



FOREST WALK
CALLANDER | STIRLINGSHIRE

An inspirational collection of spacious homes in the picturesque Trossachs village of Callander

A new **way** of living

Bellway

Imagine living
in a national park



An exceptional setting calls for quite exceptional homes.



Nestling amongst the Loch Lomond and Trossachs National Park, the tranquillity and unspoilt nature that is the setting for Forest Walk is one - literally - of poetic beauty. The landscape inspired the Romantic poets to verse, now it has inspired Bellway homes to build a unique and exclusive development. Designed by renowned architects Yeoman McCallister, one of Scotland's major architectural practices, the award-winning team who have won a raft of accolades for the vision and high quality they bring to their designs, now Forest Walk brings you the opportunity to live in a truly exceptional home.

With house designs created solely for Forest Walk, the homes are a fusion of contemporary looks and quality traditional materials from slate and timber to render and brick. The result is homes you will not see anywhere else, in a location unlike anywhere else. Whether you are looking for an

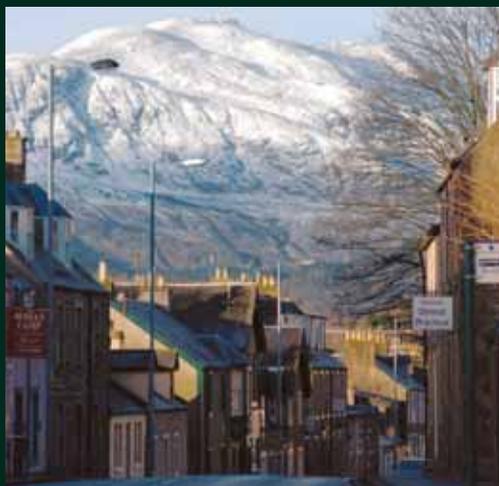
apartment or terraced style, semi detached house or detached villa, each has been designed to maximise views to the outside and bring maximum light inside. So expect a true feeling of space because each house has its own take on merging inside and out, from spacious garden rooms to first-floor expansive balconies and Juliette balconies.

What makes Forest Walk even more special are design features that help protect the natural environment - maximising solar gain with large windows in south-facing walls and dual-aspect windows, to timber frames and doors that make use of an attractive - and renewable - resource. Terraced houses help reduce heat loss whilst each four and five bedroom home features a facility for installing solar panels to provide hot water - and all houses and apartments have a high efficiency 'A' rated condensing boiler.





A feeling of being apart.
Yet totally part of it all.



Forest Walk has its own sense of place – yet you always feel perfectly integrated with your surroundings, from the sunny open space that connects with the pedestrian route across the development to the cycle route that borders it. And while Forest Walk feels a world apart from the pressures of town life, the highly appealing town of Callander offers excellent amenities close to home. Local schools include Callander Primary and McLaren High, while the bustling Main Street and centre offers the essential and everyday as well as the extraordinary - hairdressers and hardware stores, banks and bakeries, places to linger and a fast-track Tesco Express, as well as a Co-op and regular Farmers' Market. Just fifteen miles away is Stirling with Sainsbury's and Somerfield, M&S and markets, and more than 90 stores at the Thistles.

There are coffee shops, pubs and places to find cuisine of fine Scottish ingredients or fish and chips for the family. Bridge of Allan and Stirling offer even wider choices including waterside inns, converted farmsteads with open fires and awards for their fare, bars known for their cocktails, and authentic Greek and Cantonese cuisine. Callander's McLaren's Leisure centre is well-equipped for sports and leisure facilities and includes swimming pool, sauna and steam room, fitness suite, basketball and badminton courts, as well as all-weather tennis courts and a 6-a-side football pitch. Throughout the year Callander is also home to festivals, open air events and entertainment, from the Jazz and Blues festival to forest mushroom forays, Hallowe'en and Highland Games as well as Christmas events, many with a family focus and all with a focus on fun. Stirling offers more leisure venues including the Carlton cinema, AMF bowling, and venues for theatre, dance, music and comedy.



Scotland in miniature. With the big wide world in easy reach.

