

# Hollytree Walk

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Colchester

A collection of 2, 3 and 4 bedroom houses



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 75 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.

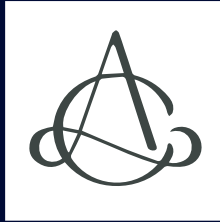


Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



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Over **75**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



**Over 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 75 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.**



## The ease of modern living

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Welcome to Hollytree Walk, a new collection of 2, 3 and 4 bedroom homes nestled on the outskirts of Colchester, Essex. With homes available in a choice of styles and sizes, this development is ideal for a range of potential buyers. Families will appreciate the number of well-regarded schools nearby in addition to first-time buyers looking to get

on the property ladder. Professionals commuting to Colchester, reachable in around 10 minutes by car, and further afield can take advantage of the excellent road and rail links as well. Residents will be ideally placed close to many amenities catering to everyday life, along with Colchester's shopping, dining and entertainment opportunities.



Tiger from Colchester Zoo



Colchester Mainline Train Station

# Colchester: “Britain’s First City”

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Colchester is never short on things to see and do, with it being home to a wide range of attractions suitable for every member of the family. Colchester Castle is just 10 minutes away by car, with its well-maintained grounds and surrounding park, whilst Colchester Zoo is just a 20-minute drive away, which is home to over 260 species of animals.

There are plenty of opportunities for golfers, who can take advantage of the choice of clubs and courses close to home. The well-regarded Colchester Golf Club is just a 15-minute drive away, with Playgolf also just a 15-minute drive away offering an 18-hole course, in addition to mini golf and foot golf.



With Colchester’s town centre reachable in under 15 minutes by car, the development is within easy reach of various post offices, supermarkets, banks, medical centres, hairdressers and veterinary centres.

The town is also home to a variety of independent boutiques, high-street names and department stores across fashion, technology, footwear, health & beauty and food & drink. Dining opportunities are plentiful, with a choice of pubs, cafés, coffee shops and tea rooms in addition to chain and independent establishments offering cuisines including Mexican, Japanese, Thai, Greek and Italian.

Those leading active lifestyles can find a leisure centre just a five-minute drive away, offering a gym and a range of group fitness classes.

Families have an array of schools close to home, with Roach Vale and Parsons Heath primary schools both just within a 20-minute walk and Hazelmere Junior School just a 10-minute walk away for ages 7-11.

Students of ages 11-16 can then move on to Colchester Academy, with options for further and higher education nearby including Colchester Sixth Form, Colchester Institute and the University of Essex.

By car, Ipswich is 30 minutes away and both Braintree and Chelmsford are 35 minutes away, with Southend-on-Sea reachable in just over an hour. Colchester Station is just a 10-minute drive away providing services to Clacton-on-Sea, Ipswich, Norwich and London Liverpool Street.



THE  
**ARTISAN**  
COLLECTION



Computer generated image, please note boundary fence is omitted and image is subject to changes.

Hollytree Walk is created and built for modern living, from the open-plan living areas to the contemporary specification, with garages or allocated parking to all homes.

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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.



# 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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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**