

Euxton Heights

Euxton Heights is a development of 2, 3, 4, and 5 homes and 1 & 2 bedroom apartments, located in Chorley, Lancashire.



THE
ARTISAN
COLLECTION

Bellway



Homes designed for life

Where an exceptional sense of community meets impressive connections

Welcome to Euxton Heights in Euxton near Chorley, a collection of brand-new homes beautifully placed for everything from schools to a wealth of leisure amenities and excellent commuting options. With its historic halls and important role during World War II, modern-day Euxton is sought-after as a place to live with its strong community feel, from the many sports and social clubs to young residents contributing ideas for the

imaginative new play areas. Each energy-efficient home at Euxton Heights has been designed to create flexible living space finished to the elevated Artisan Collection specification, complete with electric charging point. So whether you choose a two, three or four bedroom style, you'll discover a desirable home today and for the future.

From tranquil relaxation to fast-paced action

Wonderful green spaces to unwind and reenergise

From post-office and pharmacy to SPAR store - and a Tesco Superstore in Buckshaw Village - you are well-served. There are several takeaways including award-winning fish and chip shop Skippers, a long-established family-run Italian restaurant, a bakery-deli, and neighbourhood restaurant 'Home' for brunch, dinner or signature cocktails.

The War Horse nearby offers a warm welcome, with other hostleries from characterful old inns to pubs with beer gardens front and back, live sport, and Sunday carveries with meat from local farms. Chorley is under ten minutes' drive for Market Walk with names including M&S, B&M and Boots, the covered market and renowned Tuesday street -market, as well as a Reel cinema and Chorley Theatre.

Families will find early years education like Hearts and Minds nursery, with Trinity primary school's Brookwood Way site for Reception to Year 2 and Unity Place for Years 3-6, rated Good by Ofsted. Parklands Academy at secondary level is also rated Good, with nationally renowned Runshaw College for 16+ 2.8 miles away.

There is fresh-air play at Milestone Meadow with climbing frames, slides and swings, and first-class facilities at West Way Sports Hub with full-size floodlit 3G pitch, sprint-track

and state-of-the-art equipment inspired by parkour, free -running and Ninja challenges. Gear up at Euxton Karting or at the Skate Park, or enjoy relaxed family games of Foot Golf or Kick Pool at Euxton Park Golf. Local clubs include Cricket Club with adult and junior teams, Euxton Girls FC, and Euxton Villa FC developing talent of girls and boys from age four.

Much-loved Millennium Green has paths, picnics tables and spring bluebell carpets, or enjoy Yarrow Valley Country Park's 700-acres with wildlife, family days, conservation talks and café. Its Yarrow Rocks area has giant rope-swings, climbing wall and rock stack, or watch Euxton canoe club paddle on the water. Nearby Astley Hall is an all-year-round draw from winter snowdrop walks, Pets Corner and putting green, to the Astley Illuminated lights and music spectacular.

Buckshaw Parkway runs direct train services into Preston, Blackpool, Manchester Piccadilly and Airport, with Euxton Balshaw Lane for Liverpool, with Wigan in nine minutes for West Coast London links. With the M6 to the west, M61 eastwards, and A49, road links are excellent too for Bolton 15 miles, Warrington 27 miles and Manchester 28 miles away.







Apartments

 The Blenheim Apartments
Plots 23-28

2 Bedroom Homes

 The Joiner
Plots 22, 29, 30, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 63, 64, 65, 66, 67, 68 & 69

3 Bedroom Homes

 The Tailor
Plots 5, 6, 9, 10, 11, 12, 14, 15, 31, 32, 45, 46, 78, 83, 85, 98, 99 & 102

