



Poulton Rise

Poulton Rise is a development of 2, 3, 4, and 5-bedroom homes located in Poulton-le-Fylde, Lancashire.



Bellway



The desirable lifestyle of the Fylde

A feeling for tradition. A place for exceptional modern living

Welcome to Poulton Rise, a collection of brand-new homes in Poulton-le-Fylde, Lancashire. From the landmark church and thriving market tradition to contemporary dining choices and chic bars, Poulton seamlessly combines proud heritage with the appealing surroundings and lifestyle that make it so sought-after today. In a setting a mile from the heart of Poulton, each of the two, three, four and five bedroom

homes features our signature Artisan specification for homes that not only look good but feel good to be in, from energy-efficient comfort to expertly designed living spaces. The natural beauty of the Fylde coast is just a short drive away, while superb transport links for Preston, Lancaster and Manchester, make Poulton Rise an ideal commuting choice too.

Superb amenities on the doorstep

A remarkable coastline on the horizon

With a post office, banks, and Booths supermarket in the Teanlowe centre as well as Monday market and Farmers' Markets plus a large Aldi on Tithebarn Street, Poulton is well-served, while Blackpool's Houndshill Shopping Centre is a fifteen minutes drive away.

The Castle Gardens local welcomes everyone - four-legged guests included - while the town's watering holes range from the traditional Thatched House and Weatherspoon hostleries to Latin-themed rum and tequila bar Rumba. Loaf is popular for morning coffee and patisserie and Cube Bar-Kitchen serves meals by day and cocktails into the early hours, amongst a breadth of dining settings from Bistro Italia to Gochu's Japanese open-kitchen and rooftop terrace.

St Chad's Nursery offers early years learning, with Carleton St Hilda's CoFE and Carleton Green Community primary schools close by, and Blackpool Aspire Academy, Hodgson Academy and Blackpool Sixth Form College at secondary level. Out of school the Dance Academy offers ballet, tap and jazz classes, with outdoor play including skate park at the Vicarage, Jean Stansfield Memorial, and Tithebarn Parks.

Poulton's Youth Football Club plays at Cottam Hall playing field's, with St Chad's Tennis Club for court play, coaching, social tennis and summer BBQs. The Fylde Cricket Club fields three XIs, Under 10s-17s, Seniors and Girls' teams, and

like Carleton Bowling and Social Club and Poulton-le-Fylde Golf Club 'the friendliest on the Fylde Coast' welcomes new players. Moor Park Leisure Centre with swimming pools and Stanley Park Sports Centre are a short drive. Voted best UK park, Stanley Park's 400 acres are a magnet for its Italian Garden, boating on the lake, pitch-and-putt, mini-train and much more.

Award-winning Poulton-le-Fylde Community Hall - motto a community space for everyone - hosts events like sell-out comedy nights, while June's Gala brings fun and entertainment. Head to Blackpool for world-renowned venues, Pleasure Beach thrills, Sea Life and Blackpool Zoo, or discover the Fylde Coast's tranquil side walking the sand dunes at Lytham-St-Annes.

The Wyre Way passes through Poulton - explore it to the coastal village Knott End-on-Sea for the famous ice-cream parlour and panoramic views, or inland to connect with nature at Wyre Estuary Country Park with walks from Bump & Buggy to Geology Explorers, cycle trails to follow, 5k running route, den-making section, and picnic spots. Connect with the wider region conveniently too with Poulton station less than two miles away, with trains into Lancaster and Manchester via Preston, the A585, M55 and M6 easily accessed and Manchester and John Lennon Airports both 1 hour 15 minutes' drive.





Development plan



2 Bedroom Homes

-  **The Blacksmith**
Plots 92*, 93*, 100*, 101*, 125* & 126*
-  **The Salter***Life*
Plots 94*, 95*, 96*, 97*, 98*, 99*, 127*, 128*, 129* & 130*
-  **The Tapiter***Life*
Plot 131*
-  **The Lydiat**
Plots 45*, 51* & 141

3 Bedroom Homes

-  **The Thespian**
Plots 18, 31, 44*, 50*, 74, 78, 84, 89, 109, 111, 122, 140 & 152
-  **The Chandler**
Plots 52*, 53*, 55, 57, 62, 63, 64, 65, 86 & 88
-  **The Baxter**
Plots 79, 123, 124, 142, 143, 145 & 146

 **The Coppersmith**
Plots 7, 8, 9, 10, 22, 54, 56, 58, 85, 87, 102, 107, 108, 112 & 155

 **The Mason**
Plots 3, 5, 113 & 153

 **The Sawyer**
Plots 19, 20, 21, 60, 61, 80, 81, 91, 103, 106, 144, 147, 148 & 149

4 Bedroom Homes

 **The Scrivener**
Plots 2, 66, 68, 110, 114, 115, 117 & 156

 **The Milliner**
Plots 73 & 151

 **The Cutler**
Plots 12, 13, 25, 26, 27 & 119

 **The Bowyer**
Plots 6, 11, 23 & 67

 **The Philosopher**
Plots 16, 17, 69, 70, 71, 75, 76 & 118

 **The Forester**
Plots 1, 15, 28, 30, 82, 83, 90, 104 & 105

 **The Lorimer**
Plots 120, 121 & 150

 **The Weaver**
Plots 4, 14, 24, 29, 72 & 154

5 Bedroom Homes

 **The Poulton**
Plots 59, 77, 116 & 157

2-3 Bedroom Homes

 **Affordable Homes for rent**

* Discounted Sales Homes

Key to plan

s/s Sub station
POS Public Open Space
SuDS Sustainable Drainage System
 Sales Area

