

# Bellway at Linmere

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Houghton Regis

A collection of 2, 3 and 4 bedroom houses and  
1 and 2 bedroom apartments

**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.



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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.**



## Beautiful homes, ideally located

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This collection of 1, 2, 3 and 4-bedroom homes forms part of a desirable new residential community in the well-connected town of Houghton Regis. Bellway at Linmere features a range of contemporary new homes, bordering acres of landscaped parkland and within walking distance of a purpose-built school, on-site amenities and leisure facilities. Residents of this semi-rural neighbourhood

will also benefit from excellent transport links to key commuter areas, including London.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of design features including open-plan living spaces, contemporary fitted kitchens and bathrooms in addition to either garages or allocated parking to each property.



Houghton Regis town sign



The Crown, Houghton Regis

# Community, countryside and convenience on your doorstep

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Bellway at Linmere is a collection of 1, 2, 3 and 4-bedroom homes forming part of a desirable new residential community in the well-connected town of Houghton Regis. Residents will benefit from excellent transport links within the close surrounding area, frequent local rail services and a prime location within commuting distance of London. Luton, Dunstable and Milton Keynes are all less than 30 minutes away by car. The M1 is accessible in around 6 minutes, providing direct access into North West London. For international travel, Luton Airport is around 20 minutes away by car.



All Saints' Parish Church, Houghton Regis

Houghton Regis itself is a highly desirable area boasting a vibrant town centre. Offering a wealth of amenities alongside excellent family attractions and plentiful local shopping opportunities, Bellway at Linmere is ideally located. The town itself is served by the Bedford Square Shopping Centre and a large supermarket in addition to many neighbourhood shops, a wide range of local businesses, medical practitioners, library and a number of community facilities. All the facilities you could need for day-to-day life.

In addition, Bellway at Linmere is just a 10 minute drive from the centre of Dunstable. Boasting culture and heritage, Dunstable is alive with local history. If you enjoy dining out, Dunstable doesn't disappoint. There are a range of restaurants on offer catering to every taste in addition to numerous bars and charming cafés.

The local area is home to acres of open countryside, recreational parks and sports facilities. The Village Green, just a few minutes from home, is over seven acres of public open space and is the centre point for many recreational activities, community events and sporting fixtures. A play area offers exciting play equipment and a basketball court. In addition, Houghton Hall Park, just a 5 minute drive from home provides 42 acres of parkland, woodland and history to explore.

Bellway at Linmere is well situated for those who enjoy an active lifestyle. Houghton Regis Leisure Centre is within easy walking distance from home and offers a state-of-the-art gym, spinning and workout studios and a swimming pool in addition to badminton and squash facilities. Slightly further afield, residents will find the newly completed Dunstable Sports Centre boasting an excellent range of facilities.

Golfers will appreciate the three golf clubs on their doorstep, including Dunstable Downs Golf Club, positioned on the edge of the beautiful Chiltern Hills as well as Tileworth Golf Centre, both less than a 15 minute drive from home.

For education, choose from a number of well-regarded schools from pre-school through to further education facilities. Thornhill Primary School is just a 5 minute walk from home. Central Bedfordshire College can be reached in less than 10 minutes by car.



Stunning homes designed to embrace the community and beautiful surrounding countryside.



THE  
**ARTISAN**  
COLLECTION



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*

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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

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## 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

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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.

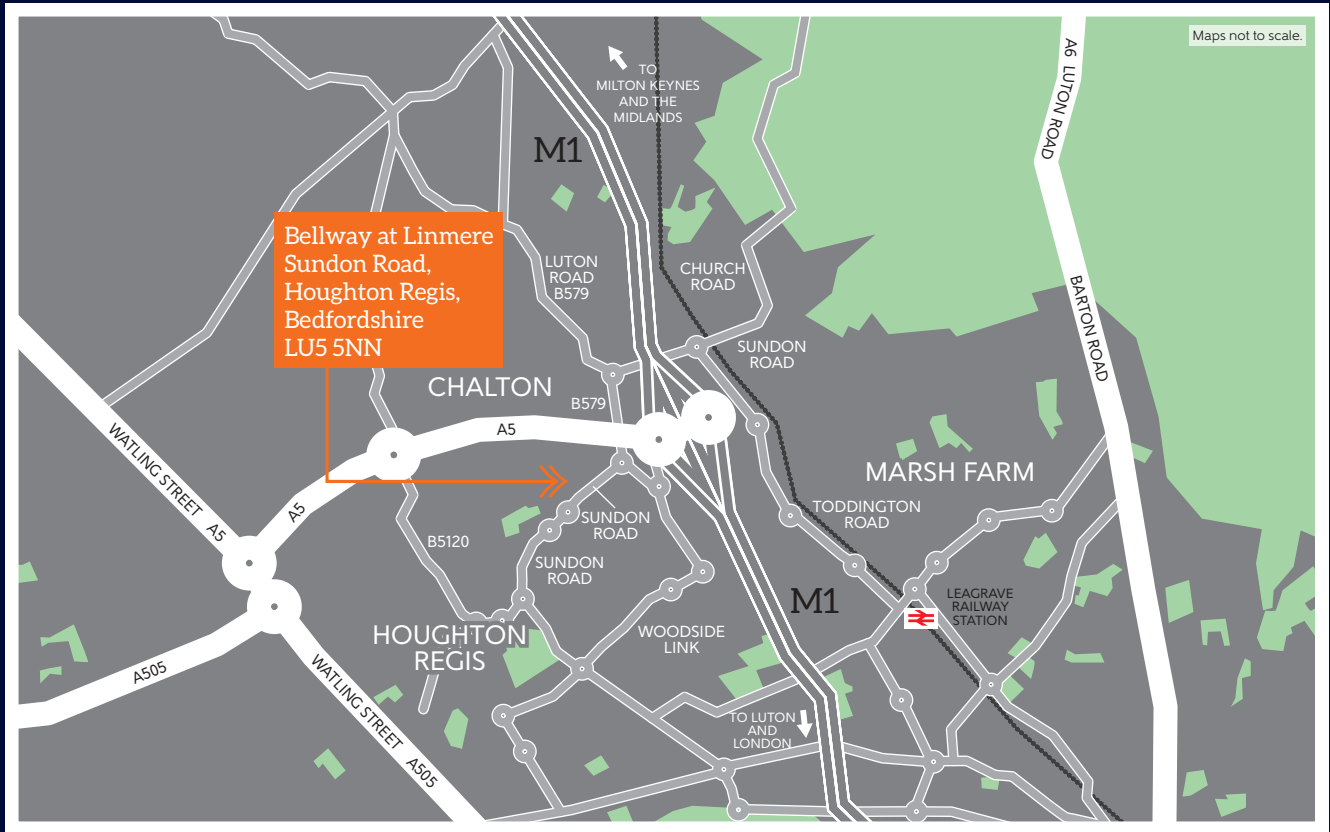
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Over **70**  
YEARS of QUALITY  
SINCE 1946

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  
(Northern Home Counties)  
Building 5  
Caldecotte Lake Drive  
Caldecotte  
Milton Keynes  
Buckinghamshire  
MK7 8LE

Telephone: 01908 364 200  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**