It has been called Scotland in miniature but the scenery is on a grand scale, with Callander the starting point for strolls and walks amongst forest and falls, scenic cycle routes and footpaths like the disused Oban Railway. A draw for visitors world-wide, at Forest Walk the striking scenery is the backdrop to your home - wildlife and birdlife, glens and tumbling burns, places to explore on hillsides, up forest tracks or off-road. Callander Golf Club offers a picturesque parkland course – one the Scotsman this year placed on its best golf course list and Golf Monthly among the top ten courses in Scotland for visitors, alongside iconic names like St Andrews.

The Loch Lomond and the Trossachs National Park includes about 720 square miles, and with a wealth of lochs and rivers there are plenty of opportunities to take to the water whether for fishing, canoeing or by leisurely steamship. There are miles of routes ideal for pony trekking, yet one of Forest Walk's big advantages is that when you need to get to your destination at a faster pace it offers proximity to superb travel connections. With the nearby A84 and M9 road links are excellent - Perth and Edinburgh are around 38 and 53 miles respectively from Forest Walk - while Glasgow International Airport with its world-wide destinations is just 42 miles away.





Quality and luxury by design...

The Strathgarvie, The Glenmore, The Torridon, The Glencalvie, The Glentress, The Braemore and The Glenisla



All interior photography from the Glentress showhome at Forest Walk

- Gas central heating
- Double glazed sealed units to all homes
- Oak veneer style internal doors with chrome ironmongery
- Roca 'Hall' range contemporary white sanitaryware with chrome fittings
- Choice of designer fitted kitchen with post formed worktop and upstand – also includes downlighters, soft close doors and colour co-ordinated carcass
- Integrated dishwasher, fridge/freezer and microwave*
- Stainless steel kitchen appliances including:
Double Oven
5 Burner Gas Hob
Designer chimney hood
- Ceramic wall tiles to bathrooms, en suites and WC
- TV points to lounge, family room, garden room and master bedroom*
- BT points to lounge, family room, master bedroom* and Bedroom 5
- Mains linked smoke detectors
- Low maintenance UPVC facias and rainwater goods
- Low maintenance MDF skirtings and facings
- Natural slate finish roof tiles
- White paint finish throughout
- Landscaped front and rear gardens
- 10 year NHBC warranty

*See Sales Advisor

...uncompromising style

The Glenshiel, The Strathdearn, The Strathyre, The Dunregan and The Glenavon

- Gas central heating
- Double glazed sealed units to all homes
- White shaker style internal doors with chrome ironmongery to houses
- Beech veneer style internal doors with chrome ironmongery to apartments
- Roca 'Laura' range contemporary white sanitaryware with chrome fittings
- Choice of designer fitted kitchen with post formed worktop and upstand
- Built in appliances including oven, hob and hood
- Plumbing for washing machine and dishwasher (washer dryer supplied to apartments)
- Ceramic wall tiles to bathrooms, en suites and WC
- TV and BT point to lounge and master bedroom
- Mains linked smoke detectors
- Low maintenance UPVC facias and rainwater goods
- Low maintenance MDF skirtings and facings
- Natural slate finish roof tiles
- White paint finish throughout
- 10 year NHBC warranty







Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For 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.

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• 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

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
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU



two great
ways to help
you move

Express Mover

The fast and free way to sell your home

To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. 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 be displayed in our sales office
- Prospective buyers are properly qualified before being given an appointment to view your present home
- 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



Part Exchange

Buy and sell in one easy move with Bellway

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 seven days
- No estate agents' fees to pay
- No advertising fees to pay
- A stress free move for you
- A guaranteed price for your old home
- The option to stay in your existing home until your new house is ready

Part Exchange the simplest and quickest way to move house!

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.

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.

Continuing growth

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.

