

Park Gate Village, Knutsford

A collection of 2, 3 and 4 bedroom homes



Bellway

A reputation built on solid foundations

BELLWAY HAS BUILT EXCEPTIONAL HOMES IN DESIRABLE LOCATIONS
FOR MORE THAN 75 YEARS.

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.

Over **75**
YEARS of QUALITY
SINCE 1946

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.



"We would definitely recommend buying with Bellway, the staff have been amazingly helpful, and we really couldn't be happier with our new home."

ABIGAIL AND JAMIE,
INGLEBY MANOR





That 'new home' feeling will soon be yours

OVER 75 YEARS OF HOUSEBUILDING EXPERTISE
AND INNOVATION DISTILLED INTO THE ARTISAN COLLECTION -
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



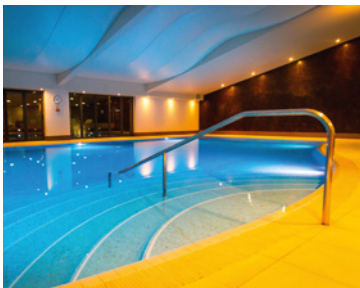
improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

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 dedication to 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.

Welcome to Park Gate Village





A slice of country life in one of Cheshire's most sought after locations.





An idyllic location

WITH GLORIOUS COUNTRYSIDE ON YOUR DOORSTEP

Park Gate Village offers homebuyers a slice of country life in the heart of one of Cheshire's most sought-after locations, that is on the edge of glorious countryside yet within easy reach of the North West's major cities and the region's renowned visitor and premier sporting and leisure attractions.

Close to Altrincham, Hale, Wilmslow and Alderley Edge, commuters are within easy reach of Manchester, Liverpool and Chester and benefit from great road and rail links. The development is within walking distance of the train station and within minutes of the M6 and M56 motorways. It is also just 15 minutes from Manchester International Airport.



Choose a fine quality of life at Park Gate Village

A PRETTY VILLAGE WITH A THRIVING COMMUNITY SPIRIT

Welcome to Park Gate Village; an exclusive development of high quality new build homes in the historic market town of Knutsford in Cheshire.

The perfect place to call home, Park Gate Village offers a mix of beautifully designed two, three and four bedroom detached and semi-detached properties in a leafy enclave that is within walking distance of Knutsford town centre and will appeal to a variety of homebuyers looking for a fabulous forever home in an affluent and quirky country village.

In keeping with the local area, the development features a carefully considered mix of homes with a range of different external elevations and character treatments to ensure a distinctive and appealing street scene and a blend of properties

that complement each other while benefitting from individual and bespoke detailing.

Materials including Tatton red brick, art stone, mock Tudor boarding and render, Georgian bar windows and double pot chimneys reinforce the association with the history of the local area and the village feel of the development.

Renowned as one of the region's most visually attractive town centres, Knutsford's pretty cobbled streets and historic buildings are home to a wonderful mix of independent shops, quirky boutiques and everyday amenities. From fashion, jewellery, gifts and homeware to beauticians, nail bars and day spas, all you need can be found with a short stroll down the main shopping avenue, King Street.





A magnet for food enthusiasts, Knutsford is also home to an amazing array of pubs, restaurants, wine bars, coffee shops, delis and tea rooms offering everything from pizza and tapas to speciality cheeses, locally sourced gins, handmade gelato and more. Once a month, the vibrant town centre welcomes one of the largest outdoor artisan markets in the North West with more than 150 stalls selling the very best gourmet food and drink products that Cheshire has to offer.

Park Gate Village is also within walking distance of Tatton Park which is easily accessed from the town centre. One of the National Trust's best loved attractions, the magnificent ancestral home of the Egerton family sits proudly within 50 acres of landscaped gardens and hosts regular events including the annual and ever popular RHS Tatton Flower Show.

Residents at Park Gate Village will be spoilt for choice when it comes to leisure pursuits and weekend activities. In addition to a choice of private health clubs, Knutsford Leisure Centre is open to all offering a choice of classes and swimming for all ages. Golfers will be impressed with the fairways at Knutsford Golf Club and The Mere, both of which have a strong golfing ethos, long heritage and friendly atmosphere with regular member events. Families are also well catered for with great schools, sports clubs, public open green spaces and connectivity to local cycling and walking routes.

Knutsfordians have a strong sense of community and enjoy coming together to celebrate with a programme of annual events that includes an Easter Bunny Hop, Royal May Day Parade (a tradition that is more than 150 years old), Weekend Music Festival, Art Trail, Pumpkin Path and weekend-long Christmas Market and Christmas Lights Switch On.

Ruth and Andrew Start a New Chapter at Heatherley Wood

ONE OF THE REGION'S LEADING HOUSEBUILDERS, BELLWAY MANCHESTER HAS AN ENVIABLE REPUTATION FOR HIGH QUALITY RESIDENTIAL DEVELOPMENTS IN MANCHESTER, LANCASHIRE AND CHESHIRE. ITS PRESTIGIOUS HEATHERLEY WOOD DEVELOPMENT AT ALDERLEY PARK WAS SHORTLISTED FOR DEVELOPMENT OF THE YEAR AT THE RECENT RESI AWARDS RUN BY PROPERTY WEEK. RUTH AND ANDREW PURCHASED A FAMILY HOME AT HEATHERLEY WOOD.



