

# Lassington Reach

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Highnam  
Gloucester

A collection of 2, 3, 4 and 5 bedroom homes

**Bellway**



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



Over **70**  
YEARS of QUALITY  
SINCE 1946



## A glorious Gloucester location

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Lassington Reach is a superb new collection of two, three, four and five bedroom homes in the fine Gloucestershire village of Highnam. These impressive properties benefit from the best this quintessentially English county has to offer, from the picturesque countryside all around to the vibrancy of nearby Gloucester and Cheltenham.

At Lassington Reach there is something for everyone, whether you are a first time buyer, have a growing family or are looking to downsize. Your new home at Lassington Reach is sure to feel like home the moment the key is in the door, boasting generously proportioned living space, an abundance of natural light and beautiful gardens.



# Perfectly located for all your needs

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From local amenities to leisure attractions, everything you'll need is close to home in the quaint village of Highnam. Within walking distance is a convenience store, Post Office and community centre, while there is a number of local groups in which to get involved. These include tae kwon-do and a gardening club.

Perfect for commuters, residents can enjoy the small village life while benefiting from a great location, Highnam is just three miles from Gloucester City centre.

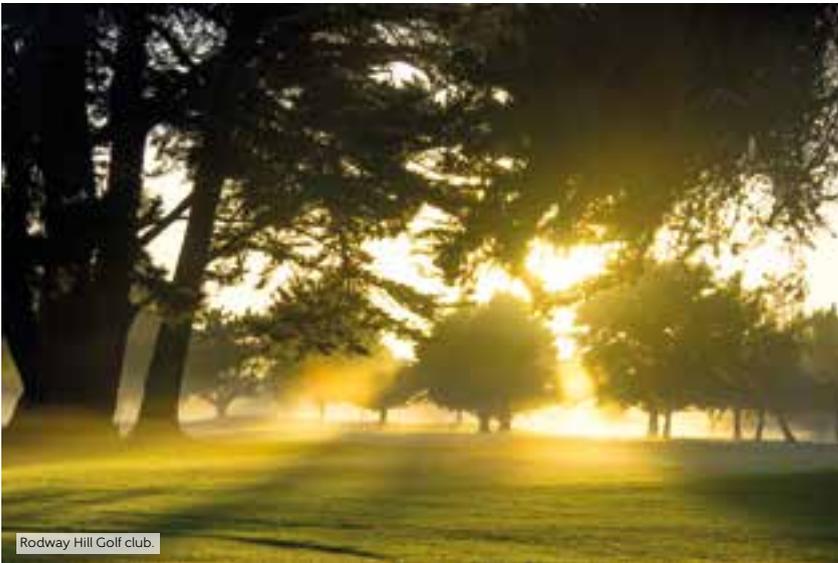
The village has its own nursery and a primary school, taking children from age 5 to 11; older children are catered for at a number of high schools in neighbouring Gloucester. These include an academy which takes pupils from year seven to sixth form.

The City of Gloucester, which can be reached in around 15 minutes by car, is a popular choice for shopping thanks to its Eastgate and King's Walk malls which both offer a wide variety of popular high street stores. The City is well served by independent retailers, too - take a stroll through Cathedral Quarter and you are sure to come across some quirky boutiques and beautiful architecture.

For a bite to eat, you'll be spoilt for choice; Gloucester offers an array of cuisines from mouth-watering curries and Chinese buffets to the perfect Sunday roast at the local carvery. Enjoy live entertainment at the Kings Theatre, or check out the latest blockbusters at the cinema in Gloucester Quays; this location is also home to an outlet village where you can snap up a designer bargain or two.

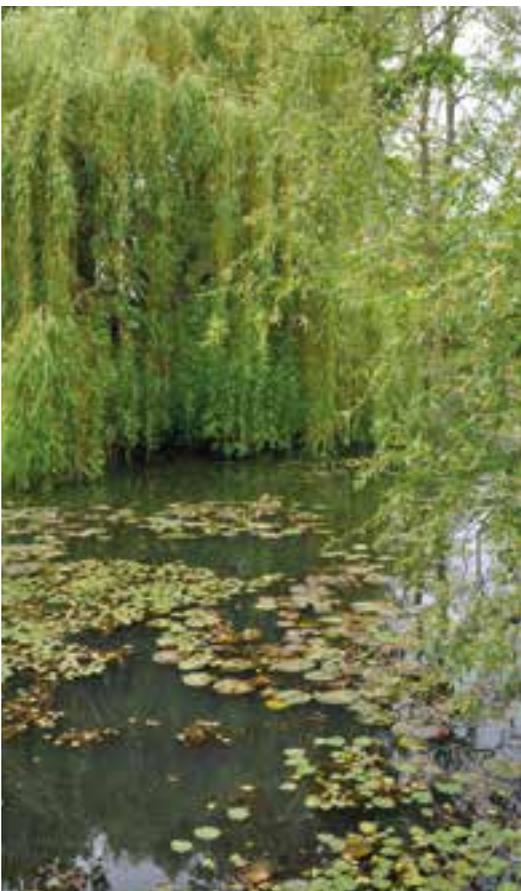
Lassington Reach is ideally located for transport links thanks to its proximity to the A417, A40 and A48; the M5 motorway can be accessed in around 15 minutes. Gloucester Railway Station is just over 10 minutes by car, affording you swift access to Southampton, Nottingham, Swindon and Cheltenham amongst other destinations. Your closest airport is Bristol, around 1 hour and 15 minutes away.





