



THE  
ARTISAN  
COLLECTION

# Sheasby Park Parcels A and B

HOUSETYPES & DEVELOPMENT LAYOUT



Doubleday Way  
Fradley  
Lichfield WS13 8FR  
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**Bellway**





## Modern cultural attractions, retail options and amenities

FRADLEY OFFERS A UNIQUE VARIETY OF NEARBY ATTRACTIONS,  
WELL SERVED TO SUIT A WIDE RANGE OF TASTES.

Sheasby Park is an attractive development of new homes in Fradley, close to the village centre and just four miles from the medieval city of Lichfield. This collection of 2, 3, 4 and 5-bedroom properties is certain to appeal to a variety of purchasers, including families and first-time buyers.

Ideally located, the development is less than 10 miles south of Burton-upon-Trent and about 20 miles north of Birmingham. Major roads easily accessible from the development include the A38 for Birmingham, Worcester, Burton-upon-Trent, Derby and Mansfield, and the A51 for Tamworth, Nantwich and Chester.



## Exciting activities and picturesque spots on your doorstep

LICHFIELD OFFERS SOMETHING FOR EVERYONE;  
CULTURE, SHOPPING, HISTORY AND SCENIC PARKLAND.

For those requiring alternative means of travel the nearest train station is Lichfield Trent Valley, three miles from Sheasby Park, with services to Stafford, Stoke-on-Trent, Tamworth, Sutton Coldfield, Birmingham, Milton Keynes and London Euston. Birmingham Airport is 25 minutes' drive away via the M6.

Several small shops and convenience stores can be found in the centre of the village, along with a traditional pub and a restaurant, but for a greater retail selection, nearby Lichfield is a popular destination. There, the Three Spires Shopping Centre offers a variety of high-street stores, while the city's historic streets provide a picturesque backdrop to both big-name brands and specialist boutiques. The ancient town of Tamworth, 11 miles away also attracts visitors to its Ankerside Shopping Centre and twice-weekly market, and the city of Birmingham, a 30-minute drive to the south, welcomes tourists from around the world to its celebrated Bullring, one of the busiest shopping malls in the country.

Residents of these new homes in Fradley will find a variety of leisure opportunities within and around the village. Fradley Village Hall is a local point for local activities, home to a variety of clubs and events, including fitness classes and an amateur theatre group. Fradley Junction - where the Coventry and the Trent & Mersey canals meet - provides a scenic backdrop to pastimes including boating, canoeing, fishing, walking and cycling. The adjacent Fradley Pool Nature Reserve offers pond dipping and wildlife watching, there's also a café, pub and picnic area on the canalside.



