



Penny Way

Penny Way is a development of 2, 3, 4, and 5 homes,
located in Snaith, East Yorkshire



THE
ARTISAN
COLLECTION

Bellway



The enduring appeal and welcome of a market town

Sought-after living in the gateway of East Yorkshire

From a post-office and pharmacy to Cooperative branch and convenience store, Snaith is well-served. You'll find established favourites like Kealey's Farmer and Butchery, famous for its Snaith sausages, as well as The Kitchen café-deli, bakery and patisserie, and the Bon Appetit cake and coffee spot. Market towns have a long tradition of hospitality and there are independent pubs with handpumps and snugs, dog-friendly inns, sunny beer gardens and hostleries that have won Travellers' Choice awards to discover. Enjoy menus of locally sourced ingredients as well as Sunday carveries and even a pub with its own Indian restaurant upstairs.

Families will find there is no need for long school runs with Snaith Primary School, which hosts before and after-school activity groups and is rated 'Outstanding' as well as The Snaith high school, rated 'Good'. East Riding Leisure Centre in Goole offers fun sports activities from 'Footballerz' to 'Splashers' with a 3G pitch and pools at Selby Leisure Centre, both eight miles away. Throughout the year the town hosts events from a Heritage Day to concerts and Midsummer and Christmas market. The Snaith and Cowick drama group presents regular productions and welcomes all 'from age 11-111', while Goole's Junction Theatre and Cinema the place to find

a packed calendar of arts-related activities including comedy, music, drama and film.

Snaith sits within the Vale of Snaith, known for its scenery, easy walking, and open skies, with an impressive 15 Heritage Walks to explore through the seasons. Snaith loves cyclists too - the trans-Pennine cycle route runs through the town - and proudly provides a bike station with pump and repair kit for the benefit of two-wheeled explorers. Enjoy leisurely riverside strolls at picnic sites along the Aire, follow the hand-carved way-markers at Barlow Common Nature Reserve spotting green woodpeckers and enjoying lakeside views, or head to Southfield Reservoir, a highly popular spot with walkers and especially windsurfers.

Down the road, the magnificent Carlton Towers and estate make the perfect backdrop for events from art classes to Halloween discos and fine-dining evening soirées. Pick up a ready-made Afternoon Hamper to lunch amongst the vines in the Walled Vineyard and feel miles away from it all. Yet with easy access to the M62, M18, and A1(M) at Penny Way you are always well-connected. Doncaster is 18 miles, York 21 miles, and Leeds 30 miles, with Snaith Station a ten minute' walk.

Experience a premium quality of life

From exceptional living space to local life to an inviting landscape

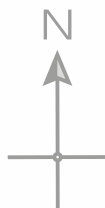
Welcome to Penny Way, brand-new homes in Snaith, East Yorkshire, each beautifully showcasing the elevated design, build and finish of our Artisan range. Taking inspiration from the local surroundings to craft homes with architectural appeal, contemporary layouts, and an eye on the environment - including electric vehicle charging points and solar panels - the result is a collection of remarkable homes close to the heart

of town. Snaith recently celebrated the granting of its royal charter 800 years ago and today it offers modern living at its best from excellent local amenities, schools, and road links to remarkable green and blue spaces nearby. And with two, three four and five bedroomed styles, this is a place to enjoy the possibilities whatever your life stage.








Development plan









2 Bedroom Homes

-  **The Joiner**
Plots 70, 71, 83, 84, 121, 122, 151, 152, 153 & 154
-  **The Woodcarver**
Plots 62, 91, 102 & 150

3 Bedroom Homes

-  **The Tailor**
Plots 44, 45, 46 & 47
-  **The Thespian**
Plots 43, 67, 88 & 125
-  **The Turner**
Plots 107 & 108
-  **The Baxter**
Plots 42, 66, 89 & 126
-  **The Sawyer**
Plots 59, 64, 65, 75, 76, 97, 99, 100, 106, 113, 123, 127, 129 & 133

4 Bedroom Homes

-  **The Farrier**
Plots 36, 41, 53, 57, 77, 86, 114, 134 & 157
-  **The Milliner**
Plot 34
-  **The Cutler**
Plots 35, 39, 54, 58, 60, 63, 90, 130, 139 & 148
-  **The Bowyer**
Plots 33, 38, 52, 68, 85, 104, 105, 115, 124, 142 & 155
-  **The Goldsmith**
Plots 37, 55, 74, 92, 96, 111, 112, 131, 137, 140, 141 & 159
-  **The Lorimer**
Plots 40, 61, 69, 87, 93, 98, 101, 103, 128, 132, 135, 138, 143, 149, 156 & 158

5 Bedroom Homes

-  **The Watchmaker**
Plots 56, 78, 94, 95, 136, & 160

2-3 Bedroom Homes

-  **Affordable Homes**

Key to plan

- v 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.