 The Thespian
Plots 8, 13, 21, 77, 84, 86 & 103

 The Chandler
Plots 17 & 18

 The Baxter
Plots 34, 35, 59, 60 & 62


 The Mason
Plots 16, 70, 71, 73, 94, 96, 97, 100 & 107

 The Sawyer
Plots 4, 7, 33, 36, 48, 52, 58 & 61

 The Lymner
Plots 1, 20, 93, 105 & 108

4 Bedroom Homes

 The Farrier
Plots 2, 3, 47, 49, 50, 51, 81 & 82

 The Scrivener
Plots 19, 72, 74, 75, 76, 79, 80, 101, 104 & 106

 The Milliner
Plots 87, 88, 89, 90, 91, 92 & 95

 Sales Centre



Key to plan

g/g Gas governor

b/s Bin store

bcp Bin collection 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 Baxter

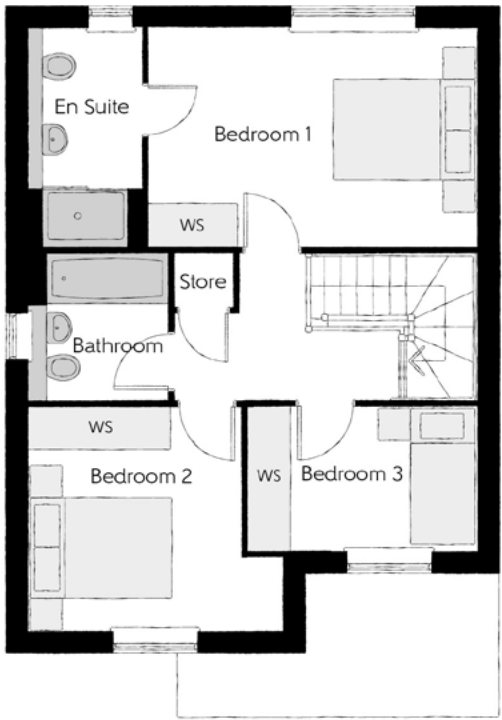
THREE BEDROOM HOME



Bellway

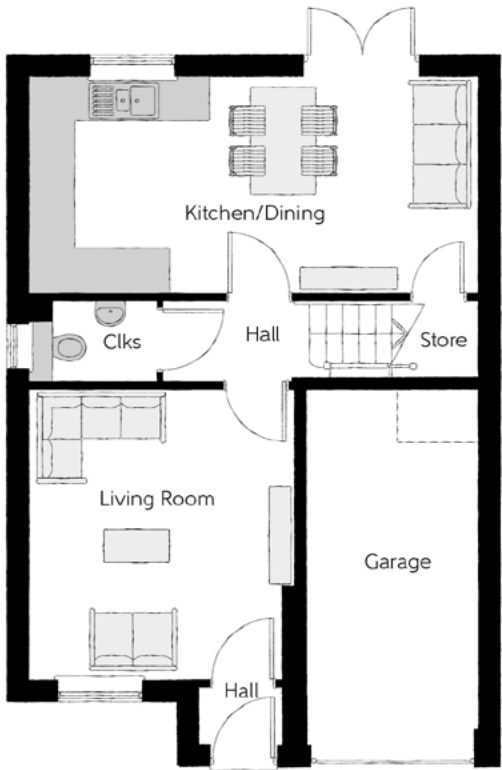
The Baxter

Three bedroom home



First Floor

Bedroom 1	4.50m x 3.04m	14'9" x 10'0"
Bedroom 1 En Suite	1.61m x 3.04m	5'3" x 10'0"
Bedroom 2	3.50m x 3.09m	11'6" x 10'2"
Bedroom 3	3.18m x 1.97m	10'5" x 6'6"
Bathroom	1.91m x 2.03m	6'3" x 6'8"



Ground Floor

Kitchen/Dining	6.20m x 3.04m	20'4" x 10'0"
Living Room	3.64m x 3.98m	11'11" x 13'0"
Cloakroom	1.83m x 1.08m	6'0" x 3'7"
Garage	2.40m x 4.93m	7'10" x 16'2"

