

When it's time for more space, the place is Lee Fields

Lee Fields is all about stylish living, a choice of three or four bedroom energy-efficient new homes - and a location combining the advantages of an established community with the benefits of town and city life in easy reach. With its handsome old church, schools at both primary and high school level within Royston - and excellent amenities from a superb library centre to a well-equipped Leisure Centre offering everything from step-and-tone to holiday soccer courses for youngsters - Lee Fields is ideal for modern family lifestyles.

You will find everything from local independent stores and takeaways to Sainsbury's Local, with larger stores Asda, Morrisons and Tesco Extra in nearby Barnsley. Barnsley is being transformed into a 21st Century market town, where modern shopping at The Mall meets a thriving open market and large indoor market hall, and where the new Markets Complex will combine the best of Barnsley's shopping traditions with contemporary new names. The Arcade offers designer boutiques, or head to the Meadowhall shopping mecca, 25 minutes' drive away. In Barnsley you will also find superb leisure facilities from the Parkway cinema for the latest release to the Metrodome Leisure Complex for aqua fun at the Waterpark with its thrills and fun rides, squash courts and sports hall, dance studio and superb fitness suite.

While town life is close by, at Lee Fields you are also ideally placed to enjoy the stunning scenery surrounding you. There is a wealth of golf courses, both municipal and private, to play amongst the undulating Yorkshire countryside, with views over hillside and parkland. Newmillerdam Country Park offers wide open spaces including picturesque woodland glades, swathes of oak and beech trees as well as a stunning lake that once fed the watermill. Close to home, Royston's past has left pathways and towpaths to explore, from the former railway line, now home to wildflowers and butterflies to the banks of the old Barnsley canal, part of the Trans Pennine Trail.

Yet while it is easy to feel far away from it all, at Lee Fields you are always close to excellent modern transport links. Barnsley's Interchange station offers rail connections to Wakefield and Leeds, Huddersfield, Sheffield and Nottingham, while the M1 is nearby. Sheffield is 18 miles, Rotherham 19 miles, and Leeds 21 miles away, and Robin Hood Airport, with its growing number of destinations, is just 27 miles away.



development layout



Two great ways to help you move

PART EXCHANGE

The key to an easier 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!

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.

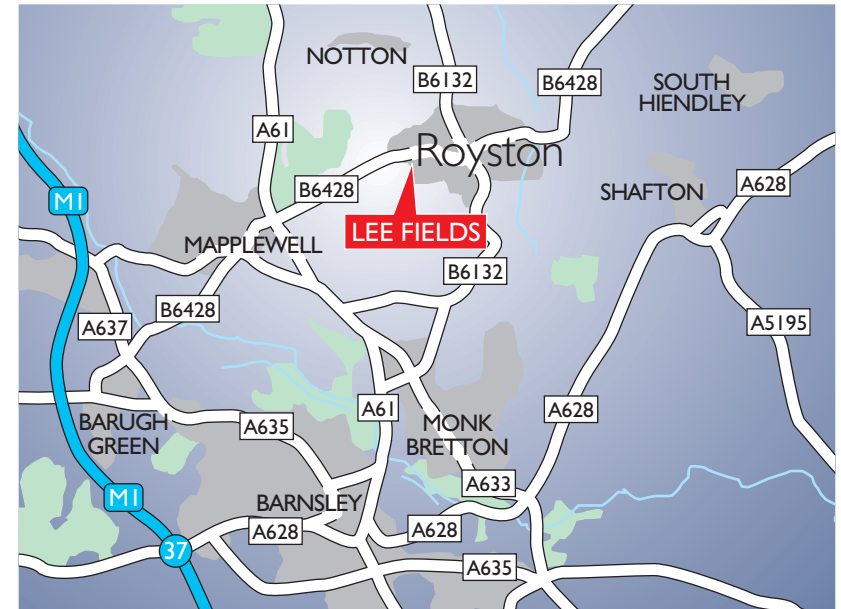


To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

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 also be marketed in our sales offices and on our website
- 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

How to find us



Area Map



Local Map

Maps not to scale

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Bespoke Additions

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.

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

YOUR HOME, DESIGNED BY YOU

