



Sycamore Gardens

A wonderful and stylish development of
2, 3, 4 & 5 bedroom homes in Cottam, Preston

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 are delighted to introduce to you Sycamore Gardens. An impressive development of beautifully designed 2, 3, 4 and 5 bedroom homes in the village of Cottam, close to Preston.

This much sought after village is located under 4 miles from Preston offering excellent local amenities. There are a number of major supermarkets around the development taking care of the day to day requirements. For those with families there are several nurseries and Primary schools in the immediate vicinity of Sycamore Gardens. Secondary education is also readily available and Higher education can be found at Preston's College and The University of Central Lancashire.

Transport links could not be better. The close proximity of the M55 means you can be in seaside towns such as Blackpool and Lytham St Annes in under 30 minutes drive. Blackburn is only half an hour away via the A677 and the M6 is easily reached with multiple connections both North and South. Preston Railway Station is under 5 miles from the development with regular services to Blackpool, Liverpool Lime Street, Manchester, Glasgow and London Euston to name but a few.

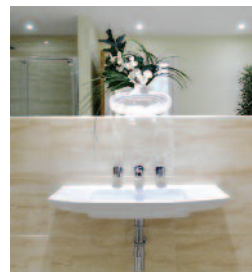
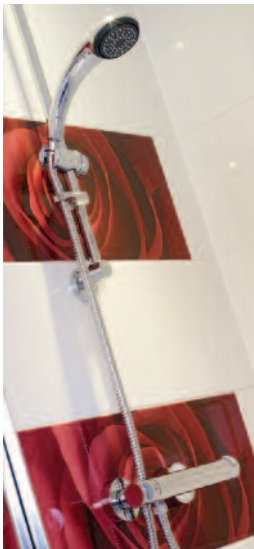
Shoppers visit from miles around to take advantage of Preston's retail experience. Deepdale Shopping Park is situated on Blackpool Road, and is easily accessible by both car and public transport with around 1,000 free on-site parking spaces. Here, you will find favourite big name shops from toy and craft stores, through to well-known fashion stores and outlets. Fishergate Shopping Centre is located at the bottom end of Fishergate – the city's main shopping high street. Explore the splendour of Miller Arcade, a classic Victorian building housing a host of shops and restaurants. Step aside from the hustle and bustle and you will discover a treasure trove of independent shops pocketed away down quaint side streets. Here, you will find an eclectic mix of cafés, salons, jewellers and boutiques selling unique items from fashion through to homeware and handcrafted gifts. Preston Indoor Market is a dedicated food hall with an abundance of fresh and local quality meat, fish, vegetables and dairy products on sale to suit all tastes. A shoppers' paradise within easy reach of Sycamore Gardens.

For more leisurely activities, Sycamore Gardens has a host of locations within 10 miles to while away those lazy weekends. The Ribble Steam Railway provides an experience based around heritage steam train rides travelling in hand painted restored railway coaches. Take advantage of the numerous country walks along the Lancaster Canal and green landscaped walkways. If golf is your thing, Ingol Village Golf Club, Preston Golf Club and Ashton and Lea Golf Club are all located within a few miles of the development or simply keep fit at Fulwood and West View Leisure Centre under 5 miles away.

Entertain the family with fun days out to one of the many centres in the area such as Avenham and Miller Parks, Harris Museum & Art Gallery, Turbary Woods, Brockholes Nature Reserve and not forgetting the bright lights of Blackpool. There is plenty for everyone within an hour of Sycamore Gardens.

This wonderful development combines excellent local conveniences, close proximity to Preston and fantastic transport links. Complemented by beautifully designed and expertly crafted Bellway Homes, Sycamore Gardens is the perfect place to call 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
- Wine cooler

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half-height tiling
- Comprehensive upgrade options

Plumbing:

- Heated towel rail
- Upgraded shower

Security:

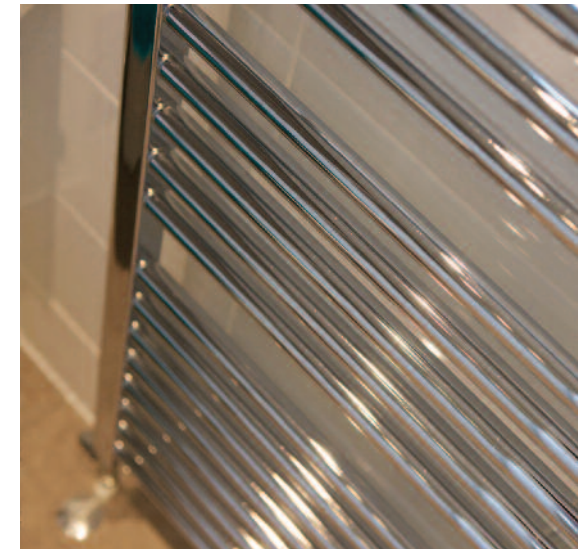
- Intruder alarms
- Security lights

Electrical:

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

Miscellaneous:

- Turfed back gardens
- Fencing to rear garden
- Wardrobes
- Curtain package
- Bathroom and en suite accessories
- Fitted mirrors
- Timber shed





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.



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