



# Spindrift Park

Spindrift Park is a development of 2, 3 and 4-bedroom homes, located in Hook Lane, Bognor Regis.



**Bellway**





# Convenience and quality of life

A popular location with abundant open space and strong city connections

Spindrift Park is a desirable collection of 2, 3 and 4-bedroom homes located in Pagham on the outskirts of Bognor Regis. This development enjoys a fantastic setting, bordered by open Sussex countryside and minutes from the beach, yet within easy reach of the bustling town centre. Built around a large area of open space, Spindrift Park creates a welcoming community with

quality of life at its heart. This large open area also means there is plenty of space for community events and leisure opportunities. Each home has been designed to provide versatile interior space, with allocated parking and excellent transport links for maximum convenience. As such, a home here will appeal to a wide variety of lifestyles, from first-time buyers to growing families.

# The best of town, coast and country

Nearby amenities that will appeal to many lifestyles

Spindrift Park is located close to all the amenities Pagham has to offer. You will find a primary school, convenience store, post office and a handful of shops, pubs and takeaways around a 10-minute walk from Spindrift Park.

A little further south is the popular Pagham Beach, where in addition to beautiful scenery, there is a selection of cafés and food outlets, a convenience store and a unique retro amusement arcade with machines dating back to the 50s.

From the beach it is also possible to access Pagham Harbour nature reserve. This undeveloped stretch of the Sussex coast offers peaceful walks, picnic areas and nature trails where it is possible to see a variety of fascinating bird life.

For outdoor fun a little closer to home, Avisford Park Recreation Ground provides a playground, sports court and eight acres of flat grassland that's perfect for walking, playing or relaxing. Alternatively, Spindrift Park itself is set around a large area of open space which makes the perfect place for community events and leisure.

Bognor Regis town centre can also be easily reached from Spindrift Park. Here you will find a choice of secondary schools along with a great range of shopping, leisure and entertainment. There is a mixture of high street names and independent businesses to be found, along with a diverse choice of bars and restaurants.

Additionally, there is a packed schedule of music, comedy and stage shows at the Alexandra Theatre, while the characterful Picturedrome Cinema shows the latest movies. For a little more excitement, head to the pier where you'll find a vibrant sports bar and night club.

Travelling further afield is also easy, with excellent road and rail links that put the excitement of Chichester, Brighton and London within easy reach. The A27, M27 and A3 provide excellent road links, while Bognor Regis Station is just a 10-minute drive away and offers connections to the three cities in 16 minutes, 56 minutes and 98 minutes, respectively.

Such transport links also put Southampton Airport less than an hour away, while Portsmouth Ferry Port can be reach in around 30 minutes with connections to France and Spain.









# Development plan

## 2 Bedroom Homes

-  **The Coiner**  
Plots 3, 4, 6, 7, 8, 20, 21, 22, 36, 174, 175, 195, 196, 231, 232, 233, 247, 248, 287 & 288
-  **The Slater**  
Plots 12, 217 & 241
-  **The Woodcarver - bungalow**  
Plots 190, 244, 266, 267 & 276
-  **The Cooper**  
Plots 13, 216, 236, 237, 238, 239, 240, 251, 252, 255, 256, 261, 262 & 263

## 3 Bedroom Homes

-  **The Mason**  
Plots 5, 10, 37, 45, 46, 81, 82, 177, 229, 243, 258 & 268
-  **The Blemmere**  
Plots 9, 19 & 35
-  **The Thespian**  
Plots 11, 44, 53, 68, 242 & 274
-  **The Coppersmith**  
Plots 18, 47, 49, 57, 77, 78, 173, 186, 187, 214, 215 & 219
-  **The Framer**  
Plots 23, 50, 69, 194, 203, 257, 270, 275 & 281
-  **The Tanner**  
Plots 79 & 80
-  **The Tailor**  
Plots 205, 206, 272, 273, 289 & 290
-  **The Quilter**  
Plots 234, 235, 245, 246, 249, 250, 253, 259, 260, 264 & 265

## 4 Bedroom Homes

-  **The Arkwright**  
Plots 1, 51, 52, 54, 55, 58, 64, 67, 179, 183, 188, 189, 191, 193, 269 & 271
-  **The Goldsmith**  
Plots 2, 59, 65, 178, 182, 185 & 204
-  **The Bowyer**  
Plots 48, 56, 61, 76, 83, 172, 176, 181, 218, 230 & 254
-  **The Weaver**  
Plots 60, 62 & 63
-  **The Sculptor**  
Plots 66, 180, 184 & 192

