

A horizontal banner featuring a close-up photograph of several green leaves with prominent veins. In the center, there is a rectangular text box with a white border and a light brown background. The text 'BAY TREES' is written in large, white, serif capital letters, with a white swoosh underline that starts under the 'B' and ends under the 'S'. Below it, 'GERRARDS CROSS' is written in smaller, white, sans-serif capital letters.

BAY TREES
GERRARDS CROSS

EXCLUSIVE APARTMENTS IN GERRARDS CROSS

Bellway





Computer generated image.



DISCOVER ONE OF THE MOST SOUGHT-AFTER SETTINGS IN THE HOME COUNTIES.

One of the most prestigious locations in Buckinghamshire, the leafy tree-lined avenues and greenbelt status - just twenty miles from the capital - have made Gerrards Cross one of the most desirable places to live in the South-East.

Arts and Crafts houses designed by iconic architects of that era as well as Art Deco gems are testament to the long-standing appeal of Gerrards Cross, its handsome homes owned through the years by names from JC Hamley of the famous London toy store to Harold Sanderson of the wallpaper dynasty on South Park Crescent. It is the Crescent that is the setting for Baytrees.

We are proud to present an exclusive collection of homes built with the traditional skills that are the hallmark of their setting and beautifully appointed in every detail. These are delightful family homes for today. Welcome to Baytrees.

The town is home to foodstores from M&S Simply Food, Tesco, and a brand new Waitrose, to Fisher's independent supermarket - famous for its traditional butchery, deli with over 50 cheeses, as well as canapés and catering service and product ranges focusing on local producers to international specialities from the USA, South Africa and Australia.



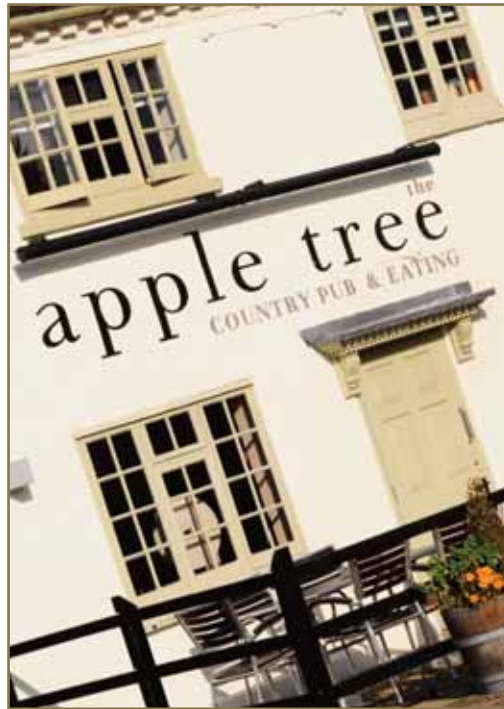
A QUINTESSENTIAL ENGLISH TOWN WITH AN UNMISTAKABLY COSMOPOLITAN OUTLOOK.

Eating out also reflects Gerrards Cross's cosmopolitan outlook, from traditional coaching inns serving cask ales, to chic spots for Pimms and cocktails, à la carte lunches, informal settings for stone-baked pizza, and modern chains Café Rouge and Wildwood. Nearby Denham and the Chalfonts – St Peter and St Giles - offer yet more dining choices.

It is easy to discover the county's gems. Buckinghamshire's Waddesdon Manor, a National Trust property built for Baron de Rothschild to house one of the finest collections of French 18th century decorative arts, has a wine shop with one of the most comprehensive ranges of Rothschild wines in the world, as well as the Summer House for cool drinks and ice cream, and fine dining at the Five Arrows' restaurant with its Louis Latour wine and dinner events. Or make a day of it across the Oxfordshire border at Bicester; a designer outlet par excellence with luxury brands from Smythson to McQueen.