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 TapiterLife

TWO BEDROOM HOME



Bellway

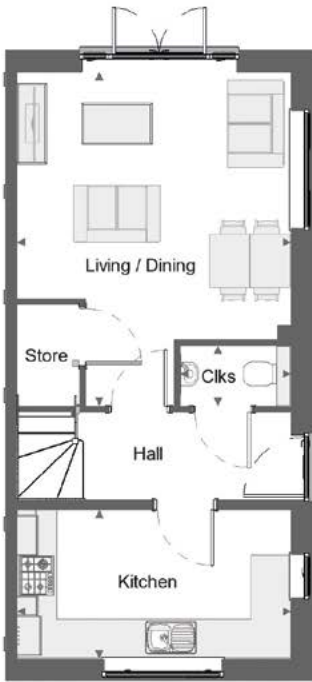
The TapiterLife

Two bedroom home



First Floor

Bedroom 1	4.11 m	x	3.40 m	13'-6"	x	11'-2"
Bedroom 2	4.11 m	x	3.04 m	13'-6"	x	10'-0"
Bathroom	1.98 m	x	2.18 m	6'-6"	x	7'-2"



Ground Floor

Living / Dining	4.11 m	x	5.00 m	13'-6"	x	16'-5"
Kitchen	4.11 m	x	2.24 m	13'-6"	x	7'-4"
Cloakroom	1.66 m	x	0.90 m	5'-5"	x	2'-11"

Ciks - 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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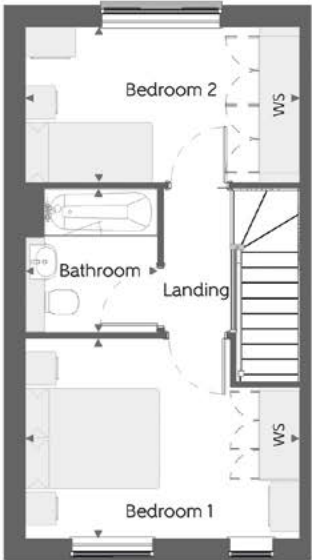


The SalterLife

TWO BEDROOM HOME



Bellway



First Floor

Bedroom 1	4.11 m x 3.00 m	13'-6" x 9'-10"
Bedroom 2	4.11 m x 2.33 m	13'-6" x 7'-8"
Bathroom	1.98 m x 2.15 m	6'-6" x 7'-1"



Ground Floor

Living / Dining	4.11 m x 3.45 m	13'-6" x 11'-4"
Kitchen	2.66 m x 2.99 m	8'-9" x 9'-10"
Cloakroom	1.90 m x 1.04 m	6'-3" x 3'-5"

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

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The Lydiate

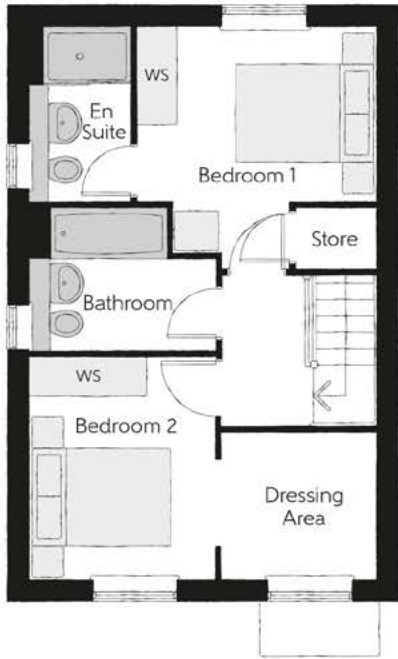
TWO BEDROOM HOME



Bellway

The Lydiate

Two 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"
Dressing Area	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 Blacksmith

TWO BEDROOM HOME



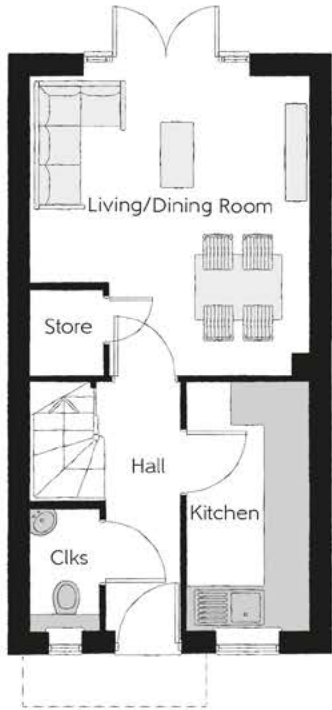
Bellway

The Blacksmith

Two bedroom home



First Floor		
Bedroom 1	3.82m x 2.87m	12'7" x 9'5"
Bedroom 2	3.82m x 2.74m (max)	12'7" x 9'0" (max)
Bathroom	1.71m x 1.88m	5'7" x 6'2"



Ground Floor		
Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.64m	3'1" x 5'4"

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

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The Thespian

THREE BEDROOM HOME



Bellway

The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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The Chandler

THREE BEDROOM HOME



Bellway

The Chandler

Three bedroom home



First Floor

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



Ground Floor

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

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

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The Baxter

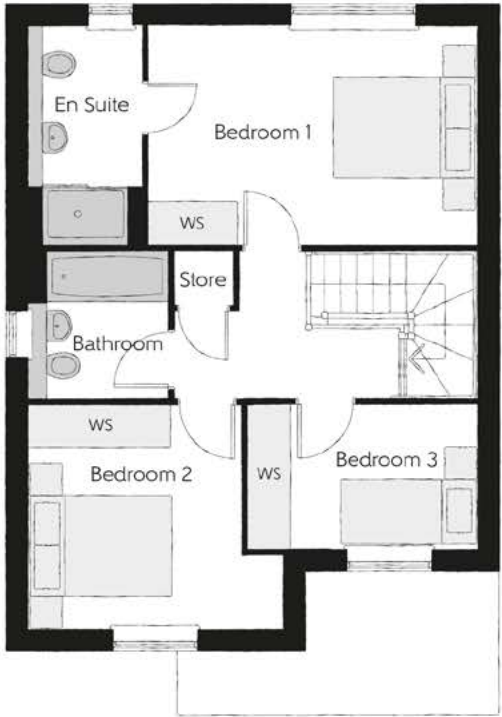
THREE BEDROOM HOME



Bellway

The Baxter

Three bedroom home



First Floor

Bedroom 1	4.50m x 3.04m	14'9" x 10'0"
Bedroom 1 En Suite	1.61m x 3.04m	5'3" x 10'0"
Bedroom 2	3.50m x 3.09m (max) (max)	11'6" x 10'2" (max) (max)
Bedroom 3	3.18m x 1.97m	10'5" x 6'6"
Bathroom	1.91m x 2.03m	6'3" x 6'8"



