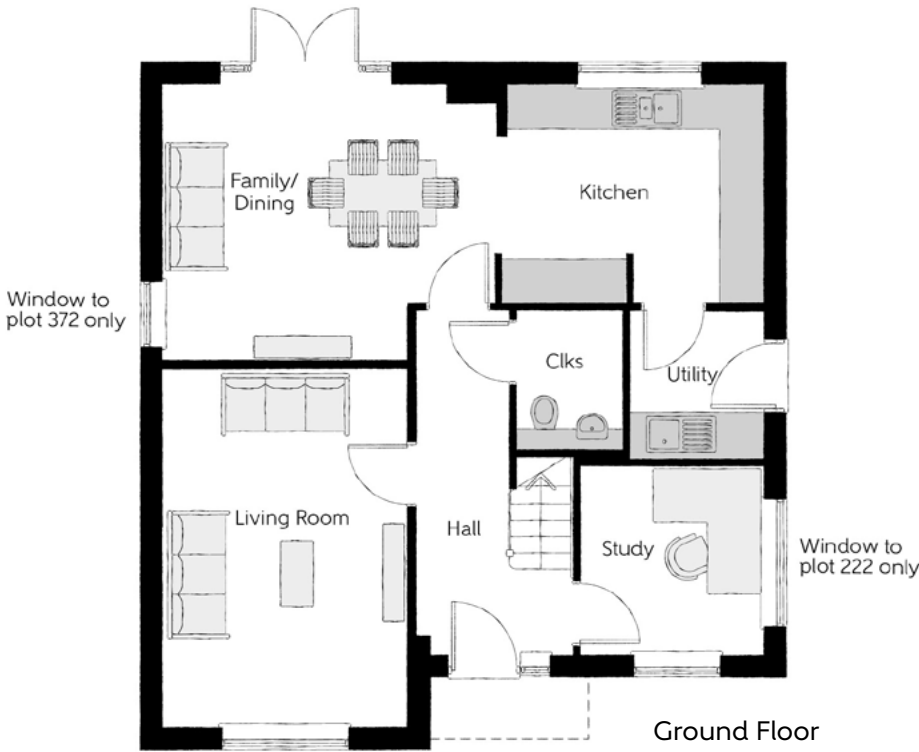
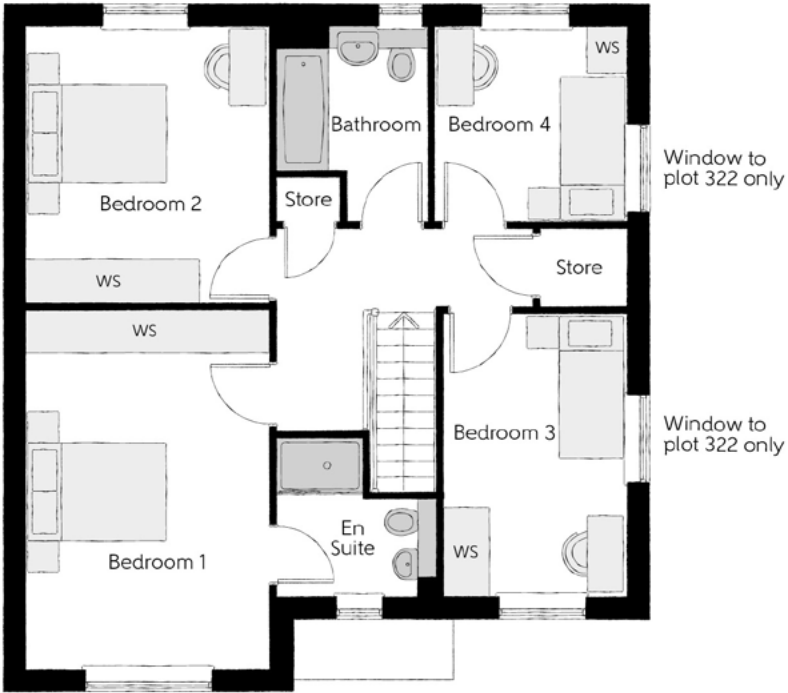
Bellway

The Arkwright

Four bedroom home

First Floor

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



Ground Floor

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

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

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. AR/CB/410/S00/D/01/A.

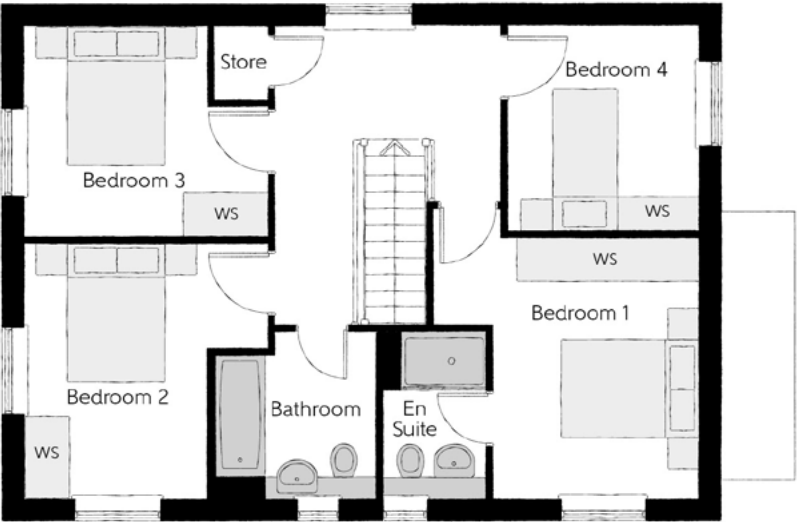


The Pargeter

FOUR BEDROOM HOME

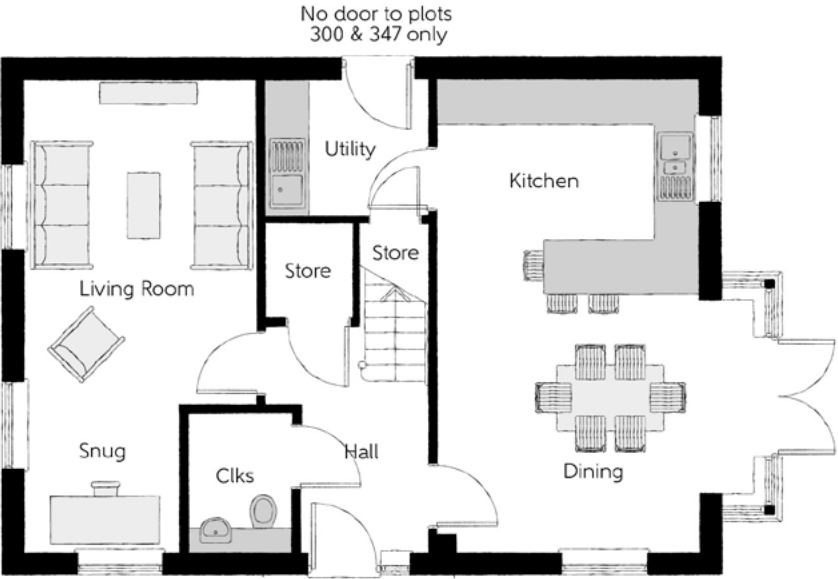


Bellway



First Floor

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



Ground Floor

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

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

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. PG/CB/410/S00/D/01/A.



