



Forest Walk

LYDNEY



Bellway



The best of both worlds at Forest Walk

Offering stunning countryside scenery, excellent amenities and transport links

Located a little over a mile from Lydney town centre, Forest Walk boasts useful transport links which afford a semi-rural lifestyle with access to major cities. Lakeside Drive bus stop is a 10-minute walk away offering transport into Lydney town centre.

Lydney train station is a five-minute drive away providing regular routes to destinations including Cheltenham Spa, Nottingham, and Cardiff Central. Newport offers connections through to London, with the total journey time from the development to the capital being under two and a half hours.

The A48 is a three-minute drive away, leading north-east to Gloucester in a further 29 minutes, or south-west reaching the Severn Bridge in 19 minutes. Drivers are also 27 and 29 minutes from the M4 and M5, respectively. Bristol, Gloucester, Cheltenham, Newport and Cardiff can all be reached in under an hour's drive.

Bristol Airport is an hour's drive away and provides destinations and connections worldwide.

Located within walking distance of Lydney town centre, the development has access to a parade of shops, a library, a pharmacy, a post office, and a number of thriving businesses. A local town hall hosts various activities, and residents are spoiled for food choices with a healthy selection of independent eateries, pubs, and cafés.

The Ugly Duckling Restaurant – just two miles away – provides traditional British cuisine, while the The George Inn and The Globe Inn both offer traditional pub experiences and hearty food eight minutes away in the car.

Everyday essentials can be found in a choice of well-known supermarket brands within a five-minute drive. Comprehensive shopping and award-winning dining can be located in Lydney's surrounding cities, with Bristol providing some of the country's most varied independent vendors.

Wye Valley area of outstanding natural beauty is closest to the

development at Clearwell Caves, seven miles north-west. The area stretches as far north as Hereford, presenting fascinating landmarks alongside protected countryside, including King Arthur's Cave – a 39-minute drive away.

The area provides unique leisure, with horse riding centres and trout fisheries located just minutes down the A48. Go Ape is six miles away, and the National Diving and Activity Centre is eight miles away, for thrill seekers.

Lydney Golf Club is a five-minute drive away offering a challenging riverside course. The town is also proud host to historic cricket and rugby clubs, as well as a football team which is enjoying its most successful period to date.

Freedom Leisure, a six-minute drive away, offers a state-of-the-art gym and swimming pool, running exercise programmes and outdoor activities. An open-air pool can be found at Bathurst, two miles away, ideal for cooling off in summer.

Residents of Forest Walk will find a number of primary schools and a high school in Lydney, ideal for those with young families. Severnbanks Primary School is under a mile away, for an easy drop-off, while Lydney C of E Community School and Primrose Hill C of E Primary School are a seven- and 10-minute drive away, respectively.

For those of secondary school age, The Dean Academy is a seven-minute bike ride away, part of The Athelstan Trust comprehensive school community. Other high school options can be found in the surrounding towns, including The Forest High School in Cinderford, 10 miles away.

For those interested in pursuing higher education, Bristol is a 46-minute drive away. The metropolitan city offers a choice of institutions, including the Russell Group acknowledged University of Bristol, the University of the West of England, and SGS Higher Education and University Centre.

Beautifully crafted homes in an ideal location

Countryside, town and city, all on your doorstep

Forest Walk is a wonderful development of high-specification homes in the stunning Gloucestershire countryside. Situated near the banks of the River Sever, renowned for its breathtaking views and farmland, this exciting development will offer a range of 3 and 4-bedroom homes, sure to appeal to a range of potential homebuyers, including first-time buyers,

families, downsizers, and those looking to relocate to Gloucestershire.

These expertly crafted and beautifully designed homes will encompass a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms.







Future Development

3 Bedroom Homes

-  **The Mason**
Plots 22, 68, 72, 74, 88, 110, 118, 180, 190 & 192
-  **The Chandler**
Plots 8, 9, 14, 15, 18, 19, 40, 41, 48, 49, 50, 51, 60, 61, 66, 67, 95, 96, 135, 136, 141, 142, 164, 165, 174, 175, 195 & 196
-  **The Turner**
Plots 5, 6, 55, 56, 93, 94, 105, 106, 116, 117, 148, 149, 150, 151, 186, 187, 193 & 194
-  **The Thespian**
Plots 39, 62, 91, 98, 107, 112, 134 & 185
-  **The Tailor**
Plots 52, 53, 54, 63, 64, 65, 80, 81, 82, 85, 86, 99, 100, 101, 102, 113, 114 & 115






