



Meadowcroft

Meadowcroft is a development of 2, 3, 4 and 5 bedroom homes, located in Longframlington, Northumberland.



Bellway



Countryside peace meets city convenience

Enjoy the best of all worlds just minutes from your door

The village of Longframlington benefits from a number of local amenities. The independent butchers and village stores provide those all-important everyday essentials, while the two village pubs both make welcome places to unwind with drinks and dinner.

Getting involved with this friendly community couldn't be easier, with the village Memorial Hall running a long list of regular events and activities for all the family. You can also find a playing field and playground nearby for when the kids need to let off some steam.

For more choice, the bustling market town of Alnwick is just 17 minutes away by road. While famous for its spectacular castle, that's not all the town has to offer. You'll find supermarkets, high-street shops, a cinema, theatre, museum, gallery and a leisure centre with swimming pool.

Alternatively, Morpeth's eclectic independent shopping, bustling market and vibrant bars are a similar drive south. Local education is also abundant, with a range of primary and secondary schools within 20 minutes. Add to this Newcastle city centre around 45 minutes down the road and you have it all on your doorstep.

Being located at the heart of one of the country's most attractive areas, Meadowcroft is also ideal for those who enjoy the outdoors. Thrunton Woods is less than 20 minutes away by car and, with a maze of walking and cycling trails to explore, makes the perfect place to unwind.

Just a little further afield is the stunning Northumberland National Park. Roam among rolling moorland in Coquetdale or take in the remarkable views from Simonside Hills.

If you would prefer some fresh sea air, drive 25 minutes east to the rugged beauty of the Northumberland Coast.

Here you can discover countless ancient castles among stretches of golden sand, rocky outcrops and characterful seaside towns.

All this is made accessible by great local transport links. The A697 and nearby A1 make road travel easy, with journey times to Newcastle International Airport just 30 minutes.

Alternatively, Acklington Station can be reached in 17 minutes and operates rail services to Alnmouth in seven minutes, Morpeth in 16 minutes, Newcastle in 39 minutes and Edinburgh in just over an hour and a half.

Discover a better quality of life

Find a home that fits around your lifestyle at Meadowcroft

Meadowcroft is a charming collection of 2, 3, 4 and 5 bedroom homes in the picturesque village of Longframlington. Surrounded by stunning Northumberland scenery and a short drive from the famous coastline, a home at Meadowcroft makes the perfect escape from the grind – but with excellent local connections, the city is never far away.


Designed to provide the best quality of life, these properties enjoy spacious interiors, high energy efficiency, private gardens and allocated parking, creating the comfort, versatility and convenience to fit around many lifestyles. The result is a community that's perfect for anyone from first-time buyers and growing families to commuting professionals.








Development plan

4 Bedroom Homes

-  The Reedmaker
Plots 3 & 11
-  The Bowyer
Plots 10 & 12
-  The Arkwright
Plots 2, 4, 22, 27, 33, 34, 43 & 44
-  The Weaver
Plots 5, 15, 23, 24, 36, 42, 45, 46, 51 & 52

5 Bedroom Homes

-  The Poplar
Plots 1, 13, 14, 30 & 53
-  The Cedar
Plots 17, 20, 21, 25, 26 & 28
-  The Draper
Plots 6, 7, 8, 9, 16, 18, 19, 29, 31, 32, 35, 47, 48, 49 & 50

