

A decorative flourish consisting of several elegant, swirling lines in shades of grey and orange, positioned to the left of the main title.

Harp Meadow

A stylish collection of two, three
and four bedroom homes in Sudbury

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.

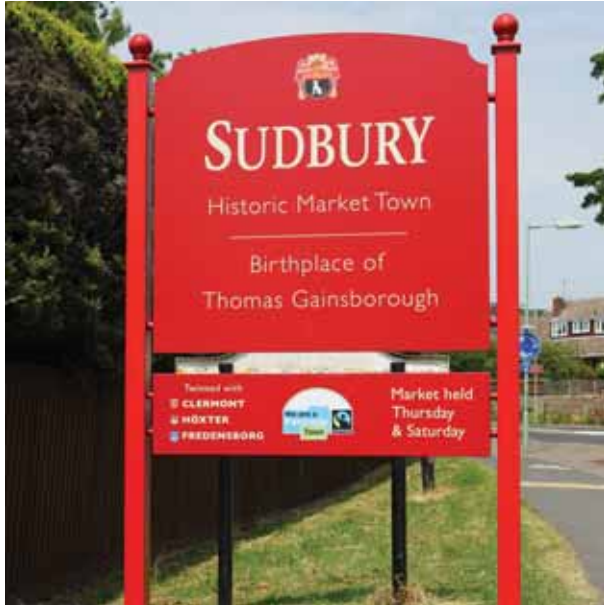
Over 60 years of great homes and great service

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.



Elegant homes at the heart of the Stour Valley

Introducing Harp Meadow, an exclusive collection of 2, 3, and 4-bedroom homes in the ancient market town of Sudbury. Situated on Suffolk's shared border with Essex, this superb new development has a distinctly rural feel and is ideally located for enjoying the vast swathes of countryside that surround it. From Sudbury, venture into the Dedham Vale and Stour Valley Area of Outstanding Natural Beauty to experience beautiful landscapes made famous by artists Thomas Gainsborough and John Constable.

The historic town centre, is only ten minutes from Harp Meadow on foot and offers an array of high-street and specialist stores, including the independent department store Winch & Blatch. A bustling market takes place here twice a week and a farmers' market, one of the busiest in Suffolk, is also held once a month.

Close by you'll find King's Meadow, the Croft and Belle Vue Park, perfect spots for walking, picnicking and relaxing. Gainsborough House, birthplace of the artist, is now home to an art gallery and museum, while the Quay Theatre presents a regular programme of drama, film, live music, exhibitions and family entertainment. Meanwhile, sports enthusiasts will enjoy the town's rugby, football and rowing clubs as well as its numerous fitness centres.

For young families, Woodhall Community Primary school is less than a ten minute walk from home or Wells Hall Community Primary is just over a five minute drive. For older children, Ormiston Sudbury Academy is a short walk from your door. West Suffolk College also has a presence in the town and offers a range of apprenticeships, vocational and academic courses.

These modern homes are also ideally located for commuting, with excellent road and rail links. Regular train services run from Sudbury Railway Station to Marks Tey where you can connect to London Liverpool Street, Chelmsford and Colchester. For travel further afield, Stansted Airport is accessible in under 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
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Washing machine

Flooring:

- Choose from carpets, Spacia or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Plumbing:

- Heated towel rail

Security:

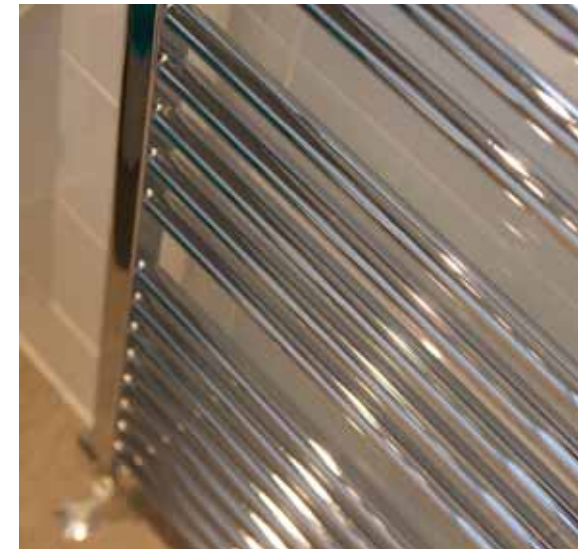
- Intruder alarms
- Security lights

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Recessed lighting
- Light fittings
- BT and TV points

Miscellaneous:

- Fencing to rear garden
- Wardrobes
- Fire and surround





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.