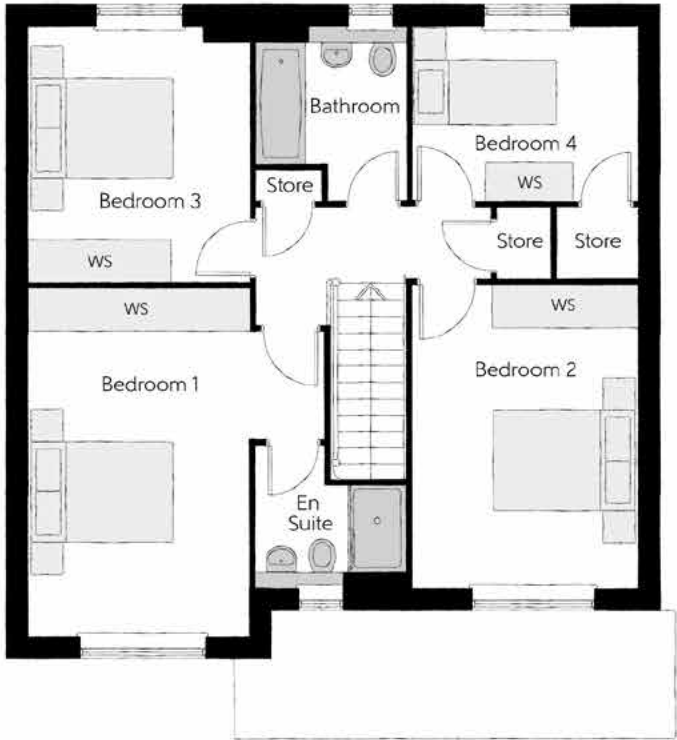
The Cutler

FOUR BEDROOM HOME



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 Sawyer

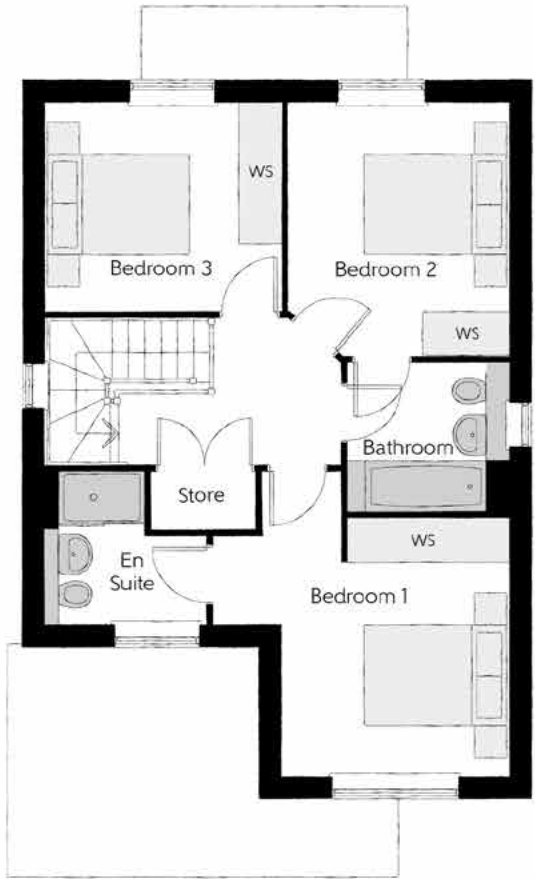
THREE BEDROOM HOME



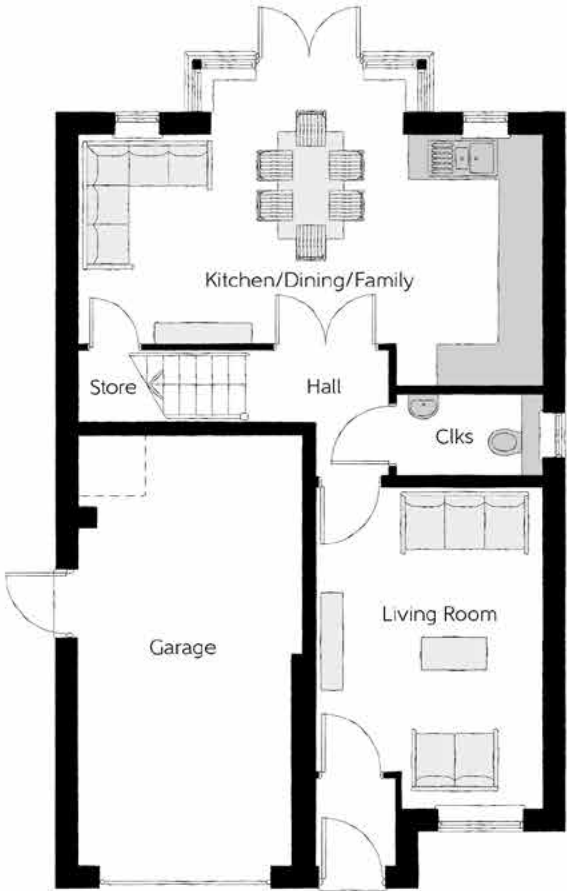
Bellway

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	10'0" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"



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

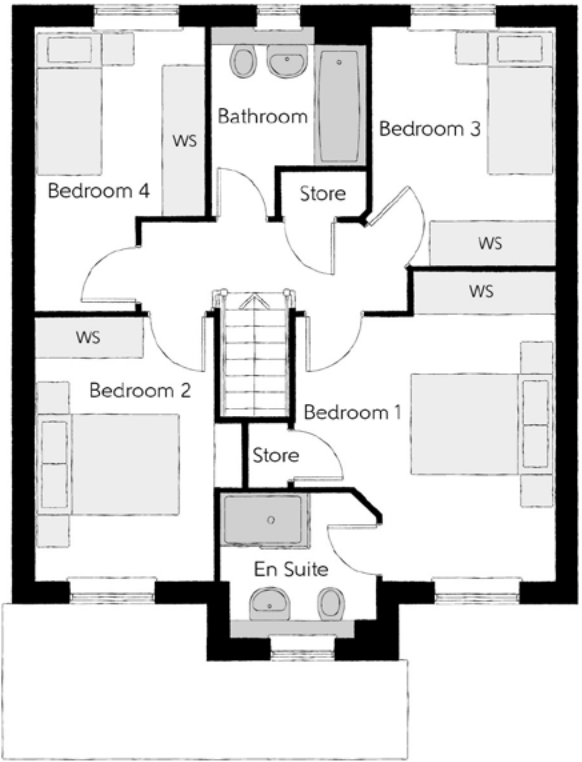