Ground Floor

Kitchen/Dining	6.20m x 3.04m	20'4" x 10'0"
Living Room	3.64m x 3.98m	11'11" x 13'0"
Cloakroom	1.83m x 1.08m	6'0" x 3'7"
Garage	2.40m x 4.93m	7'10" x 16'2"

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

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The Mason

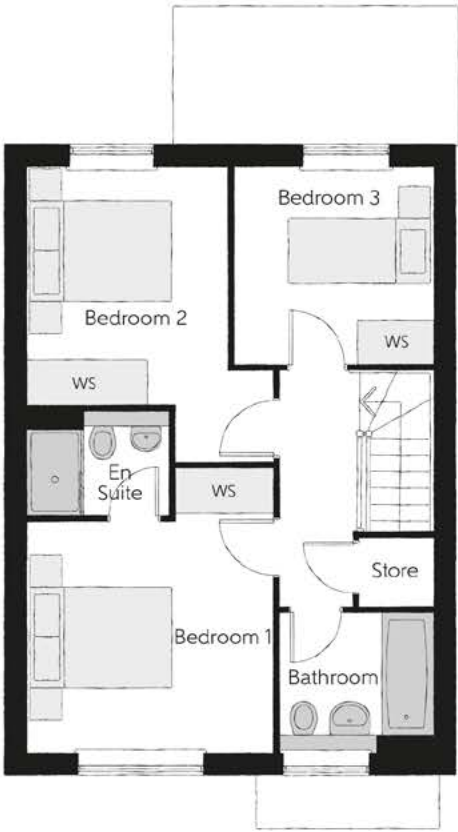
THREE BEDROOM HOME



Bellway

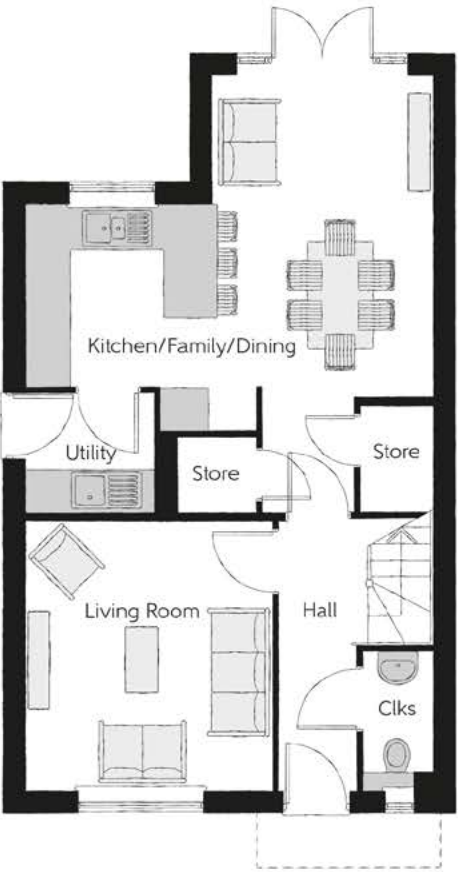
The Mason

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 (max)	9'0" x 9'0" (max)
Bathroom	2.11m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Family/Dining	4.48m x 5.64m (max) (max)	14'6" x 18'5" (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 Sawyer

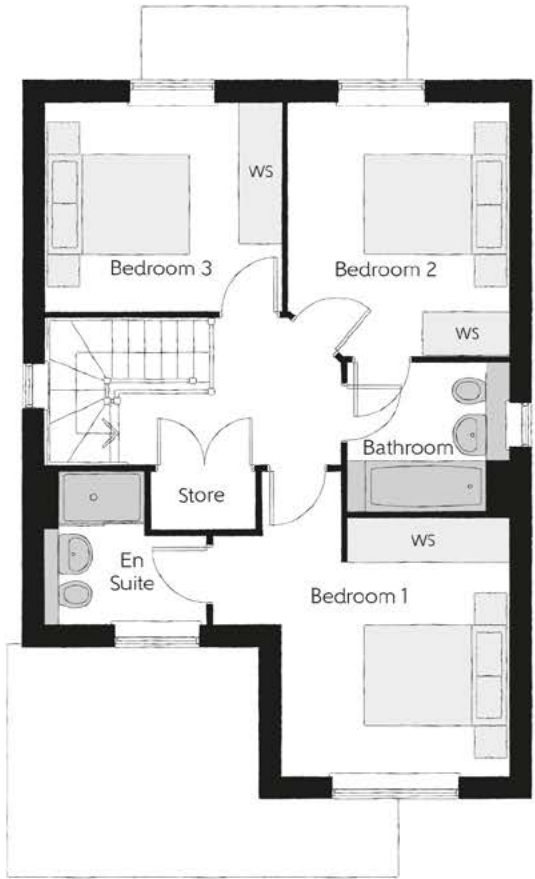
THREE BEDROOM HOME



Bellway

The Sawyer

Three bedroom home



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



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

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

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The Coppersmith

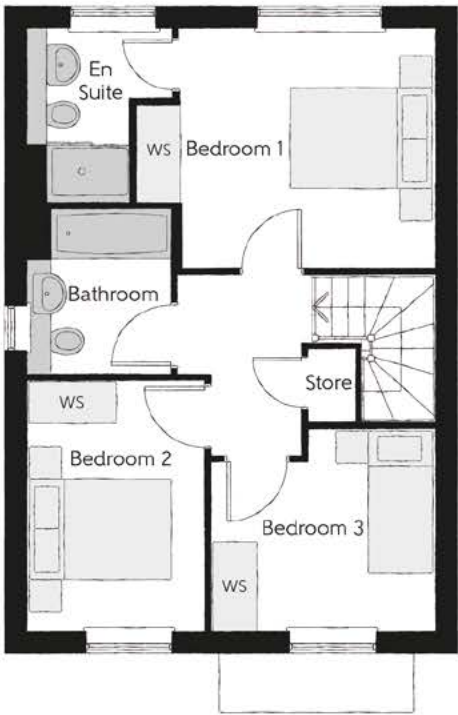
THREE BEDROOM HOME



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"