## 1-4 Bedroom Homes

-  **Affordable Homes**

### Key to plan

- |     |                      |      |                          |
|-----|----------------------|------|--------------------------|
| b/s | Bin store            | LEAP | Local Equipped Area Play |
| c/s | Cycle store          | s/s  | Sub station              |
| v   | Visitor parking      | g/g  | Gas governor             |
| bcp | Bin collection point | p/s  | Pump station             |
| LAP | Local Area Play      |      |                          |

### Material Finishes

- (R) - Render Version
- (W) - Weatherboard Version
- (T) - Tile Hanging Version
- (PB) - Painted Brick Version



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 Coiner

TWO BEDROOM HOME



Bellway

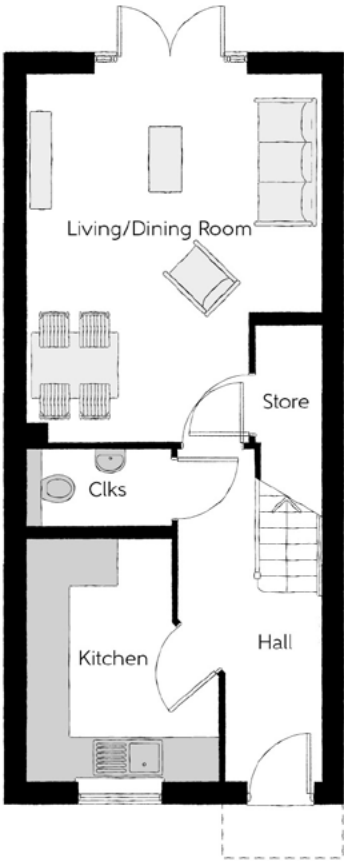
The Coiner

Two bedroom home



### First Floor

Bedroom 1	4.08m x 3.11m (max) (max)	13'5" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"



### Ground Floor

Kitchen	2.65m x 3.35m (max) (max)	8'8" x 11'0" (max) (max)
Living/Dining Room	4.08m x 5.12m (max) (max)	13'5" x 16'10" (max) (max)
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

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 Slater

TWO BEDROOM HOME



Bellway

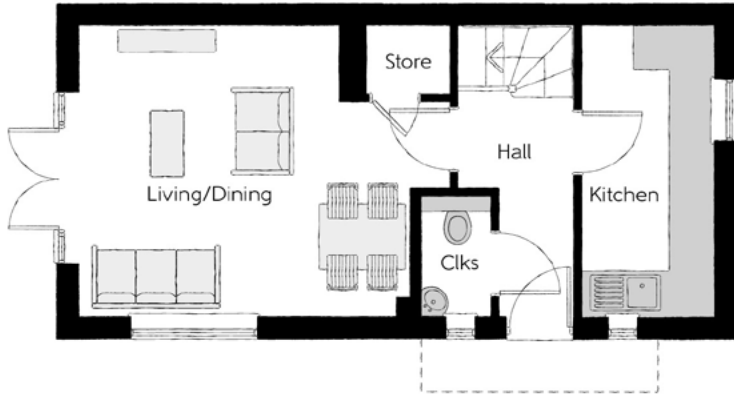
The Slater

Two bedroom home



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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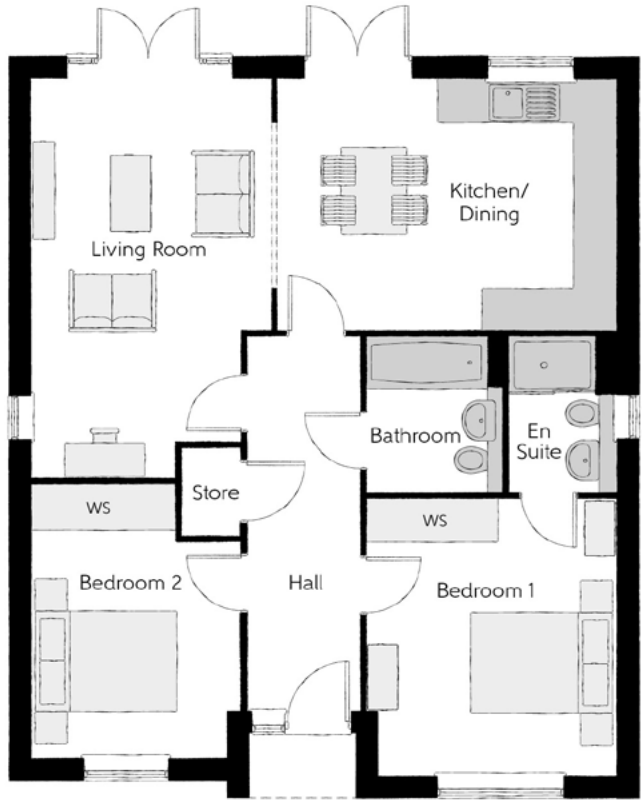


