



The Foresters at Middlebeck

The Foresters at Middlebeck is a development of 3 & 4-bedroom homes, located in Middlebeck, Newark.



Bellway



A natural place to call home

A town where old and new unite in harmony

The Foresters is an inspired collection of 2, 3 and 4-bedroom homes situated on the edge of Newark-on-Trent. Situated in the new community of Middlebeck, The Foresters will be at the heart of nature, surrounded by scenic walkways, a country park, safe cycle routes and a waterside promenade. Homes at The Foresters offer modern fitted kitchens featuring integrated appliances and contemporary bathrooms.

This is a unique place in which to enjoy life at its best, whether you are looking for your first home, your family home or somewhere perfect for your commute with excellent road and rail links nearby. Families have a good choice of schools, with a brand new primary school being built within the development.

Gateway to exploration

Spoilt for choice, everything is on its doorstep

Enveloped in Georgian architecture and brimming with amenities and culture, you will be proud to call Newark-on-Trent home. Local amenities are close by, including Balderton Post Office and the town centre within 2 miles.

Grocery needs are met by Sainsbury's, Lidl, Waitrose and Co-op, all within 2 miles of home. Picturesque Newark centre has 300 independent businesses, which sit happily alongside High Street retailers. The centre's thriving weekly market sells everything from fresh produce to furnishings, gifts and jewellery. For homewares and fashion try nearby Northgate Retail Park 3 miles away or visit into Broadmarsh, just 35 minutes by car, where you'll find fashion, movies and restaurants under one roof.

Newark Sport and Fitness Centre is around 1 mile away and offers a fitness suite, classes, swimming and indoor sports. Visit the medieval Newark Castle, from where you can soak up the glittering views of the River Trent. A short walk away at Riverside Park, you can enjoy a range of

events, music and fairs for the whole family. Alternatively, you can seek out The Major Oak, Robin Hood's shelter, in nearby Sherwood Forest.

The town is home to an annual live music festival and Europe's largest international antiques market, which is held six times a year. The Palace Theatre, a 1920s-built treasure, hosts live theatre, dance and drama.

Newark has a delightful range of bars and restaurants including Danube, serving a range central and southern European dishes, and the award-winning No. 42.

There are also a selection of traditional pubs and bars to socialise in. The Foresters is close to excellent road links with the A1 close by. The A46, currently 7 minutes' drive away, will be even closer when the Southern Link Road is complete. Newark Castle and Newark North Gate railway stations are both 2.5 miles away with regular services to Nottingham, London, Lincoln and Doncaster. East Midlands Airport is a 34-mile drive away.





Development plan



Phase 3B Key

2 Bedroom Homes

The Blacksmith
Plots 296 & 297

3 Bedroom Homes

The Sawyer
Plots 267 & 268

The Blemmere
Plot 279

The Spinner
Plot 308

The Hurst
Plots 269, 270, 274, 276, 278, 285 & 294

The Mason
Plots 287, 292 & 307

The Fletcher
Plots 309, 310 & 311

The Thespian
Plots 284, 286, 293, 295 & 303

The Tailor
Plots 280, 281, 282, 283, 288, 289, 290, 291, 301, 302, 304 & 305

The Quilter
Plots 306 & 313

The Shoemaker
Plots 298, 299 & 300

4 Bedroom Homes

The Bowyer
Plots 272 & 312

The Scrivener
Plot 271

The Cutler
Plots 273, 275 & 277

Phase 3A Key

3 Bedroom Homes

The Crofter
Plot 210

The Spinner
Plots 211, 212, 214 & 215

The Blemmere
Plots 213 & 230

The Hurst
Plots 217, 218, 246, 253 & 265

The Mason
Plots 221, 232 & 237

The Fletcher
Plots 225, 226, 227, 228, 233, 234, 235, 236, 261 & 262

The Thespian
Plots 231 & 240

The Tailor
Plots 239, 241, 242, 243, 244, 247, 248, 249 & 250

4 Bedroom Homes

The Bowyer
Plots 216, 222, 251, 257 & 260

The Scrivener
Plots 219, 224, 229, 238, 254, 258, 263 & 266

The Philosopher
Plots 220, 223, 256 & 259

The Cutler
Plots 245, 252, 255 & 264

Sales Centre and Showhome

Key to plan

v Visitor parking

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.