Langlands Court

ONE AND TWO BEDROOM APARTMENTS



Bellway

Langlands Court

One & two bedroom apartments

Ground Floor

Plot 350



Plot 348

Plot 349

The Barley: Plot 349

Kitchen	3.51m x 2.45m	11'6" x 8'0"
Living/Dining Area	3.46m x 4.58m (max)	8'1" x 15'0" (max)
Bedroom	2.78m x 5.53m	9'1" x 18'2"
Bathroom	2.23m x 1.52m	7'4" x 5'0"

The Rye: Plot 348

Kitchen	3.20m x 3.20m	10'6" x 10'6"
Living/Dining Area	3.20m x 4.85m (max)	10'6" x 15'11" (max)
Bedroom 1	3.20m x 4.39m (max)	10'6" x 14'5" (max)
Bedroom 2	2.81m x 3.55m (max)	9'3" x 11'8" (max)
Bathroom	3.52m x 1.91m	10'8" x 6'3"

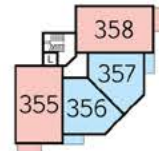
The Maize: Plot 350

Kitchen	3.20m x 3.20m	10'6" x 10'6"
Living/Dining Area	3.20m x 4.85m (max)	10'6" x 15'11" (max)
Bedroom 1	3.20m x 4.39m (max)	10'6" x 14'5" (max)
Bedroom 2	2.81m x 3.55m (max)	9'3" x 11'8" (max)
Bathroom	1.91m x 3.52m	6'3" x 11'7"

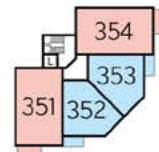
B - Boiler
W - Fitted Wardrobe
WS - Wardrobe Space (suggestion only, wardrobe not included)

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

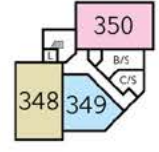
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. 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.



Second Floor



First Floor



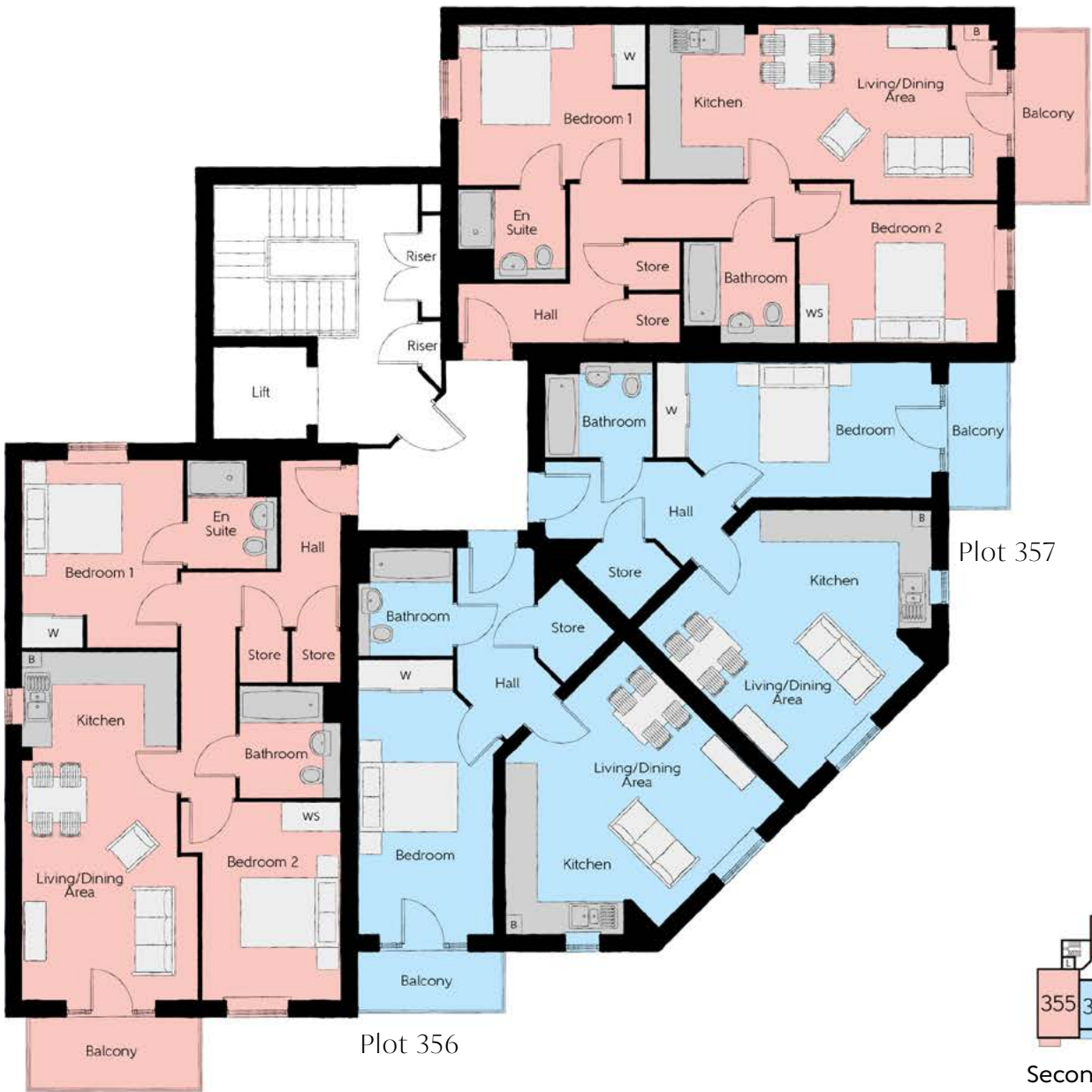
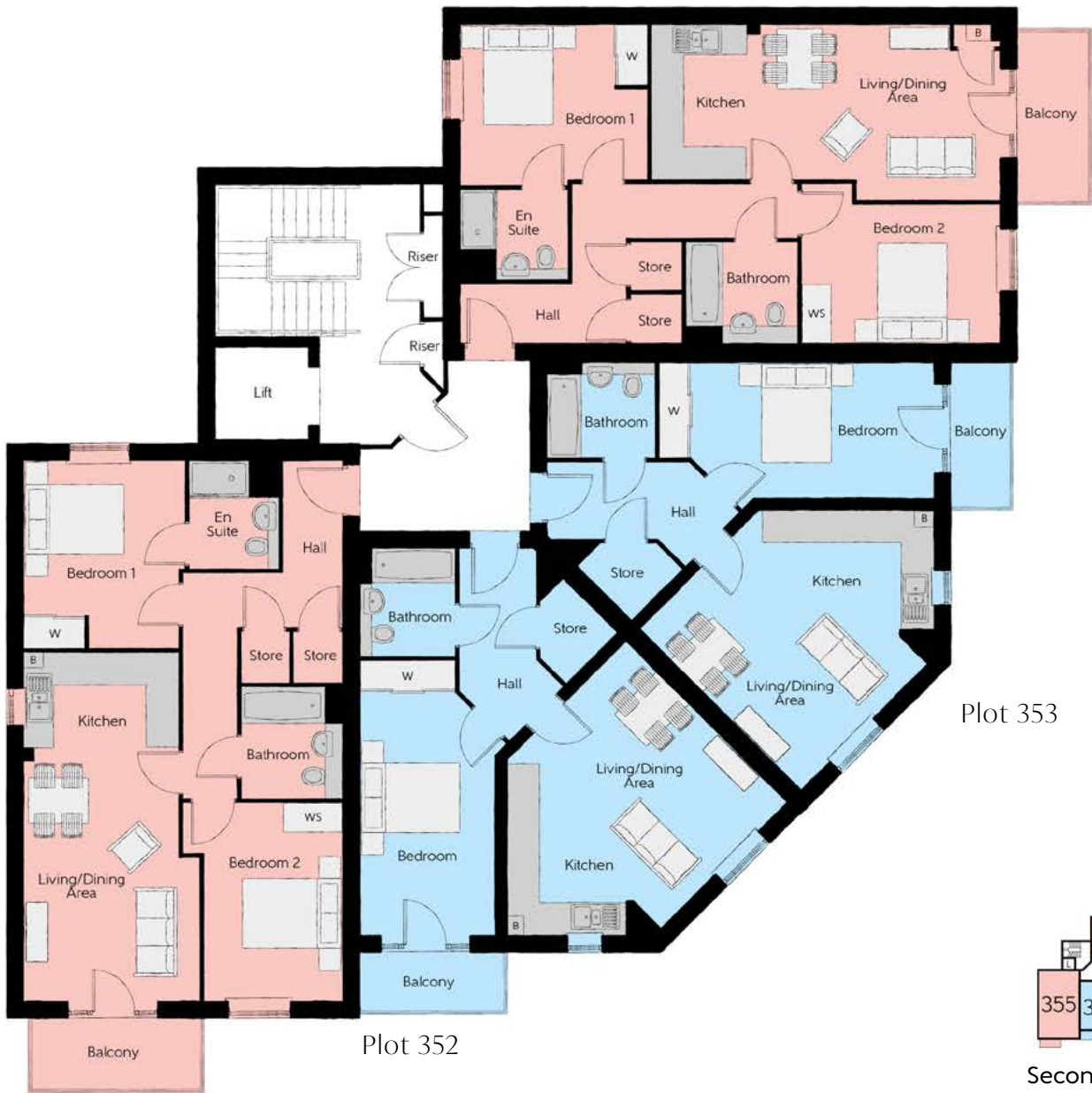
Ground Floor

