



THE
ARTISAN
COLLECTION

Linnmere Gateway

AREA GUIDE



Beautiful homes, ideally located

COMMUNITY, COUNTRYSIDE AND CONVENIENCE ON YOUR DOORSTEP.

Linnmere Gateway is a collection of 1, 2, 3 and 4-bedroom homes and apartments forming part of a desirable new residential community in the well-connected town of Houghton Regis. Residents will benefit from excellent transport links within the close surrounding area, frequent local rail services and a prime location within

commuting distance of London. Luton, Dunstable and Milton Keynes are all less than 30 minutes away by car. The M1 is accessible in around 6 minutes, providing direct access into North West London. For international travel, Luton Airport is around 20 minutes away by car.



36 Waterslade Way
Houghton Regis
LU5 7AS

Telephone: 01908 364 200
bellway.co.uk

Bellway

Choose a fine quality of life in Houghton Regis

A DESIRABLE LOCATION WITH A THRIVING COMMUNITY SPIRIT.

Houghton Regis itself is a highly desirable area boasting a vibrant town centre. Offering a wealth of amenities alongside excellent family attractions and plentiful local shopping opportunities, Linmere Gateway is ideally located. The town itself is served by the Bedford Square shopping centre and a large supermarket in addition to many neighbourhood shops, a wide range of local businesses, medical practitioners, a library and a number of community facilities. All the facilities you could need for day-to-day life.

In addition, Linmere Gateway is just a 10 minute drive from the centre of Dunstable. Boasting culture and heritage, Dunstable is alive with local history. If you enjoy dining out, Dunstable doesn't disappoint. There are a range of restaurants on offer catering to every taste in addition to numerous bars and charming cafés.

The local area is home to acres of open countryside, recreational parks and sports facilities. The Village Green, just a few minutes from home, is over seven acres of public open space and is the centre point for many recreational activities,



community events and sporting fixtures. A play area offers exciting play equipment and a basketball court. In addition, Houghton Hall Park, just a 5 minute drive from home provides 42 acres of parkland and woodland and history to explore.

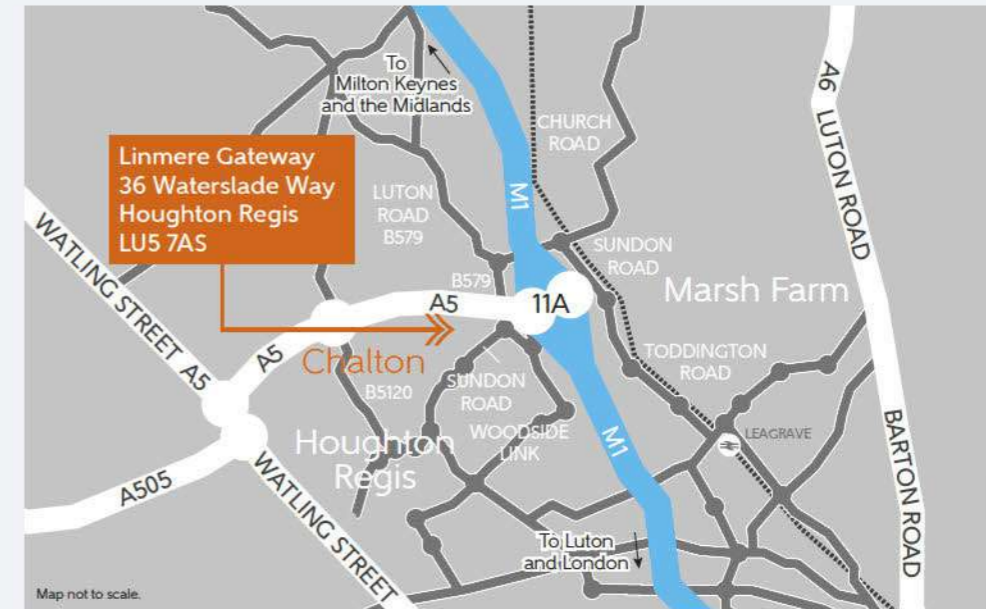
Linmere Gateway is well situated for those who enjoy an active lifestyle. Houghton Regis Leisure Centre is within easy walking distance from home and offers a state of the art gym, spinning and workout studios and a swimming pool in addition to badminton and squash facilities. Slightly further afield, residents will find the newly completed Dunstable Centre boasting an excellent range of sporting facilities.

Golfers will appreciate the three golf clubs on their doorstep, including Dunstable Downs Golf Club, positioned on the edge of the beautiful Chiltern Hills as well as Tileworth Golf Centre, both less than a 15 minute drive from home.

For education, choose from a number of well-regarded schools from pre-school through to further education facilities. Thornhill Primary School is just a 5 minute walk from home. Linmere will also be home to a new secondary school, providing places for 900 pupils as well as a 220 pupil sixth form. Central Bedfordshire College can be reached in less than 10 minutes by car.

Bellway

How to find us



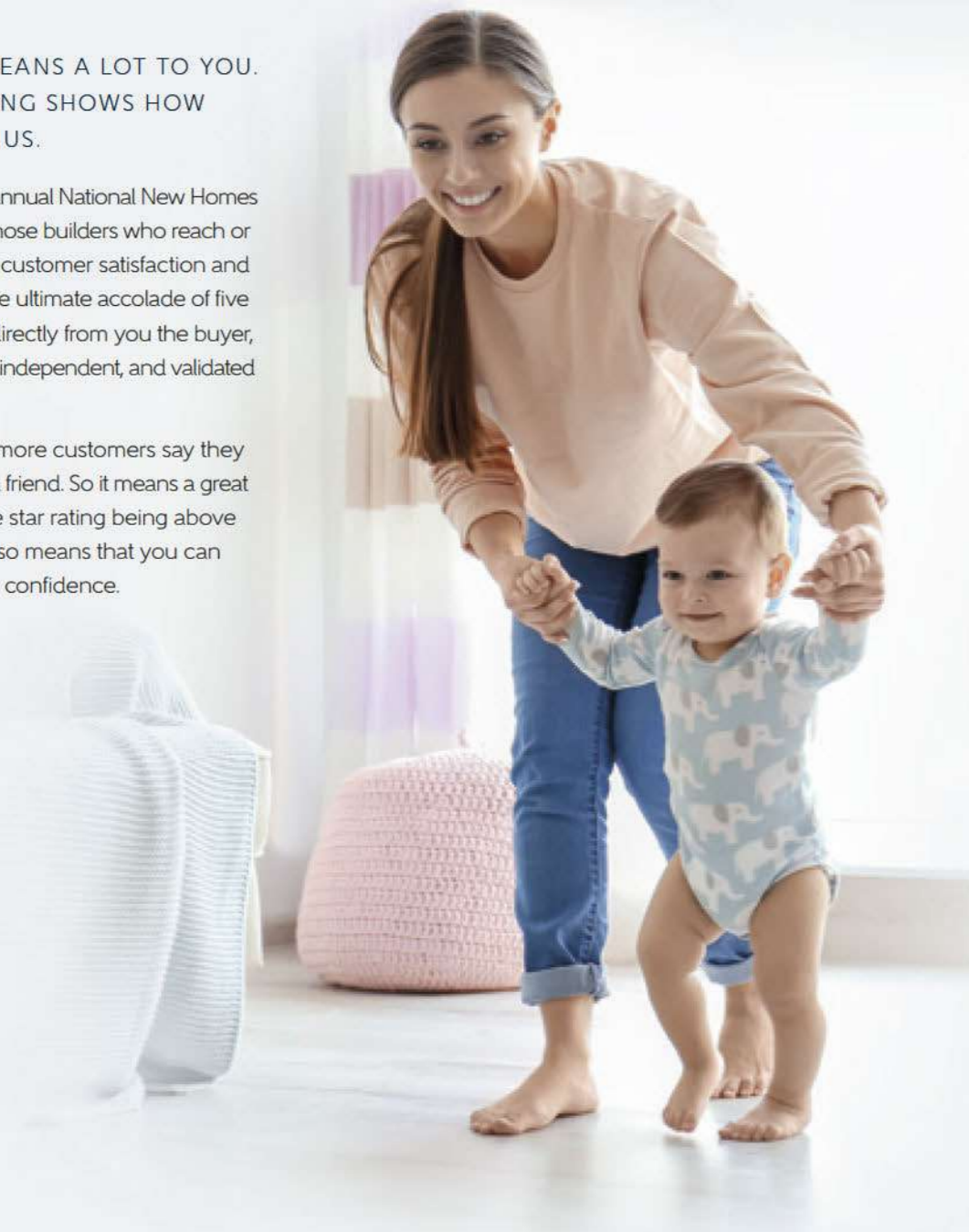
Bellway



YOUR NEW HOME MEANS A LOT TO YOU.
OUR FIVE-STAR RATING SHOWS HOW
MUCH IT MEANS TO US.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey is impartial, independent, and validated by a UK university.

Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.



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DEVELOPMENT LAYOUT



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Houghton Regis
LU5 7AS

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4 Bedroom Homes

- The Bowyer
Plots 176, 206, 207, 210, 212 & 237
- The Reedmaker
Plots 216, 268 & 271
- The Wainwright
Plots 249, 250, 251, 252, 278, 279, 282, 283, 286 & 287
- The Cartwright
Plots 230, 231, 232 & 233
- The Aspen
Plots 177, 178, 179, 208, 209, 211, 213, 214, 238, 239, 267 & 272
- The Oak
Plots 227, 236, 246, 255, 275 & 290

3 Bedroom Homes

- The Cedar
Plots 229, 234, 240, 242, 248, 253, 277, 280, 281, 284, 285 & 288
- The Chestnut
Plots 228, 235, 241, 247, 254, 276 & 289
- The Thespian
Plots 180, 181, 215, 217, 226, 245, 266 & 273
- The Tailor
Plot 204, 205, 221, 222, 256, 262, 263, 264, 265, 269, 270 & 274

2 Bedroom Homes

- The Lilley
Plot 292
- The Hexton
Plot 291
- The Saddler
Plots 154, 174, 175, 202, 203 & 243
- The Joiner
Plots 218, 219, 220, 223, 224, 225, 244, 257, 258, 259, 260 & 261

Apartments

- The Flitton Apartments
Plots 155-167
- The Maulden Apartments
Plots 168-173
- The Rushmere Apartments
Plots 194-201
- The Chicksands Apartments
Plots 293-307

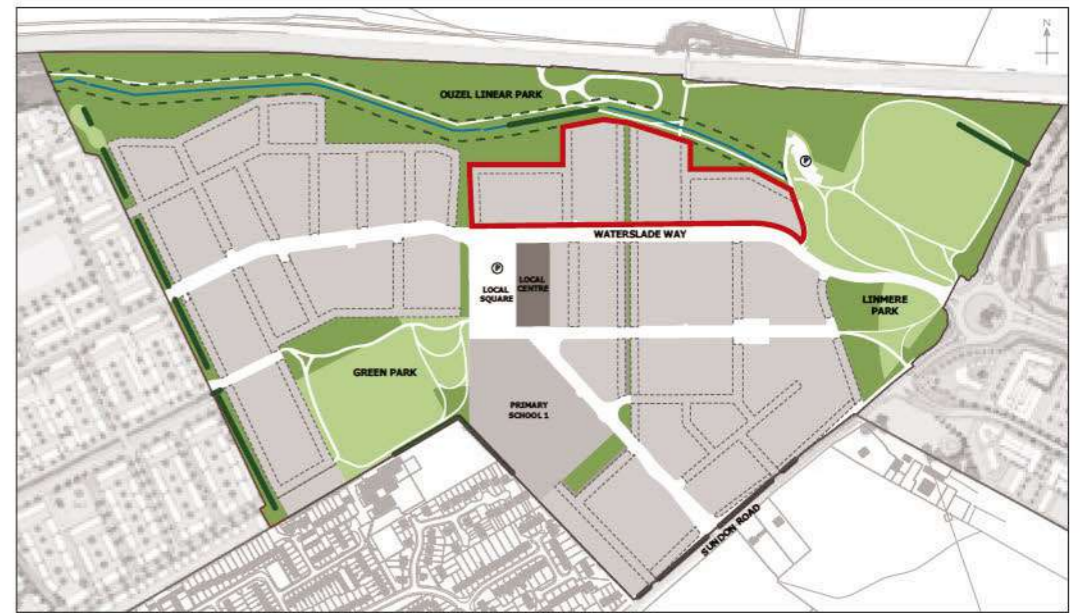
Affordable Homes

-

Show Home and Sales Area

-

- Key to plan**
- bcp Bin collection point
 - Shed
 - v Visitor parking
 - u Unallocated parking
 - c/s Cycle store
 - chp Cycle hooked parking