2-3 Bedroom Homes

-  Affordable Homes



Key to plan

VP Visitor parking

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 Reedmaker

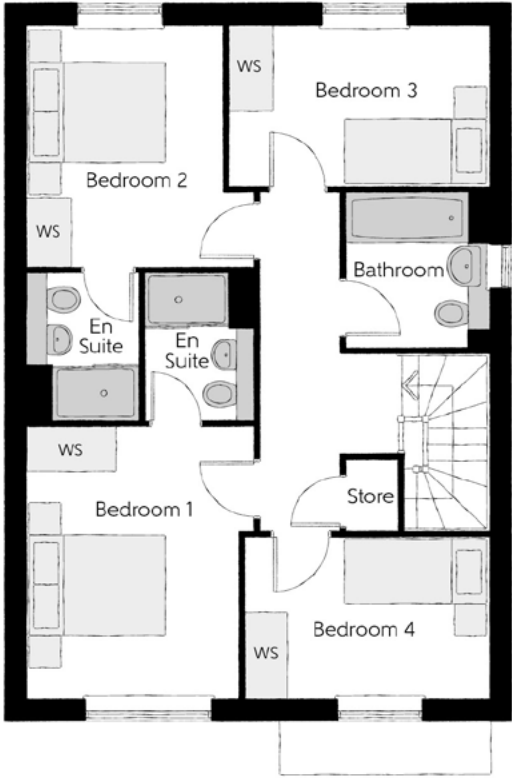
FOUR BEDROOM HOME



Bellway

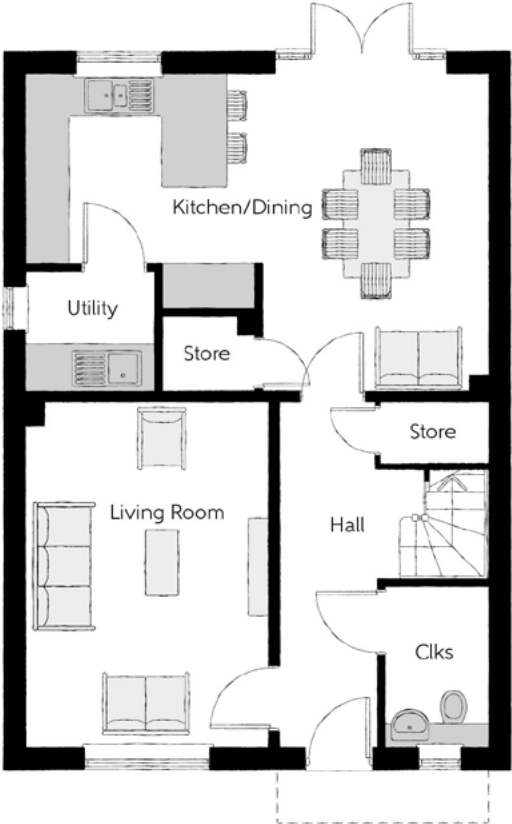
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
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 (max)	21'1" x 14'6" (max)
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)

