

Ladden Garden Village

Bristol

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

Bellway



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.

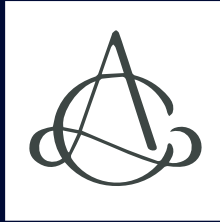
**CONSUMER
CODE FOR
HOME BUILDERS**

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 **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.



Computer generated image.

Carefully crafted homes, ideally located

Ladden Garden Village located in Yate, South Gloucestershire, will appeal to a variety of prospective homeowners, including first-time buyers and commuters looking to travel into nearby Bristol and Bath. The 2, 3 and 4-bedroom homes in Ladden Garden Village will be part of a stunning new community, with schools, shops and amenities also under construction.

Designed in a mix of styles to suit all lifestyles, these lovely homes are built to a high level of specification which includes modern fitted kitchens, open plan living areas and contemporary bathrooms. In addition, each home benefits from either garages or allocated parking.



Yate Shopping Centre.



Yate Countryside.

Choose a fine quality of life at Ladden Garden Village

Situated a little more than 10 miles north-east of Bristol, Ladden Garden Village can be reached within 15 minutes' drive of junction 18 of the M4, via the A432. Those who work in nearby towns and cities have plenty of choice when it comes to commuting, as Ladden Garden Village is located conveniently close to a variety of transport links. Yate train station, a little over 10 minutes' drive away from the development, provides services to Bristol, a 25-minute trip, and Gloucester, a 28-minute journey.



Chipping Sodbury Town Centre.

Residents of Ladden Garden Village with a vehicle are also able to travel quickly and efficiently by car, as both Bristol city centre and Bath city centre are less than 20 miles away.

Everyday items can be purchased easily by residents of Ladden Garden Village as there's a popular supermarket situated just 10 minutes away by car. For more in-depth shopping options, Yate town centre – little more than two miles away – affords residents with a range of possibilities, including Riverside Retail Park and Yate Shopping Centre.

Whether for families or otherwise, there's plenty to see and do in the areas around this development. Bristol and Baths' driveable distances open up a lot of possibilities and there's Yate closer to home.

Under three miles away from Ladden Garden Village is Chipping Sodbury Golf Club, an 18-hole course set at the foot of the Cotswold hills. Less than a 25-minute drive away from the development is Berkeley Castle – some parts of which date back to the 12th century – and estate, which can be toured throughout the year.

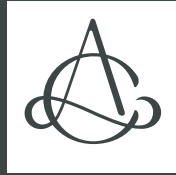
Around 30 minutes' drive away from the Ladden Garden Village is Avon Valley Adventure and Wildlife Park, where 80 acres of stunning countryside has been developed to include a huge range of children's activities, including quad biking, assault courses and an outdoor play area.

Yate is home to a range of highly regarded schools, so families seeking to make a home at Ladden Garden Village will be pleased with the options available. St Mary's CofE Primary School, St John's Mead CofE Primary School and St Paul's Catholic Primary School are all less than two-and-a-half miles away from the development.

Students of a secondary school age also have a number of possibilities, with both Brimsham Green School and Yate Academy less than 10 minutes' drive away from Ladden Garden Village. Higher education is also available nearby, as the University of Bristol and the University of Bath are less than 20 miles away.

A lovely collection of
beautifully designed 3 and 4 bedroom houses
and 2 bedroom apartments in an ideal location.





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COLLECTION



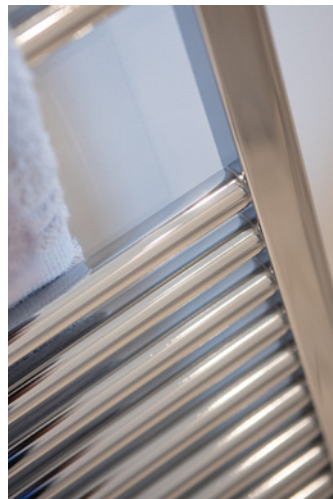


THE
ARTISAN
COLLECTION

Specification

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.



