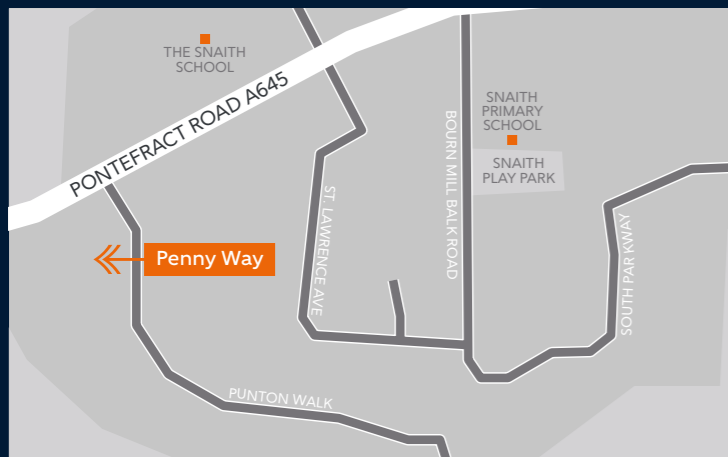


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what3words provides exact locations
so you know exactly where to find
our development.



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



Penny Way

EAST YORKSHIRE





Enduring appeal and welcome of a market town

Sought-after living in the Gateway of East Yorkshire

From a post-office and pharmacy to Cooperative branch and convenience store, Snaith is well-served. You'll find established favourites like Kealey's Farmer and Butchery, famous for its Snaith sausages, as well as The Kitchen café-deli, bakery and patisserie, and the Bon Appetit cake and coffee spot. Market towns have a long tradition of hospitality and there are independent pubs with handpumps and snugs, dog-friendly inns, sunny beer gardens and hostleries that have won Travellers' Choice awards to discover. Enjoy menus of locally sourced ingredients as well as Sunday carveries and even a pub with its own Indian restaurant upstairs.

Families will find there is no need for long school runs with Snaith Primary School, which hosts before and after-school activity groups and is rated 'Outstanding' as well as The Snaith high school, rated 'Good'. East Riding Leisure Centre in Goole offers fun sports activities from 'Footballerz' to 'Splashers' with a 3G pitch and pools at Selby Leisure Centre, both eight miles away. Throughout the year the town hosts events from a Heritage Day to concerts and Midsummer and Christmas market. The Snaith and Cowick drama group presents regular productions and welcomes all 'from age 11-111', while Goole's Junction Theatre and

Cinema the place to find a packed calendar of arts-related activities including comedy, music, drama and film.

Snaith sits within the Vale of Snaith, known for its scenery, easy walking, and open skies, with an impressive 15 Heritage Walks to explore through the seasons. Snaith loves cyclists too - the trans-Pennine cycle route runs through the town - and proudly provides a bike station with pump and repair kit for the benefit of two-wheeled explorers. Enjoy leisurely riverside strolls at picnic sites along the Aire, follow the hand-carved way-markers at Barlow Common Nature Reserve spotting green woodpeckers and enjoying lakeside views, or head to Southfield Reservoir, a highly popular spot with walkers and especially windsurfers.

Down the road, the magnificent Carlton Towers and estate make the perfect backdrop for events from art classes to Halloween discos and fine-dining evening soirées. Pick up a ready-made Afternoon Hamper to lunch amongst the vines in the Walled Vineyard and feel miles away from it all. Yet with easy access to the M62, M18, and A1(M) at Penny Way you are always well-connected. Doncaster is 18 miles, York 21 miles, and Leeds 30 miles, with Snaith Station a ten minute' walk.

Experience a premium quality of life

From exceptional living space to local life to an inviting landscape

Welcome to Penny Way, brand-new homes in Snaith, East Yorkshire, each beautifully showcasing the elevated design, build and finish of our Artisan range. Taking inspiration from the local surroundings to craft homes with architectural appeal, contemporary layouts, and an eye on the environment - including electric vehicle charging points - the result is a collection of

remarkable homes close to the heart of town. Snaith recently celebrated the granting of its royal charter 800 years ago and today it offers modern living at its best from excellent local amenities, schools, and road links to remarkable green and blue spaces nearby. And with two, three and four bedroomed styles, this is a place to enjoy the possibilities whatever your life stage.

