

Ridley's Orchard

Whitton, Ipswich

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.

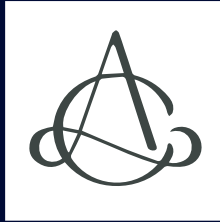
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is 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.



Doorstep to exciting opportunities

Welcome to Ridley's Orchard, a new collection of 2, 3 and 4 bedroom homes nestled in Whitton on the outskirts of Ipswich. Residents will benefit from a desirable position close to beautiful, open countryside and just a 10-minute drive from Ipswich town centre, with its array of amenities, shopping opportunities and eateries. This development is sure to

suit first-time buyers and downsizers, who will both enjoy the elements of a brand new home. It's also ideal for families seeking well-regarded schools and garden spaces, as well as commuters, both locally and further afield to areas including Colchester, Bury St Edmunds, Chelmsford and London.



The Salthouse Harbour Hotel on Ipswich Waterfront



Cineworld Cinema Complex, Ipswich

Ridley's Orchard: the best of both worlds



Dial Lane, Ipswich

Ridley's Orchard is perfectly placed on the doorstep of Ipswich town centre, with its many amenities catering to daily life, including a selection of post offices, surgeries, veterinarians, hairdressers and banks.

Ipswich is also a shopper's delight, with Anglia Retail Park just a 15-minute walk from home offering a range of major retailers and supermarkets. The town centre is home to a wide selection of high-street names and independent boutiques across fashion, footwear, accessories, technology, food and drink, and health and beauty.

In Ipswich you will find an array of traditional pubs offering British fare, along with coffee shops, cafés and eateries, both chain and independent, serving cuisines including Italian, Thai, Spanish, Japanese and Indian. The town also offers a multiplex cinema showcasing all the latest blockbusters, positioned just a 10-minute drive away.

Those who like to keep fit can find a sports and community centre under 10-minutes' walk from home, offering a gym, squash court, sports hall and a fitness studio that hosts group exercise classes. Meanwhile, golfers have a choice of courses locally, with Bramford Golf Centre just a seven-minute drive away and Fynn Valley Golf Course just a 5-minute drive away.

There's also a range of well-regarded schools on the doorstep, with The Beeches Community and St Pancras Catholic primary schools both just within a 20-minute walk. Castle Hill Primary School is just a five-minute drive and The Meadows Montessori School, for those seeking the independent option, is just a six-minute drive away for ages 3-16.

Ridley's Orchard is well connected by road, with easy access to the A14 and the A12. By car, Woodbridge is just 25 minutes away, Bury St Edmunds is just 32-minutes away, Clacton-on-Sea is 40-minutes away and Cambridge is over an hour away.

Ipswich Station is conveniently positioned just a 15-minute drive away, providing 20-minute services to Colchester, 43-minute services to Norwich and 46-minute services to Chelmsford. Services to the capital are also available, with Stratford and London Liverpool Street both reachable in over an hour.



Ipswich Waterfront



THE
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Computer generated image.



In a sought-after position on the edge of Ipswich, residents will benefit from the best of both worlds, with countryside pursuits and urban adventures both close at hand.



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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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