



# Navigators Walk

Navigators Walk is a development of 2, 3 and 4-bedroom homes, located in Margate, Kent.



THE  
ARTISAN  
COLLECTION

**Bellway**



## Coastal living at its finest

### Modern homes just moments from the beach

Navigators Walk, located on Nash Road in Margate, Kent, offers an exceptional collection of 2, 3 and 4-bedroom homes designed to meet the needs of modern living. With high energy efficiency, light-filled, versatile interiors and parking for all plots, these homes are perfect for first-time buyers, growing families and downsizers

looking for a better quality of life. Situated in a charming rural community close to the golden sandy beaches and fresh sea breeze of the vibrant Margate coastline, Navigators Walk seamlessly combines the tranquillity of countryside living with the excitement of coastal life.

## Culture, charm and convenience

### Everything you need for a better quality of life

Enveloped in Georgian architecture and brimming with amenities and culture, Margate, a town renowned for its cultural vibrancy and coastal beauty, offers a wealth of shopping, dining and leisure opportunities just minutes from Navigators Walk. Margate Old Town, a seven-minute cycle ride away, is a lively shopping destination featuring an eclectic mix of independent shops, vintage stores and charming cafés. The town's dining scene is equally diverse, ranging from fresh seafood to vegan cafés and classic British fish and chips.

Essentials are easily accessible with several supermarkets and local grocers nearby, while Westwood Cross shopping and leisure park, just a four-minute drive away, provides major retail outlets, a cinema and a variety of eateries.

For entertainment and leisure, Margate offers something for everyone. Dreamland, the town's iconic vintage amusement park, provides year-round fun with rides, live music and events. The Turner Contemporary, a renowned art gallery, adds a cultural dimension to the town, showcasing both contemporary and historical art. For those focused on fitness, Hartsdown Leisure Centre, a short five-minute bike ride away, offers a gym, swimming pool and a range of fitness classes.

Margate's outdoor spaces are equally impressive. Margate Main Sands, a Blue Flag sandy beach, is just seven minutes away by bike and is perfect for swimming and sunbathing. The Viking Coastal Trail provides scenic routes for cycling and walking along the picturesque coastline, while Monkton Nature Reserve, with its 16 acres of woodland, chalk cliffs and ponds, offers peaceful walking trails for nature lovers.

Education in Margate is well catered for, with a variety of primary and secondary schools available. Salmestone Primary School and Nursery, along with Hartsdown Academy, are both within walking distance of Navigators Walk, making it an ideal location for families.

You'll find even more choice in the surrounding area, with neighbouring towns like Broadstairs and Ramsgate offering additional beaches, shops and dining options just a short drive away.

Margate is also well-connected, making it a convenient location for commuters. Southeastern trains provide direct rail links to London, while the town's proximity to the A28, A29 and M2 ensures excellent road connectivity to surrounding areas, including Canterbury, Whitstable and the Kent Downs Area of Outstanding Natural Beauty.





# Development plan



## Key to plan

- v Visitor parking
- s/s Sub Station
- Street light

## Material Finishes

- (W) - Weatherboard Version
- (HW) - Half 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.

## 2 Bedroom Homes

-  **The Potter**  
Plots 23, 24, 65, 66, 67, 75, 76, 119, 120, 121, 125, 126, 127, 128, 162, 163, 189, 190, 210, 211, 246, 247, 248 & 249

## 3 Bedroom Homes

-  **The Spinner**  
Plots 8, 30, 31, 40, 41, 62, 63, 69, 70, 109, 110, 132, 133, 146 & 147
-  **The Quilter**  
Plots 10, 52, 53, 174 & 204
-  **The Thespian**  
Plots 11, 45, 56, 57, 61, 68, 73, 106, 118, 138, 170, 171, 203, 209, 222, 225 & 250
-  **The Yalding**  
Plots 15, 28, 34, 112, 116, 134, 191 & 223
-  **The Otham**  
Plots 16, 29, 35, 113, 117, 135, 192 & 224
-  **The Chandler**  
Plots 17, 18, 54, 55, 104, 105, 148, 149, 164, 165, 168, 169, 172 & 173
-  **The Mason**  
Plots 38, 39, 42, 43, 107, 108, 144, 145, 180 & 181
-  **The Fletcher**  
Plots 77, 78, 79, 237, 238, 239, 243, 244 & 245

