



Old Brook View

Old Brook View is a development of 3 and 4 bedroom homes, located in Shaw.



Bellway



From every day amenities to places for special days

Explore, discover, engage – this is a landscape to inspire whatever your AGE

Old Brook View is well-located for the Milnrow Road and Market Street hub of independent stores from opticians to hardware and sweet shops, high street names Boots and Greggs, with Tesco Extra, Iceland, and Asda Superstore all in this locale.

The Spindles Town Square Shopping Centre in Oldham, three miles away, is home to Clarks and Claires, Pandora and the Perfume Shop, Santander, Timpsons and O2, with coffee spots along the way, while Oldham’s Tommyfield Markets continue the market tradition indoors and outdoors.

Schooling from early years onwards is close to home, with Shaw Childcare Village for 3-5s and Holyrood Nursery from 12 weeks to 5 years, St George’s CofE primary, with Before and After school club, and Crompton House Academy with Sixth Form, each Ofsted rated ‘Good’.

The Playhouse 2 theatre is ‘Shaw’s hidden gem’ for plays, music, and films, with Lyseum and Coliseum theatres, Queen Elizabeth Hall venue for tribute Taylor Swifts, comedy and concerts, and Odeon cinema in Oldham.

Shaw’s Elite Fitness hosts fitness activities from cross-training to parent & baby sessions, while Oldham Leisure Centre features state-of-the-art dance and spin studios and swimming pool. The town’s Summit Up climbing centre has one of the UK’s largest Clip ‘n Climb for exhilarating activity for everyone – even toddlers – to inspire active lifestyles.

Golfers will find great views at Crompton and Royton Club, or take in Pennine Hills vistas from Tandle Hill Country Park on summer picnics, organised Wellbeing Walks, and strolls amongst autumn’s woodland colours. Piethorne Valley’s moorland beauty and Crompton Moor’s wildlife and landmark waterfall are also close by, and while wonderful tranquil open space is always accessible fast-tracks are too.

The M62 Milnrow Interchange is two miles away and Shaw & Crompton Metrolink to Manchester Market Street takes 37 minutes. Manchester Airport is on the Metrolink – or 21 miles by road – with Huddersfield 19 miles and Leeds 42 miles away.

Perfect for city connections in a setting to connect with nature

Discover a home designed for life

Welcome to Old Brook View in Shaw near Oldham, a collection of brand-new homes combining the advantages of modern home design with convenient local amenities. Shaw is where proud industrial heritage meets a 21st century role as state-of-the-art distribution hub due to its superb road links. Old Brook View is also just a short walk from a Metrolink stop, which all makes

for excellent commuting options. Designed with light-filled living spaces and energy-efficiency in mind, each home is finished to our impressive flagship Artisan Collection specification, so whether you choose a three or four bedroomed house style to create a beautiful family home or to invest in the future as a first-time buyer, you’ll be perfectly placed in every way.







Development plan



3 Bedroom Homes

-  **The Tailor**
Plots 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 33, 34, 37, 38, 43, 44, 45, 46, 55, 56, 57, 67, 85, 86, 90, 91, 93, 96, 106, 108, 109, 115, 116, 117, 121, 124, 328 & 329
-  **The Thespian**
Plots 3, 4, 68, 92, 95, 107, 118, 120 & 123
-  **The Lymner**
Plots 30, 42, 77 & 127
-  **The Tenterer**
Plot 130
-  **The Baxter**
Plots 28, 47, 48, 52, 53, 54, 58, 61, 64, 70, 71, 72, 74, 78, 79, 80 & 98
-  **The Mason**
Plots 1, 50, 83, 103, 104, 126 & 128
-  **The Sawyer**
Plots 13, 14, 16, 62, 63, 73, 75, 76, 97 & 113
-  **The Kenwyn**
Plot 132
-  **The Tyne**
Plots 133 & 134

4 Bedroom Homes

-  **The Farrier**
Plots 2, 5, 6, 15, 31, 32, 35, 36, 59, 60, 65, 66, 81, 87, 88, 99, 100, 110, 111, 112, 114 & 122
-  **The Scrivener**
Plots 29, 40, 41, 51, 82, 89, 94, 101, 102, 105 & 125
-  **The Milliner**
Plots 119 & 129
-  **The Bowyer**
Plots 39, 49, 69 & 84
-  **The Bowyer *Life***
Plot 135
-  **The Tilmore**
Plot 131

