



# Willow

A superb selection of three,  
four and five bedroom  
homes in Ibstock

**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.



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. The identification of schools and other educational establishments is intended to illustrate 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, if relevant, Transport for London.



## Stylish homes, exceptionally well connected

Discover Willow from Bellway, an exclusive collection of stylish three, four and five bedroom homes located in the charming village of Ibstock. Nestled amid the rolling Leicestershire countryside, this exceptional new development combines a tranquil rural setting with all the advantages you would expect from a thriving, modern village.

Local amenities include a well-stocked library, family butcher, bakery, hairdresser and post office as well as a Co-operative Food store for all the household essentials. There are also a number of traditional pubs and takeaways to choose from, while neighbouring Coalville boasts a selection of tempting dining destinations.

For families, Ibstock is well-served by a number of good state schools including St Denys Infants and the Ibstock Community College, plus several nurseries for younger children. Private options nearby are also impressive, with the Manor House School in Ashby-de-la-Zouch catering for pupils up to GCSE level and The Dixie Grammar School in Market Bosworth, which has places for students aged 3 to 18.

Outside of the classroom, there's plenty to keep everyone entertained close by. Sence Valley Forest Park is just a stone's throw from your door and offers over 60 hectares of green space to explore. With extensive networks of horse riding, cycling and walking trails as well as three large lakes this is the perfect place

to spend an afternoon. Equally nearby, Ibstock Leisure Centre has recently benefitted from a £1 million refurbishment so why not make use of the state-of-the-art swimming pool, fitness suite and sports hall or join one of many classes on offer.

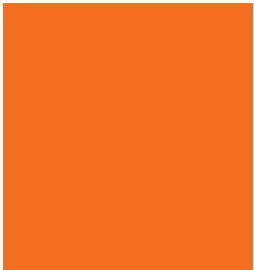
You'll be spoilt for choice when it comes to fun packed days out further afield, too. With fast and convenient access to the M1, M69 and M42 as well as the M6 it couldn't be easier to reach the lively hubs of Birmingham, Leicester, Loughborough and Nottingham from Willow. For trips to more exotic locations, East Midlands International Airport is around 25 minutes away, while Birmingham Airport is accessible in just over half an hour.



Photography taken by Lesley Hextall.



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/Earthstone worktops
- Integrated appliances
- Built-under double oven or steam oven (where applicable)
- Ceramic/Induction hob

### Flooring:

- Choose from carpets, vinyl, ceramic or Amtico

### Tiling:

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing:

- Outside tap
- Heated towel rail

### Security:

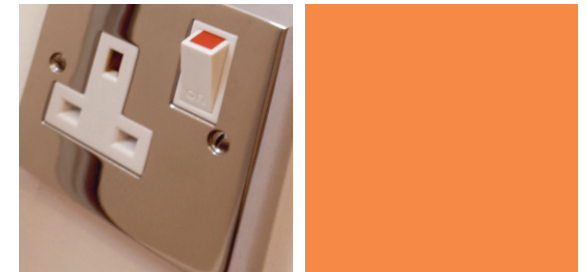
- Intruder alarms
- Security lights

### Electrical:

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

### Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes





# 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



Area map



Local map

Maps not to scale



Bellway Homes Ltd, (West Midlands Division)  
Bellway House, Relay Point, Relay Drive,  
Tamworth, Staffordshire B77 5PA  
Telephone 01827 255755 Fax 01827 255766

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

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