

Copthorne Keep

Shrewsbury

A collection of 1, 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 75 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.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



A perfect place to call home

Copthorne Keep is a development of new homes in Shrewsbury, which enjoys an historic location on the site of the former Copthorne Barracks. Situated within easy walking distance of the town centre, residents are ideally placed to take advantage of this beautiful and historic town packed full of amenities in addition to excellent transport links.

These lovely homes, built to the highest standard, encompass a range of features including en-suite bathrooms, open-plan living spaces and contemporary fitted kitchens. Built in a range of styles, these 1, 2, 3 and 4-bedroom homes will appeal to first-time buyers, families and professionals working locally, or commuting to Telford, Stoke-on-Trent or Birmingham.



Everything is on your doorstep at Copthorne Keep

Ideally located, Copthorne Keep is just a short ten minute car journey from central Shrewsbury. On foot, the town centre can be reached in around 20 minutes. The A5 for Telford and the M54 is situated less than two miles from the development. The A53 for Stoke-on-Trent and Newcastle-under-Lyme can be reached in around 15 minutes. The nearest railway station to Copthorne Keep is Shrewsbury, approximately one mile away; the station provides direct services to destinations including Birmingham New Street, Manchester Piccadilly and Cardiff Central. The journey to Birmingham New Street takes under an hour.

Shrewsbury itself boasts a fantastic array of local amenities including excellent shopping opportunities. The town centre is home to several malls and an eclectic range of independent shops. The Darwin and Pride Hill shopping centres both incorporate a choice of high street stores and cafés, while The Parade is home to a number of unique local retailers. Many interesting boutiques and specialist shops can also be found in Shrewsbury's 'shuts' - the network of alleys and passageways that criss-cross the town centre - and along Wyle Cop, a steep, winding street which is renowned for its independent brands.



Shrewsbury's food scene celebrates the diversity of rural Shropshire's produce, with eateries such as Csons, Riverbank Bar and Kitchen, which overlooks the River Severn, and upscale dining restaurant The Walrus each offering menus crafted with local and sustainable ingredients.

Nearer to home, there is a small supermarket situated around half a mile from Copthorne Keep; a larger supermarket can be found about five minutes' drive away at Meole Brace Retail Park, alongside a selection of retail stores and casual eateries.

Shrewsbury boasts a rich culture, hosting numerous arts and music events. The annual Shrewsbury Folk Festival draws thousands of visitors to the town each summer, and presents dozens of acts from across the UK and around the world. The Darwin Shrewsbury Festival, which takes place each February, celebrates the life of the naturalist who was raised in the town, through a varied programme of entertainment.

The town benefits from a 29-acre park on the banks of the River Severn: The Quarry, which plays host each year to the Shrewsbury Flower Show. For children, there is a large play area and water park. Nearby Theatre Severn is the town's foremost performing arts venue. Additionally, Shrewsbury benefits from an independent cinema located in the heart of the town centre.

For sports fans, the home ground of Shrewsbury Town FC is located less than 10 minutes' drive from Copthorne Keep. Meole Brace Golf Course is situated nearby; keen golfers will also find Shrewsbury Golf Club around six miles from the development.

Families at the development will find several well-regarded primary, secondary and independent schools in the surrounding area. For younger pupils, St George's Junior School is situated a few minutes' walk away, while Oxon CE Primary School can be reached in about five minutes by car. Radbrook and Coleham primary schools are approximately two miles from the development.

Older students are served by The Priory School and the independent Shrewsbury School, both of which are located five minutes' drive away, and Meole Brace School, around two miles from the development.

Shrewsbury College provides a range of courses from sixth form to university level, and has three campuses around the town. University Centre Shrewsbury provides undergraduate and postgraduate degrees in a variety of subjects.



Shrewsbury, surrounded by the River Sever, offers meandering streets teeming with listed buildings, independent boutiques and eateries and is within walking distance of Copthorne Keep. Coupled with fantastic transport connections, this lovely development is ideally located.

