



Waterhouse  
Mill

BOLLINGTON

*Stunning 3, 4 and 5 bedroom homes in a beautiful setting*

**Bellway**









## Waterhouse Mill

BOLLINGTON



*Experience the best in modern family living with Bellway's exclusive collection of stylish 3, 4 and 5 bedroom homes...*

**W**aterhouse Mill from Bellway is the latest chapter in Bollington's rich history. Famed for producing some of the finest cotton in the world, the original Waterhouse Mill was built by the Lomas brothers in 1790 and it is on this historic site that Bellway are developing their latest collection of new homes. Designed to complement their unique surroundings, these 3, 4 & 5 bedroom properties boast a mixture of traditional stone facades and contemporary brickwork to frame flexible, stylish interiors ideal for modern family living.

In 1790, the River Dean was the source that powered operations but today it flows serenely through the heart of the development, providing the perfect setting for early evening strolls. Nearby, the imposing railway viaduct which stretches for miles, has been reclaimed to provide a natural attraction for walkers, cyclists and nature lovers alike, known as Middlewood Way...



A romantic couple embracing outdoors. The man, with a light beard and closed eyes, is leaning his head against the woman's. The woman, with blonde wavy hair and blue eyes, is resting her head on his chest and looking towards the camera with a gentle smile. They are both wearing light-colored shirts. The background is a soft-focus view of green foliage, suggesting a park or garden setting. The overall mood is intimate and peaceful.

*The best of town and country*

ON YOUR DOORSTEP

WATERHOUSE MILL | BOLLINGTON






*You'll find every  
modern convenience in this  
historic mill town...*

**T**raversed by the River Dean and known locally as the Happy Valley, the picturesque town of Bollington is ideally situated where the peaks meet the plains. Here you can enjoy convenient access to a host of handy amenities as well as vast swathes of spectacular open countryside.

The historic town is home to a number of fantastic cafés and restaurants plus an array of local shops. There is even an award-winning brewery supplying a range of unique beers to several pubs, including the charming Vale Inn - less than a five minute walk from home. Bollington Recreation Ground is also just a stone's throw away and is a haven for sports enthusiasts, boasting football and cricket pitches, tennis and basketball courts and a skatepark, spread over eight beautiful acres.





*Spectacular landscapes, wide-open spaces and elegant  
architecture on your doorstep...*

DISCOVER THE  
*great outdoors*





With the Peak District just minutes away you can enjoy unrivalled access to Britain's first National Park from Waterhouse Mill. Renowned for providing endless opportunities for outdoor recreation, here you can discover over 1,800 miles of public rights of way, perfect for walking, cycling and horse riding or take to the skies by paraglider and experience the Park from a whole new perspective.

Alternatively, venture to nearby Lyme Park House and Gardens in Disley and step back in time to the Edwardian era. Explore the lavish interiors or enjoy leisurely walks and stunning views as you amble across the 1,300 acre estate. Even closer to home, Middlewood Way offers a 10 mile, traffic-free route along the former Macclesfield, Bollington and Marple Railway as it winds its way across the countryside.



# ALL YOU NEED *in easy reach*



Families will be spoilt for choice when it comes to fantastic schooling close to home. You'll find three highly regarded primaries within a 15 minute walk of Waterhouse Mill and the Ofsted 'outstanding' rated Pott Shrigley Church School is just a five minute drive away. For older children, nearby Macclesfield is home to Tytherington High and the 'outstanding' Fallibroome Academy, while the independent King's School caters for students aged 3 to 18.

Connections further afield are first-rate. By road, the A523 links the town to Macclesfield, Stockport and Manchester and is accessible in less than five minutes, while both the M56 and M60 are just over 12 miles from home. Prestbury train station is less than ten minutes drive away and offers connections to Manchester Piccadilly in just over half an hour. Whether flying for business or leisure, Manchester International Airport is less than a 30 minute drive from Waterhouse Mill.

The identification of educational establishments are intended to illustrate the relationship to the development and do not represent a guarantee of eligibility or admission. Travel times are approximate only, as taken from Google Maps and are correct at time of print.





Map not to scale.



