



Melling View

A wonderful and stylish development of
3 & 4 bedroom homes in Kirkby

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.

70 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 present Melling View, a lovely development of contemporary 3 and 4 bedroom family homes situated in Kirkby. Boasting excellent transport connections as well as a range of local amenities, Melling View is in an ideal location.

With easy access to motorway networks and excellent transport connections, those of you who need to commute will find Melling View perfectly positioned. Less than two miles from the development is the convenient M57 connecting Tarbock with Aintree. The M58 is just 5 minutes drive from home, passing through Merseyside and Lancashire whilst Liverpool city centre is reached in under 30 minutes via the A580. Kirkby railway station, just over a mile away, offers regular services to Liverpool and Bolton. For those requiring international travel, Liverpool John Lennon Airport is just 25 minutes from home.

With such excellent transport connections, it's no surprise that the other amenities in the area are so good. Ideally located for growing families, Melling View enjoys close proximity to several highly-regarded schools, covering primary through to further education. Within 6 minutes drive, residents will find nine popular primary schools including the notable St Michael and All Angels Catholic Primary School. For higher education the well-regarded Maricourt, Deyes and Fazakerley High Schools are all within a 10 minute drive of home.

For those daily essentials Kirkby's well-known, extensive covered market boasting over 130 stalls offering a wide range of excellent quality produce, fashion and crafts is the ideal place for a spot of weekend shopping. You will be sure to find what you're looking for. Just a five minute drive from home you will find the popular Kirkby shopping centre, comprising a good selection of high street brands. Yet if it's shopping indulgence you crave, Liverpool city centre is a first class shopping destination which spans exclusive retail outlets, department stores and bohemian street markets. Designer stores are bountiful with the fashionable Cavern Walks and Met Quarter promising prestigious labels and aspirational fashion brands.

If after all that shopping you've worked up an appetite you will find an array of award winning restaurants in Liverpool. Whether it's casual or formal dining, Brazilian cuisine or simple rustic British fayre, Liverpool

has something to suit all taste buds. A little closer to home, Kirkby benefits from a collection of pubs and eateries all within easy reach of Melling View. The popular Copper Pot public house and Gold Balance pub are both excellent options for a night off from cooking.

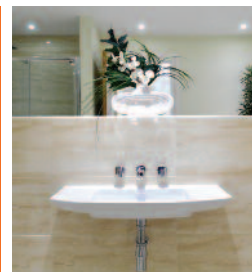
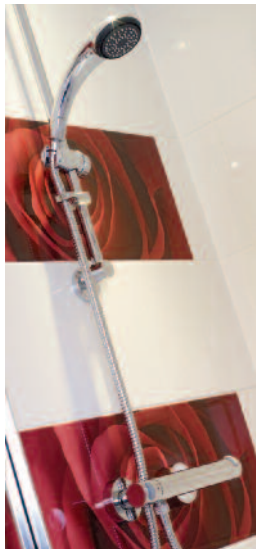
Those of you who are more inclined towards the great outdoors will not be disappointed. Acorn Farm is an award-winning attraction, a 7 minute drive from Melling View. With a woodland walk, sensory garden, outdoor play areas and petting zoo, this working farm has something to keep the whole family entertained. For something of a more leisurely nature, perhaps visit Croxteth Hall and Country Park for a lazy afternoon stroll enjoying the 500 acres of stunning pastures, spectacular 16th Century building and Victorian walled garden. The more adventurous will enjoy Knowsley Safari Park, just 12 minutes drive from home. Residents of Melling View are also served by the state-of-the-art Kirkby Leisure Centre for everyday fitness. Complete with a 25 metre swimming pool, fully-equipped gym and sports courts and just 6 minutes from home, there will be no excuses for not getting to the gym.

