

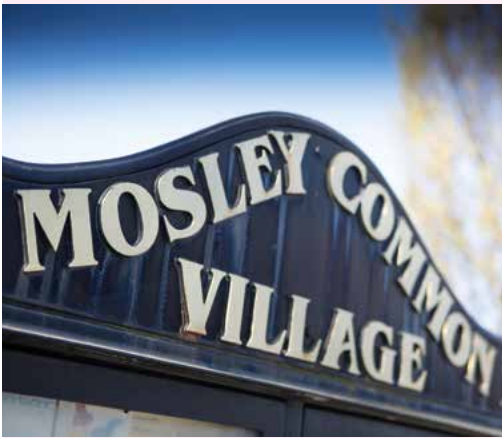


# Trilogy

Trilogy is a development of 2, 3 and 4 bedroom homes in Mosley Common.

**Bellway**





# The advantages of convenient urban living

## The benefits of exceptional spaces that promote wellbeing

You'll find amenities on the doorstep, from a medical centre to the Parr Bridge hub's Starbucks, Lidl and Snap Fitness 24/7 gym. Just two miles away Ellesmere Shopping Centre has a Tesco Extra, high-street names and food court all in a spacious mall setting.

Best Friends nursery welcomes 0-5s to its bright playrooms, sensory garden and mud kitchen and St John's Mosley Common CofE, rated Good by Ofsted, has an Early Years Education pre-school. Holy Family Catholic Primary, rated Good, and Garrett Hall Primary, Outstanding, are under a mile away, and like St John's provide Early Bird and After-School provision. At senior level The Lowry Academy in Walkden and St Mary's High School and Sixth Form College in Astley, both Good, are just two miles away.

Mosley Common has playing fields and football pitches, while Worsley Leisure Centre facilities include three pools, gym & HIIT zone, dance studio and sauna, while Walkden's Ellesmere Golf Club prides itself on being friendliest in the area. Adventure Now's action-packed activities from archery and quad biking to Bushcraft campfire cooking to develop skills, confidence and

friendships in the outdoors, while the Trafford Centre offers more than iconic shopping - where brands like Sephora first launch in the North - with premier leisure from Odeon cinema to Adventure Golf family fun, with LEGOLAND® Discovery Centre next door.

Connect with nature at Pennington Flash Nature Reserve with woodland and wetland habitats, new visitor information point, café and adventure play, spotting two hundred species of resident and migratory birds on the reed-beds and islands. RHS Garden Bridgewater hosts events from the annual Glow illuminated trail and light-show spectacular to Halloween activities finding ingredients for witch's potions and magic spells, or head to a Fairy Glen at Appley Bridge, an enchanted forest to cross wooden bridges, see tumbling waterfalls, and lunch at the picnic spots.

You can feel miles from it all, but Manchester's city buzz and world-class venues are always close. The Guided Busway is a ten-minute walk and A580 East Lancs Road nearby. With the M6, M62 and M60 Ring Road easily accessed, Warrington is 14 miles, Stockport 17 miles and Manchester Airport 15 miles away.

# Beautifully designed. Ideally located

## Discover a home well-placed for modern living in every way

Welcome to Trilogy, a collection of two, three and four bedroom homes in Mosley Common, offering a choice of styles showcasing our considered design approach that creates desirable living spaces tailored for contemporary lifestyles - including our focus on greener, energy-efficient living. Our future focussed homes have solar panels, smart thermostats, additional insulation & car chargers. Mosley Common combines a pride in its history with a forward-thinking vision that is

bringing a re-energised future to enhance quality of life, from new play, sports and leisure facilities to new parks and a green corridor that will enrich local biodiversity, enhancing a location offering excellent local schooling and enviable connectivity via road or access to the Guided Busway network. So, from a sense of community to commuting options across the area, at Trilogy you'll feel well-connected.