Linmere Area Masterplan



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths and landscaping subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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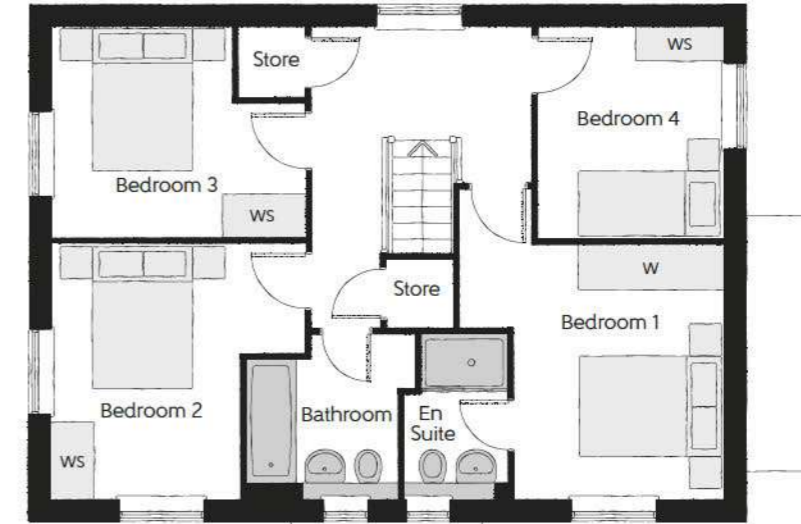
The Bowyer

FOUR BEDROOM HOME



The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.29m x 3.66m (max) (max)	14'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.25m x 1.44m (max)	7'5" x 4'9" (max)
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.93m x 2.58m	9'7" x 8'6"
Bathroom	2.35m x 2.25m (max) (max)	7'9" x 7'5" (max) (max)



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Family/Dining	4.39m x 3.50m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.54m x 3.42m	21'5" x 11'3"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.65m x 1.02m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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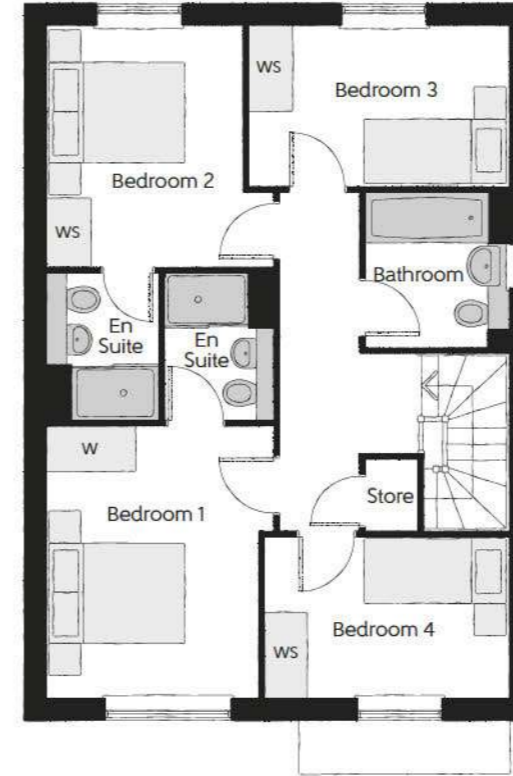
The Reedmaker

FOUR BEDROOM HOME



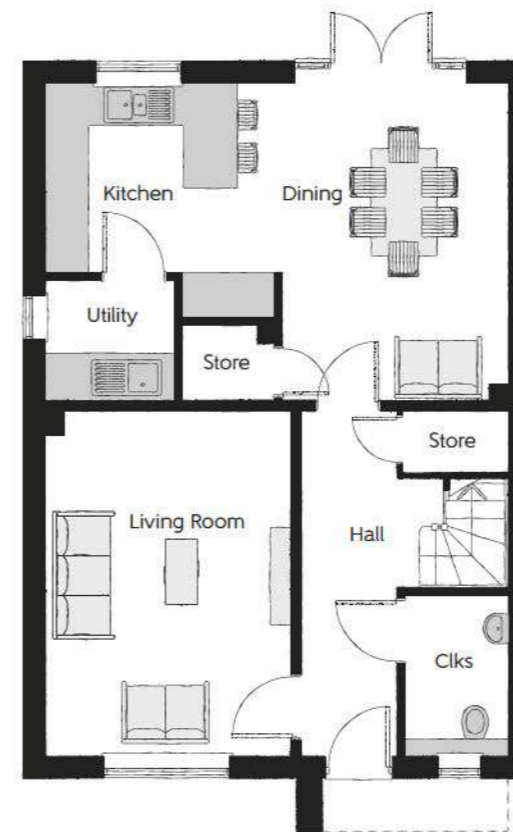
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.78m x 3.19m	12'5" x 10'5"
Bedroom 1 En Suite	2.05m x 1.54m	6'9" x 5'1"
Bedroom 2	3.35m x 2.73m	11'0" x 9'0"
Bedroom 2 En Suite	2.05m x 1.54m	6'9" x 5'1"
Bedroom 3	3.60m x 2.25m	11'10" x 7'5"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	2.15m x 1.98m	7'1" x 6'6"



Ground Floor

Kitchen	3.28m x 3.26m	10'9" x 10'8"
Dining	4.42m x 3.17m	14'6" x 10'5"
Living Room	4.77m x 3.39m	15'8" x 11'1"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	2.22m x 1.46m	7'4" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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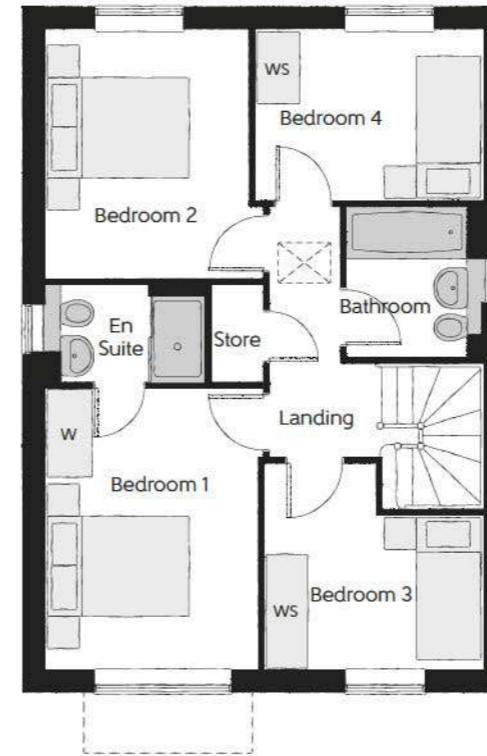
The Aspen

FOUR BEDROOM HOME



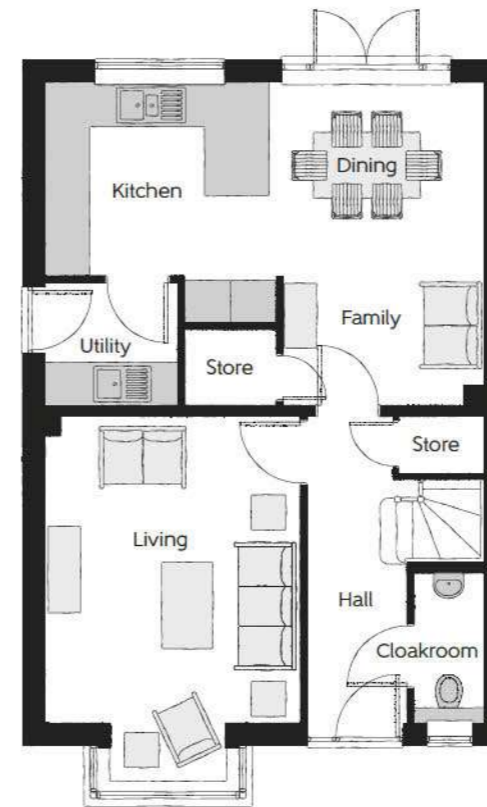
The Aspen

Four bedroom home



First Floor

Bedroom 1	3.91m x 2.96m	12'10" x 9'9"
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	3.46m x 2.83m	11'4" x 9'3"
Bedroom 3	3.04m x 2.87m (max)	9'11" x 9'5" (max)
Bathroom	2.08m x 1.91m	6'10" x 6'3"
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"



Ground Floor

Living Room	4.32m x 3.54m (excl bay)	14'2" x 11'7" (excl bay)
Kitchen/Dining/Family	6.09m x 4.48m (max)	20'0" x 14'8" (max)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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THE ARTISAN COLLECTION

The Wainwright

FOUR BEDROOM HOME



The Wainwright

Four bedroom home

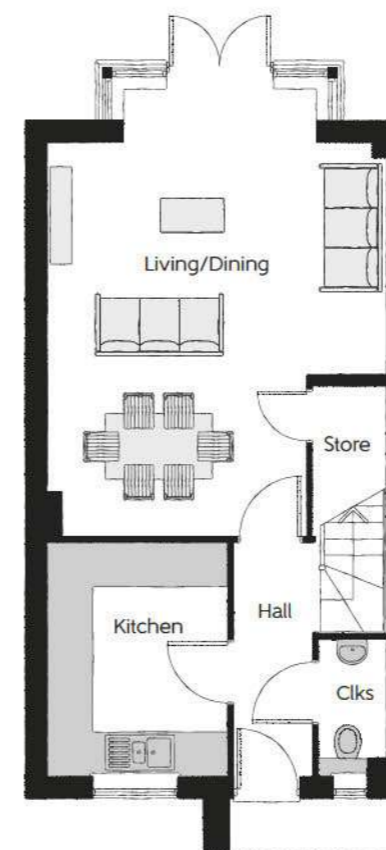


Second Floor

Bedroom 2	4.63m x 4.25m (max) (max)	15'2" x 13'11" (max) (max)
Bedroom 4	4.06m x 2.25m (max) (max)	13'4" x 7'5" (max) (max)
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max) (max)	15'4" x 11'1" (max) (max)
Bedroom 1 En Suite	2.14m x 1.40m	7'0" x 4'7"
Bedroom 3/Study	3.46m x 2.38m	11'4" x 7'10"
Bathroom	2.20m x 1.90m	7'3" x 6'3"



Ground Floor

Kitchen	3.17m x 2.51m	10'5" x 8'3"
Living/Dining	6.26m x 4.67m (max) (max)	20'7" x 15'4" (max) (max)
Cloakroom	1.90m x 0.94m	6'3" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe RW - Roof Window - - - - Reduced Head Height

