

Saxon Gate



North Solihull

A collection of 2, 3 and 4 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 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

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.



Over **70**
YEARS of QUALITY
SINCE 1946



A perfect place to call home

Bellway Homes is excited to announce a range of 2, 3 and 4 bedroom homes at Saxon Gate, Chelmsley Wood, North Solihull. Here you will find a large range of amenities right on your doorstep.

Built to the highest standard, this range of 2 storey homes will suit a wide audience of potential purchasers from first-time buyers and professionals to growing families.



Everything is on your doorstep at Saxon Gate

Saxon Gate is a new development in Chelmsley Wood, North Solihull. Not only are these stylish new homes within an area being transformed as part of one of the UK's largest regeneration schemes, Saxon Gate benefits from exceptional road connections with both the M42 and M6 easy to access, ensuring both Birmingham and Coventry are well within commuting distance. Marston Green train station located just a short drive away offers regular and direct services into Birmingham New Street and Coventry.

Chelmsley Wood Shopping Centre, located just a short walk from Saxon Gate offers a wide selection of high street and independent retailers. A major supermarket can also be found just 5 minutes from the development. The Fort Shopping Park provides over 40 stylish retailers while Solihull town centre is home to the award-winning Touchwood Shopping Centre offering an array of dining options alongside its stores.



The nearby city of Birmingham is within easy reach of Saxon Gate offering everything you would expect from a cosmopolitan city including a diverse retail scene, diverse dining options and numerous cultural offerings. Coventry is also within easy reach, just a 20 minute car journey away.

Chelmsley Wood is an excellent place to enjoy some of Solihull's 1500 acres of park and green space. Nearby Meriden Park, boasting the green flag award is under a mile from Saxon Gate and offers a network of footpaths, an adventure playground, football pitch, skate park and tennis courts. The local nature reserve, Babbs Mill Park is also just a short distance away. Its landscape varying from woodland, grassland to open space is ideal for nature trails and recreational activities.

A vibrant and diverse selection of entertainment can be found locally. The historic town of Solihull offers a wide range of stylish restaurants and bars in its town centre. The nearby entertainment complex, StarCity, around a 20 minute drive from Saxon Gate, boasts a range of facilities including a cinema, bowling alley, ice rink and a climbing centre. North Solihull Sports Centre offering a swimming pool, gym and outdoor facilities including an athletics track is just 5 minutes from Saxon Gate. Hatchbook Golf Club is also located just a short distance away.

The location of Saxon Gate is convenient for those with families. These stylish new homes are served by several local primary and secondary schools. Alcott Hall Primary School and Windy Arbor Junior and Infant School are located a short walk from the development. Nearby secondary schools include CTC Kingshurst Academy and John Henry Newman Catholic School.



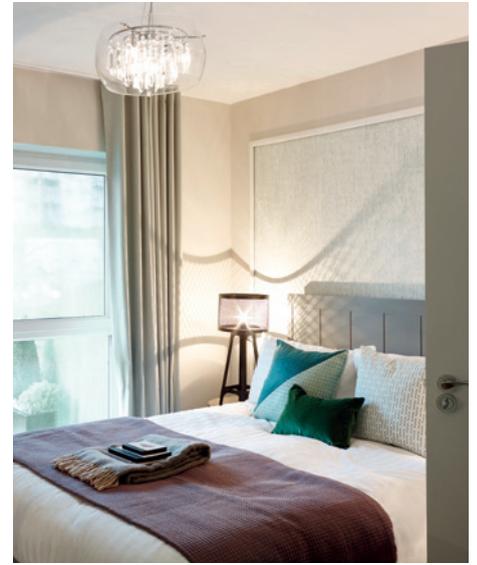
This charming new development offers exceptional local amenities and road connections to both Birmingham and Coventry town centres.



Discover a range of house styles
with 2, 3 or 4 bedrooms. Each home
at Saxon Gate is finished to
our exacting standards.

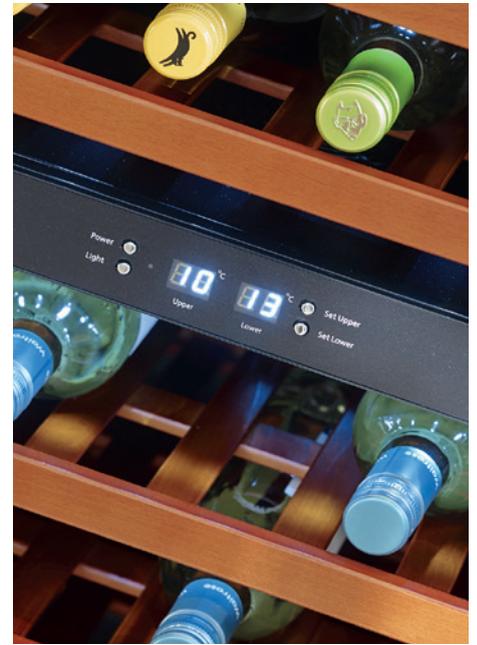






Make your new home
as individual as you are

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:

- ~ Integrated or freestanding washer/dryer
 - ~ Built-under double oven or steam oven (where applicable)
 - ~ Ceramic hob
 - ~ Stainless steel appliances
 - ~ Integrated fridge/freezer
 - ~ Integrated dishwasher
 - ~ Integrated microwave
 - ~ Integrated washing machine
- (Note: appliances available where kitchen layout allows)

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

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

Plumbing:

- ~ Outside 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
- ~ Recessed lighting
- ~ Light fittings
- ~ BT and TV points

Miscellaneous:

- ~ Turf to rear garden
- ~ Upgrade fencing to rear garden
- ~ Wardrobes
- ~ Fire and surround
- ~ Bathroom and en suite accessories

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.

Making your move easier



PART EXCHANGE

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.



EXPRESS MOVER

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 as well as paying your estate agents' fees.



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



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.

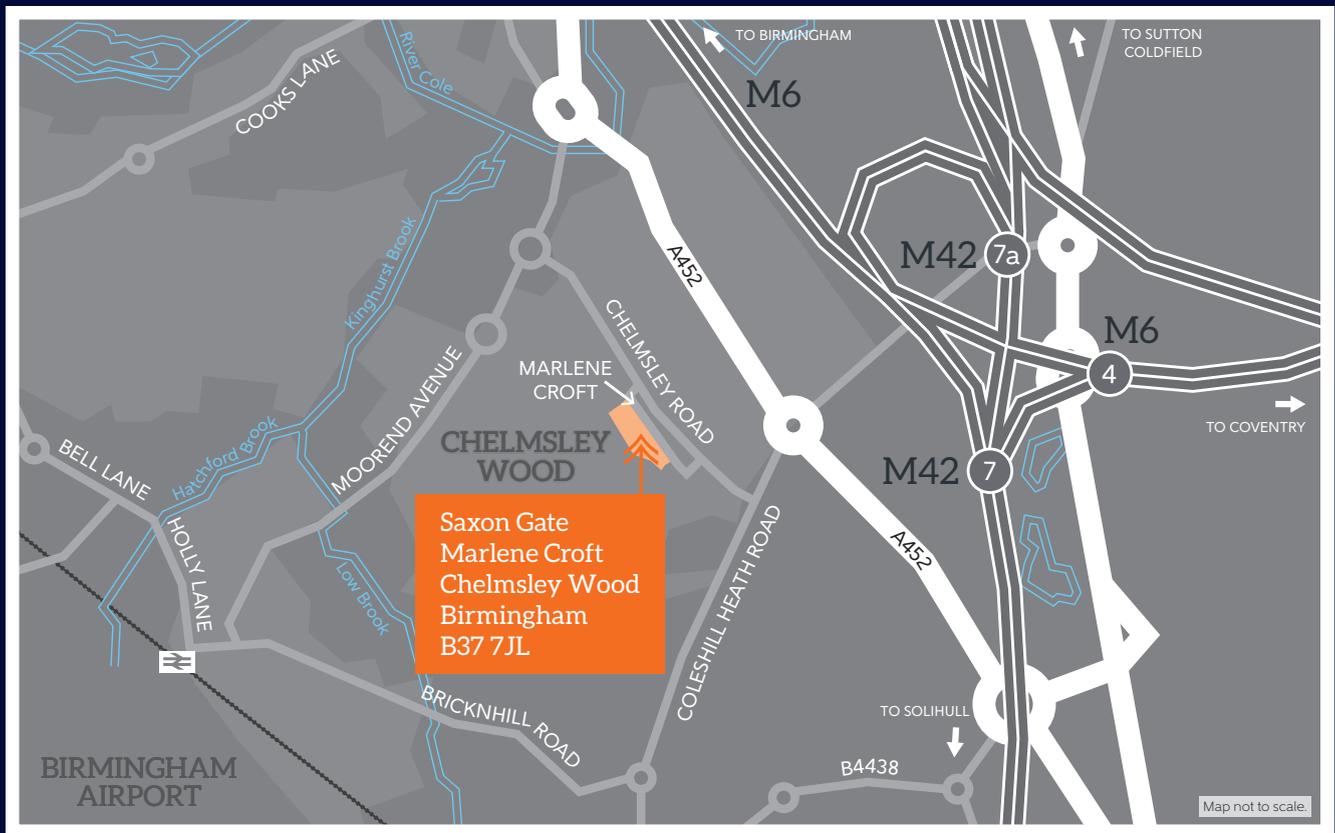
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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, 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.

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