

A decorative flourish consisting of several elegant, swirling lines in shades of grey and orange, positioned to the left of the main title.

Grammar School Gardens

A superb collection of 1, 2, 3 & 4 bedroom homes in the picturesque location of Penistone

Bellway

A reputation you can rely on

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.

Over 60 years of great homes and great service



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.



Stylish homes in a historic location.

Bellway Homes are delighted to present Grammar School Gardens. A superb collection of 1, 2, 3 & 4 bedroom new and refurbished natural stone homes, all with one thing in common; Bellway's exceptional build quality and high standards of specification.

This historic site dates back to the Victorian housing boom c.1875 and Weirfield House is a fine example of the Victorian countryside feel. Weirfield House was later renamed Penistone Grammar School in 1906 and had extensive modifications including the building of The Stables, both of which will be refurbished to a high standard. A large amount of deciduous trees were planted and these established trees remain on the site today. The south of the school was developed in the 1950s and 1960s and the school became a neighbourhood comprehensive in 1957. The new Penistone Grammar School is now situated adjacent to the development keeping alive the well established community spirit.

Beautifully situated on the northern fringe of Penistone, Grammar School Gardens lies in the green belt overlooking Scout Dike and is on the doorstep of the Peak District. Penistone town centre is approximately half a mile away where you will find a wide selection of amenities such as supermarkets, public houses, restaurants and local stores. For true shoppers, Meadowhall, one of the largest indoor shopping centres in the UK, is a mere 16 miles away. Here you will find many high street brands and restaurants to cater for all tastes.

It's not just the close proximity of the town centre and the convenience this brings which will appeal to families. There are four primary schools within 1.3 miles of Grammar School Gardens with Penistone Grammar School adjacent to the development.

The transport connections at Grammar School Gardens are also excellent. Minutes from the junction of the A628 and A616, Grammar School Gardens is ideally located for commuters as Barnsley is only 8 miles drive to the east, Huddersfield is 14 miles to the north and Sheffield is a mere 14 miles drive to the south. The development is only 30 miles from Manchester via the A628 Woodhead Pass. Penistone railway station is within 1 mile of Grammar School



Gardens with regular services to Huddersfield, Barnsley and Sheffield. There is a regular bus service to Barnsley. Both Leeds and Manchester airports are just under 1 hour's drive from the development making business and holiday destinations within easy reach.

The Penistone and East Peak areas have much to offer in the way of history and culture and the wide range of museums, gardens, galleries and industrial heritage is sure to attract the interest of many. Locally, the small museums offer more than meets the eye and are definitely worth investigating whilst Sheffield, Leeds and Bradford are within easy reach if you fancy a day trip to one of the bigger museums. There are many opportunities to both watch and participate in many different activities throughout the area. The Trans-Pennine Trail runs right through the district and is a great facility for walkers, horse riders and cyclists, presenting a great opportunity to enjoy the peaceful surroundings and beautiful scenery. Penistone also has two sports centres, Penistone Leisure Centre and Penistone Grammar School, offering a range of indoor activities. After such healthy exercise you can indulge yourself in one of the many restaurants in and around Penistone.

A stylish development of family homes in a location combining day-to-day convenience, easy access to stunning outdoor space and close proximity to the area's major towns and cities makes Grammar School Gardens the perfect place to call home.



For more information visit: www.visitpenistone.co.uk

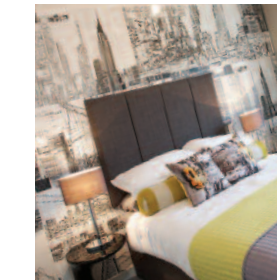
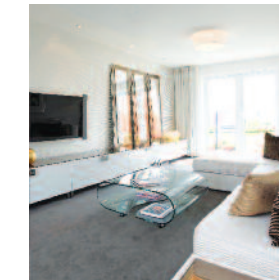
Please note that while every effort has been taken to ensure the accuracy of the information provided, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments are intended to illustrate proximity only and do 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.