* First Home



The Blacksmith

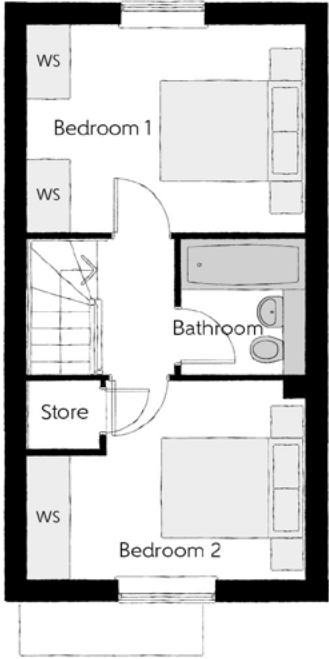
TWO BEDROOM HOME



Bellway

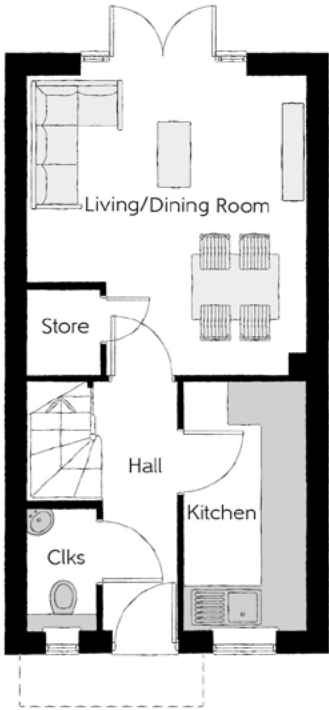
The Blacksmith

Two bedroom home



First Floor

Bedroom 1	3.82m x 2.86m	12'7" x 9'5"
Bedroom 2	3.82m x 2.73m (max)	12'7" x 9'0" (max)
Bathroom	1.70m x 1.88m	5'7" x 6'2"



Ground Floor

Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.69m	3'1" x 5'7"

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

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

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The Sawyer

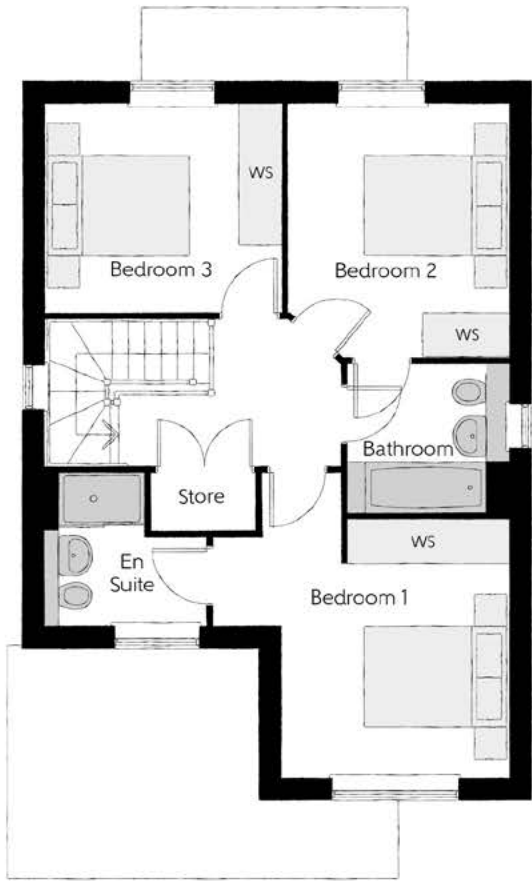
THREE BEDROOM HOME



Bellway

The Sawyer

Three bedroom home



First Floor

Bedroom 1	4.08m x 4.22m (max) (max)	13'5" x 13'10" (max) (max)
Bedroom 1 En Suite	2.25m x 2.09m (max) (max)	7'4" x 6'10" (max) (max)
Bedroom 2	3.03m x 3.54m	9'11" 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 3.50m (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	3.11m 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 Blemmere

THREE BEDROOM HOME



Bellway

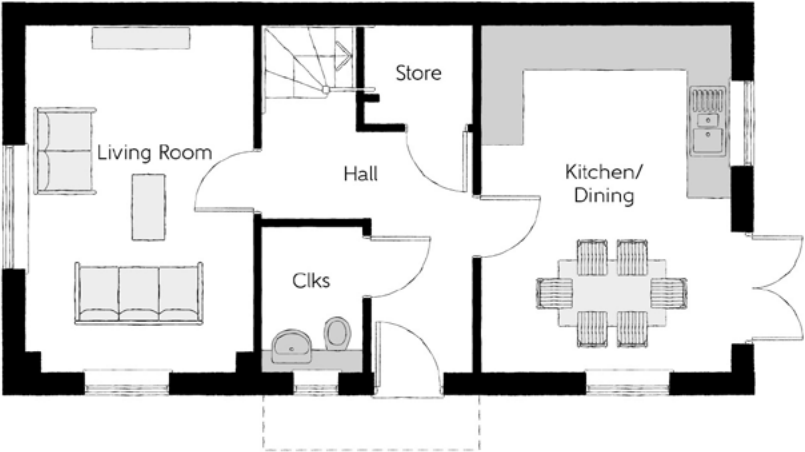
The Blemmere

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	2.22m 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)