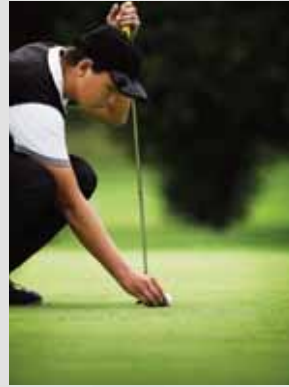
Gerrards Cross has a thriving and rich community fabric, with groups from cubs to concertgoers, and annual events from Summer Fairs to Fireworks display and the twinkling Christmas lights, and all year with the benefits of an Odeon cinema for 3D releases, a bookshop and boutiques to browse around Packhorse Road.

Stoke Park, just five miles away, is one of Europe's leading Spa and Country Clubs set amongst magnificent parkland and historic gardens - its 27-hole Championship Golf Course the setting for the Goldfinger and James Bond game in the iconic film – and for exceptional play as one of the finest courses of its kind in the world. Stoke Park also offers world-class leisure facilities from award-winning spa to health and racquet pavilion, tennis courts that include Wimbledon specification grass courts, state-of-the-art gym and spa with pool, Italian marble steam-rooms and salons.





A *lifestyle* FAR-REMOVED
FROM THE ORDINARY



A HOME EXTRAORDINARILY WELL-PLACED.

Baytrees offers a lifestyle in a place where the sporting and the social merge effortlessly, with clubs that have a strong reputation for their superb facilities and friendly welcome. The Gerrards Cross Sports Club encompasses Tennis, Hockey and Cricket, with adult cricket sides and large young cricketers section - and an impressive number of colts selected to play for Buckinghamshire. The Gerrards Cross Golf Club has views across the Misbourne valley from the 2nd tee, and reputedly one the most difficult 18ths in the county, while Denham and the Buckinghamshire Golf Courses are both four miles away, as are Burnham Beeches for strolls amongst its famous ancient oak and beech pollards.

The appealing landscape comes right to the green heart of Gerrards Cross, with the Common, now protected for ever as a Conservation Area, and a magnet for children's play, Games in the Park holiday activities, and the backdrop to the

changing colours of the seasons. Bekonscot Model Village as well as the Roald Dahl Museum are national treasures within the county, with the charms of Eton and Windsor, Marlow and Henley all in easy reach - at Baytrees you are ideally placed for the neighbouring counties of Oxfordshire, Berkshire, Northamptonshire, Bedfordshire and Hertfordshire.

At the heart of key road routes the A40 and the A413 with its links to Aylesbury, Tring, Berkhamstead and Watford, Baytrees is also close to both M40 and M25, with Oxford 40 miles, Heathrow 12 miles, and Gatwick 50 miles away. Fast trains from the station which is walking distance from home run to London Marylebone in under 20 minutes, and there are around 14 weekday trains between 7 and 9am - with the Chiltern Line seeing major investment along the M40 corridor; cutting journey times from London through to Oxfordshire and the Midlands.



RELAX & ENJOY A SUPERB SPECIFICATION

- Contemporary kitchen fitted with soft closing doors and composite stone worktop
- Franke 1½ undermounted sink
- Quooker boiling water tap
- Built in Siemens oven, hob, hood, fridge/freezer, microwave and dishwasher
- Washing machine/dryer
- Under cupboard and plinth floor lighting
- Recessed downlighting to kitchen
- Recessed downlighting to hall, living room and all bathrooms
- Ceramic floor tiling to bathroom/en suite
- Fully tiled walls to bathroom/en suite
- Contemporary white sanitaryware
- Hansgrohe taps/shower
- Heated chrome towel rail to bathroom/en suite
- Underfloor heating
- Satin chrome switches to prominent positions
- 5amp lighting circuit to living room
- Walnut internal doors with chrome/satin handles
- BT and TV points (subject to future connection by purchaser)
- Fitted wardrobe to most bedrooms
- Plain ceilings throughout
- Double glazed windows and doors
- Lift to all apartments
- Video entry phone system
- 2 gated underground car parking spaces
- Lockable underground storage
- 249 year lease
- Concrete floors throughout
- Traditional construction
- 10 year **NHBC** warranty



Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.