## 4 Bedroom Homes

-  **The Weaver**  
Plots 1, 6, 44, 51, 74, 139, 151, 158, 159, 161, 193, 197, 198 & 202
-  **The Chartham**  
Plots 2, 9, 22, 48, 49, 64, 137, 152, 167, 177, 182, 186, 205 & 207
-  **The Scrivener**  
Plots 3, 5, 20, 47, 58, 60, 111, 131, 136, 153, 154, 175 & 200
-  **The Philosopher**  
Plots 4, 12, 13, 19, 21, 36, 37, 50, 59, 140, 141, 142, 143, 155, 156, 157, 160, 166, 178, 183, 184, 185, 187, 194, 195, 196, 199, 201, 206 & 208
-  **The Chilham**  
Plots 7, 25, 26, 27, 32, 33, 71, 72, 114, 115, 122, 123, 124, 240, 241 & 242
-  **The Bowyer**  
Plots 14, 46, 129, 130, 150, 176, 179 & 188

## 2-3 Bedroom Homes

-  **Affordable Homes**

## 2-4 Bedroom Homes

## Shared Ownership Homes

-  **The Baker**  
Plots 80, 81, 82, 86, & 218
-  **The Cartographer**  
Plots 83 & 84
-  **The Tillman**  
Plots 85, 87, 88, 212, 213, 217 & 219



# The Potter

TWO BEDROOM HOME



Bellway

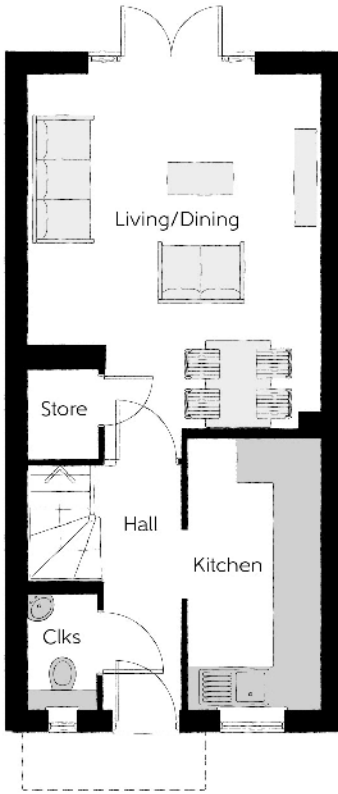
The Potter

Two bedroom home



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 3.99m x 4.04m<br>(max) | 13'1" x 13'3"<br>(max) |
| Bedroom 1 En Suite | 1.86m x 1.48m          | 6'1" x 4'10"           |
| Bedroom 2          | 3.99m x 2.47m<br>(max) | 13'1" x 8'1"<br>(max)  |
| Bathroom           | 1.86m x 1.92m          | 6'1" x 6'3"            |



### Ground Floor

|               |                        |                        |
|---------------|------------------------|------------------------|
| Kitchen       | 1.80m x 3.72m          | 5'11" x 12'2"          |
| Living/Dining | 3.99m x 4.92m<br>(max) | 13'1" x 16'2"<br>(max) |
| Cloakroom     | 0.94m x 1.60m          | 3'1" x 5'3"            |

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 Spinner

THREE BEDROOM HOME



## The Spinner

Three bedroom home



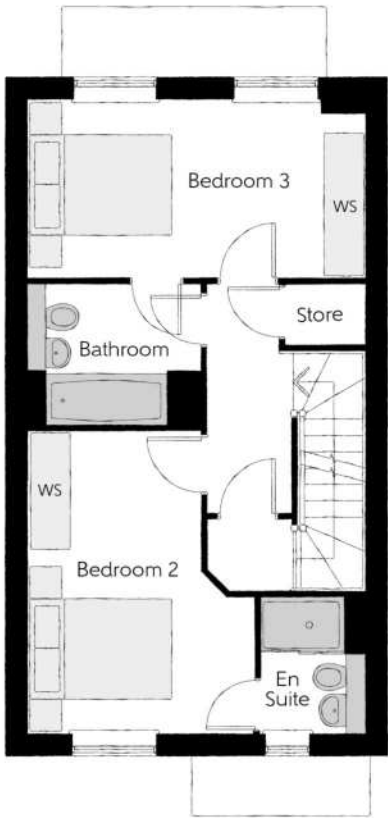
### Second Floor

|                    |                              |                               |
|--------------------|------------------------------|-------------------------------|
| Bedroom 1          | 3.64m x 3.89m<br>(max) (max) | 11'11" x 12'7"<br>(max) (max) |
| Dressing           | 2.24m x 2.29m                | 7'3" x 7'6"                   |
| Bedroom 1 En Suite | 2.34m x 2.29m                | 7'8" x 7'6"                   |



