

A woman with long, wavy blonde hair is sitting at a kitchen counter, holding a large orange mug with both hands. She is wearing a dark blue denim jacket over a light-colored top. The background shows a modern kitchen with white cabinets and a countertop with various items, including a bowl of fruit and a bottle of orange juice. The lighting is warm and soft, creating a cozy atmosphere.

Home is calling at
**Bellway at
Brewery Square**

Dorchester, Dorset, DT1 1HL

Bellway



Endless choice

A thriving town close to coast and countryside

Residents at Bellway at Brewery Square benefit from a wealth of everyday amenities right on their doorstep. Supermarkets, cafés, independent shops and a pharmacy are all within easy walking distance for complete convenience.

Dorchester's lively town centre is also just a short stroll away, offering a fantastic mix of high-street stores, local boutiques and regular markets, along with cosy pubs and an excellent choice of restaurants. Nearby Poundbury adds to this choice with bakeries, delicatessens and more, while Weymouth offers waterfront restaurants, shopping and a beautiful sandy beach, all within a 20-minute drive.

Leisure and entertainment are in abundance with a cinema, cafés, bars and restaurants right on your doorstep. Alternatively, Dorchester town centre is brimming with culture, offering a choice of museums, theatres and heritage sites that reflect the town's rich history.

For those looking to stay active, Dorchester Sports Centre features a gym, swimming pool and fitness classes, while nearby sports clubs include cricket, tennis and squash. Golfers will love Wolfedale Golf Course, which is just a short drive away and offers 18 holes in picturesque surroundings.

If you like getting out in the fresh air, there is an abundance of scenic countryside and coastal beauty close by. Borough Gardens is located within walking distance and offers a peaceful local green space. Alternatively, Thorncombe Wood Local Nature Reserve is ideal for woodland walks and links to the National Trust's Hardy's Cottage and surrounding heathland trails.

For windswept days by the sea, the famous Jurassic Coast is a 30-minute drive away and offers a unique chance to explore the area's ancient history. Chesil Beach is a firm favourite offering 18 miles of dramatic scenery and tranquil shoreline walks.

Commuters will love having Dorchester South railway station a short walk from the development, offering direct services to London in less than 90 minutes, along with key south-coast towns, including Weymouth, Poole, Bournemouth and Southampton. This is complemented by excellent road links via the A35, A37 and A354, which provide easy travel across Dorset and beyond. For international travel, Bournemouth Airport can be reached in just over 45 minutes by road and operates flights to destinations across Europe.

Live a better quality of life

Contemporary living in the heart of Dorchester

Bellway at Brewery Square is an exciting collection of contemporary 1, 2 and 3-bedroom apartments in the centre of Dorchester. Designed for today's modern lifestyles, these stylish homes feature well-planned, energy-efficient living spaces with parking to all plots. Located close to shopping, restaurants, leisure facilities

and open spaces, Bellway at Brewery Square is ideal for first-time buyers and professionals seeking a high quality of life. Excellent transport connections by road and rail complete this perfect blend of urban living, local charm and easy access to the beautiful Dorset countryside.





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Explore Bellway at Brewery Square

1 Bedroom Apartments

- Type E
Plots 5, 21, 38 & 55
- Type G
Plots 12, 28, 29, 30, 45, 46, 47, 62, 63 & 64
- Type J
Plots 15, 32, 49 & 66

2 Bedroom Apartments

- Type A
Plot 1
- Type B
Plot 2
- Type C
Plots 3, 19, 36 & 53
- Type D
Plots 4, 20, 37 & 54
- Type D2
Plots 17, 34 & 51
- Type F
Plots 6, 9, 11, 22, 25, 27, 39, 42, 44, 56, 59 & 61
- Type F2
Plots 7, 23, 40 & 57
- Type F3
Plots 8, 10, 24, 26, 41, 43, 58 & 60
- Type H
Plot 13
- Type I
Plots 14, 31, 48 & 65
- Type I2
Plots 16, 33, 50 & 67
- Type K
Plots 18 & 35
- Type K2
Plot 52

1 Bedroom Penthouse

Type Q
Plot 74

2 Bedroom Penthouses

Type N
Plot 70

Type N2
Plot 71

Type N3
Plot 75

3 Bedroom Penthouses

Type L
Plot 68

Type M
Plot 69

Type O
Plot 72

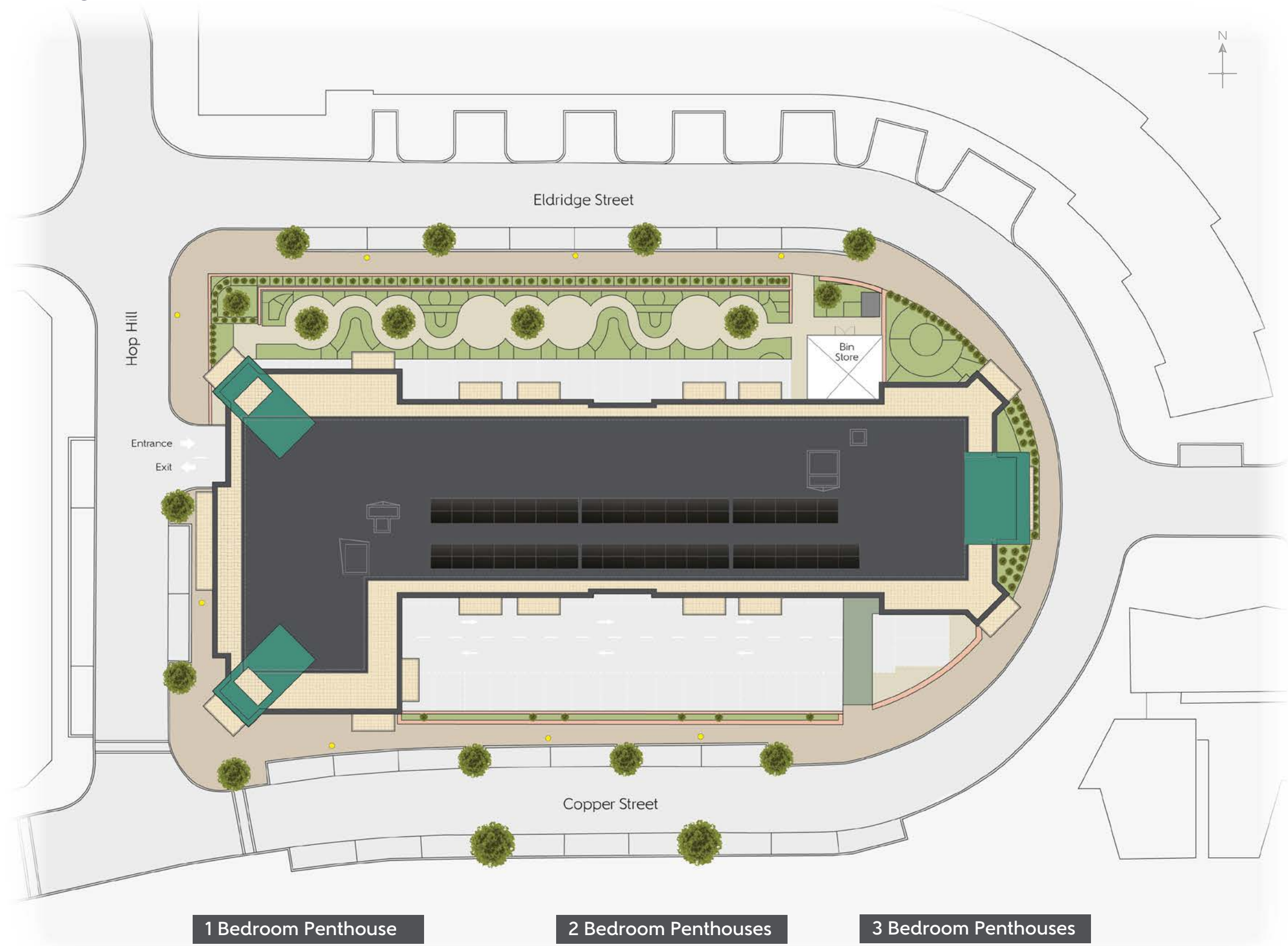
Type P
Plot 73

Type R
Plot 76

Key to plan

● Street light

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.