First Floor

Plot 354

Second Floor

Plot 358



The Wheat: Plots 351 & 354

Kitchen	1.92m x 3.13m	6'4" x 10'3"
Living/Dining Area	3.56m x 7.07m (max)	11'8" x 23'2" (max)
Bedroom 1	3.26m x 3.82m (max)	10'8" x 12'6" (max)
Bedroom 1 En Suite	1.82m x 2.21m	6'0" x 7'3"
Bedroom 2	3.99m x 3.25m (max)	13'1" x 10'8" (max)
Bathroom	3.52m x 1.91m	10'8" x 6'3"

The Barley: Plots 352 & 353

Kitchen	3.51m x 2.45m	11'6" x 8'0"
Living/Dining Area	3.46m x 4.58m (max)	8'1" x 15'0" (max)
Bedroom	2.78m x 5.53m	9'1" x 18'2"
Bathroom	2.23m x 1.52m	7'4" x 5'0"

B - Boiler
W - Fitted 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.

The Wheat: Plots 355 & 358

Kitchen	1.92m x 3.13m	6'4" x 10'3"
Living/Dining Area	3.56m x 7.07m (max)	11'8" x 23'2" (max)
Bedroom 1	3.26m x 3.82m (max)	10'8" x 12'6" (max)
Bedroom 1 En Suite	1.82m x 2.21m	6'0" x 7'3"
Bedroom 2	3.99m x 3.25m (max)	13'1" x 10'8" (max)
Bathroom	3.52m x 1.91m	10'8" x 6'3"

B - Boiler
W - Fitted 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.

Waylett's Mill at St James Park



Waylett's Mill at St James Park development plan



3 Bedroom Homes

-  **The Blemmere**
Plot 247
-  **The Carpenter**
Plots 248, 249, 250, 265, 266, & 267
-  **The Forger**
Plots 252, 253, 254, 255, 256, 257, 280, 281, 282, 283, 286, 287, 288 & 289
-  **The Spindler**
Plots 245 & 246

4 Bedroom Homes

-  **The Arkwright**
Plots 260, 261 & 269
-  **The Pargeter**
Plots 251, 258, 259, 264, 268, 274, 275, 276, 277 & 279
-  **The Lorimer**
Plots 284 & 285

5 Bedroom Homes

-  **The Millwright**
Plots 262, 263, 270, 271, 273 & 278
-  **The Granger**
Plot 272

- Key to plan**
- p/s Pumping Station
 - rcp Refuse Collection Point
 - Street Light
 - ⚡ EV Charging Point