1, 2, 3 and 4 Bedroom Homes

-  **Rented Homes**

2 and 3 Bedroom Homes

-  **Shared Ownership Homes**

4 Bedroom Homes

-  **The Weaver**
Plots 36, 76, 79, 84, 124, 125, 131 & 166
-  **The Forester**
Plots 25, 126, 132, 145, 146, 147, 171 & 172
-  **The Goldsmith**
Plots 10, 20, 21, 27, 35, 37, 69, 70, 71, 75, 77, 78, 120, 123, 129, 130, 154, 160, 161, 162, 176, 178 & 179
-  **The Bowyer**
Plots 11, 12, 13, 17, 26, 83, 87, 90, 97, 108, 119, 128, 138, 140, 153, 155, 163, 173, 181 & 184
-  **The Scrivener**
Plots 7, 16, 24, 34, 38, 73, 89, 92, 109, 111, 121, 122, 127, 133, 137, 139, 143, 144, 152, 167, 168, 169, 170, 177, 182, 183, 188, 189 & 191

-  **Showhome and Sales Area**
-  **House to Home**

- Key to plan**
- s/s Sub station
 - v Visitor parking
 - bcp Bin collection point
 - b/s Bin store

Please note the positions of the PV panels may be subject to change. Please see Sales Advisor for further details of your chosen plot.

