



Rectory Fields

Rectory Fields is a development of 2, 3 and 4 bedroom homes located on the outskirts of Witham.



THE
ARTISAN
COLLECTION

Bellway



Your new chapter starts here

Beautifully crafted homes in a location that has it all

Rectory Fields is an attractive collection of 2, 3 and 4 bedroom homes located in the town of Witham, North Essex. Each home has been designed and created to Bellway's Artisan specification, combining quality, versatility and energy efficiency to achieve complete comfort. There is an excellent selection of amenities

nearby, including an on-site convenience store, pharmacy, play area and woodland walk. Combine this with outstanding transport connections via road, rail and air and Rectory Fields is the ideal choice for first-time buyers, growing families and commuters who value convenience.

Explore Witham and beyond

Essentials on your doorstep and city buzz within reach

Witham's town centre puts everyday amenities just a seven-minute drive from your door at Rectory Fields. You'll find a choice of supermarkets, along with cafés, restaurants, a post office and a selection of retailers.

For a bigger day out, Braintree Village outlet is less than 15 minutes away by road and plays home to many major brands, dining options and a multi-screen cinema. Alternatively, Chelmsford broadens the choice, while adding theatre, bowling, ice skating and more – including horseracing at the city's racecourse. For entertainment closer to home, Witham's Public Hall hosts a variety of music, comedy and theatre just a short cycle ride away.

Keeping active is easy at Witham Leisure Centre with its pools, gym, studios, squash courts and all-weather pitches. Golfers and families alike can head to nearby Rivenhall Oaks for two nine-hole courses, a floodlit range and adventure golf, while Benton Hall Golf & Country Club adds a pool, spa facilities and gym to its 27 holes.

If you're looking for fresh air, Witham's River Walk threads through town beside the River Brain to Whetmead Nature Reserve, a peaceful patchwork of meadows, water and

wildlife. Further afield, Great Notley Country Park offers picturesque trails and adventure activities, while Danbury Country Park plays home to lakes, open grassland and woodland walks. Alternatively, you can be on the coast in as little as 20 minutes by road with a walk along the Blackwater Estuary in Maldon or a day trip to picturesque Mersea Island, which can be reached in around half an hour.

Families have a choice of primary schools within a five-minute drive, while secondary education is provided by New Rickstones Academy and Maltings Academy, both within easy cycling distance. For further education, there are colleges in Chelmsford and Braintree, while the University of Essex and Anglia Ruskin University are both within 30 minutes.

Witham station is just seven minutes away by bike and operates direct trains to London Liverpool Street in as little as 43 minutes. By road, the A12 links quickly to Colchester, Chelmsford and London, opening a gateway to the M25 and national motorway network along the way. The A120 provides a route to Braintree and takes you to Stansted Airport in around half an hour for global connections.









Phase 1 Development plan







- Material Finishes**
- (R) - Render Version
 - (W) - Weatherboard Version
- Key to plan**
- v Visitor parking
 - bcp Bin collection point
 - Electric charging point
 - Street light
 - Air Source Heat Pump
 - Shed
 - Railing

2 Bedroom Homes

-  **The Potter**
Plots 167, 168, 191, 192, 196, 197, 198, 204, 205, 216 & 217
-  **The Slater**
Plot 199
-  **The Tailor**
Plots 165, 166, 184 & 185
-  **The Coiner**^{Life}
Plots 194 & 195

3 Bedroom Homes

-  **The Thespian**
Plots 169, 173 & 201
-  **The Quilter**
Plots 161, 193, 202, 203 & 221
-  **The Carver**
Plots 162, 163, 171, 172, 179, 180, 181 & 222
-  **The Mason**
Plots 175 & 176

4 Bedroom Homes

-  **The Silversmith**
Plots 164, 170, 174, 182, 183, 188, 189 & 218
-  **The Philosopher**^{Life}
Plots 178, 186, 187, 190, 219 & 220
-  **The Goldsmith**
Plot 200
-  **The Jeweller**
Plot 177