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 Blemmere

THREE BEDROOM HOME

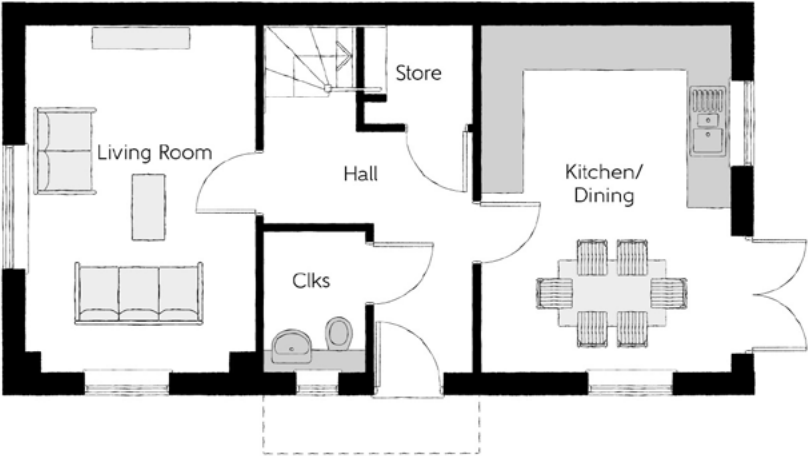


Bellway



First Floor

Bedroom 1	3.54m x 4.04m (max)	11'7" x 13'3" (max)
Bedroom 1 En Suite	1.24m x 3.06m	4'1" x 10'0"
Bedroom 2	2.59m x 4.63m	8'6" x 15'2"
Bedroom 3	2.19m x 3.53m	7'2" x 11'7"
Bathroom	2.26m x 2.03m	7'5" x 6'8"



Ground Floor

Kitchen/Dining	4.84m x 3.53m	15'11" x 11'7"
Living Room	4.84m x 3.21m	15'11" x 10'6"
Cloakroom	2.07m x 1.46m	6'9" x 4'9"

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.



The Carpenter

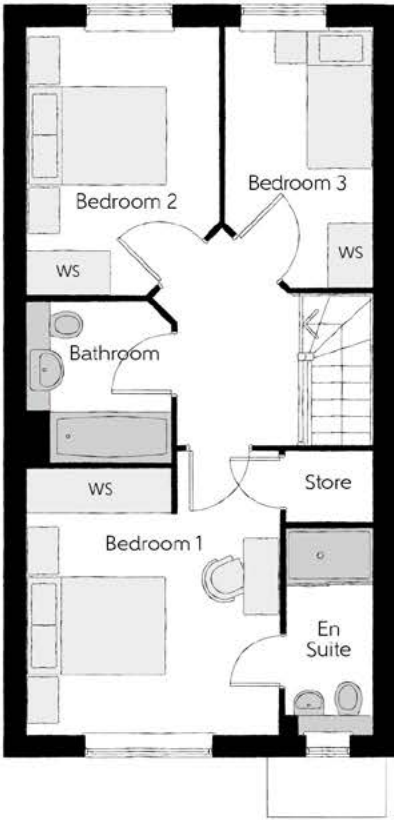
THREE BEDROOM HOME



Bellway

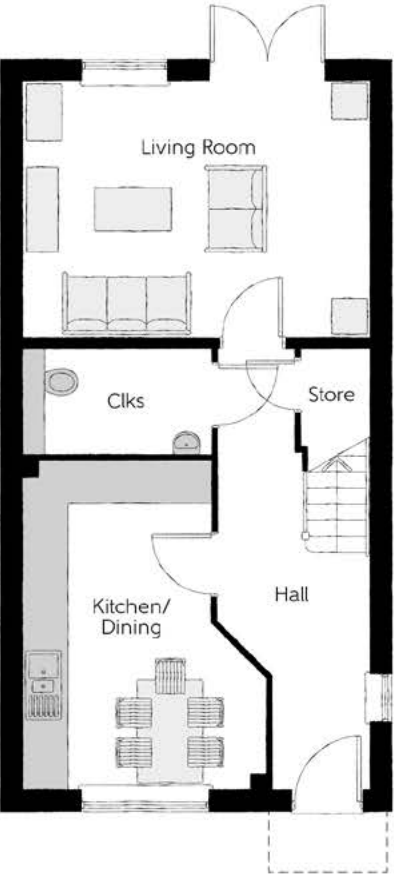
The Carpenter

Three bedroom home



First Floor

Bedroom 1	3.54m x 3.70m (max) (max)	11'7" x 12'2" (max) (max)
Bedroom 1 En Suite	1.24m x 2.86m	4'1" x 9'5"
Bedroom 2	2.69m x 3.75m	8'10" x 12'4"
Bedroom 3	2.09m x 3.65m	6'10" x 12'0"
Bathroom	2.04m x 2.27m	6'8" x 7'5"



Ground Floor

Kitchen/Dining	3.40m x 4.59m (max)	11'2" x 15'1" (max)
Living Room	4.84m x 3.60m	15'11" x 11'10"
Cloakroom	2.65m x 1.50m	8'8" 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.



The Forger

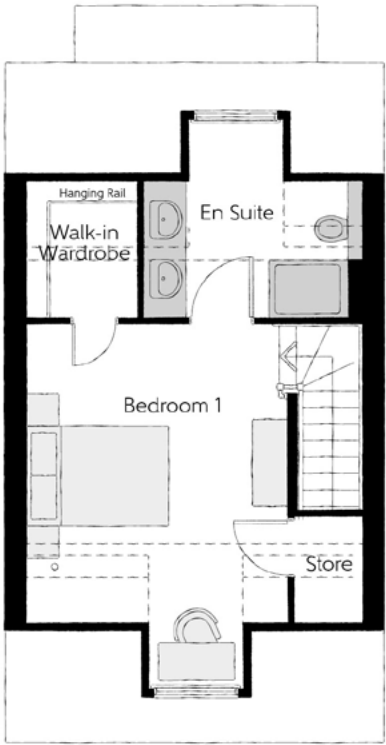
THREE BEDROOM HOME



Bellway

The Forger

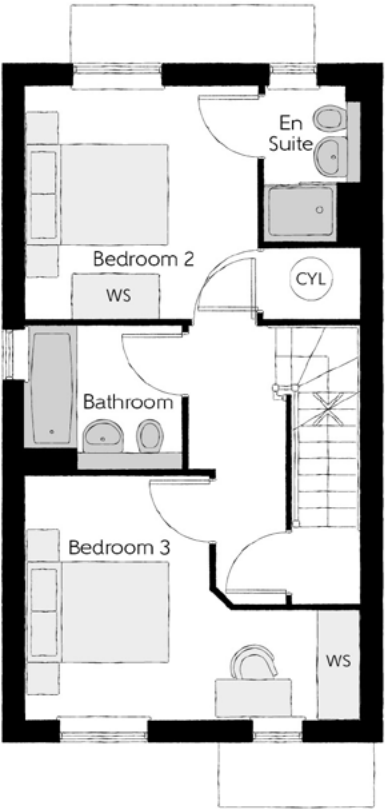
Three bedroom home



Second Floor		
Bedroom 1	5.06m x 3.65m	16'7" x 12'0"
Bedroom 1 En Suite	3.08m x 1.90m	10'1" x 6'3"



First Floor		
Bedroom 2	3.27m x 3.26m	10'9" x 10'8"
Bedroom 2 En Suite	2.27m x 1.39m	7'5" x 4'7"
Bedroom 3	4.72m x 3.42m	15'6" x 11'3"
Bathroom	2.33m x 2.03m	7'8" x 6'8"



Ground Floor		
Kitchen/Dining	4.72m x 3.26m	15'6" x 10'8"
Living Room	3.89m x 3.69m	12'9" x 12'1"
Cloakroom	2.18m x 1.56m	7'2" x 5'1"

Window to plots 252, 254, 256, 280, 282, 286, 288 & 289 only

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) --- - Restricted Head Height CYL - Hot Water Cylinder

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.