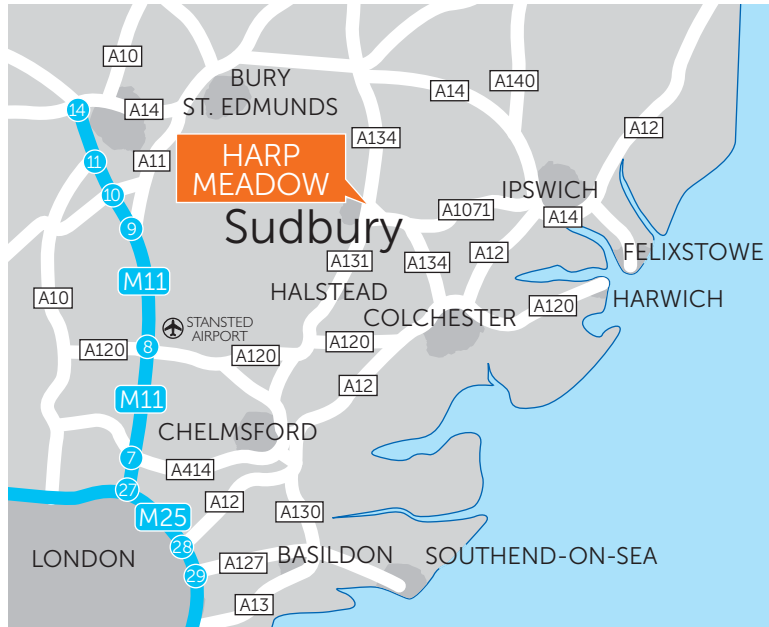
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



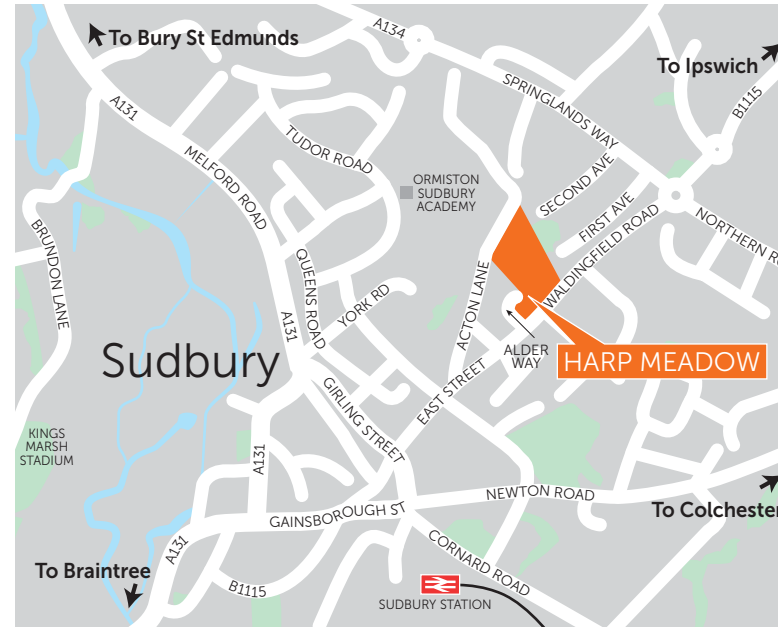
Bellway

How to find us

Harp Meadow, Alder Way, Waldingfield Road, Sudbury CO10 1BH



Area map



Local map

Maps not to scale

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www.bellway.co.uk

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