2-3 Bedroom Homes

-  **Affordable Homes**

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 Potter

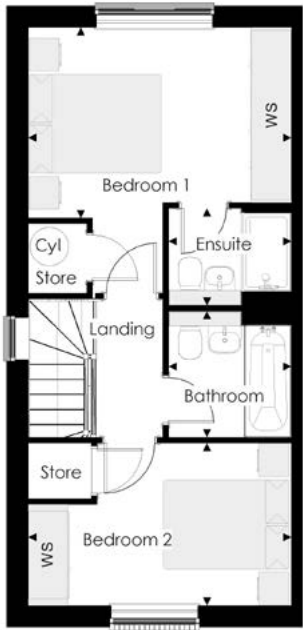
TWO BEDROOM HOME



Bellway

The Potter

Two bedroom home



First Floor

Bedroom 1	3.99 m	x	4.04 m	13'-1"	x	13'-3"
Ensuite	1.86 m	x	1.48 m	6'-1"	x	4'-10"
Bedroom 2	3.99 m	x	2.47 m	13'-1"	x	8'-1"
Bathroom	1.86 m	x	1.92 m	6'-1"	x	6'-3"



Ground Floor

Kitchen	1.80 m	x	3.72 m	5'-11"	x	12'-2"
Living / Dining	3.99 m	x	4.92 m	13'-1"	x	16'-2"
Cloakroom	0.94 m	x	1.60 m	3'-1"	x	5'-3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cy) - Hot Water Cylinder

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

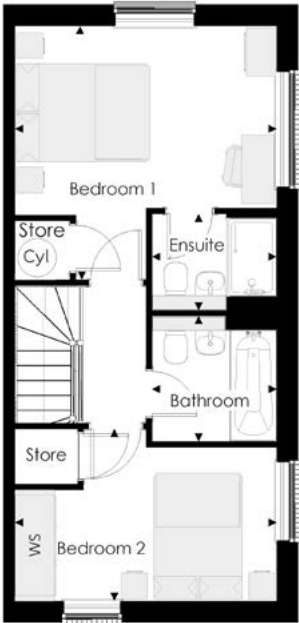
TWO BEDROOM HOME



Bellway

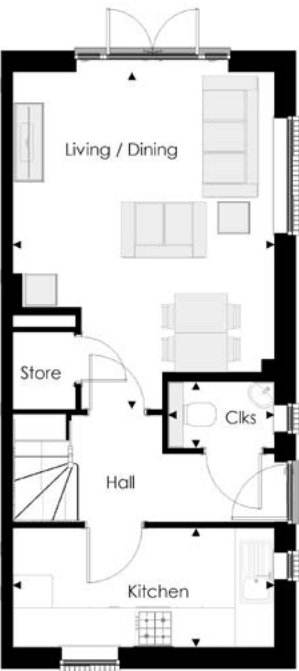
The Slater

Two bedroom home



First Floor

Bedroom 1	3.99 m	x	3.88 m	13'-1"	x	12'-9"
Ensuite	1.90 m	x	1.48 m	6'-3"	x	4'-10"
Bedroom 2	3.99 m	x	2.63 m	13'-1"	x	8'-7"
Bathroom	1.90 m	x	1.92 m	6'-3"	x	6'-3"



Ground Floor

Living / Dining	3.99 m	x	5.15 m	13'-1"	x	16'-11"
Kitchen	3.99 m	x	1.82 m	13'-1"	x	6'-0"
Cloakroom	1.62 m	x	1.01 m	5'-4"	x	3'-4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cyl) - Hot Water Cylinder

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The Tailor

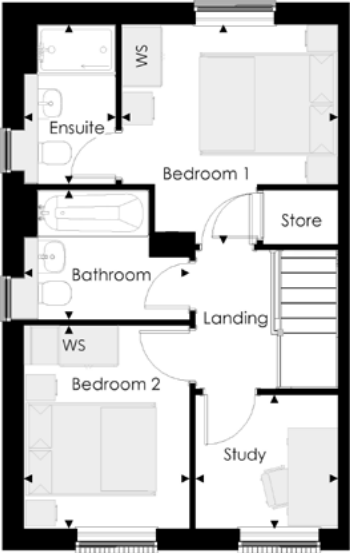
TWO BEDROOM HOME



Bellway

The Tailor

Two bedroom home



First Floor

Bedroom 1	3.29 m	x	3.34 m	10'-10"	x	11'-0"
Ensuite	1.40 m	x	2.43 m	4'-7"	x	8'-0"
Bedroom 2	2.52 m	x	3.09 m	8'-3"	x	10'-2"
Study	2.17 m	x	2.04 m	7'-1"	x	6'-8"
Bathroom	2.52 m	x	1.97 m	8'-3"	x	6'-5"