FOUR BEDROOM HOME



Bellway

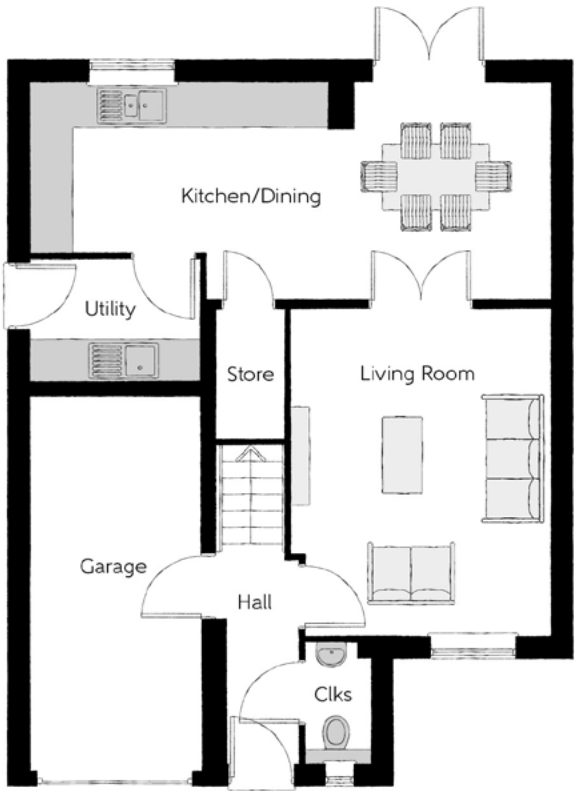
The Farrier

Four bedroom home



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'1" (max) (max)
Bedroom 1 En Suite	2.18m x 2.11m (max) (max)	7'2" x 6'11" (max) (max)
Bedroom 2	2.47m x 3.66m	8'1" x 12'0"
Bedroom 3	2.54m x 3.28m (max)	8'4" x 10'9" (max)
Bedroom 4	2.36m x 3.91m (max) (max)	7'9" x 12'10" (max) (max)
Bathroom	2.13m x 2.61m (max) (max)	7'0" x 8'7" (max) (max)



