

Brackenhill Park

Hamilton

A collection of 3 and 4 bedroom 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

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



Computer generated image.

A perfect place to call home

Brackenhill Park is a charming development of traditional two-storey family homes boasting 3 and 4 bedroom properties with a high level of specification throughout. This elegant collection of homes will include a range of design features including fitted kitchens and contemporary bathroom suites.

Nestled in the outskirts of the thriving town of Hamilton, Brackenhill Park enjoys a rural location whilst benefiting from easily accessible amenities and transport links.

This sought-after location is likely to appeal to commuters, professionals and families alike.



Everything is on your doorstep at Brackenhill Park

Brackenhill Park is a charming development of attractive new homes in the highly-regarded town of Hamilton, nestled in the heart of South Lanarkshire. This development whilst benefiting from a rural location enjoys close proximity to nearby amenities as well as excellent local transport connections. The M74 is within easy reach providing access to nearby Glasgow and destinations southbound. Hamilton boasts excellent train links whose destinations include Motherwell, Glasgow and Lanark. Hamilton bus station offers services to the surrounding area as well as destinations further afield. For International travel, Glasgow International Airport is easily accessible via the M74 and M8 motorways .



The historic town of Hamilton boasts a wide variety of shopping across four main areas; the Regent and New Cross shopping centres, Quarry Street and the newly developed town square which is situated in the old grounds of Hamilton Palace. Additionally Hamilton has a wide selection of restaurants offering a variety of cuisine as well as a good range of bars and cafés.

The town boasts a long and fascinating heritage with several iconic landmarks within close proximity of Brackenhill Park. Hamilton's oldest surviving building is now a five-star museum and award-winning visitor attraction. This stunning historic building provides an appropriate backdrop to learn about the fascinating local history of South Lanarkshire. The refurbished Hamilton Town House in Cadzow Street is a library and first rate theatre venue for arts, music and comedy.

In keeping with Hamilton's beautiful rural surroundings, there are a number of breath-taking country parks in the area which are ripe for exploration. Two miles from the town centre lies Chatelherault Country Park, home to the ruins of Cadzow Castle, whilst Strathclyde Country Park presents the remains of a Roman fort and bath house. Adjoining the park, M&D's unique theme park hosts dozens of thrilling rides, along with Scotland's only indoor tropical rainforest.

Residents will be able to enjoy the excellent sports facilities in the area, from the tennis courts and football pitches at Hamilton Palace Sports Ground to the Water Palace leisure centre and ice rink for curling.

Brackenhill Park is ideally located for families boasting a number of well-regarded local primary and high schools within easy access of the development.



Brackenhill Park offers residents a rural location whilst also providing excellent links to local amenities and road connections to East Kilbride and Glasgow.

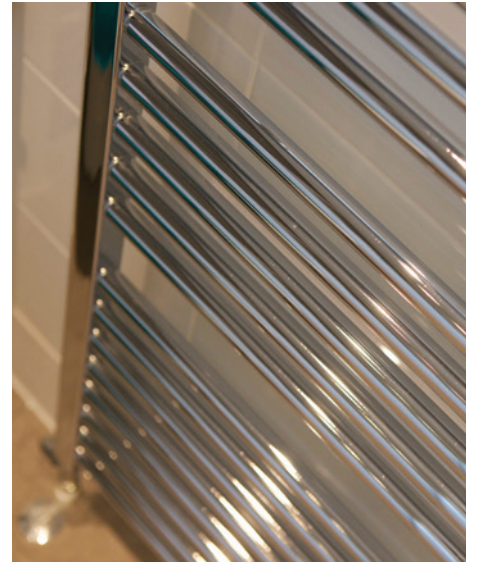




Typical Bellway streetscene. Computer generated image. Please note Photo Voltaic (solar) panels shown above are indicative only. The location and number of panels are dependent on plot orientation. Please see Sales Advisor for details.

Discover a range of house styles
with 3 or 4 bedrooms. Each home at
Brackenhill Park 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:

- ~ 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:

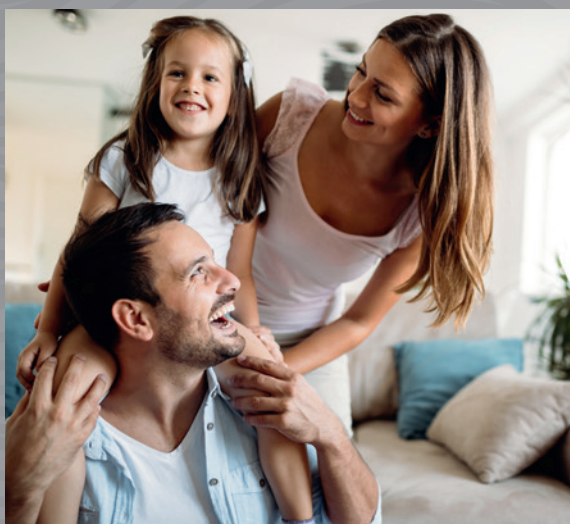
- ~ Landscaped gardens
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas
- ~ Decorative glazing to front door

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

Buy with just 5% deposit with Help to Buy



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 an 80% mortgage.