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THE ARTISAN COLLECTION

The Cartwright

FOUR BEDROOM HOME



The Cartwright

Four bedroom home



Second Floor

Bedroom 2	4.63m x 4.25m (max) (max)	15'2" x 13'11" (max) (max)
Bedroom 4	4.06m x 2.25m (max) (max)	13'4" x 7'5" (max) (max)
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max) (max)	15'4" x 11'1" (max) (max)
Bedroom 1 En Suite	2.14m x 1.40m	7'0" x 4'7"
Bedroom 3/Study	3.46m x 2.38m	11'4" x 7'10"
Bathroom	2.20m x 1.90m	7'3" x 6'3"



Ground Floor

Kitchen/Dining	4.67m x 4.09m (max inc bay)	15'4" x 13'5" (max inc bay)
Living Room	5.33m x 3.63m (max)	17'6" x 11'11" (max)
Cloakroom	1.90m x 0.94m	6'3" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe RW - Roof Window - - - - Reduced Head Height

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THE ARTISAN COLLECTION

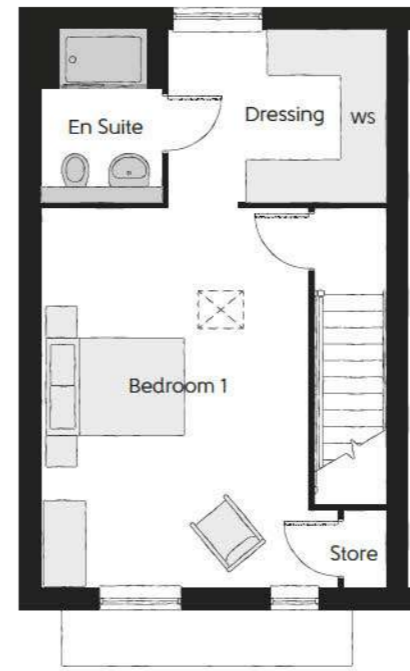
The Cedar

THREE BEDROOM HOME



The Cedar

Three bedroom home

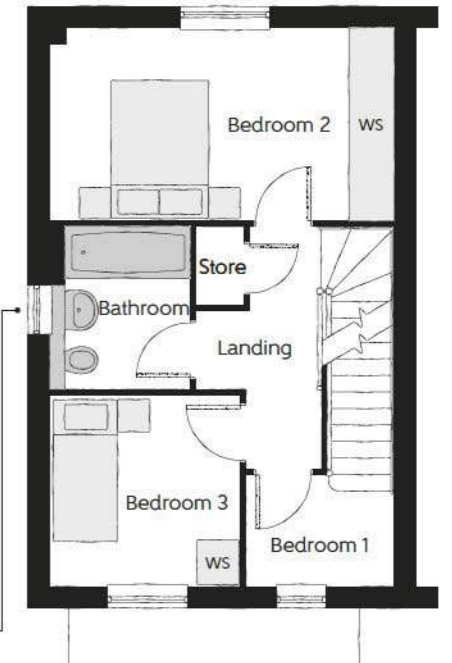


Second Floor

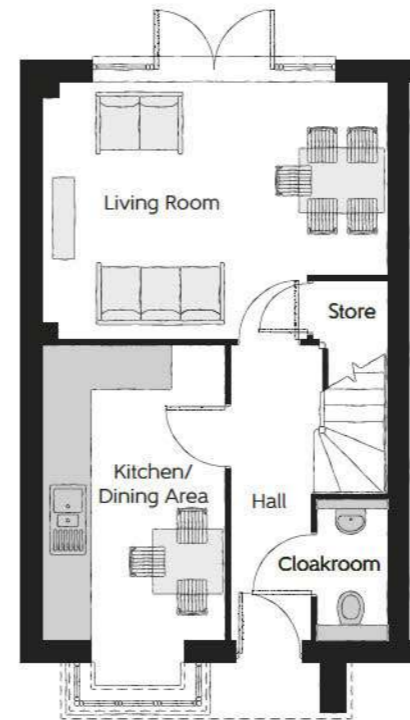
Bedroom 1	5.28m x 3.70m	17'4" x 12'2"
En Suite	1.65m x 1.57m <small>(min)</small>	5'5" x 5'2" <small>(min)</small>
Dressing	3.01m x 2.37m	9'11" x 7'9"

First Floor

Bedroom 2	4.76m x 2.66m	15'7" x 8'9"
Bedroom 3	2.64m x 2.63m	8'8" x 8'8"
Bathroom	2.25m x 1.93m	7'5" x 6'4"



No window to plots 240 and 242



Ground Floor

Living Room	4.76m x 3.56m <small>(max)</small>	15'7" x 11'8" <small>(max)</small>
Kitchen/Dining	4.08m x 2.51m <small>(incl bay)</small>	13'5" x 8'3" <small>(incl bay)</small>
Cloakroom	1.93m x 0.95m	6'4" x 3'1"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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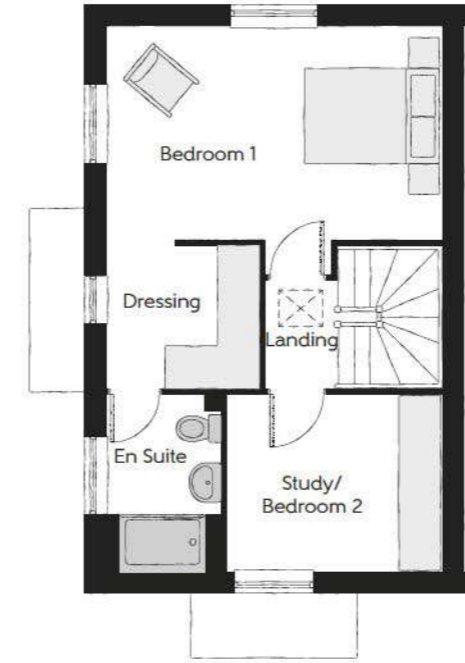
The Oak

FOUR BEDROOM HOME



The Oak

Four bedroom home

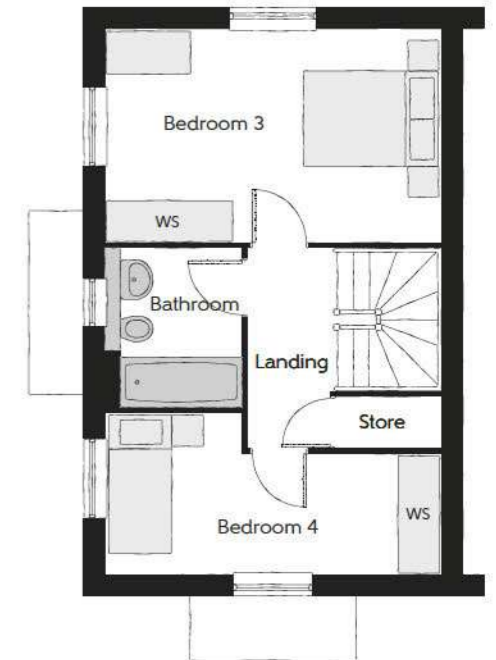


Second Floor

Bedroom 1	4.76m x 3.01m	15'7" x 9'10"
En Suite	2.52m x 1.63m (min)	8'3" x 5'4" (min)
Dressing	2.17m x 2.02m	7'1" x 6'8"
Study/Bedroom 2	3.04m x 2.52m	9'11" x 8'3"

First Floor

Bedroom 3	4.76m x 3.01m	15'7" x 9'10"
Bedroom 4	4.76m x 2.29m (max)	15'7" x 7'6" (max)
Bathroom	2.25m x 1.93m	7'5" x 6'4"



Ground Floor

Living Room	4.76m x 3.01m	15'7" x 11'8"
Kitchen/Dining	4.76m x 2.52m	13'5" x 8'3"
Cloakroom	1.94m x 0.93m	6'4" x 3'1"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
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The Chestnut

THREE BEDROOM HOME

The Chestnut

Three bedroom home



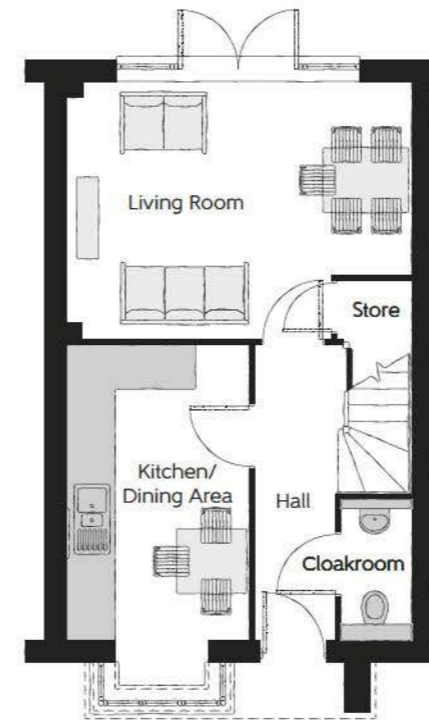
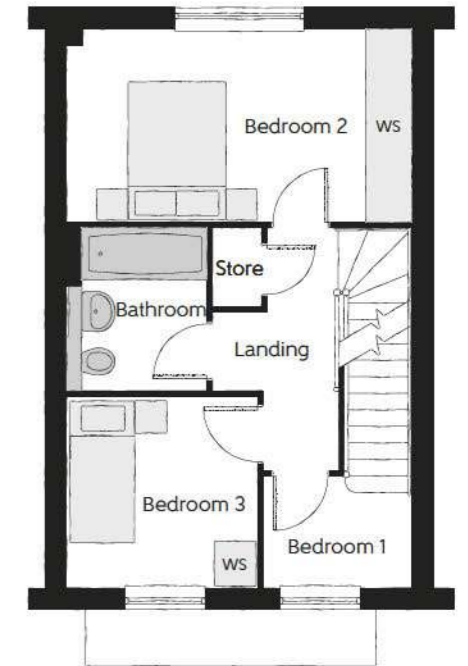
Second Floor

Bedroom 1	4.76m x 4.65m <small>(max)</small>	15'7" x 15'3"
En Suite	1.88m x 2.11m	6'2" x 6'7"



First Floor

Bedroom 2	4.76m x 2.66m	15'7" x 8'9"
Bedroom 3	2.64m x 2.63m	8'8" x 8'8"
Bathroom	2.26m x 1.93m	7'5" x 6'4"



Ground Floor

Living Room	4.76m x 3.56m <small>(max)</small>	15'7" x 11'8" <small>(max)</small>
Kitchen/Dining	4.08m x 2.51m <small>(excl bay)</small>	13'5" x 8'3" <small>(excl bay)</small>
Cloakroom	1.93m x 0.95m	6'4" x 3'1"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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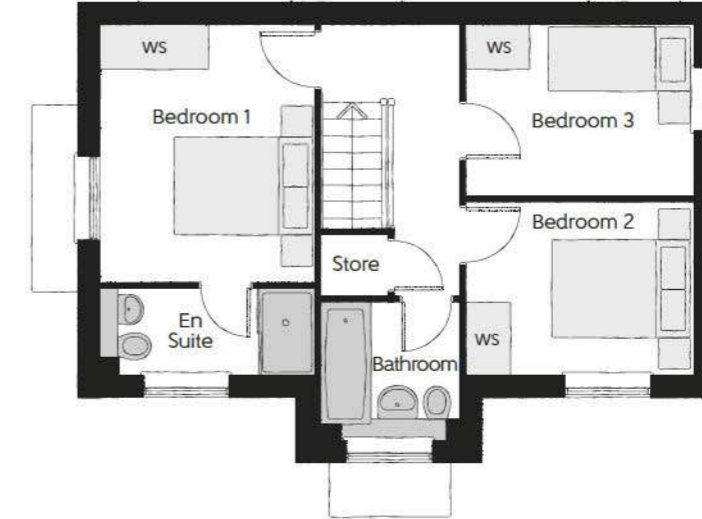
The Thespian

THREE BEDROOM HOME



The Thespian

Three bedroom home



First Floor

Bedroom 1	3.30m x 2.95m	10'11" x 9'8"
Bedroom 1 En Suite	2.18m x 1.46m	7'2" x 4'9"
Bedroom 2	3.18m x 2.39m	10'5" x 7'10"
Bedroom 3	3.18m x 2.37m	10'5" x 7'9"
Bathroom	1.91m x 1.90m	6'3" x 6'3"



Ground Floor

Kitchen/Dining	4.85m x 3.11m	15'11" x 10'3"
Living Room	4.85m x 3.48m (max)	15'11" x 11'5" (max)
Cloakroom	1.92m x 0.95m	6'4" x 3'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
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The Tailor

THREE BEDROOM HOME



The elevation of plots may differ. Please refer to Sales Advisor for details of your chosen plot.

bellway.co.uk

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.36m x 3.29m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"

No window to plots 221, 222, 256, 262, 263, 264 and 265



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	4.12m x 3.90m (max) (max)	13'6" x 12'10" (max) (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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. TA/SS/300/H01/S/01/C.