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max) (max)	23'8" x 9'11" (max) (max)
Living Room	3.61m x 4.50m	11'10" x 14'9"
Utility	2.35m x 1.71m	7'9" x 5'7"
Cloakroom	0.93m x 1.71m	3'1" x 5'7"
Garage	2.40m x 5.23m	7'10" x 17'2"

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

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The Bowyer

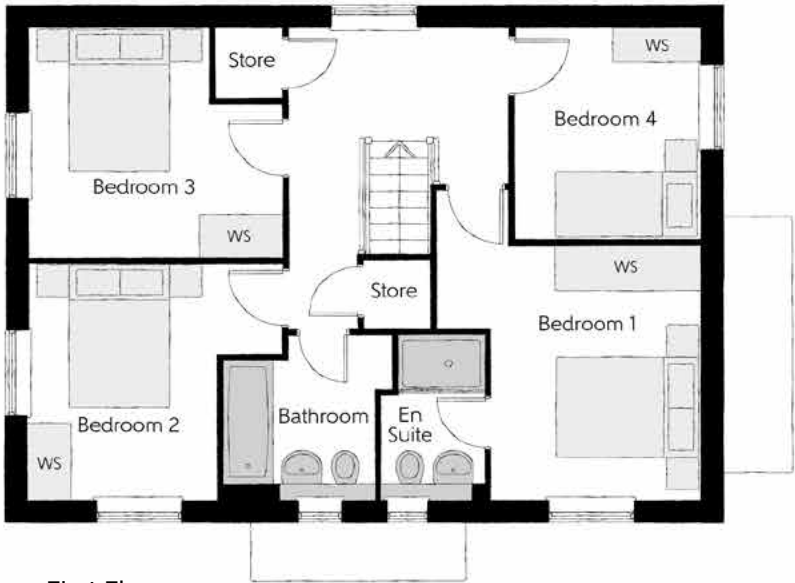
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max) (max)	12'0" x 11'7" (max) (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"