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The Spinner

THREE BEDROOM HOME



Bellway

The Spinner

Three bedroom home



Second Floor

Bedroom 1	3.64m x 4.89m (max) (max)	11'11" x 16'1" (max) (max)
Dressing	2.28m x 2.29m	7'6" x 7'6"
Bedroom 1 En Suite	2.30m x 2.29m	7'7" x 7'6"

First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Dining	2.49m x 2.84m	8'2" x 9'4"
Living	4.67m x 4.10m (max) (max)	15'4" x 13'5" (max) (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



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

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The Hurst

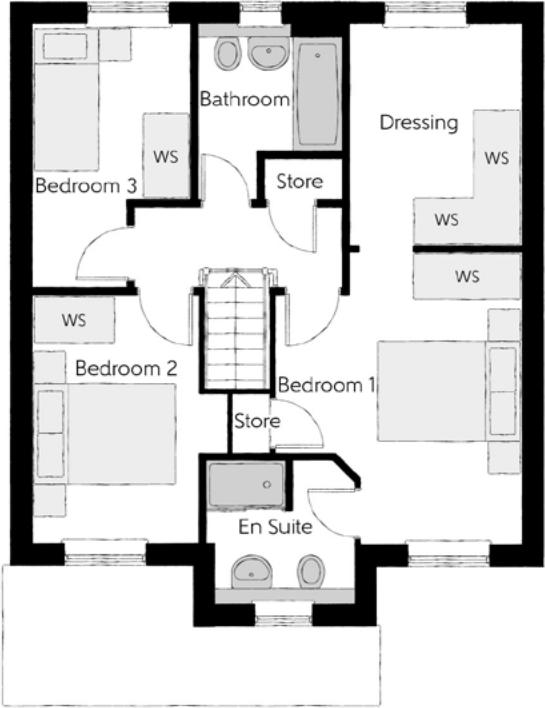
THREE BEDROOM HOME



Bellway

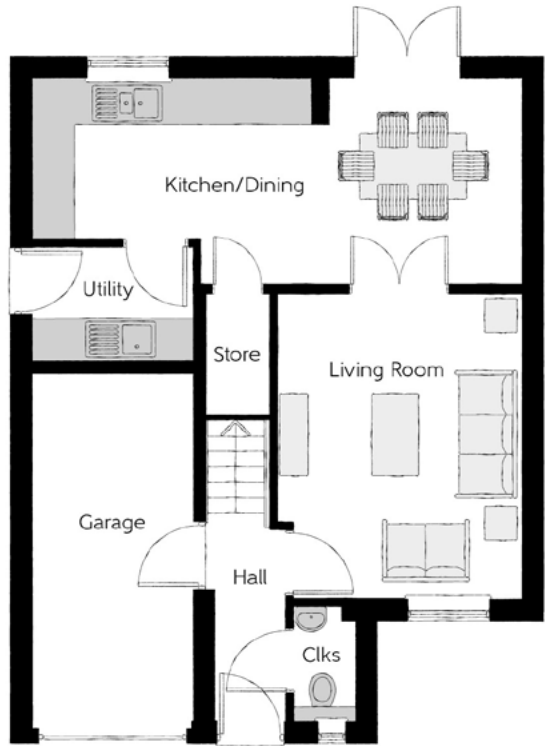
The Hurst

Three bedroom home



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'1" (max) (max)
Dressing	2.58m x 3.29m	8'6" x 10'10"
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)
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 Mason