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

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The Bowyer

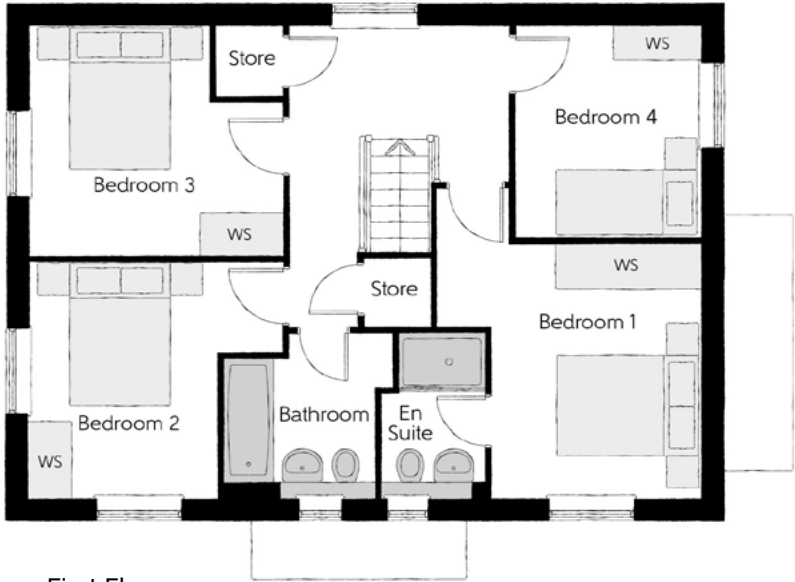
FOUR BEDROOM HOME



Bellway

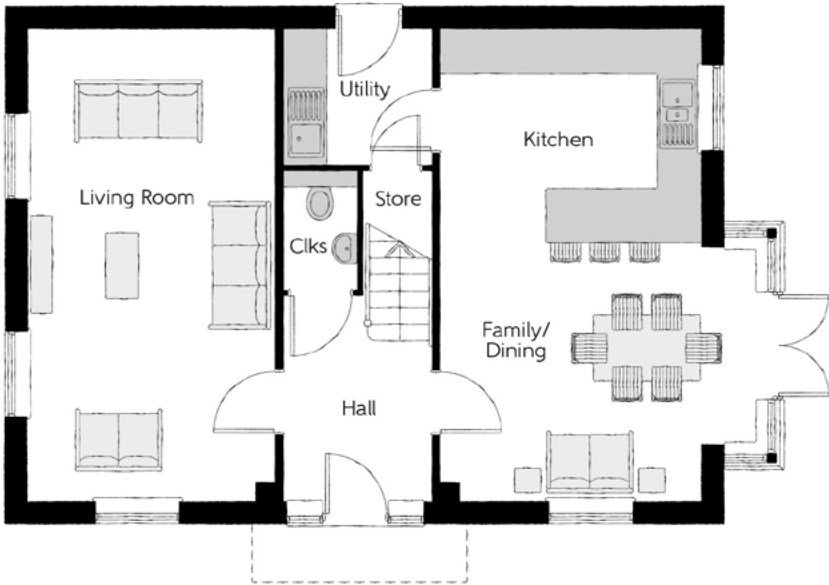
The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	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"

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

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The Arkwright

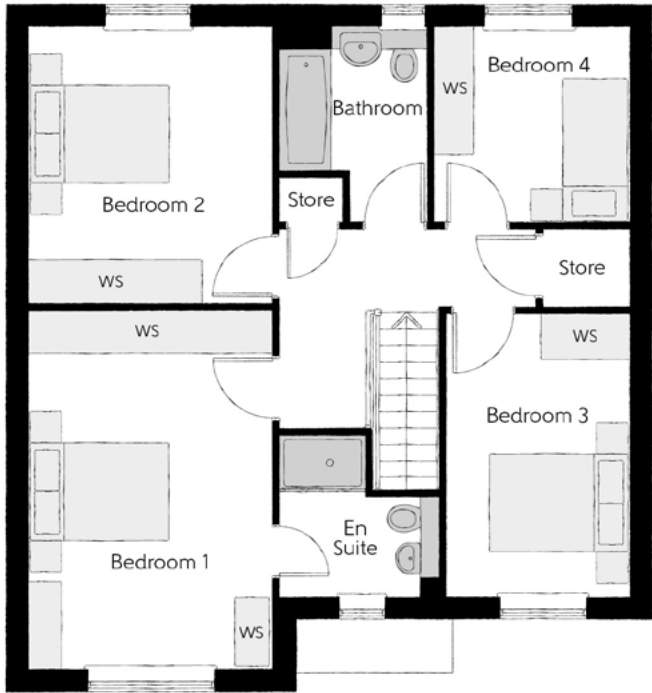
FOUR BEDROOM HOME



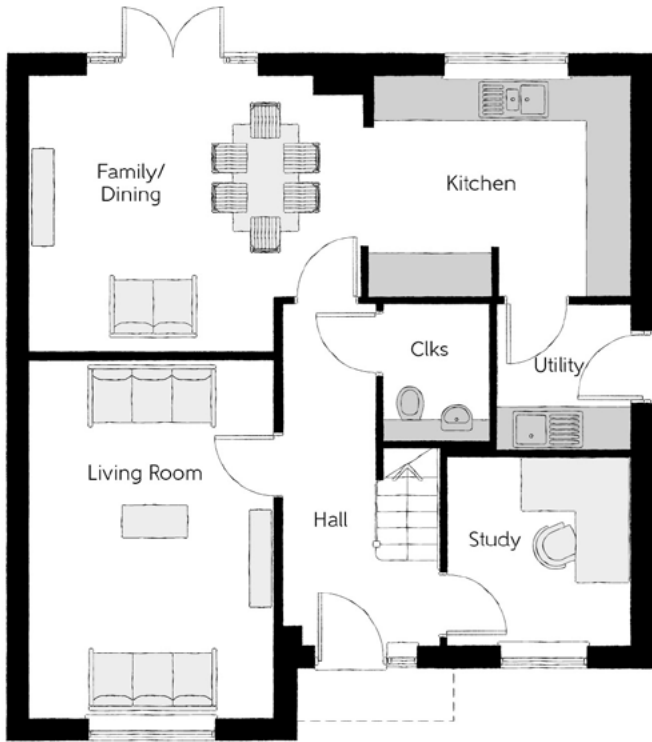
Bellway

The Arkwright

Four bedroom home



First Floor		
Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor		
Kitchen	3.71m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