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

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

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The Chandler

THREE BEDROOM HOME



Bellway



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



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

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

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The Farrier

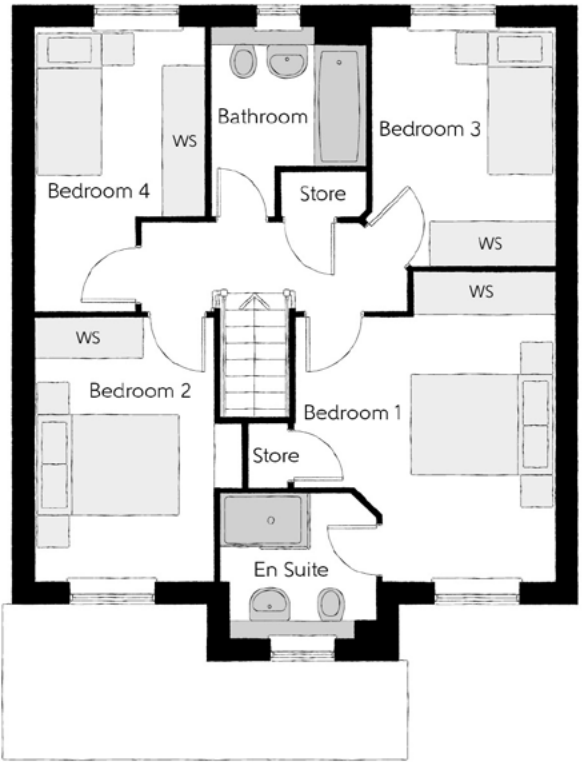
FOUR BEDROOM HOME



Bellway

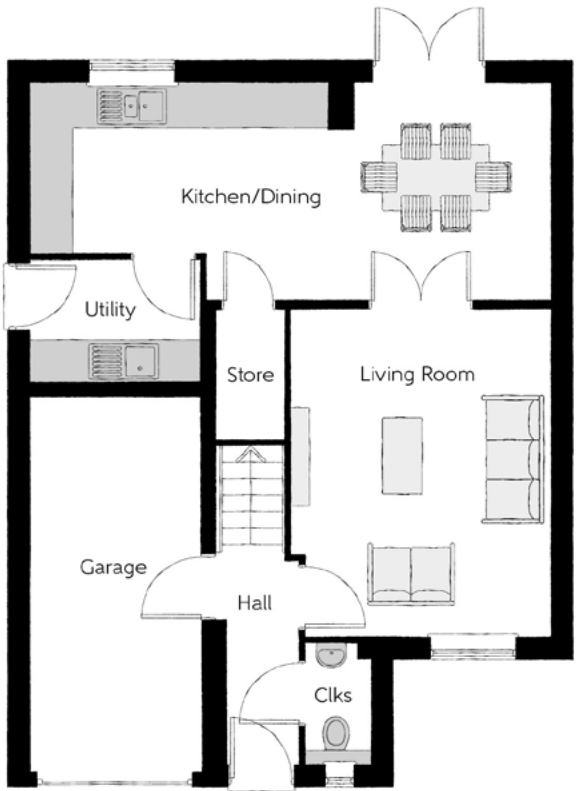
The Farrier

Four bedroom home



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'1" (max) (max)
Bedroom 1 En Suite	2.18m x 2.11m (max) (max)	7'2" x 6'11" (max) (max)
Bedroom 2	2.47m x 3.66m	8'1" x 12'0"
Bedroom 3	2.54m x 3.28m (max)	8'4" x 10'9" (max)
Bedroom 4	2.36m x 3.91m (max) (max)	7'9" x 12'10" (max) (max)
Bathroom	2.13m x 2.61m (max) (max)	7'0" x 8'7" (max) (max)