# Development plan


## 2 Bedroom Homes

 The Barkham  
Plots 35 & 36

## 3 Bedroom Homes

 The Etherow  
Plots 2, 38, 55, 58, 63, 65, 88 & 97

 The Ashburn  
Plots 3, 6, 13, 16, 17, 18, 21, 22, 50 & 51

 The Tyne  
Plots 7, 8, 9, 10, 39, 54, 57, 64, 66 & 98


 The Cherwell  
Plots 37, 43, 44, 45, 53, 69, 70, 71 & 95

 The Kenwyn  
Plots 42, 49, 76 & 87

 The Ribble  
Plots 68, 77, 86 & 96

## 4 Bedroom Homes

 The Lowther  
Plots 1, 40, 41, 52, 56, 59, 60, 61, 62, 72 & 73

 The Tilmore  
Plots 4, 5, 11, 12, 14, 15, 19, 20, 23, 46, 47, 48, 67, 74, 75 & 99


## 2-3 Bedroom Homes

 Affordable Homes

 Showhomes and Sales Office



### Key to plan

- s/s Sub station
- p/s Pump station
- bcp Bin collection point
-  Electric charging point

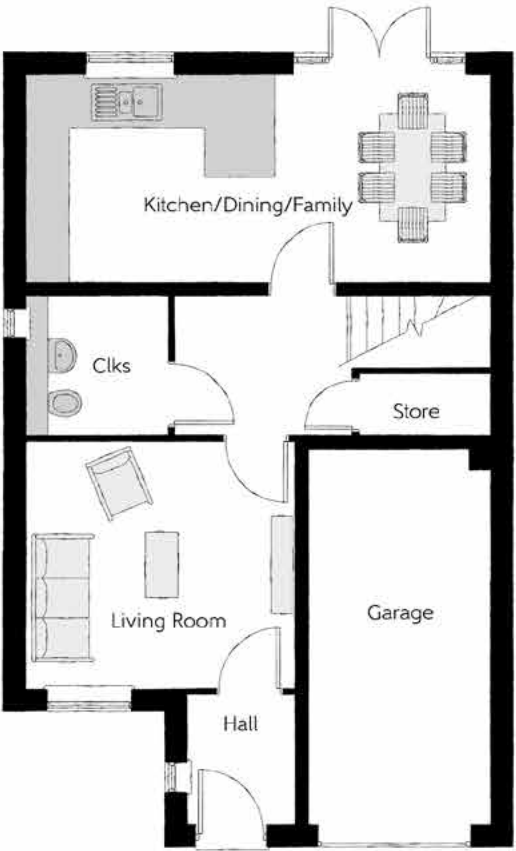
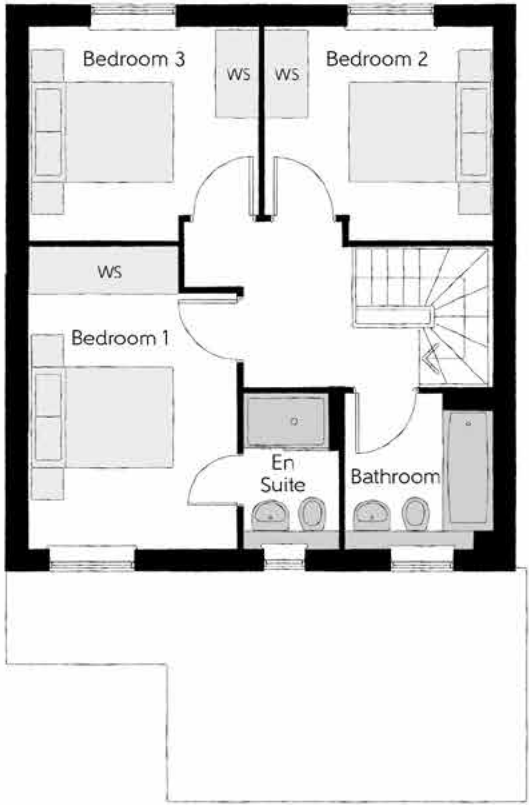
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