IT'S ALL IN THE  
*detail*



WATERHOUSE MILL | BOLLINGTON





## SILVER - up to 1400 sq ft

- White PVC-U windows and French doors
- Quality contemporary kitchen
- Built in Zanussi stainless steel single fan oven with stainless steel gas hob, chimney hood and splash back
- Modern bathroom suites
- Thermostatic showers to all shower cubicles
- External light to front and rear
- Turf and/or landscaping to front garden



## GOLD - over 1400 sq ft

- White PVC-U windows and French doors
- Quality contemporary kitchen
- Built in AEG stainless steel double fan oven with stainless steel gas hob, chimney hood and splash back
- Integrated AEG fridge/freezer
- Integrated AEG dishwasher
- Wardrobes to master bedroom
- Modern bathroom suites with chrome heated towel rail
- Thermostatic showers to all shower cubicles
- Shower mixer tap to all baths where no cubicle to bathroom
- Downlights to kitchen, bathroom and en suite (refer to working drawings)
- External light to front and rear
- Double external power socket to rear
- External tap
- 1.8m divisional fencing
- Turf and/or landscaping to front garden



*Bellway's  
uncompromising  
attention to detail  
is evident in every  
stunning home at  
Waterhouse Mill*





## *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 exclusive 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.



### **Kitchens:**

- Kitchen doors and/or upgraded units
- Upgrade kitchen worktop to composite
- Sink and taps upgrade
- Water cooler
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

### **Ceramic Tiling:**

- Extra and/or upgraded wall tiling
- Floor tiling
- Chrome tile trims

### **Flooring:**

- Carpets
- Laminate

### **Wardrobes:**

- Fitted wardrobes

### **Bathrooms:**

- Gap vanity unit
- Shower over bath, shower screen and extra standard specification tiling
- Upgrade shower
- Chrome towel rail
- Chrome towel ring

### **Electrical:**

- Additional TV point
- Additional BT point
- Additional single electrical socket in white
- Additional single electrical socket in chrome
- Additional double electrical socket in white
- Additional double electrical socket in chrome
- Downstairs only – upgrade sockets and switches to chrome
- All floors – upgrade sockets and switches to chrome
- External socket
- TV aerial
- White downlighters
- Decorative light fittings
- Burglar alarm

### **Fire:**

- Fire surround
- Electric fire

### **Gardens:**

- Turf rear garden
- Upgrade and /or extend patio area
- Outside tap



# TWO GREAT WAYS TO *get you moving*

## *Part Exchange*

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

## *Express Mover*

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.

**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

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.







# *Our Reputation*

*One of Britain's leading house building companies*

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.

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.



# Customer Care

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.

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



**Bellway**

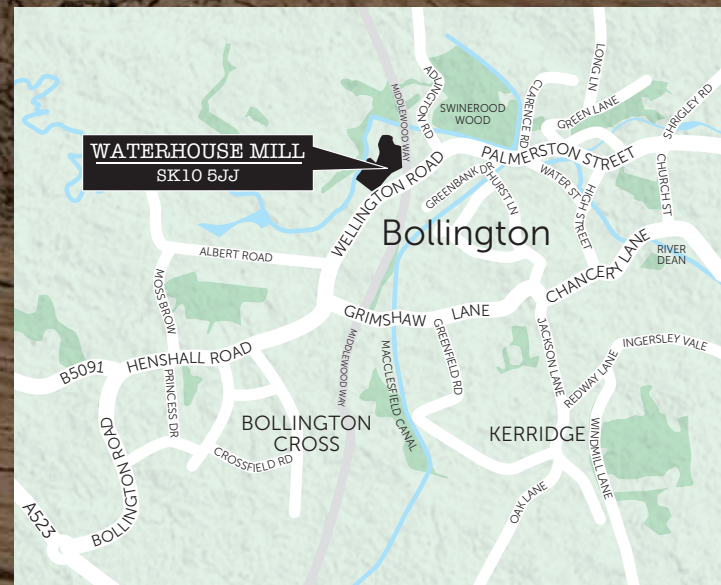




Wellington Road, Bollington SK10 5JJ



Area map



Local map

Maps not to scale

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Bellway Homes Limited is a member of the Bellway p.l.c. Group of Companies

[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**