

Bellway at



## Westcombe Park

You'll find your own favourite places and things to do pretty quickly. But it doesn't hurt to have a little starting point...

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**Bellway**

# WHAT TO SEE & WHERE TO GO

BELLWAY AT WESTCOMBE PARK

MALDON

## LIFESTYLE



### Promenade Park

Spend the day exploring walks along the coastal wall, small sandy beach, skate and BMX park, play areas, Splash Park & Petting Zoo and various cafés.

### Combined Military Services Museum

British Military museum showing military history dating as far back as medieval times and onward through the Crimean & Napoleonic wars, covering both World wars to current day conflicts, including Europe's biggest display of firearms and combat uniforms. Learn about the special forces and the spy service. A great day out for all the family.



### Osea Leisure Park

Camping, glamping and caravanning with coastal and inland paths for walkers and cyclists to explore. On site, The Deckhouse bar and restaurant offers great food and regular entertainment.

### Heybridge Basin

Pretty Harbourside village with plenty of parking and local pubs and restaurants to stop and spend an afternoon people watching and the boats coming in and out of the harbour. If you are lucky, you may glimpse the seals swimming close by.





# LIFESTYLE



## Top Sails Charters

Relaxing and memorable river cruises on board a vintage sailing barge.

Private hire and public trips available from Maldon, Ipswich, Harwich, Brightlingsea, London.

## Maldon Escape Rooms

Maldon Escape Rooms is located a short distance from the town centre with parking nearby. Escape rooms are a form of live entertainment where you'll solve a series of puzzles in order to escape before the time runs out.

Discover clues and receive hints in our fully immersive purpose-built themed environment.



## Blackwater Leisure Centre

A large swimming pool, fantastic flumes and a novelty bubble pool are just some of the features of this welcoming leisure centre.

There is a fully equipped gym, plenty of workout classes and friendly staff on hand to help you achieve your fitness goals, plus a lovely sauna to relax in after.

# LIFESTYLE



## Maldon Golf Club

Founded in 1891, this is one of the oldest Golf clubs in Essex and the country. Our par 71, nine-hole course provides easy-walking, many mature trees, water hazards and true greens.

The Club is situated close to Beeleigh Abbey, and there are no joining fees for new members.

## Blackwater Triathlon Club

Established for over 25 years, this friendly club covers all age groups within triathlon ranging from the junior club tri-stars all the way through to super veterans.

What's more they have regular organised cycling and social bike rides, training runs and the use of their own open water swimming lake during the warmer months.





# LIFESTYLE



## Shut Heath Wood, Great Totham

This 50-acre reserve is just below the crest of the Great Totham Ridge and includes 23 acres of ancient woodland forming part of the Chantry Wood complex.

A wonderful carpet of bluebells can be enjoyed in the spring.

## Northey Island

Northey is an island in the Blackwater Estuary, connected to the mainland by a causeway that is covered by the tide twice every day.

It is a site of special scientific interest with a large area of undisturbed saltmarsh, and also the site of the Battle of Maldon in AD991 making it Britain's oldest recorded battlefield site.



# FOOD & DRINK



## The Jolly Sailor

A family and dog friendly pub located on the Blackwater estuary where you can enjoy a pint on the seawall as well as dine in our eating areas, inside or out.

Fresh home cooked food and seafood served all day, all year round and frequent music and charity events, which are great fun for all the family.

## The Lock Tea Room

This former ship's chandlers and café serves traditional café-style breakfasts, home-made lunches and 'Tiptree' cream teas, making it an idyllic spot to relax in.



## The Farm Café by Black Pig

A lovely hidden gem on a quiet country road, with walks and fishing nearby, serving a variety of small plates, burgers and lobster using local produce making it a popular spot with locals and visitors alike.



# FOOD & DRINK

## Le Bouchon - Brasserie & Hotel

Le Bouchon is a Grade II listed, 300-year-old Georgian building which has undergone an extensive refurbishment programme restoring the building to its former glory.

The culinary delights served here are consistently lauded by guests for both their exquisite flavours and beautiful presentation, and offers great value for money.



## Ginny's Cocktail Lounge

Ginny's is an award-winning Cocktail Lounge on Maldon High Street, welcoming walk-ins but reservations are also available.

## Bright's Path of Maldon

An enchanting and vibrant little street full of unique boutiques and tea rooms.



