



Orchid Meadow

A wonderful and stylish development of
3 and 4 bedroom homes in Formby, Merseyside

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 beautiful setting

Bellway Homes are delighted to present to you Orchid Meadow, a lovely development of 3 and 4 bedroom homes situated in the heart of the coastal town of Formby and surrounded by green belt land, with views over the River Alt.

The development's close proximity to Formby beach means that evening walks on the beach and family picnics at the weekend will become part of everyday life. Running, cycling, dog walking, horse riding, kite flying or scouring the beach to discover the hidden footprints in the sand dating back 7000 years are just a few of the activities you can enjoy in the great outdoors at Formby. The dramatic sand dunes surrounded by sweeping coastal pine woods which create breathtaking landscapes are just a 10 minute drive from your doorstep.

Yet despite Orchid Meadow's idyllic location the transport connections this development offers are excellent. Formby train station is under a 15 minute walk away and offers a regular service taking you in to Liverpool Central station in 30 minutes – perfect for those of you who commute. Liverpool can also be easily reached by car in around 30 minutes using the A565 bypass which provides direct routes to Liverpool, Southport and other neighbouring towns as well as an easy connection to the motorway network. For international travel, Liverpool John Lennon Airport is around 40 minutes away, Manchester International Airport around an hour's drive from home.

Day to day, Formby village provides excellent conveniences with all the major high street brands, independent stores, cafés and coffee shops you would expect located in the main shopping area along Chapel Lane and Brows Lane. There is also a Waitrose in the town on Three Tuns Lane and a major supermarket store located just a 5 minute drive away.

For the more adventurous shopper, you couldn't be better placed to take advantage of all that the city of Liverpool has to offer. Packed with

a huge array of fabulous shops, designer brands, restaurants, trendy wine bars as well as fantastic cultural offerings, it's testament to this development's fantastic location that Liverpool is just 30 minutes away.

Sporting enthusiasts are also well catered for at Orchid Meadow. If the great outdoors doesn't take your fancy, Formby Pool is the ideal place to head to for a gym session at the end of a stressful day. Situated in the heart of the village, under a 5 minute drive from home, Formby Pool is an award winning centre boasting two luxurious pools set amidst landscaped gardens, a fully equipped gym full of state-of-the-art equipment and a comprehensive range of fitness classes.

For a slightly more leisurely sporting activity, visit Formby Golf Club. A true championship course running through mature sand dunes and pine woods, its undulating fairways and challenging tee shots make this course one of wonderful contrasts – perfect to test your skill.

Family life isn't forgotten. There are a number of primary schools within the local area as well as three high schools located close by.

A wonderful development providing excellent conveniences and fantastic transport links without compromising on location. Beautiful scenery and a beach close at hand means Orchid Meadow is the perfect place to call home.





make your house your 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:

- Granite worktops
- 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:

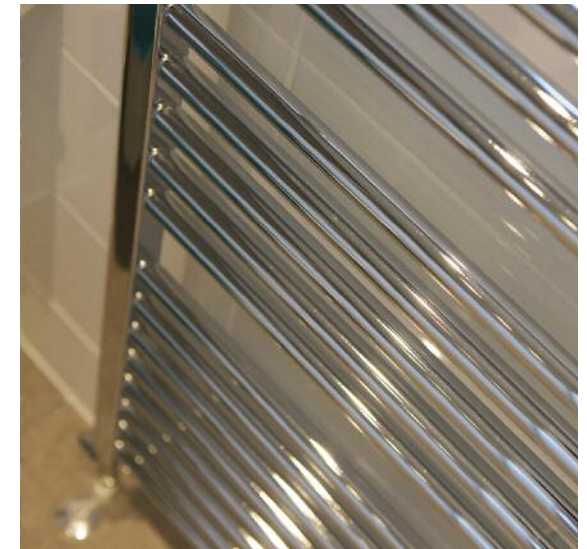
- Intruder alarms
- Security lights

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric 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.

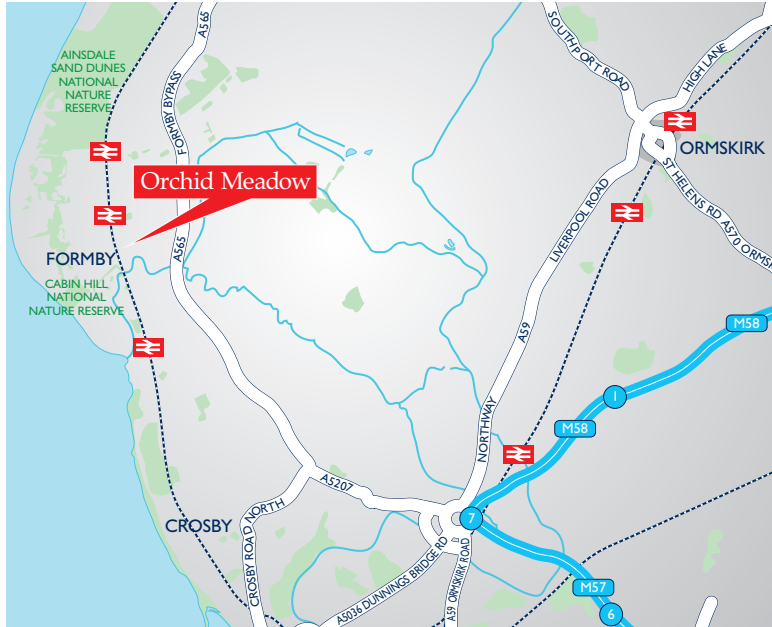
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

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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