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

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The Lorimer

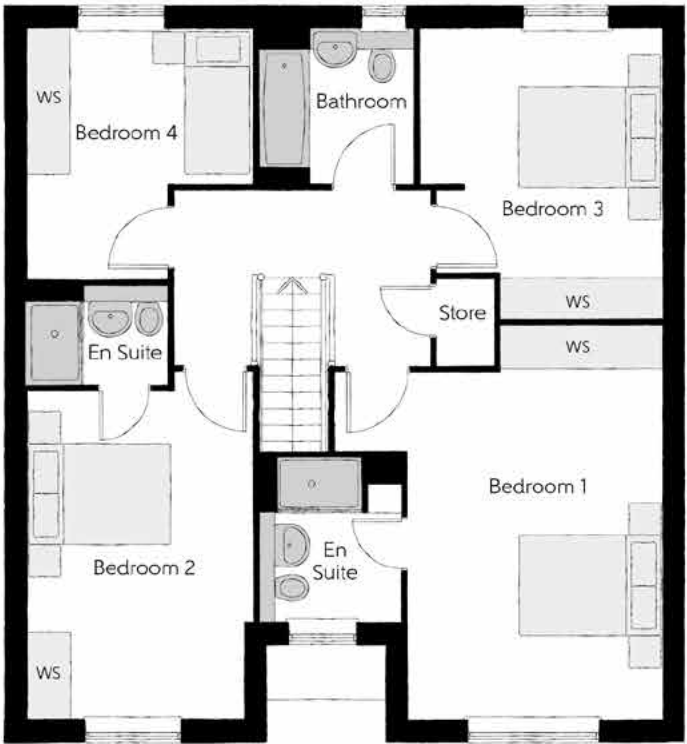
FOUR BEDROOM HOME



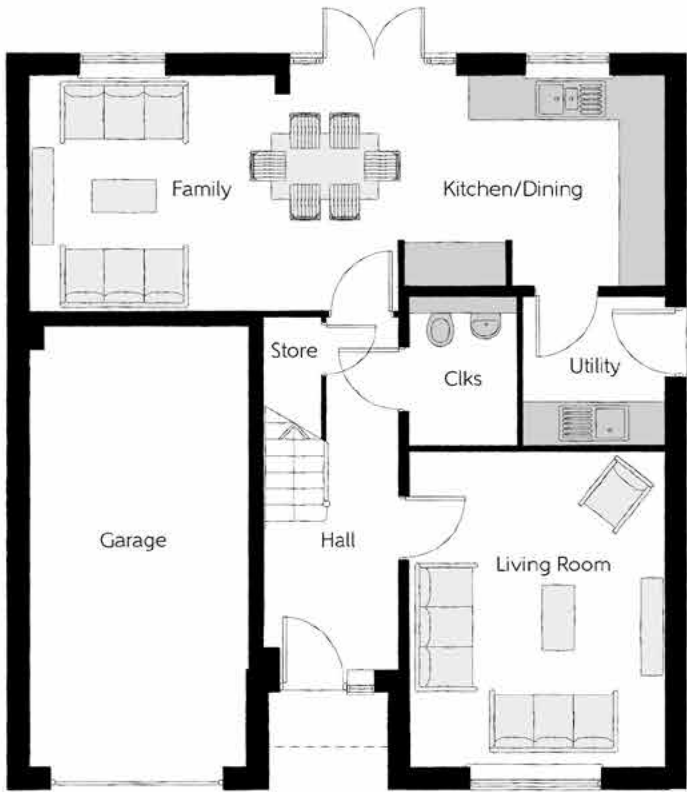
Bellway

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 Watchmaker

FIVE BEDROOM HOME



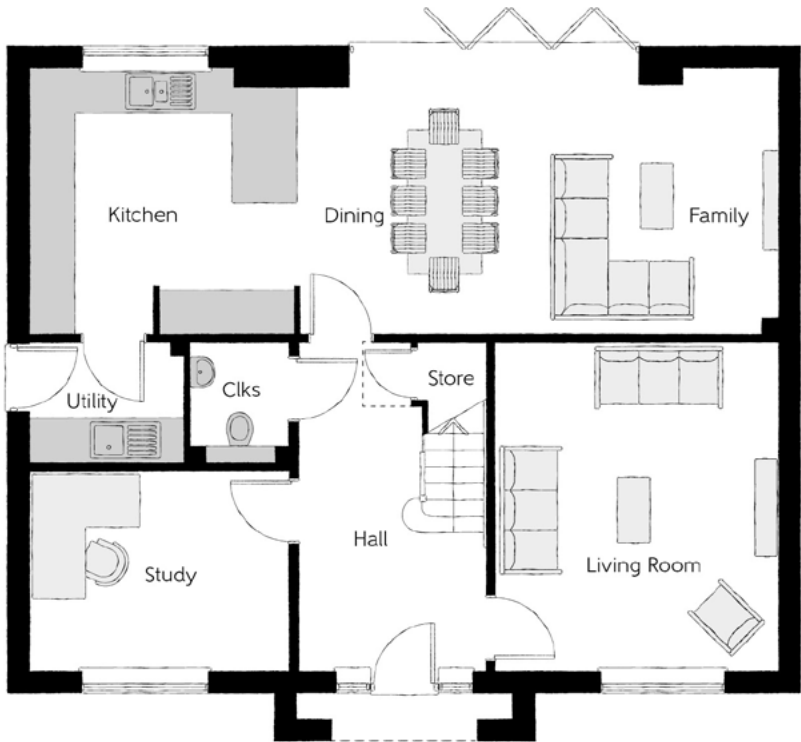
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First Floor		
Bedroom 1	3.62m x 4.46m	11'11" x 14'8"
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m	11'11" x 11'0"
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.62m x 3.78m	11'11" x 12'5"
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
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	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"