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



Stylish & contemporary specification



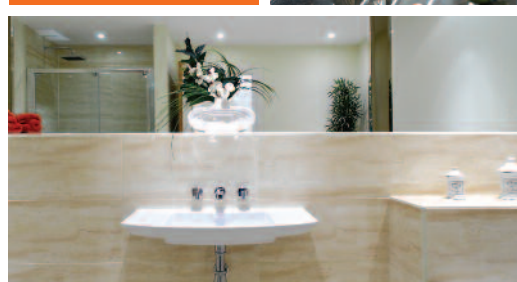
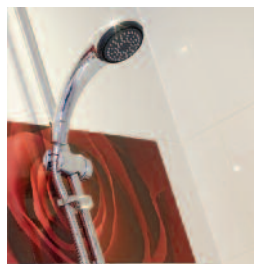
- Range of quality base and wall units
- Co-ordinating work surfaces with upstand
- Stainless steel splashback
- Integrated stainless steel AEG oven, microwave/double oven, hob and chimney hood
- Integrated fridge/freezer, washing machine* and dishwasher
- Stainless steel one and a half bowl sink unit with mixer tap
- White back to the wall* Nexo sanitaryware by Roca
- Soft close seat to w.c.
- Quadrato basin mixer and bath filler by Bristan
- Half-height wall tiling to bathroom and en-suite with decorative aluminium trim
- Chrome towel radiators to bathroom and en-suite
- Low profile shower cubicle to en-suite
- Surface mounted chrome finish shower valve to en-suite
- Fitted wardrobes to master bedroom
- 2 panel white finish internal doors
- Chrome finish rose door furniture
- Chrome finish downlighting to kitchen and wet rooms
- Plaster skim to ceilings
- Decorative coving to living room and dining room
- White emulsion finish to ceiling and walls
- White finish to woodwork
- White finish spindle staircase with oak handrail
- Gas central heating system
- Thermostatically controlled radiators (excl hallways)
- Mains operated smoke detectors
- Mains operated doorbell
- PVCu lockable windows (excl fire escape)
- 4 panel sliding doors onto rear garden (where applicable)
- PVCu fascias
- Power and light to attached and integral garages
- External tap
- External lighting to front and rear
- Landscaping to front garden

* On selected house types only, please ask sales advisor for details

Please note that the above specification applies to new build homes only.



Photographs depict typical Bellway interiors from previous developments



Add the finishing touches

A unique package that offers you the freedom to create your perfect dream home before you even move in.



Your home. Your choice

Take advantage of our unique Additions package and create a home that is as individual as you are.

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 to make sure your new home feels distinctly different.

Most importantly 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.

Choose from our range of Additions options covering:

Kitchens:

- Granite worktops
- Induction hob
- Free standing/integrated washing machine
- Free standing/integrated dryer
- Five ring gas on glass hob
- Wine cabinet

Flooring:

- Choose from carpets, Amtico or ceramic

Tiling:

- Comprehensive upgrade options

Plumbing:

- Gap sanitaryware and vanity unit
- Sink unit upgrade
- Shower valve with fixed head and diverter
- Shower over bath

Security:

- Intruder alarms

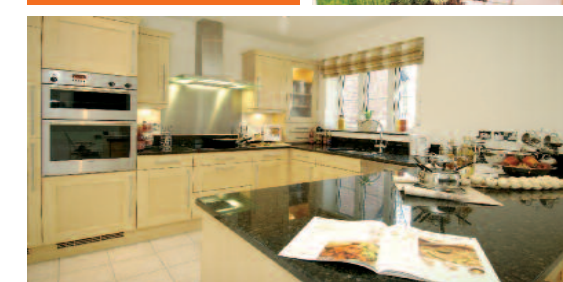
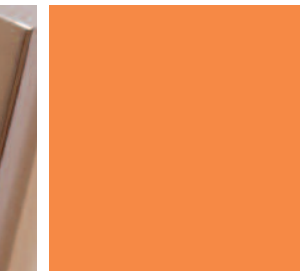
Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Electric powered garage door controls
- Recessed lighting
- Light fittings
- Pelmet lighting
- BT and TV points

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Blind package

Please note that availability of certain items are restricted by build stage. Please ask our sales advisor for details.





Two great ways to help you move.

PART EXCHANGE The key to an easier move

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 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move 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

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

Customer Care

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

For over 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.

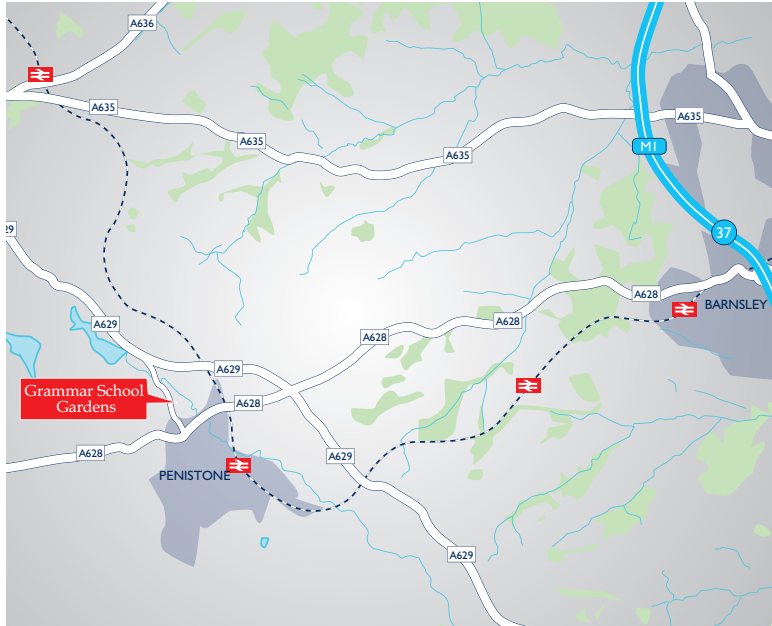
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

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.



Please note 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.

How to find us



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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.