Ground Floor

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

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

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The Joiner

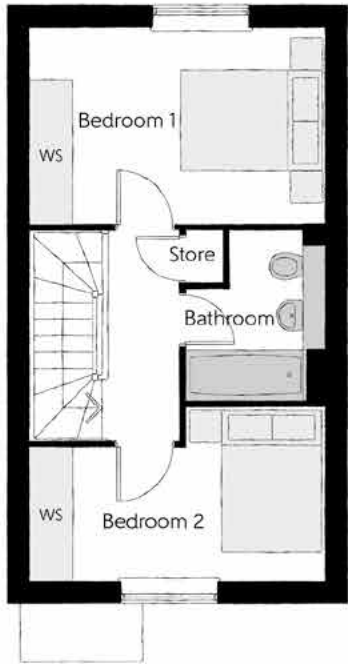
TWO BEDROOM HOME



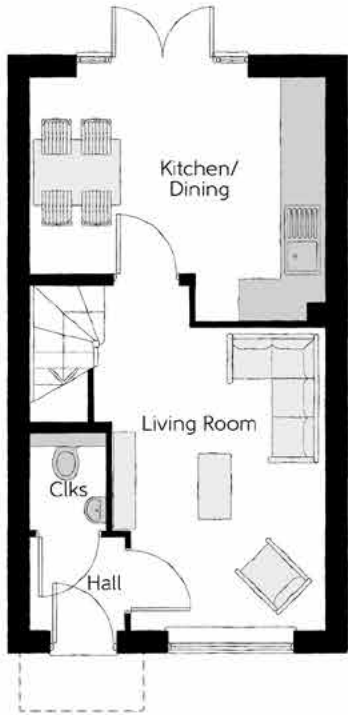
Bellway

The Joiner

Two bedroom home



First Floor		
Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"



Ground Floor		
Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"

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

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The Lymner

THREE BEDROOM HOME

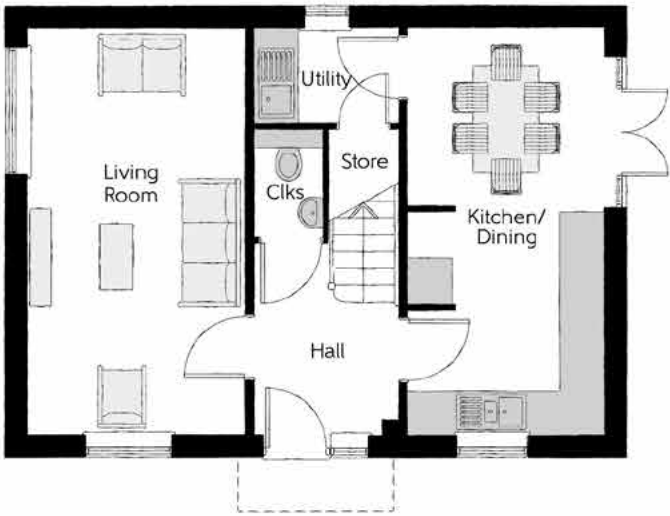


Bellway



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)

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The Mason

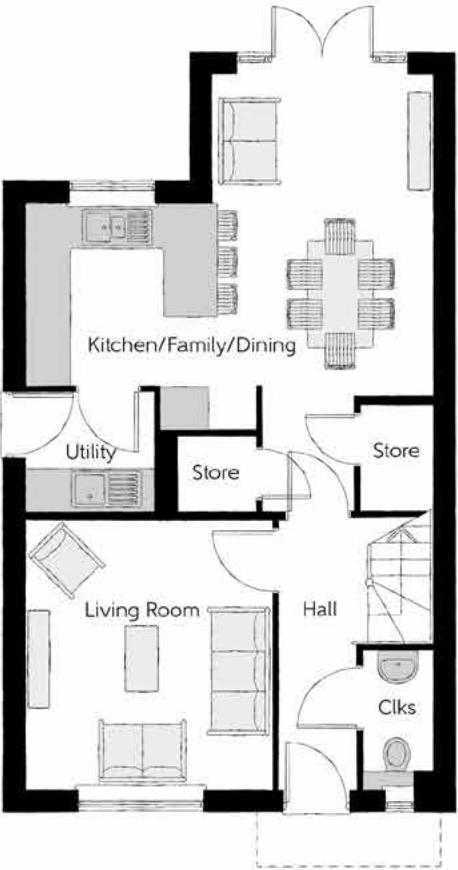
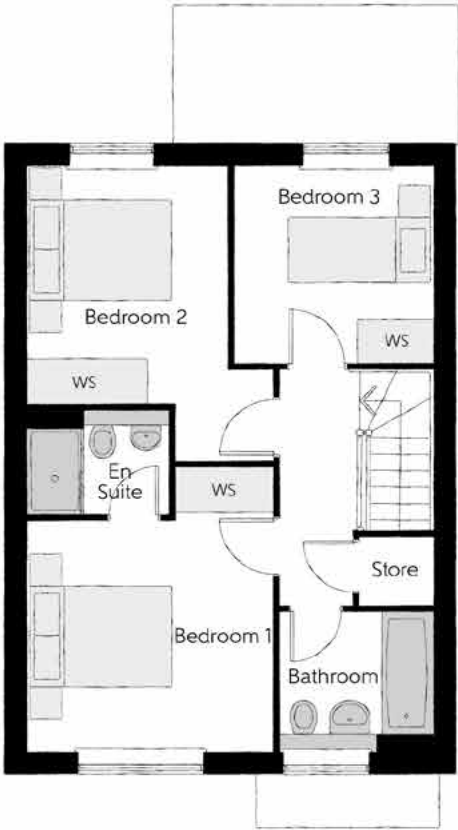
THREE BEDROOM HOME