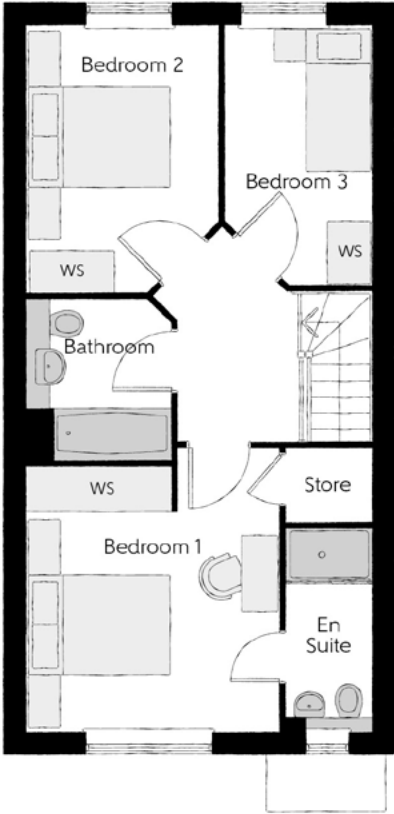


The Spindler

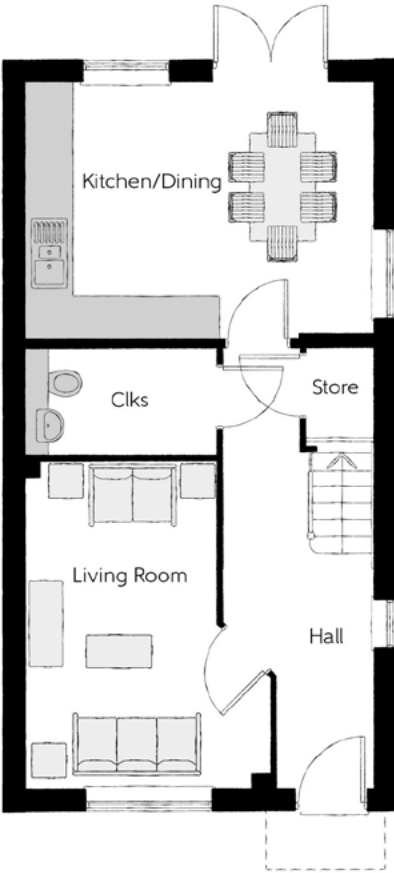
THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	3.50m x 3.92m	11'6" x 12'10"
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m ^(max)	8'4" x 15'2" ^(max)
Bedroom 3	2.15m x 3.61m ^(max)	7'1" x 11'10" ^(max)
Bathroom	2.06m x 1.99m	6'9" x 6'6"



Ground Floor		
Kitchen/Dining	4.84m x 3.60m	15'11" x 11'10"
Living Room	3.40m x 4.59m ^(max)	11'2" x 15'1" ^(max)
Cloakroom	2.65m x 1.50m	8'8" 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.



The Arkwright

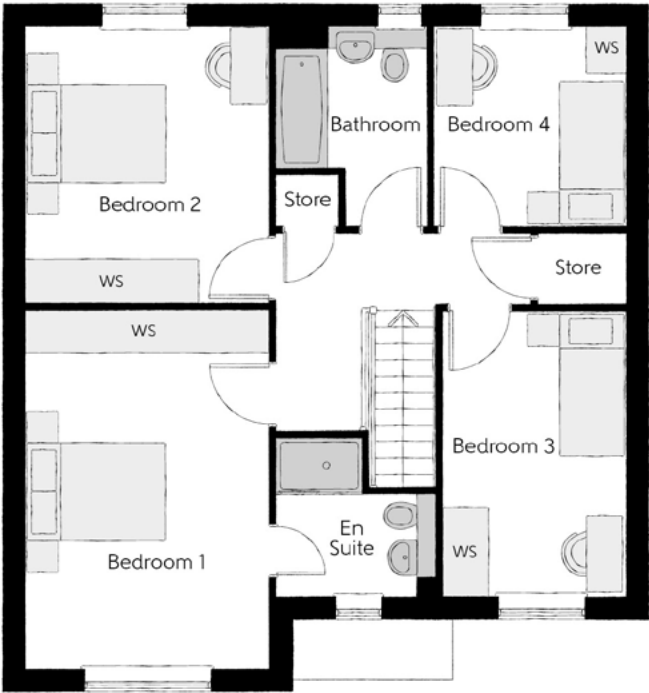
FOUR BEDROOM HOME



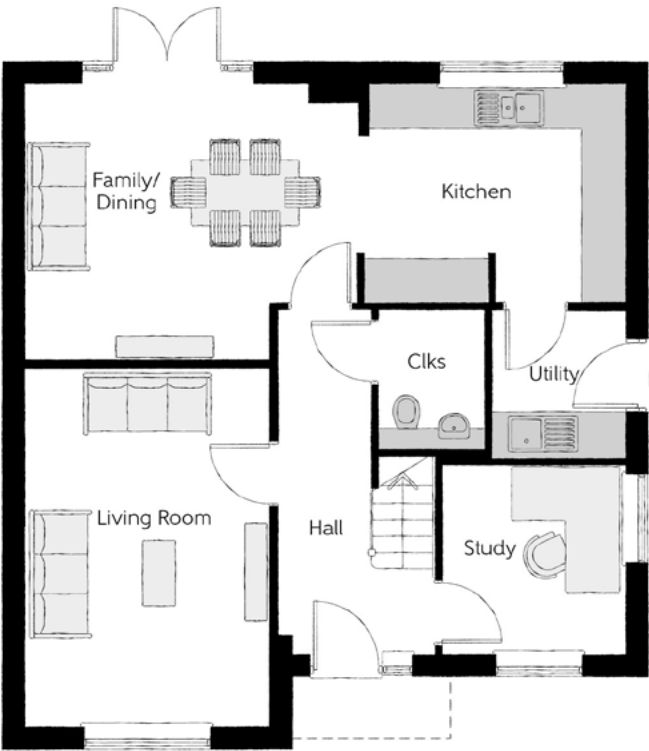
Bellway

The Arkwright

Four bedroom home



First Floor		
Bedroom 1	3.42m x 4.94m	11'3" x 16'2"
Bedroom 1 En Suite	2.26m x 2.19m	7'5" x 7'2"
Bedroom 2	3.39m x 3.95m	11'1" x 13'0"
Bedroom 3	2.58m x 3.95m	8'6" x 13'0"
Bedroom 4	2.67m x 2.81m	8'9" x 9'3"
Bathroom	2.16m x 2.81m	7'1" x 9'3"