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 Weaver

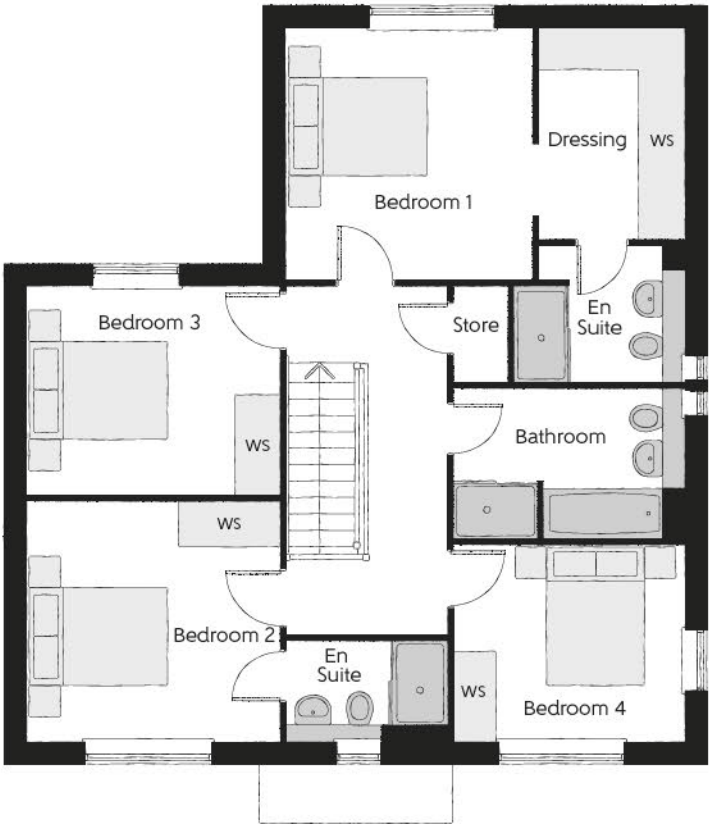
FOUR BEDROOM HOME



Bellway

The Weaver

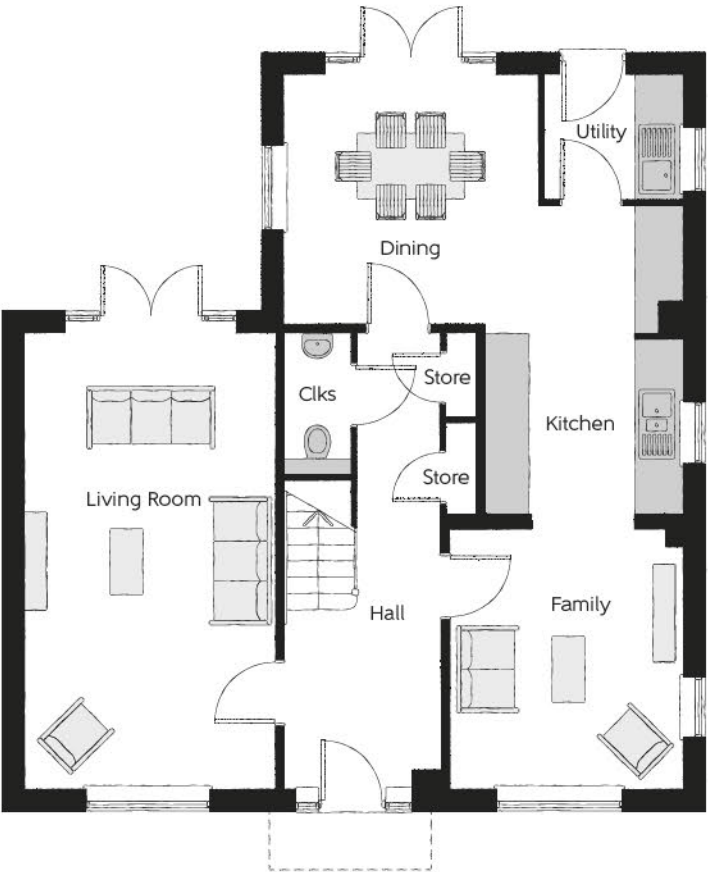
Four bedroom home



First Floor		
Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



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 Forester

FOUR BEDROOM HOME



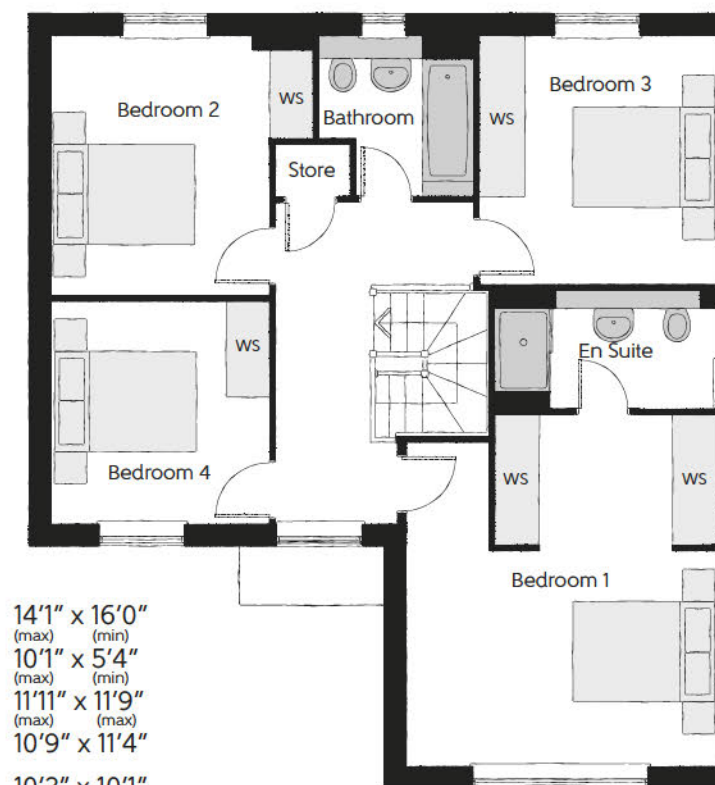
Bellway

The Forester

Four bedroom home

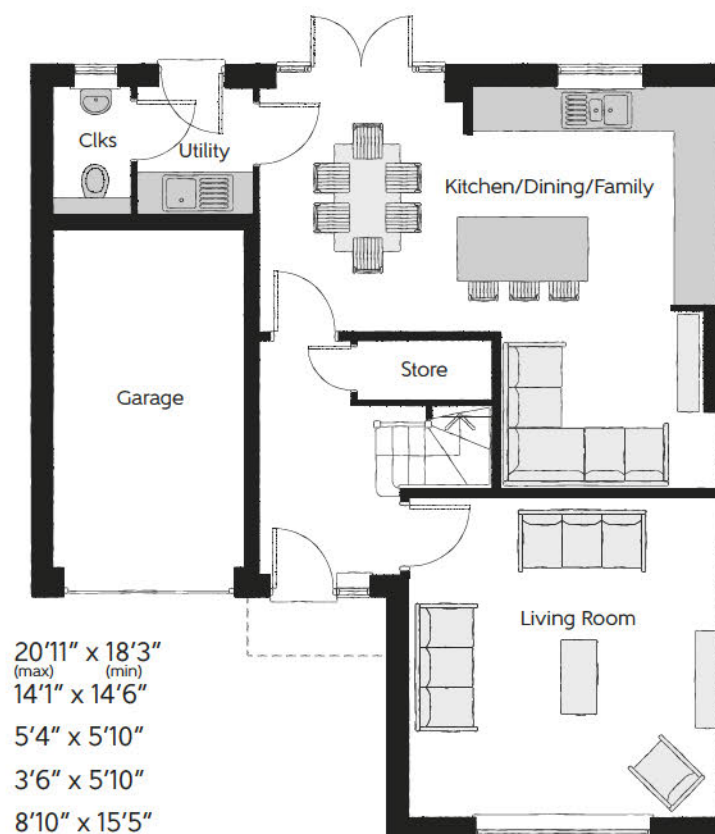
First Floor

Bedroom 1	4.29m x 4.89m (max) (min)	14'1" x 16'0" (max) (min)
Bedroom 1 En Suite	3.06m x 1.63m (max) (min)	10'1" x 5'4" (max) (min)
Bedroom 2	3.63m x 3.59m (max) (min)	11'11" x 11'9" (max) (min)
Bedroom 3	3.28m x 3.44m (max) (min)	10'9" x 11'4" (max) (min)
Bedroom 4	3.09m x 3.08m (max) (min)	10'2" x 10'1" (max) (min)