Ground Floor

Kitchen / Dining	4.78 m	x	3.45 m	15'-8"	x	11'-4"
Living Room	3.68 m	x	5.14 m	12'-1"	x	16'-10"
Cloakroom	1.01 m	x	1.66 m	3'-4"	x	5'-5"

Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cy) - Hot Water Cylinder

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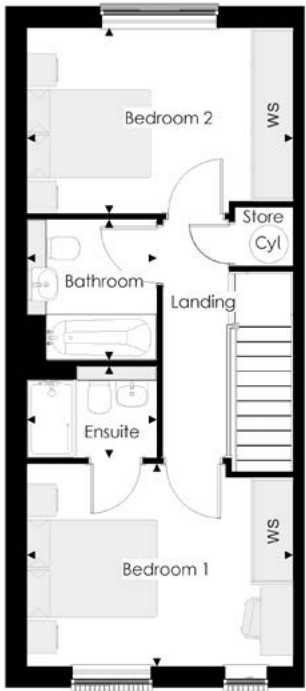


The CoinerLife

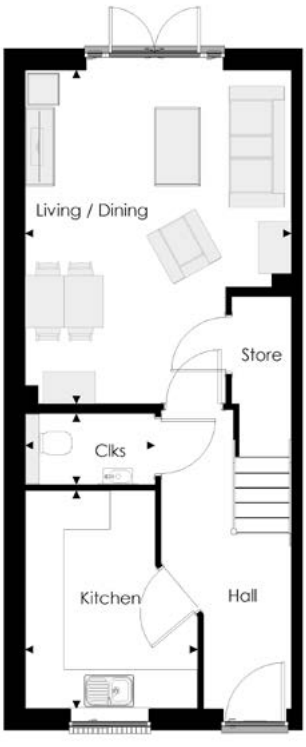
TWO BEDROOM HOME



Bellway



First Floor				
Bedroom 1	4.08 m	x	3.11 m	13'-5" x 10'-2"
Ensuite	1.99 m	x	1.41 m	6'-6" x 4'-8"
Bedroom 2	4.08 m	x	2.85 m	13'-5" x 9'-4"
Bathroom	1.99 m	x	2.16 m	6'-6" x 7'-1"



Ground Floor				
Living / Dining	4.08 m	x	5.12 m	13'-5" x 16'-10"
Kitchen	2.65 m	x	3.35 m	8'-8" x 11'-0"
Cloakroom	1.99 m	x	1.09 m	6'-6" x 3'-7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cy) - Hot Water Cylinder

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The Thespian

THREE BEDROOM HOME

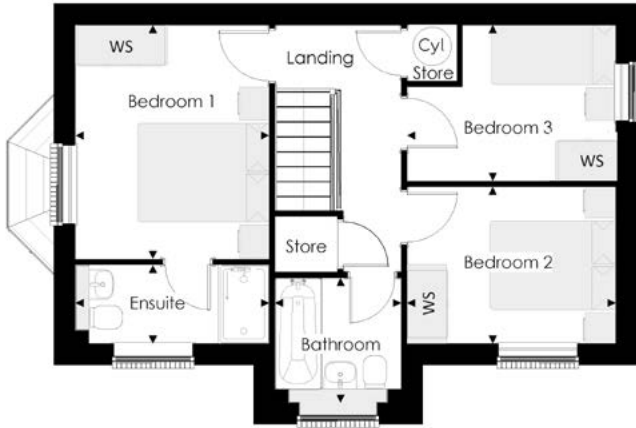
Future Homes key points (where applicable)

- Solar PV
- Electric vehicle charging
- Air Source Heat Pump
- Underfloor heating



The Thespian

Three bedroom home



First Floor

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



Ground Floor

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

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cy) - Hot Water Cylinder

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The Quilter

THREE BEDROOM HOME

Future Homes key points (where applicable)