# The Ashburn

THREE BEDROOM HOME



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

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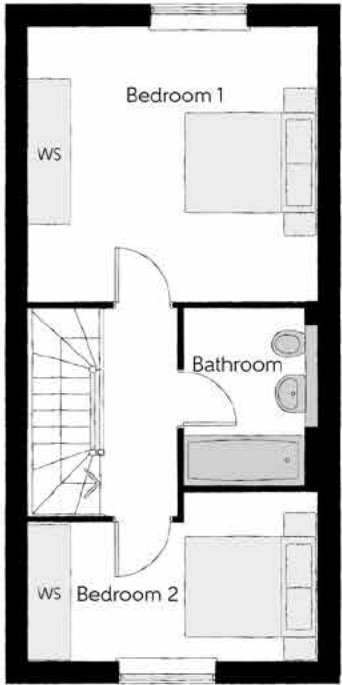
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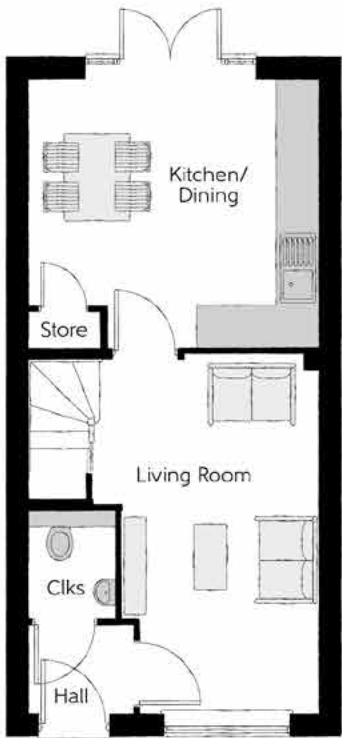


# The Barkham

TWO BEDROOM HOME



First Floor		
Bedroom 1	4.04 x 3.80m	13'2" x 12'4"
Bedroom 2	4.04 x 2.30m (max)	13'2" x 7'5" (max)
Bathroom	1.89 x 2.50m	6'2" x 8'2"



Ground Floor		
Kitchen/Dining	4.04 x 3.73m (max)	13'2" x 12'2" (max)
Living Room	3.16 x 4.96m (max)	10'3" x 16'2" (max)
Cloakroom	1.50 x 1.21m	4'10" x 3'9"

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

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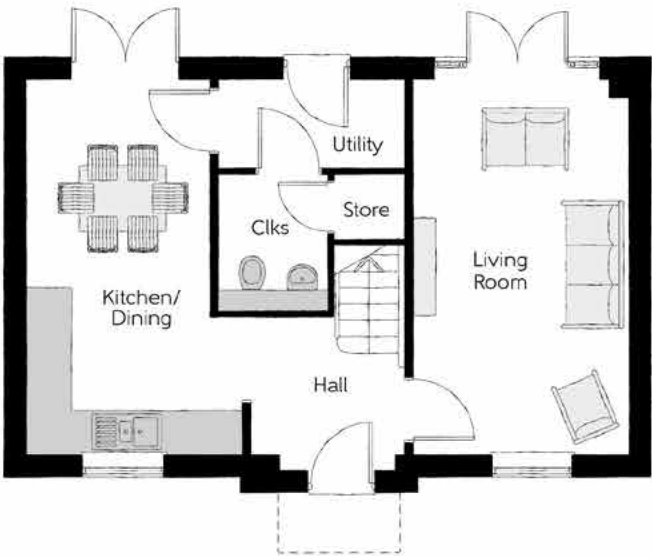


# The Cherwell

THREE BEDROOM HOME



First Floor		
Bedroom 1	3.57 x 3.02m (max)	11'7" x 9'9" (max)
Bedroom 1 En Suite	2.14 x 1.40m (max)	7'0" x 4'5" (max)
Bedroom 2	2.67 x 4.17m (max)	8'7" x 13'6" (max)
Bedroom 3	3.09 x 2.42m	10'1" x 7'9"
Bathroom	1.90 x 2.16m	6'2" x 7'0"



Ground Floor		
Kitchen/Dining	5.19 x 3.11m (max)	17'0" x 10'2" (max)
Living Room	3.61 x 3.83m (max)	11'8" x 12'5" (max)
Utility	2.55 x 1.19m	8'3" x 3'9"
Cloakroom	1.50 x 1.85m	4'9" x 6'0"