Bellway

The Mason

Three bedroom home



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

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The Milliner

FOUR BEDROOM HOME

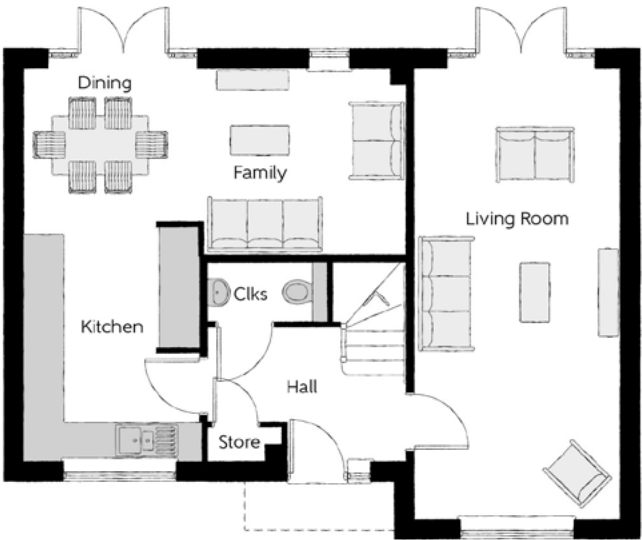


Bellway



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)