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

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The Coppersmith

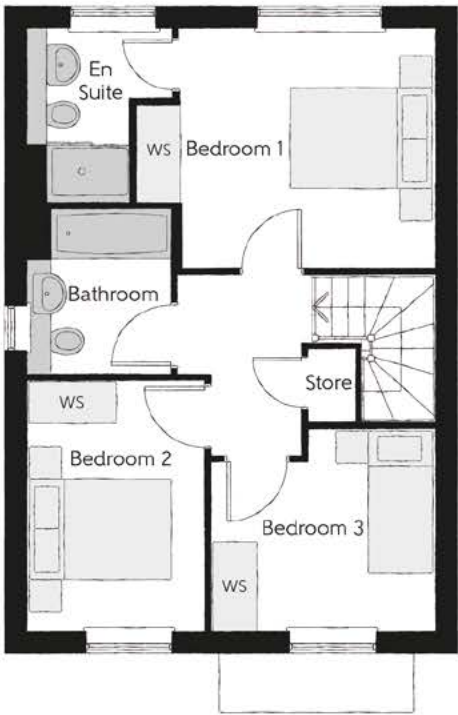
THREE BEDROOM HOME



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"

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The Scrivener

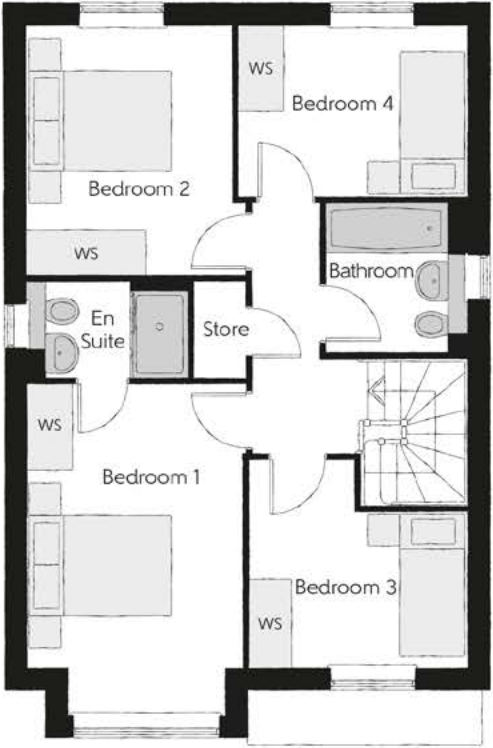
FOUR BEDROOM HOME



Bellway

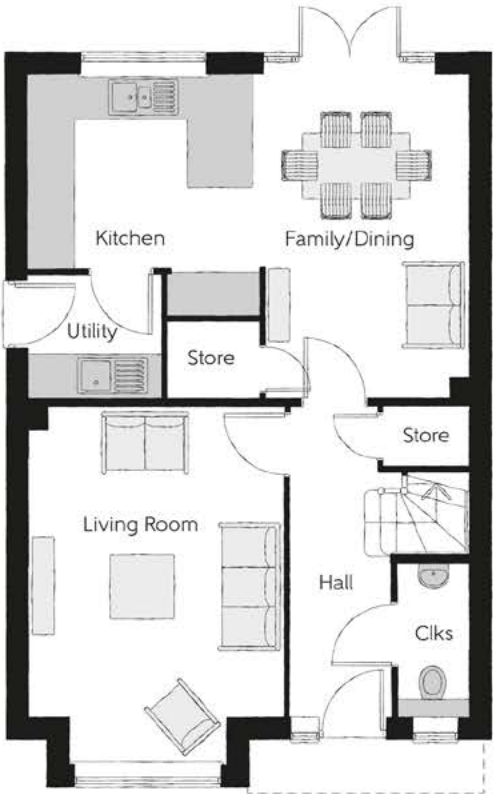
The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

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

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The Milliner

FOUR BEDROOM HOME



The Milliner

Four bedroom home



First Floor

Bedroom 1	3.16m x 4.35m (max)	10'4" x 14'3" (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 10'1" (max)
Bedroom 3	2.56m x 2.93m	8'5" x 9'8"
Bedroom 4	3.29m x 2.54m (max)	10'9" x 8'4" (max)
Bathroom	2.26m x 1.91m	7'5" x 6'3"



Ground Floor

Kitchen	2.70m x 3.72m	8'10" x 12'2"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	3.16m x 6.99m	10'4" x 22'11"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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