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

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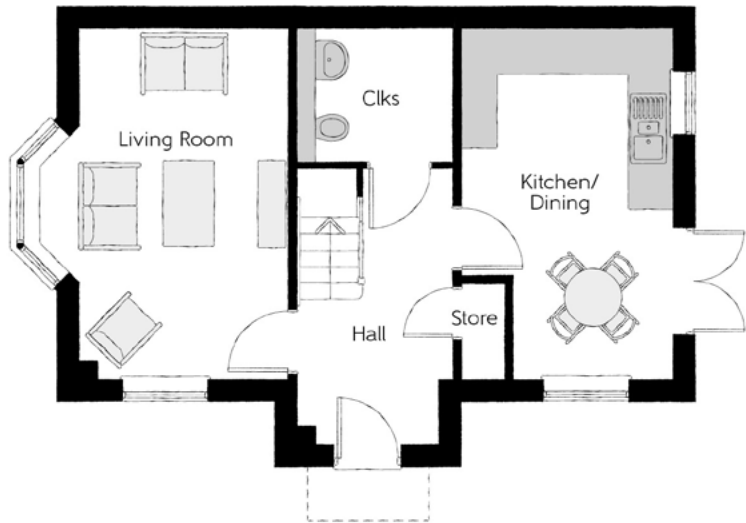
# The Etherow

THREE BEDROOM HOME



First Floor

Bedroom 1	3.55m x 2.94m	11'7" x 9'7"
Bedroom 1 En-Suite	2.93m x 1.20m	9'7" x 3'11"
Bedroom 2	3.17m x 2.38m	10'4" x 7'9"
Bedroom 3	2.37m x 3.17m	7'9" x 10'4"
Bathroom	1.92m x 1.90m	6'3" x 6'2"



Ground Floor

Kitchen/Dining	4.84m x 2.89m	15'10" x 9'5"
Living Room:	4.84m x 3.46m (max)	15'10" x 11'4" (max)
Cloakroom	2.14m x 1.85m	7'0" x 6'0"

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

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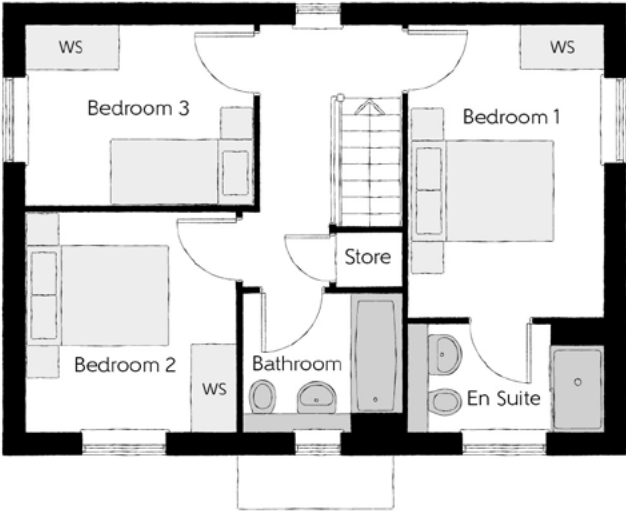
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# The Kenwyn

THREE BEDROOM HOME



First Floor

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



Ground Floor

Kitchen/Dining	2.71m x 5.61m	8'10" x 18'4"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Cloakroom	1.50m x 1.85m	4'11" x 6'0"