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The Sawyer

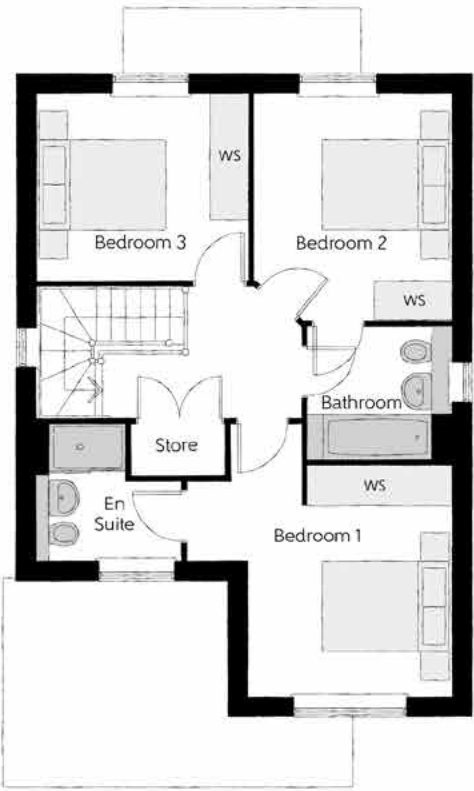
THREE BEDROOM HOME



Bellway

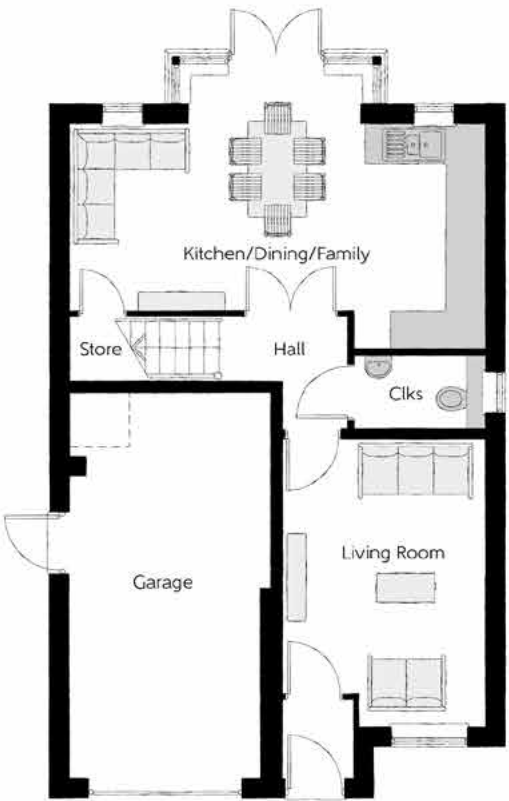
The Sawyer

Three bedroom home



First Floor

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



Ground Floor

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

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

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The Scrivener

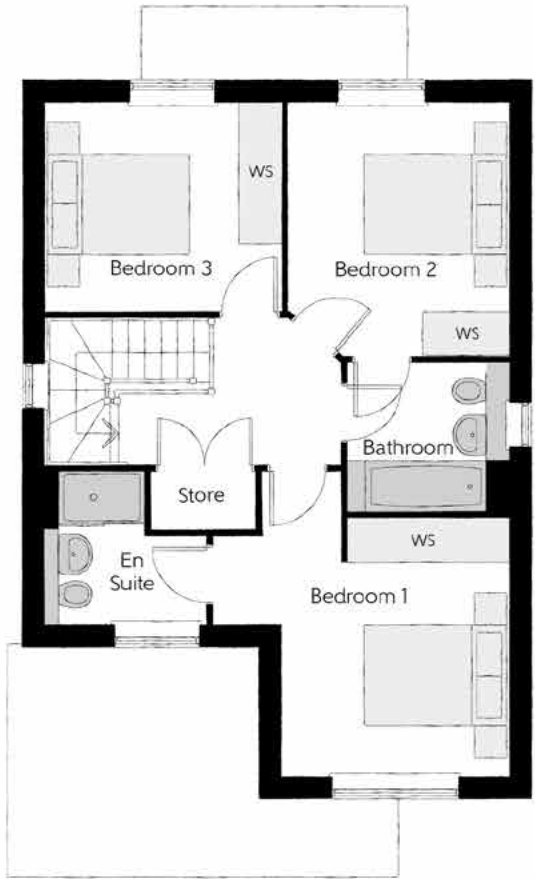
THREE BEDROOM HOME



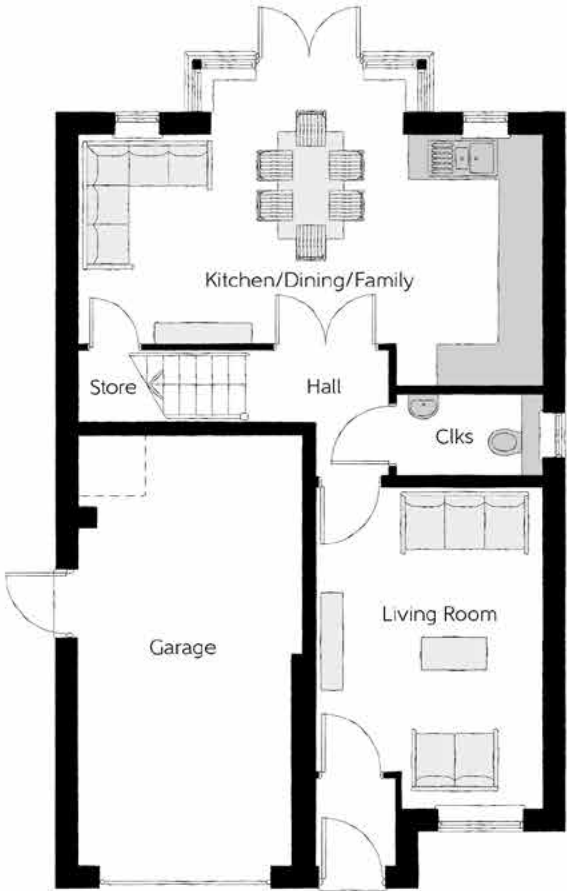
Bellway

The Scrivener

Three bedroom home



First Floor		
Bedroom 1	4.09m x 4.23m <small>(max)</small>	13'5" x 13'11" <small>(max)</small>
Bedroom 1 En Suite	2.25m x 2.10m <small>(max)</small>	7'4" x 6'11" <small>(max)</small>
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 <small>(max)</small>	21'1" x 11'6" <small>(max)</small>
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 <small>(max)</small>	10'2" x 20'0" <small>(max)</small>

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

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The Tailor

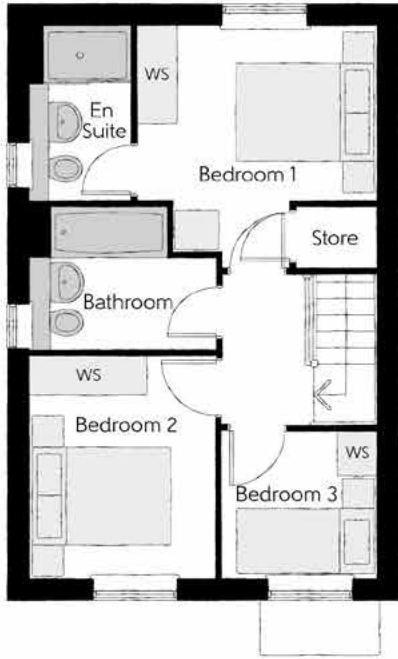
THREE BEDROOM HOME



Bellway

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

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

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The Thespian

THREE BEDROOM HOME



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)

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Blenheim

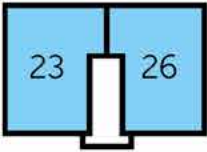
One & two bedroom apartments



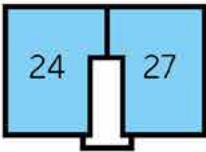
*Window replaced by french doors and juliette balcony on first and second floors

The Blenheim – Plots 23, 24, 25, 26, 27 & 28

