



Ivel Manor

A stylish development of 1 & 2 bedroom apartments
and 3, 4 & 5 bedroom homes in Biggleswade

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 designed family homes

Bellway Homes are delighted to present to you Ivel Manor. This wonderful development of 3, 4 and 5 bedroom homes and 1 and 2 bedroom apartments is set in the picturesque market town of Biggleswade, just a short distance from Cambridge and Bedford.

Biggleswade offers all the transport connections you would expect from a town in such close proximity to London. Easy access to the A1/ A1M means Stevenage is just a 25 minute drive and you can be in Cambridge in around 35 minutes. Biggleswade railway station is just a short 5 minute drive from home. With regular services taking you into London's Kings Cross station in around 45 minutes, this journey is perfect for those of you who commute.

There are a number of supermarkets just a short distance from the development for everyday essentials. Biggleswade itself offers a number of local shops, restaurants and amenities including a local swimming pool and leisure centre. The Main Square hosts a twice weekly market and a farmers market once a month. The London Road retail park, due to open soon, will offer many high street names in one convenient location.

Cambridge is the City that inspired great minds from Charles Darwin to Stephen Hawking. Here you will find one of the world's oldest universities, the 1871 Gothic- revival All Saints Church and gardens. Cambridge is also home to ADC Theatre, the oldest university playhouse in England. Explore a multitude of shopping and leisure opportunities by day then spend evenings taking in the mix of traditional pubs and contemporary restaurants. Climb the tower of the University's Great St Mary's Church for sweeping views

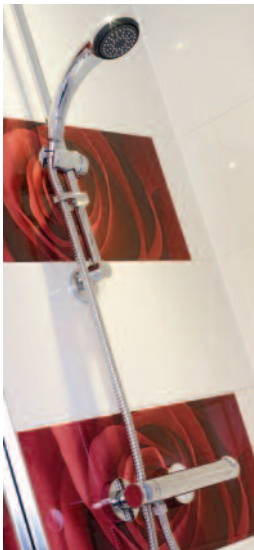
of the City. Whether its culture and the arts you're after, family entertainment, an evening out dining or a shopping spree, Cambridge offers it all.

For families, there are a number of local schools in the area catering for children from primary school age to sixth form education.

After a hard week at work and the stresses of daily life, why not unwind at the weekend in the great outdoors. Whether in the town or countryside you'll notice the area has a wealth of parks and green open spaces in which to enjoy a leisurely stroll or picnic. Perhaps visit The Swiss Garden, just 8 minutes from Ivel Manor, an outstanding example of picturesque vistas at every turn. Enjoy a round on some of the top golf courses in the area such as Woburn, John O'Gaunt and Gog Magog Golf Clubs, all within 20 miles of Biggleswade. There are also local football, rugby, squash, tennis, athletic and cricket clubs in the immediate area.

For those of you who are a little more adventurous, why not embark on a canoeing trip down the River Ivel. Here you will find a collection of flora and fauna giving home to many endangered species. Much of the River Ivel also has fishing rights reserved by local angling clubs. A far cry from the stresses and strains of a working weekday.

Ivel Manor is the perfect place to call home. A truly lovely development in a wonderful setting complemented by expertly crafted and beautifully designed Bellway Homes.



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
- Washer/dryer
- Built-under double oven or steam oven (where applicable)
- Ceramic and induction hobs
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options
- Floor tiles

Plumbing:

- 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
- Fire and surround

All items available subject to build stage





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.



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