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

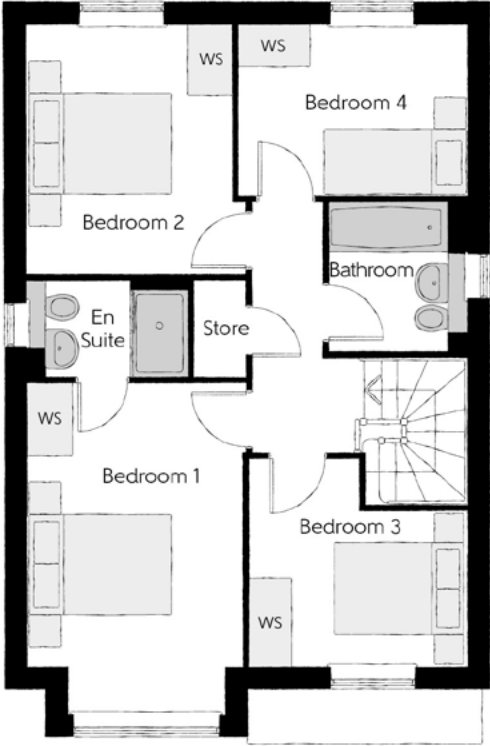
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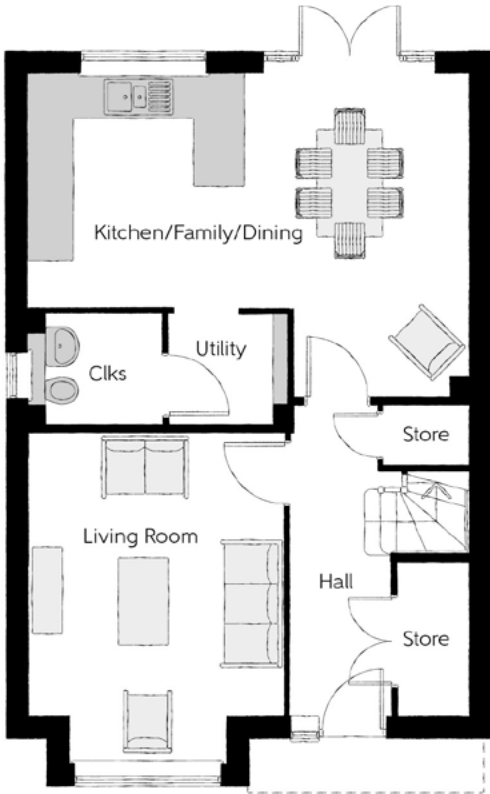


# The Lowther

FOUR BEDROOM HOME



First Floor		
Bedroom 1	4.56m x 2.92m <small>(inc. bay)</small>	15'1" x 9'9" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.21m x 1.34m	7'4" x 4'5"
Bedroom 2	3.02m x 3.46m <small>(max)</small>	9'3" x 11'4" <small>(max)</small>
Bedroom 3	3.03m x 2.86m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.16m x 2.37m	10'5" x 7'10"
Bathroom	2.07m x 1.90m	6'10" x 6'3"



Ground Floor		
Kitchen	3.10m x 3.25m	10'6" x 10'11"
Family/Dining	3.00m x 4.48m	14'8" x 9'6"
Living Room	3.90m x 3.50m <small>(inc. bay)</small>	16'3" x 11'7" <small>(inc. bay)</small>
Utility	1.63m x 1.50m	6'0" x 5'7"
Cloakroom	1.48m x 1.83m	3'2" x 6'10"

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

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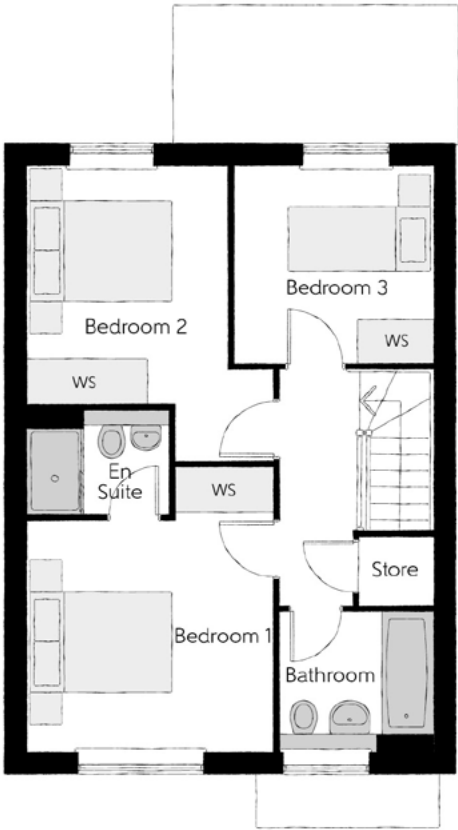
# The Ribble