# SHOPPING



## Maldon High Street

The ancient market town of Maldon has a diverse history, with an architecturally interesting High Street filled with independent shops, the town attracts both local people and interested tourists.

## High Chelmer Shopping Centre

The place to go for major retailers in nearby Chelmsford, including; Boots, Primark, JD Sports, New Look, Body Shop, River Island, HMV, Office, Sports Direct, Pandora and many more, what's more it has an extensive food hall.



## Blackwater Retail Park

An extensive retail park with shops such as Next, Home Bargains, Aldi, Costa, Shoe Zone, Card Factory and so much more.



# SHOPPING

## Woof & Co.

The number one place for dog treats, toys and accessories, situated on the historic Maldon High Street.



## Maldon Books

Maldon Books, an award-winning, family-run, independent bookshop nestled in the heart of Maldon.

## Novel Sounds

Novel Sounds is an independent record shop based in Maldon, selling new and secondhand vinyl, turntables, band t-shirts and prints.



# TRAVEL



## Witham train station

16 minutes' drive from Heybridge - 46 minutes to London Liverpool Street.

## Hatfield Peverel train station

14 minutes' drive from Heybridge - 42 minutes to London Liverpool Street.



# AIRPORTS



## Stansted Airport

45 minutes to Stansted Airport.

## Southend Airport

40 minutes to Southend Airport.



# DISCOVER YOUR LOCAL AREA...



## LIFESTYLE

- 1 Promenade Park**  
Park Drive, Maldon CM9 5JQ
- 2 Combined Military Services Museum**  
Station Road, Heybridge, Maldon CM9 4LQ
- 3 Osea Leisure Park**  
Goldhanger Road, Maldon CM9 4SA
- 4 Heybridge Basin**  
Heybridge Basin, Maldon CM9 4RW
- 5 Top Sails Charters**  
Cooks Yard, The Hythe, Maldon CM9 5HN
- 6 Maldon Escape Rooms**  
22 White Horse Lane, Maldon CM9 5QP
- 7 Blackwater Leisure Centre**  
Park Drive, Maldon CM9 5UR

- 8 Maldon Golf Club**  
Langford, Maldon CM9 4SS
- 9 Blackwater Triathlon Club**  
Park Drive, Maldon CM9 5UR
- 10 Shut Heath Wood**  
Off of Tiptree Road, Great Totham CM8 3ED
- 11 Northey Island**  
Parking: Public car park at Promenade Park, Maldon CM9 5UR

## FOOD & DRINK

- 12 The Jolly Sailor**  
Basin Road, Heybridge Basin CM9 4RS
- 13 The Lock Tea Room**  
Basin Road, Heybridge Basin, Maldon CM9 4RS
- 14 The Farm Café by Black Pig**  
Chigborough Road, Maldon CM9 4RE

- 15 Le Bouchon - Brasserie & Hotel**  
The Square, Heybridge, Maldon CM9 4LT
- 16 Ginny's Cocktail Bar**  
70b High Street, Maldon CM9 5ET
- 17 Bright's Path of Maldon**  
63 High Street, Maldon CM9 5EP

## SHOPPING

- 18 Maldon High Street**  
High Street, Maldon, CM9 5PN
- 19 High Chelmer Shopping Centre**  
15A Exchange Way, Chelmsford CM1 1XB
- 20 Blackwater Retail Park**  
The Causeway, Maldon CM9 4DY
- 21 Woof & Co.**  
119 High Street, Maldon CM9 5BS

- 22 Maldon Books**  
21-23 High Street, Maldon, Essex CM9 5PE
- 23 Novel Sounds**  
21c High Street, Maldon, Essex CM9 5PE

## TRAVEL

- 24 Witham train station**  
Albert Road, Witham CM8 2BS
- 25 Hatfield Peverel train station**  
Station Road, Hatfield Peverel CM3 2DX

## AIRPORTS

- 26 Stansted Airport**  
Bassingbourn Road, Stansted CM24 1QW
- 27 Southend Airport**  
Eastwoodbury Crescent, Southend-on-Sea SS2 6YF



