

Barleycorn Way

South Cave

A development of 2, 3 and 4 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

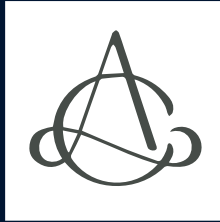
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



Almost 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.

Artisan traditions sit at the heart of Bellway, who for more than 70 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



Your next chapter begins

Welcome to Barleycorn Way, a brand new development of homes situated in the charming village of South Cave, lying approximately 14 miles west of Hull in East Yorkshire. In addition to an impressive specification, these homes benefit from contemporary design features and open plan living spaces, perfect for modern life. First-time buyers are sure to

enjoy the elements of low maintenance on offer, families will appreciate the range of well-regarded schools on the doorstep and commuters will benefit from the convenient links to Leeds, York and Hull. But all however are certain to enjoy the development's beautifully placed open spaces and green areas that provide the ideal backdrop to daily life.



Hessle foreshore

East Yorkshire at your fingertips



Barleycorn Way is ideally situated close to a range of amenities, with a pharmacy, convenience store, veterinarian and a medical centre all just under two miles from home, while a range of supermarkets can be found in Willerby Shopping Park just a 15-minute drive away. There's also a choice of local pubs, not least The Fox and Coney Inn - a beautiful Grade II listed establishment just a 10-minute walk away, offering traditional British fare.



Considered a haven for shopping, Hull is just a 30-minute drive away offering a mix of high-street names, designer brands, independent boutiques and vintage stores. Many of which are housed inside Princes Quay, a shopping centre nestled along the waterfront which also offers a cinema and ten-pin bowling alley.

Discerning diners will feel right at home in Hull, with its choice of seafood establishments and fish and chip shops together with cuisines including Spanish, Italian, Greek, Indian and Thai.

Hull also offers a number of things to see and do, from exploring the city's rich history at its various museums and landmarks to a show at one of its performing arts theatres or even a tour of its renowned aquarium.

Just a mile away from home is East Riding Leisure offering a gym and a range of fitness clubs as well as the Cave Castle Hotel & Country Club with its impressive 18-hole course.

South Cave C of E Primary School is just under a mile away, while North Cave C of E Primary School is just a 10-minute drive from home. Older pupils are catered for at South Hunsley School and Sixth Form College just under a 15-minute drive away.

By car, reach Scunthorpe and Grimsby within 45 minutes, Leeds in around an hour and Scunthorpe in approximately 1 hour 15 minutes. Brough Station, just a 10-minute drive away, offers services to York and Doncaster in around 50 minutes, Huddersfield in just under an hour and Sheffield in roughly 1 hour 15 minutes.



THE
ARTISAN
COLLECTION



Computer generated image.

Buyers are sure to enjoy this development's range of green spaces which reflect its natural surroundings, along with the high interior specification, and the garage and/or allocated parking





THE
ARTISAN
COLLECTION

Specification

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.

Dedicated to delivering quality





Make your new home as individual as you are

Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

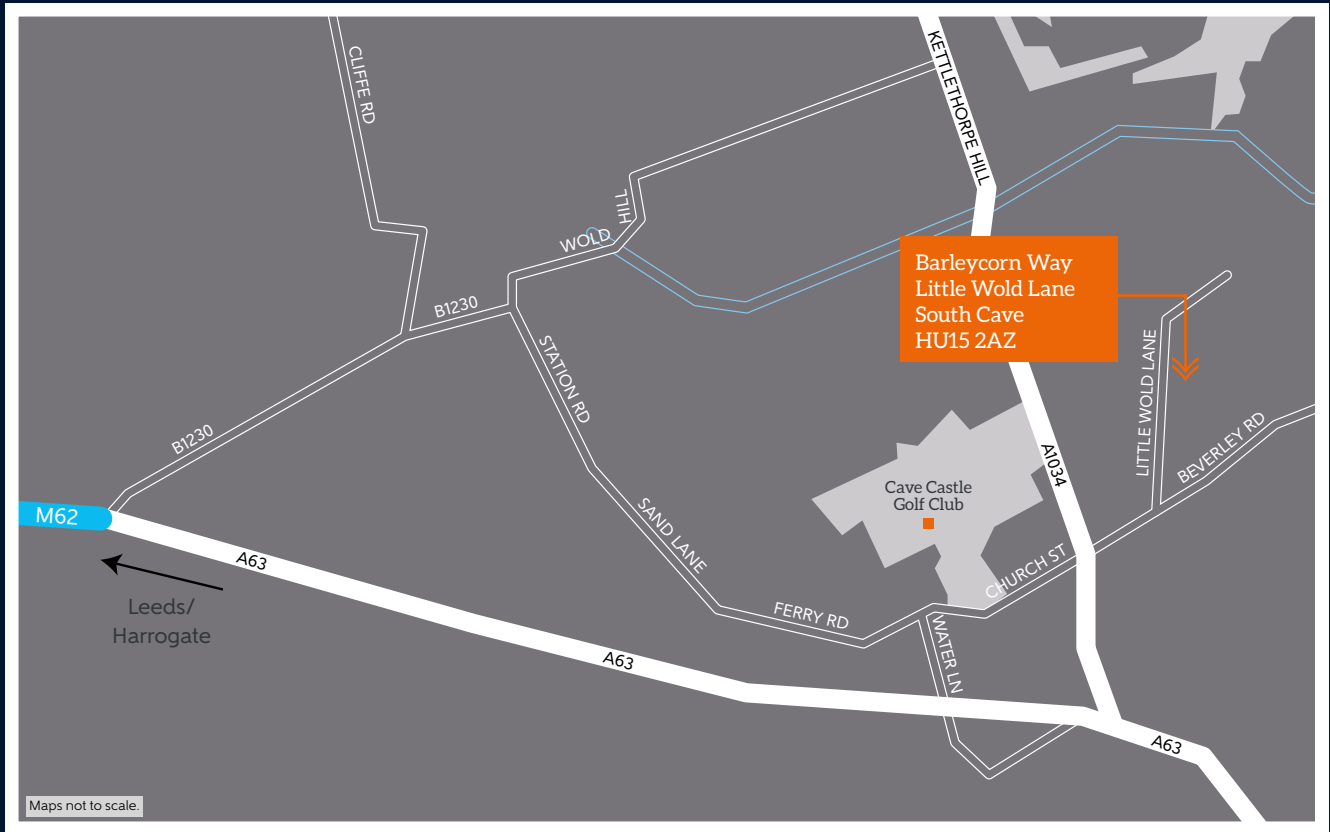
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. 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.

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