2-3 Bedroom Homes

-  **Affordable Homes**
-  **Sales Centre**

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

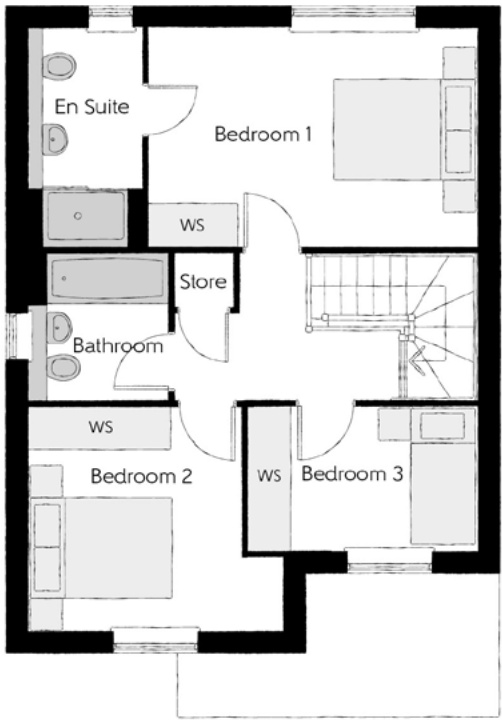
THREE BEDROOM HOME



Bellway

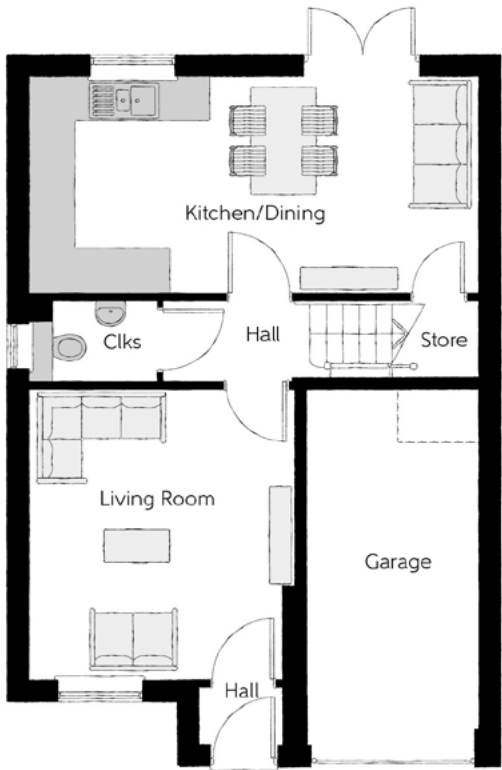
The Baxter

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 Bowyer

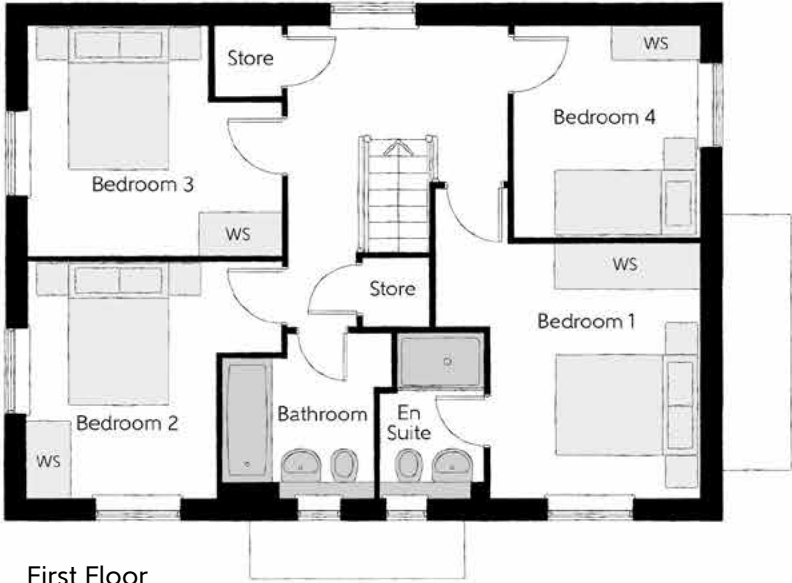
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