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

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The Joiner

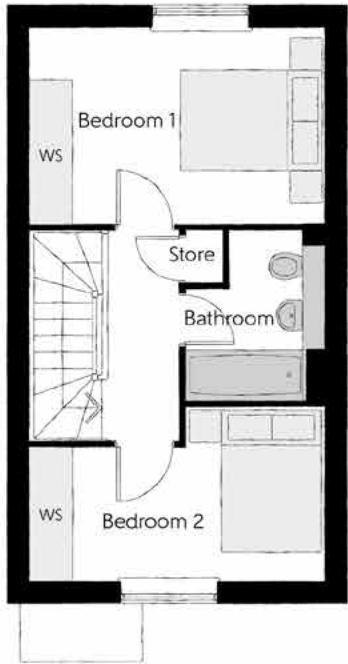
TWO BEDROOM HOME



Bellway

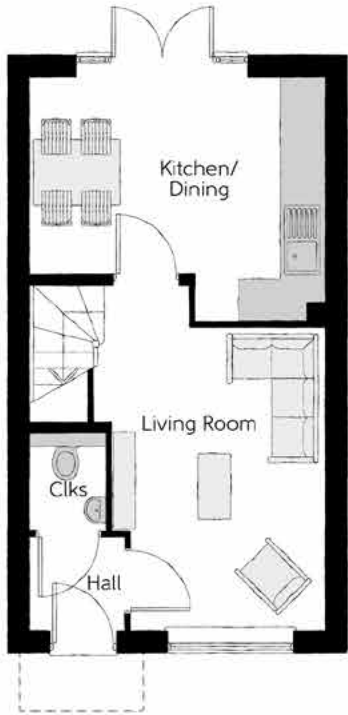
The Joiner

Two bedroom home



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"

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

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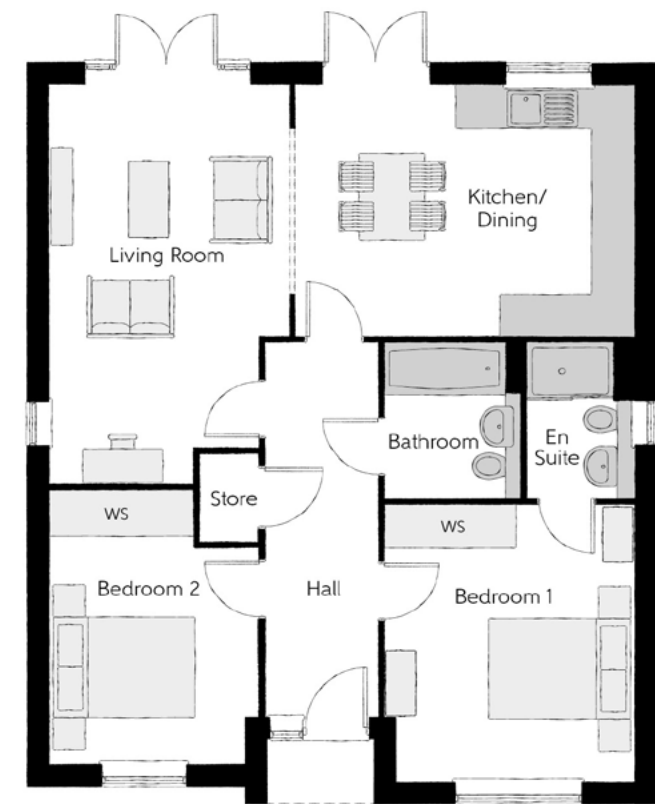


The Woodcarver

TWO BEDROOM HOME



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"