Bathroom	2.15m x 2.23m (max) (min)	7'1" x 7'4" (max) (min)



Ground Floor

Kitchen/Dining/Family	6.37m x 5.56m (max) (min)	20'11" x 18'3" (max) (min)
Living Room	4.29m x 4.43m (max) (min)	14'1" x 14'6" (max) (min)
Utility	1.62m x 1.78m (max) (min)	5'4" x 5'10" (max) (min)
Cloakroom	1.06m x 1.78m (max) (min)	3'6" x 5'10" (max) (min)
Garage	2.70m x 4.71m (max) (min)	8'10" x 15'5" (max) (min)



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The Goldsmith

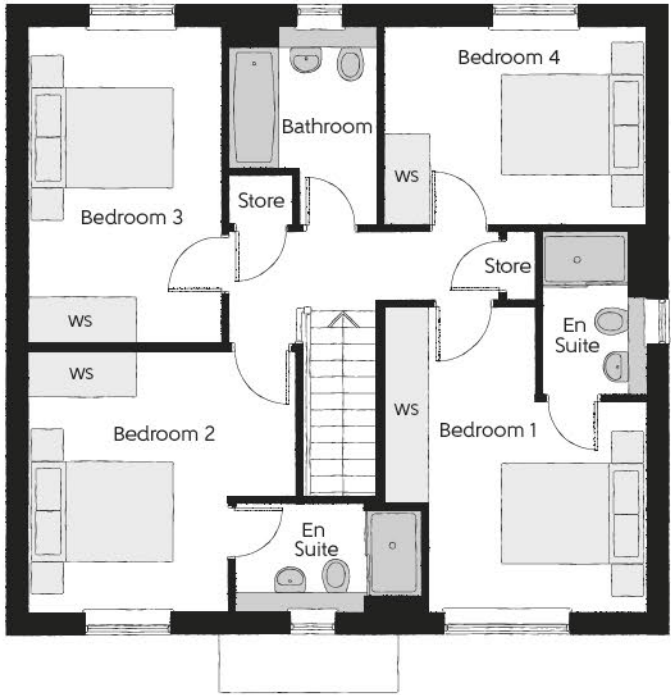
FOUR BEDROOM HOME



Bellway

The Goldsmith

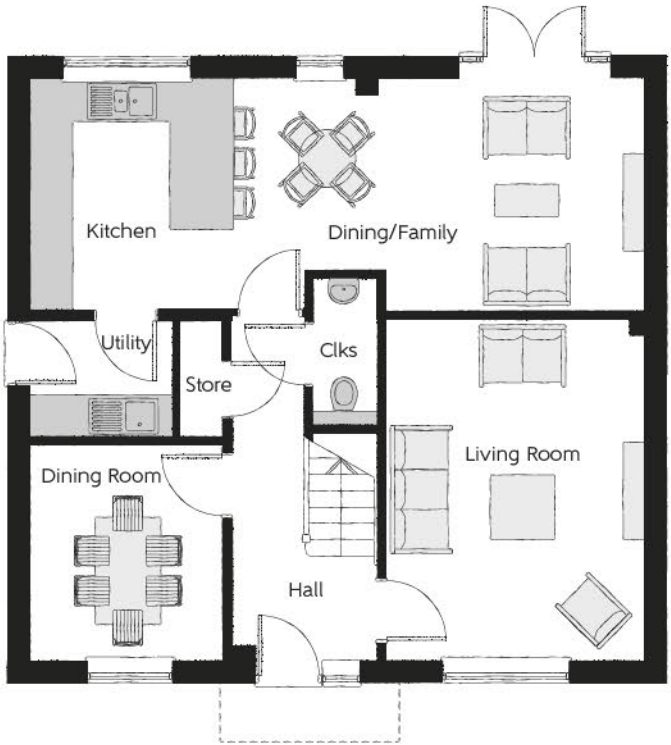
Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.26m (max) (max)	12'0" x 14'0" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max) (max)	12'1" x 12'0" (max) (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)

Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



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The Bowyer

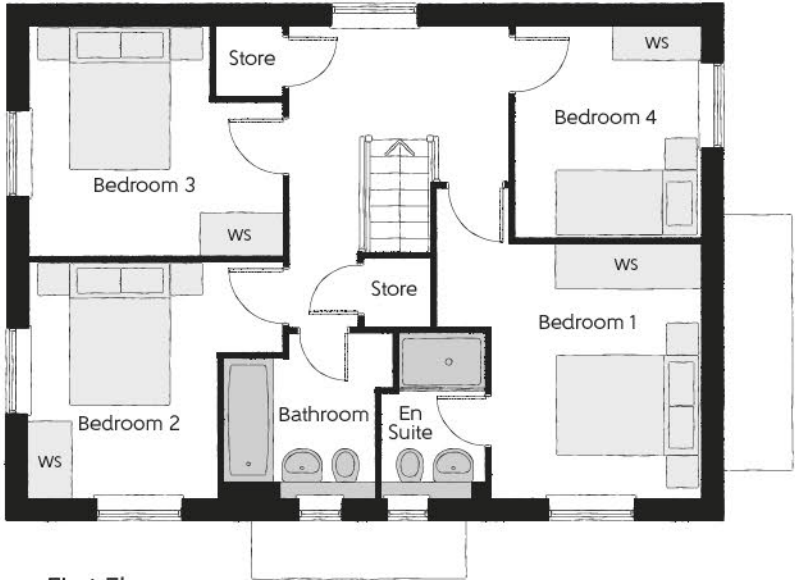
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	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)