BE A PART  
OF THIS  
BEAUTIFUL  
NEW  
GARDEN  
VILLAGE



Bellway at  
Westcombe Park



# MASTER PLAN





# DEVELOPMENT PLAN



## 2 Bedroom Homes

-  **The Cooper**  
Plots 22, 23, 30, 34, 52 & 53
-  **The Thistle**  
Plot 45

## 3 Bedroom Homes

-  **The Chandler**  
Plots 2, 3, 4, 5, 10, 11, 28, 29, 31, 32 & 44
-  **The Thespian**  
Plots 6, 15, 26, 36 & 56
-  **The Naylor**  
Plots 8 & 9
-  **The Harper**  
Plots 13 & 14
-  **The Fletcher**  
Plots 18, 19, 20, 21, 35, 36, 37 & 38

## 4 Bedroom Homes

-  **The Silversmith**  
Plots 1, 7, 12, 42 & 51
-  **The Scrivener**  
Plots 27, 43, 54 & 55
-  **The Jeweller**  
Plot 46

## 1-3 Bedroom Homes

-  **Affordable Homes**

### Key to plan

- v Visitor parking
- bcp Bin collection point
- Shed with end door
- Shed with side door

### Material Finishes

-  Weatherboard Version

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 subject to change. For details of individual properties and availability please refer to our Sales Advisor.



# THE COOPER

2 bedroom home

Plots 22, 23, 33, 34, 52 & 53

770 Sq.ft.



## First Floor

Bedroom 1	3.17m x 3.90m (max)	10'5" x 12'10" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



## Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'6"

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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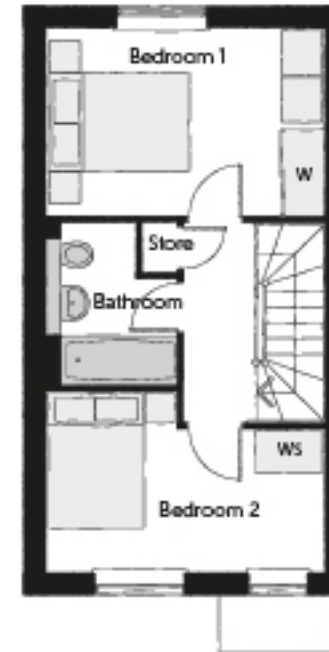


# THE THISTLE

2 bedroom home

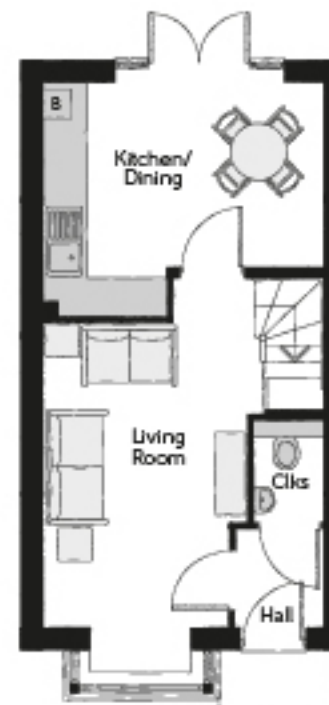
Plot 45

711 Sq.ft.



## First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.62m <small>(max)</small>	13'3" x 8'7" <small>(max)</small>
Bathroom	1.91m x 2.36m	6'3" x 7'9"



## Ground Floor

Kitchen/Dining	4.05m x 3.38m <small>(max)</small>	13'3" x 11'1" <small>(max)</small>
Living Room	2.95m x 5.07m <small>(max)</small>	9'8" x 16'8" <small>(max)</small>
Cloakroom	1.01m x 1.50m	3'4" x 4'11"

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

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# THE CHANDLER

3 bedroom home

Plots 2, 3, 4, 5, 10, 11, 28, 29, 31, 32 & 44

951 Sq.ft.



## First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m <small>(max)</small>	11'2" x 11'6" <small>(max)</small>
Bedroom 3	2.94m x 2.47m	9'8" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



## Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.39m <small>(max)</small>	10'7" x 17'8" <small>(max)</small>
Cloakroom	0.95m x 1.90m <small>(inc. bay)</small>	3'1" x 6'3" <small>(inc. bay)</small>

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# THE THESPIAN

3 bedroom home

Plots 6, 15, 26, 30 & 56

921 Sq.ft.



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	2.89m x 4.85m (max)	9'6" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# THE NAYLOR

