



DeHavilland Place

DeHavilland Place is a development of 1, 2, 3, 4 & 5 bedroom homes, located in Kings Hill, Kent.



Bellway



A home for everyone

Versatility, comfort and convenience

DeHavilland Place is an attractive collection of 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses within the new community of Kings Hill, surrounded by rolling Kent countryside and just a short drive from the hustle and bustle of West Malling. This beautiful location puts all the amenities and travel connections of the nearby towns on your doorstep, yet maintains a real sense of village community. Each brand-new

home has been designed and built using the most modern materials and methods to provide energy-efficient, versatile living space that perfectly combines comfort, practicality and convenience. With such a diverse selection of properties available, DeHavilland Place is perfect for a wide variety of lifestyles, from first time buyers through to growing families.

The best of all worlds

Village community close to the town centre

DeHavilland Place forms part of the welcoming new community of Kings Hill. This well-appointed neighbourhood puts a great range of amenities within easy reach, such as a supermarket, dentist, GP surgery and pharmacy. There are also several independent shops, cafés and a local pub on your doorstep. Additionally, the nearby Control Tower Gallery hosts a variety of regular exhibitions and other events in its unique surroundings. It's also easy to enjoy the outdoors at DeHavilland Place. The Warren Woods and Bancroft Lane reserves provide peaceful places to get away from busy modern life and reconnect with nature on a stroll among the trees. Alternatively, the kids will love Kings Hill Linear Park, with its wide-open green space and play areas that are perfect for picnics or fun and games. When combined with a selection of nearby local primary and secondary schools, DeHavilland Place is ideal for raising a family.

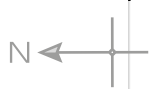
If you like to keep active, the local sports park includes a wealth of brand-new pitches and courts where the local football, cricket and tennis clubs can be found. A

little further afield, Larkfield Leisure Centre offers a range of facilities, including a swimming pool, gym, spa, fitness classes and soft play. Furthermore, at Leybourne Lakes Country Park you can enjoy a variety of water sports such as kayaking, windsurfing and even scuba diving. If you prefer to stay on dry land, it's also possible to take a stroll or bike ride along the network of trails that weave their way around the lakes, admiring wildflower meadows and wetlands as you go. DeHavilland Place also enjoys excellent connections to the surrounding area and beyond. The A228 puts the nearby town of West Malling within a six-minute drive, where you can find a wider selection of shopping, cafés and restaurants. For even more choice, Maidstone can be reached within 20 minutes via the M20, which goes on to connect with the M25, London, Gatwick Airport and the Eurostar. Rail links are also convenient, with West Malling Station operating regular direct services to Maidstone in 10 minutes and London Victoria in 53 minutes.





