



Falcon Grove

Falcon Grove is a development of 2, 3, 4 and 5 bedroom homes and 1 & 2 bedroom apartments, located in Lower Callerton, Newcastle upon Tyne.



THE
ARTISAN
COLLECTION

Bellway



One of the UK's friendliest cities at your fingertips

Spoilt for choice, everything is on its doorstep

Tucked away in the village suburb of Walbottle, Falcon Grove truly enjoys the best of both worlds. Though it's away from the hustle and bustle of Newcastle's city centre, it's still well connected in the way of amenities. Within a 10-minute drive alone is a medical centre, community centre, post office, and a selection of banks, supermarkets, cafés, coffee shops, and bakeries. There's an impressive range of pubs in walking distance offering traditional pub fare, including The Engine Inn and The Percy Arms, both under an 8-minute walk from home.

For more special dining occasions, Newcastle's city centre is just under 10 miles away offering an incredible range of restaurants and eateries. The choice of cuisines includes Indian, Italian, Spanish, American and Mexican, whilst a cluster of far eastern cuisines like Japanese, Chinese, Thai and Korean are on offer in Chinatown.

Newcastle is a popular destination for shoppers, with high-street names at Eldon Square Shopping Centre and Northumberland Street. It's not short on things to do and see either. There's a vast range of entertainment venues, from modern state-of-the-art cinemas showing the latest blockbusters to heritage establishments offering diverse programmes of live music and performing arts.

Those leading active lifestyles can find West Denton Leisure Centre just a 7-minute drive away, offering a gym, swimming pool, sports hall and sauna. Avid football fans will be just a 15-minute drive from St James' Park, home to top flight club Newcastle United.

When it comes to education, Abbey Heights is ideally positioned within two miles of St John Vianney Catholic and Knop Law primary schools, whilst older children can attend Kenton School just a 10-minute drive away.

Falcon Grove is well-connected by both road and rail, benefitting commuters and explorers alike. By car, Hexham is just 25 minutes away, Durham is 35 minutes away and Darlington is reachable in under an hour. From Blaydon Station just a 12 minute drive away are services to Sunderland in 37 minutes, Hartlepool in about an hour.