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

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The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

Four bedroom home

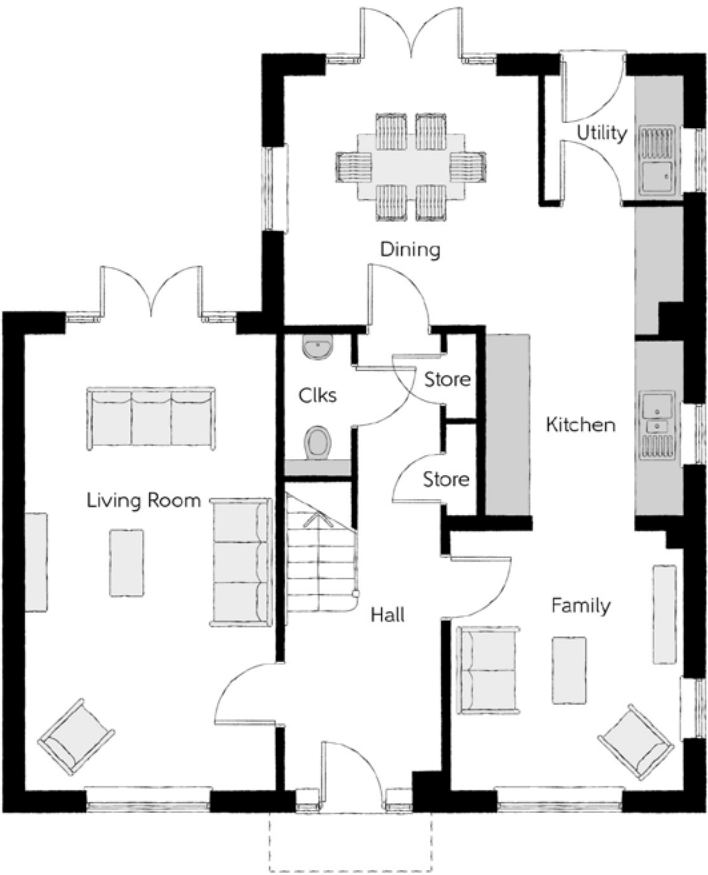


First Floor

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)

