

A decorative graphic consisting of several grey and orange swirls and flourishes, resembling a stylized flower or a calligraphic flourish, positioned to the left of the main title.

Newsham Gardens

A wonderful and stylish development of
3 and 4 bedroom homes in Liverpool

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 Newsham Gardens. An impressive development of beautifully designed 3 and 4 bedroom homes located opposite the entrance to the attractive Newsham Park and just a stone's throw from Liverpool city centre.

A 10 minute drive from the development takes you into the heart of Liverpool. This cosmopolitan city, boasting an accredited World Heritage Site at the picturesque waterfront, is perfectly placed for those of you who commute or simply want to enjoy all the city has to offer. Packed with a huge array of fabulous shops and designer boutiques, restaurants, trendy wine bars, as well as fantastic cultural offerings, boasting more museums and galleries than anywhere outside London, Liverpool is a vibrant city with a rich history and exciting future.

A little closer to home, just a few steps from your doorstep, you'll find this development's namesake, Newsham Park. Spanning 100 acres and filled with attractive landscaped greenery, Grade II listed buildings, a fishing lake and large children's play area this stunning park will quickly become a favourite all year round, whether to enjoy leisurely winter walks or sunny summer picnics.

For those of you who want activities of a more strenuous nature, Liverpool's avid sporting culture will appeal. With two historic football clubs, England's Golf Coast and the famous Aintree Racecourse in the region you will be spoilt for choice with sporting events. The development is also within two miles of the Peter Lloyd Centre, a contemporary leisure facility comprising a fully equipped gym, swimming pool, sauna and floodlit sports pitches and Jubilee Sports Bank which offers an outdoor cycle track and a range of weekly classes.

Day-to-day life means convenience is the order of the day. A major supermarket superstore is less than a mile away meaning popping out for the weekly groceries couldn't be easier. If however, cooking at the end of a hard day is the last thing on your mind, take advantage of the wide range of exclusive dining venues in the local area. Just a short 3 minute drive will find you at the esteemed Yukti Art Kitchen restaurant, fast becoming a local favourite.

Those of you with families are well catered for with a range of highly regarded schools situated within the local area. Four popular primary schools including St Cuthbert's Catholic Primary, St Sebastian's Catholic Primary, St Cecilia's Infant School and New Park Primary are all less than a 5 minute drive from home. The notable Academy of St Francis of Assisi, catering for 11 to 18 year olds is a 4 minute drive away whilst St Edward's College is just a 10 minute drive from home.

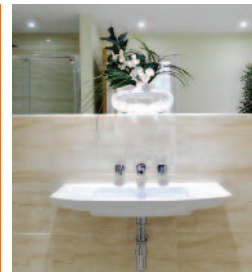
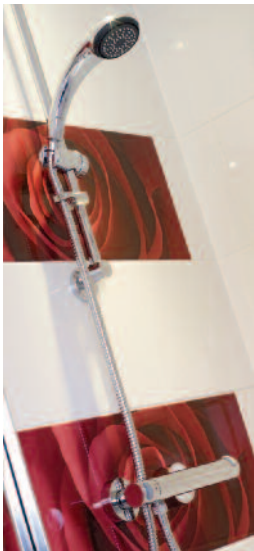
With such excellent facilities and its fantastic location, it's no surprise the transportation links at Newsham Gardens are excellent. Access to the A57 connecting Liverpool to Warrington is just 1 minute from the development. The M57 is just over 10 minutes away whilst the M62 and M6 are also both within easy reach. For those travelling by rail, Newsham Gardens is served by Liverpool Lime Street station, less than a 10 minute drive from home, providing connections to destinations including Manchester, Birmingham, Chester, Blackpool and Preston. For international travel, Liverpool John Lennon Airport is 25 minutes away.

This wonderful development combines excellent local conveniences, close proximity to a cosmopolitan city and fantastic transport links. Complemented by beautifully designed and expertly crafted Bellway Homes, Newsham Gardens 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
- 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:

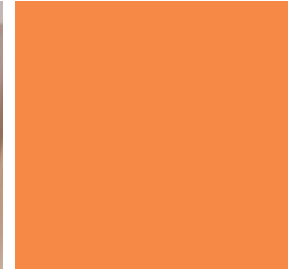
- Intruder alarms
- Security lights

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.

Bellway