

A decorative flourish consisting of several grey and orange curved lines and swirls, positioned to the left of the main title.

Avellana Place

An exclusive collection of two, three, four
and five bedroom homes in Britain's oldest
recorded town, Colchester

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.



Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does 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. Sources: Google, The AA, National Rail and, if relevant, Transport for London.



Stylish modern homes in Britain's oldest town

Avellana Place from Bellway is an exclusive collection of modern homes in historic Colchester, Britain's oldest recorded town. Ideally located on Ipswich Road, these stylish houses put everything you need within easy reach.

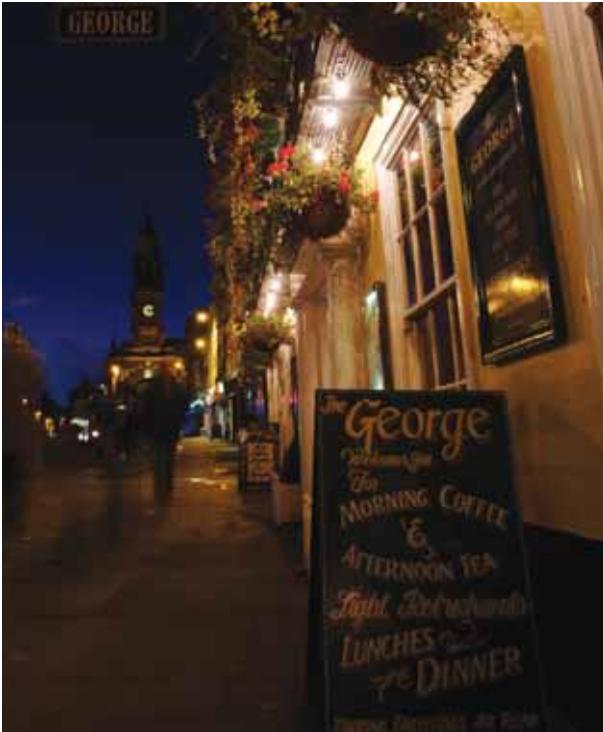
Just a stone's throw from home you'll find a large Tesco supermarket as well as a host of leisure facilities such as a health club, sports centre and Colchester's rugby club.

Families will be spoilt for choice when it comes to schooling, with a number of good primaries less than five minutes from home and The Gilbert School, for children aged 11 to 16, just a short drive away. The Colchester Royal Grammar School and the Colchester County High School for Girls, two of the top performing selective grammars in the country according to The Daily Telegraph, are within 15 minutes of Avellana Place.

Outside of the classroom, the town is full of things to see and do. From exploring its' colourful history at the award-winning Castle Museum or discovering more than 270 species at Colchester Zoo, to experiencing one of Castle Park's superb events, visiting Firstsite, the town's contemporary visual arts centre, or the well-established Mercury Theatre, there's something for everyone. A hot spot for retail therapy, too, you'll find high street favourites tucked alongside charming boutiques as well as an array of fantastic places to eat.

Enjoy a breath of fresh air at the nearby High Woods Country Park, where you can walk or cycle through woodland and across wildflower meadows or relax with a picnic by the lake. Experience 'Constable Country' in the Dedham Vale Area of Outstanding Natural Beauty or try the area's famous oysters at The Company Shed in West Mersea.

Exceptionally well-connected, Colchester train station is less than ten minutes away from your door and from here, journeys to London Liverpool Street take as little as 49 minutes. By road, the A12 is easily accessible, providing fast and convenient links to London and the M25 or for travel further afield, Stansted Airport can be reached in around three quarters of an hour.





Add the finishing touches

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



Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown opposite. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

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
- Built-under double oven or steam oven (where applicable)
- 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:

- Water filter tap
- Heated towel rail

Security:

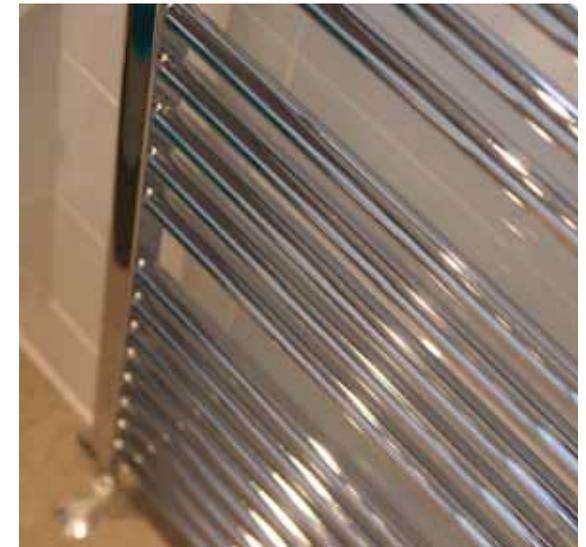
- Intruder alarms
- Security lights

Electrical:

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

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround
- Bathroom and en suite accessories





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



Area map



Local map

Maps not to scale

Bellway Homes Limited, (Essex Division)
Bellway House, 1 Cunard Square, Townfield Street, Chelmsford, Essex CM1 1AQ
Telephone 01245 259989 Fax 01245 352633

www.bellway.co.uk



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