Ground Floor		
Kitchen	3.60m x 3.05m	11'10" x 10'0"
Family/Dining	4.69m x 3.85m	15'5" x 12'8"
Living Room	3.45m x 5.00m	11'4" x 16'5"
Study	2.58m x 2.65m	8'6" x 8'8"
Utility	1.88m x 2.08m	6'2" x 6'10"
Cloakroom	1.53m x 1.95m	5'0" 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.
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.

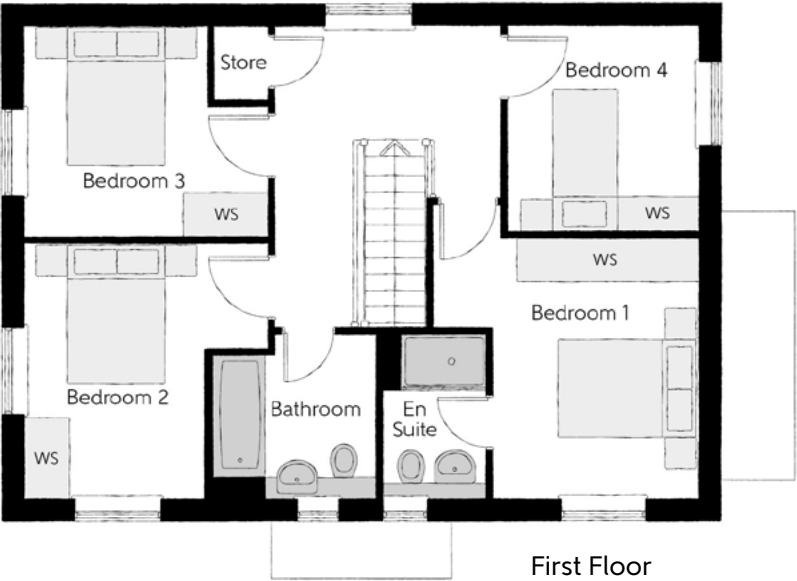


The Pargeter

FOUR BEDROOM HOME

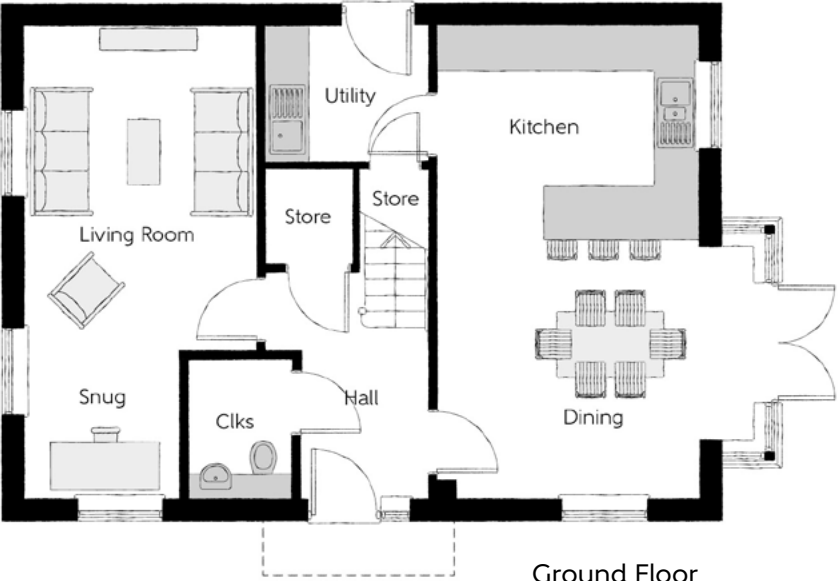


Bellway



First Floor

Bedroom 1	3.70m x 3.64m (max)	12'2" x 11'11" (max)
Bedroom 1 En Suite	1.47m x 2.31m	4'10" x 7'7"
Bedroom 2	3.43m x 3.58m	11'3" x 11'9"
Bedroom 3	3.43m x 2.95m (max)	11'3" x 9'8" (max)
Bedroom 4	2.67m x 2.89m	8'9" x 9'6"
Bathroom	2.25m x 2.31m	7'5" x 7'7"



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.25m x 4.54m	10'8" x 14'11"
Snug	2.17m x 2.05m	7'1" x 6'9"
Utility	2.30m x 1.91m	6'8" x 6'3"
Cloakroom	1.46m x 1.95m	4'9" 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.

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.