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The Poplar

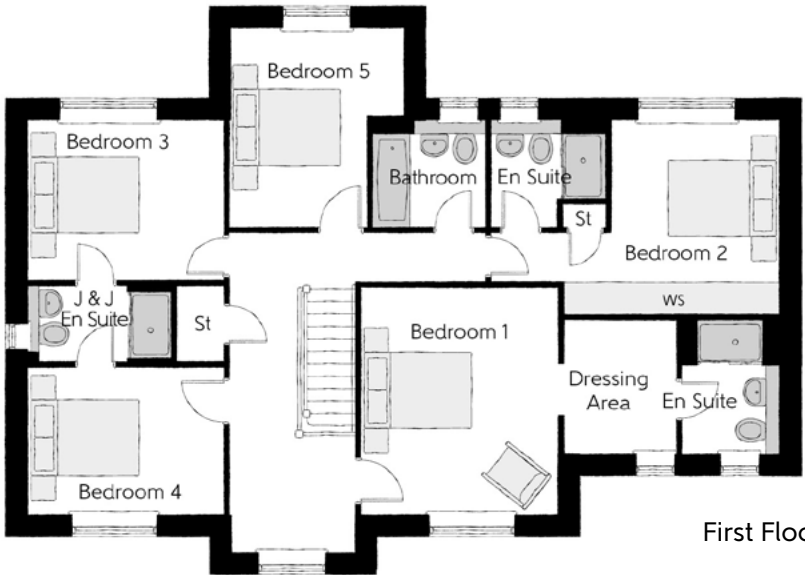
FIVE BEDROOM HOME



Bellway

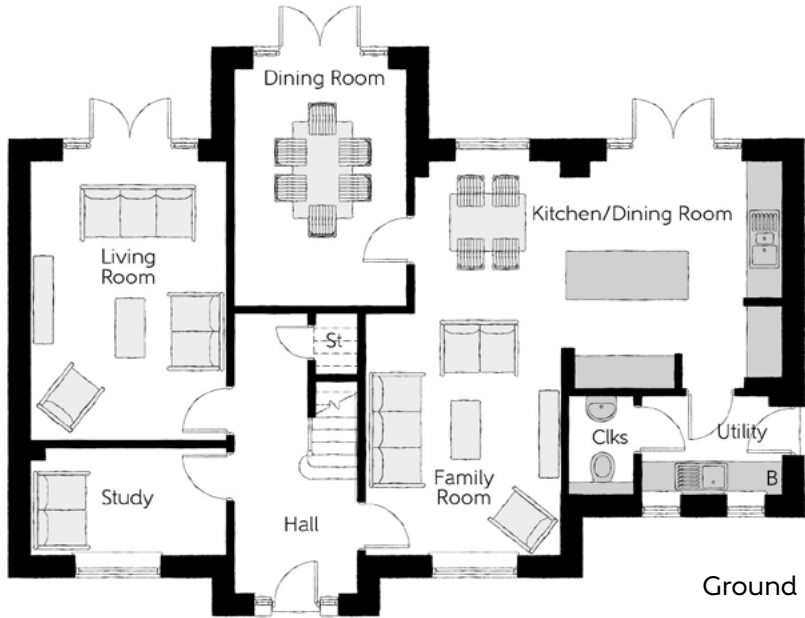
The Poplar

Five bedroom home



First Floor

Bedroom 1	4.181m x 3.625m	13'9" x 11'11"
Bedroom 2	3.962m x 3.589m (max)	13'0" x 11'9" (max)
Bedroom 3	3.627m x 2.946m	11'11" x 9'8"
Bedroom 4	3.627m x 2.685m	11'11" x 8'10"
Bedroom 5	3.613m x 3.165m (max)	11'10" x 10'5" (max)



Ground Floor

Kitchen	6.716m x 4.148m (max)	22'1" x 13'7" (max)
Family Room	4.422m x 3.565m	14'6" x 11'8"
Living Room	5.117m x 3.565m	16'10" x 11'8"
Study	3.565m x 2.010m	11'8" x 6'7"
Dining Room	4.331m x 3.165m	14'3" x 10'5"