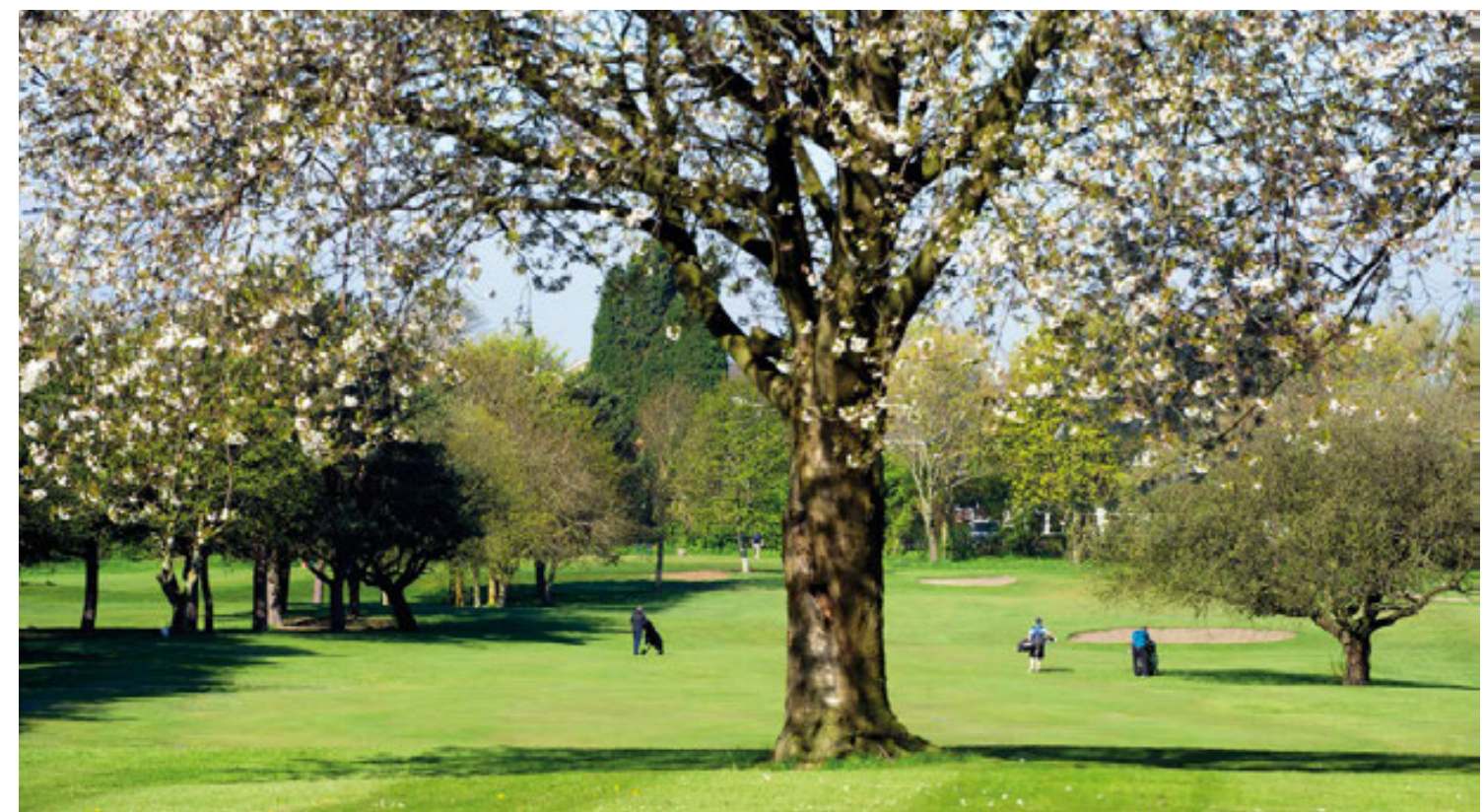
A place to flourish

One of the UK's friendliest cities at your fingertips

Welcome to Falcon Grove, a new collection of homes nestled in Lower Callerton, on the western outskirts of Newcastle. Consisting of 2, 3, 4 and 5 bedroom apartments, semi-detached and detached houses, the range of homes on offer is sure to attract a range of buyers wishing to lay down roots. Whether it's commuters working locally or further afield, families

seeking stellar schools, or first-time buyers looking to get on the property ladder.

These homes further benefit from a close proximity to Newcastle, a vibrant city offering a range of shopping and dining options, world-class entertainment, rich arts and heritage, and a passionate culture of sport.





Development plan



2 Bedroom Homes

The Potter
Plots 338, 339

The Slater
Plot 340

3 Bedroom Homes

The Thespian
Plots 223, 228, 235 & 248

The Sawyer
Plots 226, 239, 243, 292, 294, 311, 318, 341, 343, 344, 350 & 351

The Carver
Plots 229, 314, 317 & 347

The Chandler
Plots 232, 233, 246, 247, 308, 309, 315, 316, 320, 321, 324, 325, 345 & 346

4 Bedroom Homes

The Cutler
Plots 224, 230, 244, 245, 249, 250, 254, 261, 265, 269, 271, 280, 283, 290, 310 & 342

The Mercer
Plots 227, 236, 259, 293, 295 & 352

The Lorimer
Plots 231, 240, 241, 252, 260, 268, 272, 273, 276, 279, 284 & 289

The Reedmaker
Plots 234, 238, 251, 256, 258, 262, 277 & 278

The Pargeter
Plots 237, 242, 257, 263, 264, 270, 281, 282, 291, 319, 348 & 349

The Cartwright
Plots 312, 313, 322 & 323

5 Bedroom Homes

The Draper
Plots 225, 253, 255, 267, 274, 275, 285 & 288

The Watchmaker
Plots 266, 286 & 287

Apartments

Block 1
Plots 296-307

Key to plan

VP 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.



The Potter

TWO BEDROOM HOME



First Floor

Bedroom 1	3.99m x 4.04m <small>(max)</small>	13'1" x 13'3" <small>(max)</small>
Bedroom 1 En Suite	1.86m x 1.48m	6'1" x 4'10"
Bedroom 2	3.99m x 2.47m <small>(max)</small>	13'1" x 8'1" <small>(max)</small>
Bathroom	1.86m x 1.92m	6'1" x 6'3"



Ground Floor

Kitchen	1.80m x 3.72m	5'11" x 12'2"
Living/Dining	3.99m x 4.92m <small>(max)</small>	13'1" x 16'2" <small>(max)</small>
Cloakroom	0.94m x 1.60m	3'1" x 5'3"

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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First Floor

Bedroom 1	3.99m x 3.88m (max) (max)	13'1" x 12'9" (max) (max)
Bedroom 1 En Suite	1.90m x 1.48m	6'3" x 4'10"
Bedroom 2	3.99m x 2.63m (max) (max)	13'1" x 8'7" (max) (max)
Bathroom	1.90m x 1.92m	6'3" x 6'3"



Ground Floor

Kitchen	3.99m x 1.82m	13'1" x 6'0"
Living/Dining	3.99m x 5.15m (max) (max)	13'1" x 16'11" (max) (max)
Cloakroom	1.62m x 1.01m	5'4" x 3'4"

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

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The Slater

TWO BEDROOM HOME



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The Thespian

TWO BEDROOM HOME



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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 Sawyer

Three bedroom home

The Sawyer

THREE BEDROOM HOME



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



Ground Floor

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

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

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Bellway



The Carver

Three bedroom home

The Carver

THREE BEDROOM HOME

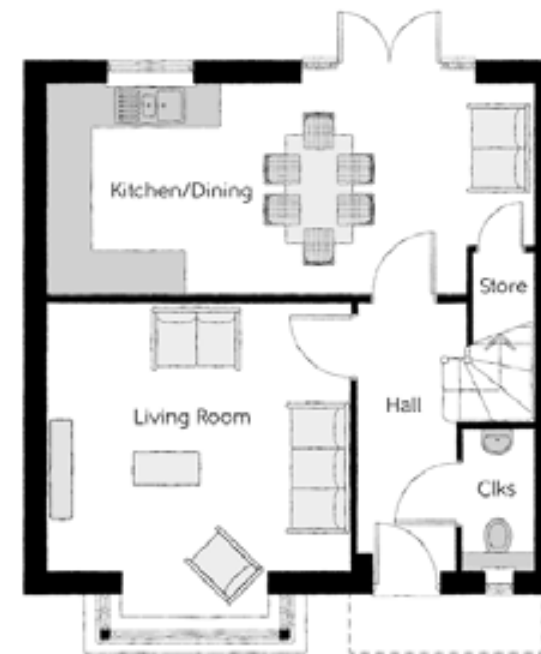


Bellway



First Floor

Bedroom 1	3.96m x 3.78m <small>(max) (max)</small>	13'0" x 12'5" <small>(max) (max)</small>
Bedroom 1 En Suite	1.20m x 2.11m	3'11" x 6'11"
Bedroom 2	3.12m x 3.31m <small>(max)</small>	10'3" x 10'10" <small>(max)</small>
Bedroom 3	3.44m x 2.20m	11'3" x 7'3"
Bathroom	2.42m x 1.91m	7'11" x 6'3"