THREE BEDROOM HOME



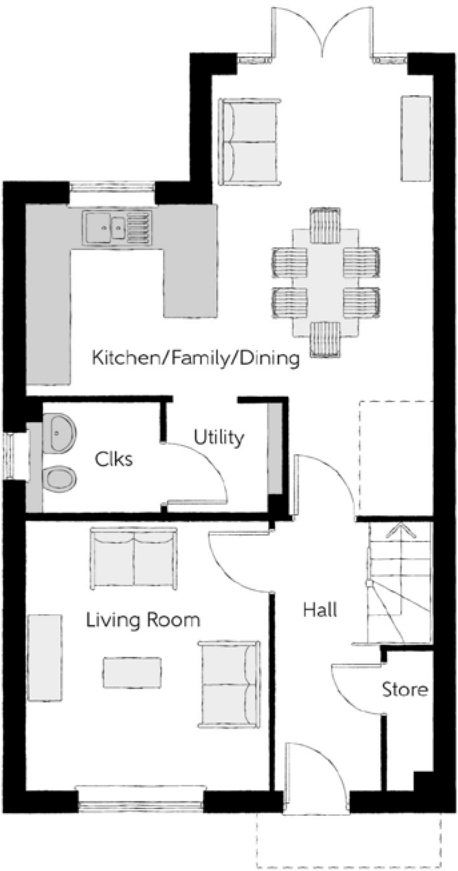
The Ribble

Three bedroom home



First Floor

Bedroom 1	3.43m x 3.92m <small>(max)</small>	11'3" x 12'10" <small>(max)</small>
Bedroom 1 En Suite	1.95m x 1.46m	6'4" x 4'9"
Bedroom 2	4.09m x 3.43m <small>(max)</small>	13'5" x 11'3" <small>(max)</small>
Bedroom 3	2.73m x 2.73m	8'11" x 8'11"
Bathroom	2.10m x 1.71m	6'10" x 5'7"



Ground Floor

Kitchen/Family/Dining	5.63m x 6.11m <small>(max)</small>	18'5" x 20'0" <small>(max)</small>
Living Room	3.71m x 3.34m	12'2" x 10'11"
Utility	1.60m x 1.49m	5'2" x 4'10"
Cloakroom	1.49m x 1.85m	4'10" x 6'0"

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

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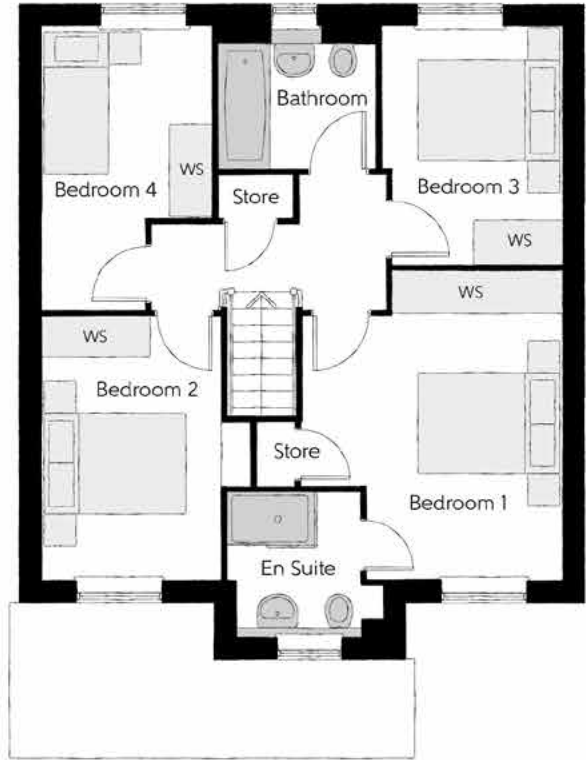
# The Tilmore