Development plan



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 Saddler

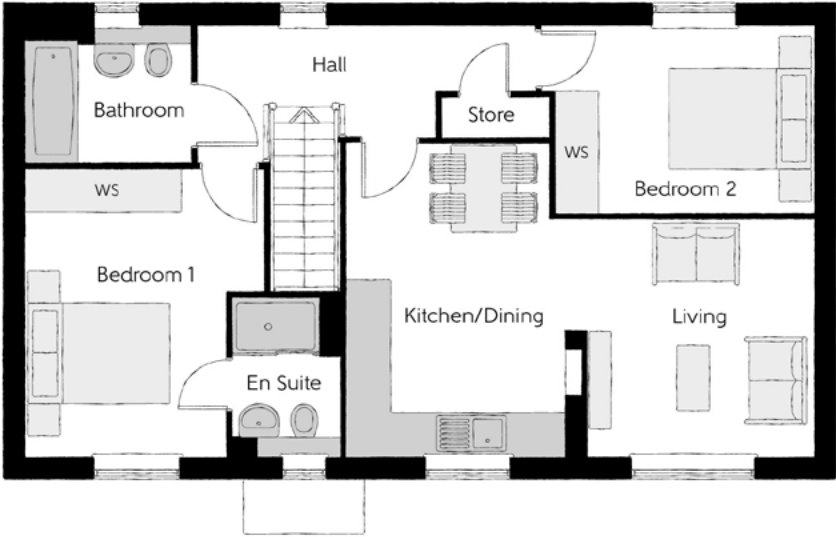
TWO BEDROOM HOME



Bellway

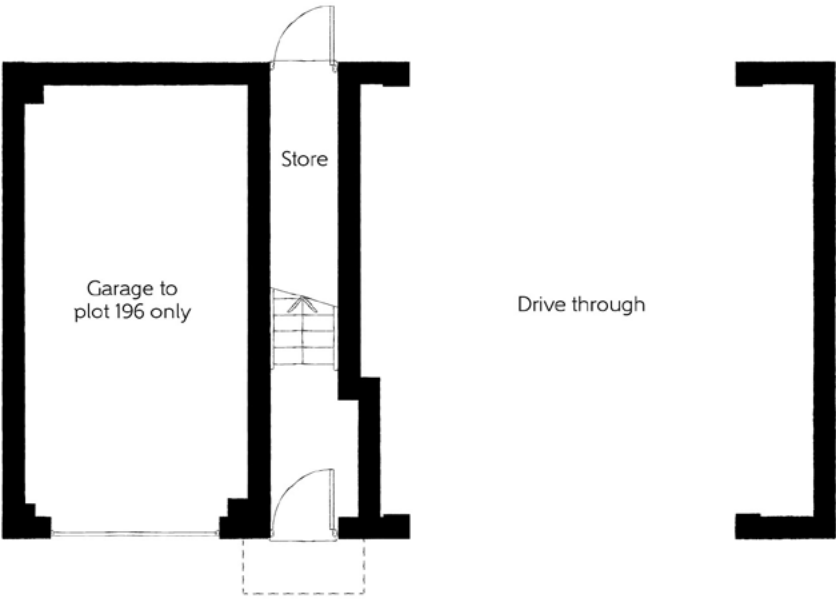
The Saddler

Two bedroom coach house



First Floor

Kitchen/Dining	4.28m x 3.08m (max) (max)	14'1" x 10'1" (max) (max)
Living	3.44m x 3.29m (max) (max)	11'3" x 10'10" (max) (max)
Bedroom 1	3.98m x 3.31m (max)	13'1" x 10'10" (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max)	13'0" x 8'6" (max)
Bathroom	2.21m x 1.91m	7'3" x 6'3"



Ground Floor

Important note: The Saddler is allocated a single garage or a parking space. Please refer to the Sales Advisor for further information.

Cls - 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 Mason

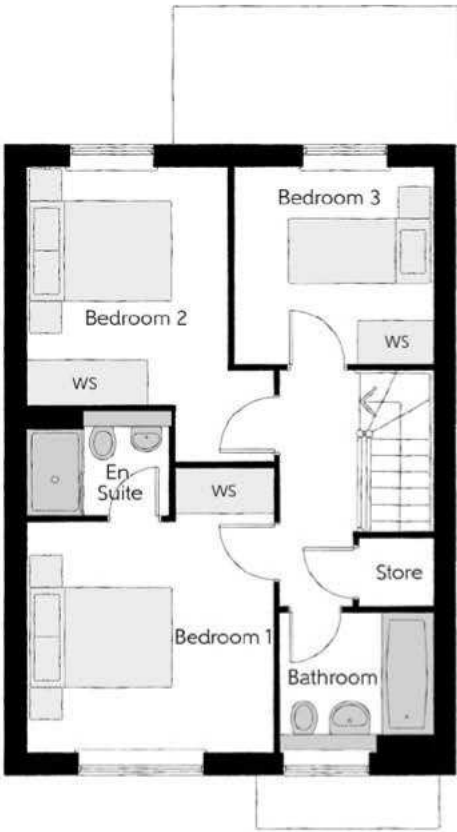
THREE BEDROOM HOME



Bellway

The Mason

Three bedroom home



First Floor

Bedroom 1	3.93m x 3.44m (max)	12'11" x 11'3" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	4.10m x 3.44m (max)	13'5" x 11'3" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.17m x 1.91m	7'1" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 4.48m	18'6" x 14'8"
Living Room	3.71m x 3.42m	12'2" x 11'3"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	1.91m x 0.96m	6'3" x 3'2"