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The Cutler

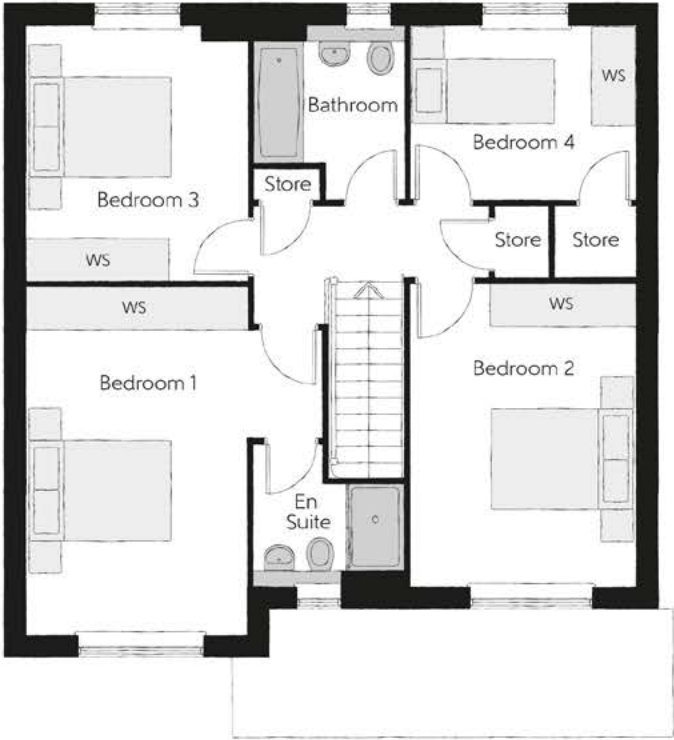
FOUR BEDROOM HOME



Bellway

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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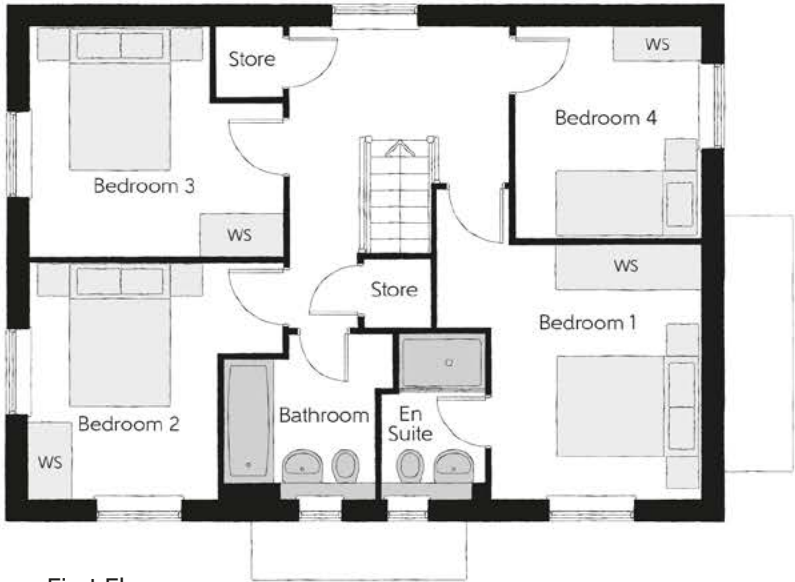


The Bowyer

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 Philosopher

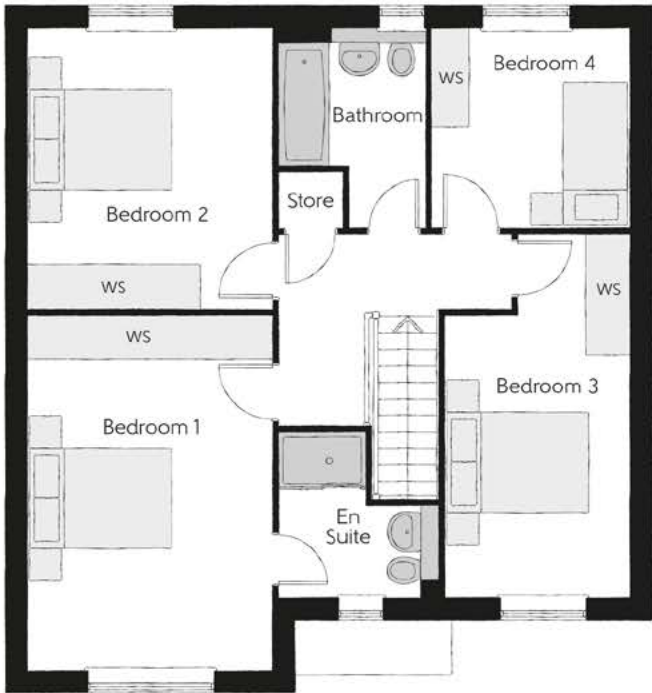
FOUR BEDROOM HOME



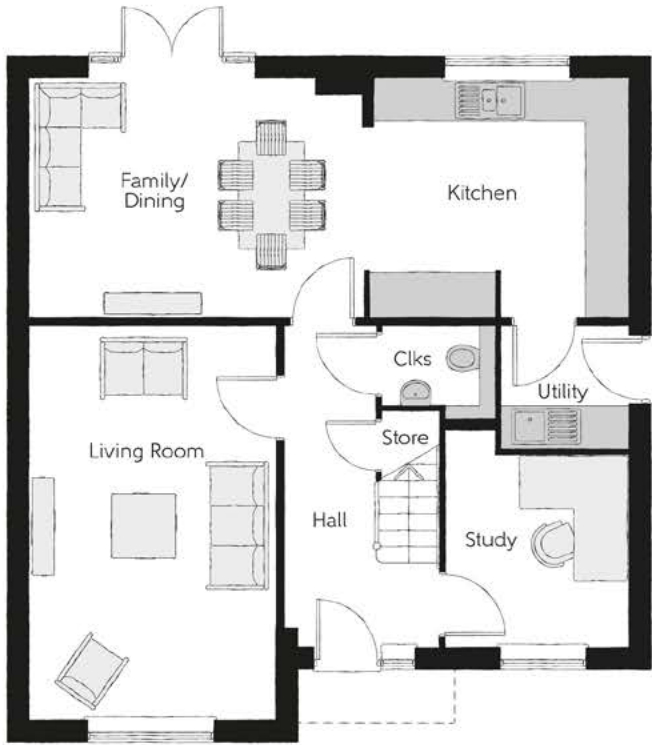
Bellway

The Philosopher

Four bedroom home



First Floor		
Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m (max)	7'4" x 7'5" (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max)	6'8" x 9'1" (max)