3 bedroom home

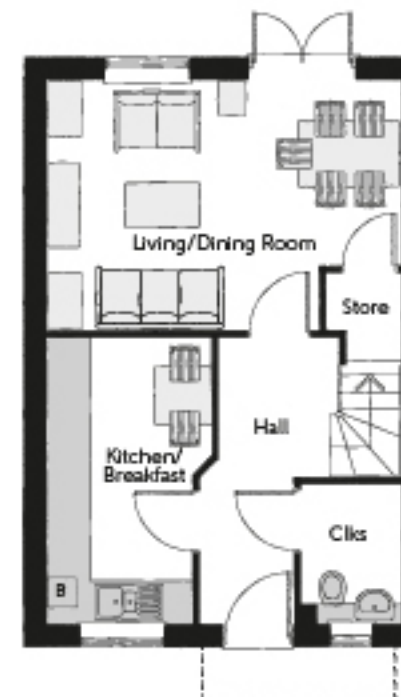
Plots 8 & 9

839 Sq.ft.



## First Floor

Bedroom 1	2.75m x 4.31m <small>(max)</small>	9'0" x 14'2" <small>(max)</small>
Bedroom 2	2.75m x 4.01m <small>(max)</small>	9'0" x 13'2" <small>(max)</small>
Bedroom 3	2.16m x 2.62m	7'1" x 8'7"
Bathroom	2.16m x 1.98m	7'1" x 6'6"



## Ground Floor

Kitchen/Breakfast	2.32m x 4.04m <small>(max)</small>	7'7" x 13'3" <small>(max)</small>
Living/Dining Room	5.01m x 3.53m <small>(max)</small>	16'5" x 11'7" <small>(max)</small>
Cloakroom	1.44m x 1.98m	4'9" x 6'6"

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# THE HARPER

3 bedroom home

Plots 13 & 14

1026 Sq.ft.



## First Floor

Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.13m x 1.99m	7'0" x 6'6"



## Ground Floor

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# THE FLETCHER

3 bedroom home

Plots 18, 19, 20, 21, 35, 36, 37 & 38

1057 Sq.ft.



## Second Floor

Bedroom 1	2.95m x 4.16m (max) (max)	9'8" x 13'8" (max) (max)
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

## First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



## Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"

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

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# THE SILVERSMITH

4 bedroom home

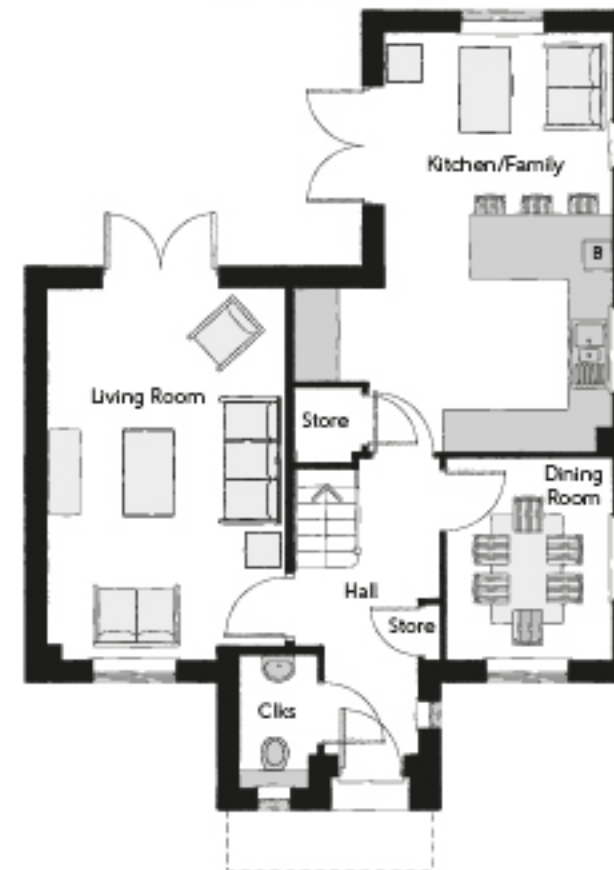
Plots 1, 7, 12, 42 & 51

1234 Sq.ft.



## First Floor

Bedroom 1	3.36m x 3.89m <small>(max)</small>	11'0" x 12'9" <small>(max)</small>
Bedroom 1 En Suite	2.61m x 1.50m	8'7" x 4'11"
Bedroom 2	3.16m x 3.36m	10'4" x 11'0"
Bedroom 3	2.39m x 3.14m	7'10" x 10'4"
Bedroom 4	2.70m x 3.01m <small>(max)</small>	8'10" x 9'10" <small>(max)</small>
Bathroom	1.93m x 2.11m	6'4" x 6'11"