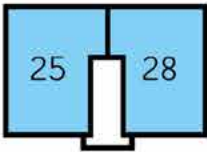
Kitchen/Dining/ Living Area	5.860m x 4.265m	19'3" x 14'0"
Bedroom 1	3.992m x 2.602m	13'1" x 8'6"
Bedroom 2	3.102m x 3.229m	10'2" x 10'7"
Bathroom	2.195m x 1.900m	7'2" x 6'3"



Ground Floor



First Floor



Second Floor

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. External finishes and landscaping may vary. 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.

Blenheim

ONE AND TWO BEDROOM APARTMENTS



Specification

			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	Ash Flat Top Newel Caps	●	●	●
	Handrail	Ash 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 SR700 Door Furniture	●	●	●
KITCHEN	Frontals	Bellway Band B options ~	●	●	
		Bellway Band C options ~			●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Units	Frontal Matching Table Ends	●	●	
		Unit Framing			●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	
		Zanussi Single Oven ZOHNX3X1			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
WET ROOMS	Appliances Microwave	Zanussi Combination Microwave ZVENM6X1			●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	
		Zanussi 70/30 Fridge Freezer ZNLN18FS1			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
		Zanussi Dishwasher ZDLN1511			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡‡‡	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ###	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal ###			●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
WET ROOMS		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ^^	●	●	
		Mira MINIMAL Single Thermostatic Shower ~~			●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^		●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal		●	
		Roca DEBBA 550 WHB with Semi Pedestal			●