Ground Floor		
Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)

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

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The Forester

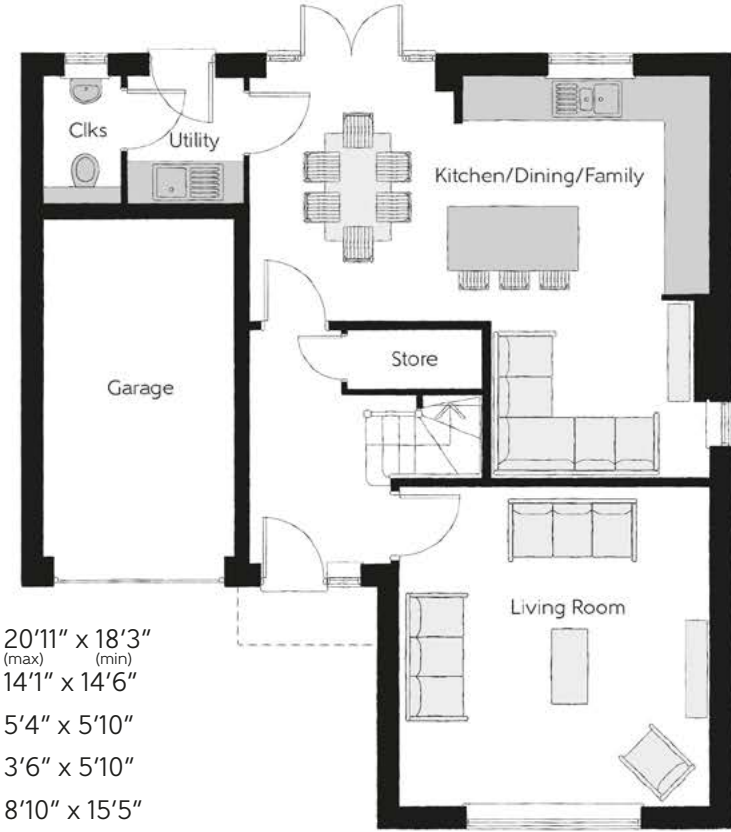
FOUR BEDROOM HOME



Bellway

First Floor

Bedroom 1	4.29m x 4.89m
Bedroom 1 En Suite	3.06m x 1.63m
Bedroom 2	3.63m x 3.59m
Bedroom 3	3.28m x 3.44m
Bedroom 4	3.09m x 3.08m
Bathroom	2.15m x 2.23m



