

# Abbey Heights

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Lower Callerton  
Newcastle upon Tyne

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

# 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**

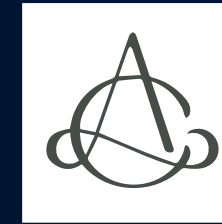
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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.**





## A place to flourish

Welcome to Abbey Heights, a new collection of homes nestled in the village of Walbottle, on the western outskirts of Newcastle. Consisting of 2, 3, 4 and 5 bedroom semi-detached and detached houses, the range of homes on offer is sure to attract a range of buyers wishing to lay down roots. Whether it's commuters working locally or further afield, families seeking

stellar schools, or first-time buyers looking to get on the property ladder. These homes further benefit from a close proximity to Newcastle, a vibrant city offering a range of shopping and dining options, world-class entertainment, rich arts and heritage, and a passionate culture of sport.



## One of the UK's friendliest cities at your fingertips



Tucked away in the village suburb of Walbottle, Abbey Heights truly enjoys the best of both worlds. Though it's away from the hustle and bustle of Newcastle's city centre, it's still well connected in the way of amenities. Within a 10-minute drive alone is a medical centre, community centre, post office, and a selection of banks, supermarkets, cafés, coffee shops, and bakeries. There's an impressive range of pubs in walking distance offering traditional pub fare, including The Engine Inn and The Percy Arms, both under an 8-minute walk from home.

For more special dining occasions, Newcastle's city centre is just under 10 miles away offering an incredible range of restaurants and eateries. The choice of cuisines includes Indian, Italian, Spanish, American and Mexican, whilst a cluster of far eastern cuisines like Japanese, Chinese, Thai and Korean are on offer in Chinatown.

Newcastle is a popular destination for shoppers, with high-street names at Eldon Square Shopping Centre and Northumberland Street. It's not short on things to do and see either. There's a vast range of entertainment venues, from modern state-of-the-art cinemas showing the latest blockbusters to heritage establishments offering diverse programmes of live music and performing arts.

Those leading active lifestyles can find West Denton Leisure Centre just a 7-minute drive away, offering a gym, swimming pool, sports hall and sauna. Avid football fans will be just a 15-minute drive from St James' Park, home to top flight club Newcastle United.

When it comes to education, Abbey Heights is ideally positioned within two miles of St John Vianney Catholic and Knop Law primary schools, whilst older children can attend Kenton School just a 10-minute drive away.

Abbey Heights is well-connected by both road and rail, benefitting commuters and explorers alike. By car, Hexham is just 25 minutes away, Durham is 35 minutes away and Darlington is reachable in under an hour. From Blaydon Station just a 12-minute drive away are services to Sunderland in 37 minutes, Hartlepool in about an hour.







THE  
**ARTISAN**  
COLLECTION

Crafted and finished  
to an enviable standard,  
every home at Abbey Heights  
boasts standout features.

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Computer generated image





THE  
ARTISAN  
COLLECTION

## 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

## PART EXCHANGE

### 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.

## HELP TO BUY

Backed by HM Government

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan scheme aimed at helping you purchase your new home.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an

## EXPRESS MOVER

### 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.

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 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.

# 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.

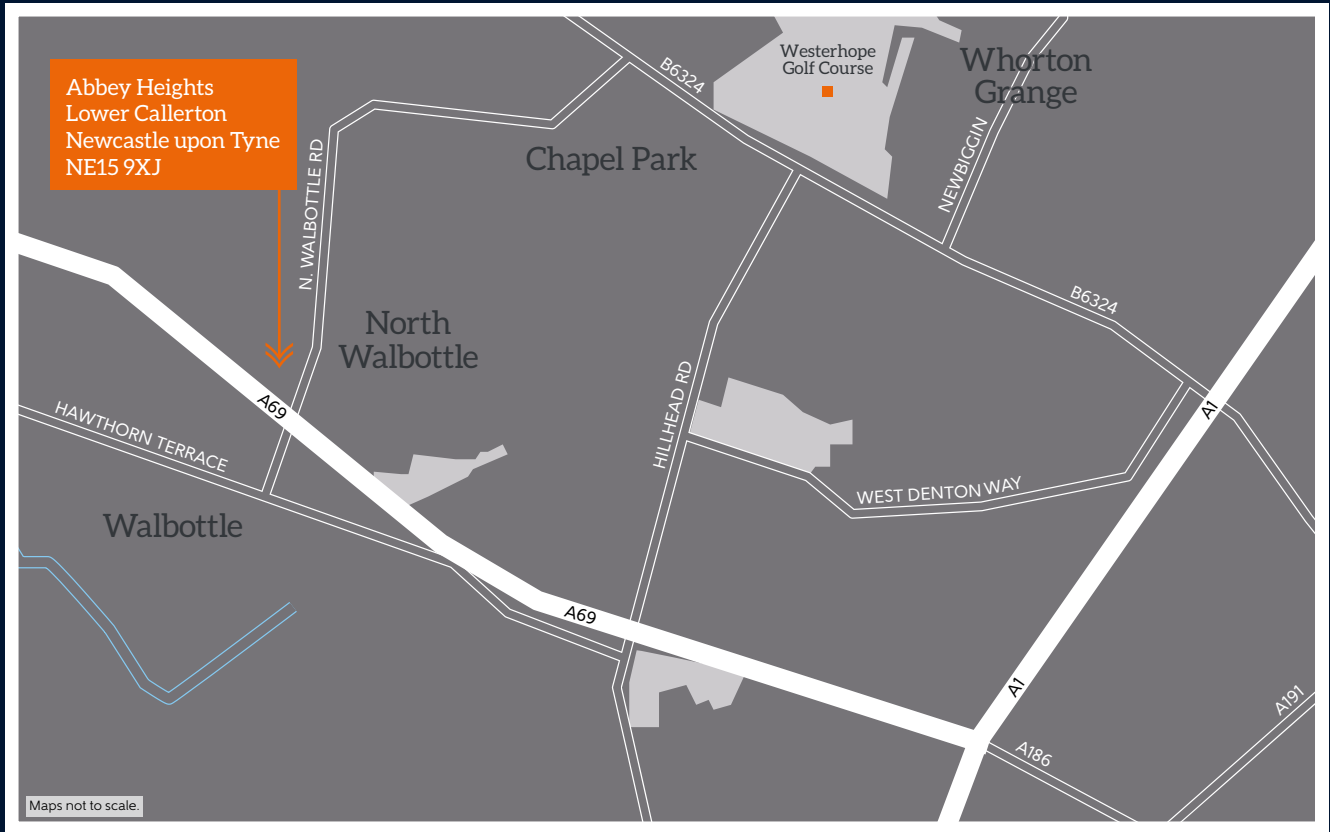
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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



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**Bellway**