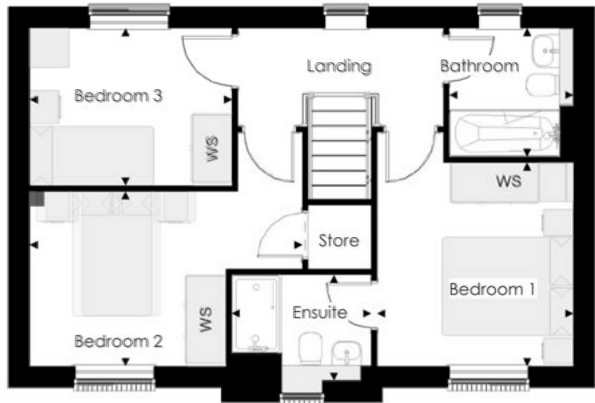
- ✓ Solar PV
- ✓ Electric vehicle charging
- ✓ Air Source Heat Pump
- ✓ Underfloor heating



Bellway

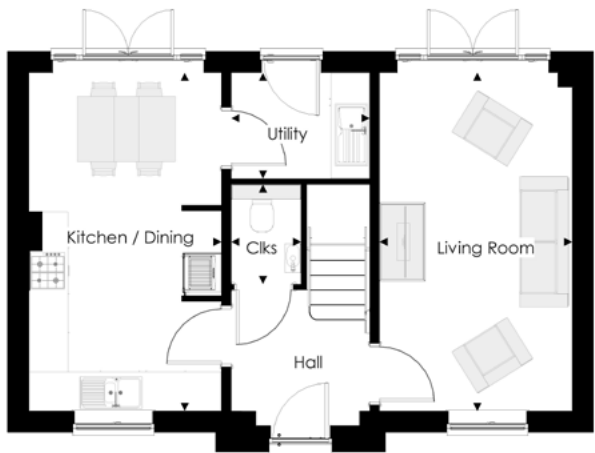
The Quilter

Three bedroom home



First Floor

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



Ground Floor

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

Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cy) - Hot Water Cylinder

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The Carver

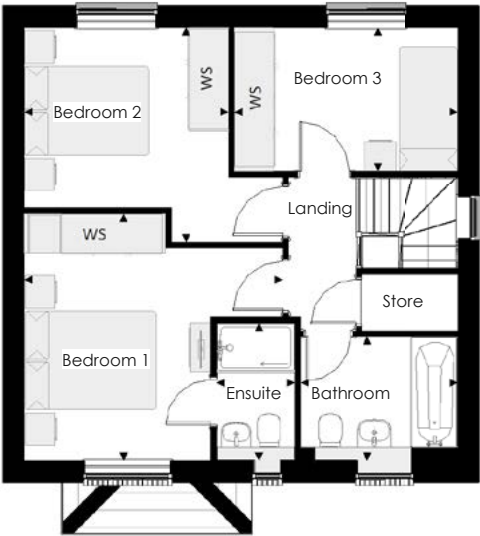
THREE BEDROOM HOME



Bellway

The Carver

Three bedroom home



First Floor

Bedroom 1	3.96 m	x	3.78 m	13'-0"	x	12'-5"
Ensuite	1.20 m	x	2.11 m	3'-11"	x	6'-11"
Bedroom 2	3.12 m	x	3.31 m	10'-3"	x	10'-10"
Bedroom 3	3.44 m	x	2.20 m	11'-3"	x	7'-3"
Bathroom	2.42 m	x	1.91 m	7'-11"	x	6'-3"



Ground Floor

Kitchen/Dining	6.65 m	x	2.87 m	21'-10"	x	9'-5"
Living Room	4.16 m	x	4.30 m	13'-8"	x	14'-1"
Cloakroom	0.96 m	x	1.91 m	3'-2"	x	6'-3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cyl) - Hot Water Cylinder