The Lorimer

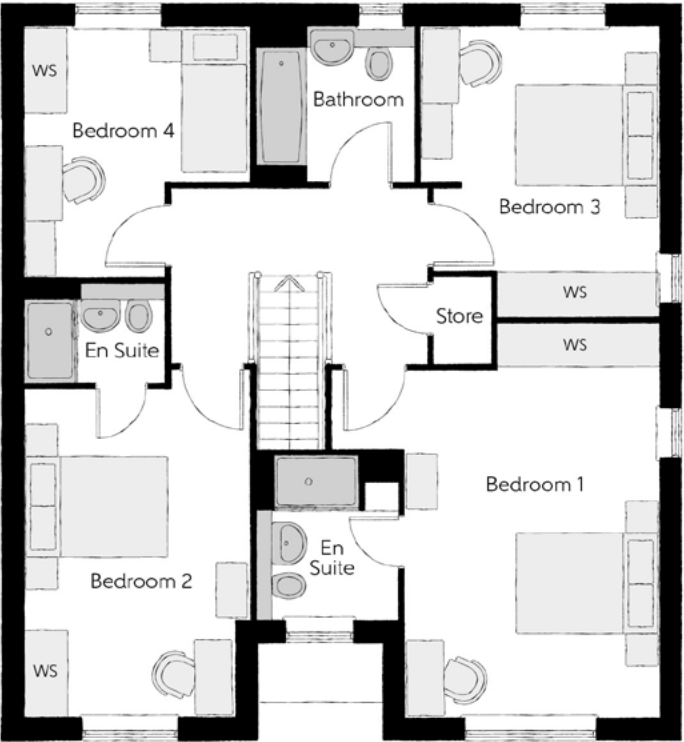
FOUR BEDROOM HOME



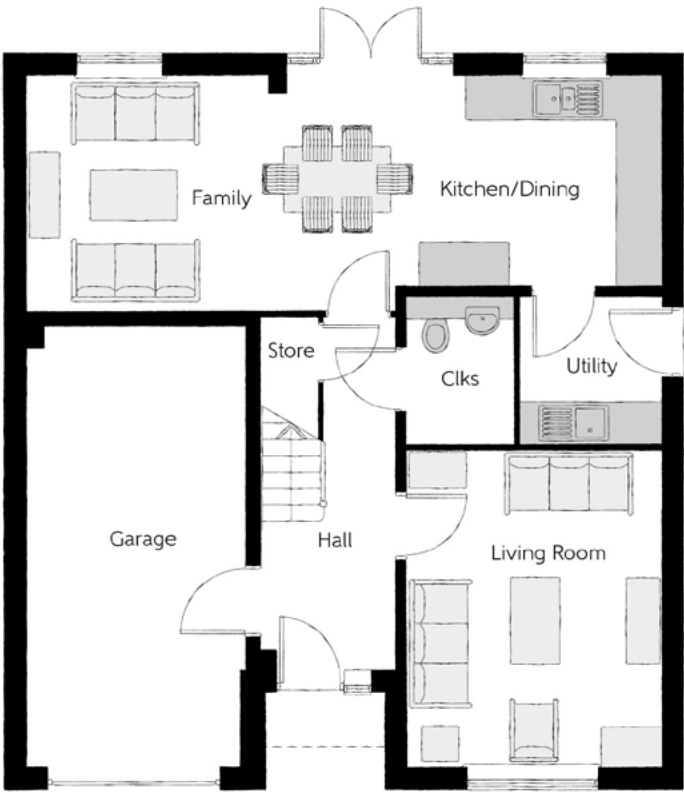
Bellway

The Lorimer

Four bedroom home



First Floor		
Bedroom 1	4.56m x 4.85m (max) (max)	15'0" x 15'11" (max) (max)
Bedroom 1 En Suite	2.00m x 1.93m	6'7" x 6'4"
Bedroom 2	3.18m x 4.56m (max)	10'5" x 15'0" (max)
Bedroom 2 En Suite	2.09m x 1.44m	6'10" x 4'9"
Bedroom 3	3.35m x 4.06m (max) (max)	11'0" x 13'4" (max) (max)
Bedroom 4	3.16m x 3.50m (max) (max)	10'4" x 11'6" (max) (max)
Bathroom	2.19m x 2.19m	7'2" x 7'2"



Ground Floor		
Kitchen/Dining/ Family Room	8.84m x 3.39m (max)	29'0" x 11'1" (max)
Living Room	3.55m x 4.42m	11'8" x 14'6"
Utility	1.94m x 2.08m	6'4" x 6'10"
Cloakroom	1.54m x 2.08m	5'1" x 6'10"
Garage	3.07m x 6.11m	10'1" x 20'1"

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.



The Millwright

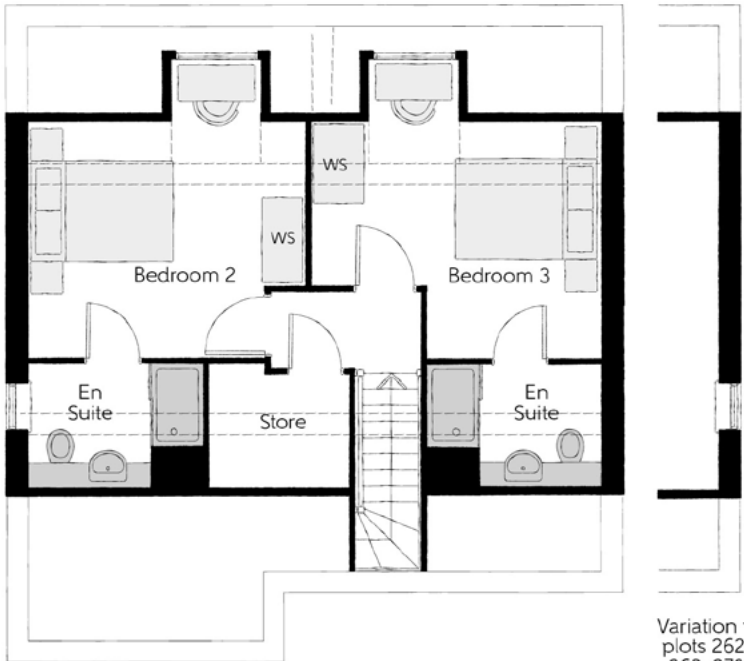
FIVE BEDROOM HOME



Bellway

The Millwright

Five bedroom home



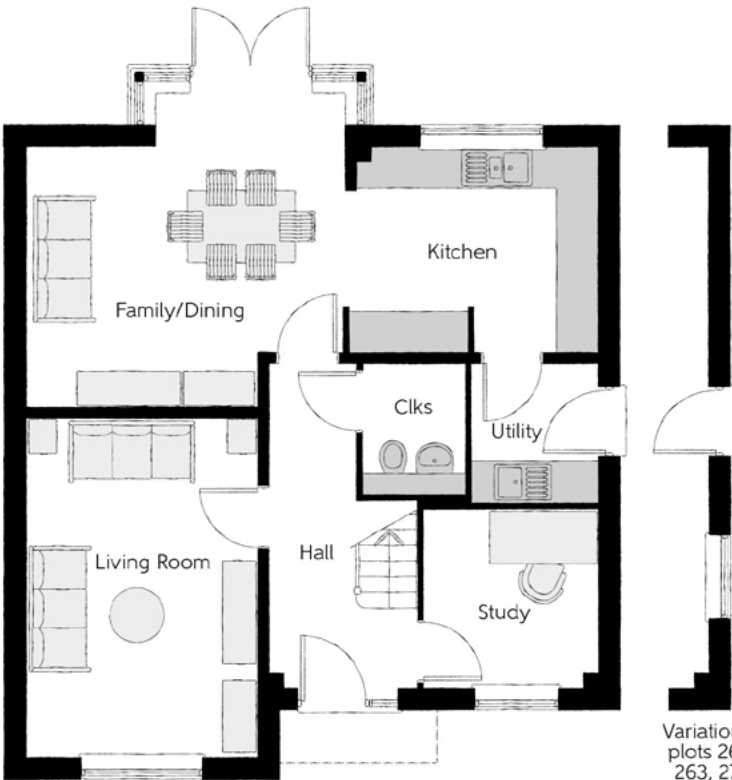
Second Floor

Bedroom 2	4.07m x 3.94m	13'7" x 12'11"
Bedroom 2 En Suite	2.58m x 1.83m	8'6" x 6'0"
Bedroom 3	4.26m x 3.48m	14'0" x 11'5"
Bedroom 3 En Suite	2.54m x 1.83m	8'4" x 6'0"

