

Sherwood Gate

Hucknall

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 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



Stylish Homes in Linby

Welcome to Sherwood Gate in the parish of Linby. Whether you are looking for five double-bedrooms with two en suite, a design with separate study/family room, or three-storey home with a Master Suite retreat across the entire second floor, at Sherwood Gate you will find an impressive home, from the expansive open-plan kitchen and

breakfast room overlooking the garden to its energy-efficiency credentials. Linby is a real gem, a winner of Nottinghamshire's best-kept village of picturesque character, its distinctive brooklets, the Linby Docks, twinkling each side of the main street. Superbly positioned, it is also just eight miles north of Nottingham, with Junction 27 of the M1 five miles away.



Amenities, history, culture - they're all close at hand

Village life, from bell ringing to a traditional inn serving up a warm welcome and home-made food - meets a development designed for modern family living. There is a pre-school group, Leen Mills, Holy Cross and Beardall Fields primary schools, with senior Academies in the area. A mile away, Hucknall offers high street names from Boots to Wilkos, weekly market, eateries and watering holes, and Tesco Extra, with Morrisons three miles away in Bulwell. Nottingham brings city calibre shopping with John Lewis, the Intu Victoria and magnificent Exchange, together with a breadth of entertainment options at the Playhouse, Cineworld, and Showcase Cinema de lux.



Set in the Leen Valley and part of the scenic Hidden Valleys, Sherwood Gate is set in a landscape just waiting to be explored. Take the Linby Trail for woodland walks along well-marked footpaths or the national cycle route to Newstead Abbey with vistas from high spot The Ranges along the way.

The Abbey, poet Byron's ancestral home, is the place to relax in the sub-tropical, French or ornamental garden with its cascades, picnic by the lake, watch the peacocks and swans - and the seasons change from spring carpets of colours to the red and gold of Japanese maples in autumn. Bestwood Country Park offers 650 acres of open space, the area's coal mine past celebrated with the striking winding-engine house, now set in an oasis where water birds skim the lakes, and footpaths, cycle paths and bridleways cross the park.

The landscape also makes for excellent golfing with Leen Valley Golf Club's sloping fairways, brooks and ponds, Bulwell Forest Golf Club course renowned as the best winter playing course in the county, and Hollinwell, one of the finest examples of a traditional heathland course.

Enjoy days of faster paced action at Wheelgate Adventure theme park with its animal adventure zone, Robin Hood waterpark, and space travel in the Luna Launch Tower and Alien Galaxy Zone.

Everyday and getaway travel options are also excellent. Hucknall is the northern terminus for the Nottingham Express Transit tram system, the rail station is on the Robin Hood Nottingham to Mansfield line, and East Midlands airport is just 25 miles from home.



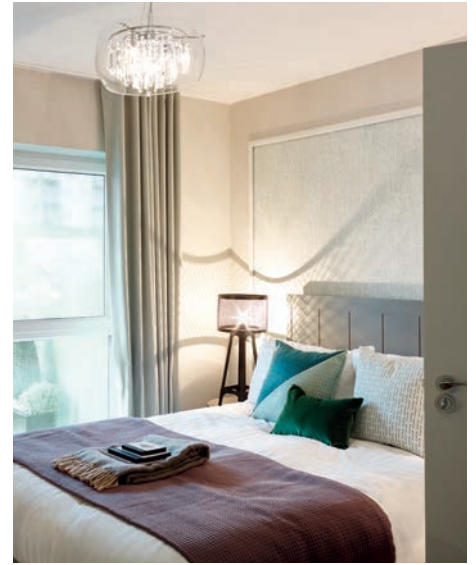
A place that inspired Byron and where sites of industrial heritage are now reclaimed by nature, Sherwood Gate is set in a landscape with a poetic beauty all of its own.



Sherwood Gate brings a truly elevated degree of luxury to each and every one of these exceptional homes.







