

# Roseberry Manor

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Nunthorpe  
Middlesbrough

A collection of 4 and 5 bedroom detached homes

**Bellway**



## 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 straightforward 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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



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Over **70**  
YEARS of QUALITY  
SINCE 1946





## Elegant Nunthorpe living

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You are sure to find the family home of your dreams at Roseberry Manor in the sought-after Middlesbrough suburb of Nunthorpe. These exclusive four and five bedroom detached properties offer the utmost in luxury, convenience, style and charm; meanwhile, Bellway's commitment to quality means your new home will stand the test of time for generations to come.

The location of these sumptuous properties is just as impressive, thanks to their proximity to vibrant Middlesbrough, the stunning North Moors National Park and the glorious coastline at Saltburn-by-the-Sea. Transport links by road, rail and air are also outstanding, whether you're travelling for business or pleasure.





# Town, country, coast - all on your doorstep

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Roseberry Manor is ideally located in tranquil Nunthorpe, a Middlesbrough suburb with much to recommend it. Within walking distance are amenities including a GP surgery, convenience store, post office and pharmacy. Nunthorpe Academy is just moments from your front door, catering for secondary school pupils until the age of 18; primary schools a short drive away include Chandlers Ridge, The Avenue and St Bernadette's.



For keeping fit, Bannatyne Health Club boasts a swimming pool, fitness classes and gym, or you can tee off at Middlesbrough Golf Club with its challenging 18 hole course. Both can be reached by car in less than ten minutes.

The pretty market towns of Guisborough, Stokesley and Yarm are all easily accessible from Roseberry Manor, while Middlesbrough is 15 minutes by car. Its attractions include big name stores like House of Fraser and Debenhams, fine dining at Brasserie Hudson Quay and live music at Middlesbrough Empire. Alternatively, catch the latest blockbuster at the multiplex Cineworld, or enjoy a play at Middlesbrough Theatre.

Your new home is on the doorstep of Roseberry Topping and the North Moors National Park, where you can take long walks and bike rides as a family, or feel the sand between your toes and stroll along the pier at Saltburn-by-the-Sea. Kids will love a visit to Newham Grange Country Farm with its tractor rides and willow maze.

Roseberry Manor is less than ten minutes' walk from Nunthorpe Railway Station, linking you to Middlesbrough in 13 minutes, Sunderland in 1 hour 11 minutes and Newcastle in 1 hour 24 minutes. The A19 is around 10 minutes' drive and the A1 (M) can be reached in half an hour, making road travel a breeze. For international travel, Newcastle Airport is just over an hour away.





The development is overlooked by the beautiful Roseberry Topping and Cleveland Hills, making it a truly picturesque location for you and your family.





Discover a range of 4 and 5 bedroom house styles at Roseberry Manor. Each home is finished to our exacting standards

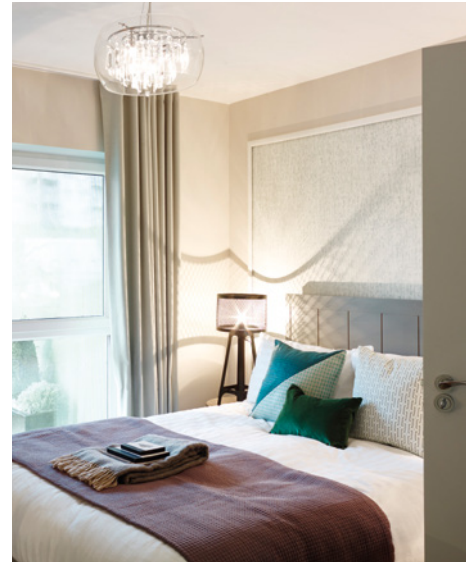
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Make your new home  
as individual as you are  
*Additions*

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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:

- ~ Integrated washer/dryer
- ~ Integrated fridge/freezer
- ~ Integrated dishwasher
- ~ Integrated washing machine
- ~ Silestone worksurfaces
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave

### Flooring:

- ~ Choose from carpets, vinyl or laminate

### 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
- ~ Recessed lighting
- ~ BT and TV points
- ~ Cat 5 cabling

### 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.



# 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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YEARS of QUALITY  
SINCE 1946

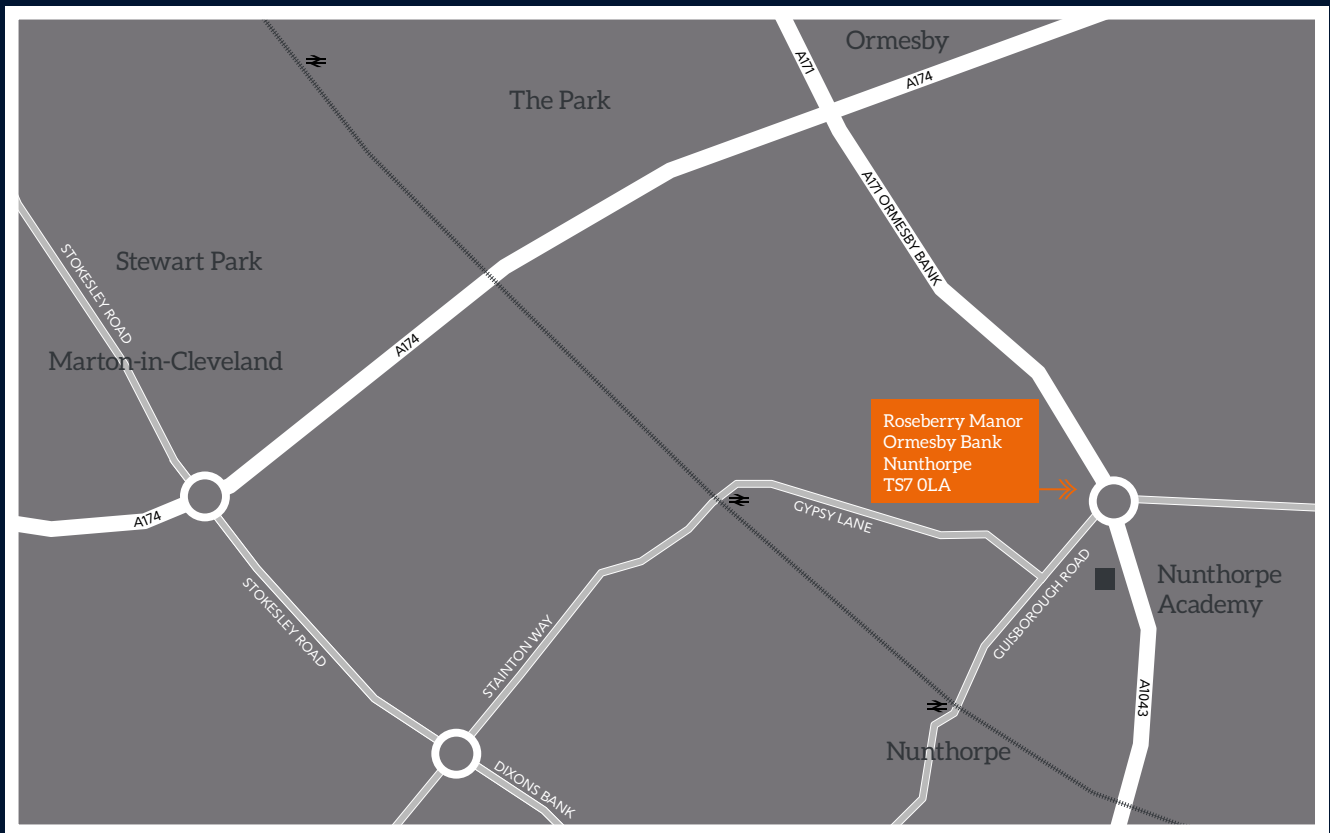
Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The 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, where relevant, Transport for London.

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**