

A decorative flourish consisting of several grey and orange curved lines, resembling a stylized leaf or scroll, positioned to the left of the main title.

# Cedar Fold

A wonderful and stylish  
development of 3, 4 & 5 bedroom  
homes in Tottington, Bury

**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.





## Beautifully styled, perfectly connected.

Bellway Homes is delighted to present Cedar Fold in Tottington. An intimate development of just 30 detached and semi-detached properties comprising 3, 4 and 5 bedroom stylish new homes. Excellent transport links make this development ideally situated for nearby Bury and Manchester city centre.

Cedar Fold lies off the B6213 Bury Road on the outskirts of Tottington. Bury town centre is just a 10 minute drive, where you can pick up the Metrolink tram Manchester to Bury line. Continue to drive down the A58 and you will find yourself joining the M66 in minutes. Bolton is only 20 minutes drive to the east and Rochdale a 50 minute drive to the west. For business and holiday requirements Manchester Airport is approximately half an hour away with flights to numerous national and international destinations.

There is a local supermarket nearby and many more shops to meet your needs can be found in Bury, including the famous Bury Market. With over 370 stalls this traditional market is a fabulous shopping experience and a great day out. The Rock offers a selection of the best high street names and quality independent retailers for residents to enjoy the latest fashion and trends of the season, together with bowling, cinema and restaurants.

Manchester city centre is just a 40 minute drive or choose to leave the car at home and travel via tram from Bury in only 50 minutes. Here you will find all the advantages of a major cosmopolitan city such as galleries, museums, bars and restaurants to suit all tastes.

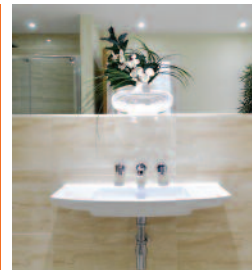
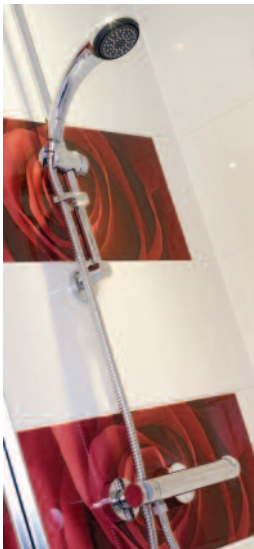
Cedar Fold is ideally located for families. Tottington High School and Tottington Primary School are situated within walking distance.

Tottington Medical Practice is a short walk away on Market Street and there are a number of dental surgeries in the immediate area.

Tottington is a desirable address characterised by its position alongside the West Pennine Moors and the entrance to the Rossendale Valley, so there is plenty to do and see on those much deserved weekends. Greenmount Golf Club is under 2 miles from Cedar Fold and for leisurely walks with the whole family, enjoy the rambling countryside around Entwistle and Wayoh reservoirs. Explore the wide variety of different wildlife habitats at Burrs Country Park or get a culture fix at Bury Art Museum & Sculpture Centre. Why not make time for a delicious afternoon tea at the Victorian Tea Rooms at Turton Tower or take advantage of the local pubs and restaurants Tottington and Bury have to offer.

Cedar Fold is a stylish development of fantastic new homes in a location offering day-to-day convenience and excellent connections to all surrounding areas, making this the perfect place to make your new home.





# 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:

- Upgrade worktops available
- Integrated or freestanding washer/dryer
- 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:

- Heated towel rail

### Security:

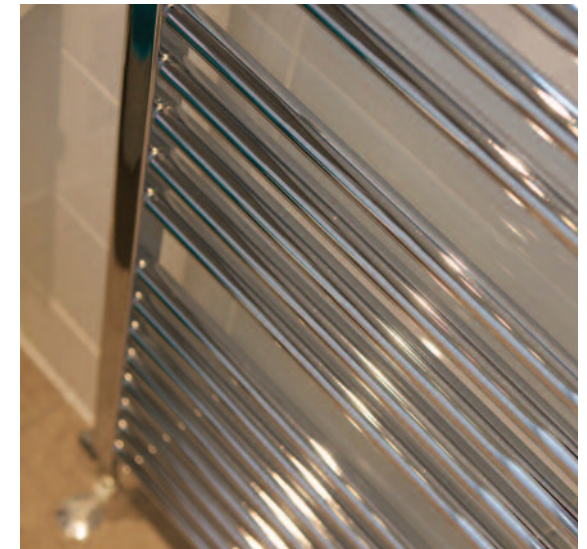
- Intruder alarms
- Security lights

### Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric fires and surrounds
- Electric powered garage door controls
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings
- BT and TV points

### Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Curtain package
- Bathroom and en suite accessories
- Fitted mirrors





# Two great ways to help you 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!



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

# 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.



**Bellway**

# 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.

**Bellway**