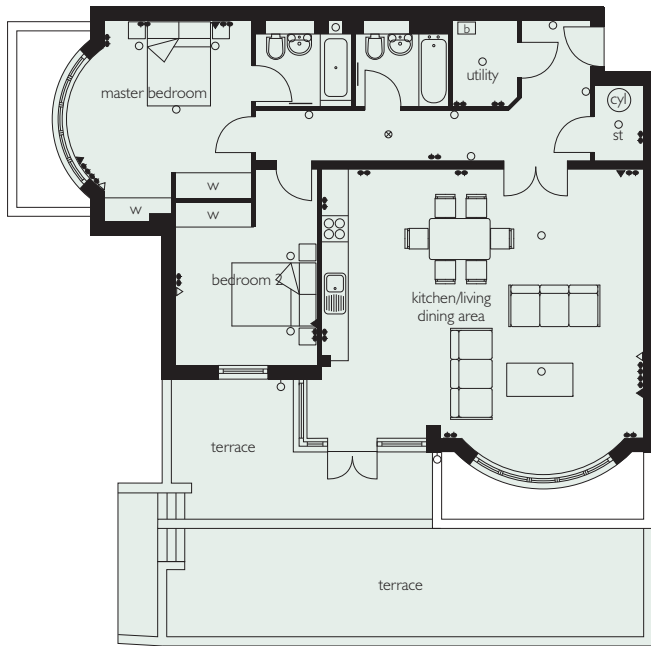
Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details

DEVELOPMENT PLAN



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.

APARTMENT LAYOUT



APARTMENT 1

Kitchen/Living/ Dining Area	7.850m x 7.390m (max)	25'9" x 24'3" (max)
Master Bedroom	4.840m x 4.460m (max)	15'11" x 14'8" (max)
Bedroom 2	3.920m x 3.400m (inc. wardrobe)	12'10" x 11'2" (inc. wardrobe)



APARTMENT 2

Kitchen/Dining Area	4.975m x 4.450m (max)	16'3" x 14'7" (max)
Living Room	7.670m x 4.675m (max)	25'2" x 15'4" (max)
Master Bedroom	4.125m x 3.125m	13'6" x 10'3"
Bedroom 2	4.450m x 3.235m	14'7" x 10'7"



APARTMENT 3

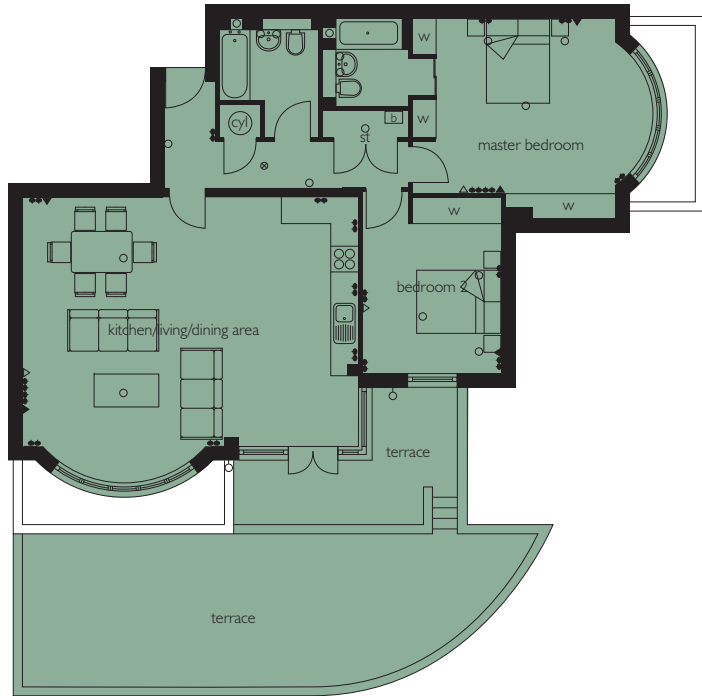
Kitchen	6.235m x 3.165m (max)	20'4" x 10'4" (max)
Living/Dining Area	9.560m x 4.800m (max)	31'3" x 15'9" (max)
Master Bedroom	5.160m x 4.140m (max)	16'11" x 13'7" (max)
Bedroom 2	4.570m x 3.400m	15'0" x 11'2"

- light
- double socket
- △ TV aerial outlet
- radiator
- ⊙ hot water cylinder
- reduced head height
- ⊗ smoke detector
- ▲ telephone point
- W wardrobe
- st cupboard
- b boiler

Some 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.