THE
ARTISAN
COLLECTION

The Tailor

THREE BEDROOM HOME



The elevation of plots may differ. Please refer to Sales Advisor for details of your chosen plot.

bellway.co.uk

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.36m x 3.29m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	4.12m x 3.90m (max)	13'6" x 12'10" (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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THE ARTISAN COLLECTION

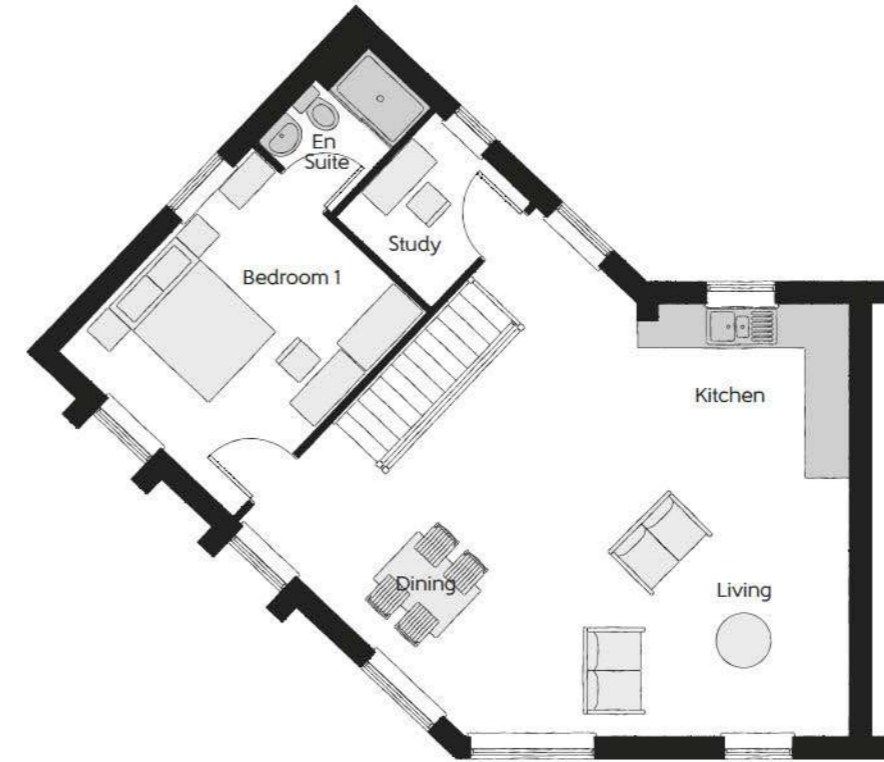
The Lilley

TWO BEDROOM COACH HOUSE



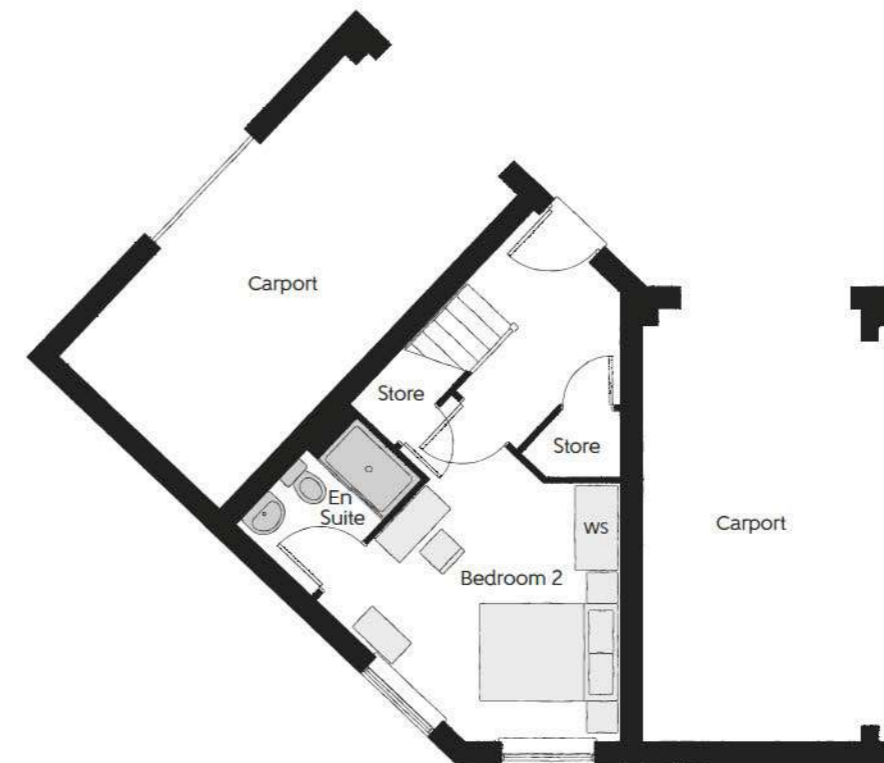
The Lilley

Two bedroom coach house



First Floor

Kitchen/Dining/Living	8.49m x 7.36m (max) (max) 27'10" x 24'2" (max) (max)
Bedroom 1	3.89m x 3.31m (max) (max) 12'9" x 10'10" (max) (max)
En Suite	2.00m x 1.40m 6'7" x 4'7"
Study	2.00m x 1.82m 6'7" x 6'0"



Ground Floor

Bedroom 2	4.82m x 4.20m (max) (max) 15'10" x 13'9" (max) (max)
En Suite	2.20m x 1.40m 7'3" x 4'7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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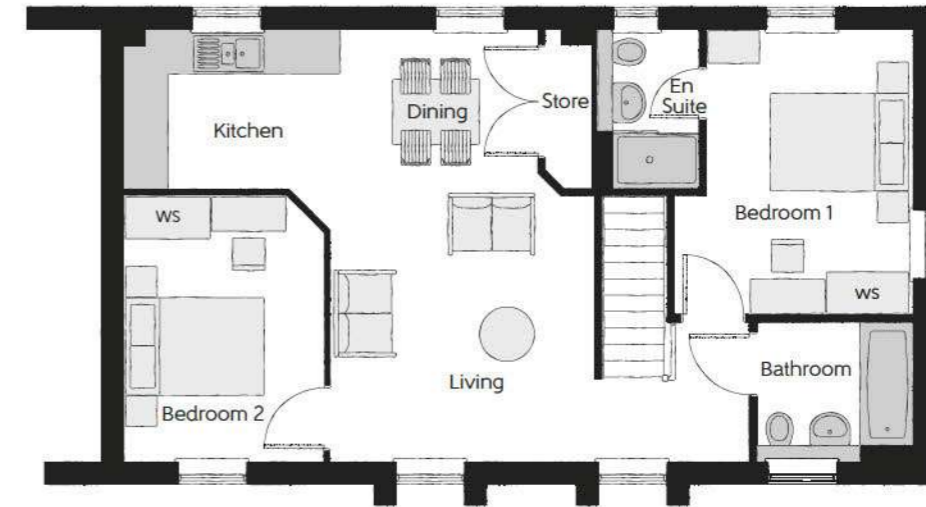
THE ARTISAN COLLECTION

The Hexton

TWO BEDROOM COACH HOUSE

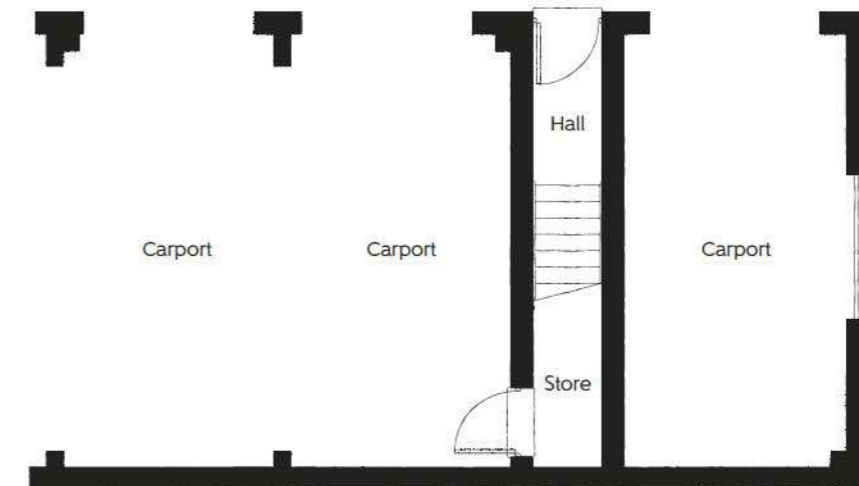
The Hexton

Two bedroom coach house



First Floor

Kitchen/Dining/Living	6.54m x 5.98m (max)	21'5" x 19'7" (max)
Bedroom 1	3.69m x 2.77m	12'1" x 9'1"
En Suite	2.20m x 1.40m	7'3" x 4'7"
Bedroom 2	3.69m x 2.77m	12'1" x 9'1"
Bathroom	2.16m x 1.93m	7'1" x 6'4"