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

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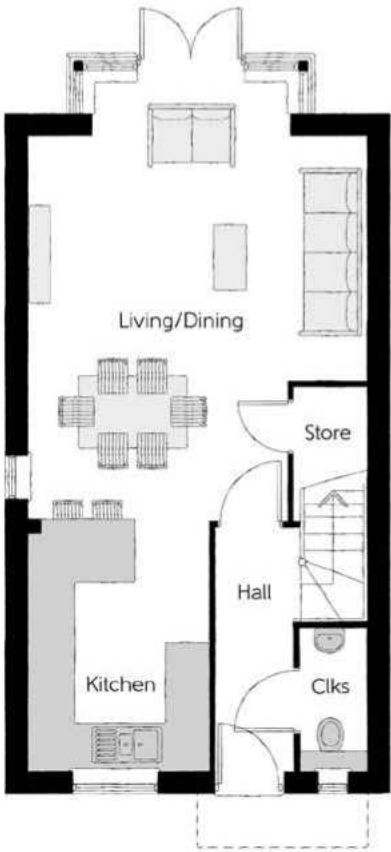
The Otham

THREE BEDROOM HOME



First Floor

Bedroom 1	3.59m x 3.07m (max)	11'9" x 10'1" (max)
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.36m x 2.59m	11'0" x 8'6"
Bedroom 3	3.36m x 1.99m	11'0" x 6'6"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



Ground Floor

Kitchen	3.45m x 2.50m	11'4" x 8'3"
Living/Dining	6.12m x 4.67m (max) (max)	20'1" x 15'4" (max) (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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The Yalding

THREE BEDROOM HOME



Bellway

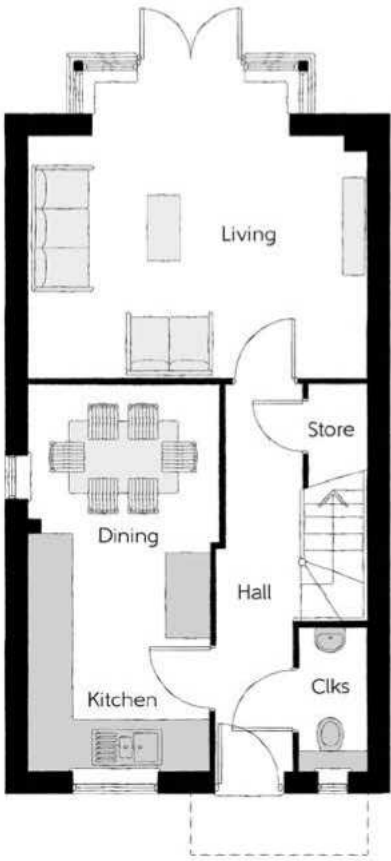
The Yalding

Three bedroom home



First Floor

Bedroom 1	3.59m x 3.07m (max)	11'9" x 10'1" (max)
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.36m x 2.59m	11'0" x 8'6"
Bedroom 3	3.36m x 1.99m	11'0" x 6'6"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



Ground Floor

Kitchen/Dining	5.33m x 2.64m (max)	17'6" x 8'8" (max)
Living	4.67m x 4.15m (max)	15'4" x 13'7" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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The Quilter