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



Ground Floor

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

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

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The Farrier

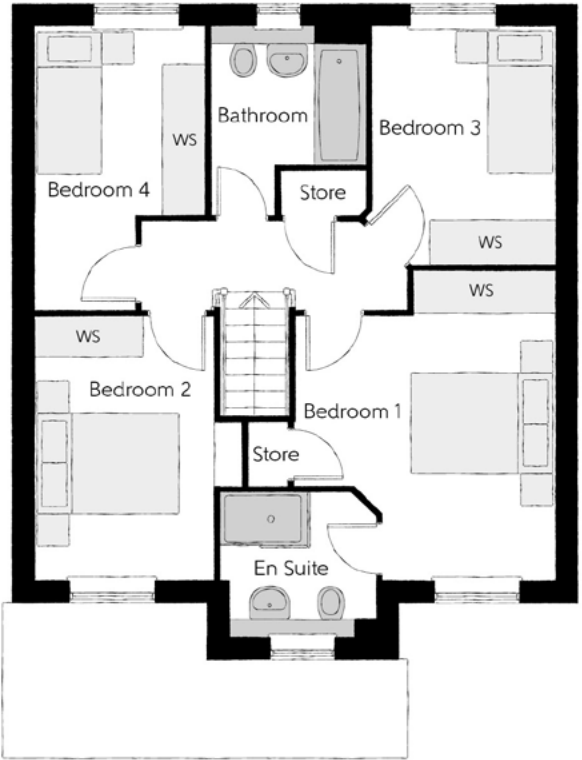
FOUR BEDROOM HOME



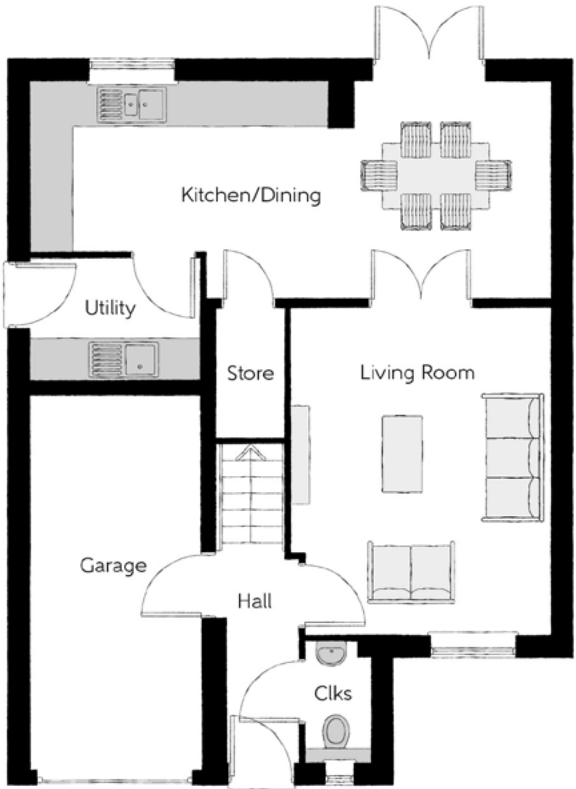
Bellway

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 Lymner

THREE BEDROOM HOME



Bellway

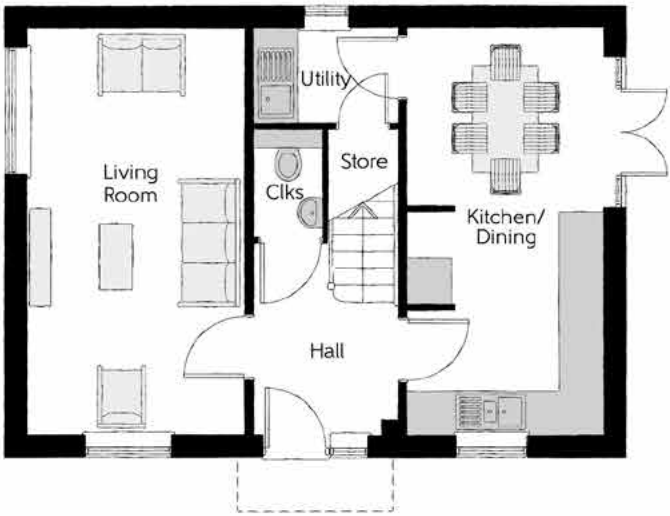
The Lymner

Three bedroom home



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03 m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'1" x 4'11"