Ground Floor

Kitchen/Dining	6.65m x 2.87m	21'10" x 9'5"
Living Room	4.16m x 4.30m <small>(inc. bay)</small>	13'8" x 14'1" <small>(inc. bay)</small>
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



Bellway



First Floor

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



Ground Floor

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

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

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The 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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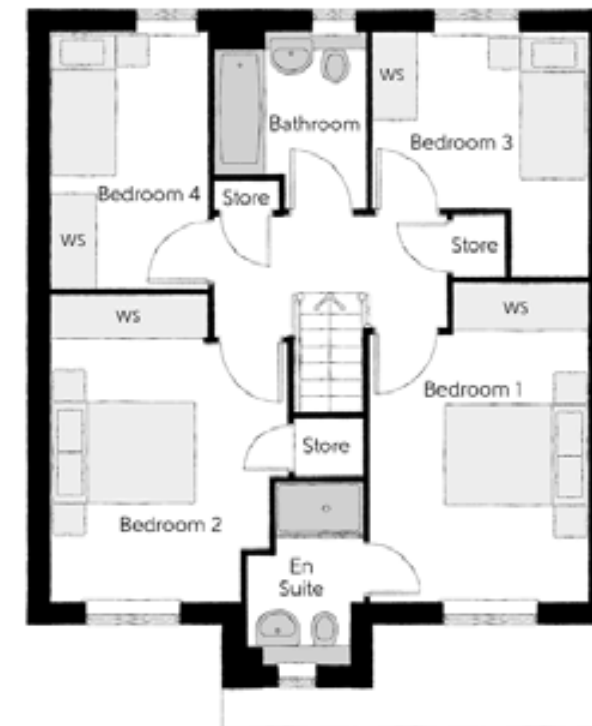
The Mercer

FOUR BEDROOM HOME



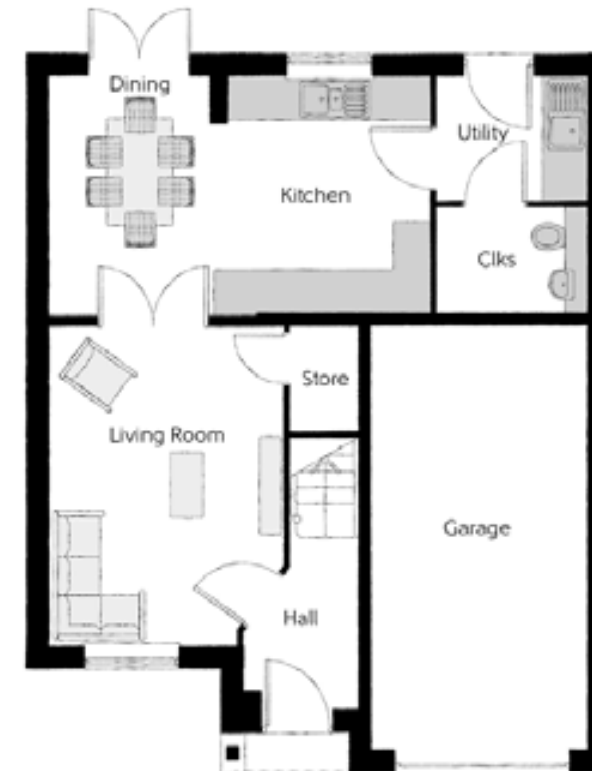
THE
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Bellway



First Floor

Bedroom 1	3.02m x 4.38m (max)	9'11" x 14'5" (max)
Bedroom 1 En Suite	1.61m x 2.51m	5'3" x 8'3"
Bedroom 2	3.27m x 4.23m (max)	10'9" x 13'11" (max)
Bedroom 3	2.98m x 3.41m (max)	9'9" x 11'2" (max)
Bedroom 4	2.16m x 3.56m	7'1" x 11'8"
Bathroom	2.12m x 2.46m (max)	6'11" x 8'1" (max)



Ground Floor

Kitchen/Dining	5.27m x 3.34m	17'4" x 10'11"
Living Room	3.27m x 4.40m (max)	10'9" x 14'5" (max)
Utility	2.07m x 1.76m	6'10" x 5'9"
Cloakroom	2.07m x 1.44m	6'10" x 4'9"
Garage	2.96m x 6.00m	9'9" x 19'8"