# The Woodcarver

TWO BEDROOM BUNGALOW



Bellway



### Ground Floor

Kitchen/Dining	4.70m x 3.52m	15'5" x 11'7"
Living Room	3.41m x 5.57m (max)	11'2" x 18'3" (max)
Bedroom 1	3.47m x 3.84m	11'5" x 12'7"
Bedroom 1 En Suite	1.40m x 2.15 m	4'7" x 7'1"
Bedroom 2	2.89m x 3.80m (max)	9'6" x 12'6" (max)
Bathroom	1.99m x 2.15m	6'6" x 7'1"

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

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# The Cooper

TWO BEDROOM HOME



**Bellway**

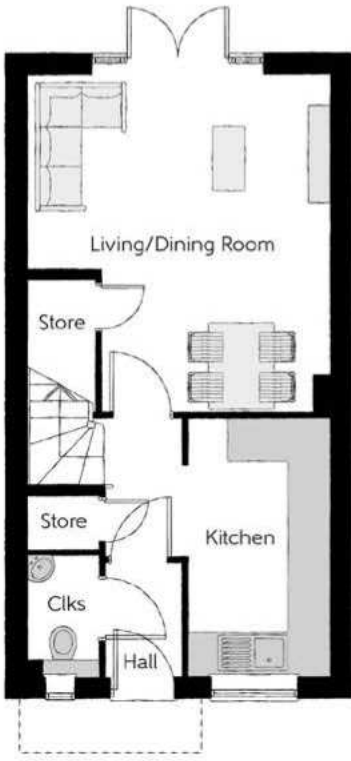
The Cooper

Two bedroom home



### First Floor

Bedroom 1	3.19m x 3.90m (max)	10'5" x 12'9" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



### Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'5"

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

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# The Mason

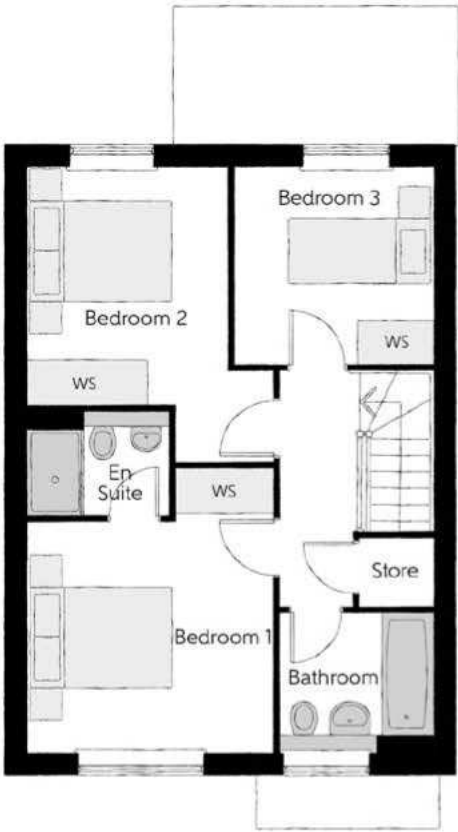
THREE BEDROOM HOME



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 Blemmere

THREE BEDROOM HOME

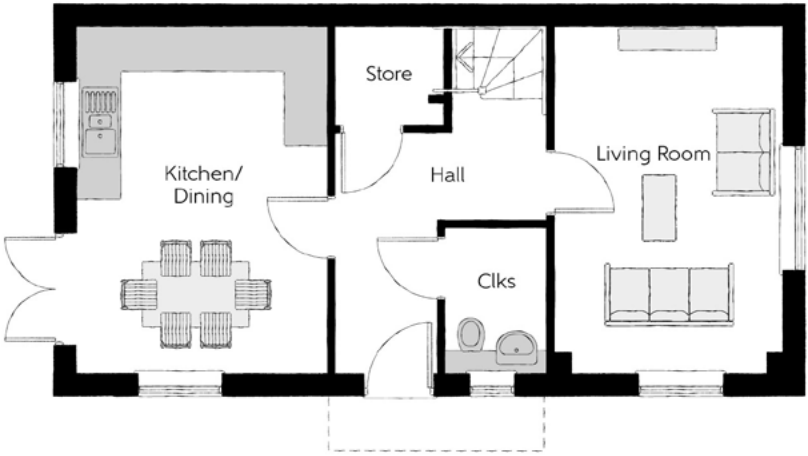


Bellway



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
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	1.98m x 2.20m	6'6" x 7'3"



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 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 Coppersmith