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. 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 cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

APARTMENT LAYOUT



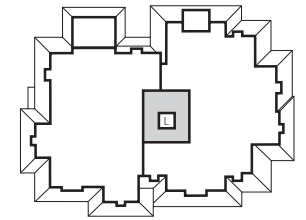
APARTMENT 4

Kitchen/Living/ Dining Area	8.125m × 6.940m (max) (max)	26'6" × 22'9" (max) (max)
Master Bedroom	5.850m × 4.840m (max) (max)	19'2" × 15'10" (max) (max)
Bedroom 2	4.230m × 3.400m (max)	13'10" × 11'2" (max)

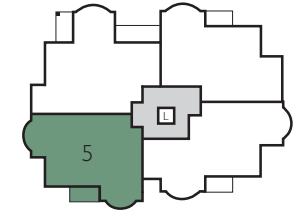


APARTMENT 5

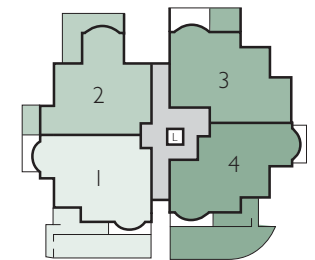
Kitchen	4.700m × 2.750m (max) (max)	15'5" × 9'0" (max) (max)
Living/Dining Area	7.390m × 4.945m (max) (max)	24'2" × 16'2" (max) (max)
Master Bedroom	4.840m × 4.460m (max) (max)	15'10" × 14'7" (max) (max)
Bedroom 2	3.920m × 3.400m	12'10" × 11'2"



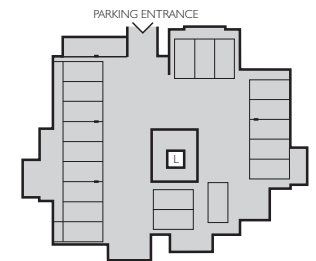
Second Floor



First Floor

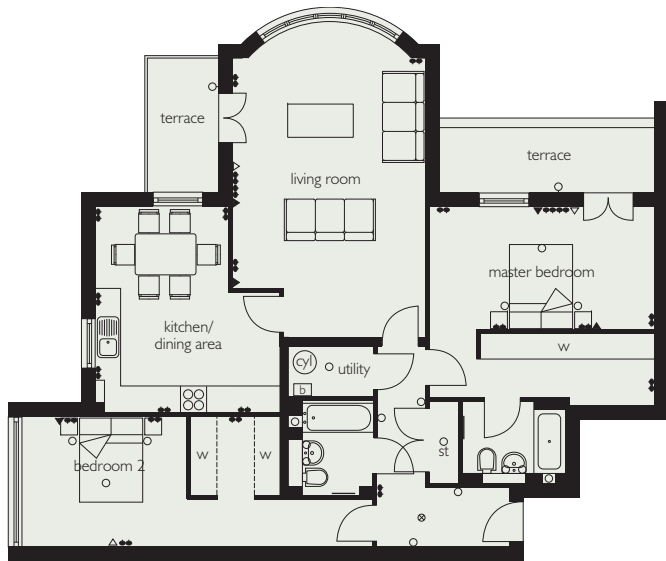


Ground Floor



Basement

APARTMENT LAYOUT



APARTMENT 6

Kitchen/Dining Area	4.975m x 4.450m (max) (max)	16'3" x 14'7" (max) (max)
Living Room	7.670m x 4.675m (max) (max)	25'2" x 15'4" (max) (max)
Master Bedroom	5.410m x 4.830m (inc. wardrobe)	17'9" x 15'10" (inc. wardrobe)
Bedroom 2	3.925m x 3.125m	12'10" x 10'3"



APARTMENT 7

Kitchen	4.450m x 3.050m	14'7" x 10'0"
Living/Dining Room	9.560m x 4.925m (max) (max)	31'3" x 16'1" (max) (max)
Master Bedroom	5.160m x 4.140m	16'11" x 13'7"
Bedroom 2	4.570m x 3.400m (max)	15'0" x 11'2" (max)