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

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The Shoemaker

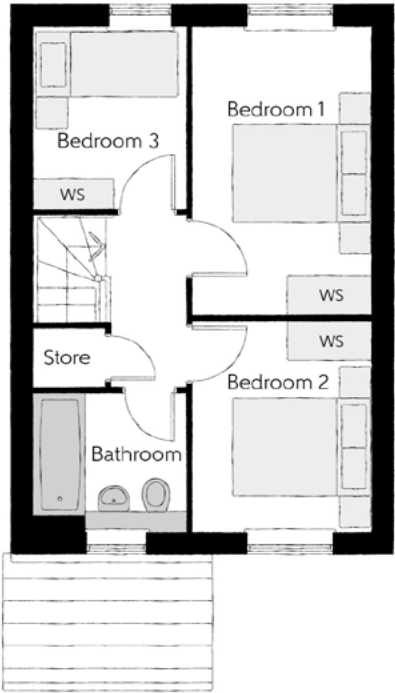
FOUR BEDROOM HOME



Bellway

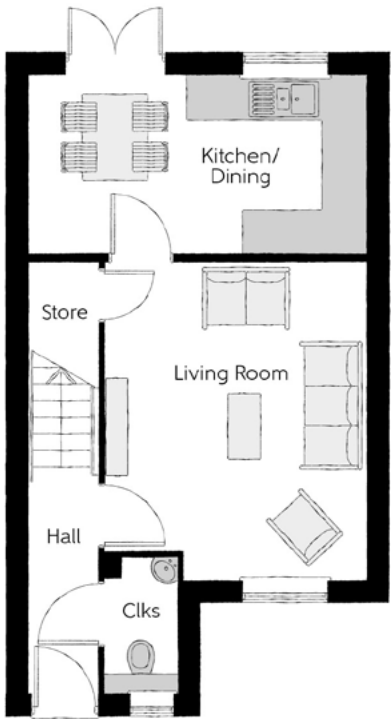
The Shoemaker

Four bedroom home



First Floor

Bedroom 1	2.48m x 3.99m	8'2" x 13'1"
Bedroom 2	2.48m x 2.91m	8'2" x 9'7"
Bedroom 3	2.10m x 2.51m	6'11" x 8'3"
Bathroom	2.10m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Dining	4.67m x 2.45m	15'4" x 8'0"
Living Room	3.62m x 4.39m (max)	11'10" x 14'5" (max)
Cloakroom	0.98m x 1.84m	3'3" x 6'0"

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

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The Tailor

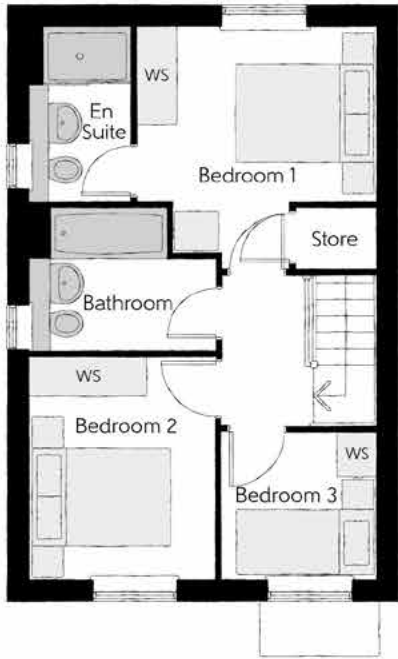
THREE BEDROOM HOME



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 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"



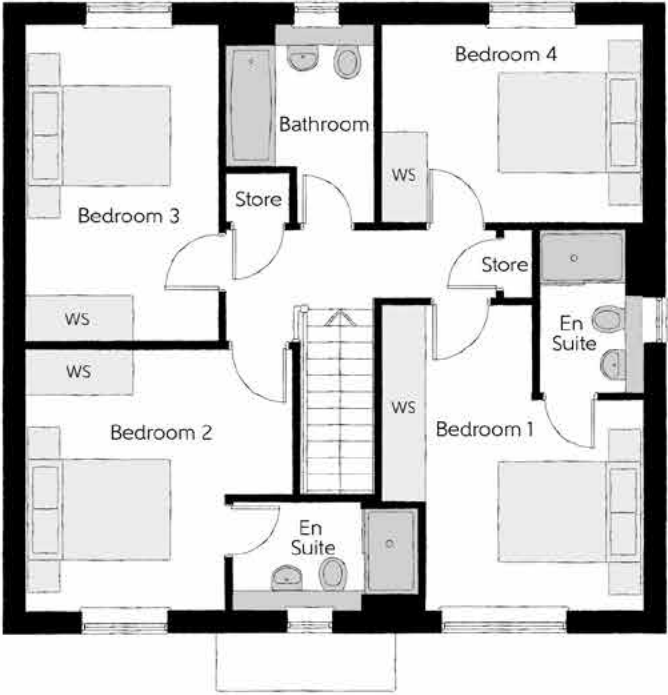
Ground Floor

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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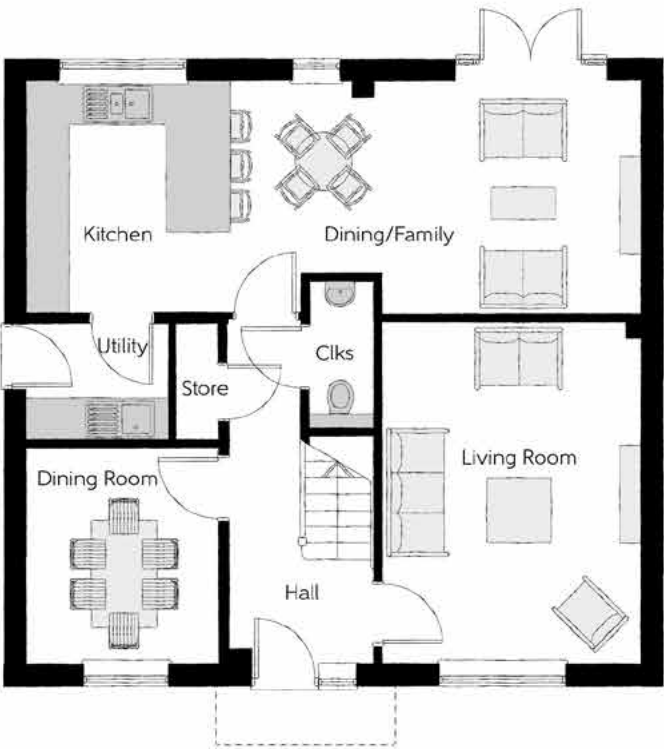
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