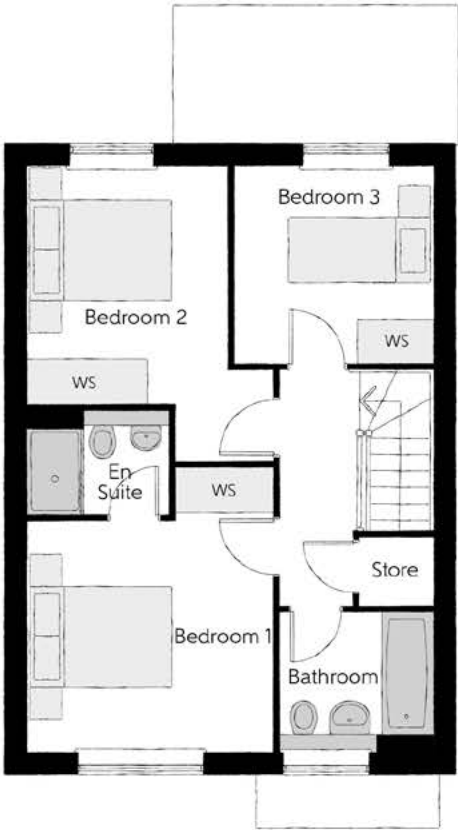
THREE BEDROOM HOME



Bellway

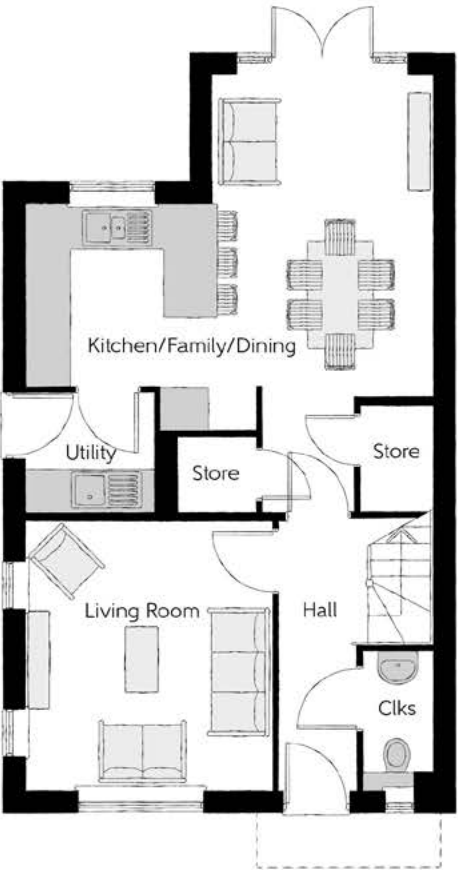
The Mason

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	2.8m x 3.3m (max)	9'2" x 10'10" (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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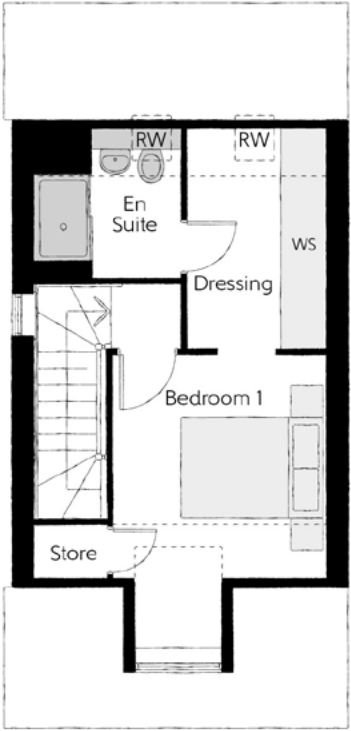


The Fletcher

THREE BEDROOM HOME



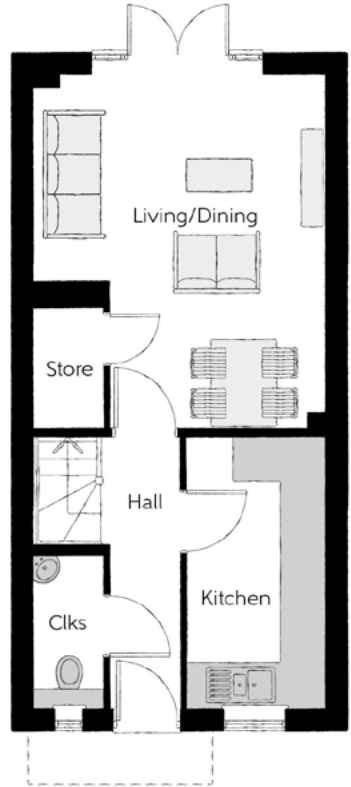
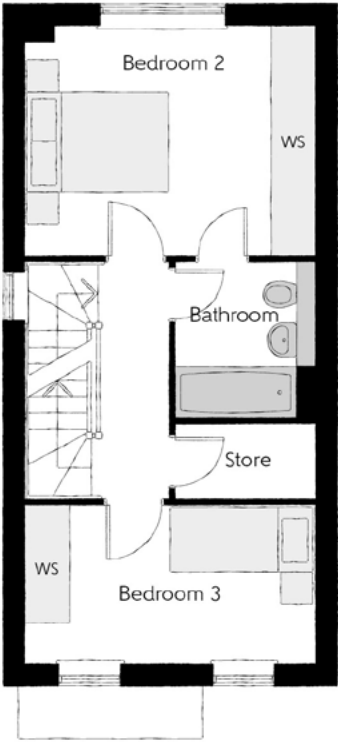
Bellway