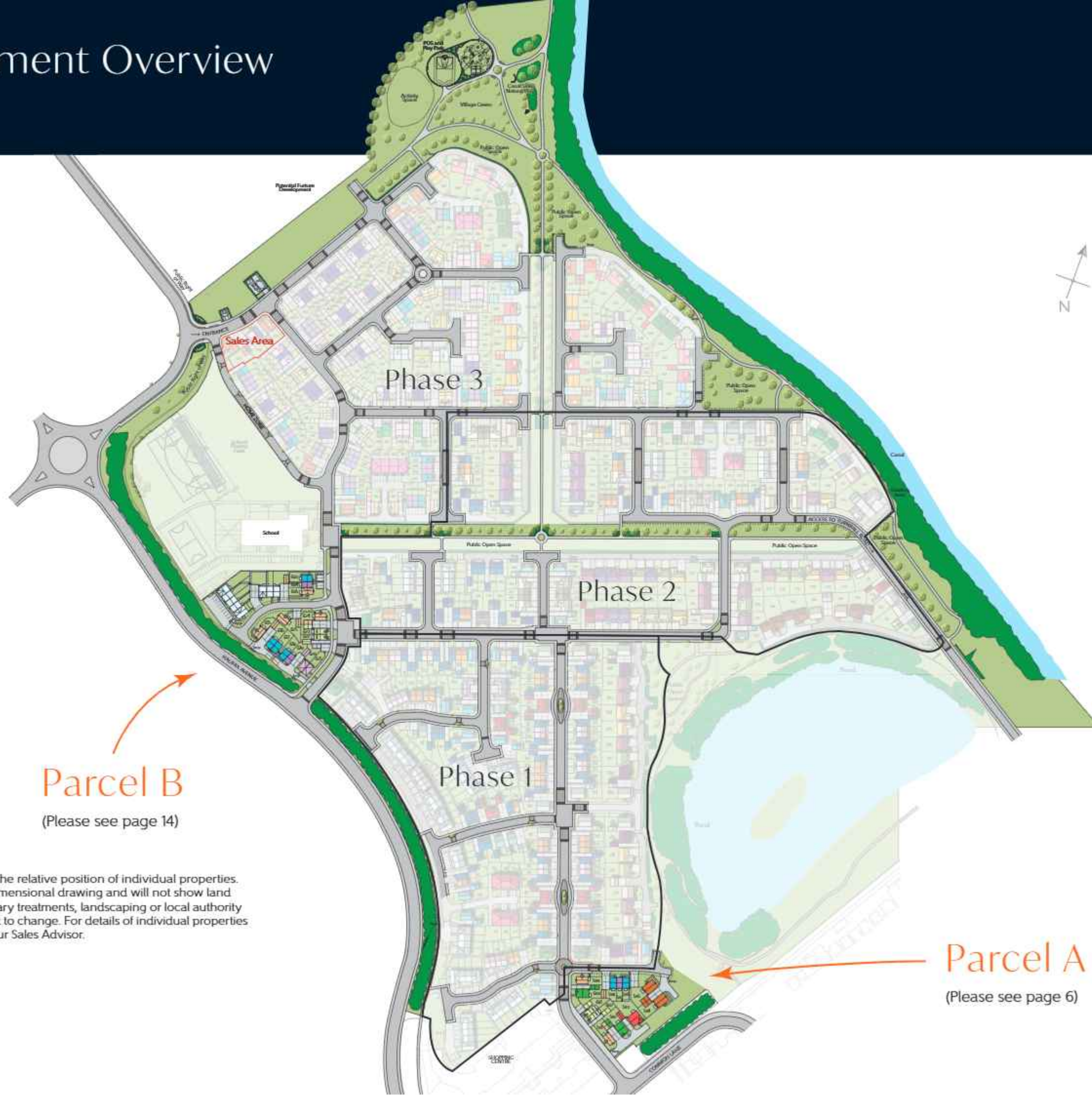
Cricket clubs can be found in the neighbouring village of Alrewas and in Lichfield, which also has football, golf and rugby clubs and a leisure centre. In addition, the city is home to the Garrick Theatre, which presents a programme of drama, comedy, dance, music and family entertainment throughout the year.

The nearby National Memorial Arboretum at Alrewas, less than 5 miles from Sheasby Park, is an inspirational living landscape where visitors can celebrate lives lived whilst meandering through 150 acres to discover nearly 400 memorials nestled amongst 25,000 trees.

For families, several well-regarded schools can be found in the local area. St Stephen's Primary School in Fradley is a 20-minute walk away, while All Saints CE Primary School in the nearby village of Alrewas, is less than 10 minutes away by car. For older students, secondary schools include John Taylor High School in Barton-under-Needwood, The Friary School and King Edward VI School, both in Lichfield.



# Development Overview



**Parcel B**

(Please see page 14)

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## Key to plan

bcp Bin collection point

**Parcel A**

(Please see page 6)



Plot 597



### 2 Bedroom Homes

The Joiner  
Plot 597

### 3 Bedroom Homes

The Tailor  
Plots 596 & 598

The Thespian  
Plots 591 & 599

The Fletcher  
Plots 601 & 602

### 4 Bedroom Homes

The Scrivener  
Plots 592 & 600

The Bowyer  
Plots 594 & 595

The Philosopher  
Plot 593

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#### Key to plan

bcp Bin collection point



Ground Floor

Kitchen/Dining	4.05m x 3.38m <small>(max)</small>	13'3" x 11'1" <small>(max)</small>
Living Room	2.95m x 4.85m <small>(max)</small>	9'8" x 15'11" <small>(max)</small>
Cloakroom	1.01m x 1.50m	3'4" x 4'11"



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m <small>(max)</small>	13'3" x 7'10" <small>(max)</small>
Bathroom	1.91m x 2.36m	6'3" x 7'9"

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

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# The Tailor

THREE BEDROOM HOME



THE ARTISAN COLLECTION

Plots 596 & 598



Plot 596



## Ground Floor

Kitchen/Dining	4.78m x 3.45m <small>(max)</small>	15'8" x 11'4" <small>(max)</small>
Living Room	3.68m x 5.14m <small>(max)</small>	12'1" x 16'10" <small>(max)</small>
Cloakroom	1.01m x 1.66m	3'4" x 5'5"



## First Floor

Bedroom 1	3.29m x 3.34m <small>(max)</small>	10'10" x 11'0"
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thespian