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

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The Mason

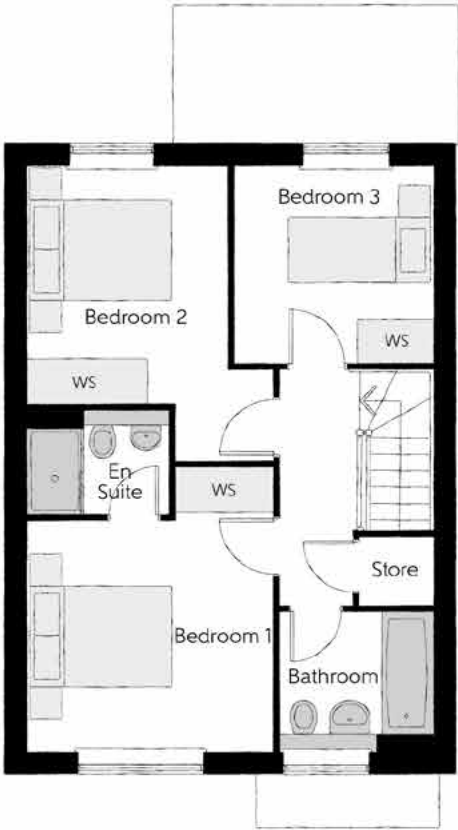
THREE BEDROOM HOME



Bellway

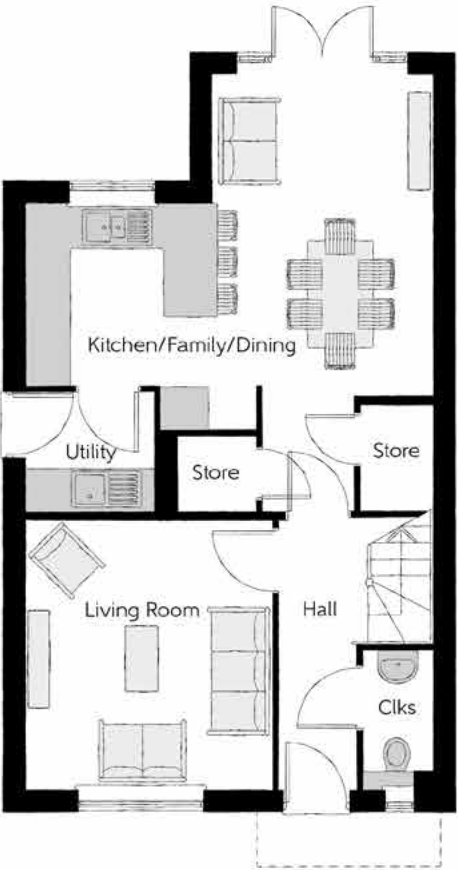
The Mason

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)