After 21 years in the same family home in Hale Barns, it was going to take something very special to tempt Ruth and Andrew Morgan to move, but after an impulse visit to Bellway's luxurious Heatherley Wood development, the couple fell in love with the idyllic semi-rural country parkland location and immediately made a reservation.

Parents to two 17-year-old children, Ruth and Andrew also have a golden retriever called Skye. "We all absolutely love the house and its location - including Skye," said Ruth, "We love the way the house looks from the outside with its beautiful brickwork, big windows and chimneys and the way the space is planned inside with the large kitchen dining area, family snug and formal lounge.

"There's so much space for us all to enjoy being at home and when we need to take Skye for a walk we step outside into our own private country parkland estate of woodland trails and walking routes or go up to The Edge."

"We also love Alderley village with its independent boutiques, coffee shops and restaurants," said Andrew, "We really do have the best of both worlds; a bespoke home nestled in beautiful parkland yet just minutes from a bustling village centre."

Ruth is a qualified personal nutritionist and cookery consultant and Andrew runs his own financial planning company. With the additional space that their new home provides, both can successfully work from home and will continue to divide their time between home and office moving forward to benefit from the wonderful work life balance at Heatherley Wood.

Impressed with the warm welcome they received from the sales and construction teams and the smooth purchase process, Ruth and Andrew moved into their dream home last year.

"Buying the house was a really enjoyable experience," said Andrew, "The service that we received from Bellway was nothing short of fantastic from start to finish. The sales team helped us with our reservation and choosing our extras, they gave us some really good guidance on what works well together and were always sensible and never pushy. They knew everything about the home, and were there for us on the day we moved in. We also worked closely with the construction team who invited us to site to view the progress of our plot and be fully involved with the build progress."

"You can just tell that they all really care," added Ruth, "Good service really stands out, and we've been extremely well looked after."

Beautifully designed homes
in a leafy enclave close
to Knutsford town centre.







Homes to love, built with 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.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.



Once you've settled into your new home, Bellway has experienced after-sales teams to ensure that support and assistance is there whenever you need it. We are dedicated to minimising inconvenience and resolving outstanding issues at the earliest opportunity.

We have a 24-hour emergency helpline and provide a comprehensive information pack that details the working aspects of your new home. Our customers have peace of mind knowing they have a 2-year-warranty from Bellway with further insurance protection from the National House Building Council for the first 10 years from initial completion.

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

Dedicated to delivering quality

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.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.



"We had great customer service from start to finish. All the sales staff were helpful, attentive and supportive throughout the construction and buying process and that has continued even after the sale has gone through."

PAULA AND SIMON,
BRAMSHALL GREEN



Make your new home as individual as you are with 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, ready for you to move in.



Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure and inserts, 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.

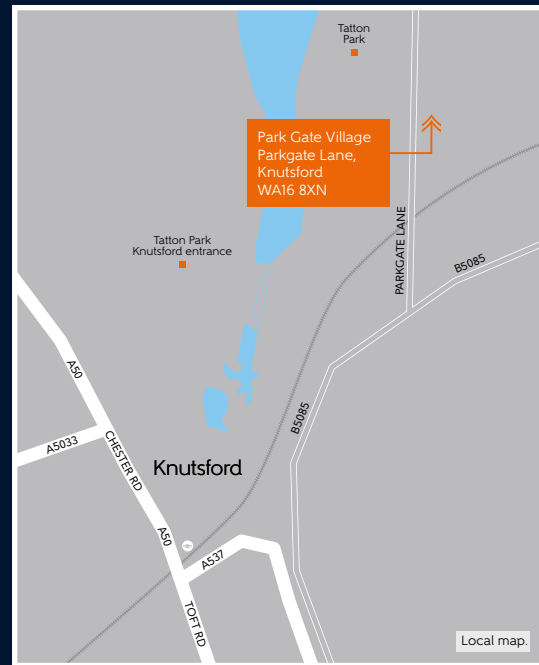
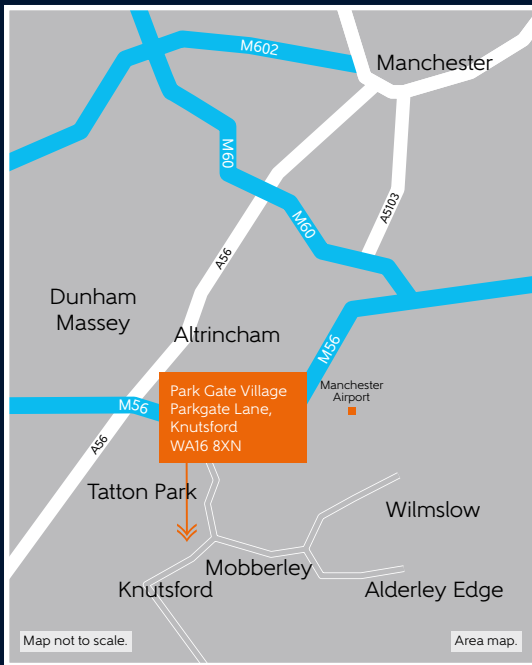
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“This is a blank canvas
that we can create
our own memories in.”

LINDSEY AND MICHAEL,
SHERWOOD GATE



How to find us



Bellway Homes Limited
(Manchester Division)
304 Bridgewater Place, Birchwood,
Warrington, Cheshire,
WA3 6XG
Telephone: 01925 846 700

bellway.co.uk

Bellway