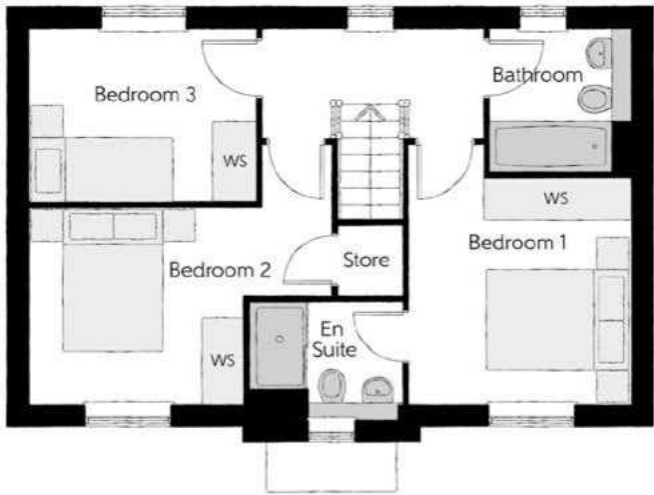
THREE BEDROOM HOME



Bellway

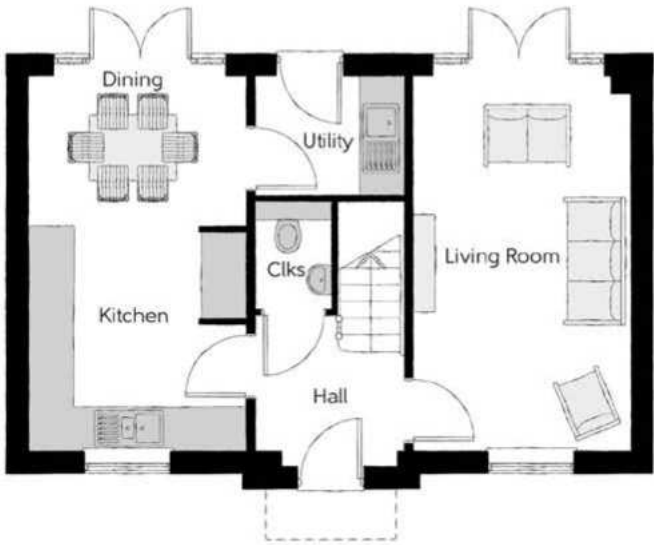
The Quilter

Three bedroom home



First Floor

Bedroom 1	3.58m x 3.02m (max)	11'9" x 9'11" (max)
Bedroom 1 En Suite	2.14m x 1.63m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'9" x 8'10" (max)
Bedroom 3	3.10m x 2.42m (max)	10'2" x 7'11" (max)
Bathroom	1.98m x 1.91m	6'6" x 6'3"



Ground Floor

Kitchen	3.06m x 2.96m	10'0" x 9'9"
Dining	2.96m x 2.03m	9'9" x 6'8"
Living Room	5.19m x 2.96m	17'0" x 9'9"
Utility	2.13m x 1.63m	7'0" x 5'4"
Cloakroom	1.53m x 1.07m	5'0" x 3'6"

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

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The Scrivener

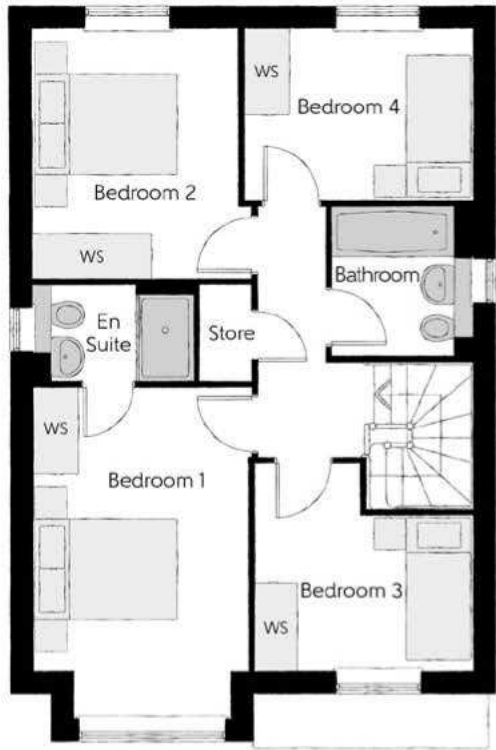
FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'3" x 4'5"
Bedroom 2	3.46m x 3.03m (max)	11'4" x 9'11" (max)
Bedroom 3	3.04m x 2.87m (max)	10'0" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



Ground Floor

Kitchen	3.34m x 3.20m	10'11" x 10'6"
Family/Dining	4.48m x 2.79m (max)	14'8" x 9'2" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'2" x 11'7" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

