

A decorative flourish consisting of several overlapping, swirling lines in shades of grey and orange, positioned to the left of the main text.

# Cotton Meadows at Crompton Village

A wonderfully stylish development  
of 3 & 4 bedroom homes in Bolton

**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 styled, perfectly connected.

Bellway Homes is delighted to present Cotton Meadows at Crompton Village. A lovely development of beautifully designed, well appointed properties comprising 3 and 4 bedroom homes. Benefiting from excellent transport links, this development is just a 6 minute drive to Bolton town centre and is ideally situated for nearby Manchester, Bury, Wigan, Preston and Blackburn.

With the M65, M61, M60 and major roads including the A58 and A666 being close by to Cotton Meadows, commuting by car couldn't be easier. You can be in Manchester city centre in around 30 minutes. Preston, Blackburn and Wigan are all within a 30 minute drive whilst Bury is only 20 minutes away. The area also benefits from the nearby train station, Hall i' th' Wood. Just a short stroll from the development the station offers regular services into Manchester Victoria (22 minutes), Blackburn (30 minutes) and Clitheroe (57 minutes). For those of you who require international travel, Manchester Airport is little over 22 miles away offering flights to destinations around the globe.

Convenience is key for busy lives at Cotton Meadows. Benefiting from several local shops in the immediate vicinity as well as a major supermarket just over 10 minutes away, stocking up on daily essentials is made easy. Bolton town centre offers a fantastic mix of shopping with independent retailers and high street names sitting side by side with Bolton's fantastic indoor and outdoor markets. Held 4 times a week and boasting over 200 stalls offering everything from food to fashion as well as local produce it's no wonder the market has been winning a number of awards in recent years. Crompton Place shopping centre and the Market Place shopping centres are also nearby. Slightly further afield, Middlebrook retail park offers fantastic leisure facilities including a bowling alley, 12 screen cinema, cafés and restaurants as well as high street name brands.

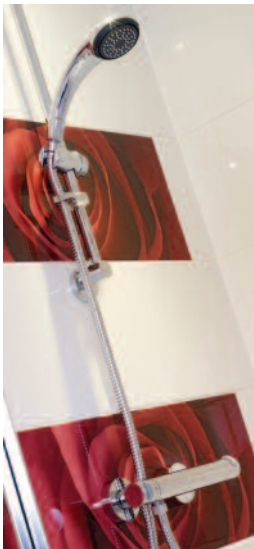
For the sporting enthusiasts amongst you, Middlebrook boasts a sports complex catering for a variety of sports. It is an international high performance centre for tennis that offers coaching for both children and adults as well as boasting a gym, fitness classes and clubs for gymnastics, badminton, athletics, cycling and running. Of course, not forgetting that for those of you who prefer to spectate rather than participate, Middlebrook is also home to the Macron Stadium, the home of Bolton Wanderers Football Club.

For more leisurely activities after a hard week at work, head for the West Pennine Moors and watch as this industrial landscape gives way to hills, woodland, valleys and streams. With the countryside on your doorstep, forget daily stresses and strains and enjoy a family bike ride or leisurely walk through the dramatic scenery. After a strenuous day of activity, perhaps stop off at one of the many traditional pubs and restaurants dotted across the landscape and sample local cheeses, meats, ales and delicacies, such as hotpot and black pudding.

Families are well catered for at Cotton Meadows. When talking about education in Bolton, mention must be made of the renowned Bolton School. This is an independant day school, including a nursery, infant school, junior schools and senior schools, taking children from birth right through until they are 18. There are also a number of highly regarded primary and secondary schools located near these new homes including The Valley Community Primary, St Paul's CE Primary and St Columba's RC Primary Schools. For older children, secondary schools include Cannon Slade CE School, Thornleigh Salesian College and Sharples School. An extensive study programme is offered by Bolton Sixth Form College, while Bolton College and Bolton University both offer a variety of further and higher education courses.

Cotton Meadows provides the ideal combination of stylish homes and superb location. A truly fantastic development brought to you by 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:

- Upgrade worktops available
- Integrated or freestanding washer/dryer
- Integrated or freestanding washing machine
- Freestanding tumble dryer
- Built-under double oven
- Ceramic hob
- Stainless steel appliances
- Integrated or freestanding fridge/freezer
- Integrated or freestanding dishwasher
- Microwave

### Flooring:

- Choose from carpets, vinyl or ceramic tiles

### Tiling:

- Full and half-height tiling
- Comprehensive upgrade options

### 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 fires and surrounds
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings
- BT and TV points

### Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Curtain package
- Bathroom and en suite accessories
- Fitted mirrors





# 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.

**Bellway**