Ground Floor

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

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

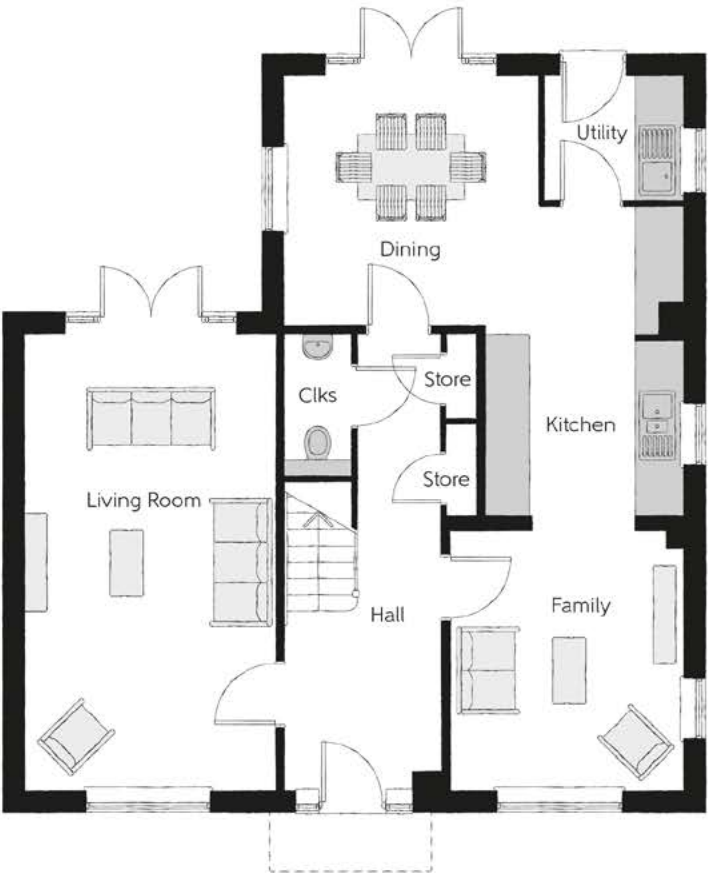


First Floor

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 Lorimer

FOUR BEDROOM HOME



Bellway

The Lorimer

Four bedroom home



First Floor		
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 Poulton

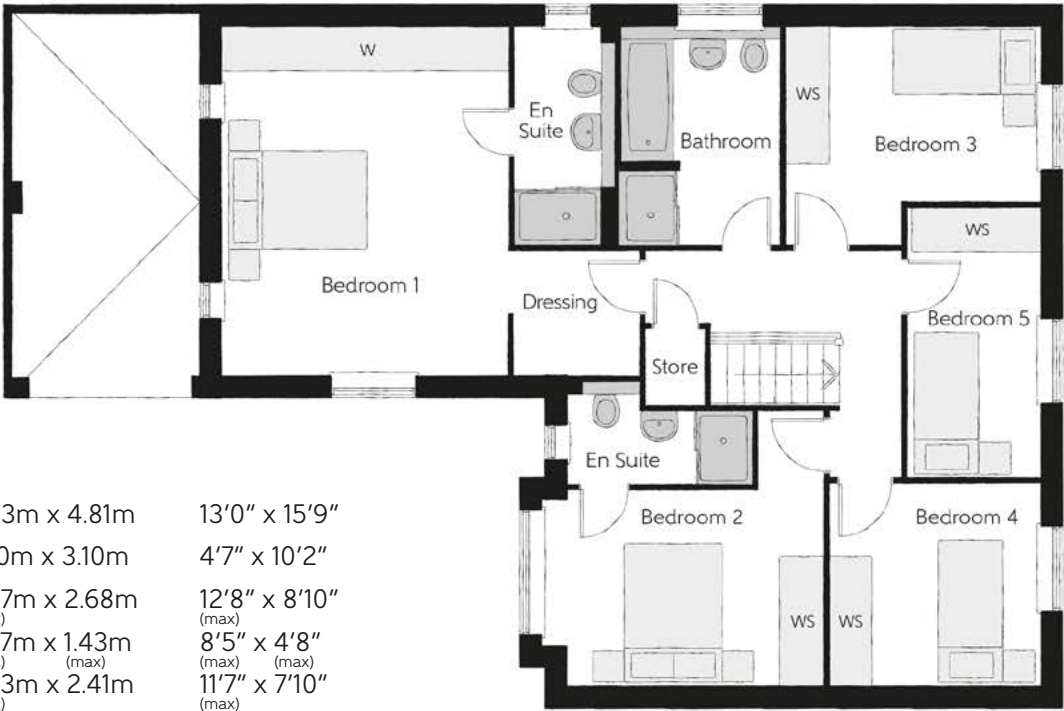
FIVE BEDROOM HOME



Bellway

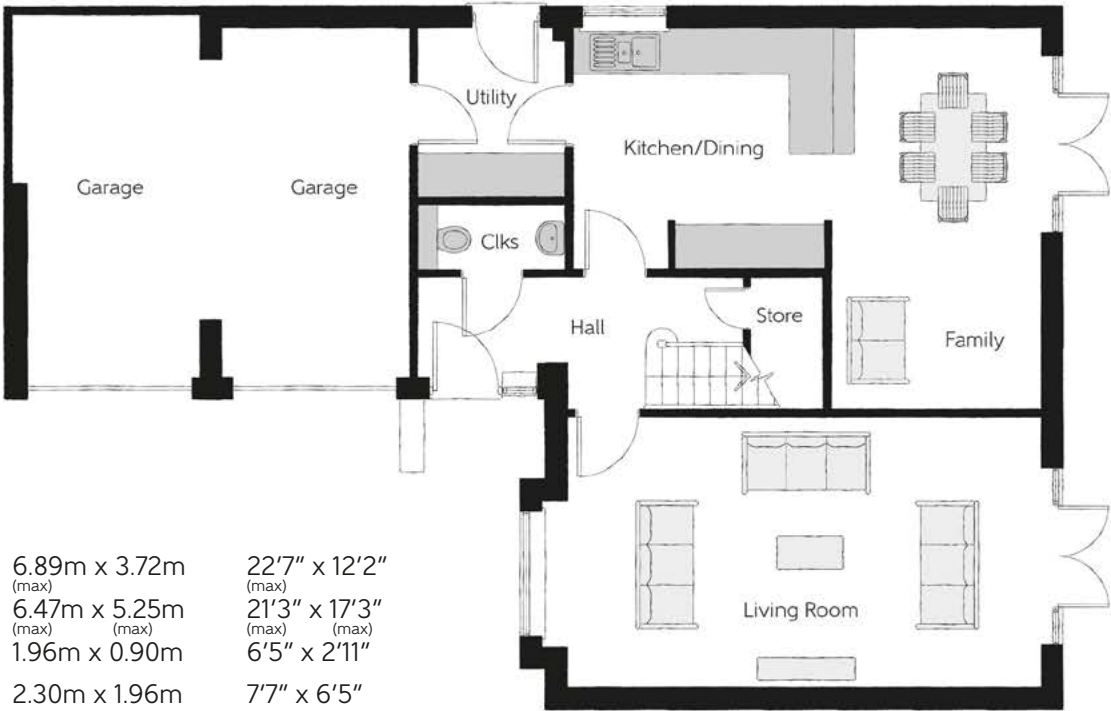
The Poulton

Five bedroom home



First Floor

Bedroom 1	3.93m x 4.81m	13'0" x 15'9"
Bedroom 1 En suite	1.40m x 3.10m	4'7" x 10'2"
Bedroom 2	3.87m x 2.68m	12'8" x 8'10"
Bedroom 2 En suite	2.57m x 1.43m (max) (max)	8'5" x 4'8" (max) (max)
Bedroom 3	3.53m x 2.41m (max)	11'7" x 7'10" (max)
Bedroom 4	2.92m x 2.76m	9'7" x 9'0"
Bedroom 5	1.82m x 3.75m	5'11" x 12'4"
Bathroom	2.19m x 3.01m	7'2" x 9'10"



Ground Floor

Living Room	6.89m x 3.72m (max)	22'7" x 12'2" (max)
Kitchen/Dining/Family	6.47m x 5.25m (max) (max)	21'3" x 17'3" (max) (max)
Cloaks	1.96m x 0.90m	6'5" x 2'11"
Utility	2.30m x 1.96m	7'7" x 6'5"