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

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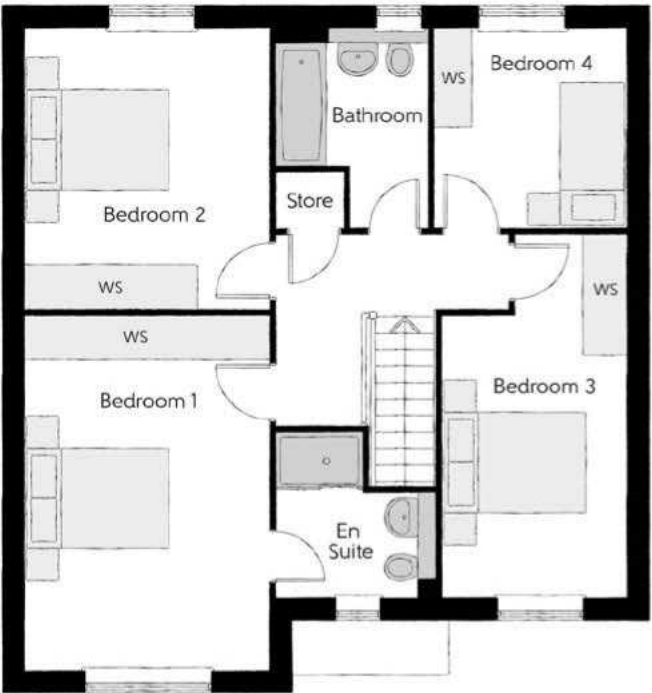


The Philosopher

FOUR BEDROOM HOME

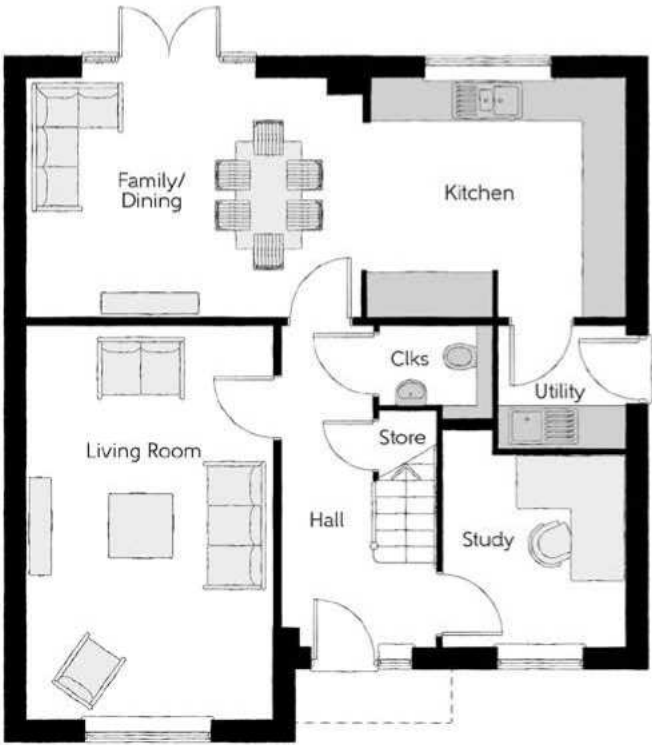


Bellway



First Floor

Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.33m x 2.23m	7'8" x 7'4"
Bedroom 2	3.89m x 3.39m	12'9" x 11'1"
Bedroom 3	5.04m x 2.55m (max)	16'6" x 8'4" (max)
Bedroom 4	2.76m x 2.75m	9'1" x 9'0"
Bathroom	2.76m x 2.03m	9'1" x 6'8"



Ground Floor

Kitchen	3.56m x 3.30m	11'8" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	5.45m x 3.39m	17'11" x 11'1"
Study	3.04m x 2.55m	10'0" x 8'4"
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m	5'2" x 4'4"

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

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The Bowyer

FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.29m x 3.66m (max)	14'1" x 12'0" (max)
Bedroom 1 En Suite	2.25m x 1.44m	7'5" x 4'9"
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	2.93m x 2.58m	9'7" x 8'6"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen	3.60m x 3.01m	11'10" x 9'10"
Family/Dining	4.39m x 3.50m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.54m x 3.42m	21'5" x 11'3"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.65m x 1.00m	5'5" x 3'3"