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The Mason

THREE BEDROOM HOME

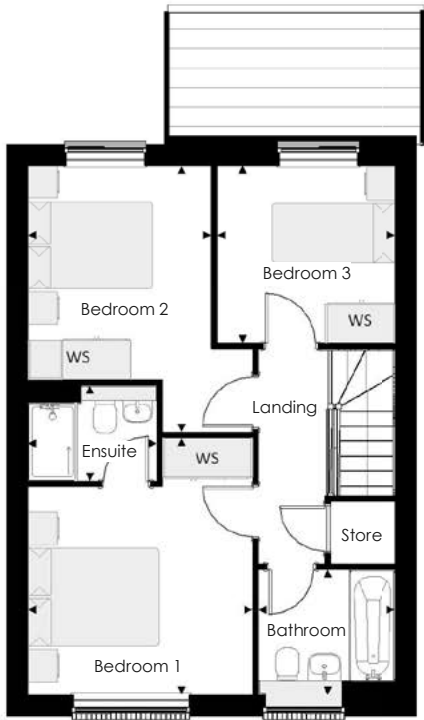
Future Homes key points (where applicable)

- ✓ Solar PV
- ✓ Electric vehicle charging
- ✓ Air Source Heat Pump
- ✓ Underfloor heating



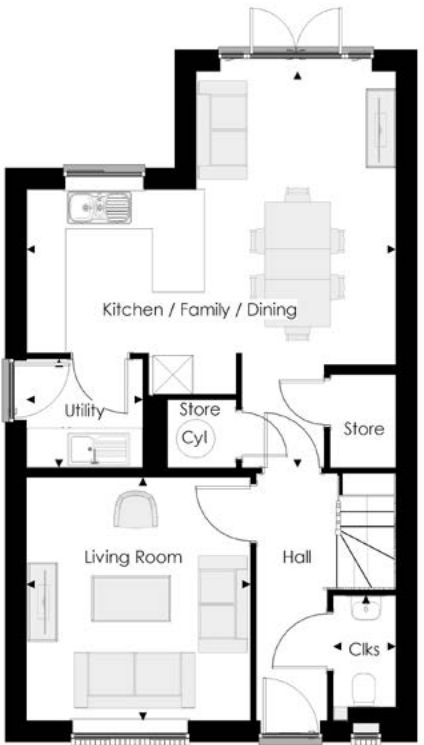
The Mason

Three bedroom home



First Floor

Bedroom 1	3.44 m	x	3.93 m	11'-3"	x	12'-11"
Ensuite	1.98 m	x	1.46 m	6'-6"	x	4'-9"
Bedroom 3	2.74 m	x	2.74 m	9'-0"	x	9'-0"
Bedroom 2	2.81 m	x	4.09 m	9'-3"	x	13'-5"
Bathroom	2.11 m	x	1.91 m	6'-11"	x	6'-3"



Ground Floor

Kitchen / Family / Dining	5.64 m	x	6.05 m	18'-6"	x	19'-10"
Living Room	3.42 m	x	3.71 m	11'-3"	x	12'-2"
Utility	1.78 m	x	1.66 m	5'-10"	x	5'-5"
Cloakroom	0.96 m	x	1.91 m	3'-2"	x	6'-3"

Cls - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cyl) - Hot Water Cylinder

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The Silversmith

FOUR BEDROOM HOME

Future Homes key points (where applicable)

- ✓ Solar PV
- ✓ Electric vehicle charging
- ✓ Air Source Heat Pump
- ✓ Underfloor heating