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

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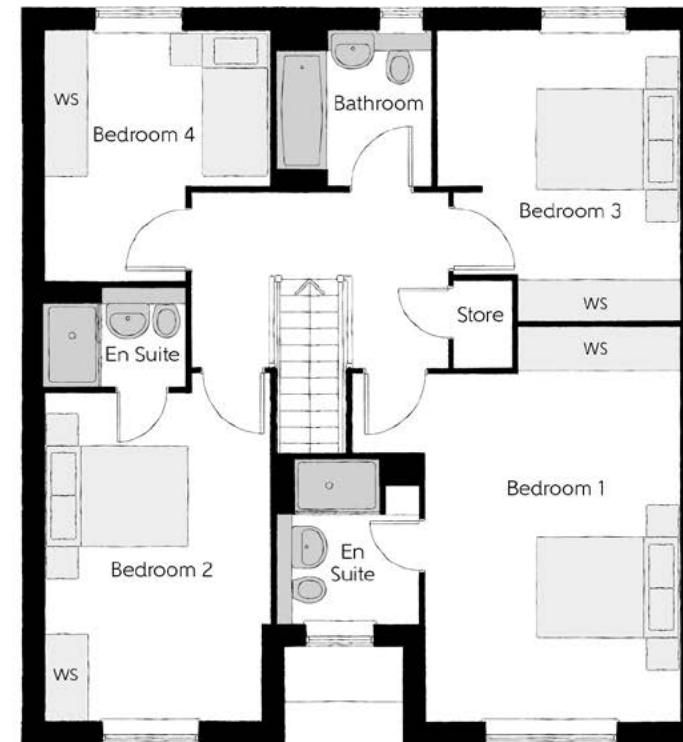


The Lorimer

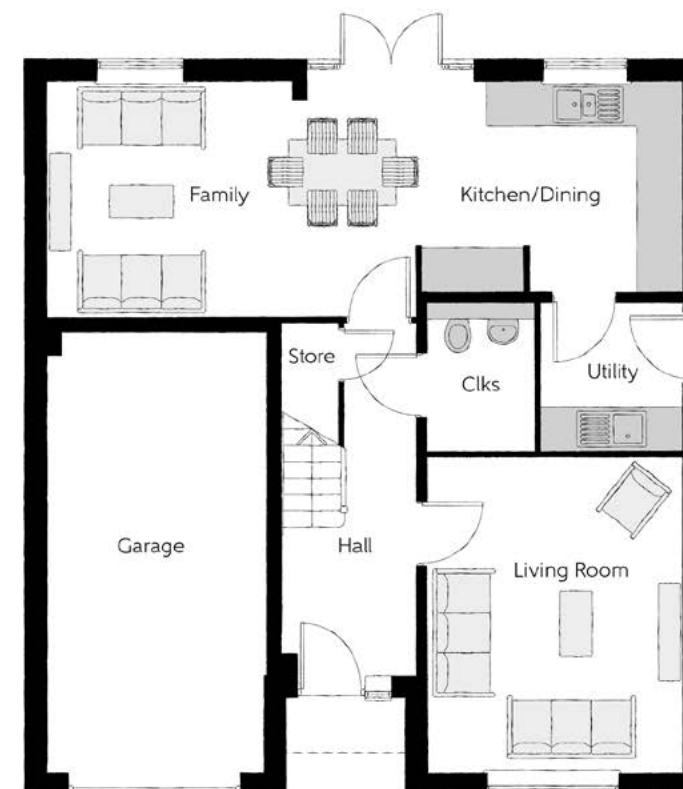
Four bedroom home

The Lorimer

FOUR BEDROOM HOME



Bedroom 1	4.52m x 5.46m (max) (max)	14'10" x 17'11" (max) (max)
Bedroom 1 En Suite	1.97m x 2.26m	6'6" x 7'5"
Bedroom 2	3.14m x 4.52m (max)	10'4" x 14'10" (max)
Bedroom 2 En Suite	1.99m x 1.41m	6'6" x 4'8"
Bedroom 3	3.33m x 4.02m (max) (max)	10'11" x 13'2" (max) (max)
Bedroom 4	3.12m x 3.46m (max) (max)	10'3" x 11'4" (max) (max)
Bathroom	2.15m x 2.16m	7'1" x 7'1"



Ground Floor		
Kitchen/Dining	5.16m x 3.28m (max)	16'11" x 10'9" (max)
Family	3.63m x 3.28m	11'11" x 10'9"
Living Room	3.50m x 4.38m	11'6" x 14'5"
Utility	1.91m x 2.04m	6'3" x 6'8"
Cloakroom	1.50m x 2.04m	4'11" x 6'8"
Garage	3.07m x 6.11m	10'1" x 20'1"

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

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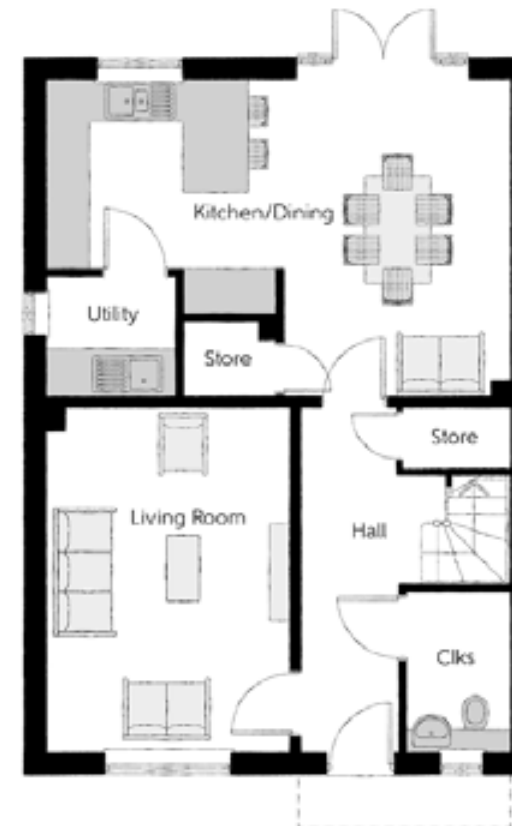
The Reedmaker