APARTMENT 8

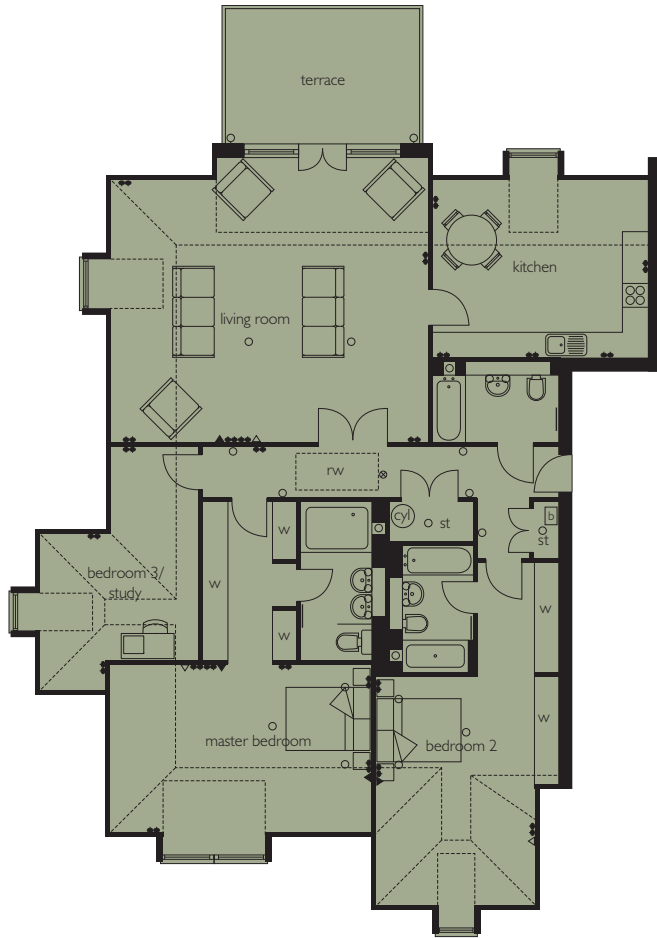
Kitchen	4.250m x 3.050m	13'11" x 10'0"
Living/Dining Room	7.100m x 6.940m (max) (max)	23'2" x 22'9" (max) (max)
Master Bedroom	5.850m x 4.840m (max) (max)	19'2" x 15'10" (max) (max)
Bedroom 2	4.230m x 3.400m (max)	13'10" x 11'2" (max)

- light
- double socket
- △ TV aerial outlet
- radiator
- ⊙ hot water cylinder
- ⌘ smoke detector
- ▲ telephone point
- W wardrobe
- st cupboard
- b boiler
- ⌘ roof window
- reduced head height

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APARTMENT LAYOUT



APARTMENT 9

Kitchen	5.185m × 4.400m [*]	17'0" × 14'5"
Living Room	7.800m [*] × 6.900m [*]	25'6" × 22'7"
Master Bedroom	6.305m [*] × 4.175m [*]	20'8" × 13'8"
Bedroom 2	5.650m [*] × 4.500m [*]	18'6" × 14'9"
Bedroom 3/Study	5.135m [*] × 3.915m [*]	16'10" × 12'10"

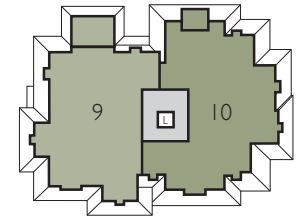
*Dims are to 900mm height at eaves



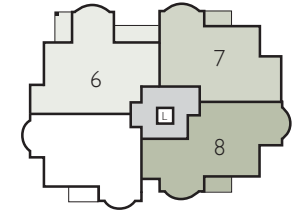
APARTMENT 10

Kitchen/Dining Area	6.435m [*] × 5.075m [*]	21'1" × 16'7"
Living Room	6.870m [*] × 6.015m [*]	22'6" × 19'9"
Master Bedroom	5.600m [*] × 5.160m [*]	18'4" × 16'11"
Bedroom 2	5.840m [*] × 4.405m [*]	19'2" × 14'5"
Bedroom 3/Study	4.950m [*] × 3.630m [*]	16'3" × 11'11"