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

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The Milliner

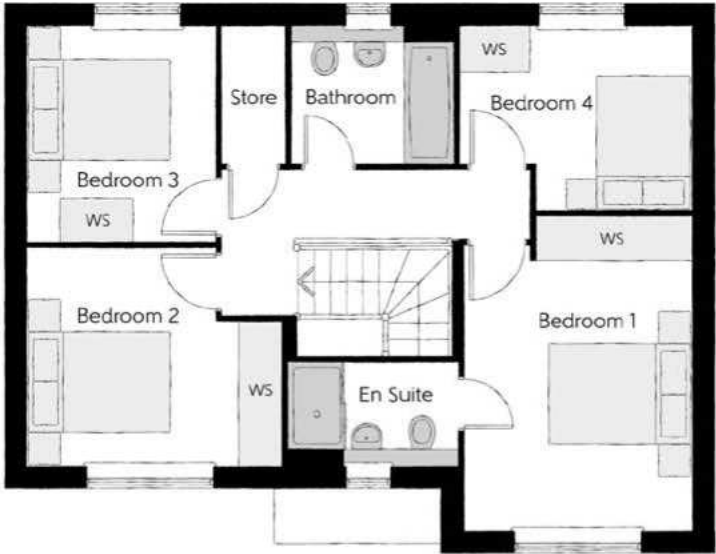
FOUR BEDROOM HOME



Bellway

The Milliner

Four bedroom home



First Floor

Bedroom 1	4.35m x 3.16m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'0" (max)
Bedroom 3	2.94m x 2.56m	9'8" x 8'5"
Bedroom 4	3.29m x 2.55m (max)	10'10" x 8'4" (max)
Bathroom	2.24m x 1.91m	7'4" x 6'3"



Ground Floor

Kitchen	3.57m x 2.70m	11'9" x 8'10"
Dining	2.78m x 2.37m	9'1" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	6.99m x 3.16m	22'11" x 10'4"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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