Second Floor		
Bedroom 1	2.95m x 4.13m (max) (max)	9'8" x 13'7" (max) (max)
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Ground Floor		
Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"

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

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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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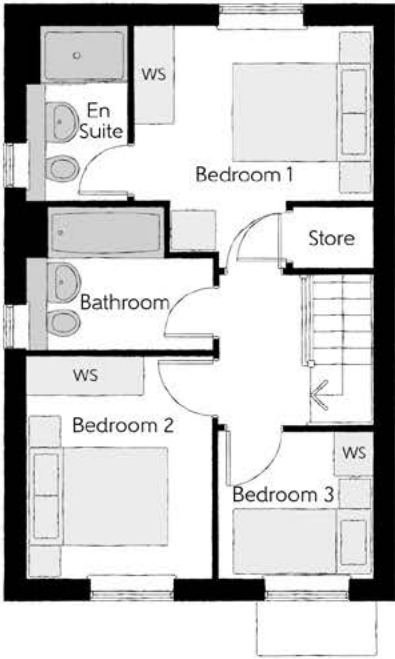
The Tailor

THREE BEDROOM HOME



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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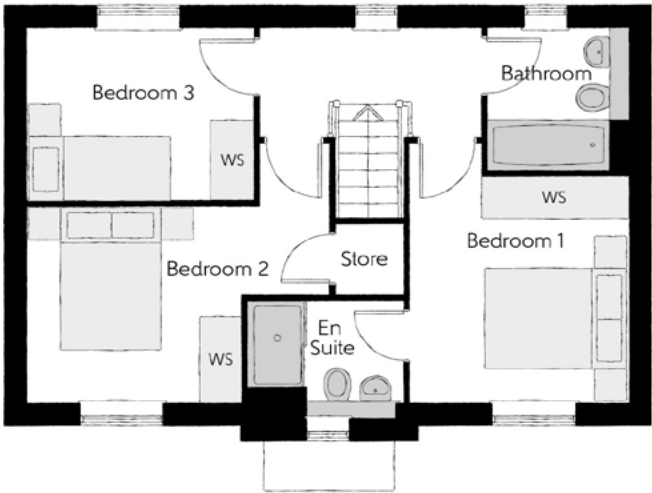
The Quilter

THREE BEDROOM HOME



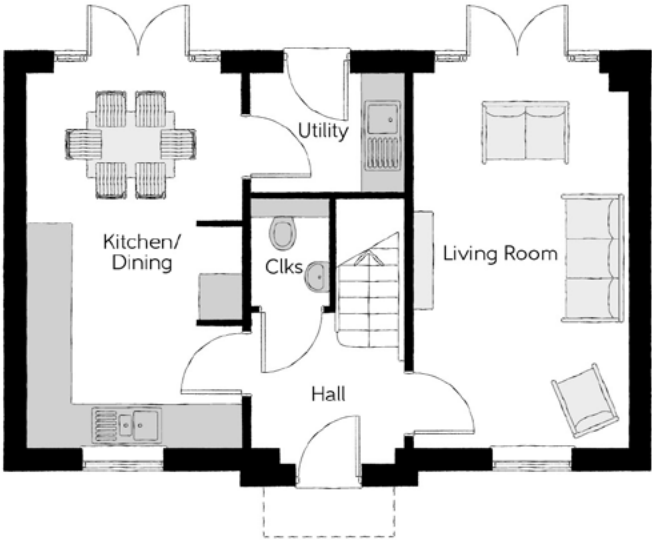
The Quilter

Three bedroom home



First Floor

Bedroom 1	3.01m x 3.11m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.67m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.90m x 1.98m	6'3" x 6'6"



Ground Floor

Kitchen/Dining	2.96m x 5.18m	9'8" x 17'0"
Living Room	2.95m x 5.18m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.52m	3'6" x 5'0"