### Ground Floor

|           |                              |                              |
|-----------|------------------------------|------------------------------|
| Kitchen   | 2.49m x 3.02m                | 8'2" x 9'11"                 |
| Dining    | 2.49m x 2.84m                | 8'2" x 9'4"                  |
| Living    | 4.67m x 3.32m<br>(max) (max) | 15'4" x 10'8"<br>(max) (max) |
| Cloakroom | 0.95m x 1.90m                | 3'1" x 6'3"                  |



### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 2          | 3.13m x 4.21m<br>(max) | 10'3" x 13'10"<br>(max) |
| Bedroom 2 En Suite | 1.45m x 1.90m          | 4'9" x 6'3"             |
| Bedroom 3          | 4.67m x 2.47m          | 15'4" x 8'1"            |
| Bathroom           | 2.38m x 1.93m          | 7'10" x 6'4"            |

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

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# The Quilter

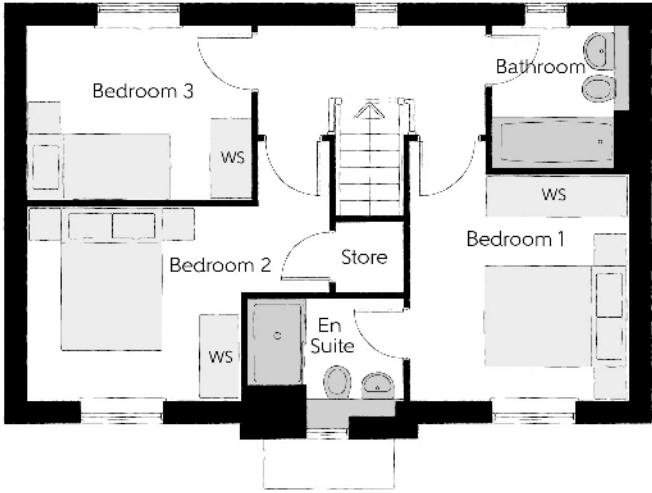
THREE BEDROOM HOME



Bellway

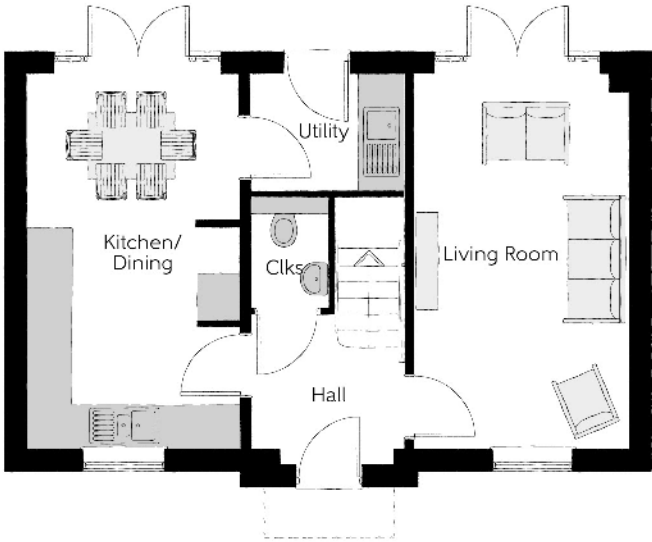
The Quilter

Three bedroom home



First Floor

|                    |                        |                       |
|--------------------|------------------------|-----------------------|
| Bedroom 1          | 3.02m x 3.12m          | 9'11" x 10'3"         |
| Bedroom 1 En Suite | 2.14m x 1.62m          | 7'0" x 5'4"           |
| Bedroom 2          | 4.18m x 2.68m<br>(max) | 13'8" x 8'9"<br>(max) |
| Bedroom 3          | 3.10m x 2.42m          | 10'2" x 7'11"         |
| Bathroom           | 1.91m x 1.98m          | 6'3" x 6'6"           |



Ground Floor

|                |               |              |
|----------------|---------------|--------------|
| Kitchen/Dining | 2.96m x 5.19m | 9'8" x 17'0" |
| Living Room    | 2.96m x 5.19m | 9'8" x 17'0" |
| Utility        | 2.13m x 1.62m | 7'0" x 5'4"  |
| Cloakroom      | 1.07m x 1.53m | 3'6" x 5'0"  |