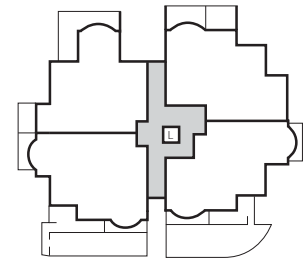
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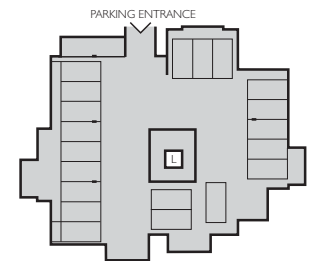
Second Floor



First Floor



Ground Floor



Basement



CUSTOMER CARE

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides 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 customer care and building quality homes is good business sense. However, we are aware that errors do occur and 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 teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

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.

BESPOKE ADDITIONS

A unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

Flooring: Choose from carpets, vinyl or ceramic

Tiling: Full and half height tiling • Comprehensive upgrade options

Plumbing: Water filter tap • Heated towel rail

Security: Intruder alarms • Security lights

Electrical: Additional sockets • Additional switches • Chrome sockets • Chrome switches
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Wardrobes • Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

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bespoke
ADDITIONS
YOUR HOME, DESIGNED BY YOU



two great
ways to help
you move

EXPRESS MOVER



The fast and free way to sell your home

To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

PART EXCHANGE



Buy and sell in one easy move with Bellway

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within seven days
- No Estate Agents' fees to pay
- No advertising fees to pay
- A stress free move for you
- A guaranteed price for your old home
- The option to stay in your existing home until your new house is ready

Part Exchange the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.

A REPUTATION YOU CAN RELY ON

Over 60 years of great homes and great service

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Continuing growth

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.



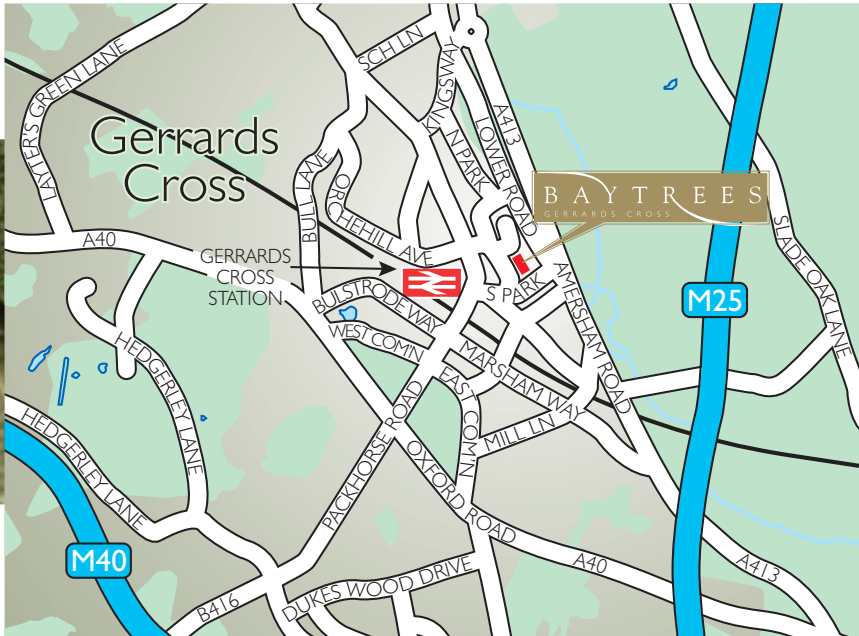
Photographs depict typical properties from previous Bellway developments.

BAY TREES

GERRARDS CROSS



Area Map



Local Map

Maps not to scale

Bellway Homes Ltd, (North London Division)
 Bellway House, Bury Street, Ruislip, Middlesex HA4 7SD
 Telephone 01895 671100 Fax 01895 671155



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