

Hawthorn Place

Wellingborough

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.



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.



Carefully crafted homes, ideally located

Hawthorn Place at Stanton Cross forms part of an exciting new community, just over two miles from the vibrant market town of Wellingborough. Boasting an elegant collection of 2, 3 and 4-bedroom homes, this attractive development enjoys close proximity to excellent local amenities, with plans to include on-site schools, shops, leisure facilities,

community centres and even a purpose-built country park.

The location perfectly complements the expertly designed and crafted homes presenting a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms.



Swansgate Shopping Centre, Wellingborough



Irchester Country Park, Wellingborough

Choose a fine quality of life in Hawthorn Place

Ideal for professionals and commuters, Hawthorn Place at Stanton Cross enjoys excellent transport links to surrounding towns and cities. Both the A45 and the A6 are within easy reach of the development, providing connections to Northampton and Milton Keynes, with journey times taking 20 minutes and 40 minutes respectively. Junction 15 of the M1 is 15.7 miles away. Wellingborough train station is less than one mile from the development and offers regular services to major commuter areas such as London, in less than one hour. For those requiring international travel, London Luton Airport is just under an hour from the development, by either road or rail. Alternatively, East Midlands airport can be reached in just over an hour's drive.



The Hind Hotel, Wellingborough

Residents of these attractive new homes will benefit from close proximity to a number of local amenities, as well as a good range of high street shops and major supermarkets within the town. Nearby Nene Court Shopping Village, just a 5-minute drive from Hawthorn Place, provides a local shopping experience with unique, independent and family-owned stores, restaurants and cafés. Further afield, Rushden Lakes Shopping Centre is under 10 minutes away by car and presents over 40 shops and restaurants, as well as a 14-screen multiplex cinema.

The large market town of Wellingborough is just a short drive away and is home to the impressive Swansgate Shopping Centre, as well as a bustling high street which offers all the brand names you would expect. The much-loved Wellingborough market is regularly held in the heart of the town, offering fresh local produce, clothing, homewares and artisan gifts.

As part of an innovative new community, Hawthorn Place at Stanton Cross offers plenty of nearby leisure attractions, including on site shops, community facilities and local centres. Outdoor pursuits are well catered for in the area with sites such as the breathtaking Stanwick Lakes Country Park, just a short drive from home. Internationally recognised for its bird life, this unique 750 acre nature reserve, located in the heart of the Nene Valley, offers something for everyone. There are extensive and imaginative play areas, open spaces, and designated walking paths that families, cyclists and nature lovers can explore at their leisure.

Active residents will benefit from close proximity to a number of popular gyms and sports facilities, such as the nearby Waendel Leisure Centre. This impressive complex contains a gym, swimming pools, fitness studios, a sauna and steam room, as well as an indoor cycling studio. A little further afield, Redwell Leisure Centre is a multi-purpose sports hall and squash courts centre, with a range of outdoor facilities including tennis, football, cricket and bowls.

Everyday entertainment can be found in Wellingborough town centre, just over two miles from the development. Here, residents will find historic churches, fascinating architecture, excellent shopping facilities, a racing track and even a local museum.

There are a multitude of schools close to Hawthorn Place at Stanton Cross, including Rowan Gate – for younger children – as well as the independent Wellingborough School, a mixed boarding and day school for students from 3 to 18 years. Older students will also find the well-regarded Sir Christopher Hatton Academy (2.5 miles) and Wrenn School (1.9 miles) close to home, while those pursuing further and higher education, may consider the popular Tresham College, for a wide choice of courses. Stanton Cross will also include two primary schools and a secondary school for children living in the new community.

Hawthorn Place offers a stunning collection of homes surrounded by local amenities and excellent transport links.





THE
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COLLECTION





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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.



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 **75**
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.

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