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The Milliner

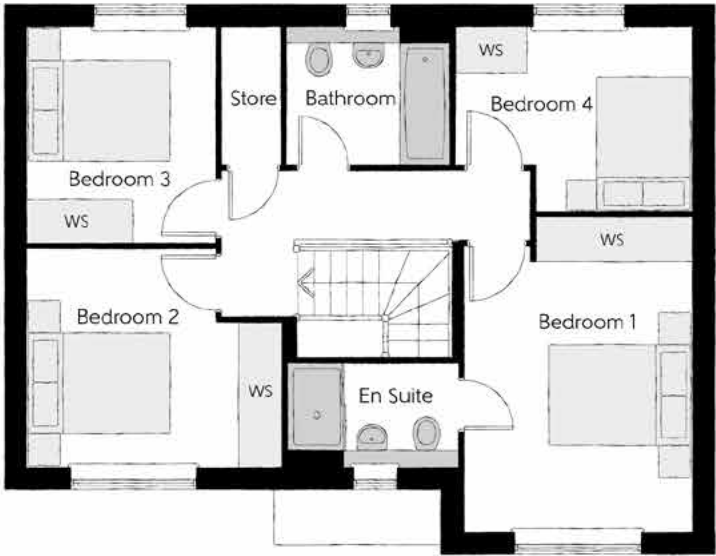
FOUR BEDROOM HOME



Bellway

The Milliner

Four bedroom home



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

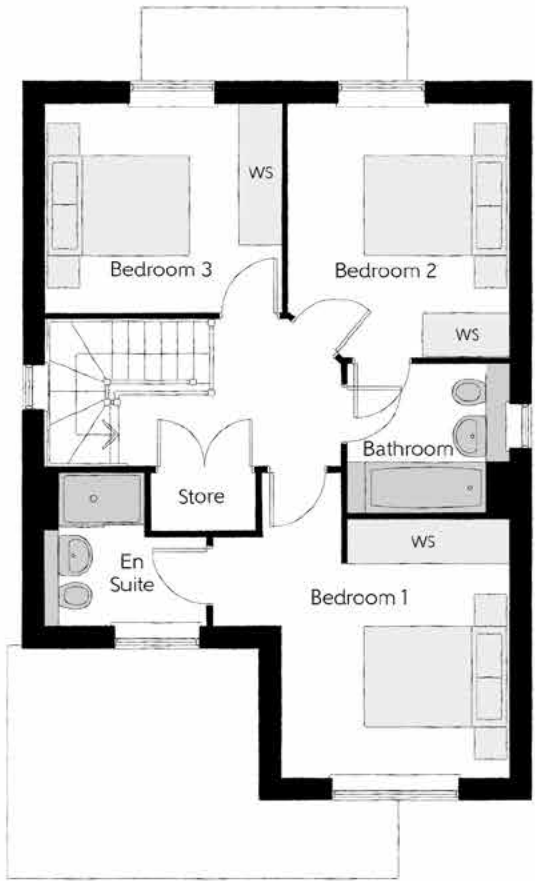
THREE BEDROOM HOME



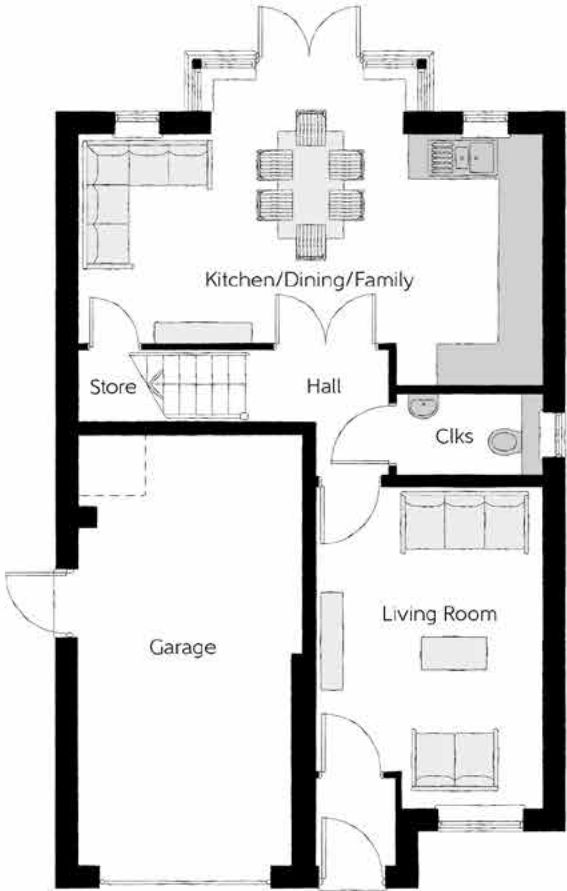
Bellway

The Sawyer

Three bedroom home



First Floor		
Bedroom 1	4.09m x 4.23m <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 Scrivener