Ground Floor

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE ARTISAN COLLECTION

The Saddler

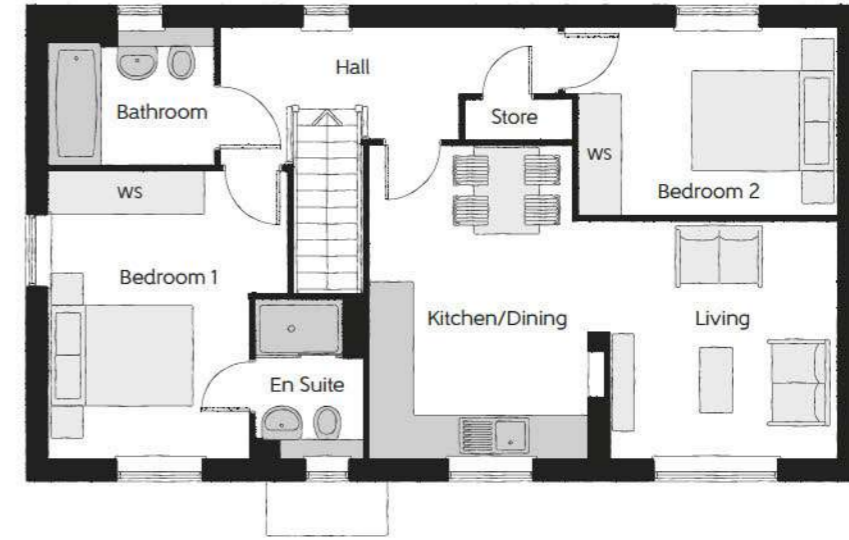
TWO BEDROOM COACH HOUSE



The Saddler

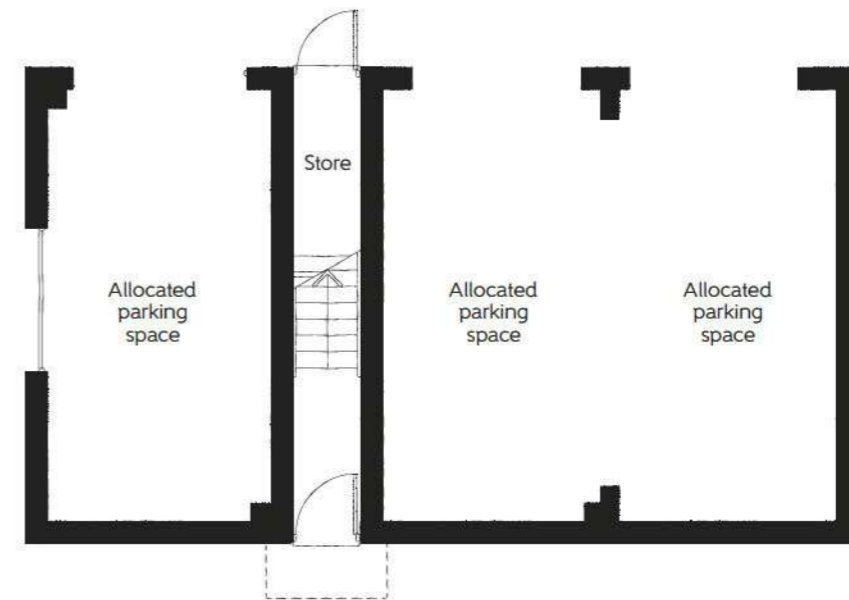
Two bedroom coach house

Plot 203



First Floor

Kitchen/Dining	4.28m x 3.08m (max) (max)	14'0" x 10'1" (max) (max)
Living	3.29m x 3.11m (max)	10'10" x 10'2" (max)
Bedroom 1	3.98m x 3.31m (max)	13'1" x 10'0" (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max)	13'0" x 8'6" (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"



Ground Floor

Important note: The Saddler is allocated a parking space. Please refer to the Sales Advisor for further information.

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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THE ARTISAN COLLECTION

The Saddler

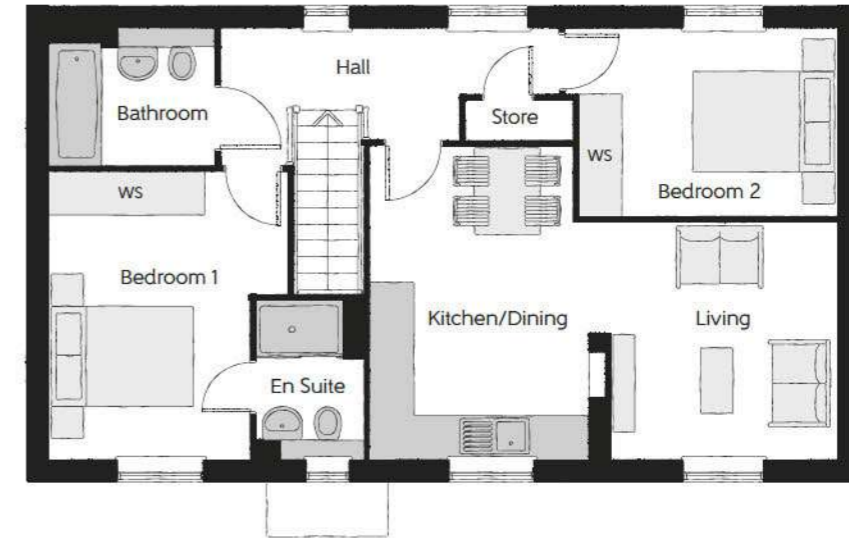
TWO BEDROOM COACH HOUSE



The Saddler

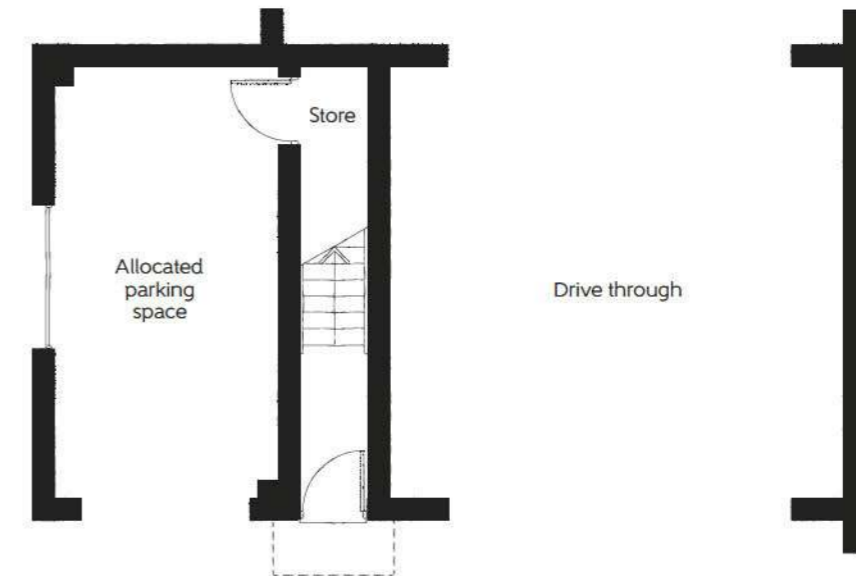
Two bedroom coach house

Plot 243



First Floor

Kitchen/Dining	4.28m x 3.08m (max) (max)	14'0" x 10'1" (max) (max)
Living	3.43m x 3.29m (max) (max)	11'3" x 10'10" (max) (max)
Bedroom 1	3.98m x 3.31m (max)	13'1" x 10'0" (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max)	13'0" x 8'6" (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"



Ground Floor

Important note: The Saddler is allocated a parking space. Please refer to the Sales Advisor for further information.

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE ARTISAN COLLECTION

The Saddler

TWO BEDROOM COACH HOUSE

The Saddler

Two bedroom coach house



*Window to plots 154 & 202 only.

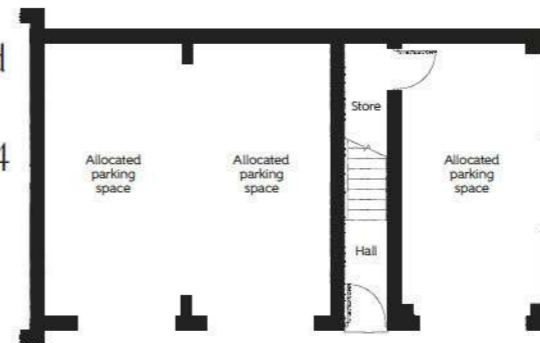
First Floor - Plots 154, 174, 202 & 175 (handed)

Kitchen/Dining	4.28m x 3.08m (max)	14'0" x 10'1" (max)
Living	3.29m x 3.11m (max)	10'10" x 10'2" (max)
Bedroom 1	3.98m x 3.31m (max)	13'1" x 10'0" (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max)	13'0" x 8'6" (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"

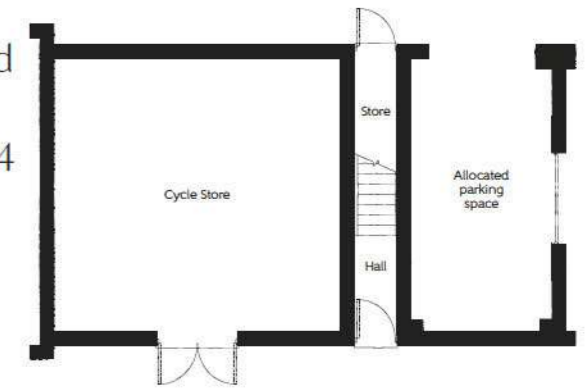


Plot 202

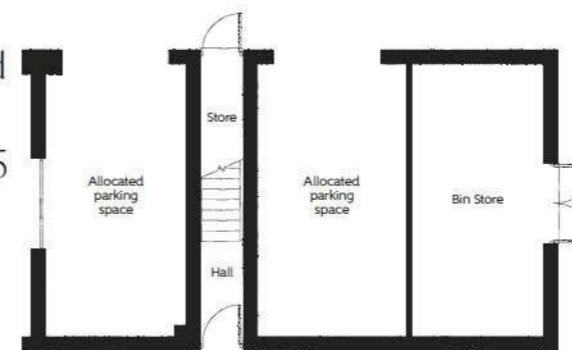
Ground Floor Plot 154



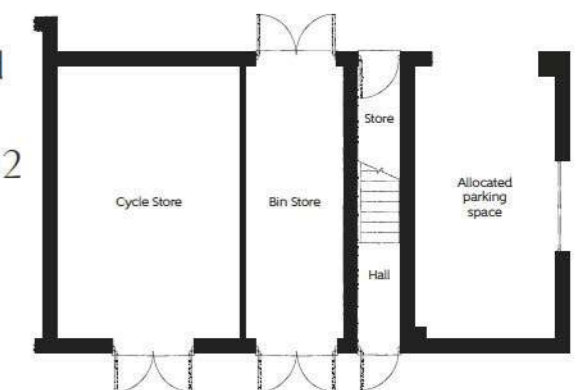
Ground Floor Plot 174



Ground Floor Plot 175



Ground Floor Plot 202



Important note: The Saddler is allocated a parking space. Please refer to the Sales Advisor for further information.

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
ARTISAN
COLLECTION

The Joiner

TWO BEDROOM HOME



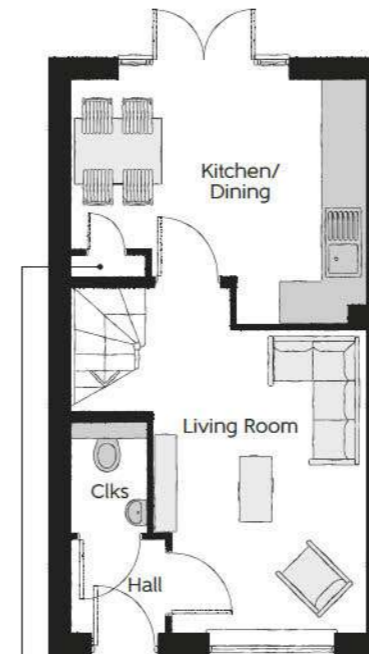
The Joiner

Two bedroom home



First Floor

Bedroom 1	4.05m x 2.73m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	2.36m x 1.91m	7'9" x 6'3"



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	4.85m x 3.16m (max)	15'11" x 10'4" (max)
Cloakroom	1.48m x 1.01m	4'10" x 3'4"

Internal electric cupboard to plots 219, 244 and 260

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

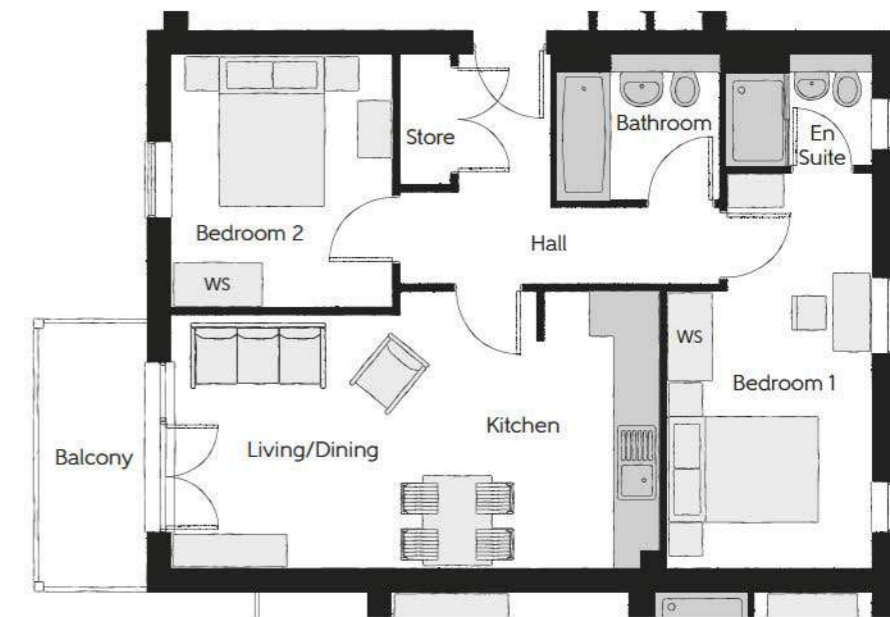
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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. JO/SS/300/H01/S/01/B.