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

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The Shoemaker

THREE BEDROOM HOME

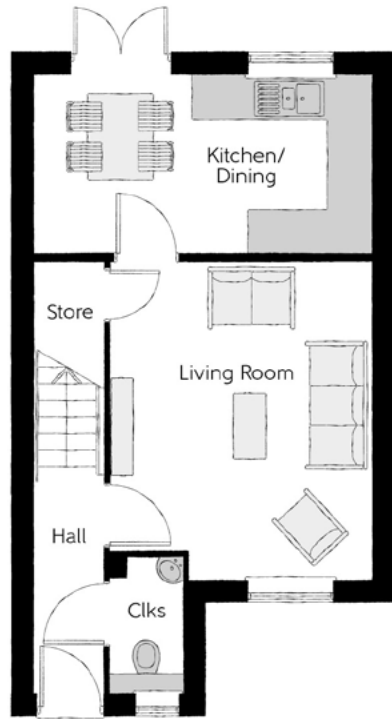


Bellway



First Floor

Bedroom 1	2.48m x 3.99m	8'1" x 13'1"
Bedroom 2	2.48m x 2.91m	8'1" x 9'6"
Bedroom 3	2.10m x 2.51m	6'11" x 8'3"
Bathroom	2.10m x 1.90m	6'11" x 6'3"



Ground Floor

Kitchen/Dining	4.67m x 2.51m	15'4" x 8'3"
Living Room	3.61m x 4.38m (max)	11'10" x 14'5" (max)
Cloakroom	0.98m x 1.84m	3'3" x 6'0"

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

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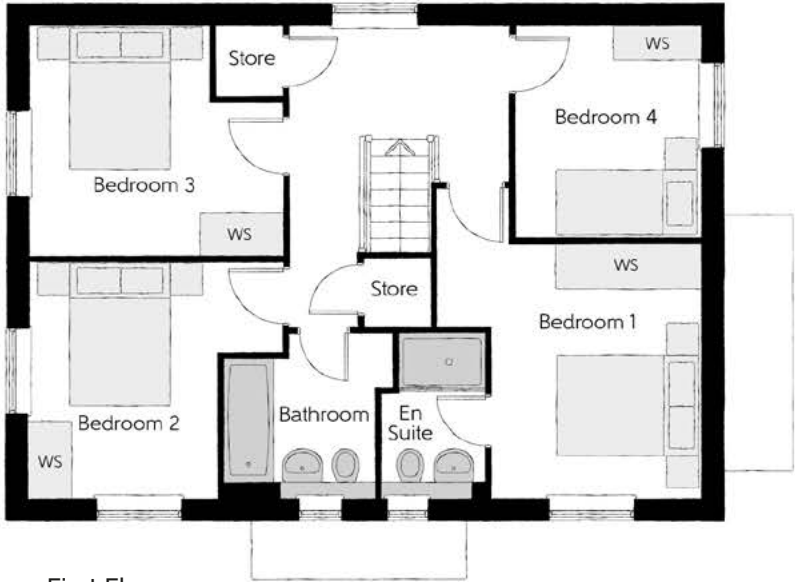