Bellway

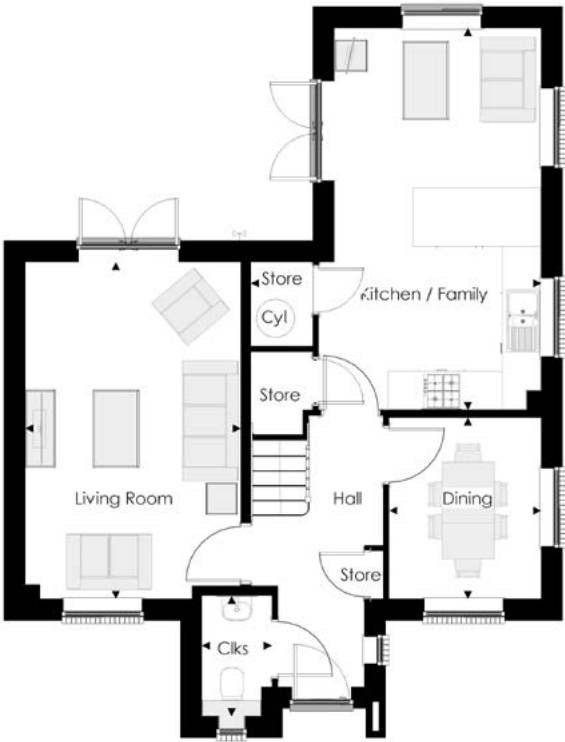
The Silversmith

Four bedroom home



First Floor

Bedroom 1	3.36 m	x	3.89 m	11'-0"	x	12'-9"
Ensuite	2.61 m	x	1.50 m	8'-7"	x	4'-11"
Bedroom 2	3.16 m	x	3.36 m	10'-4"	x	11'-0"
Bedroom 3	2.70 m	x	3.01 m	8'-10"	x	9'-10"
Bedroom 4	2.39 m	x	3.14 m	7'-10"	x	10'-4"
Bathroom	1.93 m	x	2.11 m	6'-4"	x	6'-11"



Ground Floor

Kitchen / Family	4.44 m	x	5.88 m	14'-7"	x	19'-3"
Living Room	3.30 m	x	5.19 m	10'-10"	x	17'-0"
Dining	2.32 m	x	2.80 m	7'-7"	x	9'-2"
Cloakroom	1.07 m	x	1.85 m	3'-6"	x	6'-1"

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

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The PhilosopherLife

FOUR BEDROOM HOME

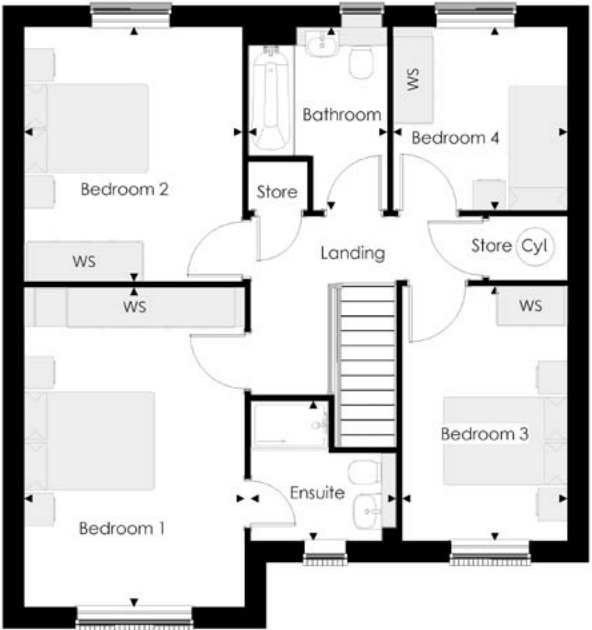
Future Homes key points (where applicable)

- ✓ Solar PV
- ✓ Electric vehicle charging
- ✓ Air Source Heat Pump
- ✓ Underfloor heating