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

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The Cedar

FIVE BEDROOM HOME



Bellway

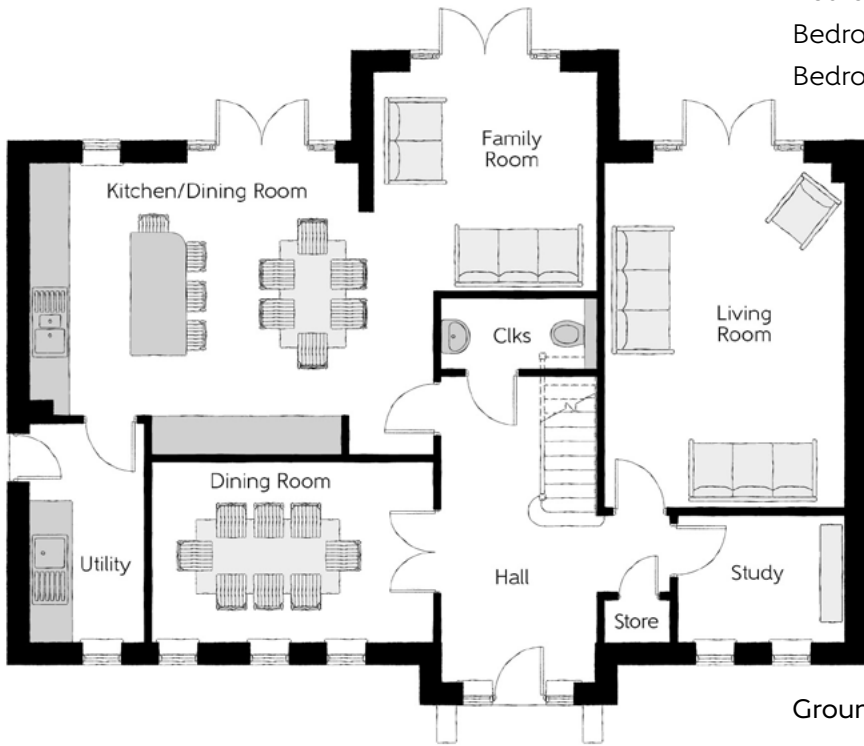
The Cedar

Five bedroom home



First Floor

Bedroom 1	4.615m x 3.963m (max)	15'2" x 13'0" (max)
Bedroom 2	3.640m x 3.561m (max)	11'10" x 11'8" (max)
Bedroom 3	3.247m x 2.976m	10'8" x 9'9"
Bedroom 4	4.288m x 3.213m (max)	14'1" x 10'7" (max)
Bedroom 5	3.114m x 2.238m	10'3" x 7'4"



Ground Floor

Kitchen/Dining Room	6.491m x 4.663m (max)	21'4" x 15'4" (max)
Family Room	3.640m x 3.514m	11'10" x 11'5"
Living Room	5.567m x 3.925m	18'3" x 12'11"
Study	2.753m x 2.023m	9'0" x 6'7"
Dining Room	4.588m x 2.873m	15'1" x 9'4"

