

Amblers Grange

Pocklington

A development of 2, 3, 4 and 5 bedroom houses



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.

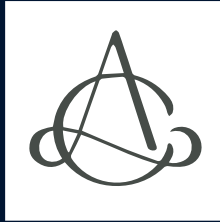
**CONSUMER
CODE FOR
HOME BUILDERS**

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



THE
ARTISAN
COLLECTION



**Almost 75 years of housebuilding expertise and innovation distilled
into our flagship range of new homes.**

Artisan traditions sit at the heart of Bellway, who for more than 70 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



Pocklington and beyond

Welcome to Amblers Grange, a collection of 2, 3, 4 and 5 bedroom homes in the market town of Pocklington.

Situated at the foot of the Yorkshire Wolds and finished to an impressive specification throughout, these homes are designed with everyday life in mind and offer a range of modern fixtures and fittings.

This development is ideal for a range of buyers, from families seeking a close proximity to well-regarded schools and countryside to those commuting to York or Hull.

The development is close to a range of amenities catering to everyday life, in addition to various shopping, dining and leisure opportunities.



A sought-after blend of town and country

Amblers Grange benefits from a selection of amenities right on the doorstep, with a post office, medical practice and several supermarkets all within just two miles of home. Pocklington also offers a range of dining opportunities, from restaurants and pubs serving British, Indian and Italian cuisines to cafés, bars and delicatessens. It's also an ideal place for the discerning shopper, with a blend of high street stores, well-known brands and independent retailers.



A further range of retail opportunities lie in the city of York, just a 28 minute drive away. Lining its famous cobbled streets are selections of designer labels, independent retailers, bookstores and antique shops.

The popular family attraction Allertorpe Lakeland Park is just under 10 minutes away by car. It offers a range of water activities including fishing, canoeing and sailing, in addition to an aqua park as well as camping.

Those leading active lifestyles can find their local leisure centre just a five minute drive away, offering a gym, swimming pool and a selection of sports clubs and fitness classes.

Avid golfers are welcomed at Kilnwick Percy Resort & Golf Club just a six minute drive from home, along with Allertorpe Park Golf Club just a seven minute drive away and Swallow Hall approximately 25 minutes away by car.

Families can find a range of schools on the doorstep. St Mary & St Joseph Primary School is just an 11 minute walk away and Warter Church of England Primary School is just an 11 minute drive away, with older students catered for at Woldgate School just a 20 minute walk away.

Amblers Grange benefits from impressive road and rail links. By car, Beverly is reachable in approximately 31 minutes, Hull in around 38 minutes and Scarborough in just under an hour. York Station is 26 minutes away by car, providing services that include Liverpool Lime Street, Leeds, Newcastle and London King's Cross.



THE
ARTISAN
COLLECTION



The Pocklington Circuit is a
popular walk that
runs around Pocklington
and through to the
neighbouring countryside.





THE
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Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality





Make your new home as
individual as you are

Additions

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, subject to build stage, 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.



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.

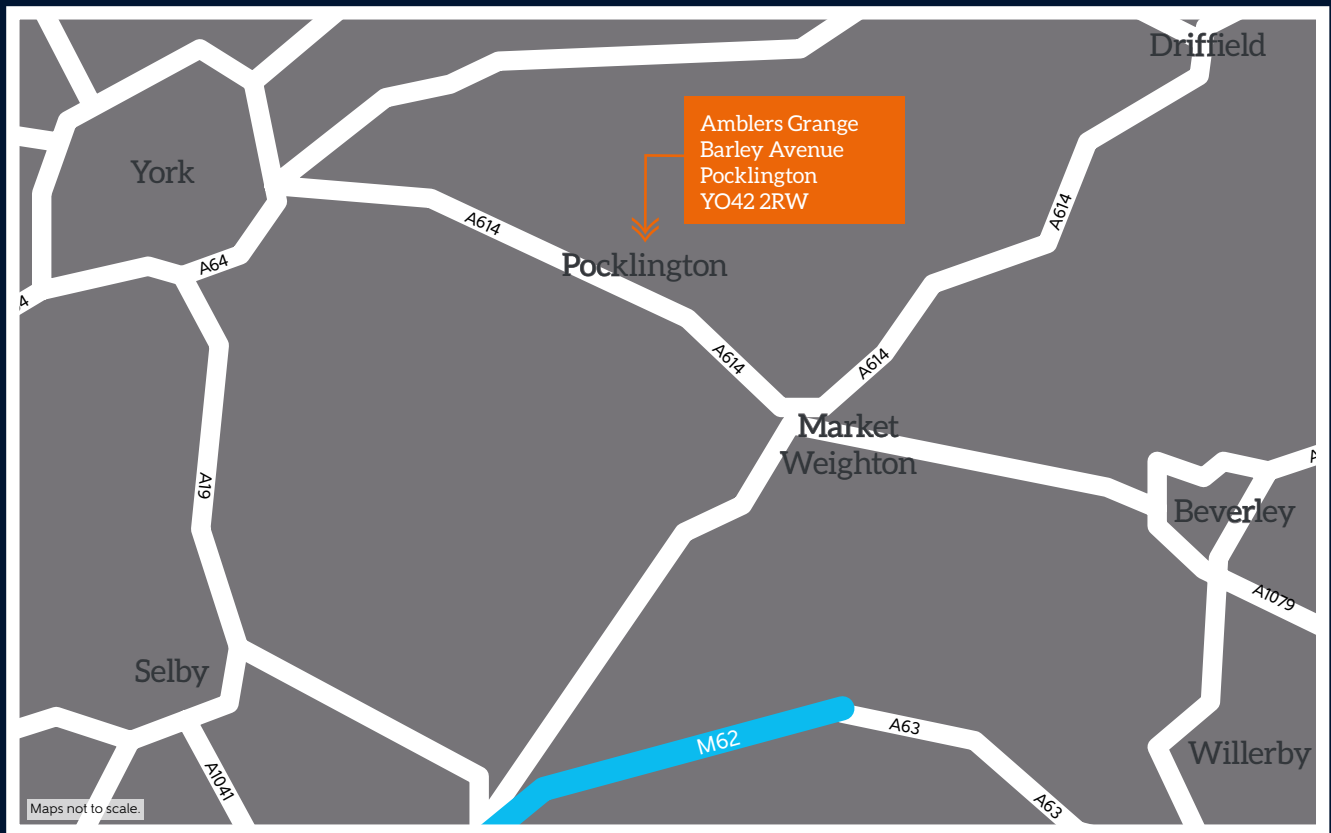
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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.

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