Melling View offers it all. Beautifully designed and expertly crafted family homes in a fantastic location offering transport connections, amenities and close proximity to both Kirkby town centre and Liverpool city centre. Melling View is the ideal 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:

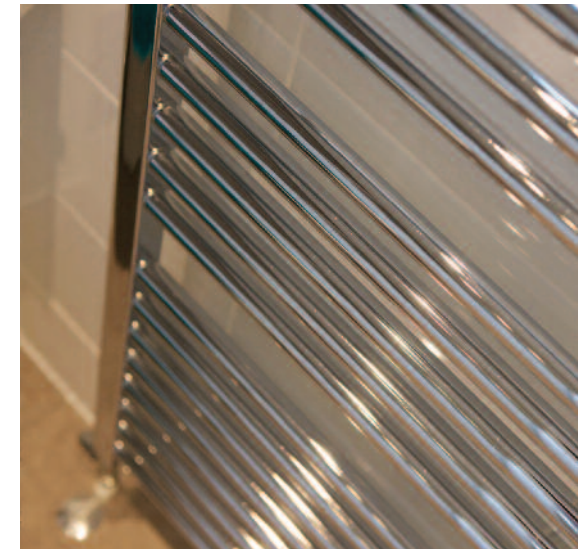
- Intruder alarms
- Security lights

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

For seventy 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.

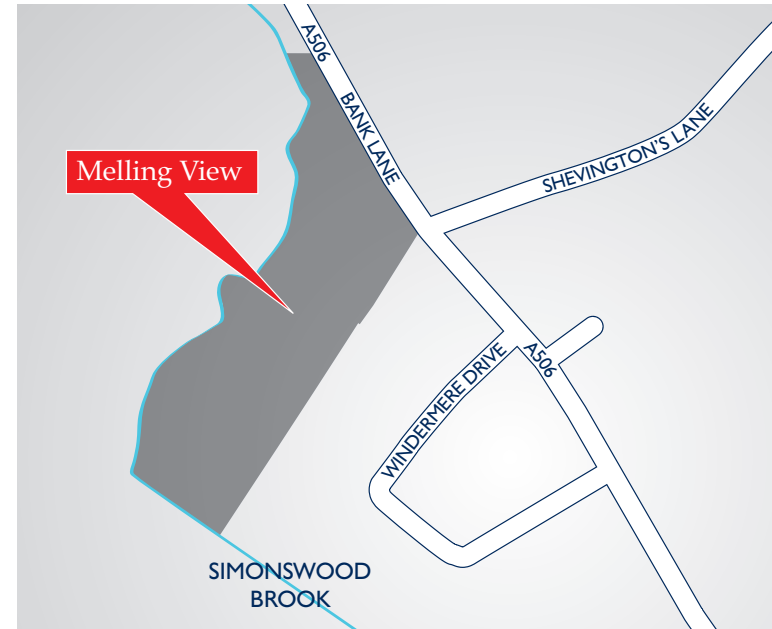
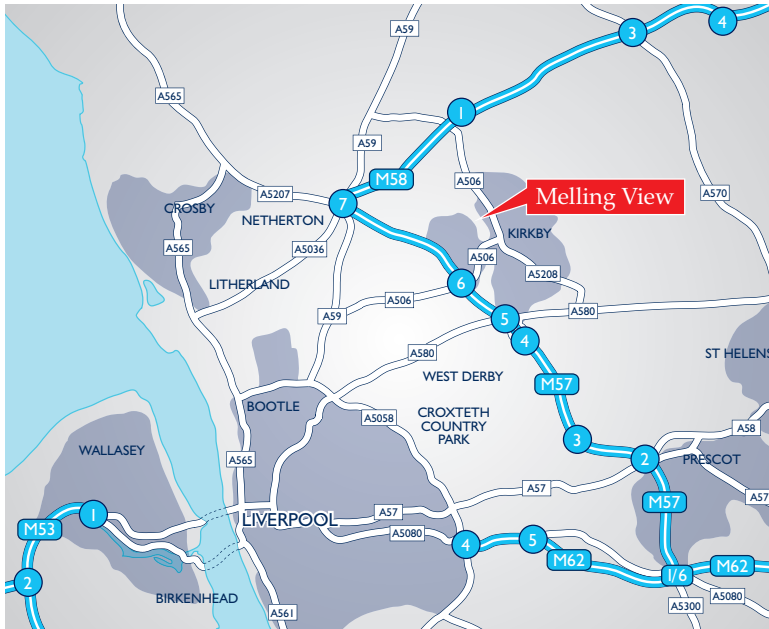
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

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.