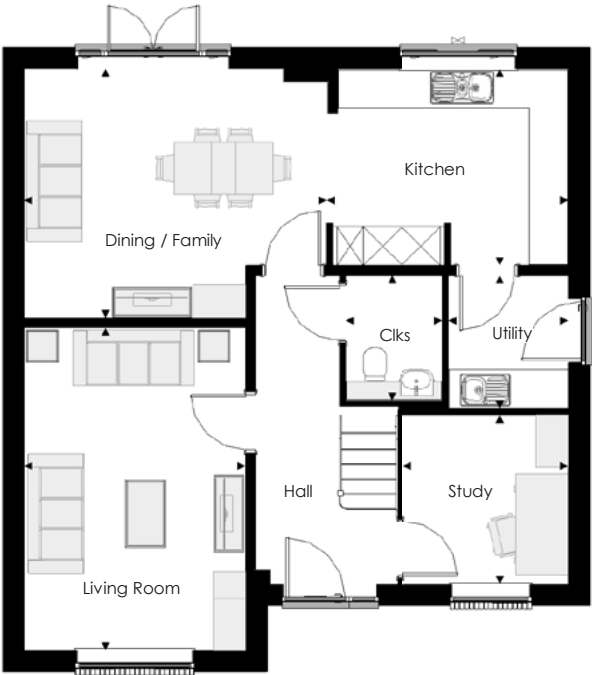
The PhilosopherLife

Four bedroom home



First Floor

Bedroom 1	3.39 m	x	4.90 m	11'-1"	x	16'-1"
Ensuite	2.24 m	x	2.15 m	7'-4"	x	7'-1"
Bedroom 2	3.35 m	x	3.91 m	11'-0"	x	12'-10"
Bedroom 3	2.54 m	x	3.91 m	8'-4"	x	12'-10"
Bedroom 4	2.67 m	x	2.81 m	8'-9"	x	9'-3"
Bathroom	2.14 m	x	2.81 m	7'-0"	x	9'-3"



Ground Floor

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

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cyl) - Hot Water Cylinder

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The Goldsmith

FOUR BEDROOM HOME

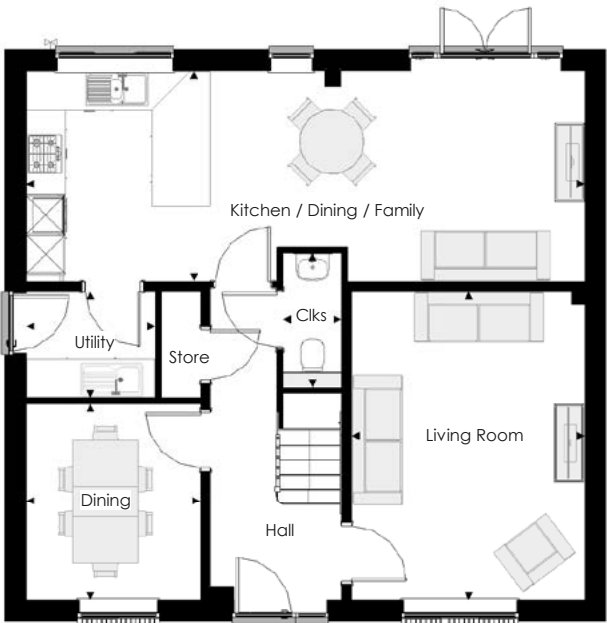
Future Homes key points (where applicable)

- ✓ Solar PV
- ✓ Electric vehicle charging
- ✓ Air Source Heat Pump
- ✓ Underfloor heating



First Floor

Bedroom 1	3.65 m	x	4.26 m	12'-0"	x	14'-0"
Ensuite	1.44 m	x	2.28 m	4'-9"	x	7'-6"
Bedroom 2	3.69 m	x	3.65 m	12'-1"	x	12'-0"
Ensuite	2.60 m	x	1.53 m	8'-6"	x	5'-0"
Bedroom 3	2.66 m	x	4.38 m	8'-9"	x	14'-4"
Bedroom 4	3.65 m	x	2.71 m	12'-0"	x	8'-11"
Bathroom	2.08 m	x	2.71 m	6'-10"	x	8'-11"



Ground Floor

Kitchen / Dining / Family	8.56 m	x	3.22 m	28'-1"	x	10'-7"
Living Room	3.59 m	x	4.74 m	11'-9"	x	15'-7"
Dining	2.67 m	x	3.02 m	8'-9"	x	9'-11"
Utility	1.98 m	x	1.63 m	6'-6"	x	5'-4"
Cloakroom	0.90 m	x	2.06 m	3'-0"	x	6'-9"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) (Cy) - Hot Water Cylinder

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

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. GO/CB/500/S00/D/01/P.

Specification

			2 Bedroom	3 Bedroom	4 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 Gloss MDF	•	•	•
	Stairs:	Timber Stair - White Gloss MDF Strings	•	•	•
	Balusters:	White Gloss Stop Chamfered Balusters	•	•	•
	Newel Posts:	White Gloss Stop Chamfered Newels	•	•	•
	Newel Caps:	White Gloss Flat Top Newel Caps	•	•	•
	Handrail:	White Gloss Heavy Duty Handrail	•	•	•
	Skirting:	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•
	Ironmongery:	Chrome SR100 Door Furniture	•	•	•
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	•	•	•
	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	•		
		Leisure Eaton Bowl & Half SS Sink		•	
		Leisure Atlanta Bowl & Half SS Sink			•
	Utility Sink:	Leisure Eaton Single Bowl SS Sink		•	
		Leisure Atlanta Single Bowl SS Sink			•
	Appliances Oven:	Electrolux Single Oven KOFGH00BX	•	•	
		Electrolux Single Oven KOFGH40TX			•
	Appliances Hob:	Electrolux Ceramic Hob LRR6436	•	•	•
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•	•
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			•
	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)	•	•	•
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 Brushed 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 Brushed 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 - 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 ▼▼	•	•	•
	En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *	•	•	