THE
ARTISAN
COLLECTION

The Flitton Apartments

ONE AND TWO BEDROOM APARTMENTS - PLOTS 155-167



Plots 155, 157, 159 & 160

Living/Dining	4.92m x 3.34m (max) (min)	16'2" x 11'0" (max) (min)
Kitchen	3.65m x 1.52m	12'0" x 5'0"
Bedroom 1	5.21m x 2.71m (max) (max)	17'1" x 8'11" (max) (max)
En Suite	1.61m x 1.46m	5'3" x 4'9"
Bedroom 2	3.34m x 2.91m	11'0" x 9'7"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



Plots 161, 163, 165 & 167

Living/Dining	5.34m x 2.95m (max) (max)	17'6" x 9'8" (max) (max)
Kitchen	2.95m x 2.63m	9'8" x 8'8"
Bedroom 1	4.13m x 3.24m (max) (max)	13'7" x 10'8" (max) (max)
En Suite	1.91m x 1.45m	6'3" x 4'9"
Bedroom 2	3.93m x 2.63m (max) (max)	12'11" x 8'8" (max) (max)
Bathroom	2.12m x 1.91m	6'11" x 6'3"



Plots 162, 164 & 166

Living/Dining	4.83m x 3.28m (max) (min)	15'10" x 10'9" (max) (min)
Kitchen	4.09m x 1.94m	13'5" x 6'4"
Bedroom 1	3.42m x 3.01m	11'3" x 9'11"
Bedroom 2	3.42m x 2.12m	11'3" x 6'11"
Bathroom	2.39m x 1.94m	7'10" x 6'4"



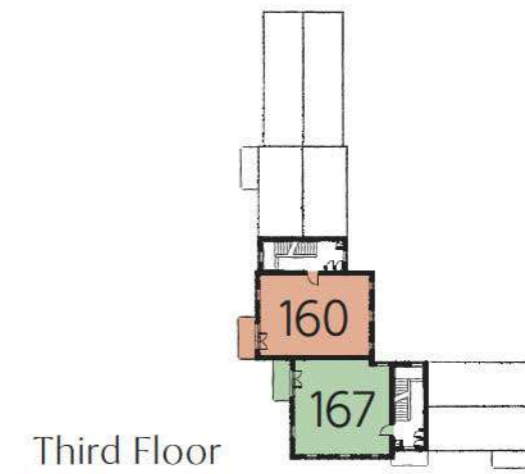
Plots 156 & 158

Living/Dining	4.83m x 3.61m (max) (min)	15'10" x 11'10" (max) (min)
Kitchen	3.61m x 1.94m	11'10" x 6'4"
Bedroom	3.62m x 3.55m	11'11" x 11'8"
Bathroom	2.12m x 1.94m	6'11" x 6'4"

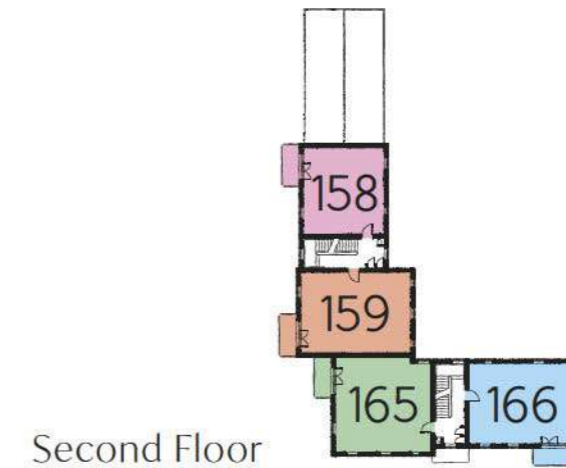
WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

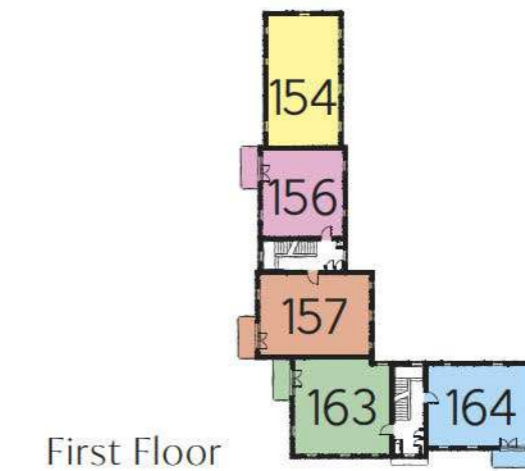
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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.



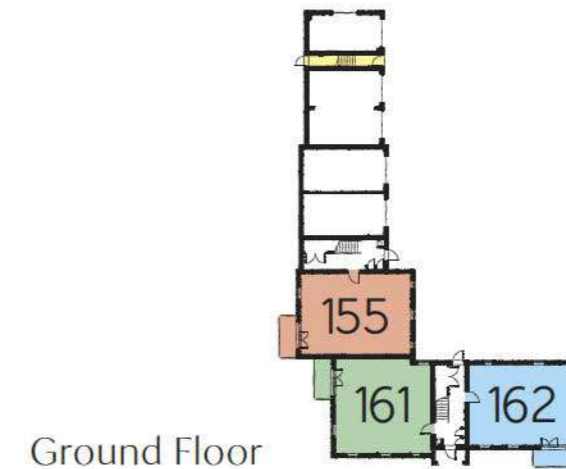
Third Floor



Second Floor



First Floor



Ground Floor



THE
ARTISAN
COLLECTION

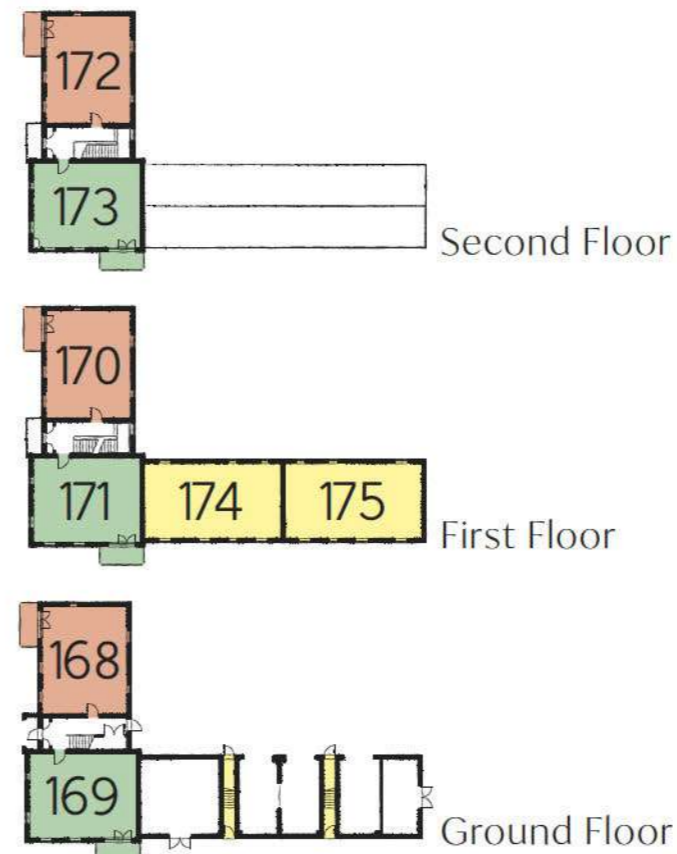
The Maulden Apartments

TWO BEDROOM APARTMENTS - PLOTS 168-173



Plots 168, 170 & 172

Living/Dining	4.83m x 3.28m (max) (min)	15'10" x 10'9" (max) (min)
Kitchen	4.09m x 1.94m	13'5" x 6'4"
Bedroom 1	3.42m x 3.01m	11'3" x 9'11"
Bedroom 2	3.42m x 2.12m	11'3" x 6'11"
Bathroom	2.39m x 1.94m	7'10" x 6'4"



Plots 169, 171 & 173

Living/Dining	5.06m x 3.15m (max) (min)	16'7" x 10'4" (max) (min)
Kitchen	4.28m x 1.71m	14'1" x 5'7"
Bedroom 1	4.29m x 3.01m (max)	14'1" x 9'11" (max)
Bedroom 2	3.81m x 2.22m	12'6" x 7'3"
Bathroom	2.39m x 1.82m	7'10" x 6'0"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
ARTISAN
COLLECTION