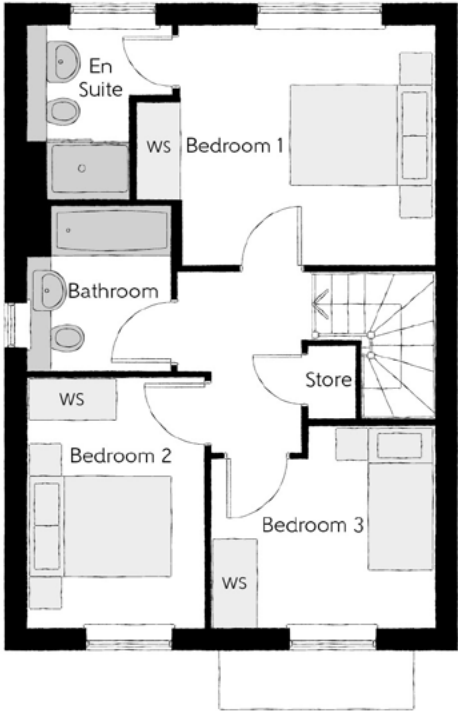
THREE BEDROOM HOME



**Bellway**

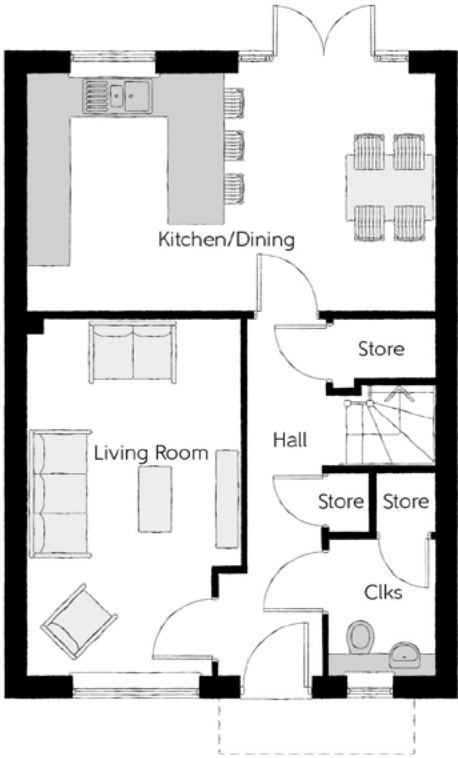
The Coppersmith

Three bedroom home



First Floor

Bedroom 1	4.15m x 3.30m (max)	13'7" x 10'10" (max)
Bedroom 1 En Suite	2.03m x 2.39m	6'8" x 7'10"
Bedroom 2	2.43m x 3.46m	8'0" x 11'4"
Bedroom 3	3.11m x 2.81m (max)	10'3" x 9'3" (max)
Bathroom	1.98m x 2.31m	6'6" x 7'7"



Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'3"

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

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# The Framers

THREE BEDROOM HOME



Bellway

The Framers

Three bedroom home



First Floor		
Bedroom 1	4.20m x 3.74m (max)	13'9" x 12'3" (max)
Bedroom 1 En Suite	2.12m x 1.60m	6'11" x 5'3"
Bedroom 2	3.05m x 3.16m	10'0" x 10'4"
Bedroom 3	3.11m x 3.37m (max)	10'2" x 11'1" (max)
Bathroom	1.98m x 2.16m	6'6" x 7'1"



Ground Floor		
Kitchen/Dining	3.05m x 6.99m (max)	10'0" x 22'11" (max)
Living Room	3.05m x 5.07m	10'0" x 16'8"
Utility	1.48m x 1.39m	4'10" x 4'7"
Cloakroom	1.50m x 1.93m	4'11" x 6'4"

