

# Swanlow Fields

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Winsford, Cheshire

A collection of 3, 4 and 5 bedroom homes



## 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 straight forward 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.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



Computer generated image.

## A perfect place to call home

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Swanlow Fields is a stylish new development of 3, 4 and 5 bedroom homes offering a range of styles set across two and three-storey designs all built to a high specification with modern bathroom suites and contemporary fitted kitchens.

Located in a semi-rural location with nearby family attractions and highly-regarded local schools, these superb new homes in Winsford will appeal to families, professionals and first time buyers alike.



# Everything is on your doorstep at Swanlow Fields

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Transport connections around Swanlow Fields are excellent. The B5074 takes you to Nantwich in around 20 minutes drive to the south whereas joining the A54 to the north takes you to historic Chester in a little over 40 minutes. Manchester is reached in under an hour and Birmingham in around an hour and a half.

Winsford railway station is under 10 minutes drive from Swanlow Fields with regular services to Manchester, Birmingham, Liverpool and London to name but a few.

For international travel Manchester Airport is just 40 minutes drive from the development and Liverpool John Lennon Airport is under an hour.



Winsford has a selection of supermarkets all a short drive from the development, or alternatively Winsford Cross Shopping Centre is just over 1 mile from Swanlow Fields. The town is peppered with welcoming pubs, restaurants and bars serving dishes suiting a range of tastes. There are also a number of interesting global restaurants in nearby Middlewich.

Winsford Flashes are a series of three shallow lakes along the course of the River Weaver, just a seven minute drive from home. Enjoy sailing and fishing or take a leisurely waterside stroll along the banks. Nearby Delamere Forest is also a great haven for walking and cycling as well as hosting year-round events.

There are more interesting activities in store for those based in this part of rural Cheshire. Both music and science lovers can visit Jodrell Bank in nearby Macclesfield combining incredible performances from across the musical spectrum and spectacular scientific happenings at the Bluedot Festival. Hack Green Bunker offers a fascinating tour of a vast underground network. Oulton Park, in nearby Little Budworth, is a renowned superbike and touring car racing track. Fans of the arts can head to nearby Crewe for the Axis Arts Centre and Lyceum Theatre or to Northwich for the Harlequin Theatre and Grange Theatre.

There are a number of well-regarded schools in the area for the development's younger residents. Darnhall Primary School is a short walk away from Swanlow Fields. St Chad's C of E Primary, St Joseph's Catholic Primary, Over Hall Community Primary and Winsford High Street Community Primary Schools are also close by. Older students are served by Jefferson House (for boys) within walking distance of the development and the highly-regarded Winsford Academy within a six minute drive. Universities can be found in Chester, Wrexham and Liverpool.



The semi-rural town of Winsford provides all of the luxuries of urban living with the picturesque Cheshire countryside at your fingertips.

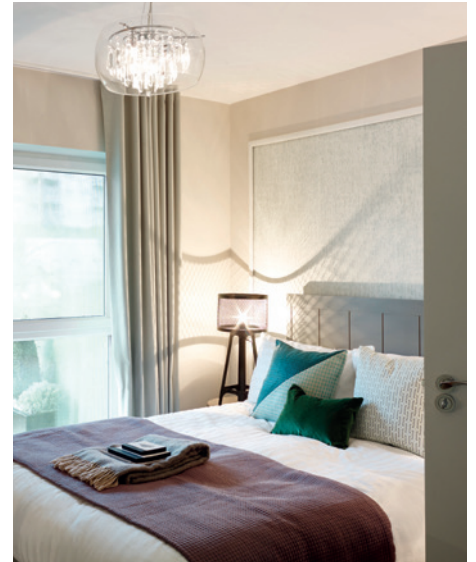




Discover a range of house styles with 3, 4 or 5 bedrooms. Each home at Swanlow Fields is finished to our exacting standards.

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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 worktops
- ~ Integrated or freestanding washer/dryer or washing machine
- ~ Freestanding tumble dryer
- ~ Integrated dishwasher
- ~ Built-in double oven
- ~ Ceramic or induction hob
- ~ Integrated or freestanding fridge/freezer
- ~ Integrated microwave
- ~ Wine cooler

### Flooring:

- ~ Choose from carpets, vinyl or tiles

### Wall Tiling:

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

### Plumbing:

- ~ Heated towel rail
- ~ Upgraded shower

### 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
- ~ Dimmer switches
- ~ Light fittings
- ~ BT and TV points

### Miscellaneous:

- ~ Turfed back garden
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ Curtain/blinds package
- ~ Bathroom accessories
- ~ Fitted mirrors
- ~ Timber shed

All Additions subject to build stage.  
Please ask Sales Advisor for details

# 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.



## HELP TO BUY

Backed by  
HM Government

## 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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Over **70**  
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 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 livelocal.com

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**