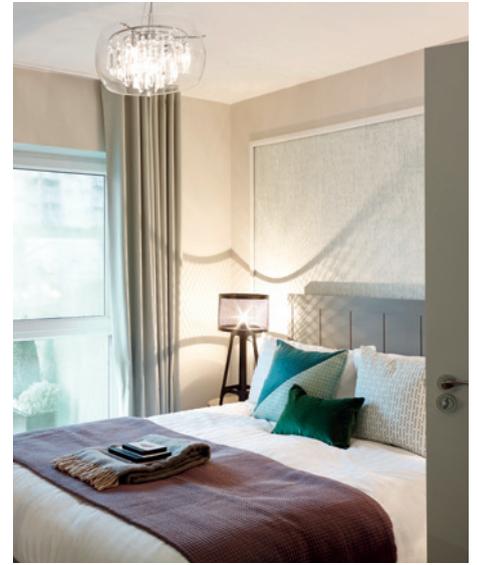




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Discover a range of house styles
with 1, 2, 3 or 4 bedrooms.
Each home at Copthorne Keep is
finished to our exacting standards.





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-in double oven or steam oven (where applicable)
- ~ Induction hob
- ~ 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
- ~ 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.

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.

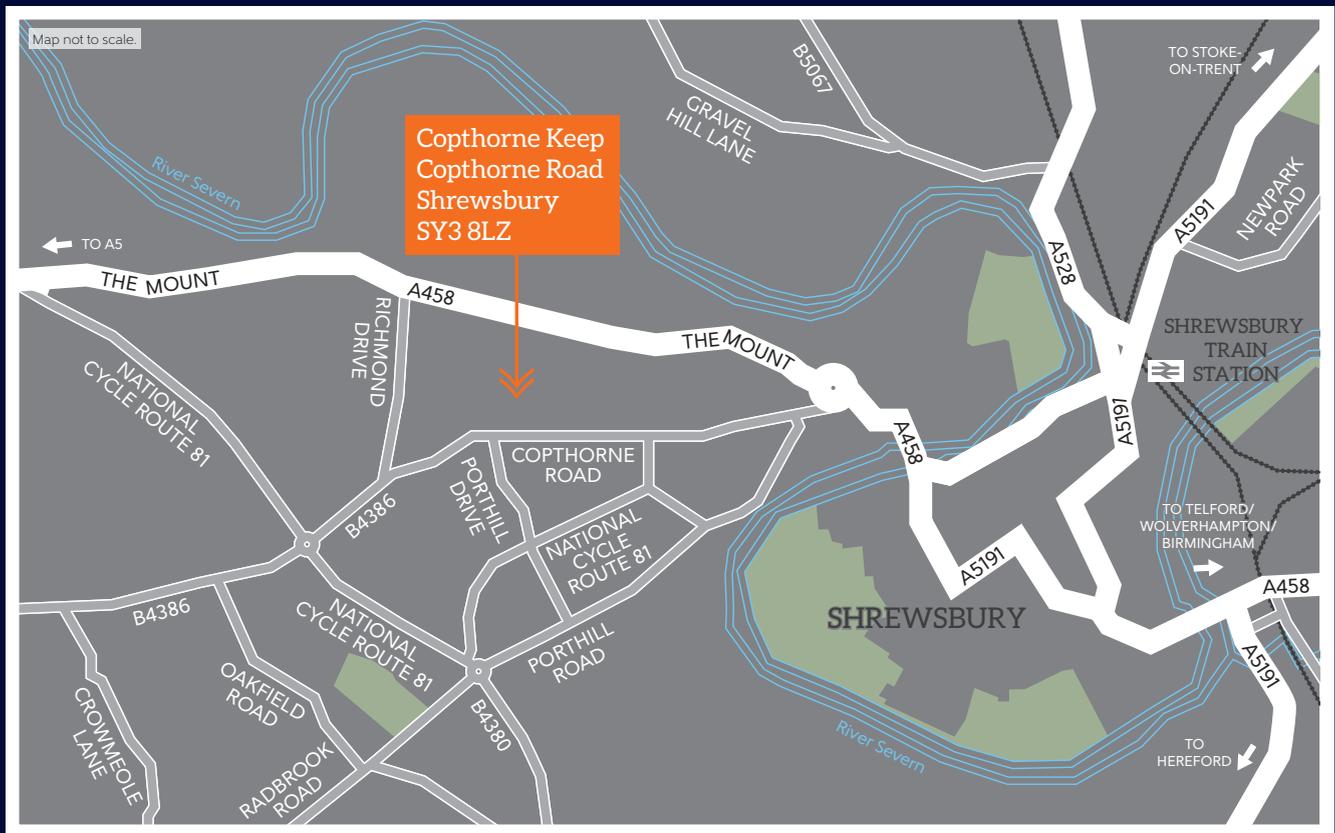
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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