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

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# The Tanner

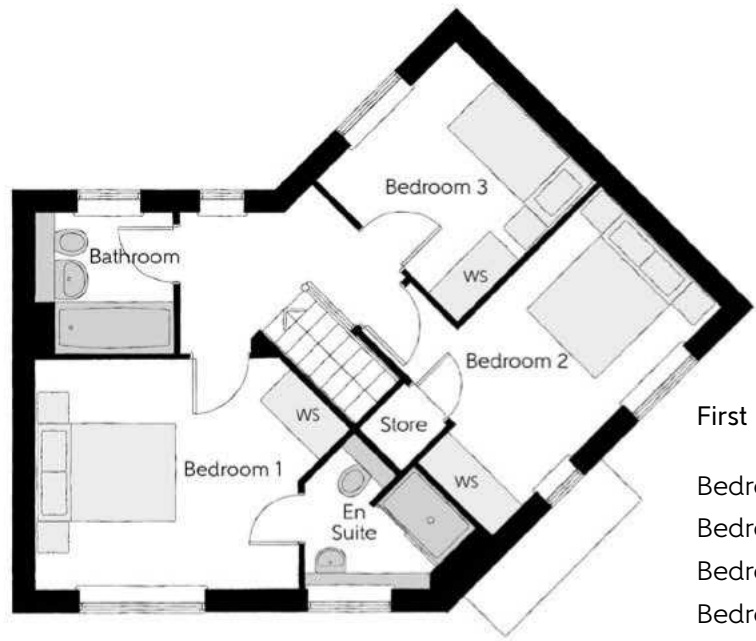
THREE BEDROOM HOME



**Bellway**

The Tanner

Three bedroom home



First Floor		
Bedroom 1	4.36m x 3.18m <small>(max)</small>	14'4" x 10'5" <small>(max)</small>
Bedroom 1 En Suite	2.39m x 2.09m <small>(max)</small>	7'10" x 6'10" <small>(max)</small>
Bedroom 2	4.50m x 3.29m <small>(max)</small>	14'9" x 10'10" <small>(max)</small>
Bedroom 3	2.72m x 2.76m <small>(max)</small>	8'11" x 9'1" <small>(max)</small>
Bathroom	1.91m x 1.91m	6'3" x 6'3"



Ground Floor		
Kitchen/Dining	3.76m x 5.19m <small>(max)</small>	12'4" x 17'0" <small>(max)</small>
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m <small>(max)</small>	4'11" x 4'10" <small>(max)</small>

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

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# The Tailor

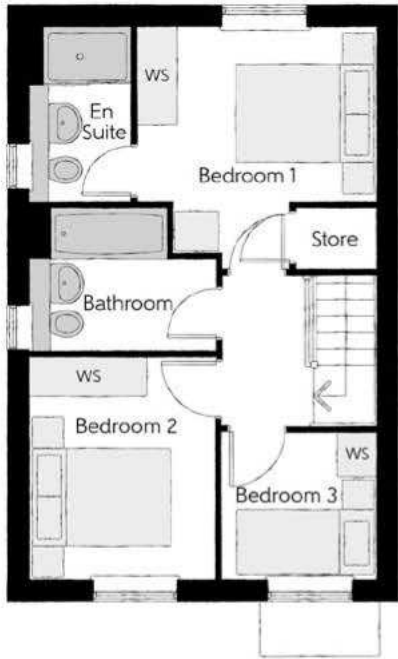
THREE BEDROOM HOME



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)

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# The Quilter

THREE BEDROOM HOME



The Quilter

Three bedroom home



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"

