

# Springwood

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Hartshorne

A collection of 2, 3 & 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.

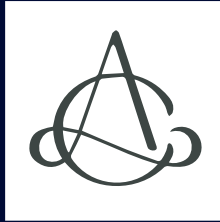


Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



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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.**



## Find your perfect space

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Springwood offers a wonderful selection of 2, 3 and 4 bedroom homes in the peaceful village of Hartshorne, on the outskirts of Swadlincote. These high-quality new homes have been designed with enough versatility to cater for families, first-time buyers, commuting professionals and downsizers who are looking for both comfort and convenience.

All homes enjoy Bellway's trademark attention to detail, resulting in exceptional craftsmanship using quality materials. With beautifully finished interiors, parking or garage to all plots, fantastic local schools and essential amenities, plus excellent transport links to the UK's second biggest city, a home at Springwood makes the perfect opportunity.



# From peaceful woodland to the bustling high street

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With its National Forest location and an abundance of nearby open space, Hartshorne is the ideal place to be if you love the outdoors. However, the village remains well connected to town and city by road and rail, helping it to achieve the best of both worlds.

When combined with the neighbouring village of Woodville, this charming place provides all you could need for everyday life. The weekly shop is covered by a local supermarket and there is a small selection of shops, pubs, a doctors' surgery and other services just minutes from your door at Springwood.



For more choice, Swadlincote town centre is located a five-minute drive away. On the High Street you'll find a regular local market alongside independent shops, well-known brands and welcoming cafés.

When it comes to days and nights out, there is a great collection of bars and restaurants that serve everything from local ales and pub grub to cocktails and world cuisine. Alternatively, the kids will love a trip to the town's museum, a movie at the multi-screen cinema or a day of thrills skiing, snowboarding or tobogganing at Swadlincote Snowsports Centre.

At home in Springwood also enjoys fantastic access to the great outdoors. Local parks provide open spaces and playgrounds that are perfect for games, picnics or simply letting off steam. If you'd prefer to get closer to nature, the 80-acre Swadlincote Woodlands is nearby and provides a great network of trails to lose yourself in, while nearby Conkers adventure park is perfect for family fun.

There is also nursery, primary, secondary and sixth form education all within a two-minute drive, while Burton and South Derbyshire College is just 15 minutes away, offering apprenticeships and other tertiary education.

For trips further afield, Springwood benefits from excellent transport links. By road, you can reach the city of Derby within 30 minutes. Alternatively, Burton upon Trent railway station is just 20 minutes away and connects to Birmingham, Nottingham, Cardiff, Sheffield, Newcastle and Edinburgh. Add to this Birmingham Airport which is a 35-minute drive away and flies to over 150 destinations and you have it all.



THE  
**ARTISAN**  
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Computer generated image.

A home at Springwood puts you at the heart of the National Forest, with an abundance of green space on your doorstep, yet still within easy reach of town and city.

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THE  
ARTISAN  
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*

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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

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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.

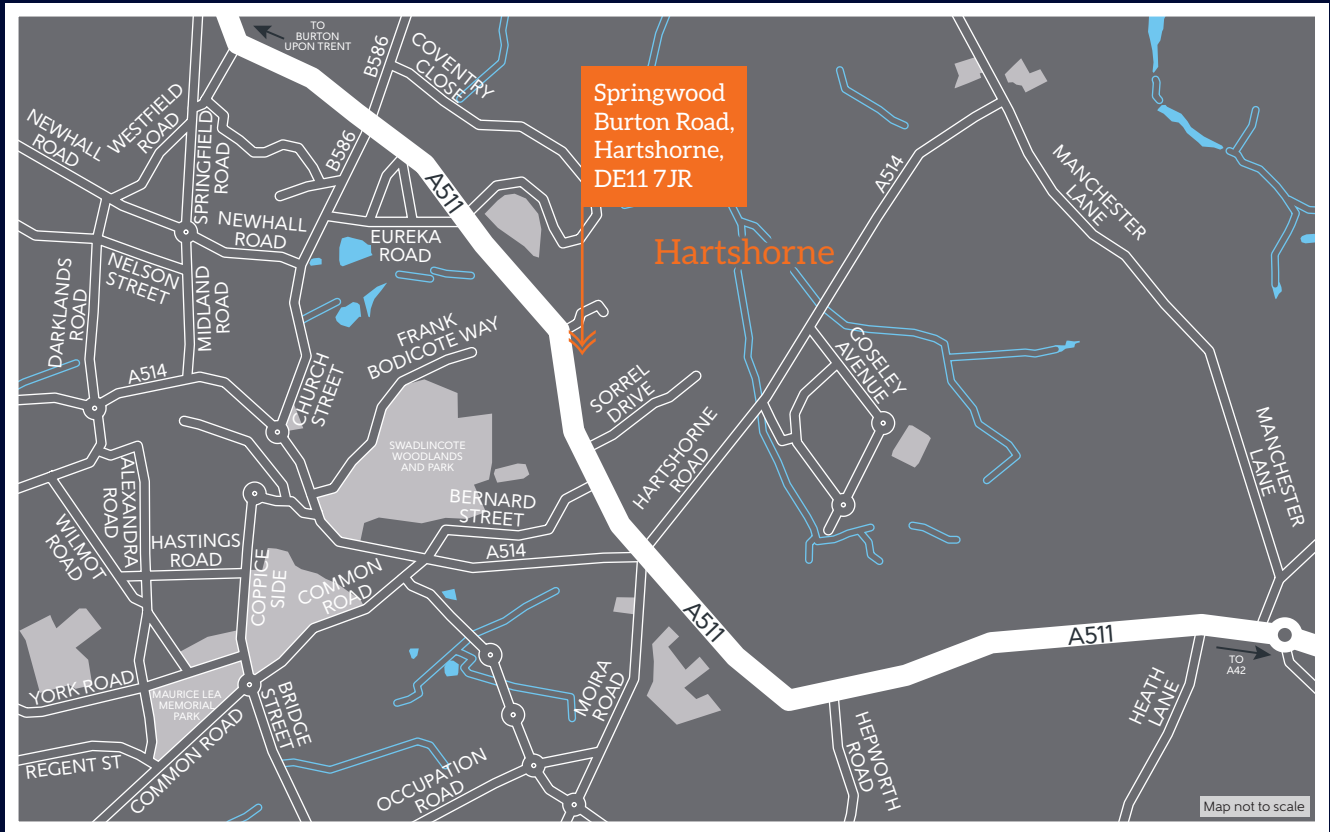
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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated 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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**Bellway**