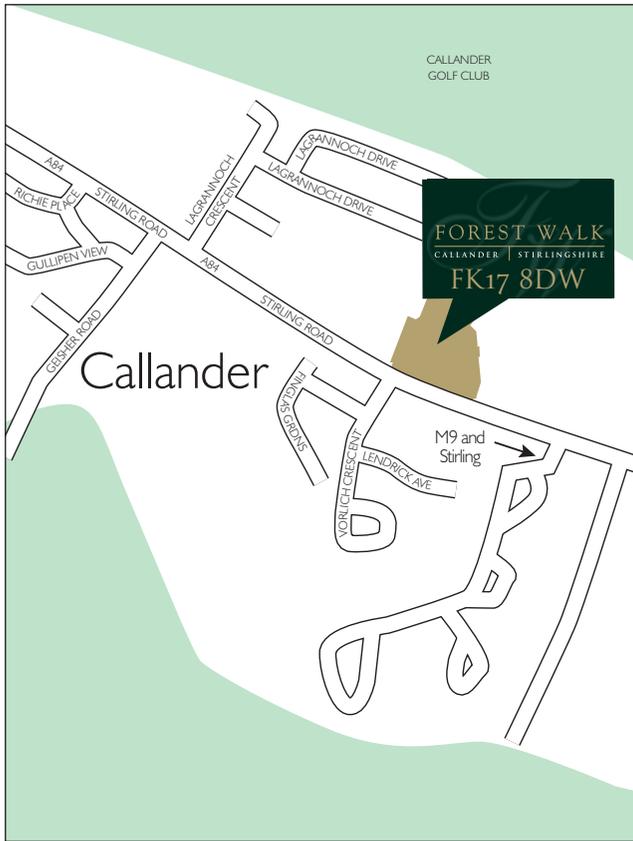
Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

Over 60 years of great homes and great service

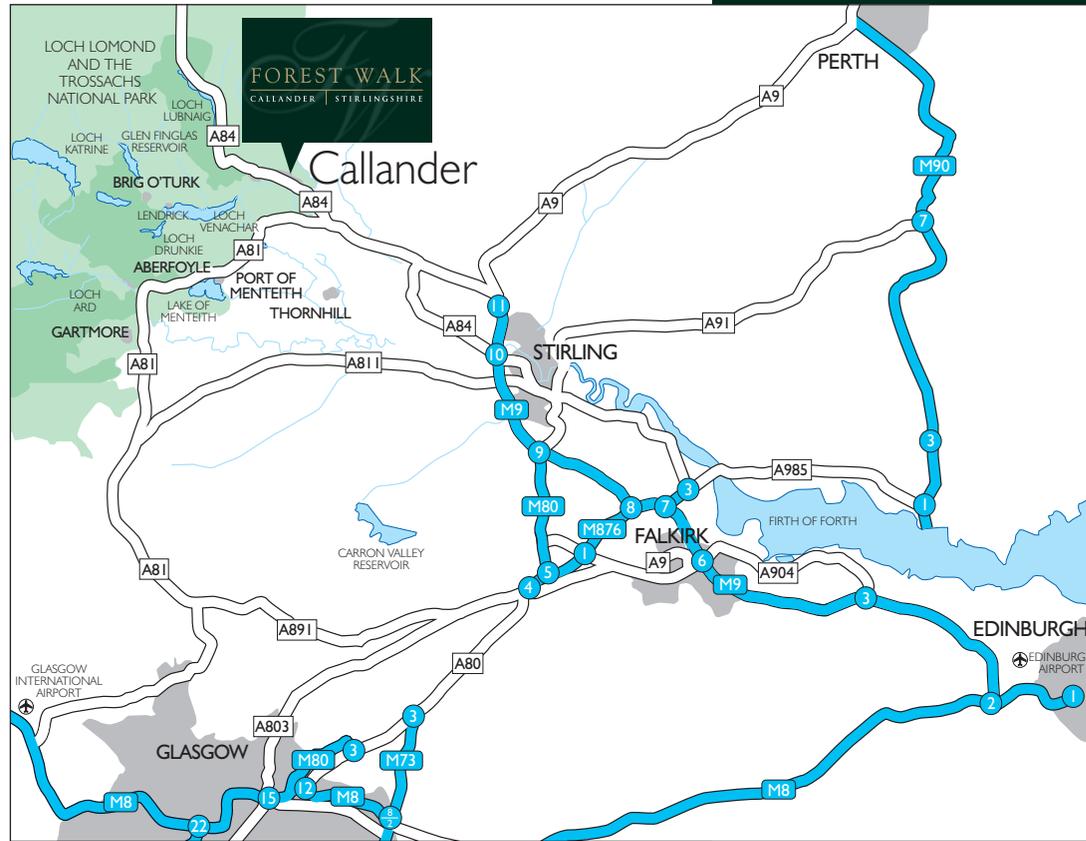


Enjoy a new **way** of living

Bellway



Local Map



Area Map

Maps not to scale

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Bellway Homes Limited is a member of the Bellway p.l.c. Group of Companies

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