

A decorative flourish consisting of several elegant, swirling lines in shades of grey and orange, with small orange dots along the curves.

Scholar's Gate

A wonderfully stylish development
of 3 & 4 bedroom homes in Rochdale

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 Scholar's Gate in Rochdale. A lovely development of beautifully designed, well-appointed properties comprising 3 and 4 bedroom homes. Benefiting from excellent transport links, this development is ideally situated for nearby Oldham, Bury and Manchester city centre.

With the M62 and M60 being close by to Scholar's Gate, commuting by car couldn't be easier. You can be in Manchester city centre in around 30 minutes. Heywood, Oldham and Bury are all within a 20 minute drive whilst Bolton is just 25 minutes away. The area also benefits from the Metrolink tram network. Rochdale Metrolink station is just over two miles from the development. Located on the Rochdale to East Didsbury line the service provides excellent connections to Bury, Manchester, South Manchester and Media City UK at Salford. A number of regular bus routes also operate within the area with services running to nearby towns including Middleton, Royton and Chadderton. For those requiring international travel, Manchester Airport is little over 24 miles away with flights to numerous destinations.

Lying at the foothills of the South Pennines between the buzzing centre of Manchester and the beautiful Yorkshire countryside, Rochdale offers a location combining the best of both worlds.

Convenience is key with Rochdale. Just 10 minutes away, the town centre is home to a variety of high street retailers as well as two modern indoor shopping centres and an indoor market coupled with restaurants, pubs and cafés to suit all tastes. A local supermarket can be found nearby for those daily essentials.

There are also a number of local nurseries, primary schools and colleges with provision for secondary and higher education, including Meanwood Primary School, which is within a short stroll of Scholar's Gate, making this development ideal for families.

Yet it isn't just day-to-day convenience which Rochdale provides. Whether you're a history fan, a walker, cyclist or shopaholic, you'll find plenty of things to do. A packed events calendar includes music festivals and sports events and with the town centre in the middle of a multi-million pound regeneration programme – which aims to transform Rochdale by introducing fantastic leisure facilities and re-opening of the River Roch revealing its historic bridge and restoring the river's natural habitat – there are definitely more exciting things to come for this vibrant town.

For more leisurely endeavours on those well-deserved weekends, the Pennine Hills and Peak District National Park, both on your doorstep, are ideal for all types of countryside and outdoor pursuits. Hike, walk, climb or simply enjoy the beautiful views of the stunning countryside which surround Scholar's Gate.

This intimate development provides the perfect balance between semi-rural ideal and cosmopolitan handiness. A stylish development with excellent connections to all surrounding areas and day-to-day convenience make Scholar's Gate 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:

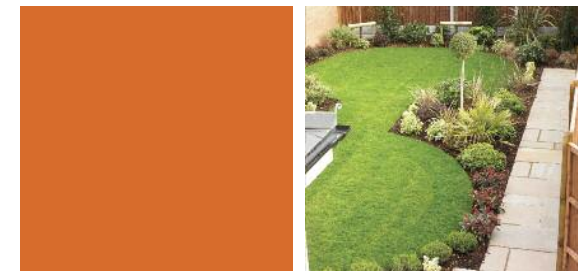
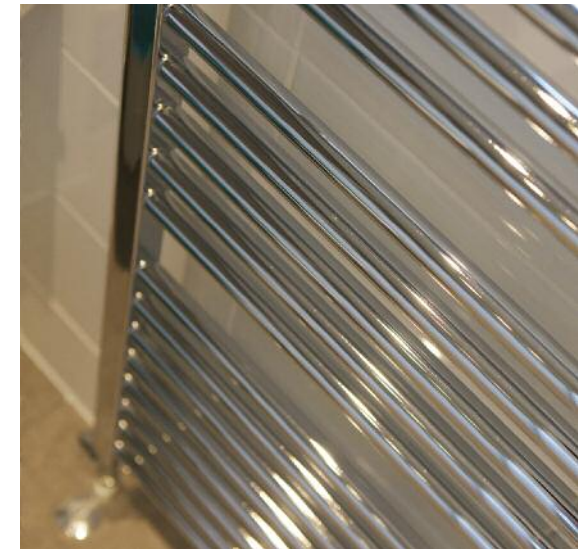
- Intruder alarms
- Security lights

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.

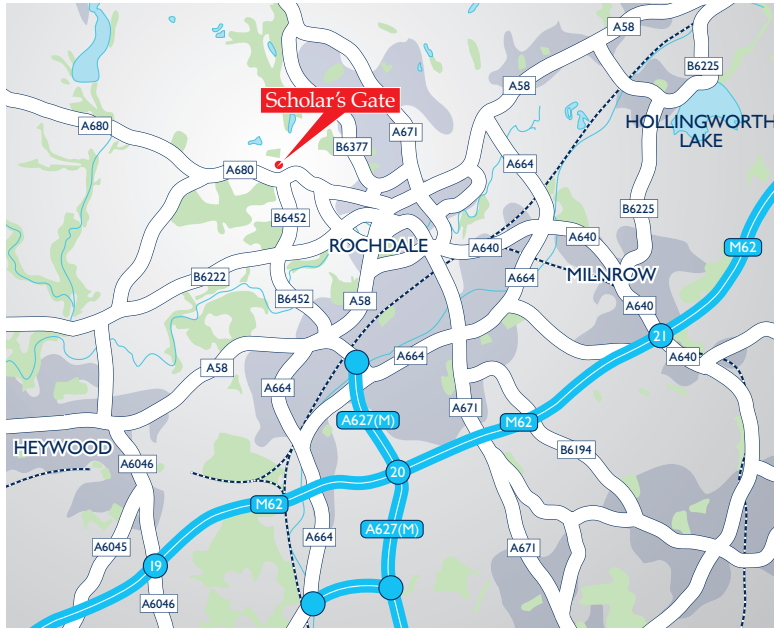
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

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

