

The View at Abbey Heights

Lower Callerton
Newcastle upon Tyne

A collection of 4 and 5 bedroom houses

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.



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.



Choice and opportunity

Welcome to The View at Abbey Heights, a new collection of 4 and 5 bedroom homes situated in Lower Callerton. With a range of semi-detached and detached homes available, this development is suited to a variety of potential buyers. Families will appreciate the close proximity to open countryside and well-regarded schools, whilst professionals can

make use of the range of road and rail links to Newcastle, Sunderland, Hartlepool and Darlington. It's also suited to those looking to step onto the property ladder, with the elements of low maintenance throughout. The development is also just six miles from Newcastle city centre, with its restaurants, retailers and rich heritage and culture.



Westerhope Village



Westerhope Golf Club

City, town and country all at one's fingertips



The View at Abbey Heights is ideally positioned close to a range of amenities catering to daily life, with a post office, medical centre, chemist, salon and a small supermarket all within two miles of home. There's also a community hall nearby, which hosts a variety of clubs and events throughout the year.

Just an 18-minute drive from home, Newcastle's city centre is home to traditional pubs offering typical British fare in addition to cafés, tea rooms, coffee shops and a selection of vibrant eateries offering cuisines from around the globe.



Newcastle also offers a wide range of shopping opportunities, with a choice of malls, precincts, arcades and streets all home to a selection of designer labels, high-street names, department stores and independent boutiques across fashion, technology, footwear, food and drink, and health and beauty.

Those looking to stay in shape can find a range of facilities at West Denton Leisure Centre just a 7-minute drive away, including a gym, swimming pool, sports hall and a sauna. Avid golfers will have their choice of local clubs, with Tyneside Golf Club and Ryton Golf Club both just within a 20-minute drive.

Families have a variety of schools close to home, with St John Vianney Catholic and Knop Law primary schools both just within two miles and Kenton School for older pupils just a 10-minute drive away.

The development is ideal for drivers, who will benefit from an impressive road network which offers journeys to both Gateshead and Washington taking around 25 minutes. Darlington can also be reached in just under an hour.

It's also ideally positioned just a 12-minute drive from Blydon Station, which provides services to Sunderland taking 37 minutes, Hartlepool in just over an hour and Middlesbrough in around an hour and a half.

Newcastle Airport is less than six miles away, providing a wide number of routes for business travellers and holidaymakers alike.



THE
ARTISAN
COLLECTION



Computer generated image.

The View at Abbey Heights caters to all the elements of modern living, from the contemporary layouts through the homes to the local travel connections, eateries and retailers.





THE
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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

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.



Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

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.

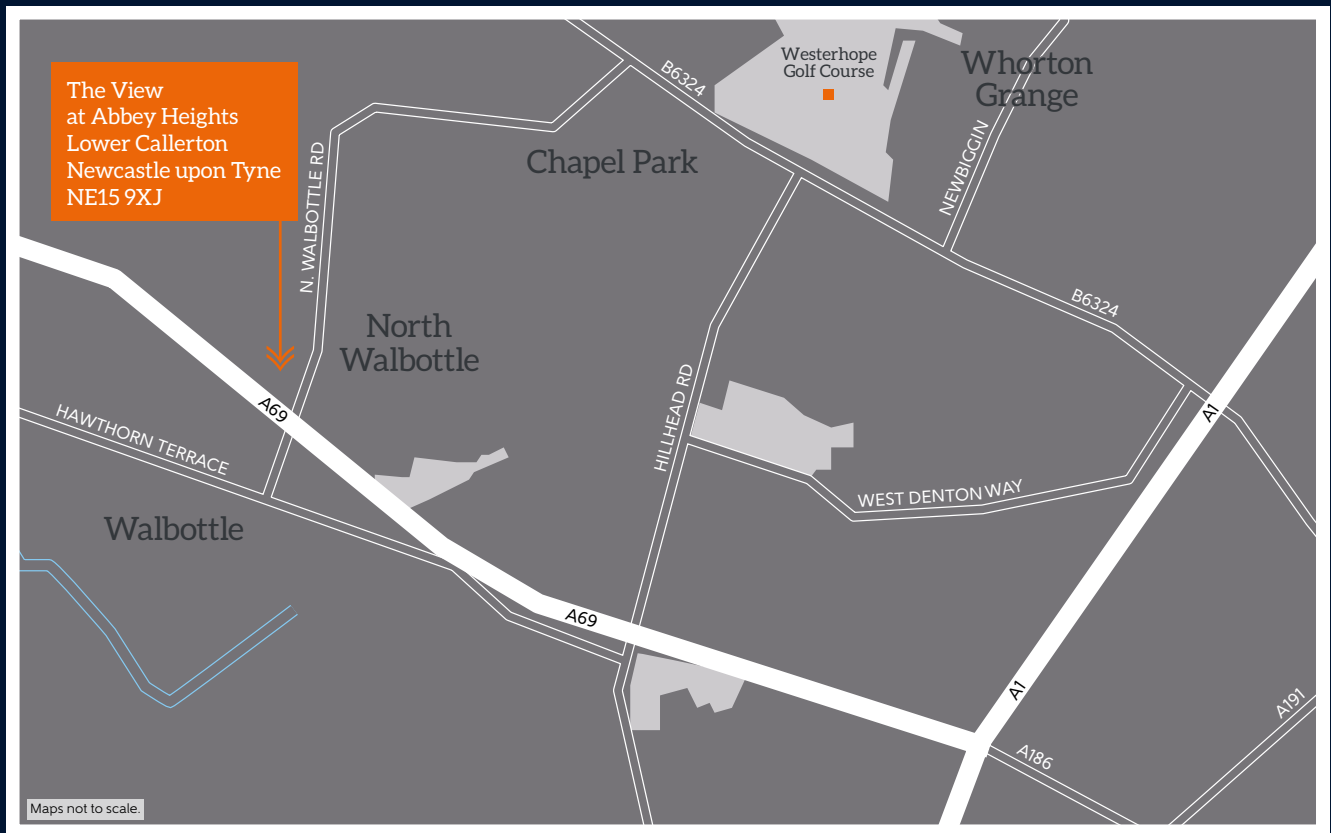
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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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