Bellway at Brewery Square

1, 2 & 3-Bedroom apartments

Bellway





Type A



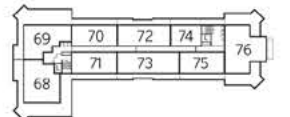
Type B

Type A

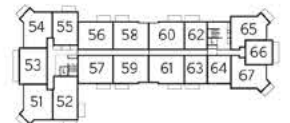
2-Bedroom apartment

Plot 1

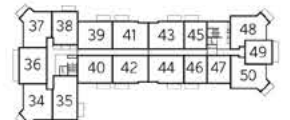
Kitchen	4.14m x 2.28m	13'7" x 7'5"
Living/Dining	4.64m x 4.42m	15'3" x 14'6"
Bedroom 1	2.74m x 5.05m	9'0" x 16'6"
Bedroom 2	3.09m x 3.59m	10'1" x 11'9"
Total area	81.2 sq. m.	874.0 sq. ft.



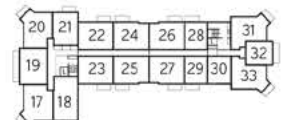
Fourth Floor



Third Floor



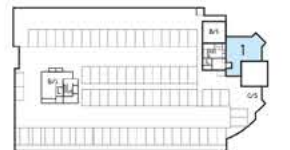
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Type B

2-Bedroom apartment

Plot 2

Kitchen	2.35m x 4.57m	7'8" x 15'0"
Living/Dining	4.84m x 4.58m	15'10" x 15'0"
Bedroom 1	4.61m x 4.17m	15'1" x 13'8"
Bedroom 2	3.58m x 3.59m	11'9" x 11'9"
Total area	90.8 sq. m.	977.4 sq. ft.

WS - Wardrobe Space

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Type C



Type D

Type C

2-Bedroom apartment

Plots 3, 19, 36 & 53

Kitchen	2.41m x 3.67m	7'11" x 12'0"
Living/Dining	5.44m x 3.67m	17'10" x 12'0"
Bedroom 1	5.48m x 2.85m	17'11" x 9'4"
Bedroom 2	4.23m x 3.42m	13'10" x 11'2"
Total area	76.5 sq. m.	823.4 sq. ft.

Type D

2-Bedroom apartment

Plots 4, 20, 37 & 54

Kitchen/Living/Dining	4.50m x 7.75m	14'9" x 25'5"
Bedroom 1	3.43m x 2.98m	11'3" x 9'9"
Bedroom 2	4.50m x 2.90m	14'9" x 9'4"
Total area	78.8 sq. m.	848.2 sq. ft.

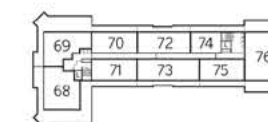
Type D2

Plots 17, 34 & 51

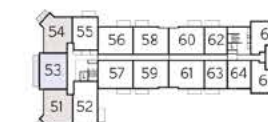
Kitchen/Living/Dining	4.51m x 7.82m	14'9" x 25'8"
Bedroom 1	3.50m x 2.98m	11'5" x 9'9"
Bedroom 2	4.51m x 2.88m	14'9" x 9'5"
Total area	79.7 sq. m.	857.9 sq. ft.

WS - Wardrobe Space

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Fourth Floor



Third Floor



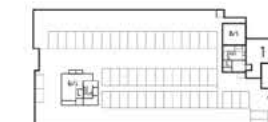
Second Floor



First Floor



Ground Floor



Lower Ground Floor

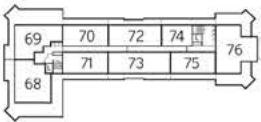


Type E

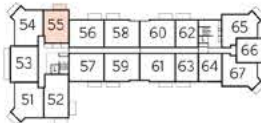
Type E

1-Bedroom apartment

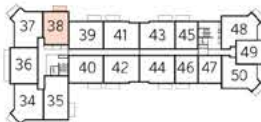
Plots 5, 21, 38 & 55		
Kitchen	2.79m x 3.05m	9’1” x 10’0”
Living/Dining	4.02m x 6.24m	13’2” x 20’5”
Bedroom	3.02m x 5.06m	9’11” x 16’7”
Total area	63.6 sq. m.	684.6 sq. ft.



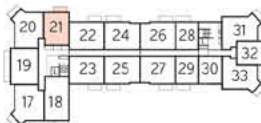
Fourth Floor



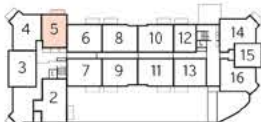
Third Floor



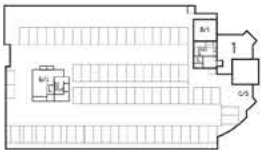
Second Floor



First Floor



Ground Floor



Lower Ground Floor

WS - Wardrobe Space

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Type F

2-Bedroom apartment

Plots 6, 9, 11, 22, 25, 27, 39, 42, 44, 56, 59 & 61

Kitchen	3.26m x 2.41m	10'8" x 7'11"
Living/Dining	4.10m x 5.36m	13'5" x 17'7"
Bedroom 1	2.86m x 5.45m	9'4" x 17'10"
Bedroom 2	2.82m x 4.17m	9'3" x 13'8"
Total area	73.7 sq. m.	793.3 sq. ft.



Type F

Type F2

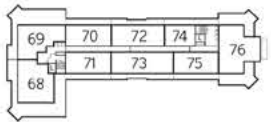
Plots 7, 23, 40 & 57

Kitchen	3.26m x 2.41m	10'8" x 7'11"
Living/Dining	4.11m x 5.36m	13'6" x 17'7"
Bedroom 1	2.86m x 5.46m	9'4" x 17'10"
Bedroom 2	2.88m x 4.18m	9'5" x 13'8"
Total area	75.4 sq. m.	811.6 sq. ft.

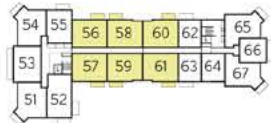
Type F3

Plots 8, 10, 24, 26, 41, 43, 58 & 60

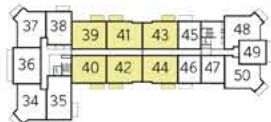
Kitchen	3.27m x 2.41m	10'9" x 7'11"
Living/Dining	4.09m x 5.36m	13'5" x 17'7"
Bedroom 1	2.82m x 5.12m	9'3" x 16'9"
Bedroom 2	2.93m x 4.17m	9'7" x 13'8"
Total area	74.5 sq. m.	801.9 sq. ft.