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 Goldsmith

FOUR BEDROOM HOME



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	Hinged 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 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)			●	
		Leisure Nimbus 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)			●	
		Leisure Nimbus Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)				●
	Appliances Oven	Electrolux Single Oven KOFQH00BX	●	●		
		Electrolux Single Oven KOFCH40TX			●	
		A E G Single Oven BPK556260M				●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●		
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback			●	
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				●
	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	●	●	●	●
	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 &&			●	●

WET ROOMS	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 ‡‡‡	●	●	●	
MECHANICAL		Mira MINIMAL Dual Thermostatic Shower				●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●		
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^^			●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●	
		Flat Chrome to Bathroom & En-Suite 1				●
ELECTRICS	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	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●	●
	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				●
EXTERNALS & MISC	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) ‡‡	●	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●	●
	Build Method	Timber Frame ~	●	●	●	●
	Maintenance	External Tap			●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	●	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~		●	●	●
	Drives	Block Paviours ###	●	●	●	●
	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

‡ at build stage

‡‡ consult with sales executive for specific development details

‡‡‡ 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

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





## 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.

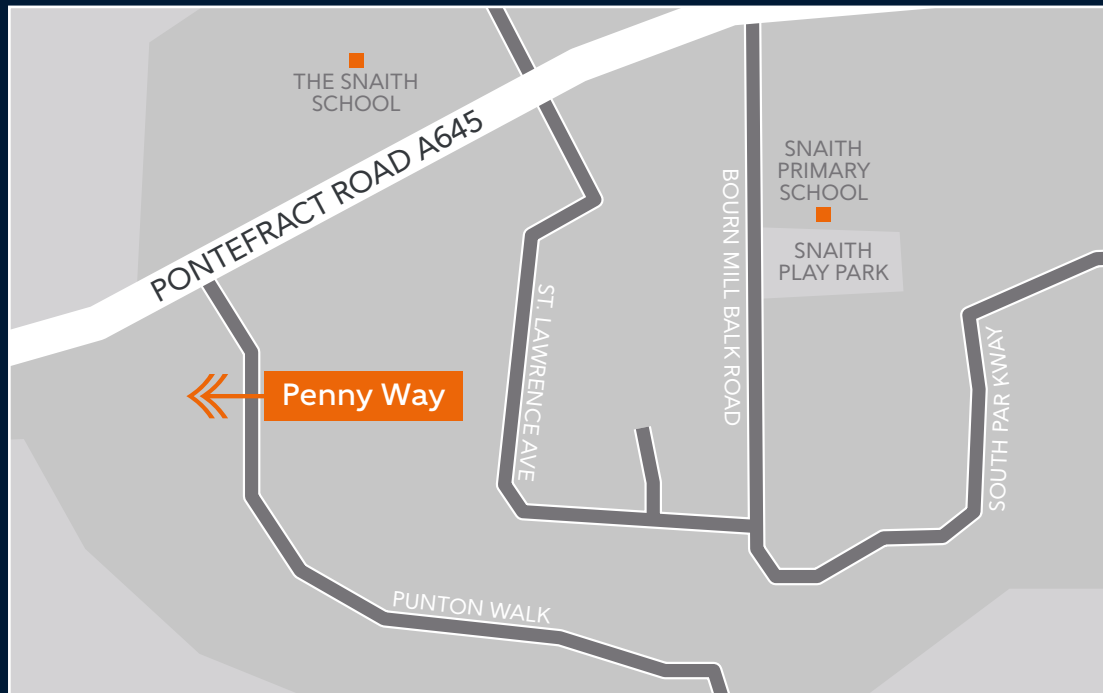


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# 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.