FOUR BEDROOM HOME

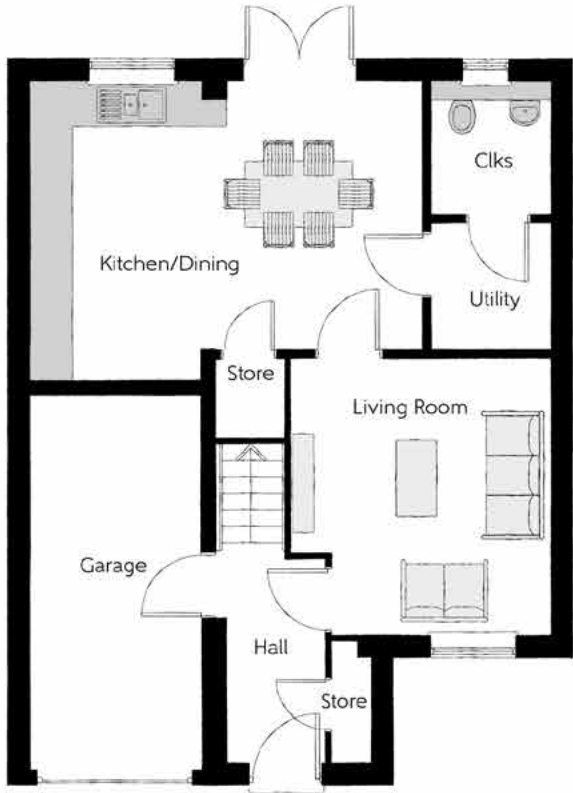


The Tilmore

Four bedroom home



First Floor		
Bedroom 1	3.61 x 4.28m <small>(max)</small>	11'8" x 14'0" <small>(max)</small>
Bedroom 1 En Suite	2.11 x 1.85m <small>(max)</small>	6'9" x 6'0" <small>(max)</small>
Bedroom 2	3.66 x 2.47m	12'0" x 8'1"
Bedroom 3	3.28 x 2.51m	10'7" x 8'2"
Bedroom 4	3.90 x 2.36m <small>(max)</small>	12'7" x 7'7" <small>(max)</small>
Bathroom	2.16 x 1.94m	7'0" x 6'3"



Ground Floor		
Kitchen/Dining	5.44 x 4.16m <small>(max)</small>	17'8" x 13'6" <small>(max)</small>
Utility	1.68 x 1.74m	5'5" x 5'7"
Living Room	3.61 x 3.83m <small>(max)</small>	11'8" x 12'5" <small>(max)</small>
Cloakroom	1.68 x 1.85m	5'5" x 6'0"

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

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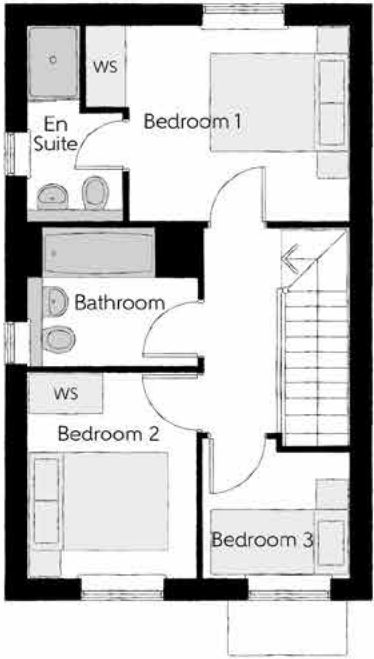
# The Tyne

THREE BEDROOM HOME



The Tyne

Three bedroom home



First Floor

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



Ground Floor

Inner Hall	1.50m x 1.81m	4'9" x 5'9"
Living Room	3.74m x 3.42m	12'3" x 11'2"
Kitchen/Dining	4.78m x 3.17m	15'7" x 10'4"
Cloakroom	1.50m x 1.85m	4'11" x 6'0"