FOUR BEDROOM HOME



First Floor

Bedroom 1	3.19m x 3.78m <small>(max)</small>	10'5" x 12'5" <small>(max)</small>
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen/Dining	6.42m x 4.42m <small>(max)</small> <small>(max)</small>	21'1" x 14'6" <small>(max)</small> <small>(max)</small>
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"

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

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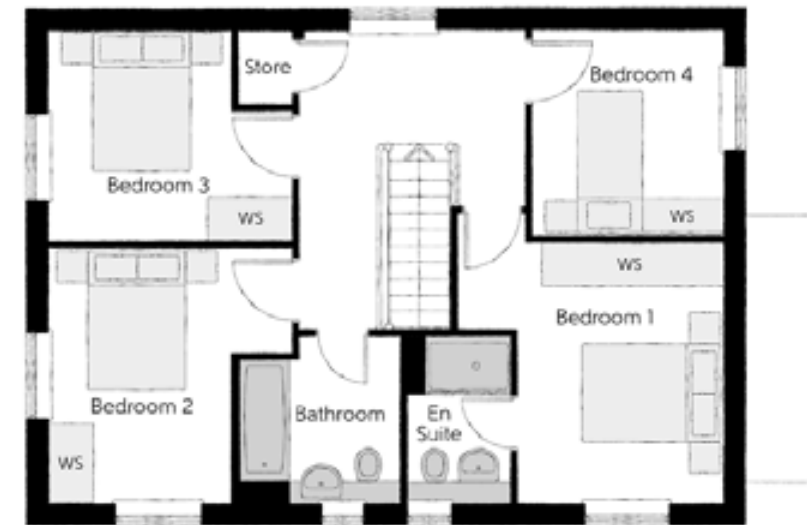


The Pargeter

FOUR BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.66m (max)	3.60m (max)	12'0" x 11'10" (max) (max)
Bedroom 1 En Suite	1.44m	2.27m	4'9" x 7'6"
Bedroom 2	3.39m (max)	3.54m	11'1" x 11'7" (max)
Bedroom 3	3.39m (max)	2.91m	11'1" x 9'6" (max)
Bedroom 4	2.64m	2.85m	8'8" x 9'4"
Bathroom	2.23m	2.27m	7'4" x 7'6"



Ground Floor

Kitchen/Dining	4.39m (inc bay)	6.54m	14'5" x 21'5" (inc bay)
Living Room	3.20m	4.49m	10'6" x 14'9"
Snug	2.12m	2.05m	7'0" x 6'9"
Utility	2.25m	1.87m	7'5" x 6'2"
Cloakroom	1.43m	1.90m	4'8" x 6'3"

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

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The Cartwright

Four bedroom home



Second Floor

Bedroom 2	3.63m x 3.81m (max) (max)	11'11" x 12'6" (max) (max)
Bedroom 4	2.25m x 3.38m (max) (max)	7'5" x 11'1" (max) (max)
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max) (max)	15'4" x 11'1" (max) (max)
Bedroom 1 En Suite	1.39m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Ground Floor

Kitchen/Dining	4.67m x 4.10m (max) (max)	15'4" x 13'5" (max) (max)
Living Room	3.63m x 5.33m (max) (max)	11'11" x 17'6" (max) (max)
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 Cartwright

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Bellway



The Draper

Four bedroom home

The Draper

FOUR BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway



First Floor

Bedroom 1	4.96m x 4.44m (inc. bay)	16'3" x 14'7" (inc. bay)
Dressing	2.46m x 2.48m	8'1" x 8'2"
Bedroom 1 En Suite	2.46m x 1.91m	8'1" x 6'3"
Bedroom 2	5.04m x 3.29m (max)	16'6" x 10'10" (max)
Bedroom 2 En Suite	1.95m x 2.46m	6'5" x 8'1"
Bedroom 3	3.71m x 3.63m	12'2" x 11'11"
Bedroom 3 En Suite	1.61m x 2.28m	5'3" x 7'6"
Bedroom 4	3.95m x 3.42m (max)	13'0" x 11'3" (max)
Bedroom 5/ Study	2.41m x 3.50m	7'11" x 11'6" (max)
Bathroom	1.92m x 2.46m	6'3" x 8'1"



Ground Floor

Kitchen/Dining	5.54m x 4.94m (max)	18'2" x 16'2" (max)
Family	5.05m x 3.64m (max)	16'7" x 11'11" (max)
Living Room	4.96m x 5.23m (inc. bay)	16'3" x 17'2" (inc. bay)
Utility	1.71m x 3.02m	5'7" x 9'11"
Cloakroom	0.90m x 1.98m	2'11" x 6'6"
Garage	4.97m x 6.05m (max)	16'3" x 19'10" (max)

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 Watchmaker

FIVE BEDROOM HOME



Bedroom 1	3.62m x 4.46m (max)	11'11" x 14'8" (max)
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m (max)	11'11" x 11'0" (max)
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m (max)	12'6" x 11'2" (max)
Bedroom 4	3.62m x 3.78m (max)	11'11" x 12'5" (max)
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"



Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"

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

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THE
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Poole Court

ONE AND TWO BEDROOM APARTMENTS



THE
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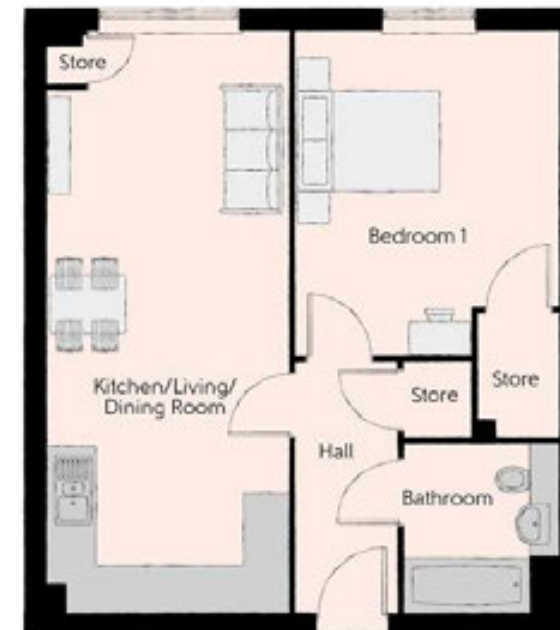
Poole Court

One & two bedroom apartments



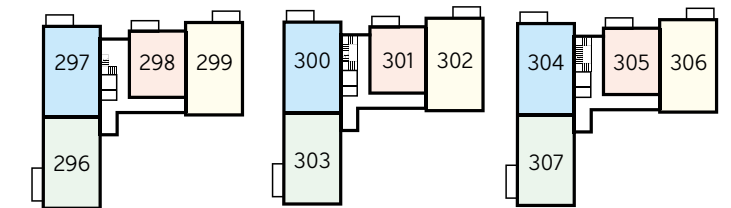
The Awl - Plots 299, 302 & 306

Living/Kitchen/Dining	7.27m x 3.59m	23'10" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 Ensuite	2.20m x 1.65m	7'3" x 5'5"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bathroom	2.20m x 2.05m	7'3" x 6'9"



The Bodkin - Plots 298, 301 & 305

Living/Kitchen/Dining	7.30m x 3.19m	25'1" x 10'6"
Bedroom	3.47m x 4.29m	11'5" x 14'1"
Bathroom	2.20m x 2.05m	7'3" x 6'9"



Ground Floor

First Floor

Second Floor

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

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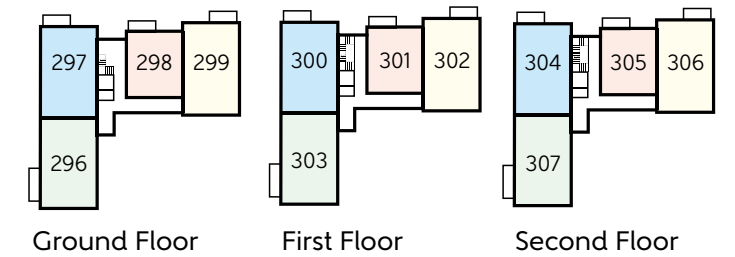
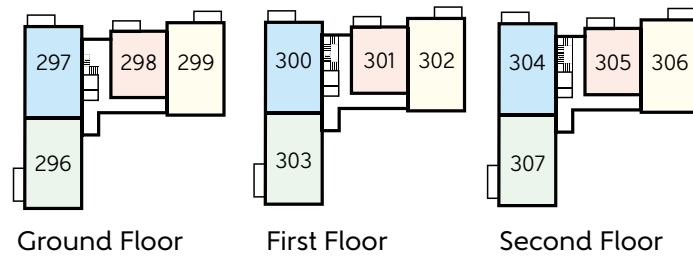
The Bobbin - Plots 297, 300 & 304

Living/Kitchen/Dining	7.30m x 3.59m	23'11" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 Ensuite	2.20m x 1.65m	7'3" x 5'5"
Bedroom 2	4.19m x 2.79m	13'9" x 9'2"
Bathroom	2.20m x 2.05m	7'3" x 6'9"



The Loom - Plots 296, 303 & 307

Living/Kitchen/Dining	7.27m x 3.59m	23'10" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 Ensuite	2.20m x 1.65m	7'3" x 5'5"
Bedroom 2	4.19m x 2.79m	13'9" x 9'2"
Bathroom	2.20m x 2.05m	7'3" x 6'9"



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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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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House Specifications