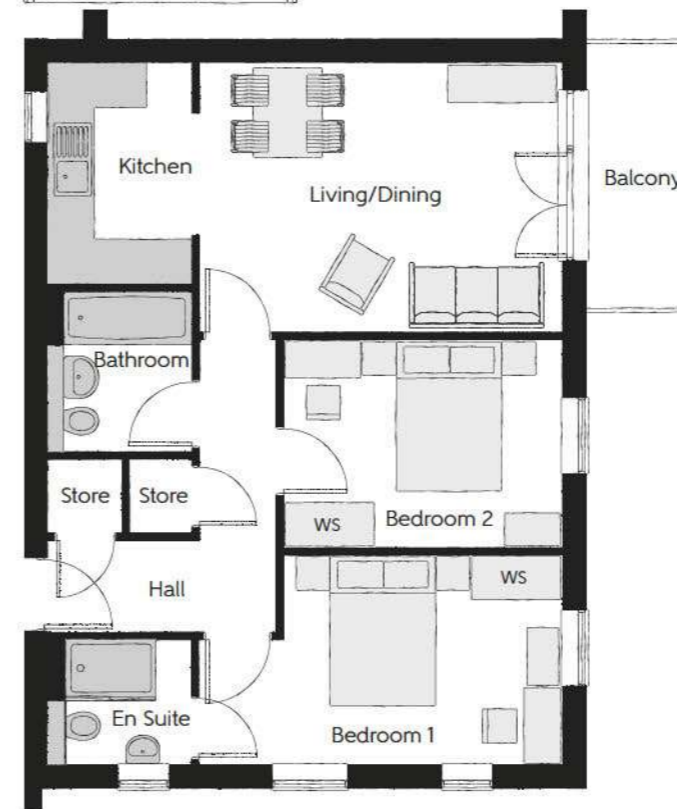
The Rushmere Apartments

TWO BEDROOM APARTMENTS - PLOTS 194-201



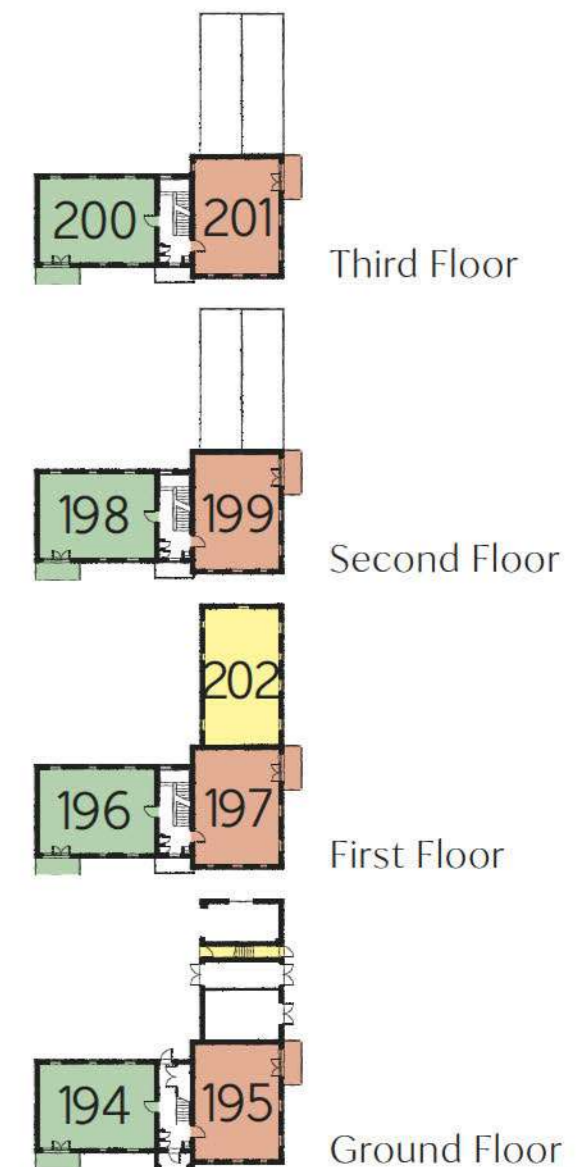
Plots 194, 196, 198 & 200

Living	3.97m x 3.43m	13'0" x 11'3"
Kitchen/Dining	3.43m x 2.80m	11'3" x 9'2"
Bedroom 1	4.22m x 2.80m	13'10" x 9'2"
En Suite	2.28m x 1.41m	7'6" x 4'8"
Bedroom 2	3.51m x 2.56m	11'6" x 8'5"
Bathroom	2.12m x 1.91m	6'11" x 6'3"



Plots 195, 197, 199 & 201

Living/Dining	4.79m x 3.54m	15'9" x 11'7"
Kitchen	2.91m x 1.89m	9'7" x 6'2"
Bedroom 1	4.79m x 2.76m (max)	15'9" x 9'1" (max)
En Suite	1.88m x 1.64m	6'2" x 5'5"
Bedroom 2	3.67m x 2.75m	12'0" x 9'0"
Bathroom	2.12m x 1.89m	6'11" x 6'2"



WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
ARTISAN
COLLECTION

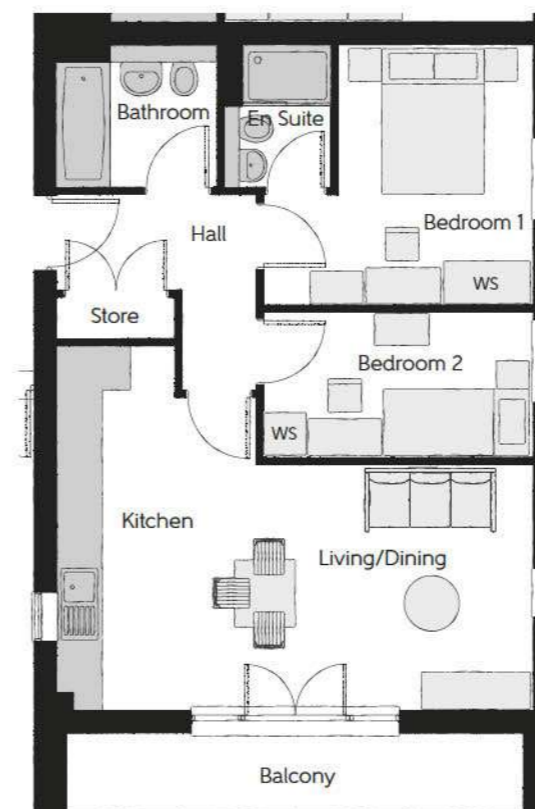
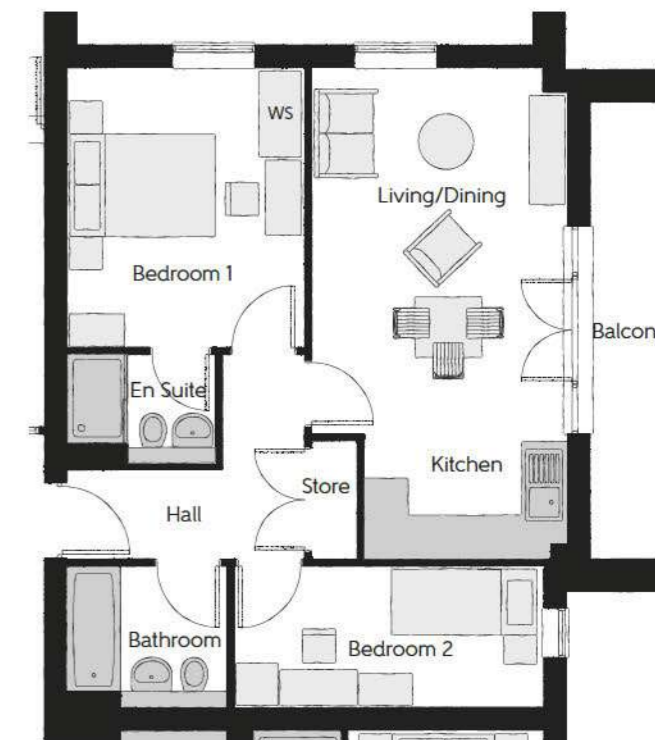
The Chicksands Apartments

ONE AND TWO BEDROOM APARTMENTS - PLOTS 293-307



Plots 293, 296, 300 & 304

Living/Dining	4.95m x 3.46m (max)	16'3" x 11'4" (max)
Kitchen	2.75m x 1.72m	9'0" x 5'8"
Bedroom 1	3.78m x 3.21m	12'5" x 10'6"
En Suite	1.96m x 1.47m	6'5" x 4'10"
Bedroom 2	4.17m x 1.91m	13'8" x 6'3"
Bathroom	2.16m x 1.91m	7'1" x 6'3"

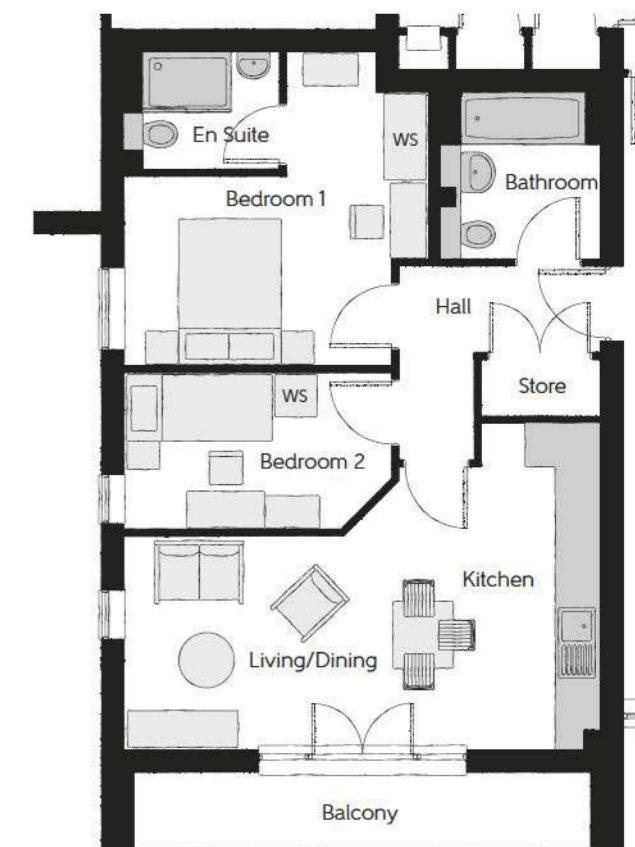


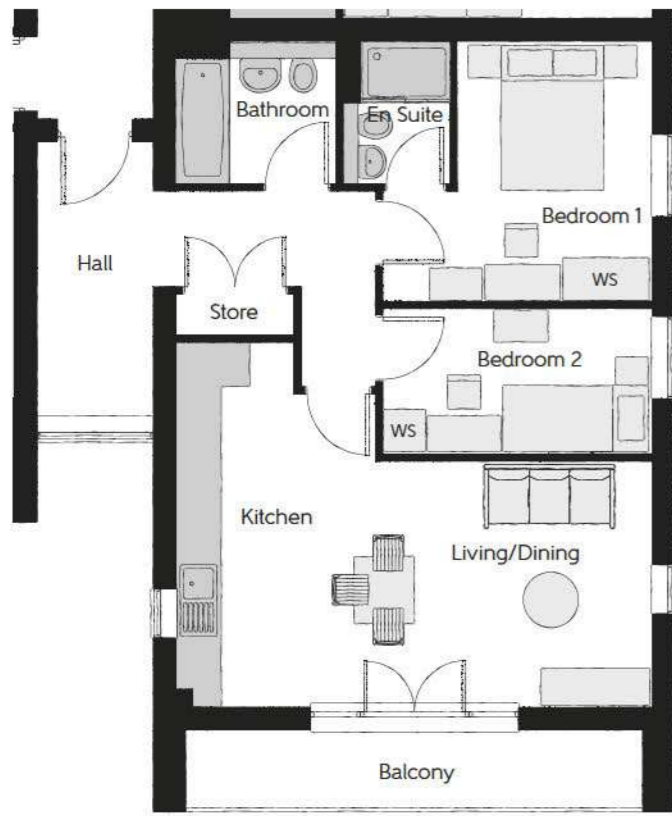
Plot 294

Living/Dining	4.85m x 3.32m (max) (min)	15'11" x 10'11" (max) (min)
Kitchen	4.94m x 1.58m	16'2" x 5'2"
Bedroom 1	3.51m x 2.63m	11'6" x 8'8"
En Suite	1.91m x 1.45m	6'3" x 4'9"
Bedroom 2	3.64m x 1.98m	11'11" x 6'6"
Bathroom	2.16m x 1.91m	7'1" x 6'3"

Plot 295

Living/Dining	4.82m x 2.88m (max) (min)	15'10" x 9'5" (max) (min)
Kitchen	4.42m x 1.61m	14'6" x 5'3"
Bedroom 1	4.17m x 2.58m (max) (min)	13'8" x 8'6" (max) (min)
En Suite	2.08m x 1.59m	6'10" x 5'3"
Bedroom 2	3.61m x 2.12m	11'10" x 6'11"
Bathroom	2.28m x 2.16m	7'6" x 7'1"





