

# Oakwood

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Gartcosh

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](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.



Over  
**70**  
YEARS of QUALITY  
SINCE 1946





## A perfect place to call home

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Comprising an elegant collection of 3, 4 and 5 bedroom homes, in a range of terrace, semi-detached and detached house styles, Oakwood is sure to appeal to a wide audience, including families, commuters and first time buyers.

These attractive, traditional properties boast quality fitted kitchens and contemporary bathroom suites. Each home additionally presents a private rear garden, and a garage or allocated parking.





# Everything is on your doorstep at Oakwood

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Oakwood is a lovely development of 3, 4 and 5 bedroom homes located within a short walk of the vibrant village of Gartcosh, North Lanarkshire. The M73 is within close proximity providing access via the A80 to North Glasgow, Cumbernauld, Falkirk and Stirling and Southbound to South Glasgow, Hamilton and Motherwell. Edinburgh can also be reached via the A752. Gartcosh Train Station is within walking distance of Oakwood and offers direct services to Glasgow Queen Street, Cumbernauld, Falkirk Grahamston and to Edinburgh via Glasgow or Falkirk.



Residents of Oakwood needn't look far for amenities. Gartcosh is a short walk from the development and includes a small shopping precinct offering a good selection of both independent and high street stores. The new Gartcosh and Glenboig Community Growth Area scheme heralds an exciting period of growth for the area promising to provide an exciting range of brand new amenities. The plans include a community hub comprising retail, leisure and healthcare facilities.

The thriving city of Glasgow is just 9.5 miles from home and presents an unrivalled array of attractions along with breath-taking architecture and a collection of award-winning restaurants. As Scotland's largest city, Glasgow is well-known for its stylish and cosmopolitan atmosphere boasting a compelling arts scene, museums and world-renowned live music venues.

For residents who wish to experience the great outdoors, there are many picturesque rural areas in and around Gartcosh including the village's own nature reserve, home to a wide range of protected plants and animals. The reserve plays an important role in the community, not only as a hub of heritage conservation but as a peaceful retreat ideal for walking, relaxation and wildlife spotting.

The Seven Lochs Wetland Park is an exciting new Green Network project within walking distance of Oakwood. The park will comprise of 20 sq km of woodlands, greenery and lochs. With miles of walking and cycling routes, not to mention the fascinating Proven Hall, one of the areas oldest buildings, the park provides an enchanting range of things to see and do.

For families there are a selection of well-regarded schools in the area, including a primary school located within walking distance as well as a number of primary and secondary schools just a short drive from the development. Further education is provided by several prestigious universities within driving distance from Oakwood.





A lovely new development surrounded by scenic North Lanarkshire countryside with excellent transport connections and local amenities.







Computer generated image.

Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

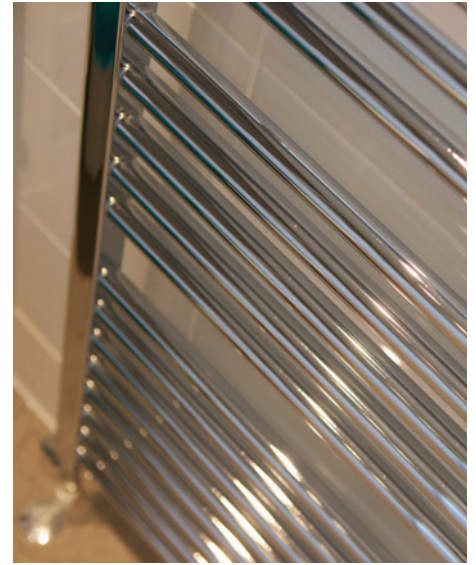


Discover a range of house styles  
with 3, 4 or 5 bedrooms. Each  
home at Oakwood is finished to  
our exacting standards.

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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:

- ~ Granite or silestone worktops
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Stainless steel appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler\*
- ~ Washing machine
- ~ Under-unit lighting

### Flooring:

- ~ Choose from carpets, vinyl or ceramic

### Tiling:

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

### Plumbing:

- ~ Heated towel rail
- ~ Electric shower

### Security:

- ~ Intruder alarms

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

### Miscellaneous:

- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas

All items subject to build stage.