THREE BEDROOM HOME



THE ARTISAN COLLECTION

Plots 591 & 599



Please see Sales Advisor for elevational treatments to your chosen plot



## Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m <small>(max)</small>	11'5" x 15'11" <small>(max)</small>
Cloakroom	1.92m x 0.96m	6'4" x 3'2"



## First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Fletcher

THREE BEDROOM HOME



THE ARTISAN COLLECTION

Plots 601 & 602



Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m	13'1" x 16'2"
Cloakroom	0.95m x 2.11m	3'1" x 6'11"



First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Second Floor

Bedroom 1	2.95m x 4.13m	9'8" x 13'7"
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window — Reduced Head Height

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# The Scrivener

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Plots 592 & 600

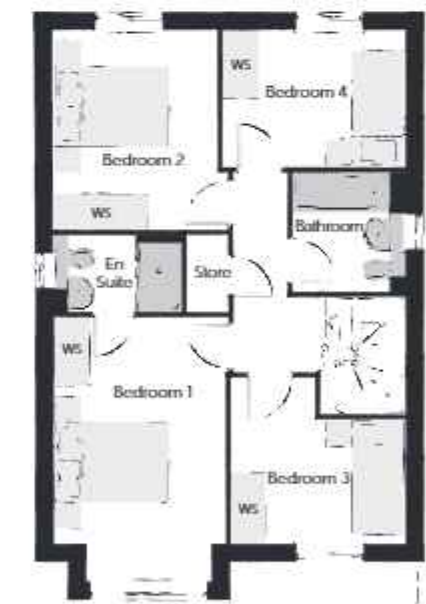


Please see Sales Advisor for elevational treatments to your chosen plot



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m	11'7" x 16'3"
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



First Floor

Bedroom 1	2.96m x 4.59m	9'9" x 15'1"
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m	9'11" x 9'5"
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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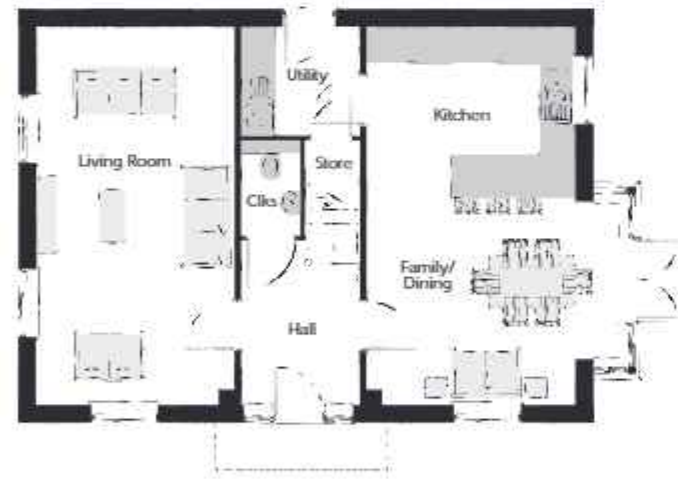
# The Bowyer

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Plots 594 & 595



## Ground Floor

Kitchen/Dining	4.39m x 6.54m <small>(inc. bay)</small>	14'5" x 21'5" <small>(inc. bay)</small>
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"



## First Floor

Bedroom 1	3.66m x 3.52m <small>(inc. bay)</small>	12'0" x 11'7" <small>(inc. bay)</small>
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m <small>(max)</small>	11'7" x 10'9" <small>(max)</small>
Bedroom 3	3.53m x 3.18m <small>(max)</small>	11'7" x 10'5" <small>(max)</small>
Bedroom 4	2.58m x 2.93m <small>(max)</small>	8'6" x 9'7" <small>(max)</small>
Bathroom	2.35m x 2.25m <small>(max)</small>	7'9" x 7'5" <small>(max)</small>

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Philosopher

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Plot 593



## Ground Floor

Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m <small>(max)</small>	8'4" x 9'11" <small>(max)</small>
Utility	1.78m x 1.71m	5'10" x 5'7" <small>(max)</small>
Cloakroom	1.57m x 1.32m <small>(max)</small>	5'2" x 4'4" <small>(max)</small>

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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## First Floor

Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m <small>(max)</small>	7'4" x 7'5" <small>(max)</small>
Bedroom 2	3.39m x 3.89m <small>(max)</small>	11'1" x 12'9" <small>(max)</small>
Bedroom 3	2.55m x 5.03m <small>(max)</small>	8'4" x 16'6" <small>(max)</small>
Bedroom 4	2.75m x 2.76m <small>(max)</small>	9'0" x 9'1" <small>(max)</small>
Bathroom	2.02m x 2.76m <small>(max)</small>	6'8" x 9'1" <small>(max)</small>