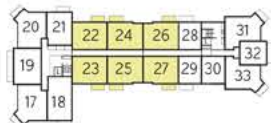
Fourth Floor



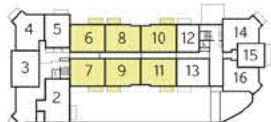
Third Floor



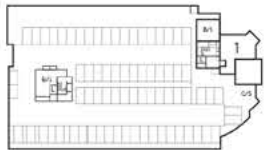
Second Floor



First Floor



Ground Floor



Lower Ground Floor

WS - Wardrobe Space

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Type G



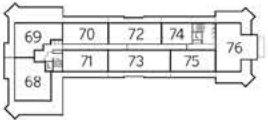
Type H

Type G

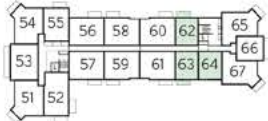
1-Bedroom apartment

Plots 12, 28, 29, 30, 45, 46, 47, 62, 63 & 64

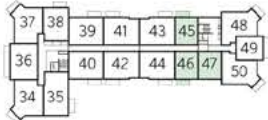
Kitchen	2.36m x 3.05m	7'9" x 10'0"
Living/Dining	3.71m x 4.71m	12'2" x 15'5"
Bedroom	2.72m x 5.46m	8'11" x 17'11"
Total area	49.0 sq. m.	528.5 sq. ft.



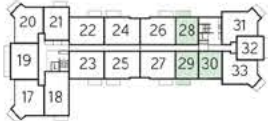
Fourth Floor



Third Floor



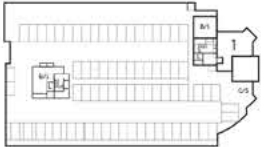
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Type H

2-Bedroom apartment

Plot 13

Kitchen	3.26m x 2.41m	10'8" x 7'11"
Living/Dining	3.38m x 5.36m	11'1" x 17'7"
Bedroom 1	2.69m x 5.41m	8'10" x 17'9"
Bedroom 2	3.09m x 3.70m	10'1" x 12'1"
Total area	69.6 sq. m.	749.2 sq. ft.

WS - Wardrobe Space

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Type I

2-Bedroom apartment

Plots 14, 31, 48 & 65

Kitchen	3.83m x 2.26m	12'7" x 7'5"
Living/Dining	3.85m x 4.85m	12'7" x 15'11"
Bedroom 1	2.98m x 5.16m	9'9" x 16'11"
Bedroom 2	3.11m x 3.97m	10'2" x 13'0"
Total area	76.5 sq. m.	823.4 sq. ft.



Type I

Type I2

Plots 16, 33, 50 & 67

Kitchen	3.83m x 2.26m	12'7" x 7'5"
Living/Dining	3.85m x 4.85m	12'7" x 15'11"
Bedroom 1	2.93m x 5.16m	9'7" x 16'11"
Bedroom 2	3.11m x 3.97m	10'2" x 13'0"
Total area	75.7 sq. m.	814.8 sq. ft.



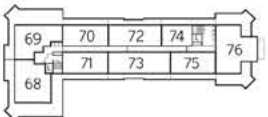
Type J

Type J

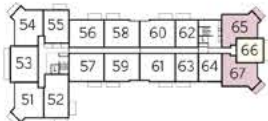
1-Bedroom apartment

Plots 15, 32, 49 & 66

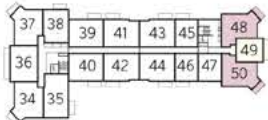
Kitchen	3.60m x 1.90m	11'10" x 6'3"
Living/Dining	4.09m x 3.50m	13'5" x 11'6"
Bedroom	5.38m x 3.09m	17'7" x 10'1"
Total area	49.6 sq. m.	533.9 sq. ft.



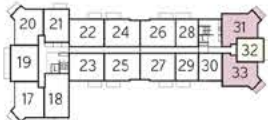
Fourth Floor



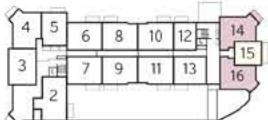
Third Floor



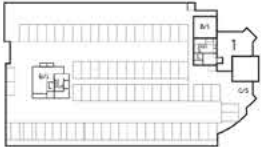
Second Floor



First Floor



Ground Floor



Lower Ground Floor

WS - Wardrobe Space

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Type K

Type K

2-Bedroom apartment

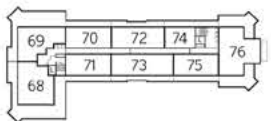
Plots 18 & 35

Kitchen	1.89m x 4.95m	6’2” x 16’2”
Living/Dining	5.30m x 4.95m	17’4” x 16’2”
Bedroom 1	4.76m x 4.03m	15’7” x 13’2”
Bedroom 2	3.64m x 3.32m	11’11” x 10’10”
Total area	85.3 sq. m.	918.2 sq. ft.

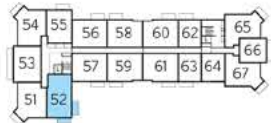
Type K2

Plot 52

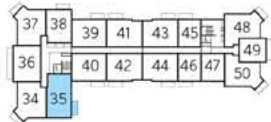
Kitchen	1.89m x 4.95m	6’2” x 16’2”
Living/Dining	5.30m x 4.95m	17’4” x 16’2”
Bedroom 1	4.70m x 4.03m	15’5” x 13’2”
Bedroom 2	3.64m x 3.32m	11’11” x 10’10”
Total area	85.3 sq. m.	918.2 sq. ft.