			2 Bedroom	3 Bedroom	4 Bedroom
MECHANICAL	Heating:	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second Floors	•	•	•
	Hot Water:	Air Source Heat Pump & Cylinder	•	•	•
	Towel Warmers:	Flat Chrome to Bathroom			•
	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	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•
	Sockets & Switches:	Deta SLIMLINE white fittings	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•	•
	Lighting - External:	External Light Clifton Brushed Steel Fixed (Front & Rear)	•	•	•
	Communications - TV:	TV Point to Living Room & Bedroom 1	•	•	•
EXTERNALS & MISC	Communications - Data:	Cat 6 Network Point to Living Room & Study	•	•	•
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	•	•
	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:	Buff 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:	Pod Point 7kw Solo Universal @ ^	•	•	•
* 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					
^ mounting position is plot specific, refer to 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.*

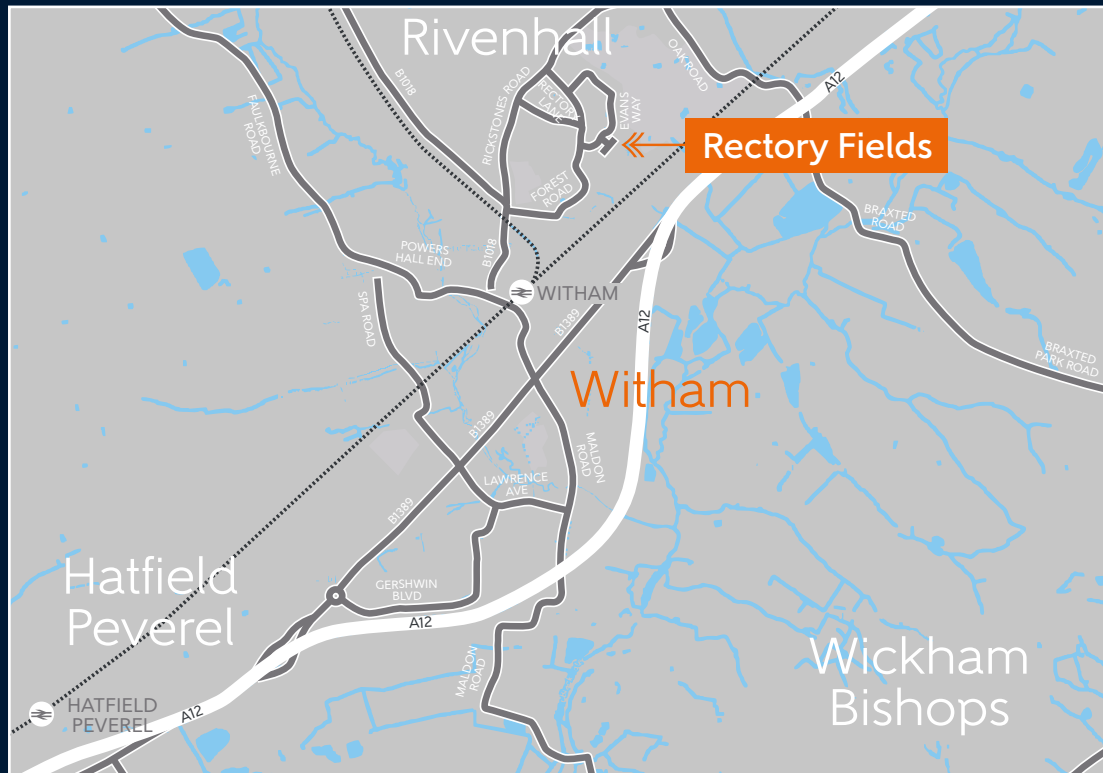
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*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



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.