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

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The Draper

FIVE BEDROOM HOME



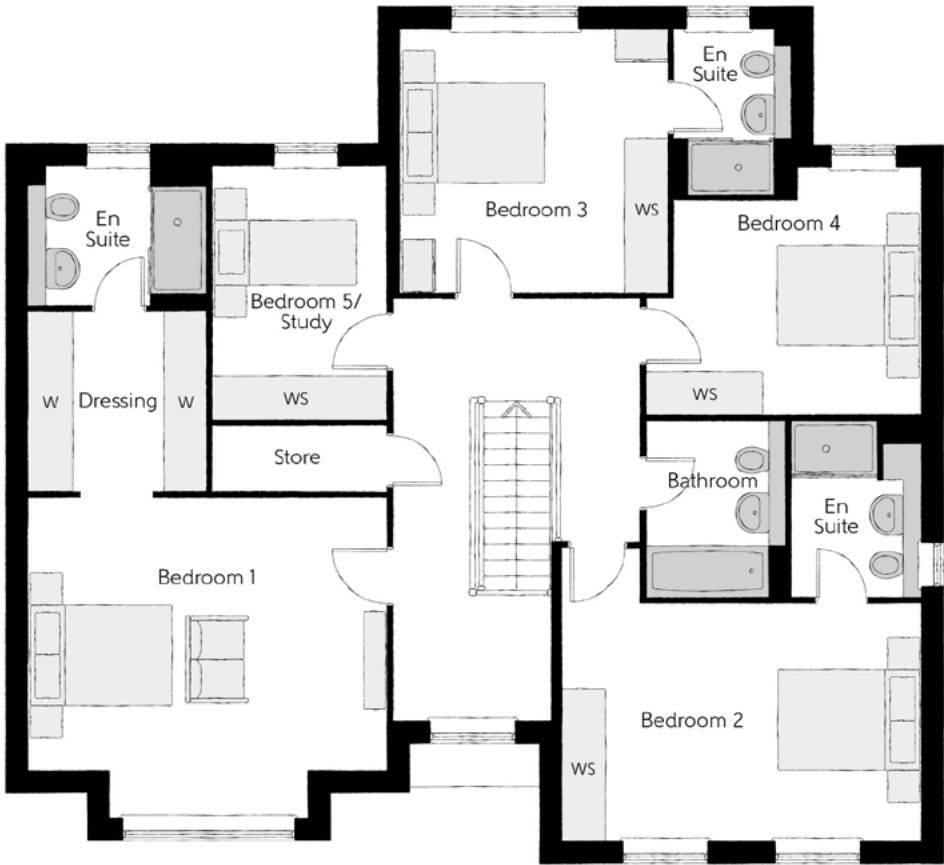
Bellway

The Draper

Five bedroom home

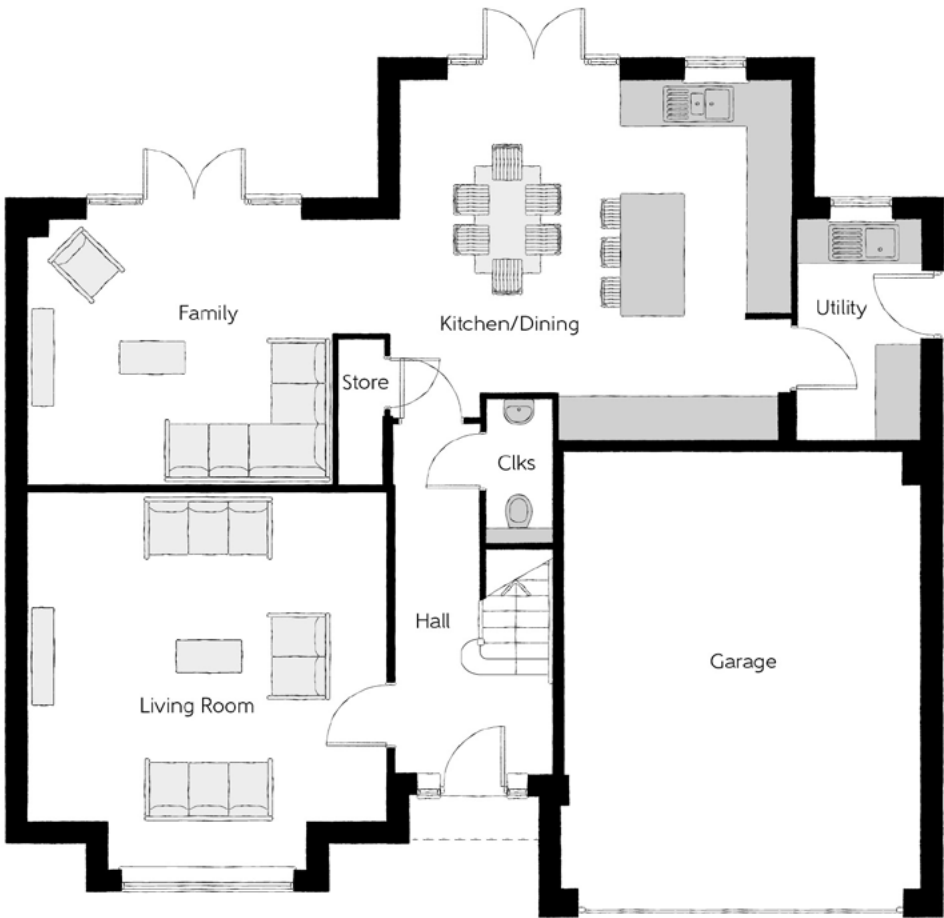
First Floor

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 (max)	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)



Cls - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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Specification

FINISHES			4 Bedroom Homes	5 Bedroom Homes
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			•
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			4 Bedroom Homes	5 Bedroom Homes
Carcass	Premium Grade 18mm thk Colour Matched Carcass		•	•
Frontals	Bellway Band C options^		•	
	Bellway Band D options^			•
Units	Unit Framing		•	•
Worktops	40mm Square Edge Worktops with Upstand		•	•
Kitchen Sink	Leisure Euroline Bowl & Half Stainless Steel Sink inc. Sink Liner		•	
	Leisure Seattle Bowl & Half Stainless Steel Sink inc. Sink Liner			•
Utility Sink	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 ZOB35471XK		•	
	AEG Single Oven BPK642020M			•
Appliances Hob	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	Zanussi 70/30 Fridge/Freezer ZBB28441SV		•	
	Zanussi 70/30 Fridge/Freezer ZBB28441SV (2no)			•
Appliance Dishwasher	Zanussi Dishwasher ZDT21006FA		•	•
Appliance Washing Machine	Washing Machine Space Only		•	•