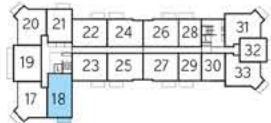
Fourth Floor



Third Floor



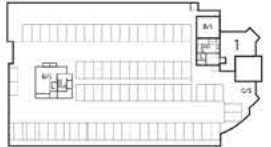
Second Floor



First Floor



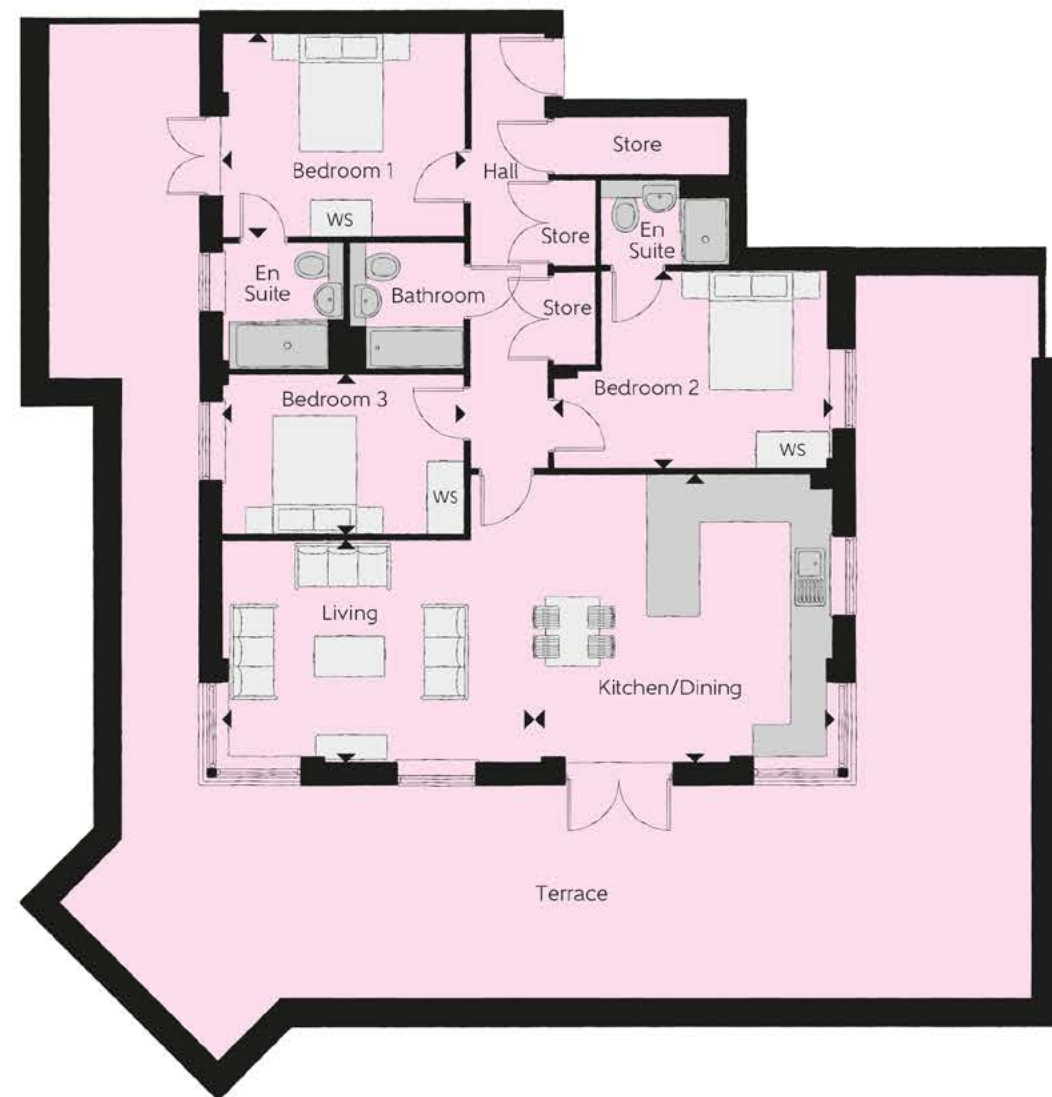
Ground Floor



Lower Ground Floor

WS - Wardrobe Space

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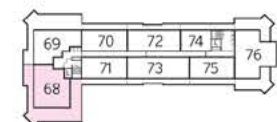
Type L

Type L

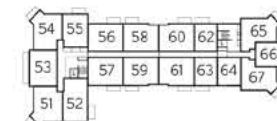
3-Bedroom penthouse

Plot 68

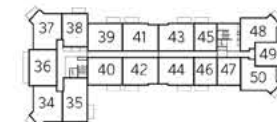
Kitchen/Dining	5.00m x 4.85m	16'5" x 15'11"
Living	5.23m x 3.70m	17'2" x 12'1"
Bedroom 1	4.07m x 3.48m	13'4" x 11'5"
Bedroom 2	3.88m x 3.33m	12'9" x 10'11"
Bedroom 3	4.07m x 2.70m	13'4" x 8'10"
Total area	110.5 sq. m.	1189.4 sq. ft.



Fourth Floor



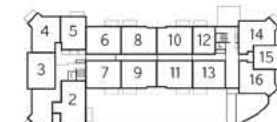
Third Floor



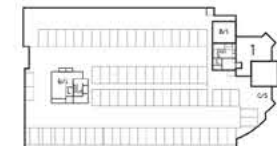
Second Floor



First Floor



Ground Floor



Lower Ground Floor

WS - Wardrobe Space

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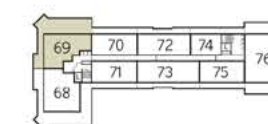
Type M

Type M

3-Bedroom penthouse

Plot 69

Kitchen	4.68m x 2.90m	15'4" x 9'6"
Living/Dining	6.55m x 3.41m	21'5" x 11'2"
Bedroom 1	3.18m x 3.27m	10'5" x 10'9"
Bedroom 2	3.40m x 3.46m	11'1" x 11'4"
Bedroom 3	3.54m x 2.50m	11'7" x 8'2"
Total area	97.9 sq. m.	1053.8 sq. ft.



Fourth Floor



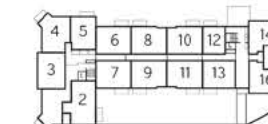
Third Floor



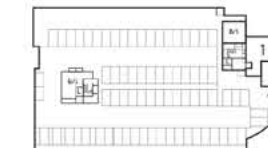
Second Floor



First Floor



Ground Floor



Lower Ground Floor

WS - Wardrobe Space

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Type N

2-Bedroom penthouse

Plot 70

Kitchen	4.66m x 2.44m	15'3" x 8'0"
Living/Dining	5.56m x 3.47m	18'3" x 11'4"
Bedroom 1	3.32m x 3.60m	10'11" x 11'9"
Bedroom 2	3.87m x 2.67m	12'8" x 8'9"
Total area	73.9 sq. m.	795.5 sq. ft.

Type N2

Plot 71

Kitchen	4.66m x 2.44m	15'3" x 8'0"
Living/Dining	5.61m x 3.47m	18'4" x 11'4"
Bedroom 1	3.32m x 3.60m	10'11" x 11'9"
Bedroom 2	3.87m x 2.67m	12'8" x 8'9"
Total area	74.1 sq. m.	797.6 sq. ft.

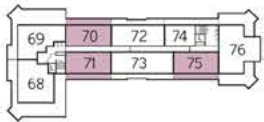
Type N3

Plot 75

Kitchen	4.66m x 2.44m	15'3" x 8'0"
Living/Dining	5.54m x 3.47m	18'2" x 11'4"
Bedroom 1	3.32m x 3.60m	10'11" x 11'9"
Bedroom 2	3.87m x 2.67m	12'8" x 8'9"
Total area	72.8 sq. m.	783.6 sq. ft.



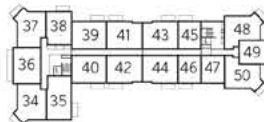
Type N



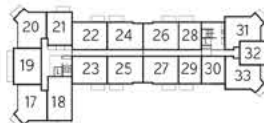
Fourth Floor



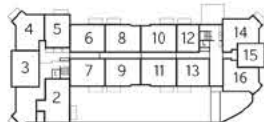
Third Floor



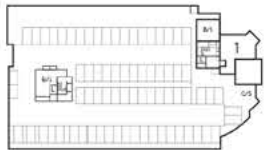
Second Floor



First Floor



Ground Floor



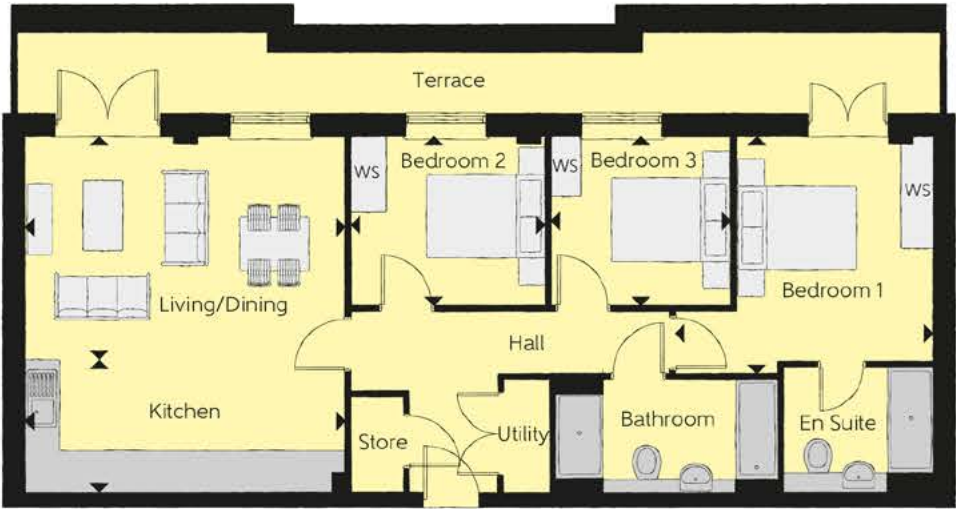
Lower Ground Floor

WS - Wardrobe Space

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Type O

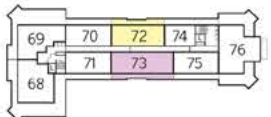
3-Bedroom penthouse



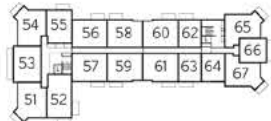
Type O

Plot 72

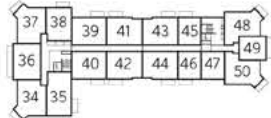
Kitchen	5.43m x 2.21m	17'10" x 7'3"
Living/Dining	5.43m x 3.69m	17'10" x 12'1"
Bedroom 1	3.37m x 3.71m	11'0" x 12'2"
Bedroom 2	3.28m x 2.76m	10'9" x 9'1"
Bedroom 3	3.04m x 2.76m	10'0" x 9'1"
Total area	87.7 sq. m.	944.0 sq. ft.