Variation to plots 262, 263, 270, 271 & 273

First Floor

Bedroom 1	3.87m x 4.04m	12'8" x 13'3"
Bedroom 1 En Suite	1.74m x 2.75m	5'9" x 9'0"
Bedroom 4	3.43m x 4.05m	11'3" x 13'3"
Bedroom 5	2.57m x 3.94m	8'5" x 12'11"
Bathroom	2.64m x 2.75m	8'8" x 9'0"



Variation to plots 262, 263, 270, 271 & 273



Variation to plot 278 only

Ground Floor

Kitchen	3.56m x 3.05m	11'8" x 10'0"
Family/Dining	4.68m x 3.85m	15'4" x 12'8"
Living Room	3.43m x 5.00m	11'3" x 16'5"
Utility	1.85m x 2.08m	6'1" x 6'10"
Study	2.57m x 2.65m	8'5" x 8'8"
Cloakroom	1.53m x 1.95m	5'0" x 6'5"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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.



The Granger

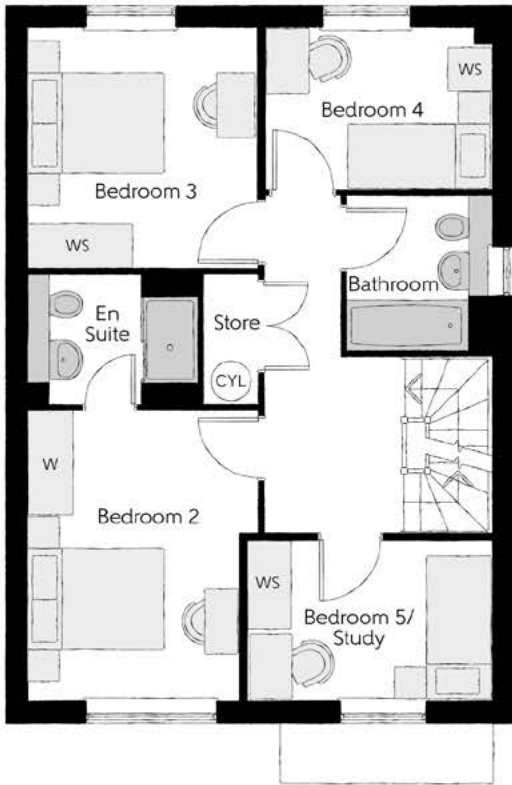
FIVE BEDROOM HOME



Bellway



Second Floor		
Bedroom 1	4.03m x 3.48m	13'3" x 11'5"
Bedroom 1 En Suite	2.38m x 2.57m	7'10" x 8'5"
Bedroom 1 Dressing Area	4.03m x 1.96m	13'3" x 6'5"



First Floor		
Bedroom 2	2.97m x 4.04m	9'9" x 13'3"
Bedroom 2 En Suite	2.39m x 1.85m	7'10" x 6'1"
Bedroom 3	3.22m x 3.38m	10'7" x 11'1"
Bedroom 4	3.18m x 2.29m	10'5" x 7'6"
Bedroom 5/Study	3.43m x 2.25m	11'3" x 7'5"
Bathroom	2.02m x 2.17m	6'8" x 7'1"



Ground Floor		
Kitchen/Dining	6.47m x 4.47m	21'3" x 14'8"
Living Room	3.44m x 4.82m	11'3" x 15'10"
Utility	1.62m x 1.70m	5'4" x 5'7"
Cloakroom	1.50m x 2.10m	4'11" x 6'11"

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

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.



Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

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

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

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

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

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

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

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

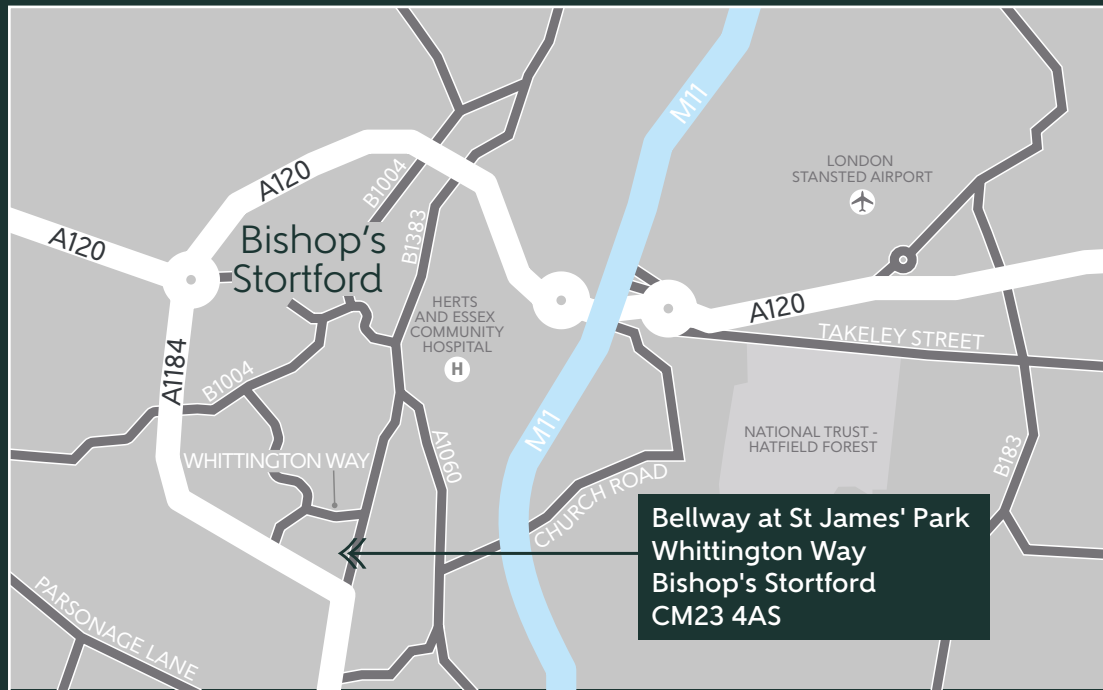
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



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



How to find us



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

Bellway