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The Scrivener

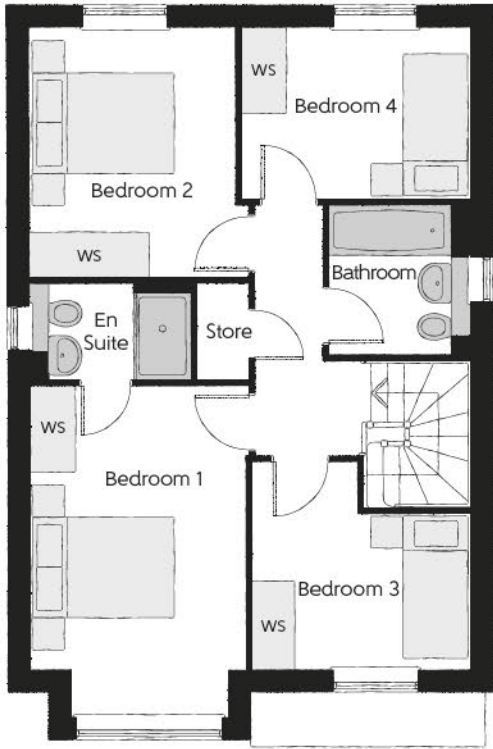
FOUR BEDROOM HOME



Bellway

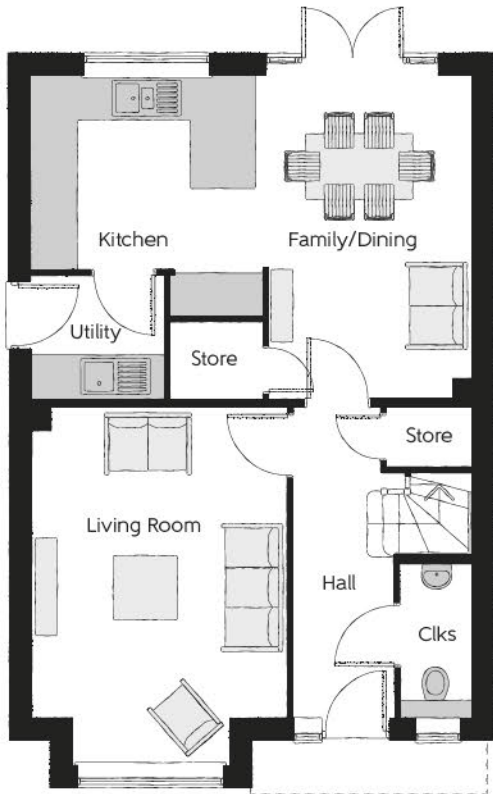
The Scrivener

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 Mason

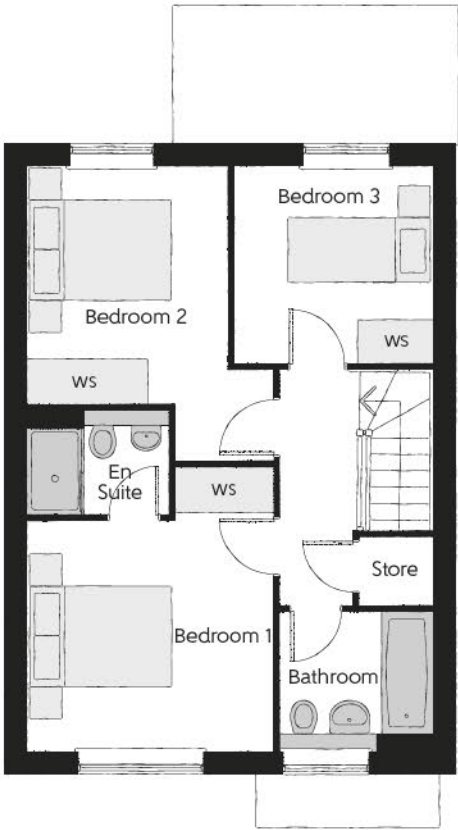
THREE BEDROOM HOME



Bellway

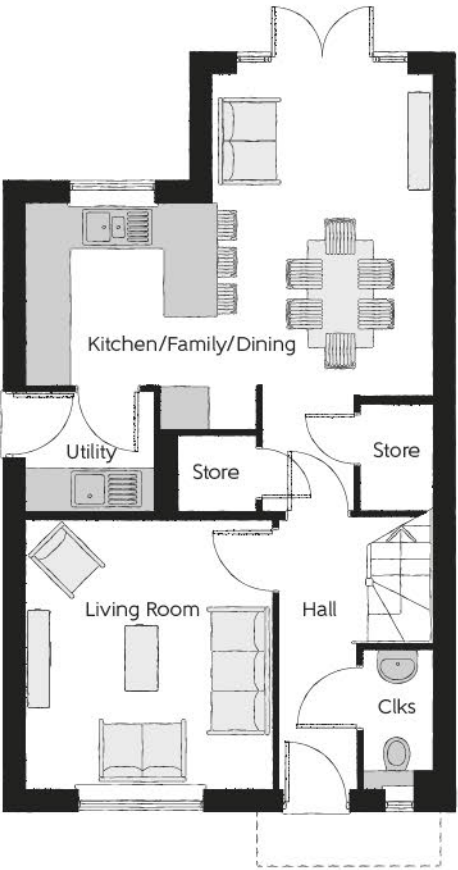
The Mason

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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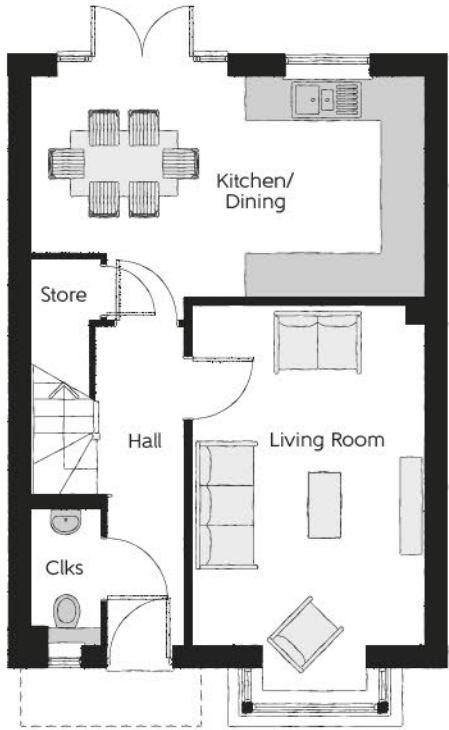


