

# Rose Meadow

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Northwich, Cheshire

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 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



## A perfect place to call home

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An appealing development of 3, 4 and 5-bedroom homes in the vibrant town of Northwich, Rose Meadow's enviable location is complemented by a range of local amenities and excellent transport connections. Residents can take advantage of the bountiful leisure opportunities as well as the surrounding Cheshire countryside.

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 Rose Meadow

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Rose Meadow is within commuting distance of both Chester and Manchester offering both convenient road links and regular public transport. Rose Meadow is eight miles from junction 19 on the M6 for the north, and 8.4 miles from junction 18 of the M6 for the south. Junction 11 of the M56 is 8.8 miles away which links Chester and South Manchester. Those travelling by public transport will find a bus stop a short walk from home with services offering routes to Northwich town centre, Davenham, Winsford, Middlewich, Sandbach and Crewe.

Northwich and Greenbank train stations, both around 1.5 miles away, provide services to Manchester Piccadilly (57 mins), Knutsford (11 mins) and Chester (33 mins). For those requiring international travel, Manchester airport is less than 30 minutes away by car.

For everyday conveniences, Northwich boasts a thriving shopping area with a pleasant pedestrianised high street and bustling market hall. Here, shoppers will find a great mix of brand name stores, independent boutiques and specialist shops.



Northwich Artisan Market has become an institution in the town specialising in high-quality goods from award-winning traders. Held on the second Saturday of every month in the popular Witton Street shopping area, this extensive market presents everything from hand-made crafts to organic fruit and vegetables. Rose Meadow also benefits from a prime position close to a number of charming market towns.

The vibrant town of Northwich is home to some popular outdoor leisure pursuits which capture the beauty of the Cheshire countryside. The Northwich Woodlands located north of the town centre, is made of up nine fascinating countryside sites, covering 350 hectares of parkland.

Marbury Country Park is a beautiful public green space just over three miles from Rose Meadow, which links with the North Cheshire Way and a number of national cycling routes. The area is also popular with walkers, families and nature lovers, boasting wonderful waterside views, lime avenues and an orchard, alongside a fully-equipped children's play area to keep younger visitors entertained.

For everyday fitness, Northwich Memorial Court is less than a mile from the development on foot and is a popular leisure and entertainment venue. Here, residents will find a state-of-the-art gym, alongside two swimming pools and a varied fitness class timetable. The venue is also home to a large entertainment space which holds regular comedy nights, live music performances and theatre shows.

For families, there are a range of popular primary schools within close proximity of the development, including Leftwich Community Primary School, which is just five minutes away by car. Residents will also find the well-rated Kingsmead Primary School, Charles Darwin Community Primary School, and Witton Church Walk Church of England Primary School, all located around a mile from Rose Meadow. Secondary schools in the area are equally impressive, and also can be reached within a short drive. These include The County High School Leftwich (0.8 miles), St. Nicholas Catholic High School (0.8 miles) and Hartford Church of England High School (1.3 miles).

Those pursuing further study may consider one of the three award-winning universities within a 50 minute drive: the University of Chester, the University of Manchester and the University of Liverpool.



A wonderful development ideally located in the vibrant town of Northwich.





Discover a range of house styles  
with 3, 4 or 5 bedrooms.  
Each home at Rose Meadow is finished  
to our exacting standards.

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Make your new home  
as individual as you are  
*Additions*

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## 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 worktops
- ~ Integrated or freestanding washer/dryer or washing machine
- ~ Freestanding tumble dryer
- ~ Integrated dishwasher
- ~ Built-in double oven
- ~ Ceramic or induction hob
- ~ Integrated or freestanding fridge/freezer
- ~ Integrated microwave
- ~ Wine cooler

### Flooring:

- ~ Choose from carpets, vinyl or tiles

### Wall Tiling:

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

### Plumbing:

- ~ Heated towel rail
- ~ Upgraded shower

### Security:

- ~ Intruder alarms
- ~ Security lights

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket and light
- ~ Electric powered garage door controls
- ~ Dimmer switches
- ~ Light fittings
- ~ BT and TV points