The Bowyer

FOUR BEDROOM HOME



Bellway



First Floor

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



Ground Floor

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

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

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

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



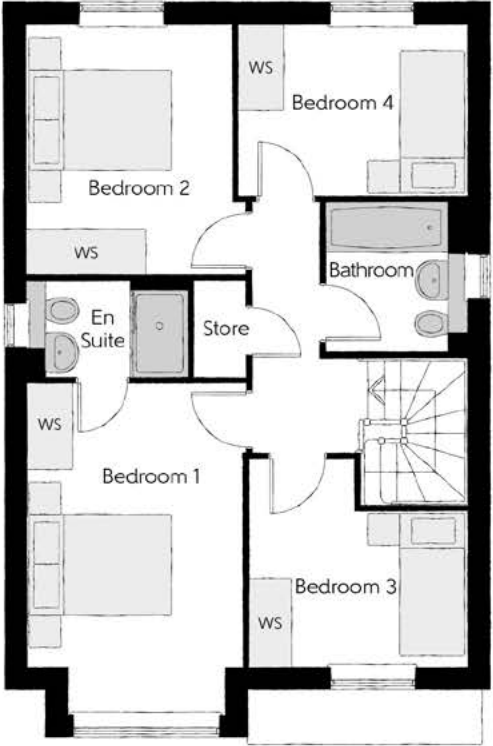
The Scrivener

FOUR BEDROOM HOME



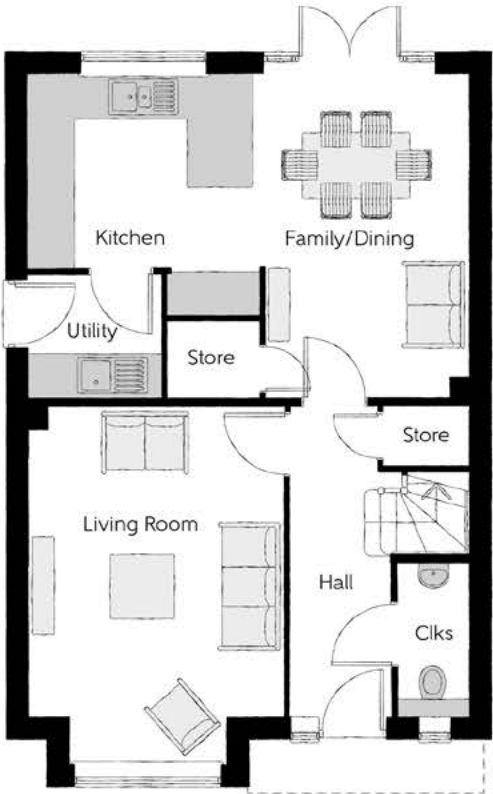
The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
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 (max)	9'11" x 9'5" (max)
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 (inc. bay)	11'7" x 16'3" (inc. bay)
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 Cutler

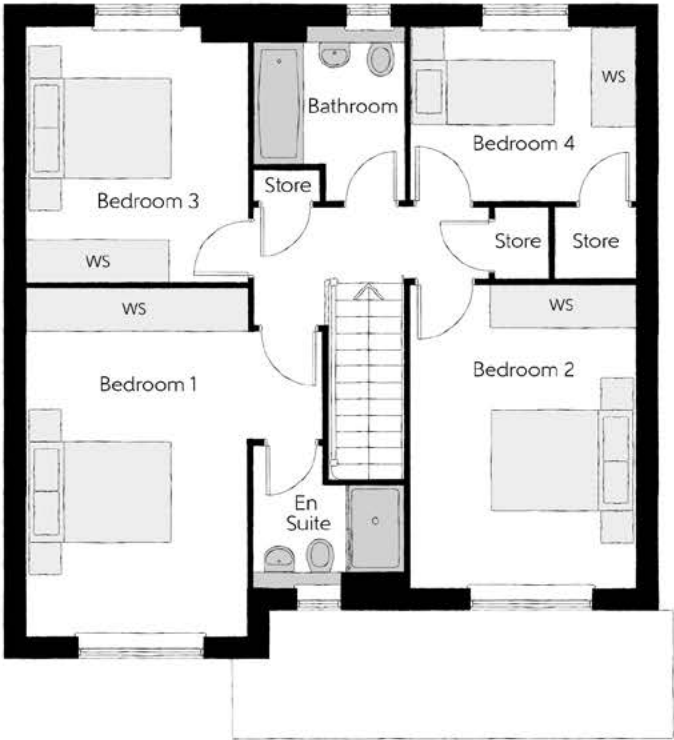
FOUR BEDROOM HOME



Bellway

The Cutler

Four bedroom home



First Floor		
Bedroom 1	4.10m x 4.83m	13'5" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.12m x 4.21m	10'3" x 13'10"
Bedroom 3	3.05m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.07m x 2.40m	6'9" x 7'10"

Ground Floor		
Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.63m	3'0" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"



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

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Private Specification

			3 Bedroom		4 Bedroom
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:	White Gloss Flat Top Newel Caps	*		*
	Handrail:	White Gloss 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 SR100 Door Furniture	*		*
	Kitchen Tap:	Leisure Chrome Aquapace Tap	*		*
	Hob Splashback :	Stainless Steel Splashback	*		*
	Utility Tap:	Leisure Chrome Aquapace Tap	*		*
	Frontals:	Bellway Band B options ↘	*		*
KITCHEN	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 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 K0FGH00BX	*		*
	Appliances Oven:	Electrolux Single Oven K0FGH40TX	*		*
	Appliances Hob:	Electrolux 4 Burner Gas Hob KG564045X	*		*
	Appliances Hob:	Electrolux 4 Burner Gas Hob KG56424X	*		*
	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 LNS5LE185	*		*
	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 & ThermoQ 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	*		*

			3 Bedroom		4 Bedroom
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:	Electrum 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)	*		*
	Communications - TV:	TV Point to Living Room & Bedroom 1	*		*
EXTERNALS & MISC	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:	Masonry ★	*		*
	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(R) applicable					
▶ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler					
★ over bath ONLY incorporating MIRA 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					