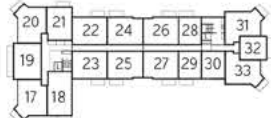
Fourth Floor



Third Floor



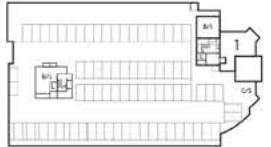
Second Floor



First Floor



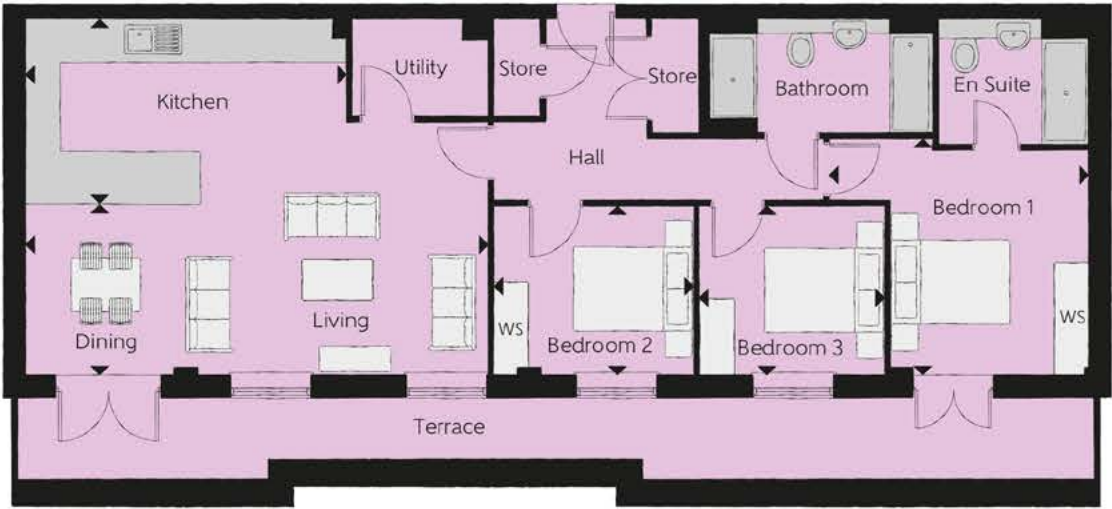
Ground Floor



Lower Ground Floor

Type P

3-Bedroom penthouse



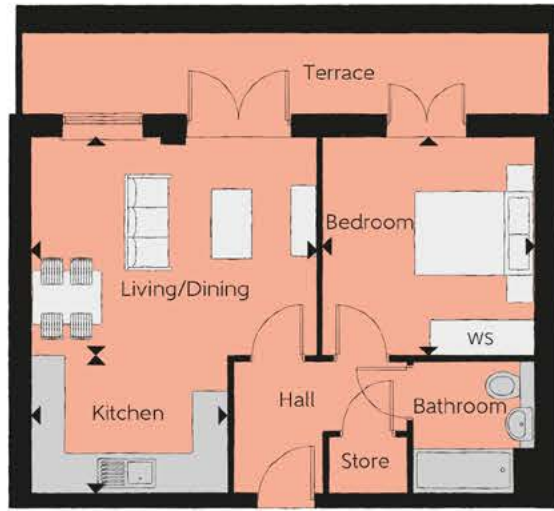
Type P

Plot 73

Kitchen	4.47m x 3.10m	14'8" x 10'2"
Living	4.85m x 4.21m	15'11" x 13'9"
Dining	3.02m x 2.81m	9'11" x 9'2"
Bedroom 1	3.37m x 3.71m	11'0" x 12'2"
Bedroom 2	3.38m x 2.76m	11'1" x 9'1"
Bedroom 3	3.14m x 2.76m	10'3" x 9'1"
Total area	102.8 sq. m.	1106.5 sq. ft.

WS - Wardrobe Space

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Type Q



Type R

Type Q

1-Bedroom penthouse

Plot 74

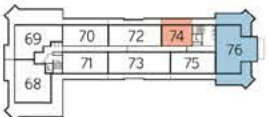
Kitchen	3.36m x 2.30m	11'0" x 7'7"
Living/Dining	4.86m x 3.58m	15'11" x 11'9"
Bedroom	3.75m x 3.58m	12'3" x 11'9"
Total area	49.3 sq. m.	530.7 sq. ft.

Type R

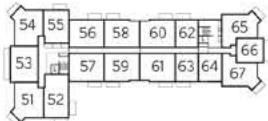
3-Bedroom penthouse

Plot 76

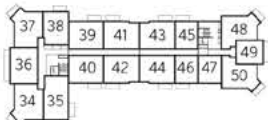
Kitchen	6.12m x 3.17m	20'1" x 10'5"
Living	4.28m x 4.85m	14'0" x 15'10"
Dining	2.82m x 5.72m	9'3" x 18'9"
Bedroom 1	3.63m x 3.58m	11'11" x 11'9"
Bedroom 2	3.84m x 3.37m	12'7" x 11'0"
Bedroom 3	3.17m x 3.37m	10'4" x 11'0"
Total area	125.9 sq. m.	1355.2 sq. ft.