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes
5 Bedroom Homes

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
FINISHES	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Concrete GF ; Chipboard FF	•	•	•	•
	Window Cills	White Gloss MDF	•	•	•	•
	Stairs	White Gloss MDF Strings	•	•	•	•
	Balusters	White Gloss Stop Chamfered Balusters	•	•	•	•
	Newel Posts	White Gloss Stop Chamfered Newels	•	•	•	•
		Oak Stop Chamfered Newels	•	•	•	•
	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•	•
		Oak Flat Top Newel Caps	•	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•	•
		Oak Heavy Duty Handrail	•	•	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•	•
		White Gloss 120x14 MDF Grooved & Chamfered	•	•	•	•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	•	
Ironmongery	Chrome SR100 Door Furniture	•	•	•	•	
	Chrome SR700 Door Furniture	•	•	•	•	
Wardrobes	Sliding Fitted Wardrobes to Bed 1	•	•	•	•	
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
	Frontals	Bellway Band B options^	•	•	•	•
		Bellway Band C options^	•	•	•	•
		Bellway Band D options^	•	•	•	•
	Units	Frontal Matching Table Ends	•	•	•	•
		Unit Framing	•	•	•	•
	Worktops	40mm Square Edge Worktops with Upstand	•	•	•	•
	Kitchen Sink	Leisure Linear Single Bowl Stainless Steel Sink inc. Sink Liner	•	•	•	•
		Leisure Linear Bowl & Half Stainless Steel Sink inc. Sink Liner	•	•	•	•
		Leisure Euroline Bowl & Half Stainless Steel Sink inc. Sink Liner	•	•	•	•
		Leisure Seattle Bowl & Half Stainless Steel Sink inc. Sink Liner	•	•	•	•
	Utility Sink	Leisure Linear Single Bowl Stainless Steel Sink inc. Sink Liner	•	•	•	•
		Leisure Euroline Single Bowl Stainless Steel Sink inc. Sink Liner	•	•	•	•
		Leisure Seattle Single Bowl Stainless Steel Sink inc. Sink Liner	•	•	•	•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•	•
		Zanussi Single Oven ZOB35471XK	•	•	•	•
		AEG Single Oven BPK642020M	•	•	•	•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	•	•
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback	•	•	•	•
		AEG 5 Burner Gas Hob HG755450SY & SS Splashback	•	•	•	•
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•	•
		AEG Cooker Hood Extractor DKB4950M	•	•	•	•
	Appliances Extractor (Island)	Cooker Hood Extractor LF1519X††	•	•	•	•
		AEG Cooker Hood Extractor DIE6180HM††	•	•	•	•
	Appliances Microwave	Zanussi Microwave ZKK47901XK	•	•	•	•
	AEG Microwave KMK721000M	•	•	•	•	
Appliances Fridge Freezer	Fridge/Freezer Space Only	•	•	•	•	
	Zanussi 70/30 Fridge/Freezer ZBB28441SV	•	•	•	•	
	Zanussi 70/30 Fridge/Freezer ZBB28441SV (2no)	•	•	•	•	
Appliance Dishwasher	Removable Unit**	•	•	•	•	
	Zanussi Dishwasher ZDT21006FA	•	•	•	•	
Appliance Washing Machine	Washing Machine Space Only	•	•	•	•	
WETROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	•	•	•	•
	Cloaks - Basin	Roca Wash Hand Basin††	•	•	•	•
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•
	Cloaks - Tiling	Splashback Tiling to Wash Hand Basin with Flat Edge White Trim	•	•	•	•
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	•	•	•	•
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal	•	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	•
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	•	•	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	•	
	Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	•	

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes
5 Bedroom Homes

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
WETROOMS	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure††	•	•	•	•
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower ‡	•	•	•	•
		Mira RELATE EV 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 & PL1 Flush Plate†††	•	•	•	•
	En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	•
	En Suite - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel††	•	•	•	•
	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 RELATE EV Thermostatic Shower***	•	•	•	•	
	Mira RELATE ERD 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†	•	•	•	•	
HEATING	Boiler	Ideal LOGIC Combination Boiler	•	•	•	•
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder	•	•	•	•
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•	•
	Radiator	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom Only	•	•	•	•
	Flat Chrome to Bathroom & En Suite 1 Only	•	•	•	•	
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•	•	
ELECTRICS	Consumer Unit	Wylex Consumer Unit	•	•	•	•
	USB Locations	Kitchen, Lounge & Bedroom 1 ONLY	•	•	•	•
	Shaver/Toothbrush Point	Bathroom ONLY	•	•	•	•
	Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•	•	•
	Security - Fire	Optical Smoke Detector	•	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•	•
	Lighting	Pendant Fitting to Habitat Rooms	•	•	•	•
	Lighting - Kitchen	White Recessed Spot Lights Warm White	•	•	•	•
		Polished Chrome Recessed Spot Lights Warm White	•	•	•	•
	Lighting - Kitchen Under Unit	High Output Tri-Light	•	•	•	•
Lighting - Bathroom & En-Suites	White Recessed Spot Lights Cool White	•	•	•	•	
	Polished Chrome Recessed Spot lights Cool White	•	•	•	•	
Lighting - External	External Light Clifton Brushed Steel Up/Down	•	•	•	•	
Communications - TV	TV Point to Lounge, Family, Bedroom 1 & Study	•	•	•	•	
Communications - Data	Cat 6 Network Point to Lounge, Family, Bedroom 1 & Study	•	•	•	•	
Communications - Voice	Telephone Point to Lounge	•	•	•	•	
Broadband	Ultrafast Fibre Connectivity	•	•	•	•	
Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•	•	
EXTERNALS	Footpath & Patio	Grey PCC Flags 450x450x38's	•	•	•	•
	Drives	Bitmac Black‡‡	•	•	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting‡‡‡	•	•	•	•
	Landscaping - Rear	Gravelled area 3 metres in depth from the property, plus the standard patio area	•	•	•	•
	Maintenance	External Tap	•	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•	•

