

Alder Gate

Helensburgh

A collection of 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 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



Computer generated image.

A perfect place to call home

Alder Gate is a lovely development of 3, 4 and 5-bedroom homes in the charming coastal town of Helensburgh, nestled on the north bank of the River Clyde. These attractive new homes will benefit from plentiful local amenities, shopping facilities, and nearby family attractions, as well as excellent transport connections and well-regarded

schooling in the close surrounding area.

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



Everything is on your doorstep at Alder Gate

Alder Gate benefits from good local road links and excellent public transport services providing connections to neighbouring areas of interest. The well-connected Helensburgh town centre is just 1.5 miles from Alder Gate, and can be reached within a 4-minute drive via Cardross Road (A814). Glasgow city centre can be reached in around 45 minutes by car, via the major M8 motorway. Alder Gate is served by Helensburgh train station, just 1.5 miles away. The station provides regular services to Edinburgh which pass several major destinations en route. Those requiring international travel will find Glasgow Airport just a 30-minute drive from Alder Gate.

The charming coastal town of Helensburgh nestled on the north bank of the River Clyde, promises a wealth of leisure opportunities, boasting stunning Victorian architecture, picturesque public parks and enlightening historical attractions.



The popular Helensburgh Golf Club is just two miles from Alder Gate and promises a varied course to suit all abilities. This tranquil setting boasts spectacular views over the Clyde Estuary to the south, as well as Loch Lomond and the Trossachs National Park to the north.

Just a 10-minute drive from home, Hermitage Park presents over 11 acres of formal gardens, maintained bowling lawns and landscaped fields. This elegant park is also home to a fascinating historic mill, a war memorial and a commemorative statue of John Logie Baird, the inventor of the television and former resident of Helensburgh.

Residents of these new homes in Helensburgh will find an excellent range of retail opportunities, with the nearest supermarket on your doorstep. Just a short drive from home, there are a number of high-street chains, independent stores, locally-run businesses and commercial services.

This charming coastal town presents a tempting array of eateries, with everything from pavement cafés and al fresco dining, through to traditional country pubs and exclusive dining venues. Within a 5-minute drive of Alder Gate, residents will find an enviable restaurant circuit at the heart of Helensburgh, with venues including stylish restaurants and bars, stunning Scottish steakhouses and seafood bars.

Those who wish to take advantage of the area's beautiful local produce, may enjoy a visit to Helensburgh's weekend market, held on the second Saturday of each month. Here, residents will find an impressive display of fresh fruits and vegetables, meat, seafood and local cheese, as well as homewares, clothing and artisan gifts.

An ideal setting for family life, Alder Gate benefits from a number of well-regarded schools in the local area, covering primary through to higher education. Younger children will find four popular primary schools within a 5-minute drive, including Colgrain Primary School, St Joseph's Primary School, John Logie Baird Primary School and Hermitage Primary School. Older students are catered for by the highly-rated Hermitage Academy - the largest secondary school in Argyll and Bute - at just a few minutes' walk from Alder Gate. Those pursuing further study will find the University of Glasgow located around 45 minutes away by car.



Excellent amenities and transport links await at Alder Gate.

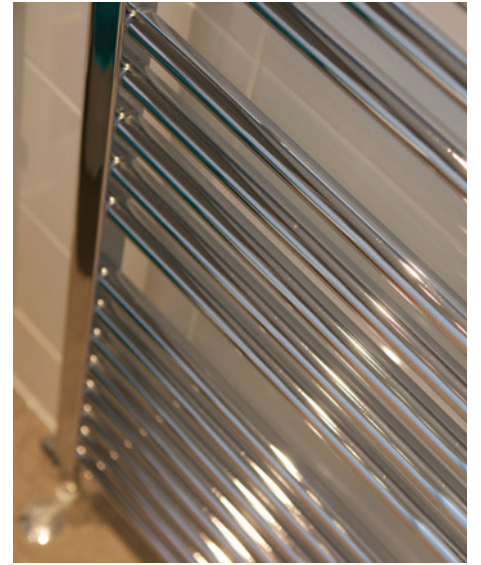




Typical Bellway streetscene. Computer generated image.

Stunning 3, 4 and 5-bedroom homes located in a charming coastal town, built to the exacting Bellway 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:

- ~ Granite or silestone worktops
- ~ Integrated appliances
- ~ Built-under double oven (where applicable)
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Wine cooler*
- ~ Washer dryer
- ~ Under-unit lighting

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

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

Plumbing:

- ~ Heated towel rail
- ~ Electric shower

Security:

- ~ Intruder alarms

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points

Miscellaneous:

- ~ Fencing to rear garden
- ~ Wardrobes
- ~ White paint finish
- ~ Glazed internal doors
- ~ Oak finished doors
- ~ Full height mirrors over tiled areas
- ~ Rear turf

All items subject to build stage.

*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development or housetype 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 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 £200,000.*

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 15% of the value of your new home, which means that you only need to secure an 80% mortgage.



Supported by the Scottish Government
Scottish Government
Riaghaltas na h-Alba
gov.scot

* This amount may change.
Please ask for further details.

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.



With Help to Buy (Scotland) Affordable New Build scheme, homebuyers with a minimum of 5% deposit can receive an interest free equity stake of up to 15% of the value of their new home from the Scottish Government, which can be repaid at any time, leaving only an 80% mortgage to secure with a lender.

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 illustrate 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
(Scotland West)
Bothwell House
Hamilton Business Park
Caird Street
Hamilton
ML3 0QA

Telephone: 01698 477 440
www.bellway.co.uk

Bellway