WET ROOMS	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps		●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡		●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡		●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †††		●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)			●
	Controls	Dual Zoned 3 way Heating Programmer WI-FI	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●	●
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~~~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	Brushed Chrome Recessed Spot Lights	●	●	●
	Lighting - Bathroom & En-Suites	Brushed Chrome Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
EXTERNALS & MISC	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Build Method	Masonry #	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages #		●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door #		●	●
	Drives	Bitmac Black ^^^	●	●	●
	Landscaping - Front	Medalion Turf & Landscape Planting ##	●	●	●
	Landscaping - Rear	Rotovated Topsoil ##	●	●	●
	Renewables	Photovoltaic Array #	●	●	●
	EV Charging Terminal	ME Zappi 7kw Universal * †	●	●	●

* refer site layout

** fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

‡‡‡ housetype dependent

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

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

^^^ plot dependent

plot specific, refer site layout

refer site landscape layout

semi recessed basin if AD M4(ii) applicable

~ soft close mechanism to doors & drawers

~~ where provision of shower tray allows

~~~ where shown on layouts





## Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

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

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

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

**SAMI AND SARA,**  
HANWOOD PARK

## Homes to love, built with care

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

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

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

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

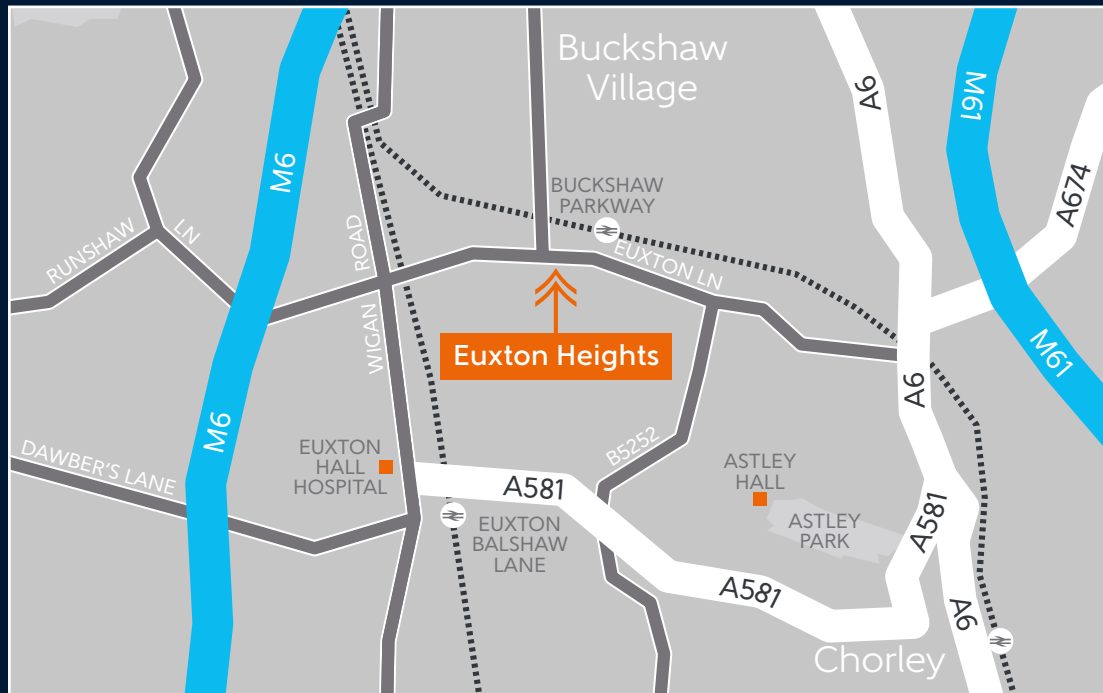


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us



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

# Bellway