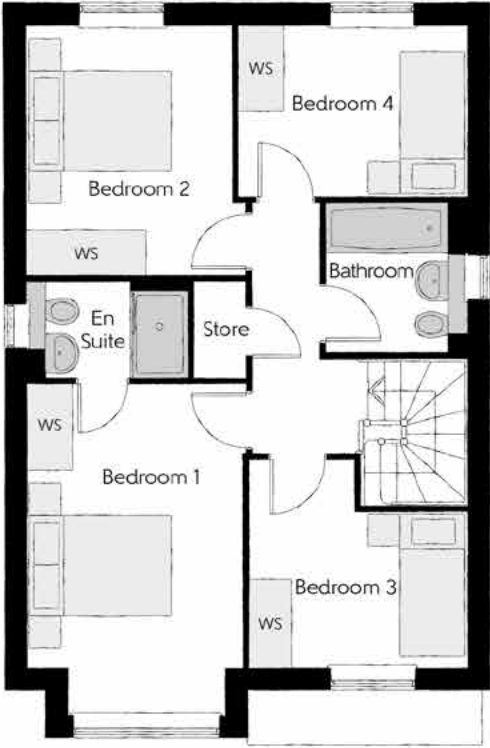
FOUR BEDROOM HOME



Bellway

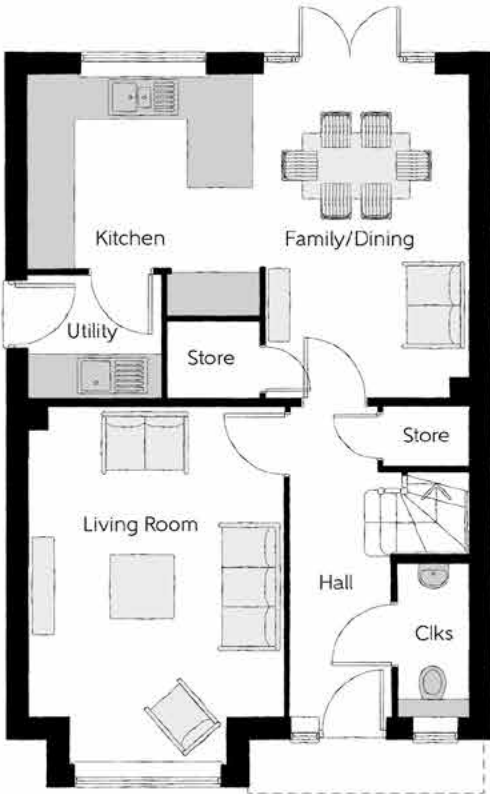
The Scrivener

Four bedroom home



First Floor

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



Ground Floor

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

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

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The Tailor

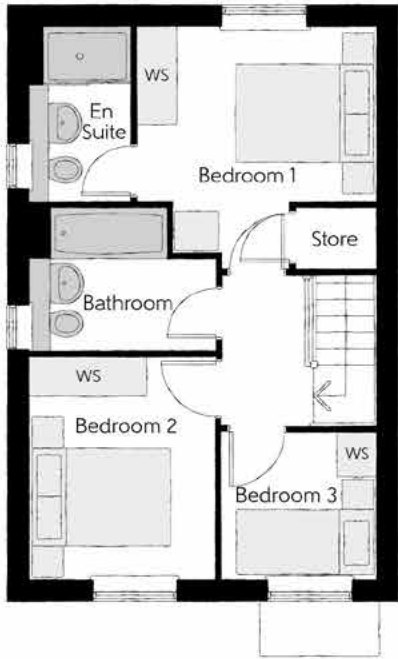
THREE BEDROOM HOME



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 Tenterer

THREE BEDROOM HOME

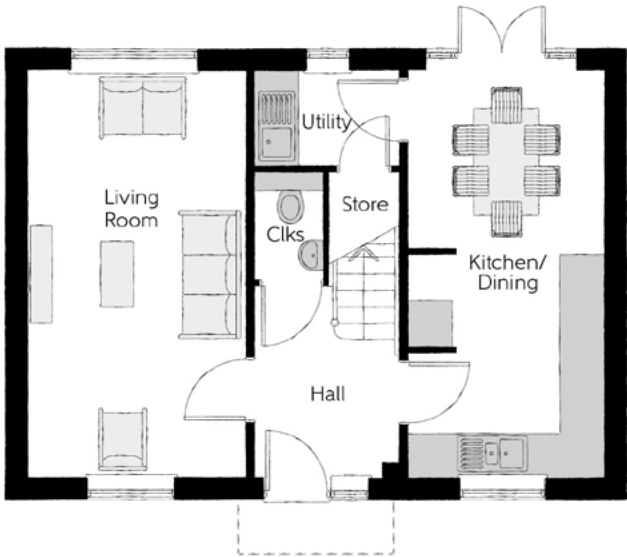


Bellway



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.96m x 1.51m	3'2" x 4'11"

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

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The Thespian

THREE BEDROOM HOME



Bellway

The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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The Tyne

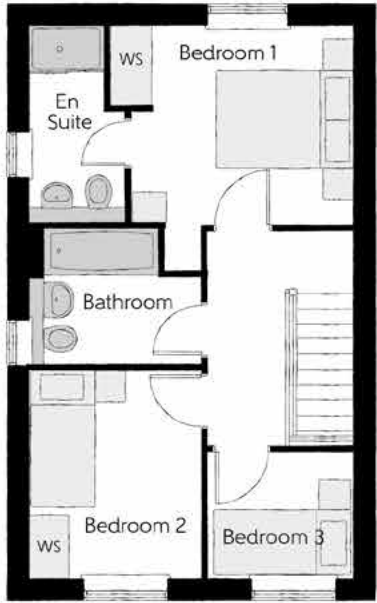
THREE BEDROOM HOME



Bellway

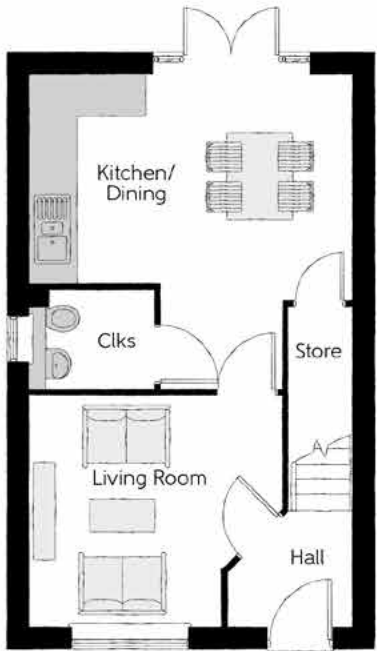
The Tyne

Three bedroom home



First Floor

Bedroom 1	3.59m x 2.98m	11'7" x 9'7"
Bedroom 1 En Suite	1.40m x 2.94m	4'5" x 9'6"
Bedroom 2	2.52m x 3.09m	8'2" x 10'1"
Bedroom 3	2.17m x 1.88m	7'11" x 6'1"
Bathroom	2.52m x 2.02m	8'2" x 6'6"



Ground Floor

Living Room	3.74m x 3.42m	12'2" x 11'2"
Kitchen/Dining	4.78m x 4.71m (max)	15'6" x 15'4" (max)
Cloakroom	1.50m x 1.85m	4'9" x 6'0"