The Chandler

Three bedroom home



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 Chandler

THREE BEDROOM HOME





The Turner

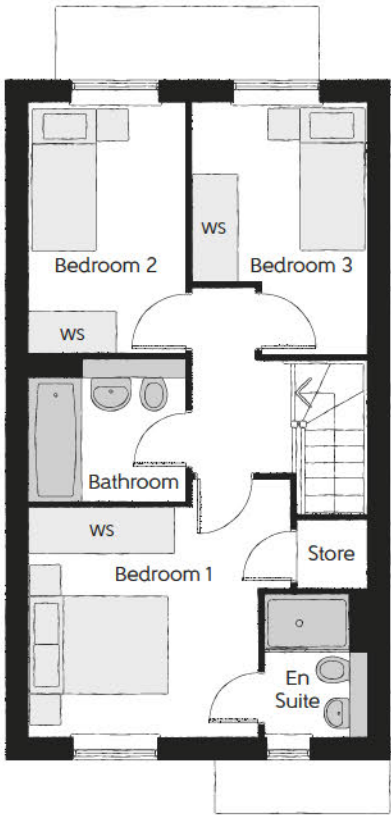
THREE BEDROOM HOME



Bellway

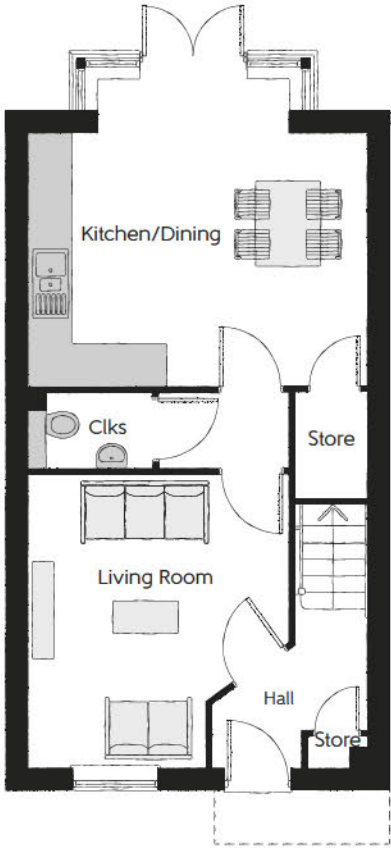
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"



Ground Floor

Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m (max)	11'10" x 13'4" (max)
Cloakroom	1.71m x 1.05m	5'7" x 3'5"