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

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# The Arkwright

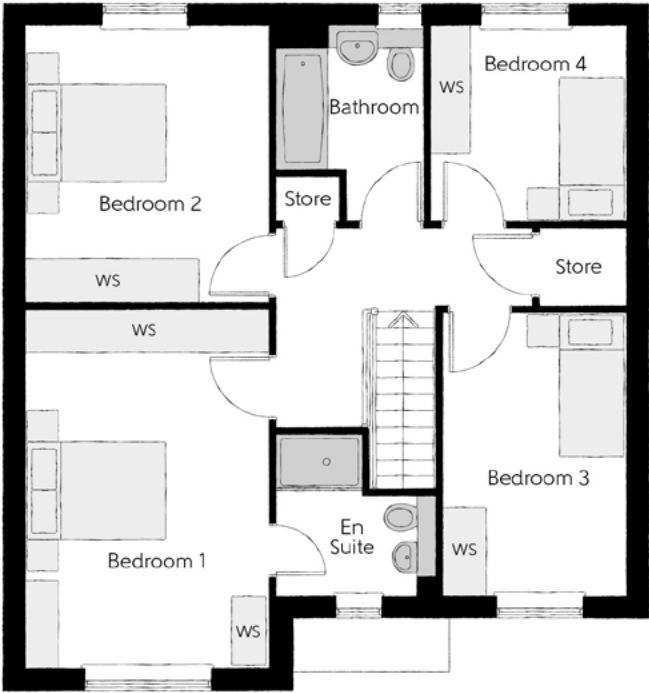
FOUR BEDROOM HOME



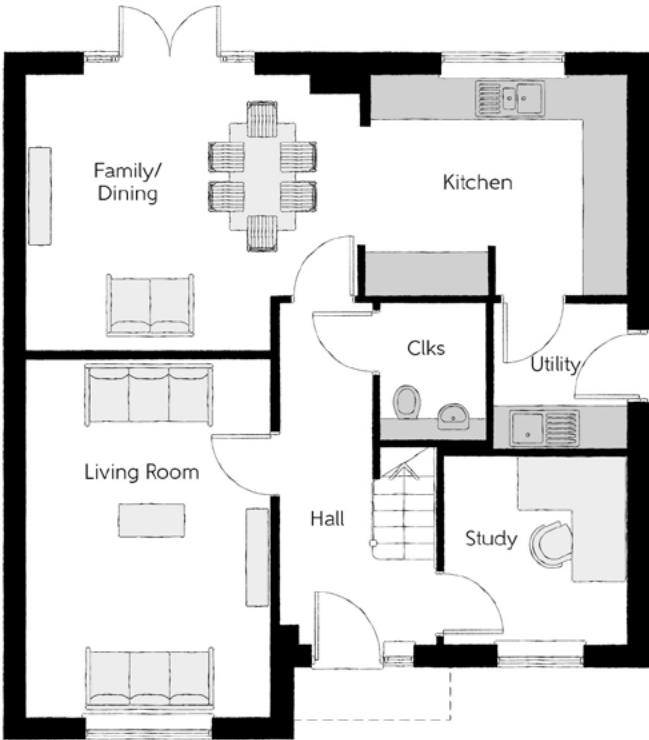
Bellway

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 Goldsmith

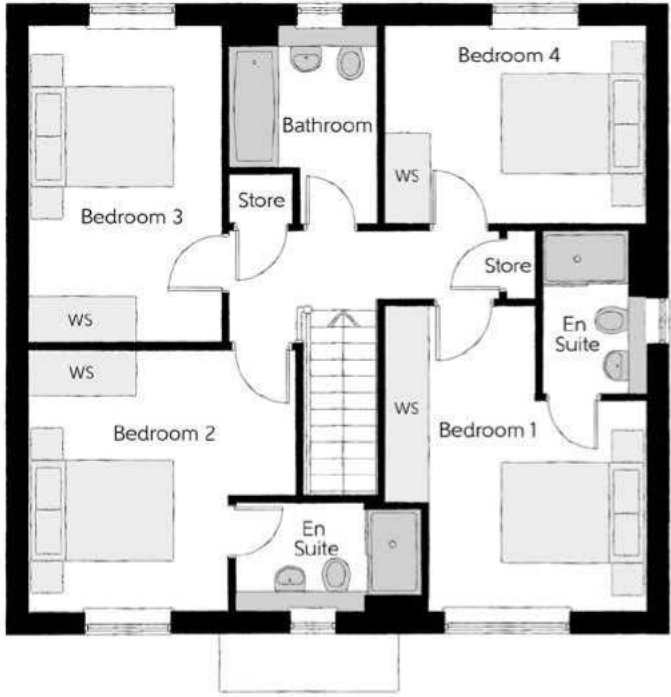
FOUR BEDROOM HOME



Bellway

The Goldsmith

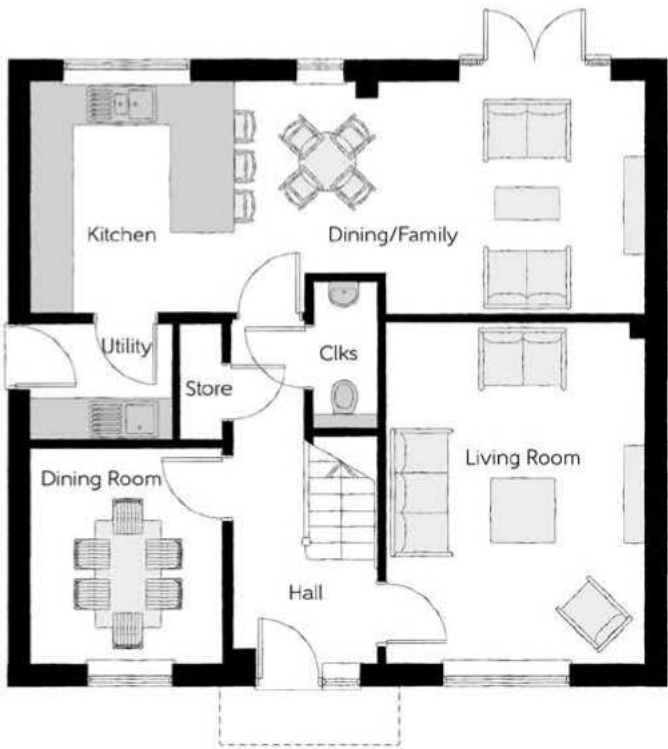
Four bedroom home



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"



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

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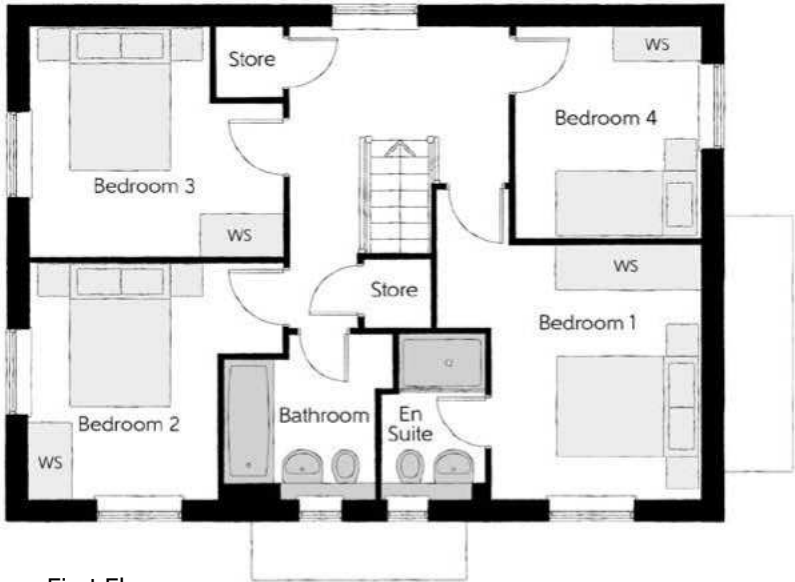