Supported by the Scottish Government
 Scottish Government
Riaghaltas na h-Alba
gov.scot

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

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.



With Help to Buy (Scotland) Affordable New Build scheme, homebuyers with a minimum of 5% deposit can receive an interest free equity stake of up to 15% of the value of their new home from the Scottish Government, which can be repaid at any time, leaving only an 80% mortgage to secure with a lender.

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.

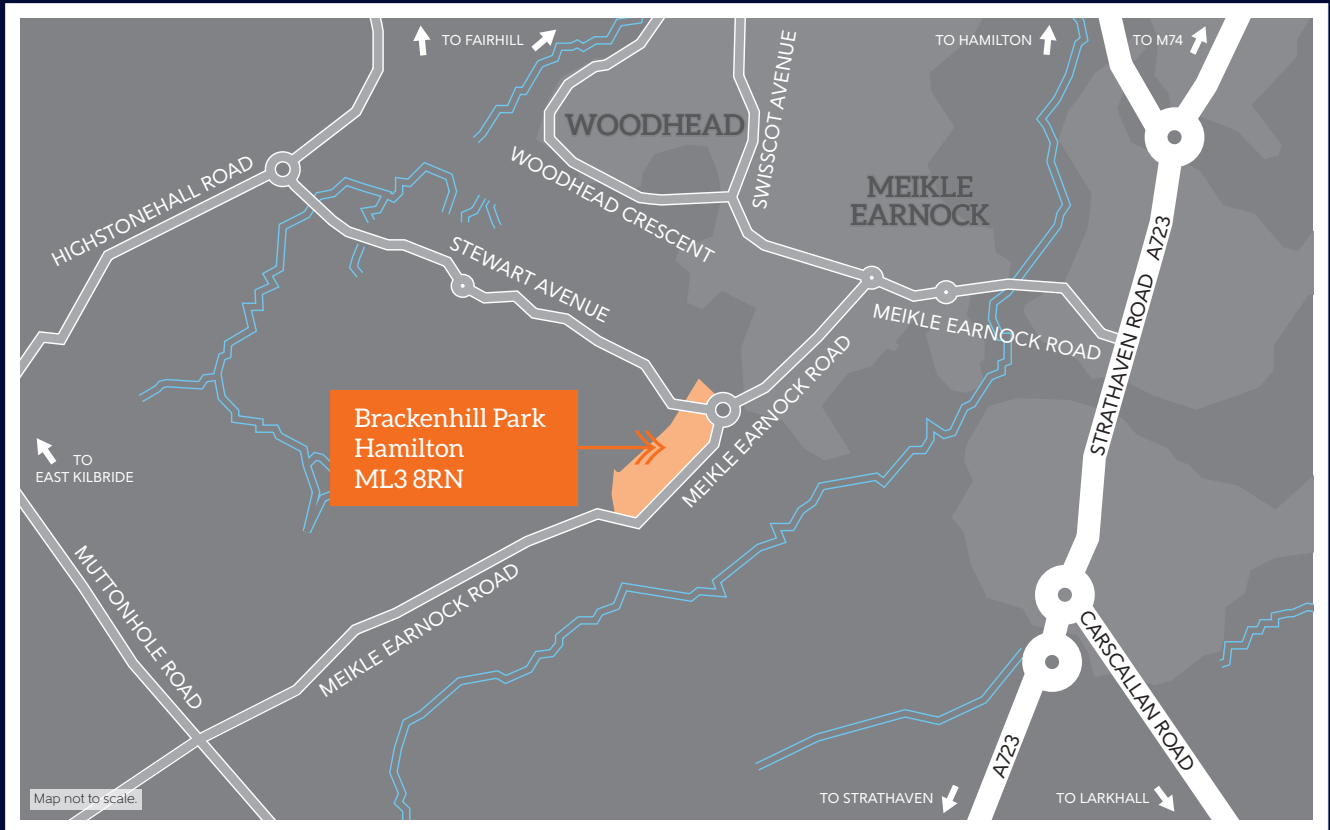
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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