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

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The Thespian

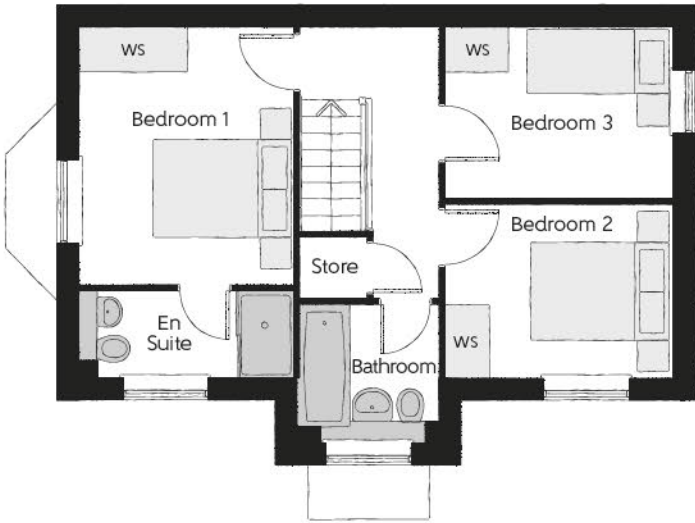
THREE BEDROOM HOME



Bellway

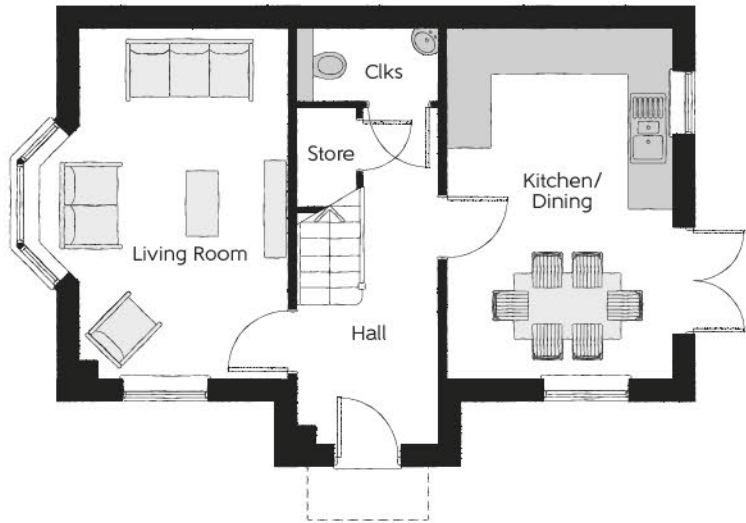
The Thespian

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 Tailor

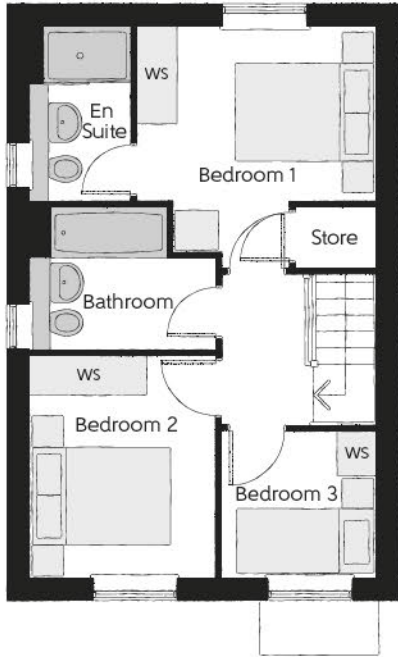
THREE BEDROOM HOME



Bellway

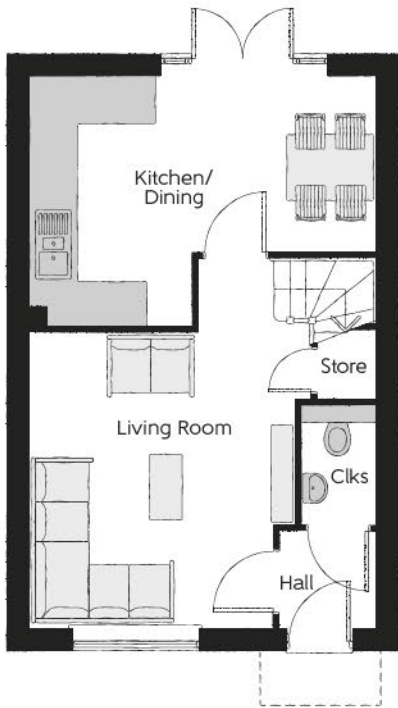
The Tailor

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)

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. TA/CB/500/S00/S/01/L.

			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	White Gloss Flat Top Newel Caps	•	•	•
KITCHEN	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	•	•	•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Frontals	Bellway Band B options &&	•	•	•
		Bellway Band C options &&	•	•	•
	Units	Frontal Matching Table Ends	•	•	•
		Unit Framing	•	•	•
WET ROOMS	Worktops	40mm Square Edge Worktops with upstand	•	•	•
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•
	Appliances Oven	Electrolux Single Oven KOFGH00BX	•	•	•
		Electrolux Single Oven KOFGH40TX	•	•	•
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	•	•	•
		Electrolux 4 Burner Gas Hob KGS6436SX & SS Splashback	•	•	•
WET ROOMS	Appliances Extractor	Cooker Hood Extractor LFC316X	•	•	•
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	•	•	•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•
		Electrolux 70/30 Fridge Freezer LNS5LE18S	•	•	•
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	•	•	•
		Electrolux Dishwasher KEAF7200L	•	•	•
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate #	•	•	•
		Roca DEBBA 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 White 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	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•	•	•

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	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 White 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	•	•	•
	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 ^	•	•	•
MECHANICAL	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 †††	•	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	•	•	•
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^	•	•	•
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^^	•	•	•
	Controls	Google Nest 3RD Gen Dual Zone Learning 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	PV Generation Optimiser	Marlec Solar iBoost ^	•	•	•
	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	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	•	•
		Polished Chrome Recessed Spot Lights	•	•	•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	•
EXTERNALS & MISC		Polished Chrome 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) ‡‡	•	•	•
	Ecological	Hedgehog Highway fencing adaption	•	•	•
	Garages Electrics	Light & Power Point to incurtilage Garages ~~~	•	•	•
	Build Method	Masonry ~~~	•	•	•
	Maintenance	External Tap	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•
EXTERNALS & MISC	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 * †	•	•	•

* 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

‡‡ consult with sales executive for specific development details

‡‡‡ 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

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

kitchen 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



# A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

### KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### FLOORING

- Choose from carpets, vinyl or laminate

### TILING

- Full and half height tiling
- Comprehensive upgrade options

### PLUMBING

- Heated towel rail

### SECURITY

- Intruder alarms
- Security lights

### ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### MISCELLANEOUS

- Turf
- Wardrobes



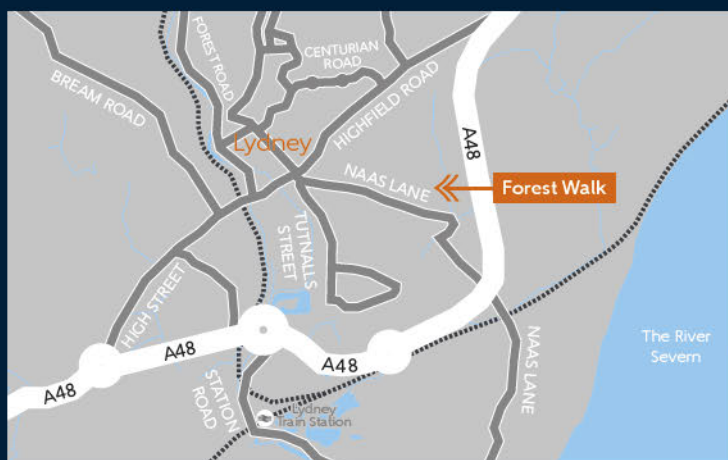


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Bellway abides by the New  
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new homes and deliver better  
outcomes for customers.