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

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The Tilmore

FOUR BEDROOM HOME



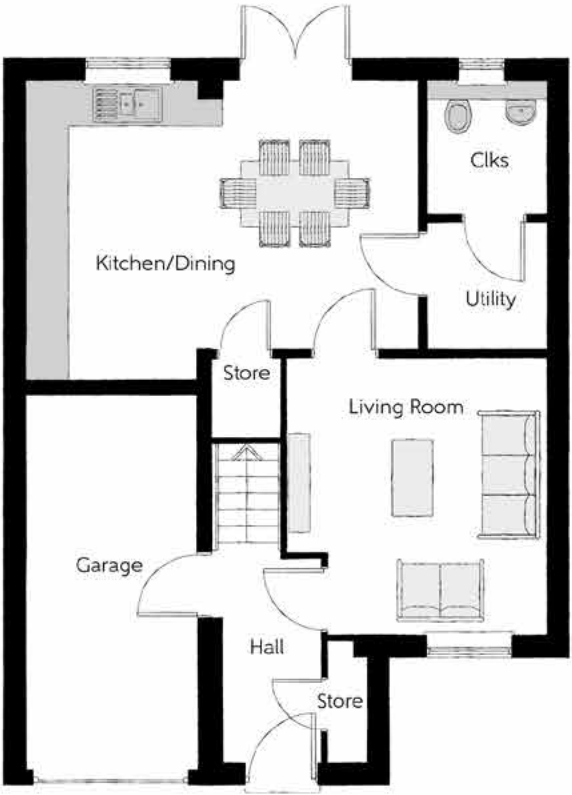
Bellway

The Tilmore

Four bedroom home



First Floor		
Bedroom 1	3.61m x 4.29m	11'8" x 14'0"
Bedroom 1 En Suite	2.04m x 2.11m (max)	6'6" x 6'9" (max)
Bedroom 2	2.47m x 3.66m	8'1" x 12.0"
Bedroom 3	2.51m x 3.28m	8'2" x 10'7"
Bedroom 4	3.90m x 2.36m (max)	12'7" x 7'7" (max)
Bathroom	2.16m x 1.95m	7'0" x 6'3"



Ground Floor		
Living Room	3.61m x 3.83	11'8" x 12'5"
Kitchen/Dining	5.44m x 4.16m (max)	17'8" x 13'6" (max)
Cloakroom	1.68m x 1.85m	5'5" x 6'0"

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

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The Kenwyn

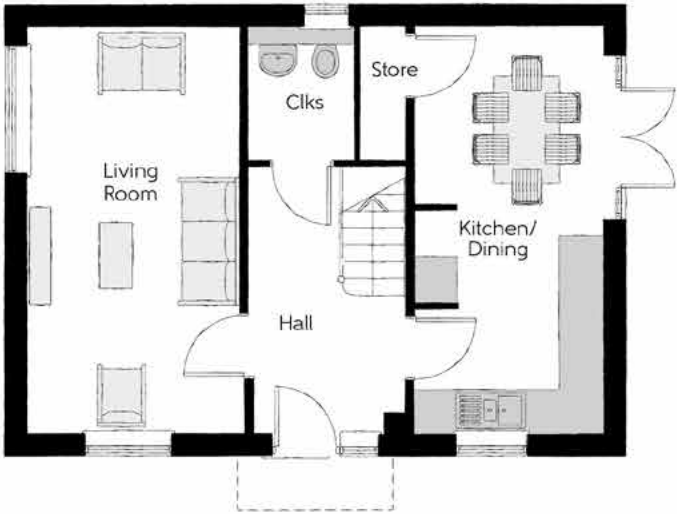
THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	2.77m x 4.07m	9'0" x 13'3"
Bedroom 1 En Suite	2.77m x 1.48m	9'0 x 4'8"
Bedroom 2	3.01m x 3.07m	9'8" x 10'0"
Bed room 3	3.25m x 2.48m	10'6" x 8'1"
Bathroom	2.26m x 1.92m	7'4" x 6'2"



Ground Floor		
Living Room	3.01m x 5.64m	9'8" x 18'5"
Kitchen/Dining	2.71m x 5.61m	8'8" x 18'4"
Cloakroom	1.50m x 1.85m	4'9" x 6'0"

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

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The BowyerLife

FOUR BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.41m x 3.83m (max)	11'2" x 12'7" (max)
Bedroom 1 En Suite	2.45m x 1.43m	8'0" x 4'8"
Bedroom 2	3.50m x 3.11m (max)	11'6" x 10'3" (max)
Bedroom 3	2.66m x 3.33m (max)	8'9" x 10'11" (max)
Bedroom 4	3.41m x 2.62m	11'2" x 8'7"
Bathroom	2.27m x 1.99m (max)	7'5" x 6'6" (max)



Ground Floor

Kitchen/Dining	4.14m x 6.54m (inc. bay)	13'7" x 21'5" (inc. bay)
Living Room	3.34m x 6.54m	10'11" x 21'5"
Utility	2.37m x 1.64m	7'9" x 5'4"
Cloakroom	2.37m x 1.43m	7'9" x 4'8"