Making your move easier

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, with regional price caps on the value of the property you are able to purchase. Please talk to one of our sales advisors for full details.

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



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.

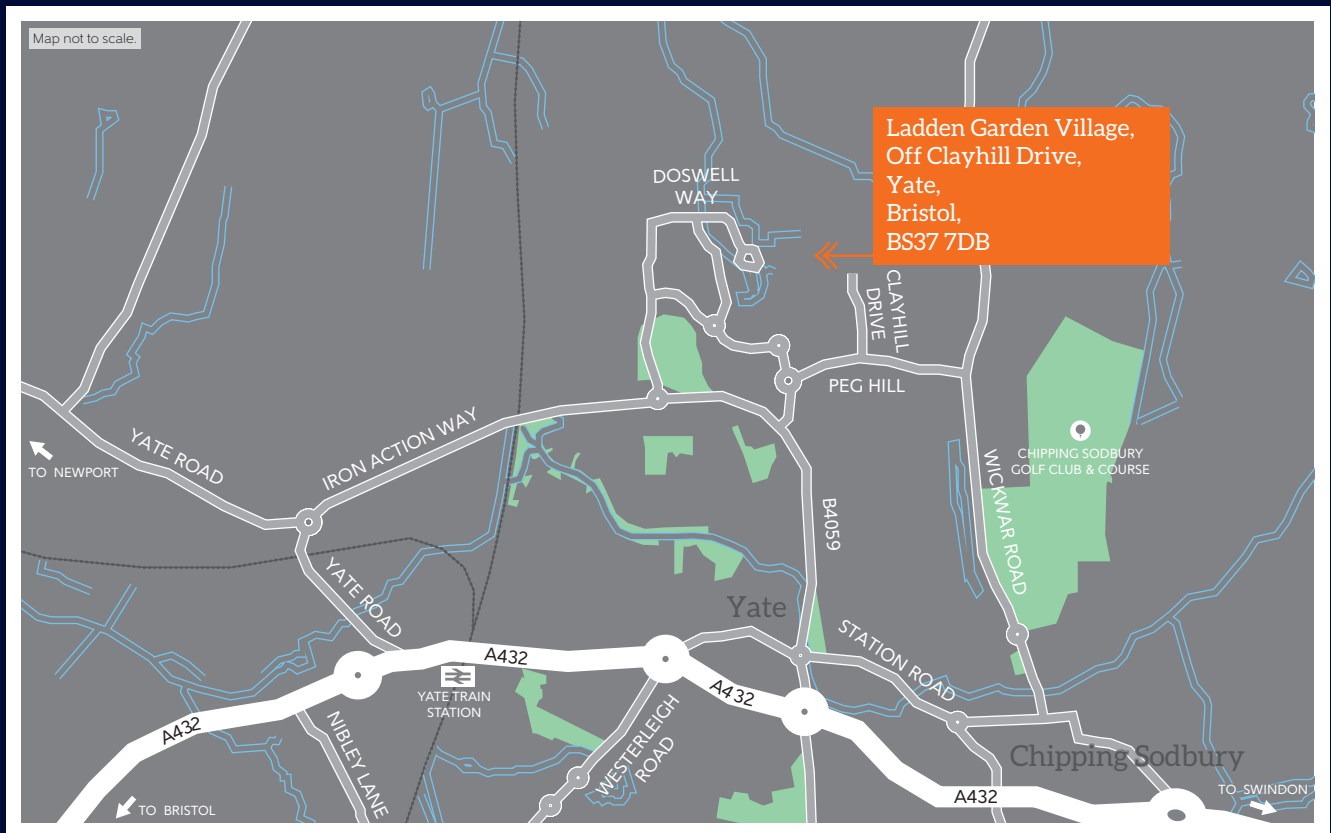
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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