# The Bowyer

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"

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

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# The Weaver

FOUR BEDROOM HOME



Bellway

## The Weaver

Four bedroom home

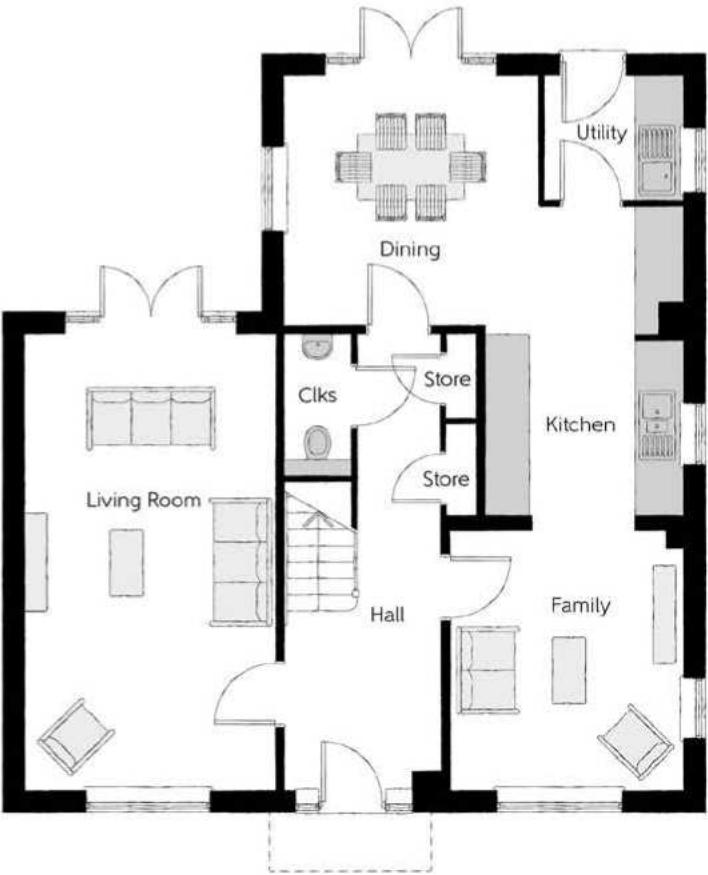


### First Floor

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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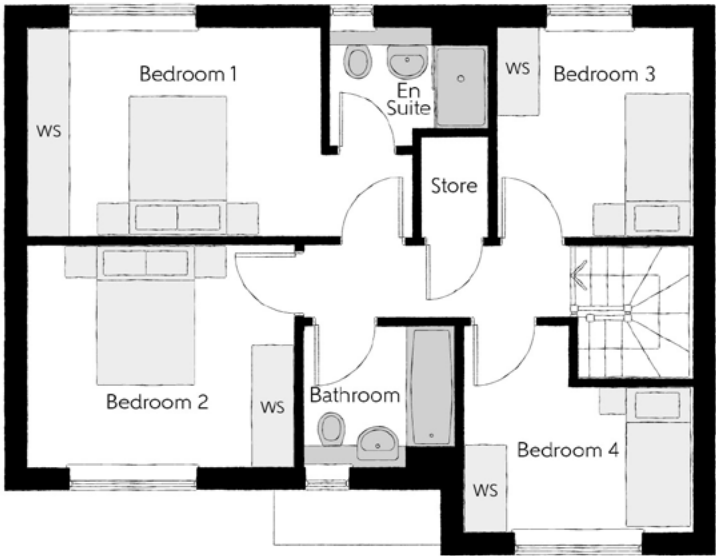


