

Houlton Meadows

Rugby

A collection of 2, 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 straight forward 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.





A perfect place to call home

An exciting development of new homes in the semi-rural town of Rugby, complete with countryside views, excellent on-site amenities and convenient transport links to major commuter areas. This collection of 2, 3, 4 and 5-bedroom new homes forms part of an emerging residential community focused around a thriving village centre.

Built across a variety of styles and to the high Bellway standard, these homes present a variety of design features including open-plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms in addition to garages or allocated parking. These wonderful homes are sure to appeal to a wide audience of buyers including professionals and families.



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

Houlton Meadows is a collection of 2, 3, 4 and 5-bedroom homes in Rugby, which forms part of an emerging residential community focused around a thriving village centre. This exciting development offers residents the opportunity to become a part of a purpose-built village neighbourhood in the heart of Warwickshire, with plans to include a selection of shops, a café, a pub and other social spaces, all on site.

Commuters will delight in the area's convenient local transport connections, with easy access to major road links along with regular bus and rail services. A brand new link road will be completed by the end of 2018, offering a direct route into Rugby, while the M1, M6 and M40 are all within easy access of Houlton Meadows. Popular commuter areas such as Coventry, Leamington Spa and Leicester can be reached in around 30 minutes by car.



For travel by train, a new station is planned for completion by the end of 2018 which will allow direct routes to Birmingham, Northampton, the West Midlands and London. Just 3.5 miles away, the well-connected Rugby train station provides regular services into Crewe, Birmingham New Street and Leicester. International travel is provided by Birmingham airport, under 40 minutes away by car.

The market town of Rugby is just 3.5 miles from Houlton Meadows and is most famously known as the birthplace of rugby football. Steeped in history and home to an impressive literary and architectural heritage, Rugby presents its very own museum and art gallery, with several cultural trails dotted around the town.

An open market has been trading in The Rugby Town under Royal Charter since 1235. Positioned in the heart of the town centre and open three days a week the market offers a variety of goods and produce including fruit and veg, sweet treats, crafts, flowers and plants and day-to-day goods. In addition, Rugby high street offers a fantastic range of both independent retailers and high street brands.

Evening entertainment is equally well catered for, with award-winning restaurants, annual festivals and one of the top 10 amateur theatres in the country, all just a short drive from Houlton Meadows.

An excellent choice for families, Houlton Meadows will form part of a vibrant new community which features four village schools, covering both primary and secondary education. Areas of green space will be constructed throughout the development to encourage walking, cycling and sports, while a surrounding nature reserve and areas of peaceful woodland are ideal for wildlife spotting.

Bordered by an abundance of green countryside, Houlton Meadows boasts an enviable setting to enjoy the outdoors. Nearby Draycote Water is a reservoir and 21 acre country park which is popular for leisurely walks, water sports, fishing, nature trails and picnics. Just a short drive from Houlton Meadows, Swift Valley Nature Reserve covers 25 hectares of countryside and is home to an impressive array of wildlife along its canalside walking routes



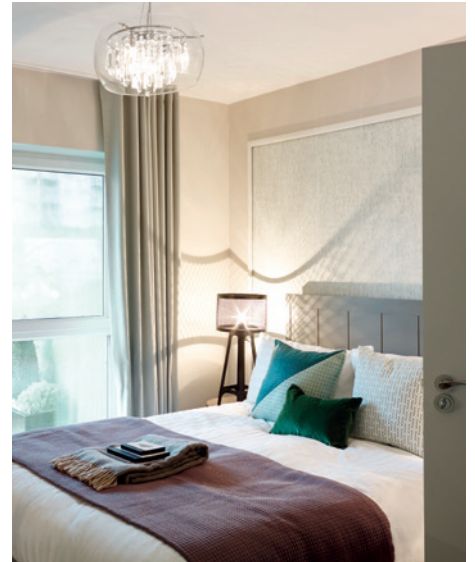
Countryside views, excellent on-site amenities and convenient transport links, these homes in the heart of Rugby are ideally located.





Discover a range of house styles
with 2, 3, 4 or 5 bedrooms.
Each home at Houlton Meadows 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:

Silestone and Earthstone worktops
Integrated appliances
Built-under double oven or steam oven (where applicable)
Ceramic/Induction hob

Flooring:

Choose from carpets, ceramics or Amtico

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
Electric powered garage door controls
Recessed lighting
Light fittings
BT 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



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.