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The Watchmaker

FIVE BEDROOM HOME



Bellway

The Watchmaker

Five bedroom home

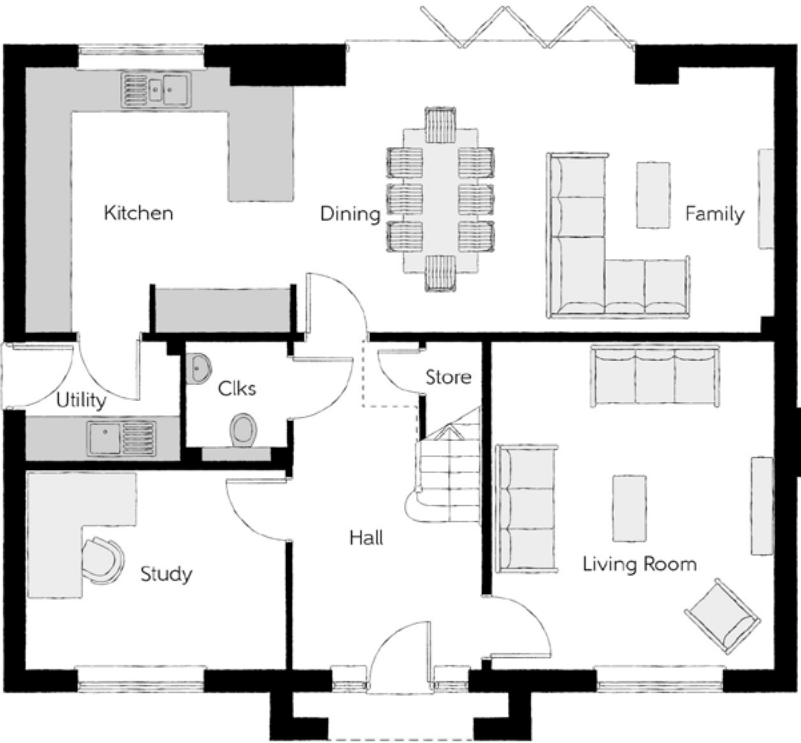


First Floor

Bedroom 1	4.46m x 3.63m	14'8" x 11'11"
Bedroom 1	2.59m x 1.41m	8'6" x 4'8"
En Suite		
Bedroom 2	3.63m x 3.35m	11'11" x 11'0"
Bedroom 2	2.76m x 1.41m	9'1" x 4'8"
En Suite		
Bedroom 3	3.80m x 3.39m	12'6" x 11'1"
Bedroom 4	3.79m x 3.63m	12'5" x 11'11"
Bedroom 5	2.99m x 2.94m	9'10" x 9'8"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining/Family	6.64m x 3.65m	21'9" x 12'0"
Living Room	4.54m x 3.90m	14'11" x 12'10"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.65m x 1.37m	5'5" x 4'6"



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

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Poole Court

ONE AND TWO BEDROOM APARTMENTS



Poole Court

One & two bedroom homes



The Awl – Plots 22, 24, 25, 26 & 27

Kitchen/Living/Dining	7.26m x 3.59m (max)	23'10" x 11'9" (max)
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.16m x 2.78m	13'8" x 9'1"
Total area	70.7 sq. m.	771 sq. ft.



The Kingsley – Plot 23

Kitchen/Living/Dining	7.84m x 3.09m	25'9" x 10'2"
Bedroom	3.63m x 3.28m	11'11" x 10'9"
Total area	50.6 sq. m.	554 sq. ft.



a/c – airing cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

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Jubilee Court

ONE AND TWO BEDROOM APARTMENTS



Bellway

Jubilee Court

One & two bedroom homes



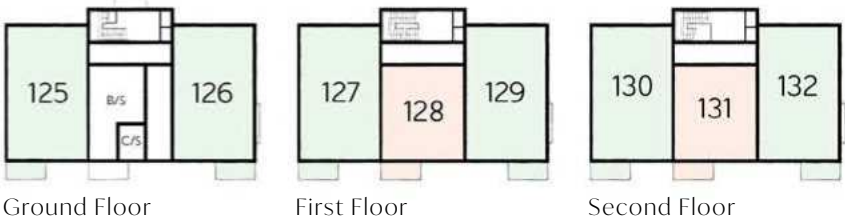
The Owl – Plots 125, 126, 127, 129, 130 and 132

Kitchen/Living/Dining	7.26m x 3.59m (max)	23'10" x 11'9" (max)
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 2	4.16m x 2.78m	13'8" x 9'1"
Total area	70.7 sq. m.	771 sq. ft.



The Bodkin – Plots 128 and 131

Kitchen/Living/Dining	7.64m x 3.18m	25'1" x 10'5"
Bedroom	4.28m x 3.47m	14'1" x 11'5"
Total area	51.4 sq. m.	554 sq. ft.



a/c – airing cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

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Houses Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 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	●	●	●	
		Oak Stop Chamfered Newels				●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●	
		Oak Flat Top Newel Caps				●
	Handrail	White Satin Heavy Duty Handrail	●	●	●	
		Oak Heavy Duty Handrail				●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●		
		White Satin 120x14 MDF Grooved & Chamfered			●	●
	Architrave	White Satin 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 Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●			
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)				●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)				●
	Appliances Oven	A E G Single Oven BEK335061M	●	●	●	●
	Appliances Hob	A E G 4 Burner Gas Hob HGB64420YM & Glass Splashback	●	●	●	●
	Appliances Extractor	A E G Cooker Hood Extractor DKB4650M	●	●	●	●
	Appliances Microwave	A E G Combination Microwave KMK525860M ††			●	●
	Appliances Fridge Freezer	A E G 70/30 Fridge Freezer OSC55181ES	●	●	●	●
	Appliance Dishwasher	A E G Dishwasher FSK32610Z ††	●	●	●	●
	Appliance Washing Machine	A E G Washing Machine L7FE7261BI	●	●	●	●
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^		●		
		Roca CLARA 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 Brushed Trim		●		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim			●	●
	Bathroom - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●	●
	Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	●	●	●	●
	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 ~				●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** †††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††			●	●
	En-Suite - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Semi Pedestal	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal			●	●