Reduced Market Value Specification

			2 Bedroom	3 Bedroom
FINISHES	Entrance Doors:	GRP Insulated Door	*	*
	Loft Hatch:	Loft Hatch - Hinged Drop Down ▼ f	*	*
	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:	White Gloss Flat Top Newel Caps	*	*
	Handrail:	White Gloss 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 SR100 Door Furniture	*	*
	Kitchen Tap:	Leisure Chrome Aquapace Tap	*	*
	Hob Splashback:	Stainless Steel Splashback	*	*
	Utility Tap:	Leisure Chrome Aquapace Tap	*	*
	Frontals:	Bellway Band B options ▾	*	*
KITCHEN	Carcass:	Premium Grade 18mm thk Colour Matched Carcass	*	*
	Units:	Frontal Matching Table Ends	*	*
	Worktops:	40mm Square Edge Worktops with upstand	*	*
	Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink	*	*
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink	*	*
	Utility Sink:	Leisure Eaton Single Bowl SS Sink	*	*
	Appliances Oven:	Electrolux Single Oven KQFGH00BX	*	*
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX	*	*
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	*	*
	Appliances Fridge Freezer:	Fridge Freezer Space Only	*	*
	Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ▲	*	*
	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	*	*
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate +	*	*
	Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^	*	*
	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel ▼	*	*
	Bathroom - Brassware:	Bristan PISA 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 + X	*	*
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate +	*	*
	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	*	*
	En-Suite - Brassware:	Bristan PISA 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 + X	*	*
MECHANICAL	Waste Water Heat Recovery:	Waste Water Heat Recovery System ▼	*	*
	Boiler:	Ideal LOGIC Combination Boiler (Cb)	*	*
	Controls:	Honeywell T6R Dual Zone Smart Thermostat	*	*
	Radiators:	Stelrad Compact Steel Panel Radiators with Grilles	*	*
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	*	*
ELECTRICS	Safety - Heat:	Heat Detector DET ➤	*	*
	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)	*	*
	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) X	*	*

EXTERNALS & MISC	Garages Electrics:	Light & Power Point to Incurtilage Garages ★	*	*
	Ecological:	Hedgehog Highway fencing adaption	*	*
	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				
f 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 MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling				
+ full height to shower enclosure				
X full height around bath where shower provided as standard				
X 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 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.*

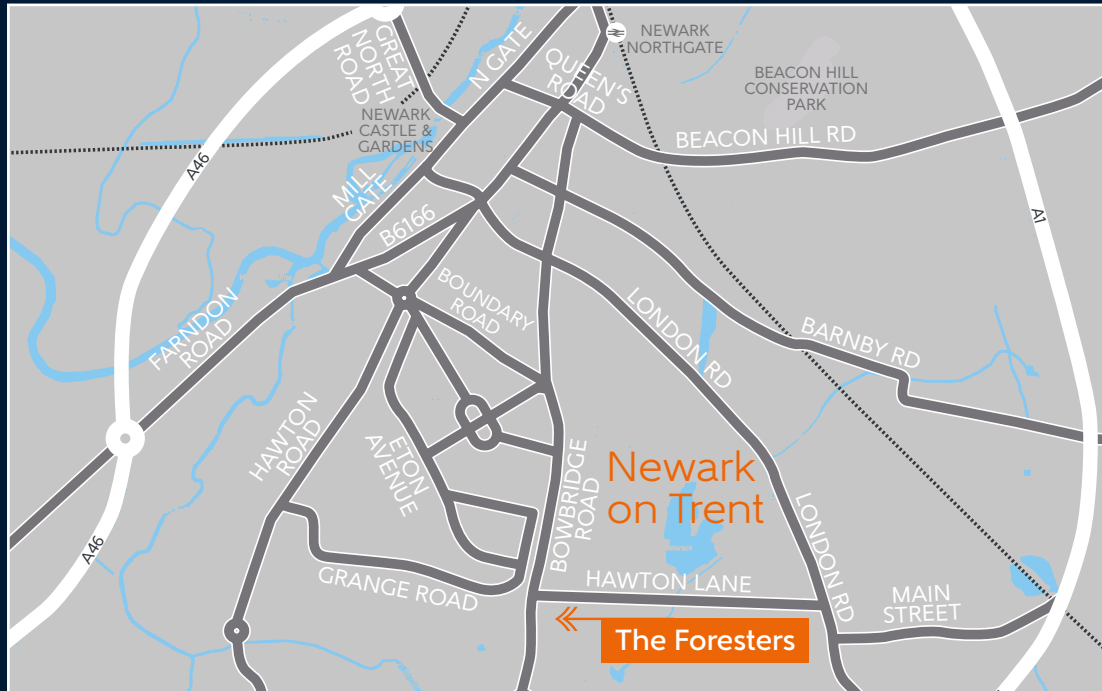
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*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