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

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Specification

		2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom			
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:	Hinged Fitted Wardrobes to Bed 1					•		
KITCHEN	Hob Splashback :	Stainless Steel Splashback		•	•	•	•	
	Kitchen Tap:	Leisure Chrome Aquapace Tap		•	•	•	•	
	Utility Tap:	Leisure Chrome Aquapace Tap			•	•	•	
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass		•	•	•	•	
		Bellway Band B options ^^^		•	•			
		Bellway Band C options ^^^				•		
	Frontals:	Bellway Band D options ^^^					•	
	Units:	Frontal Matching Table Ends		•	•			
		Unit Framing				•	•	
	Worktops:	40mm Square Edge Worktops with upstand		•	•	•	•	
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink		•				
		Leisure Eaton Bowl & Half SS Sink			•			
		Leisure Atlanta Bowl & Half SS Sink				•		
		Rangemaster Glendale Bowl & Half SS Sink					•	
	Utility Sink:	Leisure Eaton Single Bowl SS Sink			•			
		Leisure Atlanta Single Bowl SS Sink				•		
		Rangemaster Glendale Single Bowl SS Sink					•	
	Appliances Oven:	Electrolux Single Oven KOFGH00BX		•	•			
		Electrolux Single Oven KOFGH40TX				•		
		A E G Single Oven BPK556260M					•	
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX		•	•			
		Electrolux 4 Burner Gas Hob KGS6424X				•		
		A E G 5 Burner Gas Hob HGB75420YM					•	
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)		•	•	•		
		A E G Cooker Hood Extractor DKB4950M (recirculating)					•	
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX				•		
		A E G Combination Microwave KMK525860M					•	
	Appliances Fridge Freezer:	Fridge Freezer Space Only		•	•			
		Electrolux 70/30 Fridge Freezer LNS5LE18S				•		
		Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)					•	
	Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ††		•	•			
		Electrolux Dishwasher KEAF7200L				•	•	
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)		•	•	•	•	
	WET ROOMS	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		•	•	•	•		

		2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
WET ROOMS	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 ‡	•	•	•	•
	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	•	•		
		Roca DEBBA 550 WHB with Semi Pedestal			•	•
	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 ▼▼	•	•	•		
	Mira MINIMAL Dual Thermostatic Shower				•	
	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 *			•	•	
MECHANICAL	Waste Water Heat Recovery:	Waste Water Heat Recovery System ♢		•	•	•
	Boiler:	Ideal LOGIC Combination Boiler (Cb) ■■	•	•		
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ■■			•	•
	Controls:	Honeywell T6R Dual Zone Smart Thermostat	•	•	•	•
	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) dMEV	•	•	•	•	
ELECTRICS	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	•	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit:	High Output Tri-Light				•
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•	•	•
	Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
	Communications - TV:	TV Point to Living Room & Bedroom 1	•	•	•	•
	Communications - Data:	Cat 6 Network Point to Living Room & Study	•	•	•	•
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	•	•	•
EXTERNALS & MISC	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 ‡‡	•	•	•	•
	Garages:	Steel Panel Up & Over Canopy Garage Door ‡‡	•	•	•	•
	Drives:	Bitmac Black ♦♦♦	•	•	•	•
	Landscaping - Front:	Medallion Turf & Landscape Planting **	•	•	•	•
	Landscaping - Rear:	Rotovated Topsoil **	•	•	•	•
	Renewables:	Photovoltaic Array ‡‡	•	•	•	•
	EV Charging Terminal:	Universal Socket 7kW ■ @	•	•	•	•

- *

full height to shower enclosure
- **

refer site landscape layout
- ▼

where layout allows
- ▼▼

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

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ††

at build stage
- ‡

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

plot specific, refer site layout
- ♦

where provision of shower tray allows
- ♠

full height around bath where shower provided as standard
- ♦♦

consult with sales executive for specific development details
- ♦♦♦

plot dependent
- ♡

housetype dependent - liaise with sales executive
- ♡♡

kitchen only
- ♡♡♡

fire rated as necessary
- housetype dependent on particular 4 bed housetypes
- - liaise with Sales Advisor
- refer site layout
- ^^

semi recessed basin if AD M4(ii) applicable
- ^^^

soft close mechanism to doors & drawers
- @

electrical infrastructure upgrade maybe required



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.*

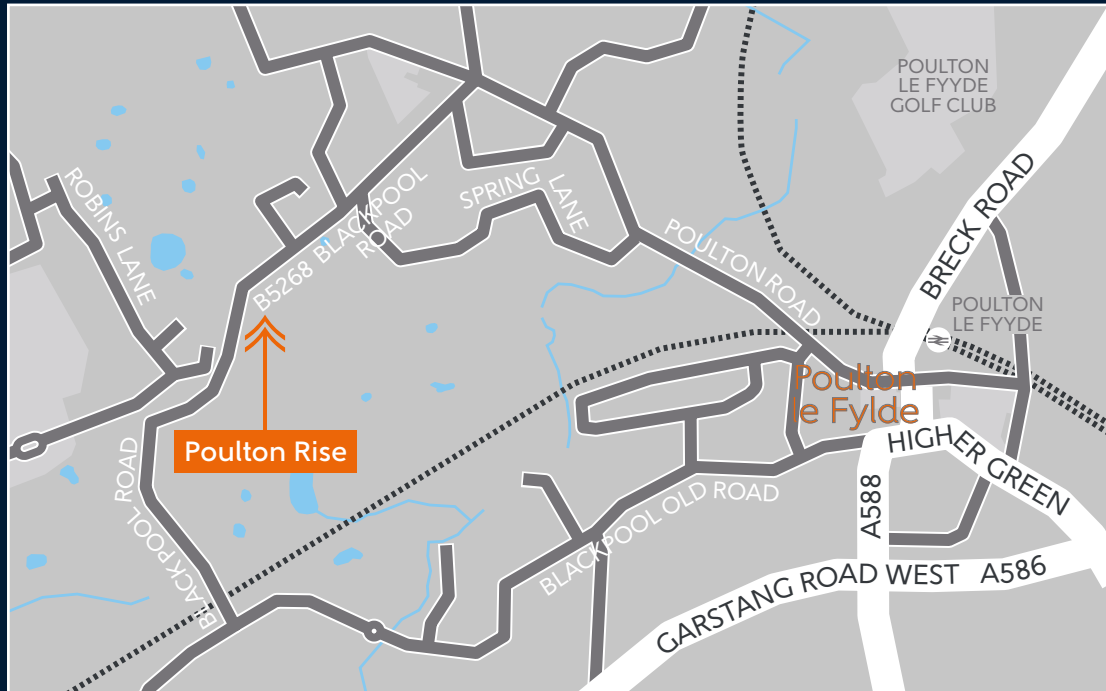
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



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

Bellway