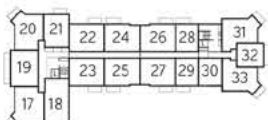
Fourth Floor



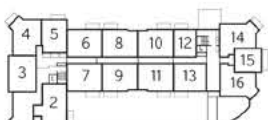
Third Floor



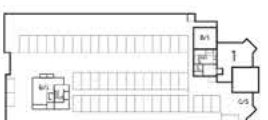
Second Floor



First Floor



Ground Floor

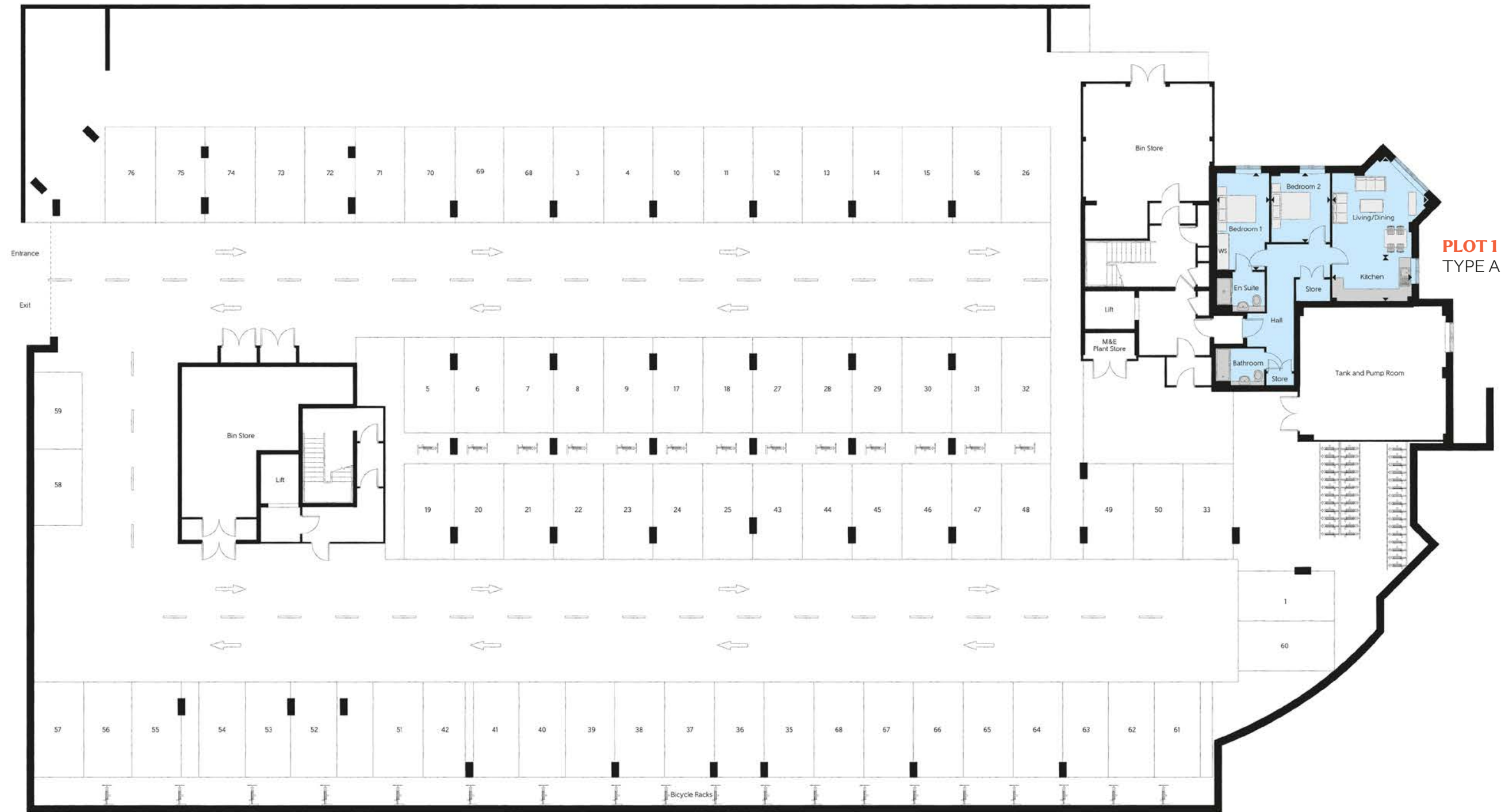


Lower Ground Floor

WS - Wardrobe Space

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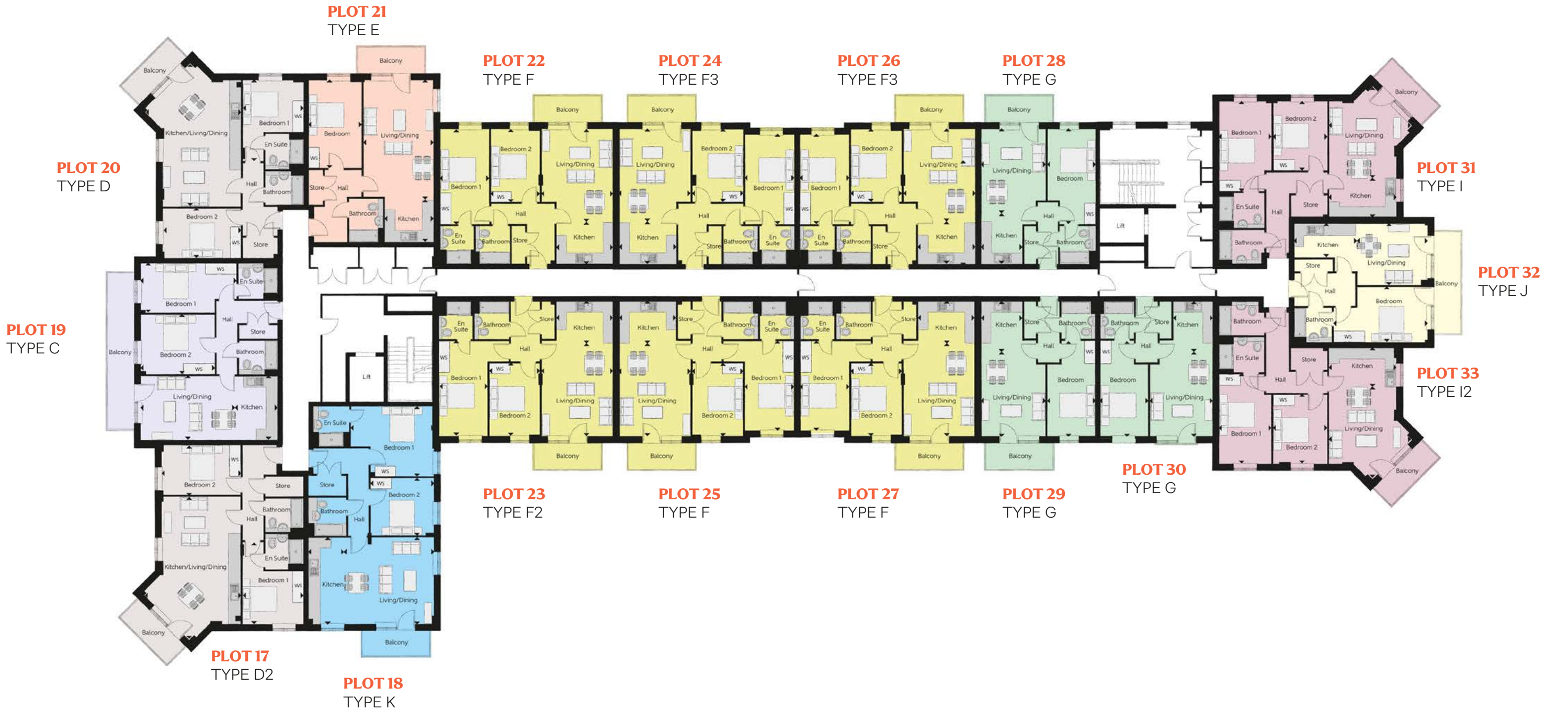
Lower Ground Floor Block Plate