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 current property.

A local estate agent will market your home at an agreed price, and we will pay the estate agent's fees for you.

You can trade up, down, or sideways and still use the scheme even if you do not live within the area.



Backed by
HM Government

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 £600,000.

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 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

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. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

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.

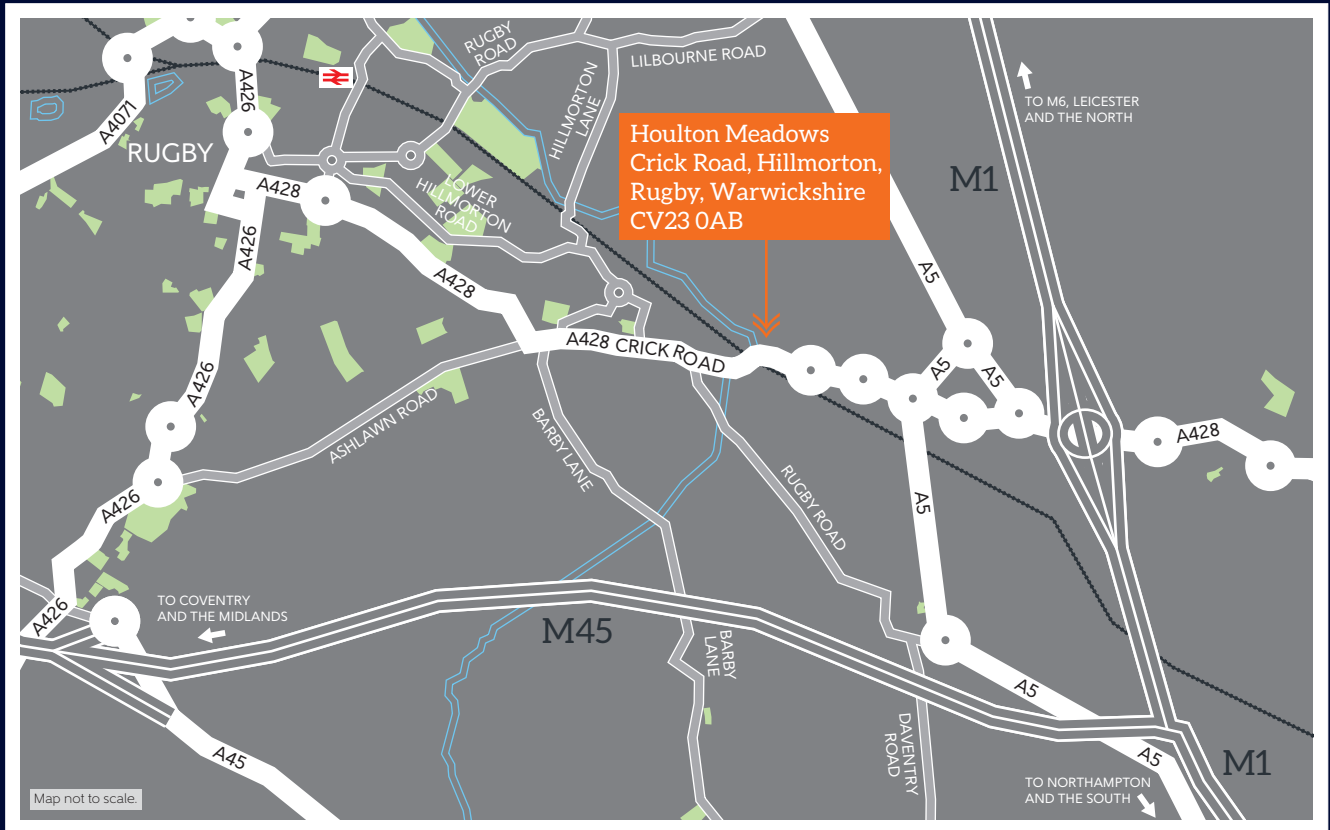
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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.

How to find us



Bellway Homes Limited
(South Midlands)
Ground Floor
1120 Elliott Court
Coventry Business Park
Herald Avenue
Coventry
CV5 6UB

Telephone: 02476 521 000
www.bellway.co.uk

Bellway