## Ground Floor

Kitchen/Family	4.44m x 5.88m <small>(max)</small>	14'7" x 19'3" <small>(max)</small>
Living Room	3.30m x 5.19m <small>(max)</small>	10'10" x 17'0" <small>(max)</small>
Dining Room	2.32m x 2.80m <small>(max)</small>	7'7" x 9'2" <small>(max)</small>
Cloakroom	1.07m x 1.85m	3'6" x 6'1"

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) CH - Hot Water Cylinder

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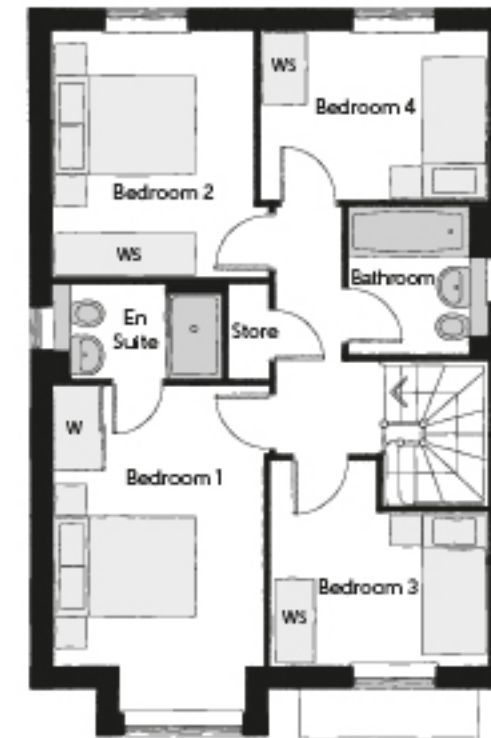


# THE SCRIVENER

4 bedroom home

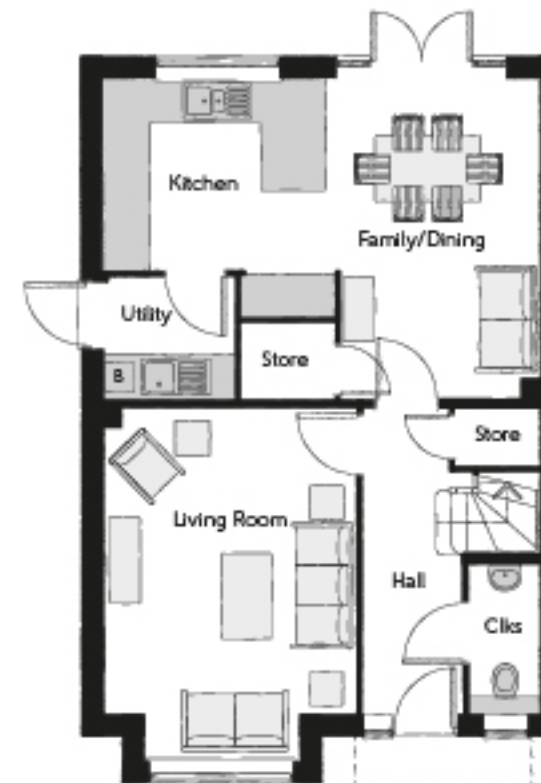
Plots 27, 43, 54 & 55

1214 Sq.ft.



## First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.34m x 1.35m	7'8" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



## Ground Floor

Kitchen	3.10m x 3.33m (max)	10'2" x 10'11" (max)
Family/Dining	2.99m x 4.48m	9'10" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clo - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# THE JEWELLER