Ground Floor Block Plate



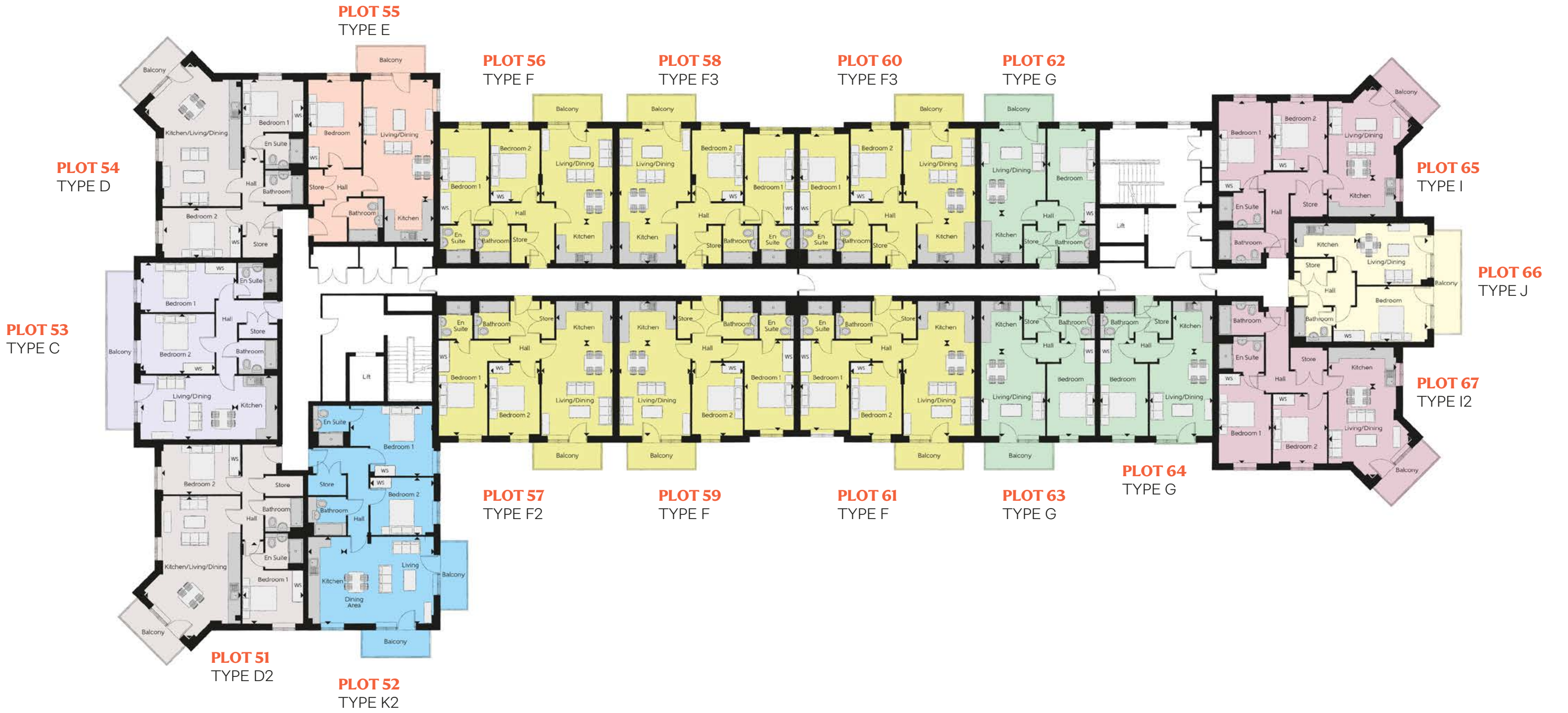
First Floor Block Plate



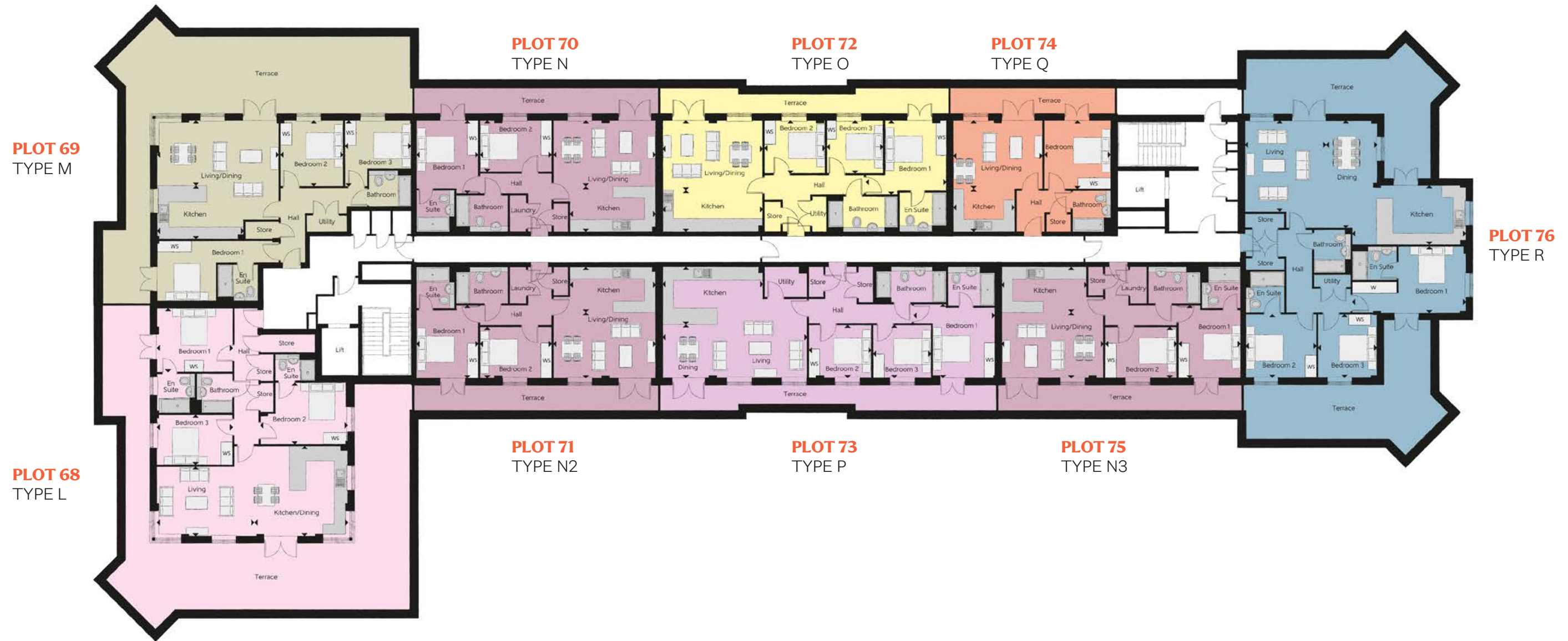
Second Floor Block Plate



Third Floor Block Plate



Fourth Floor Block Plate





Homes built with care in **every detail**

Apartment 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 SR100 Door Furniture	●	●
KITCHEN			
Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
Frontals	Bellway Band C 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	Electrolux Single Oven KOFGH00BX	●	●
Appliances Hob	Electrolux Induction Hob LIT6043 & SS Splashback	●	●
Appliances Extractor	Electrolux Cooker Extractor LFL327A (recirculating)	●	●
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) **	●	●
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	●	●
WET ROOMS			
Bathroom - Storage	Recessed Storage Shelving	●	●
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 3) to Wet Walls with Flat Edged Chrome 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 Flat Edged Chrome Trim †		●
MECHANICAL			
Boiler	Electric Combi Boiler with In-Built Cylinder	●	●
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb †††	●	●
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●
Towel Warmers	Flat Chrome to Bathroom	●	●
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 - Heat	Heat Detector DET ‡‡‡	●	●
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●
Safety - Carbon	Honeywell XC100 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	●	●
Lighting - Kitchen Under Unit	High Output Tri-Light	●	●
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	Bitmac Black ^	●	●
Balcony	Balcony #	●	●
Build Method	Masonry ^^	●	●

* full height around bath where shower provided as standard
** at build stage
*** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
† full height to shower enclosure
†† housetype dependent - liaise with sales executive
††† housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
‡ inc MIRA bath screen 11863.004
‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
‡‡‡ kitchen only
^ plot dependent
^^ plot specific, refer site layout
^^^ soft close mechanism to doors & drawers
where shown on layouts