WETROOMS			4 Bedroom Homes	5 Bedroom Homes
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 550 WHB with Semi Pedestal		•	•
Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel		•	•
Bathroom - Brassware	Bristan SAIL Chrome Bath & Basin Mixer Taps		•	•

WETROOMS			4 Bedroom Homes	5 Bedroom Homes
Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure††		•	•
Bathroom - Shower	Mira RELATE EV Thermostatic Shower^^		•	•
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 & PL1 Flush Plate†††		•	•
En Suite - Basin	Roca DEBBA 550 WHB with Semi Pedestal		•	•
En Suite - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel††			•
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 RELATE EV Thermostatic Shower***		•	
	Mira RELATE ERD Thermostatic Shower			•
En Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim†		•	•

HEATING			4 Bedroom Homes	5 Bedroom Homes
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			4 Bedroom Homes	5 Bedroom Homes
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 Habitable Rooms		•	•
Lighting - Kitchen	Polished Chrome Recessed Spot Lights Warm White		•	•
Lighting - Kitchen Under Unit	High Output Tri-Light			•
Lighting - Bathroom & En-Suites	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			4 Bedroom Homes	5 Bedroom Homes
Footpath & Patio	Grey PCC Flags 450x450x38's		•	•
Drives	Bitmac Black‡‡		•	•
Landscaping - Front	Medallion Turf & Landscape Planting‡‡‡		•	•
Landscaping - Rear	Rotovated Topsoil		•	•
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



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.*

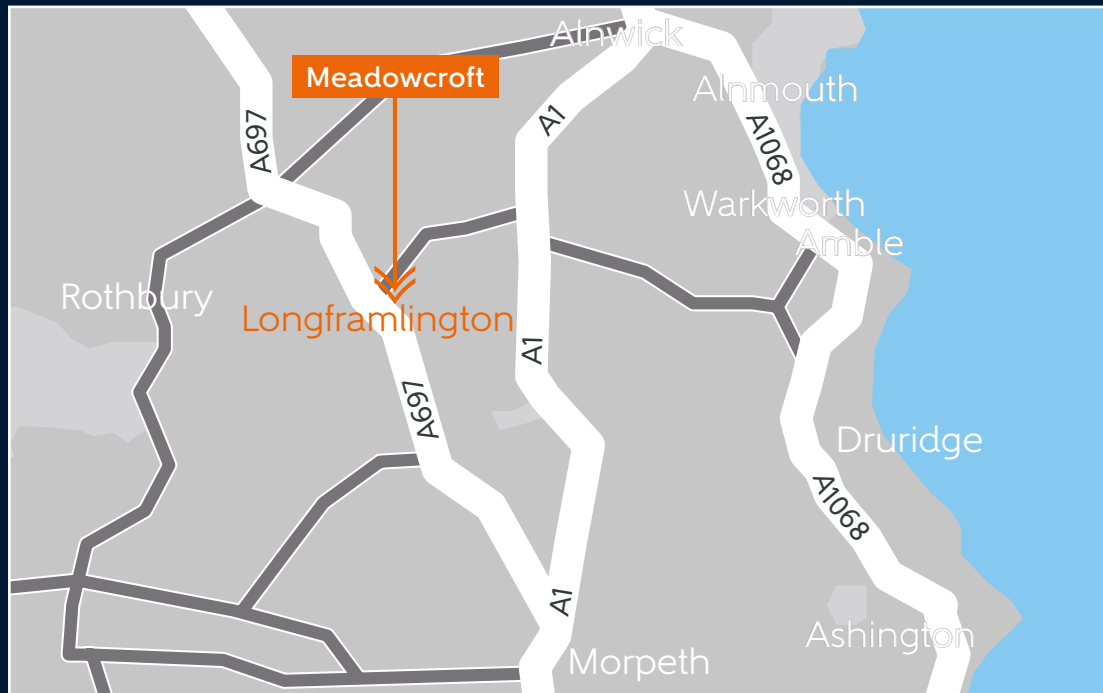
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*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



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.