# The Sculptor

FOUR BEDROOM HOME

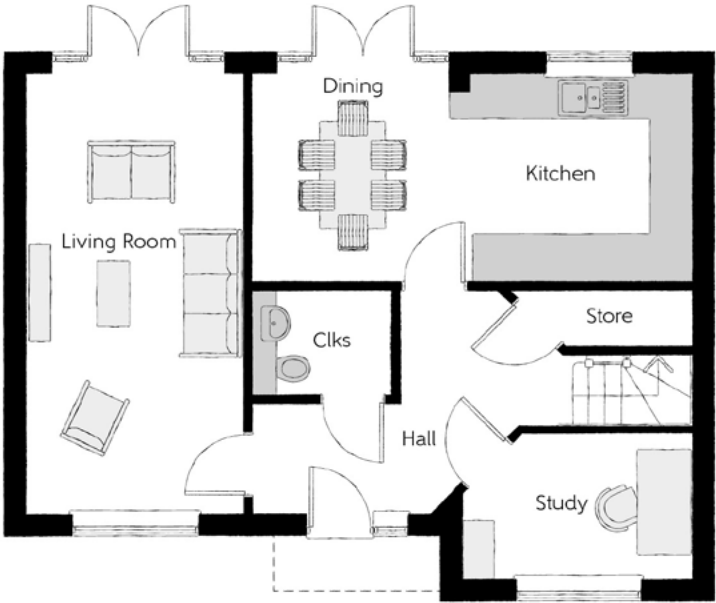


Bellway



First Floor

Bedroom 1	5.37m x 2.92m	17'7" x 9'7"
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m	10'4" x 9'5"
Bathroom	2.20m x 1.98m	7'3" x 6'6"



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.01m	10'4" x 6'7"
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

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

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Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down   **   ††	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Satin MDF	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options   ~~~	●	●	
		Bellway Band C options   ~~~			●
	Units	Frontal Matching Table Ends	●	●	
		Unit Framing			●
	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 KG56404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KG564336X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			●
WET ROOMS	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   ^^	●	●	●
	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	●	●	
		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   ‡‡‡	●	●	●
	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   ^^	●	●	●

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	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   ‡‡‡	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower   ‡‡	●	●	●
MECHANICAL	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   †††			●
	Boiler	Ideal LOGIC Combination Boiler (Cb)   ‡‡‡	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)   ^			●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
ELECTRICS	Towel Warmers	Flat Chrome to Bathroom			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost   ‡‡‡			●
	Safety - Heat	Heat Detector DET   ^^^	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Carbon Monoxide Alarm (Battery Powered) - Deta	●	●	●
EXTERNALS & MISC	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	●	●	
		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	●	●	●
EXTERNALS & MISC	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages   ###	●	●	●
	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   ~	●	●	●
EXTERNALS & MISC	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

‡‡ 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 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





## 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.

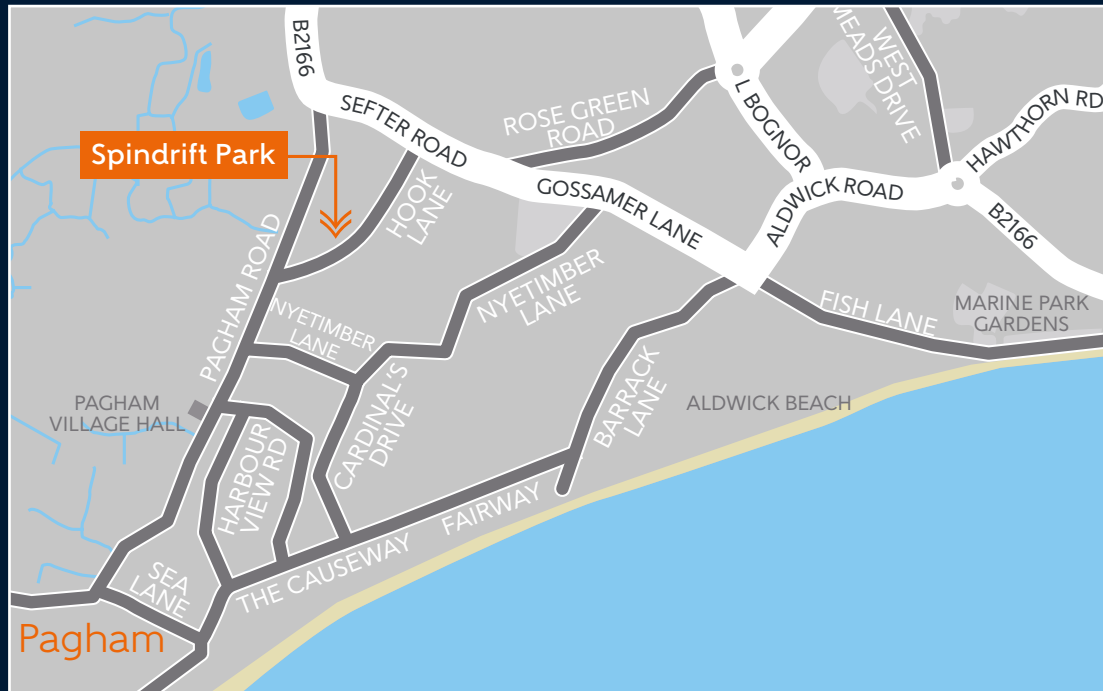


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us



# Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