Plots 604 & 619



Please see Sales Advisor for elevational treatments to your chosen plot

### 2 Bedroom Homes

The Joiner  
Plots 604 & 619

### 4 Bedroom Homes

The Elton & Elton Special  
Plots 620 & 621

### 3 Bedroom Homes

The Tailor  
Plots 603, 616, 617 & 618

The Thespian  
Plots 605, 615, 614 & 625

The Fletcher  
Plots 622 & 623

### 1-3 Bedroom Homes

Rented Homes

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#### Key to plan

bcp film collection point



#### Ground Floor

Kitchen/Dining	4.05m x 3.38m <small>(max)</small>	13'3" x 11'1" <small>(max)</small>
Living Room	2.95m x 4.85m <small>(max)</small>	9'8" x 15'11" <small>(max)</small>
Cloakroom	1.01m x 1.50m	3'4" x 4'11"



#### First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m <small>(max)</small>	13'3" x 7'10" <small>(max)</small>
Bathroom	1.91m x 2.36m	6'3" x 7'9"

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Tailor

THREE BEDROOM HOME



THE ARTISAN COLLECTION

Plots 603, 616, 617 & 618

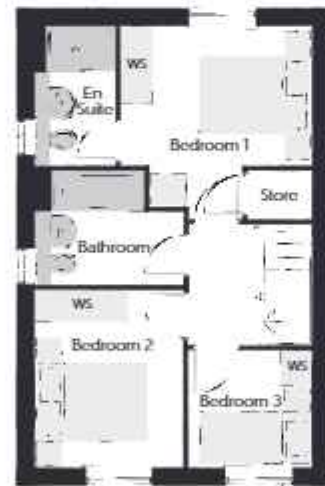


Please see Sales Advisor for elevational treatments to your chosen plot



## Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"



## First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0"
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thespian

THREE BEDROOM HOME



THE ARTISAN COLLECTION

Plots 605, 615, 624 & 625



Please see Sales Advisor for elevational treatments to your chosen plot



## Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"



## First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Fletcher

THREE BEDROOM HOME



THE ARTISAN COLLECTION

Plots 622 & 623



Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m	13'1" x 16'2"
Cloakroom	0.95m x 2.11m	3'1" x 6'11"



First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Second Floor

Bedroom 1	2.95m x 4.13m	9'8" x 13'7"
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window — Reduced Head Height

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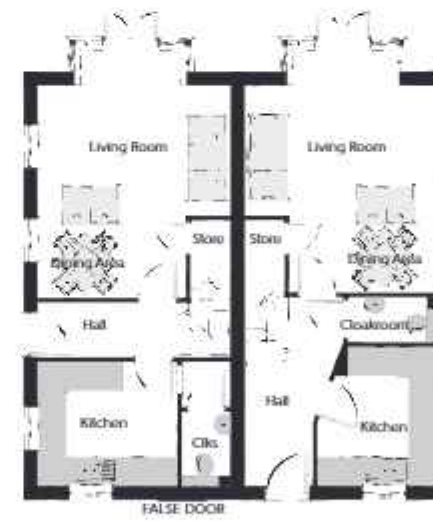
# The Elton & Elton Special

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Plots 620 & 621



The Elton Special - Ground Floor

Kitchen	2.989m x 2.666m	9'9" x 8'8"
Living Room/ Dining Area	4.095m x 4.509m	13'5" x 14'9"

The Elton - Ground Floor

Kitchen	2.564m x 2.952m	8'4" x 9'8"
Living Room/ Dining Area	4.095m x 4.392m	13'5" x 14'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) Cyl - Cylinder cupboard

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The Elton Special The Elton



The Elton Special - Second Floor

Bedroom 1	4.095m x 2.685m	13'5" x 8'9"
Bedroom 4	4.095m x 2.738m	13'5" x 8'11"

The Elton - Second Floor

Bedroom 1	4.095m x 2.685m	13'5" x 8'9"
Bedroom 4	4.095m x 2.738m	13'5" x 8'11"



The Elton Special - First Floor

Bedroom 2	4.095m x 2.640m	13'5" x 8'8"
Bedroom 3	4.095m x 2.738m	13'5" x 8'11"

The Elton - First Floor

Bedroom 2	4.095m x 2.665m	13'5" x 8'8"
Bedroom 3	4.095m x 2.738m	13'5" x 8'11"



# Bellway



YOUR NEW HOME MEANS A LOT TO YOU.  
OUR FIVE-STAR RATING SHOWS HOW  
MUCH IT MEANS TO US.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey is impartial, independent, and validated by a UK university.

Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.