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:

- ~ Zanussi integrated fridge/freezer
- ~ Zanussi integrated dishwasher
- ~ Zanussi integrated washer/dryer
- ~ Zanussi integrated washing machine
- ~ Integrated wine cooler
- ~ Earthstone/Silica work surfaces
- ~ Under cupboard lights
- ~ Upgrade single to double oven
- ~ Upgrade from 4 ring to 5 ring hob
- ~ Induction hob with touch controls

- ~ Roca double ended Gap bath
- ~ Roca clean rim toilet with soft close seat
- ~ Roca Gap comfort height toilet with soft close seat
- ~ Roca Luna mirrored cabinet
- ~ Roca Luna shelf unit
- ~ Mirror over bath

Electrical:

- ~ Burglar Alarm
- ~ In-built speaker system with ceiling speakers
- ~ Upgrade to chrome electrical points
- ~ Network ports

Tiling:

- ~ Amtico flooring
- ~ Ceramic tiling to walls and floors is available

Wardrobe:

- ~ Range of Hammonds wardrobes

External:

- ~ Electric garage door
- ~ Additional patio slabs
- ~ Conservatory package

Bathrooms:

- ~ Chrome heated towel rail by De'Longhi
- ~ Roca Debba drawer units

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

Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

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.



Backed by
HM Government

Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. 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%. Help to Buy is subject to eligibility and may not be available on this development. 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



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.

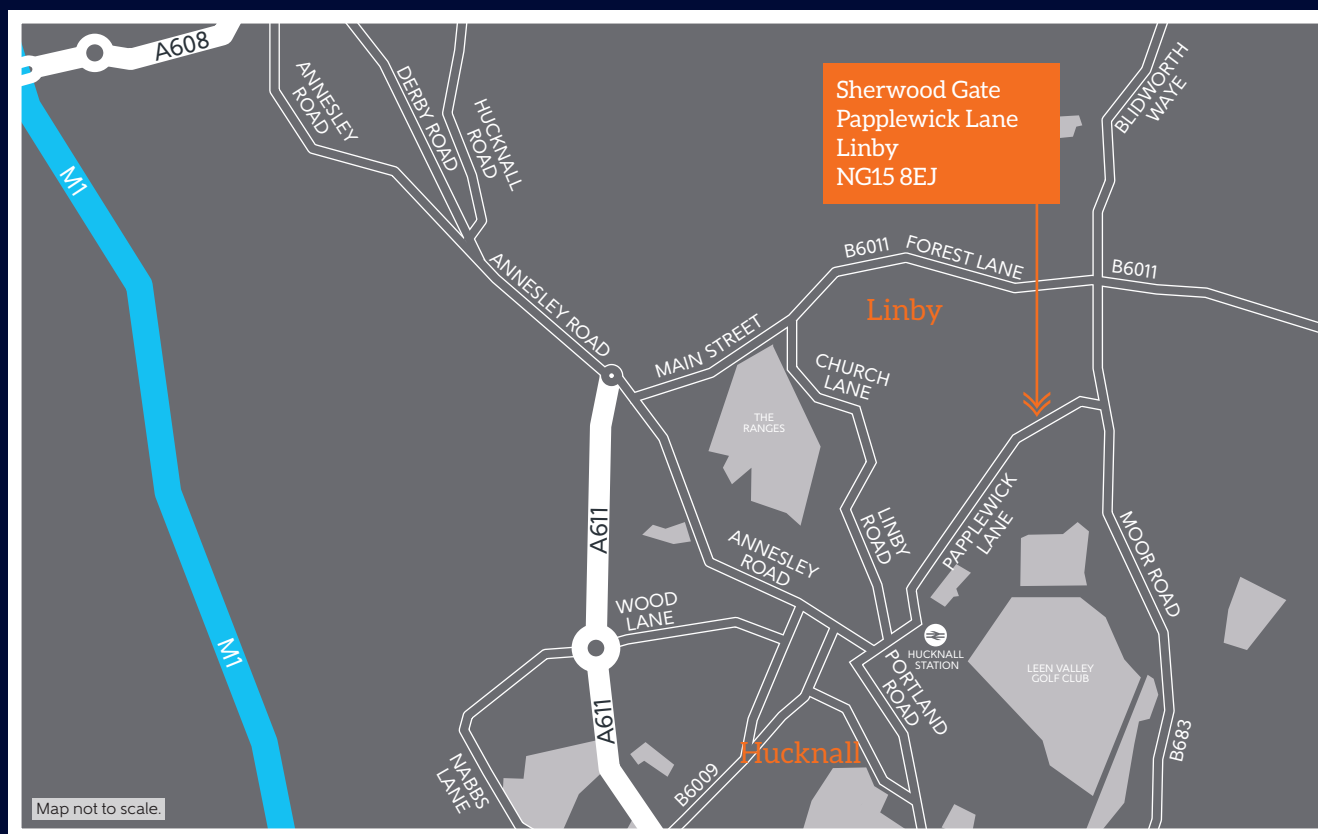
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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 demonstrate 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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