

Brambleside

Bidwell West
Houghton Regis

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



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A prosperous lifestyle awaits

Brambleside is a contemporary collection of 2, 3 and 4 bedroom homes in the new settlement of Bidwell West, Bedfordshire. We have crafted a selection of homes that offer a high specification, with every feature and detail carefully selected to reflect the evolving elements of many modern lifestyles, for the purpose of ensuring an enhanced quality of life and an

aspect of flexibility. You'll discover an excellent range of amenities in the towns of Dunstable and Leighton Buzzard, both just moments away. Brambleside is suited to a wide range of buyers; commuters will enjoy the excellent links into neighbouring towns and villages, whilst families will appreciate the impressive range of schools close to home.



Beauty and convenience at your feet

Brambleside is a new settlement located on the edge of Dunstable at Bidwell West Thorn. It will offer a broad range of housing, two new primary schools and a new local centre, comprising retail and open space that will include several new football pitches.



Boasting culture and heritage, Dunstable once provided brief respite to kings who travelled in and out of London. Local history is still well and truly alive in Dunstable, with a number of landmarks available to discover in the town, including Priory Church just an 11 minute drive from home, which is best known for where Henry VIII initiated his divorce from Catherine of Aragon.

If you enjoy eating out, you'll be pleased with the range of restaurants throughout Dunstable. Many local favourites are located just a short drive from Brambleside, offering authentic cuisines with warm and welcoming atmospheres, also having many bars and charming cafés to chose from.

Brambleside is also well positioned for active lifestyles. The newly completed Dunstable sports centre is your one stop shop for keeping fit, with its state-of-the-art gym and swimming pool. Golfers will appreciate the three golf clubs on their doorstep, including Dunstable Downs Golf Club on the edge of the Chiltern Hills in addition to Tileworth Golf Centre, both reachable in just under 15 minutes by car.

For education, choose from a number of well-regarded schools from pre-school through to further education. From Brambleside, both Luton and Milton Keynes are less than 30 minutes away by car. You can also be on the M1 in under 10 minutes, which provides direct access into North West London as well as Watford in just 35 minutes. For rail travel, Luton's railway station is just a 20 minute drive away, offering services to Bedford, Corby and Gatwick Airport. Luton Airport is just under 20 minutes away by car, providing flights to a number of destinations including Dublin, Belfast, Edinburgh, Paris and Madrid.



An amazing day out awaits at the popular ZSL Whipsnade Zoo, the largest zoo in the UK, just a 15 minute drive away in the Chiltern Hills.

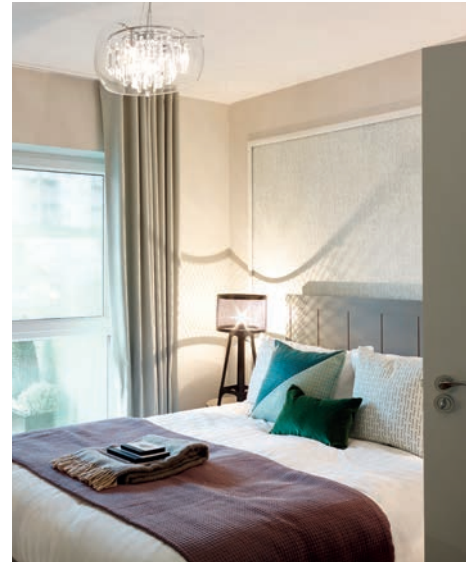




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Brambleside benefits from a blend
of contemporary and traditional
character, whilst being within easy
reach of both Dunstable and Luton.





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:

- ~ Upgrade to composite worksurfaces
- ~ Built-under double oven
- ~ Ceramic induction hobs
- ~ Integrated or freestanding appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washer/dryer
- ~ Washing machine

Flooring:

- ~ Choose from:
- ~ Carpets
- ~ Amitico
- ~ Ceramic tiles

Tiling:

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

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Light fittings
- ~ Additional Telephone and TV points

Miscellaneous:

- ~ Turf to rear garden
- ~ Wardrobes

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.

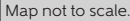
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

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.



Bellway