\*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development or housetype 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

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## 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  
(Scotland)

## HELP TO BUY

### 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 £200,000.\*

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 15% of the value of your new home, which means that you only need to secure a 80% mortgage.

\* This amount may change. Please ask for further details.

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.



# 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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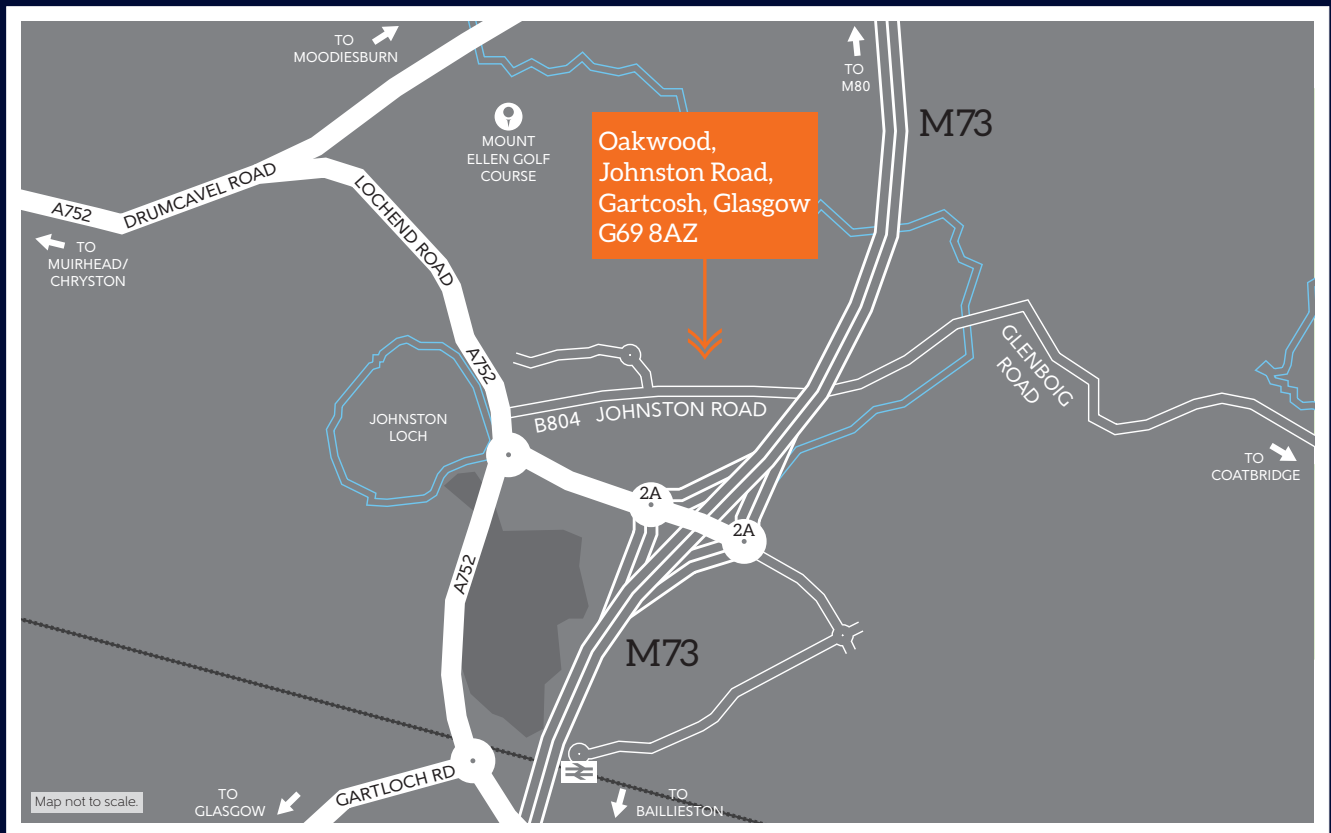
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YEARS of QUALITY  
SINCE 1946

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**