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

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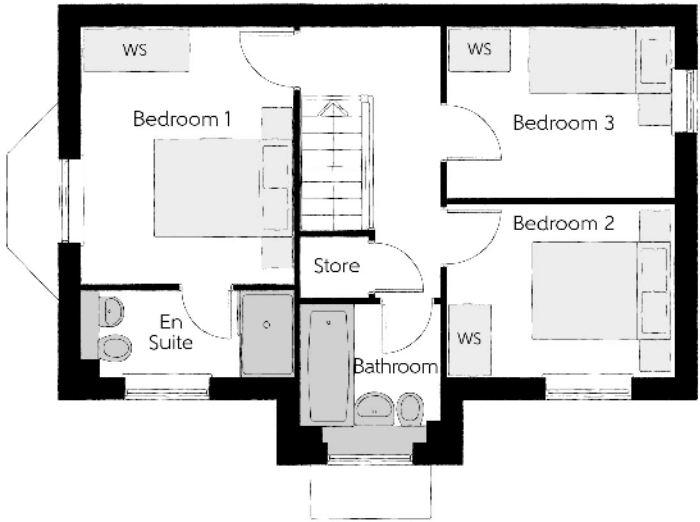


# The Thespian

THREE BEDROOM HOME

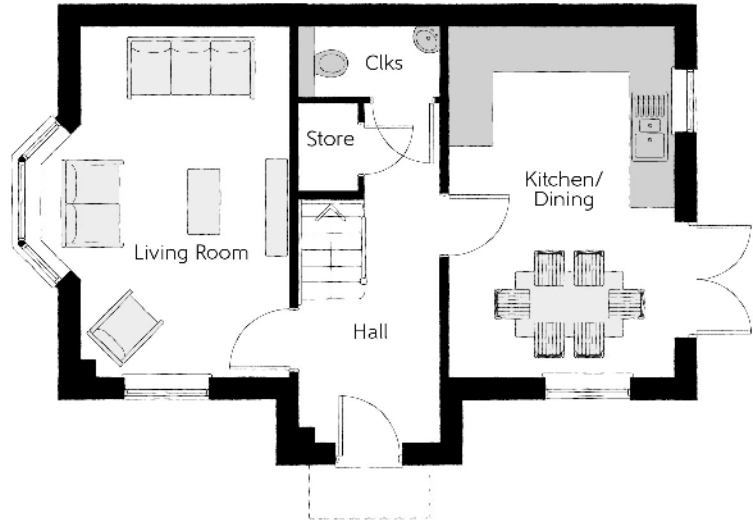


Bellway



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 2.39m | 10'5" x 7'8"  |
| 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    | 3.48m x 4.85m<br>(max) | 11'5" x 15'11"<br>(max) |
| Cloakroom      | 1.92m x 0.96m          | 6'4" x 3'2"             |

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

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# The Yalding

THREE BEDROOM HOME



Bellway

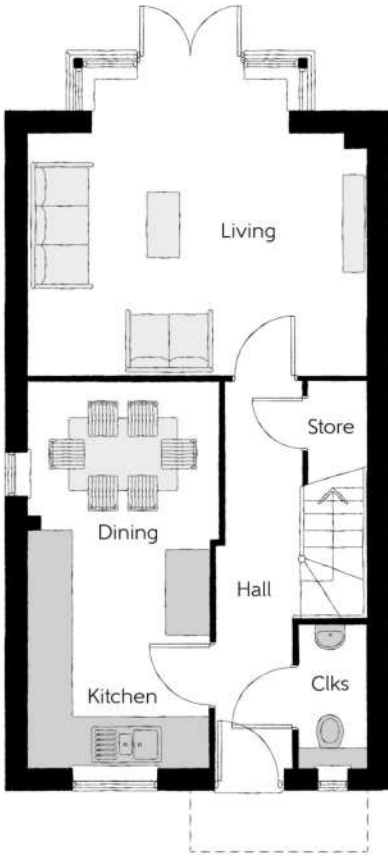
The Yalding

Three bedroom home



First Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Bedroom 1          | 3.08m x 3.60m<br>(max) (max) | 10'1" x 11'9"<br>(max) (max) |
| Bedroom 1 En Suite | 1.48m x 1.96m                | 4'10" x 6'5"                 |
| Bedroom 2          | 2.59m x 3.36m                | 8'6" x 11'0"                 |
| Bedroom 3          | 1.99m x 3.36m<br>(max) (max) | 6'6" x 11'0"<br>(max) (max)  |
| Bathroom           | 2.18m x 1.91m                | 7'1" x 6'3"                  |



Ground Floor

|                |                        |                        |
|----------------|------------------------|------------------------|
| Kitchen/Dining | 5.41m x 3.40m          | 17'7" x 11'2"          |
| Living Room    | 3.36m x 4.52m<br>(max) | 11'0" x 14'9"<br>(max) |
| Cloakroom      | 0.94m x 1.96m          | 3'1" x 6'5"            |