### Miscellaneous:

- ~ Turfed back garden
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ Curtain/blinds package
- ~ Bathroom accessories
- ~ Fitted mirrors
- ~ Timber shed

All Additions subject to build stage.  
Please ask Sales Advisor for details

# 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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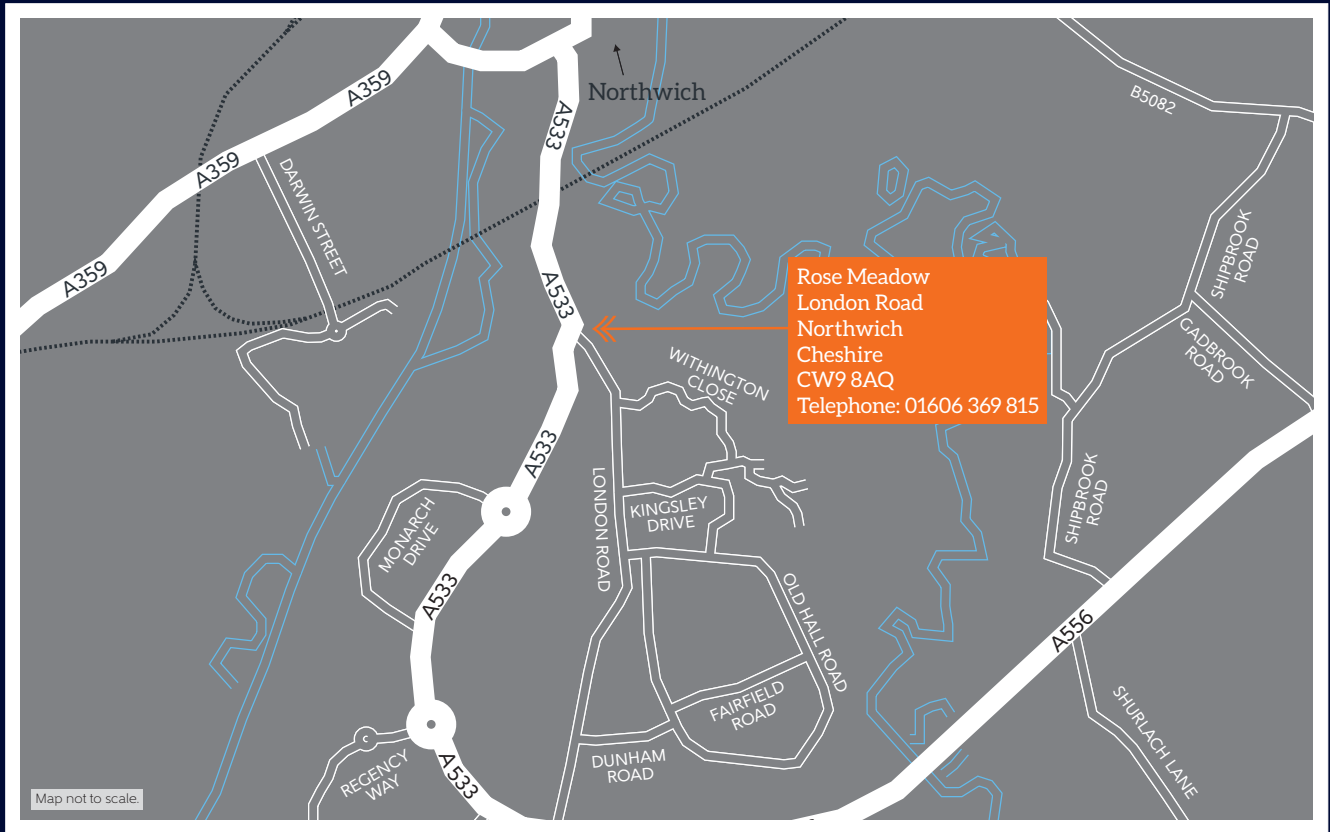
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YEARS of QUALITY  
SINCE 1946

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**