* full height around bath where shower provided as standard
 ** at build stage
 *** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 † full height to shower enclosure
 †† housetype dependent
 ††† inc soft close mechanism seat on 4 beds ONLY
 ‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
 ‡‡ plot dependent
 ‡‡‡ plot specific, refer to site layout
 ^ refer to site landscape layout
 ^^ soft close mechanism to doors and drawers
 ^^ where provision of shower tray allows

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative. 00978-14/08/2021

House Specifications

		1 Bedroom Apartments	2 Bedroom Apartments	
FINISHES	Ceilings	Crown White Matt Emulsion	•	•
	Walls	Crown White Matt Emulsion	•	•
	Window Cills	White Gloss MDF	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•
	Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•
	Ironmongery	Chrome SR100 Door Furniture	•	•
KITCHEN	Frontals	Bellway Band B options ††	•	•
		Bellway Band C options ††		
	Carcass	Premium Grade 18mm thk White / Colour Matched Carcass	•	•
	Units	Frontal Matching Table Ends	•	•
	Worktops	40mm Square Edge Worktops with upstand	•	•
	Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•
	Appliances Hob	Zanussi Induction Hob ZITN643K & SS Splashback	•	•
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•
	Appliance Dishwasher	Removeable Unit 450 (inc Feed & Waste) **	•	•
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	•	•	
WET ROOMS	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•
	Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
	Bathroom - Shower	Over Bath Mira RELATE EV Thermostatic Shower †† White Trim	•	•
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †	•	•
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††		•
	En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		•
	En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps		•
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Encl White Trim		•
	En-Suite - Shower	Mira RELATE EV Thermostatic Shower NC		•
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †		•

		1 Bedroom Apartments	2 Bedroom Apartments	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•
ELECTRICS	Home Working	Dedicated Power, USB & Data Points	•	•
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•
	Safety - Carbon	Honeywell XC100 Carbon Monoxide Detector	•	•
	Safety - Heat	Heat Alarm DET †††	•	•
	Consumer Unit	Wylex Consumer Unit	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•
	USB Locations	Kitchen, Lounge & Bed 1 ONLY	•	•
	Shaver / Toothbrush Point	Bathroom ONLY	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•
	Communications - TV	TV Point to Lounge & Bed 1	•	•
	Communications - Voice	Telephone Point to Lounge	•	•
	Communications - Data	Cat 6 Network Point to Lounge & Bed 1	•	•
	Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•
	Communications - Access	Video Entry System	•	•
	Broadband	Ultrafast Fibre Connectivity Openreach	•	•
EXTERNALS & MISC	Shared Parking Areas	Bitmac Black †	•	•
	Balcony	Balcony †††	•	•

* full height around bath where shower provided as standard

** at build stage

*** housetype dependent

† full height to shower enclosure

†† inc MIRA Bath Screen 1.1863.004

††† inc soft close mechanism seat on 4 & 5 beds ONLY

‡ plot dependent

‡‡ soft close mechanism to doors & drawers

‡‡‡ where shown on layouts

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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.

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.

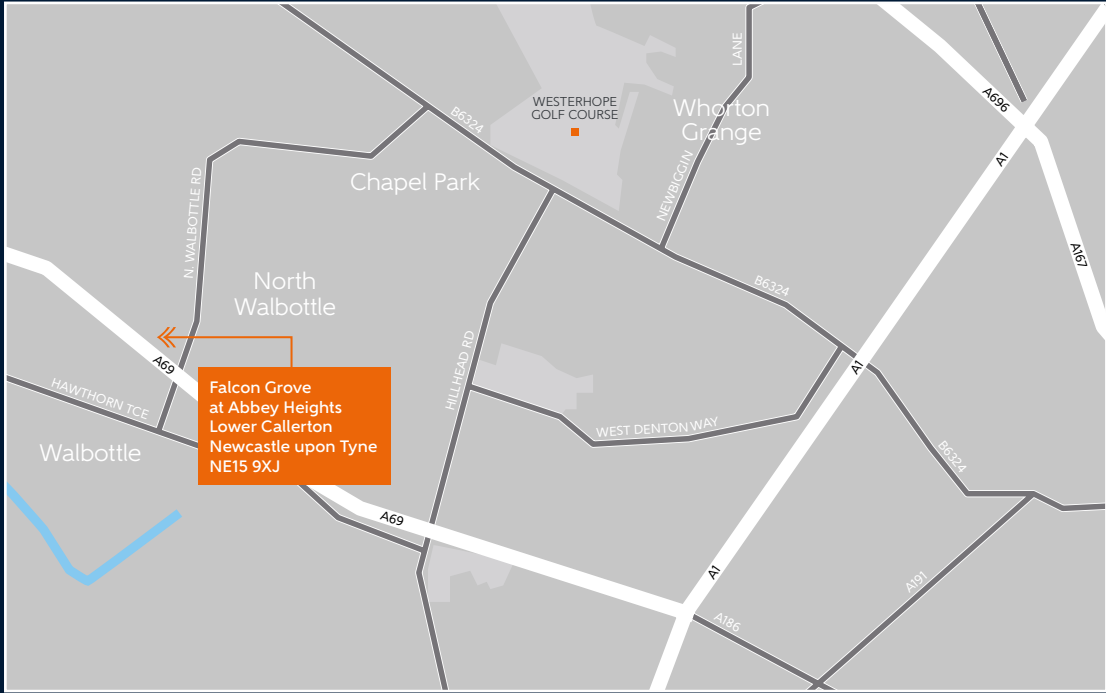
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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



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.