Penthouse Specification

		1 Bedroom Apartments	2 Bedroom Apartments	3 Bedroom Apartments
FINISHES				
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	●	●	●
Ceilings	Crown White Matt Emulsion	●	●	●
Walls	Crown White Matt Emulsion	●	●	●
Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	●	●	●
Window Cills	White Gloss MDF	●	●	●
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				
Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
Frontals	Bellway Band B options ^^	●	●	
	Bellway Band C options ^^			●
Units	Frontal Matching Table Ends	●	●	●
Worktops	40mm Square Edge Worktops with upstand	●	●	●
Kitchen Sink	Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
Appliances Oven	Electrolux Single Oven KOFGH00BX	●	●	●
Appliances Hob	Electrolux Induction Hob LIT6043 & SS Splashback	●	●	●
Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	
	Electrolux 70/30 Fridge Freezer LNS5LE18S			●
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) **	●	●	●
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	●	●	●
WET ROOMS				
Bathroom - Storage	Recessed Storage Shelving	●	●	●
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 Flat Edged White Trim * †	●		
	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome 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 Flat Edged Chrome Trim †		●	●

		1 Bedroom Apartments	2 Bedroom Apartments	3 Bedroom Apartments
MECHANICAL				
Boiler	Electric Combi Boiler with In-Built Cylinder	●	●	●
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb †††	●	●	●
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
Towel Warmers	Flat Chrome to Bathroom	●	●	●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●	●
ELECTRICS				
Safety - Heat	Heat Detector DET ‡‡‡	●	●	●
Communications - Access	Video Entry System	●	●	●
Home Working	Dedicated Power, USB & Data Points	●	●	●
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
Safety - Carbon	Honeywell XC100 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	Polished Chrome Recessed Spot Lights	●	●	●
Lighting - Kitchen Under Unit	High Output Tri-Light	●	●	●
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	Bitmac Black ^	●	●	●
Balcony	Balcony #	●	●	●
Build Method	RC Frame (part) Masonry (part) ^^	●	●	●

* full height around bath where shower provided as standard
** at build stage
*** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
† full height to shower enclosure
†† housetype dependent - liaise with sales executive
††† 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
‡‡‡ kitchen only
^ plot dependent
^^ plot specific, refer site layout
^^^ soft close mechanism to doors & drawers
where shown on layouts

Communal Specification

FINISHES		Communal Areas
Mat Wells	Needle Punch Matting	●
Entrance Doors	GRP Insulated Door	●
Mail Box	Recessed Wall Mounted 300x100x380 Internal	●
Information Board	Building Information Board	●
Safety Signage	Safety Signage	●
Loft Hatch	Loft Hatch - Hinged Drop Down (lockable) ** ††	●
Ceilings	Crown White Matt Emulsion GTQ41 ‡	●
Walls	Crown White Matt Emulsion	●
Floors	Carpeted Lobbies & Carpeted Corridors Band 1	●
Window Cills	White Gloss MDF	●
Stairs	Concrete Stairs - White Gloss MDF Strings	●
Balusters	Wrought Iron Balustrade - Black Gloss	●
Newel Posts	Wrought Iron Newel - Box Section Decroative - Black Gloss	●
Handrail	Moulded Plastic Handrail - Black	●
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●
Internal Doors	White Gloss Fire Rated Solid Core inc Vision Panel	●
Ironmongery	Chrome SR100 Door Furniture	●
MECHANICAL		
Radiators	Wiring & Blanking Plate for Tubular Heater (GF Lobby ONLY)	●
ELECTRICS		
Passenger Lift	None	●
Safety - Fire	Fire Alarm	●
Consumer Unit	Wylex Consumer Unit	●
Sockets & Switches	Lockable Sockets	●
Lighting	Nimbus Lighting to Communal Areas White	●
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●

EXTERNALS & MISC		Communal Areas
Refuse	External Refuse Store (Timber Open)	●
Smoke Control	Smoke Control Fire Damper ‡‡‡	●
Shared Parking Areas	Bitmac Black †††	●
Landscaping - Communal	Communal Landscape Planting & Medalion Turf ‡‡	●
Dry Riser	Dry Riser ‡‡‡	●
Cycle Store	Cycle Store (secured) external (polycarbonate) *	●
Maintenance	Bib Tap to Binstore ***	●
Number Plaque	Artisan Number Plaque	●
Footpath & Patio	Grey PCC Flags 450x450x32's	●
Renewables	Photovoltaics (communal array) *	●
EV Charging Terminal	ME Zappi 7kw Tethered Type 2 * †	●

* refer site layout
** fire rated as necessary
*** Internal Binstores ONLY
† electrical infrastructure upgrade maybe required
†† where layout allows
††† plot dependent
‡ refer communal layouts for specifics
‡‡ refer site landscape layout
‡‡‡ where shown on layouts



Dedicated to delivering quality

An enhanced specification is the hallmark of our homes.

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.

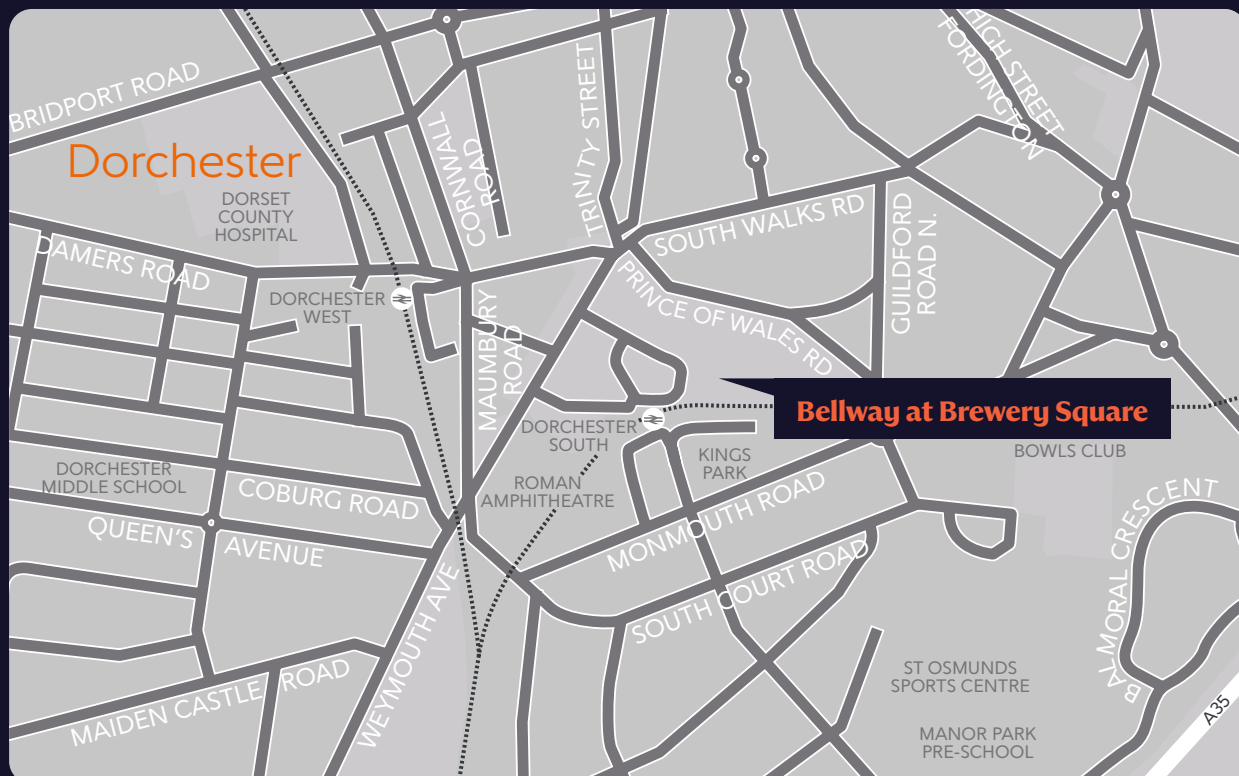
Once you’ve settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, 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.





Bellway