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	En-Suite - Bath	Roca OSLO 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 MINIMAL Single Thermostatic Shower ‡	●	●	●	
MECHANICAL		Mira MINIMAL Dual Thermostatic Shower				●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim †††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††			●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡		●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ‡‡‡	●	●	●	
ELECTRICS		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ‡‡‡				●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●	●
	Radiators	Stelrad Compact Low Surface Temperature Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●		
		Flat Chrome to Bathroom & En-Suite 1			●	●
EXTERNALS & MISC	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●	●
	Safety - Heat	Heat Detector DET ~~	●	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡			●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	●
WET ROOMS	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●		
		Polished Chrome Recessed Spot Lights			●	●
	Lighting - Kitchen Under Unit	High Output Tri-Light				●
	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, Family, Bedroom 1 & Study	●	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	●
	Build Method	Masonry #	●	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages #	●	●	●	●
	Maintenance	External Tap		●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	●
	Drives	Block Paviments ^^^	●	●	●	●
	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

‡ 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

^^^ plot dependent

plot specific, refer site layout

refer site landscape layout

soft close mechanism to doors & drawers

~ where provision of shower tray allows

~~ where shown on layouts

Apartments Specification

		1 Bedroom Apartments	2 Bedroom Apartments
FINISHES			
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	●	●
Ceilings	Crown White Matt Emulsion	●	●
Walls	Crown White Matt Emulsion	●	●
Window Cills	White Satin MDF	●	●
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 SRI00 Door Furniture	●	●
KITCHEN			
Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
Frontals	Bellway Band B options ^	●	●
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	A E G Single Oven BEK335061M	●	●
Appliances Hob	A E G 4 Burner Gas Hob HGB64420YM & Glass Splashback	●	●
Appliances Extractor	A E G Cooker Hood Extractor DKB4650M	●	●
Appliances Fridge Freezer	A E G 70/30 Fridge Freezer OSC55181ES	●	●
Appliance Dishwasher	A E G Dishwasher FSK32610Z	●	●
Appliance Washing Machine	A E G Washing Machine L7FE7261BI	●	●
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 OSLO Acrylic Bath & Rigid Bath Panel	●	●
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower ††	●	
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed 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 Enclosure ***		●
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower **		●
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim †		●
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	●	●
Towel Warmers	Flat Chrome to Bathroom	●	
	Flat Chrome to Bathroom & En-Suite 1		●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●

		1 Bedroom Apartments	2 Bedroom Apartments
ELECTRICS			
Communications - Access	Video Entry System	●	●
Home Working	Dedicated Power, USB & Data Points	●	●
Safety - Fire	Optical Smoke Detector LD3 D2 DET	●	●
Safety - Carbon	Honeywell XCI00 Carbon Monoxide Detector	●	●
Consumer Unit	Wylex Consumer Unit	●	●
Sockets & Switches	Electrium CASA White Fittings	●	●
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●
Shaver / Toothbrush Point	Bathroom ONLY	●	●
Lighting	Pendant Fitting to Habitable Rooms	●	●
Lighting - Kitchen Under Unit	High Output Tri-Light	●	●
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●
Communications - TV	TV Point to Living Room & Bedroom 1	●	●
Communications - Voice	Telephone Point to Living Room	●	●
Communications - Data	Cat 6 Network Point to Living Room & Bedroom 1	●	●
Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●
Broadband	Ultrafast Fibre Connectivity Openreach	●	●
EXTERNALS & MISC			
Shared Parking Areas	Block Pavours ‡‡	●	●
Balcony	Balcony ^^	●	●
Build Method	Masonry ‡‡‡	●	●

* full height around bath where shower provided as standard

** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

*** housetype dependent - liaise with sales executive

† full height to shower enclosure

†† housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

††† inc MIRA bath screen 1.1863.004

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

‡‡ plot dependent

‡‡‡ plot specific, refer site layout

^ soft close mechanism to doors & drawers

^^ where shown on layouts



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.