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

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Specification

		2 Bedroom Homes	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		
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered		
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors		
	Ironmongery:	Chrome SR700 Door Furniture		
KITCHEN	Kitchen Tap:	Leisure Chrome Aquapace Tap		
	Hob Splashback :	Stainless Steel Splashback		
	Utility Tap:	Leisure Chrome Aquapace Tap		
	Frontals:	Bellway Band B options ↘		
	Frontals:	Bellway Band C options ↘		
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass		
	Units:	Frontal Matching Table Ends		
	Units:	Unit Framing		
	Worktops:	40mm Square Edge Worktops with upstand		
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink		
	Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink		
	Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink		
	Utility Sink:	Leisure Atlanta Single Bowl SS Sink		
	Utility Sink:	Leisure Eaton Single Bowl SS Sink		
	Appliances Oven:	Electrolux Single Oven KOFGH00BX		
	Appliances Oven:	Electrolux Single Oven KOFGH40TX		
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX		
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6424X		
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)		
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX		
	Appliances Fridge Freezer:	Fridge Freezer Space Only		
	Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S		
	Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ⤴		
	Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L		
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)		
WET ROOMS	Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ⤴		
	Cloaks - Basin:	Roca Wash Hand Basin ▼		
	Cloaks - Brassware:	Bristan PISA Small Basin Chrome Mixer Tap		
	Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim		
	Cloaks - Tiling:	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 ⤴		
	Bathroom - Basin:	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		
	Bathroom - Brassware:	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 + * *		
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ⤴ ✕		
	Bathroom - Tiling:	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		
	En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ⤴		
	En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps		
	En-Suite - Brassware:	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 White Trim ⤴ ✕		
	En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ⤴ ✕		
MECHANICAL	Waste Water Heat Recovery:	Waste Water Heat Recovery System ▼		
	Boiler:	Ideal LOGIC Combination Boiler (Cb) *		
	Boiler:	Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) *		
	Controls:	Honeywell T6R Dual Zone Smart Thermostat		
	Radiators:	Stelrad Compact Steel Panel Radiators with Grilles		
	Towel Warmers:	Flat Chrome to Bathroom		
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV		

ELECTRICS	Safety - Heat:	Heat Detector DET ➤	•	•	•
	PV Generation Optimiser:	Marlec Solar iBoost ▼			•
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•	•
	Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•	•
	Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•
EXTERNALS & MISC	Communications - TV:	TV Point to Living Room & Bedroom 1	•	•	•
	Communications - Data:	Cat 6 Network Point to Living Room & Study	•	•	•
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ✕	•	•	•
	Garages Electrics:	Light & Power Point to incurtilage Garages ★	•	•	•
	Ecological:	Hedgehog Highway fencing adaption	•	•	•
	Build Method:	Masonryry ★	•	•	•
	Maintenance:	External Tap			•
	Number Plaque:	Artisan Number Plaque	•	•	•
	Footpath & Patio:	Grey PCC Flags 450x450x32's	•	•	•
	Garages:	Steel Panel Up & Over Canopy Garage Door ★	•	•	•
	Drives:	Bitmac Black ⤴	•	•	•
	Landscaping - Front:	Medallion Turf & Landscape Planting ◆	•	•	•
	Landscaping - Rear:	Rotovated Topsoil ◆	•	•	•
	Renewables:	Photovoltaic Array ★	•	•	•
	EV Charging Terminal:	Universal Socket 7kW 📱 ⤴	•	•	•

- ▼ where layout allows
- ⚡ fire rated as necessary
- ↘ soft close mechanism to doors & drawers
- ⤴ at build stage
- ⤴ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ▼ housetype dependent - liaise with sales executive
- ⤴ semi recessed basin if AD M4(ii) applicable
- ⤴ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- \* over bath ONLY incorporating MJRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- \* where provision of shower tray allows
- ⤴ full height to shower enclosure
- ✕ full height around bath where shower provided as standard
- \* housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ✕ consult with sales executive for specific development details
- \* plot specific, refer site layout
- ⤴ plot dependent
- ◆ refer site landscape layout
- 📱 refer site layout
- ⤴ electrical infrastructure upgrade maybe required
- kitchen only





## Dedicated to delivering quality

An enhanced specification is a Bellway hallmark.

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**



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.