4 bedroom home

Plot 46

1737 Sq.ft.



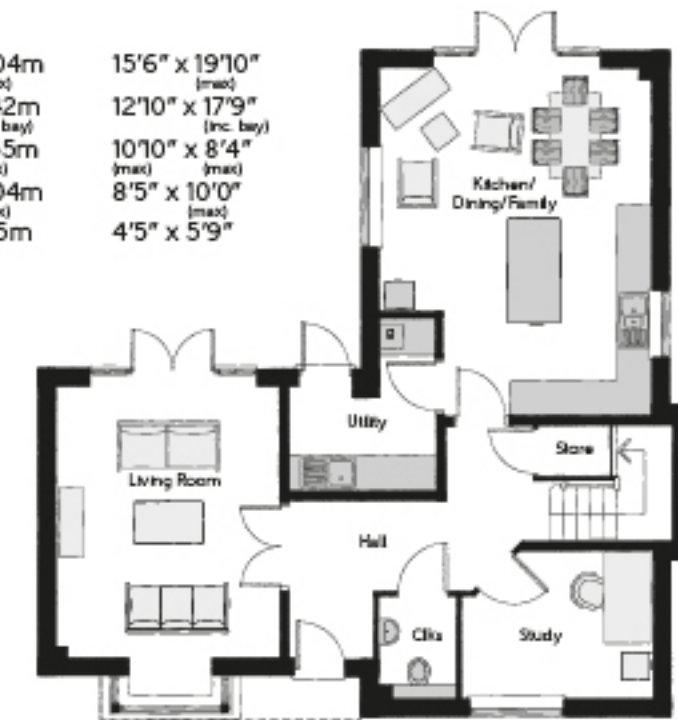
## First Floor

Bedroom 1	5.54m x 2.93m (max) (max)	18'2" x 9'7" (max) (max)
Bedroom 1 En Suite	3.41m x 1.90m (max) (max)	11'2" x 6'3" (max) (max)
Dressing	2.04m x 1.72m	6'8" x 5'8"
Bedroom 2	3.44m x 5.03m (max) (max)	11'4" x 16'6" (max) (max)
Bedroom 2 En Suite	1.20m x 3.14m	3'11" x 10'3"
Bedroom 3	4.74m x 2.61m (max) (max)	15'6" x 8'7" (max) (max)
Bedroom 4	2.94m x 2.88m	9'8" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"



## Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max) (max)	15'6" x 19'10" (max) (max)
Living Room	3.91m x 5.42m (inc. bay) (max)	12'10" x 17'9" (inc. bay) (max)
Study	3.31m x 2.55m (max) (max)	10'10" x 8'4" (max) (max)
Utility	2.57m x 3.04m (max) (max)	8'5" x 10'0" (max) (max)
Cloakroom	1.34m x 1.75m	4'5" x 5'9"



Clo - Cloakroom B - Boiler (CYL) - Hot Water Cylinder W - Fitted Wardrobe 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 overlaid. 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. JE/CB/420.600/D/6/1/C.



# TAKE A LOOK INSIDE

BELLWAY AT WESTCOMBE PARK

MALDON



Photography of The Silversmith Showhome at Westcombe Park



# SPECIFICATION

## Kitchen

- Contemporary kitchen units with soft close doors and drawers
- Composite 22mm worktops with matching upstand
- Matching splashback behind hob
- Stainless steel sink with chrome mixer tap
- Single oven with 4 ring gas hob (5 ring to 4 bedroom homes only)
- Integrated cooker hood
- Integrated fridge freezer
- Integrated microwave oven (4 bedroom homes only)
- Under wall unit LED lighting
- Integrated dishwasher (4 bedroom homes only)
- Space and plumbing for a dishwasher (2 and 3 bedroom homes only)
- Space and plumbing for a washer/dryer (maybe located in utility area)

## Bathroom, En Suite and Cloakroom

- Roca white sanitaryware with chrome fittings
- Bristan chrome taps and bathroom furniture
- Mira minimal EV thermostatic shower (to en suites or main bathroom when no en suite in the house)
- Chrome towel warmers

## General

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves in white gloss
- White vertical panel internal doors with chrome door furniture
- Fitted wardrobes to bedroom 1
- Ideal LOGIC combi boiler (with boiler and hot water cylinder to the Jeweller housetype)

