

Conyers Green

Yarm

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.



Over **70**
YEARS of QUALITY
SINCE 1946



Picture perfect lifestyle

Bellway Homes is delighted to present Conyers Green, a superb collection of three, four and five bedroom properties. These new houses in the sought-after town of Yarm have been designed, constructed and finished to the highest standards. Thorough attention to detail, from the outside in, is synonymous with the Bellway name.

Conyers Green offers the perfect environment to enjoy a fantastic quality of life, set in one of the most picturesque towns in the region with an illustrious heritage to boot. You can easily enjoy the beautiful Yorkshire countryside from Conyers Green thanks to its enviable location. Transport links are also excellent for those commuting into Middlesborough and York.



Stylish homes in a superb market town

Situated along the River Tees, the beautiful market town of Yarm boasts its own viaduct and 18th century town hall, both of which reflect its rich history. Intermingled with the Georgian fronted buildings you will find a range of gastronomical delights from fine dining to bistro food, and a thriving farmers' market. Conyers Green is also within easy reach of a number of supermarkets.



There is a range of highly regarded schools in the vicinity. Layfield Primary School and Yarm Primary School are both within walking distance, as is Conyers School for older children. Yarm Medical Centre and several dental practices are also close by.

Known as 'the doorway to Yorkshire', Yarm presents some superb opportunities to explore the local countryside including the stunning North York Moors National Park. There are a number of National Trust properties within 15 miles such as Ormesby Hall, Mount Grace Priory and Moulton Hall. There are also many sporting activities on offer locally, with clubs for archery, dance, athletics and football, to name a few.

The town itself has a good selection of shops to meet your day-to-day needs with the cosmopolitan centres of York, Middlesbrough and Leeds easily reached by road or rail when you want to shop until you drop. Plus there are plenty of historic Yorkshire towns and villages close by where you will discover a wide range of local independent stores.

Conyers Green benefits from excellent transport connections. The A19 is just a short drive away with links to York and Middlesbrough. The A135 will take you to Stockton-on-Tees in around 20 minutes, while Darlington can be reached via the A67 in under half an hour. Yarm Railway Station offers regular services to Middlesbrough, Northallerton, Thirsk, York and Leeds. For travel further afield Durham Tees Valley Airport can be reached in just over 10 minutes and Newcastle International Airport is a little over an hour away.



The town of Yarm is simply brimming with Yorkshire charm, while Conyers Green offers easy access to some of Great Britain's most stunning scenery.

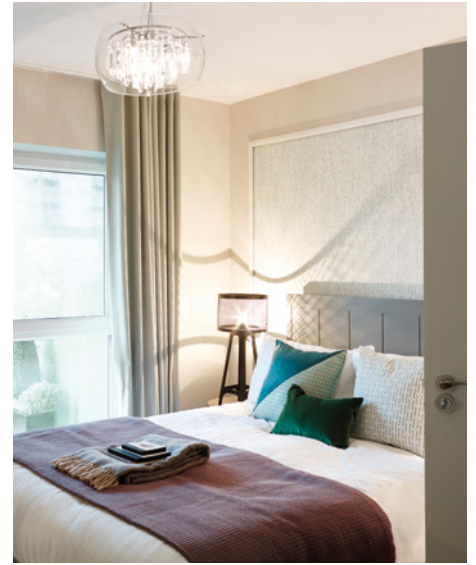




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Discover a range of house styles with 3, 4 or 5 bedrooms. Each home at Conyers Green is finished to our exacting standards.





Make your new home
as individual as you are
Additions





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:

Freestanding/integrated appliances
Ceramic hob
Quartz worktops
Upgrade kitchen doors

Flooring:

Choose from carpets, vinyl or ceramic

Tiling:

Full and half height tiling
Comprehensive upgrade options

Plumbing:

Heated towel rail
Upgrade shower

Security:

Intruder alarms

Electrical:

Additional sockets
Additional switches
Chrome sockets
Chrome switches
Under-unit lighting
Shaver socket and light
BT and TV points

Miscellaneous:

Landscaped gardens
Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

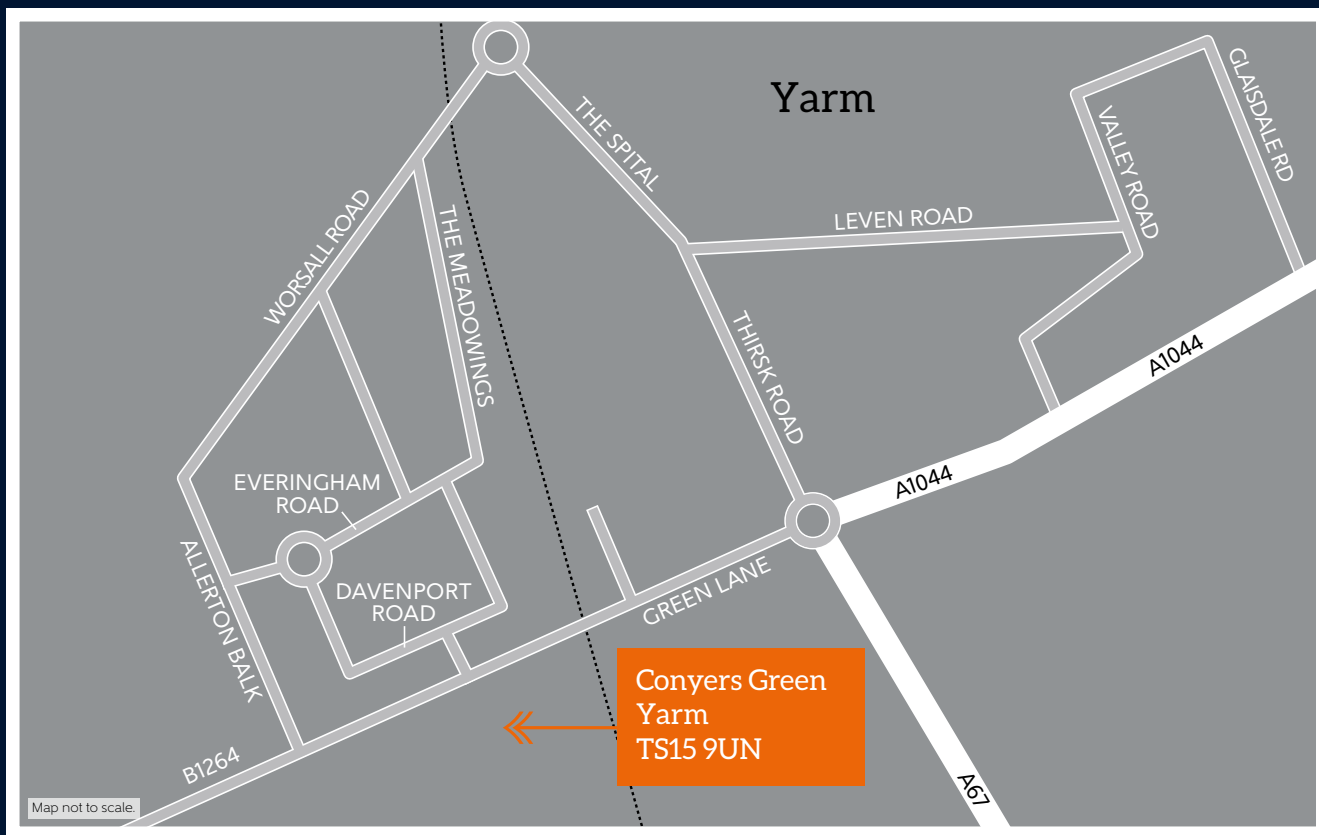


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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated 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.

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