Rodway Hill Golf club

Whether you are a skilled golfer or a beginner you can practice your swing at Rodway Hill Golf club, just a short walk from home. This beautiful club offers a challenging course and a driving range.



Notice the community feel,  
naturally enhanced by beautiful,  
green open spaces, mature trees  
and shrubs.

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Make your new home  
as individual as you are

*Additions*

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## Your home, your choice

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 important 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 work surfaces
- ~ Integrated or freestanding appliances
- ~ Built-under double oven or steam oven\*
- ~ Ceramic hob
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washing machine

### Flooring:

- ~ Choose from carpets, vinyl or ceramic

### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Plumbing:

- ~ Water filter tap
- ~ Heated towel rail

### 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\*
- ~ Light fittings
- ~ BT and TV points

### Miscellaneous:

- ~ Landscaped gardens
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ Fire and surround
- ~ Curtains and blinds

\* Where applicable

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. 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.

# Making your move easier

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## We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



## We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by  
HM Government

## HELP TO BUY

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide 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 high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

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 support that is specifically tasked to respond to all customer enquiries.

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.

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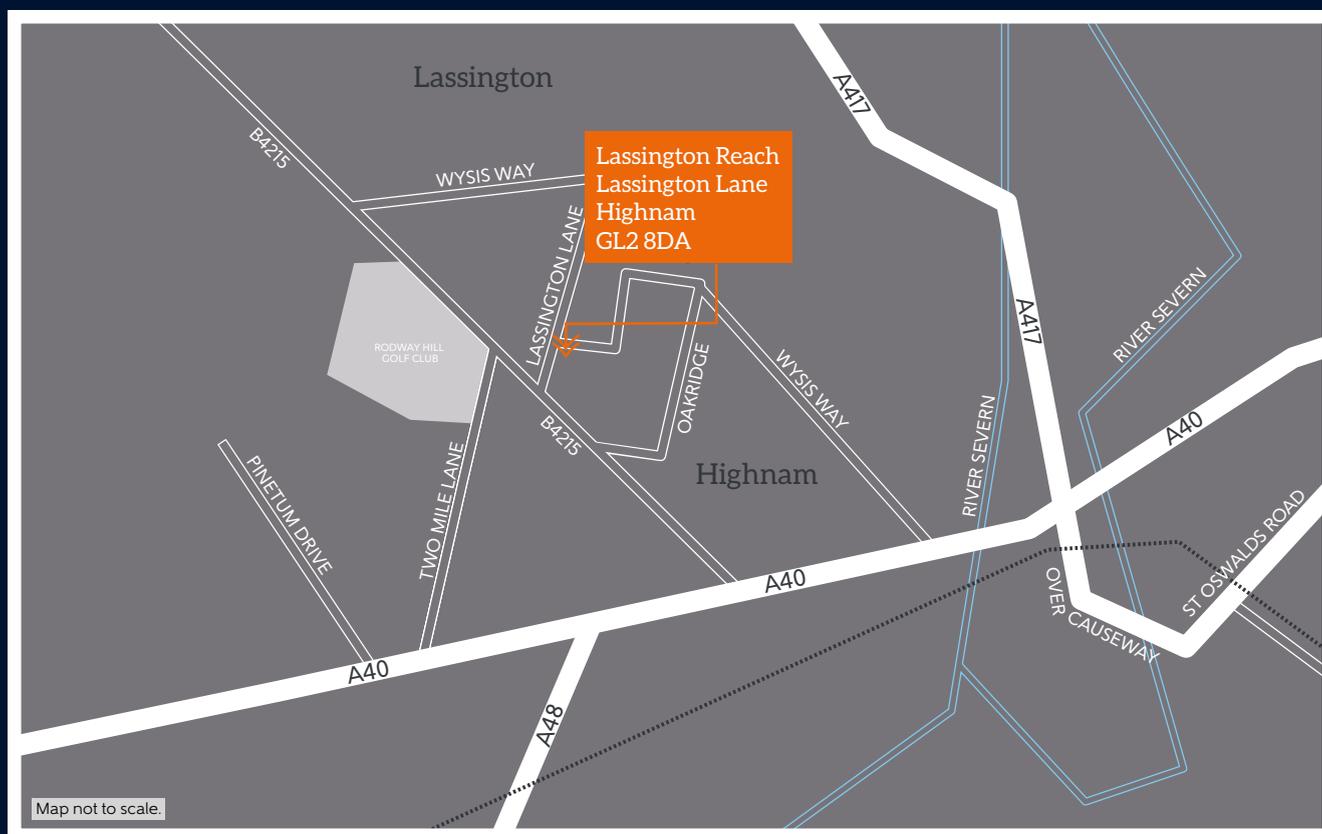
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YEARS of QUALITY  
SINCE 1946

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. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate 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, where relevant, Transport for London.

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.

# How to find us

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**Bellway**