Plots 297, 301 & 305

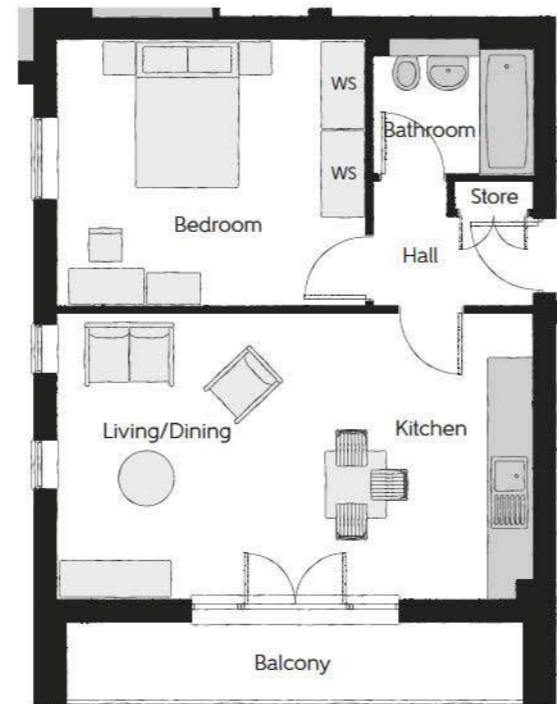
Living/Dining	4.85m x 3.32m (max) (min)	15'11" x 10'11" (max) (min)
Kitchen	4.94m x 1.58m	16'2" x 5'2"
Bedroom 1	3.51m x 2.63m (min)	11'6" x 8'8" (min)
En Suite	1.91m x 1.45m	6'3" x 4'9"
Bedroom 2	3.64m x 1.98m	11'11" x 6'6"
Bathroom	2.16m x 1.91m	7'1" x 6'3"



Third Floor

Plots 298, 302 & 306

Living/Dining/Kitchen	6.43m x 3.88m	21'1" x 12'9"
Bedroom	4.17m x 3.61m	13'8" x 10'4"
Bathroom	2.16m x 1.81m	7'1" x 5'11"



Second Floor

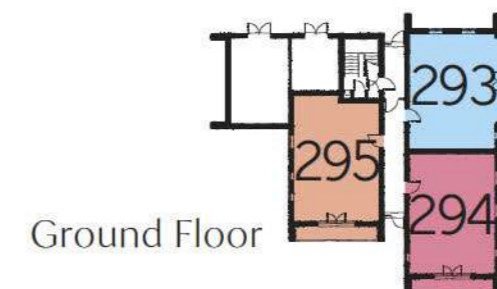


Plots 299, 303 & 307

Living/Dining	6.43m x 3.46m (max)	21'1" x 11'4" (max)
Kitchen	2.60m x 2.43m	8'6" x 8'0"
Bedroom	4.55m x 2.69m (max)	14'11" x 8'10" (max)
Bathroom	2.34m x 1.92m	7'8" x 6'4"



First Floor



Ground Floor

WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. 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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Choose from our range of Additions options covering:



Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

Flooring

- Choose from carpets, vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Miscellaneous

- Turf
- Wardrobes



		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	.	.	.
	Entrance Doors	GRP Insulated Door	.	.	.
	Ceilings	Crown White Matt Emulsion	.	.	.
	Walls	Crown White Matt Emulsion	.	.	.
	Floors	Concrete Ground Floor / Chipboard First Floor	.	.	.
	Window Cills	White Gloss MDF	.	.	.
	Stairs	Timber Stair - White Gloss MDF Strings	.	.	.
	Balusters	White Gloss Stop Chamfered Balusters	.	.	.
	Newel Posts	White Gloss Stop Chamfered Newels	.	.	.
	Newel Caps	White Gloss Flat Top Newel Caps	.	.	.
	Handrail	White Gloss Heavy Duty Handrail	.	.	.
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	.	.	.
		White Gloss 120x14 MDF Grooved & Chamfered	.	.	.
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	.	.	.
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	.	.	.
	Ironmongery	Chrome SR100 Door Furniture	.	.	.
	Wardrobes	Sliding Fitted Wardrobes to Bed 1	.	.	.
KITCHEN	Frontals	Bellway Band B options ##	.	.	.
		Bellway Band C options ##	.	.	.
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	.	.	.
	Units	Frontal Matching Table Ends	.	.	.
		Unit Framing	.	.	.
	Worktops	40mm Square Edge Worktops with upstand	.	.	.
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	.	.	.
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	.	.	.
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	.	.	.
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	.	.	.
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	.	.	.
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	.	.	.
		Zanussi Single Oven ZOHNX3X1	.	.	.
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	.	.	.
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	.	.	.
	Appliances Extractor	Cooker Hood Extractor LFC316X	.	.	.
	Appliances Microwave	Zanussi Microwave ZVENM6X1	.	.	.
Appliances Fridge Freezer	Fridge Freezer Space Only	.	.	.	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	.	.	.	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	.	.	.	
	Zanussi Dishwasher ZDLN1511	.	.	.	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	.	.	.	
WET ROOMS	Cloaks - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	.	.	.
	Cloaks - Basin	Roca Wash Hand Basin †	.	.	.
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	.	.	.
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim	.	.	.
		Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	.	.	.
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	.	.	.
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	.	.	.
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	.	.	.
		Roca DEBBA 550 WHB with Semi Pedestal #	.	.	.
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	.	.	.
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	.	.	.
		Bristan SAIL Chrome Bath & Basin Mixer Taps	.	.	.
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	.	.	.
	Bathroom - Shower	Mira MINIMAL EV Thermostatic Shower †††	.	.	.
		Mira MINIMAL EV Thermostatic Shower ###	.	.	.
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	.	.	.
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ** ††	.	.	.

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	.	.	.
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	.	.	.
		Roca DEBBA 550 WHB with Semi Pedestal	.	.	.
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	.	.	.
		Bristan SAIL Chrome Bath & Basin Mixer Taps	.	.	.
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	.	.	.
En-Suite - Shower	Mira MINIMAL EV Thermostatic Shower †††	.	.	.	
	Mira MINIMAL EV Thermostatic Shower ###	.	.	.	
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ††	.	.	.	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ††	.	.	.	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	.	.	.
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB)	.	.	.
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	.	.	.
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOB	.	.	.
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	.	.	.
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1 Only	.	.	.
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	.	.	.	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	.	.	.
	Safety - Heat	Heat Alarm DET ~	.	.	.
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	.	.	.
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Appleby	.	.	.
	Consumer Unit	Wylex Consumer Unit	.	.	.
	Sockets & Switches	Electrum CASA White Fittings	.	.	.
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	.	.	.
	Shaver / Toothbrush Point	Bathroom ONLY	.	.	.
		Bathroom & Ensuite 1 Only	.	.	.
	Lighting	Pendant Fitting to Habitable Rooms	.	.	.
	Lighting - Kitchen	White Recessed Spot Lights	.	.	.
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	.	.	.
		Polished Chrome Recessed Spot Lights	.	.	.
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	.	.	.
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	.	.	.
	Communications - Voice	Telephone Point to Living Room	.	.	.
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	.	.	.
Broadband	Ultrafast Fibre Connectivity Openreach	.	.	.	
EXTERNALS & MISC	Build Method	Masonry ^^	.	.	.
	Maintenance	External Tap	.	.	.
	Number Plaque	Artisan Number Plaque	.	.	.
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	.	.	.
	Garages	Light & Power Point to incurtilage Garages ^^	.	.	.
	Drives	Bitmac Black ^	.	.	.
	Landscaping - Front	Medalion Turf & Landscape Planting ^^^	.	.	.
Landscaping - Rear	Rotovated Topsoil ^^^	.	.	.	

* fire rated as necessary
 ** full height around bath where shower provided as standard
 *** at build stage
 † where layout allows
 †† full height to shower enclosure
 ††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 ‡ housetype dependent
 †† inc soft close mechanism seat
 ††† over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
 ^ plot dependent
 ^^ plot specific, refer site layout
 ^^^ refer site landscape layout
 # semi recessed basin if AD M4(ii) applicable
 ## soft close mechanism to doors & drawers
 ### where provision of shower tray allows
 ~ where shown on layouts

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- Additional switches
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- Shaver socket
- Recessed lighting
- BT and TV points

Miscellaneous

- Wardrobes



THE
ARTISAN
COLLECTION

Apartment Specification



bellway.co.uk

Bellway

	Apartments
Heating - refer to heating schedule for plot details.	
Ideal Logic Combination boiler	✓
Controls - Dual Zoned 3 way Heating Programmer	✓
Radiators - Stelrad Compact Steel Panel Radiators with Grilles	✓
Ventilation - Window Trickle Ventilators with Mechanical Extract Fans	✓
Finishes	
Tape/Skim finished walls & Ceilings - Crown Paints, 1-mist coat and 2-coats white emulsion, white to all ceilings, bath and ensuites.	✓
Internal woodwork - Crown Paints, 1-undercoat and 2-coats Next Generation Plus gloss white.	✓
Electrical - Electrium, in accordance with building regs.	
White Volex accessories - Electrium CASA White Fittings	✓
Wylex metal consumer unit (NMB10HIFWNR / NMB15HIFWNR).	✓
Mains powered Carbon Monoxide alarm in vicinity of gas boiler.	✓
Security - Fire - Optical Smoke Detector	✓
Lighting - Kitchen & Bathroom - White 4w LED down lighters to kitchen, bathroom and en-suites.	✓
Lighting - Pendant Fitting to Habitable Rooms	✓
External Lighting to Balconies - External Light Clifton Brushed Steel Up/Down	✓
TV/Satellite point to lounge and bedroom 1,	✓
Communications - Data - Cat 6 Network Point to Lounge, Bed 1	✓
Communications - Voice - Telephone Point to Lounge	✓
USB socket in Kitchen, lounge and bedroom 1 (D1500USBNR).	✓
Shaver / Toothbrush Point - Bathroom ONLY	✓
Communal Areas	
Build Method (Whole Block) - Masonry	✓
Communal ceilings to be finished with BG Quattro 41 acoustic board, painted white.	✓
All walls to be painted in Crown white emulsion.	✓
Skirting 14.5x94mm MDF single groove, chamfered top	✓
Architrave 18x69mm MDF single groove, chamfered top.	✓
Lockable 30 min Fire Rated Loft hatch to communal area - Location as per working drawings	✓
Black metal balustrade and plastic capping.	✓
Heckondwike (Teal Blue) carpet to communal floors and stairs including matting to entrance.	✓
Audio entry phone (unless private entrance).	✓
270 x 390 x 130mm Flush fitting single Letter boxes are internally wall-mounted to ground floor lobby - Colour RAL 7015	✓
Communal TV and sky dish.	✓
Mains connected smoke detector in accessible location.	✓
Lockable double socket.	✓
External lighting. - External Light Clifton Brushed Steel Up/Down	✓
Tap and drainage to bin store.	✓

	Apartments
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Ideal Logic Combination boiler	✓
Controls - Dual Zoned 3 way Heating Programmer	✓
Radiators - Stelrad Compact Steel Panel Radiators with Grilles	✓
Ventilation - Window Trickle Ventilators with Mechanical Extract Fans	✓
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Tape/Skim finished walls & Ceilings - Crown Paints, 1-mist coat and 2-coats white emulsion, white to all ceilings, bath and ensuites.	✓
Internal woodwork - Crown Paints, 1-undercoat and 2-coats Next Generation Plus gloss white.	✓
Electrical - Electrium, in accordance with building regs.	
White Volex accessories - Electrium CASA White Fittings	✓
Wylex metal consumer unit (NMB10HIFWNR / NMB15HIFWNR).	✓
Mains powered Carbon Monoxide alarm in vicinity of gas boiler.	✓
Security - Fire - Optical Smoke Detector	✓
Lighting - Kitchen & Bathroom - White 4w LED down lighters to kitchen, bathroom and en-suites.	✓
Lighting - Pendant Fitting to Habitable Rooms	✓
External Lighting to Balconies - External Light Clifton Brushed Steel Up/Down	✓
TV/Satellite point to lounge and bedroom 1,	✓
Communications - Data - Cat 6 Network Point to Lounge, Bed 1	✓
Communications - Voice - Telephone Point to Lounge	✓
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Communal TV and sky dish.	✓
Mains connected smoke detector in accessible location.	✓
Lockable double socket.	✓
External lighting. - External Light Clifton Brushed Steel Up/Down	✓
Tap and drainage to bin store.	✓