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

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Specification

			3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●
	Ceilings	Crown White Matt Emulsion	●	●
	Walls	Crown White Matt Emulsion	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●
	Window Cills	White Gloss MDF	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●
	Newel Caps	Ash Flat Top Newel Caps	●	●
	Handrail	Ash Heavy Duty Handrail	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	
		White Gloss 120x14 MDF Grooved & Chamfered		●
KITCHEN	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
	Ironmongery	Chrome SR700 Door Furniture	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
	Frontals	Bellway Band B options ~~	●	
		Bellway Band C options ~~		●
	Units	Frontal Matching Table Ends	●	
		Unit Framing		●
	Worktops	40mm Square Edge Worktops with upstand	●	●
	Kitchen Sink	Leisure Eaton 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)		●
WET ROOMS	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	●	●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3		●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	
		Zanussi 70/30 Fridge Freezer ZNFN18ES3		●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	
		Zanussi Dishwasher ZDLN1521		●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●
	Cloaks - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡‡‡	●	●
WET ROOMS	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 CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~	●	
		Roca DEBBA 550 WHB with Semi Pedestal ~		●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ^^^	●	
		Mira MINIMAL Single Thermostatic Shower ~~~		●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *** †††	●	
WET ROOMS		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††		●
	En-Suite - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	
		Roca DEBBA 550 WHB with Semi Pedestal		●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●
	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 †††		●

			3 Bedroom Homes	4 Bedroom Homes
MECHANICAL	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡‡	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^		●
	Controls	Dual Zoned 3 way Heating Programmer WI-FI	●	●
	Radiators	Stelrad Compact Low Surface Temperature Steel Panel Radiators with Grilles	●	●
	Towel Warmers	Flat Chrome to Bathroom		●
ELECTRICS	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●
	Home Working	Dedicated Power, USB & Data points	●	●
	Safety - Heat	Heat Detector DET &	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡‡		●
	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	Medallion Turf & Landscape Planting ###	●	●
	Landscaping - Rear	Rotovated Topsoil ###	●	●
EXTERNALS & MISC	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 - liaise with sales executive

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

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

^^^ 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.



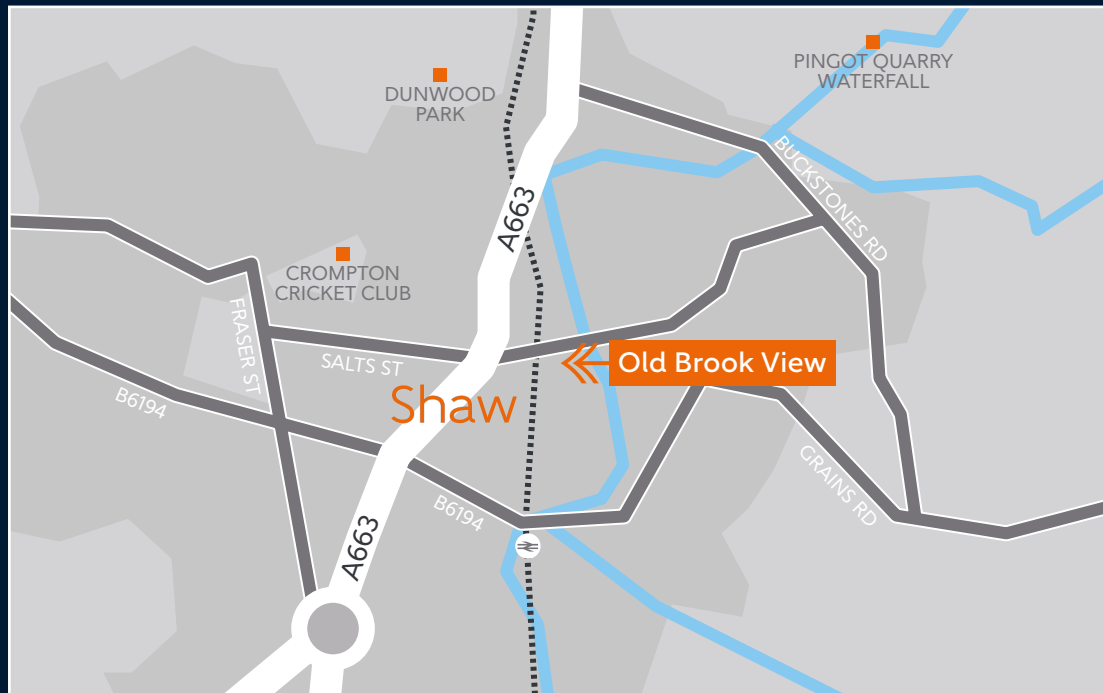
\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us

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**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.