## Electrical

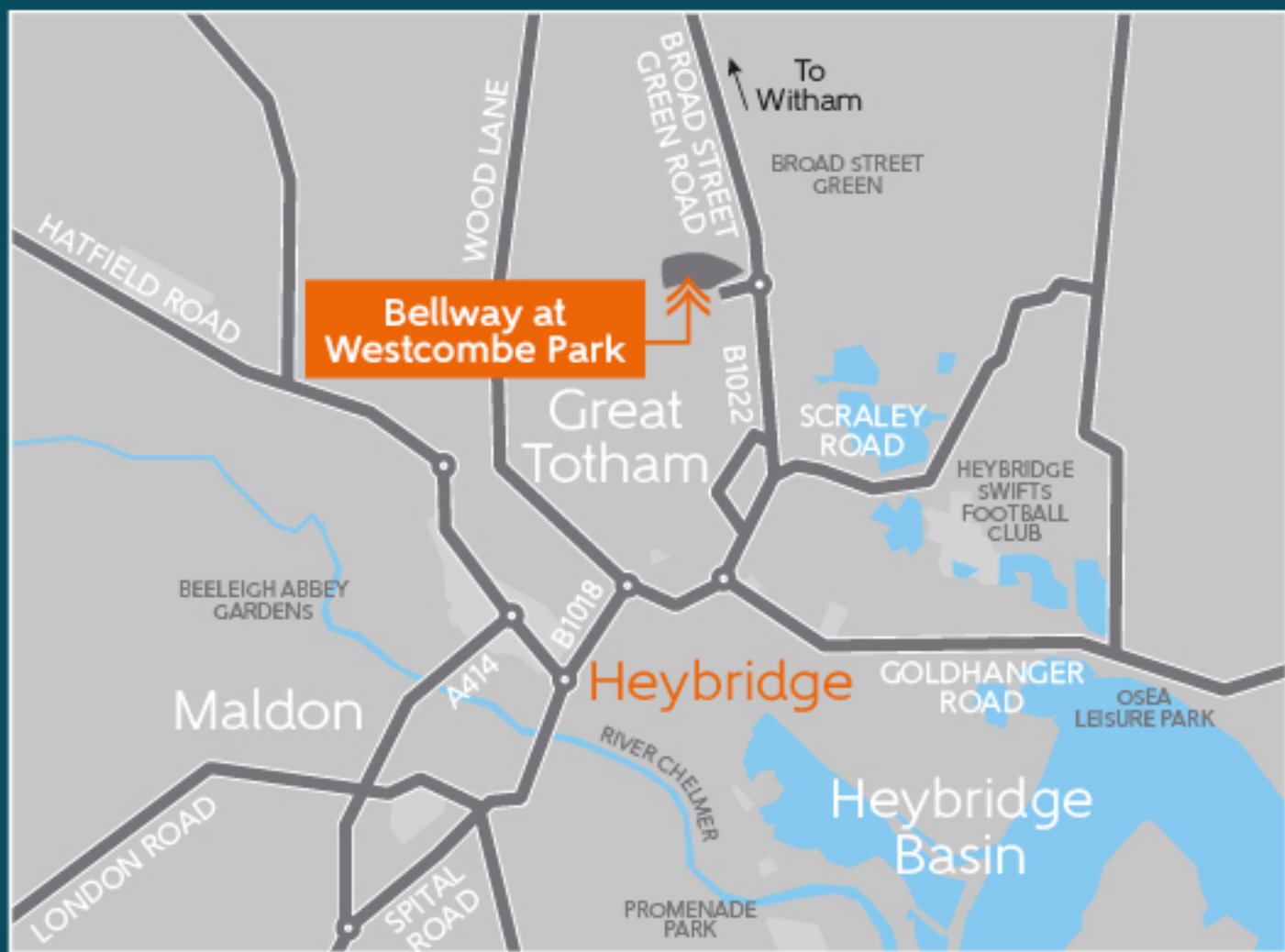
- Openreach ultra-fast fibre and hyperoptic connectivity
- TV and Cat 6 network point to living room, family room and bedroom 1 (and study to the Jeweller housetype)
- Telephone point to living room
- Dual connection satellite points to living room
- Pendant ceiling light to living areas, bedrooms, hallway, utility room and cloakroom
- White recessed spotlights to kitchen and wet rooms
- External brushed chrome up/down light to front and rear
- Heat detector, smoke alarm and carbon monoxide detectors

## External

- External tap to rear
- Front gardens landscaped







Bellway at



**Westcombe Park**

Off Broad Street  
Green Road  
Maldon  
Essex  
CM9 8NY

///magic.underline.dwelled

T: 01621 220 065  
E: westcombepark@bellway.co.uk  
W: bellway.co.uk