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

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# The Otham

THREE BEDROOM HOME



**Bellway**

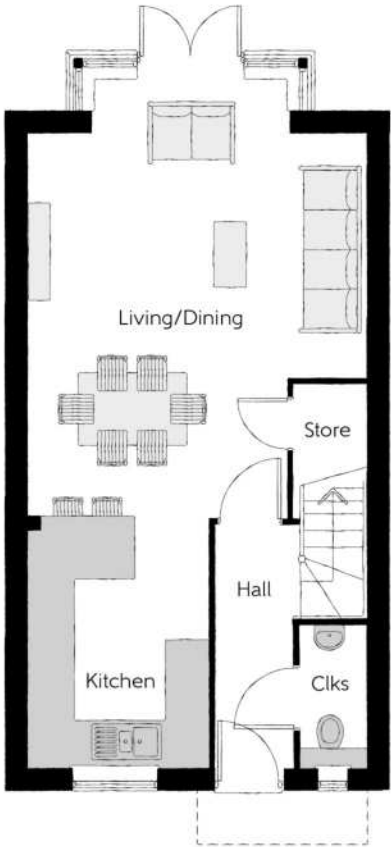
The Otham

Three bedroom home



First Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Bedroom 1          | 3.08m x 3.60m<br>(max) (max) | 10'1" x 11'9"<br>(max) (max) |
| Bedroom 1 En Suite | 1.48m x 1.96m                | 4'10" x 6'5"                 |
| Bedroom 2          | 2.59m x 3.36m                | 8'6" x 11'0"                 |
| Bedroom 3          | 1.99m x 3.36m<br>(max) (max) | 6'6" x 11'0"<br>(max) (max)  |
| Bathroom           | 2.18m x 1.91m                | 7'1" x 6'3"                  |



Ground Floor

|                       |                        |                         |
|-----------------------|------------------------|-------------------------|
| Kitchen/Living/Dining | 8.77m x 7.92m<br>(max) | 28'7" x 25'11"<br>(max) |
| Cloakroom             | 0.94m x 1.96m          | 3'1" x 6'5"             |

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

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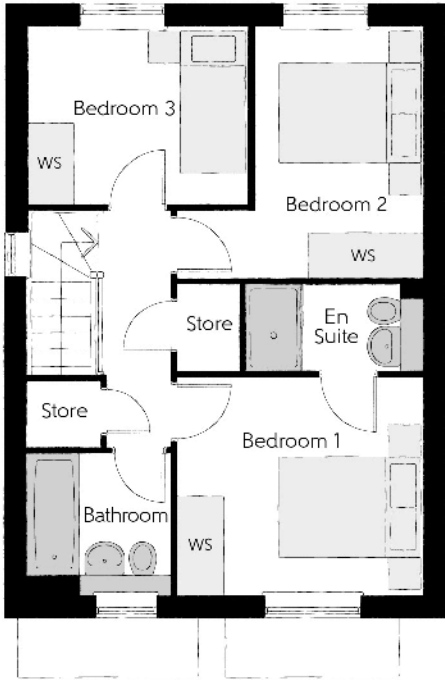


# The Chandler

THREE BEDROOM HOME

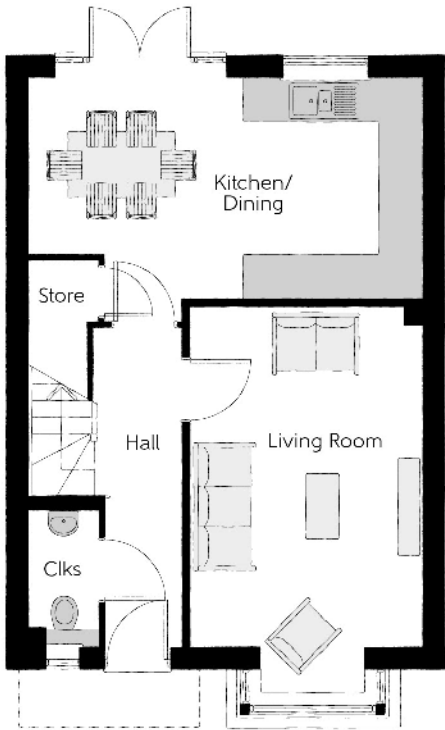


Bellway



## 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<br>(max) | 11'2" x 11'6"<br>(max) |
| Bedroom 3          | 3.04m x 2.47m          | 10'0" 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 5.36m<br>(inc. bay) | 10'7" x 17'7"<br>(inc. bay) |
| Cloakroom      | 0.95m x 1.90m               | 3'1" x 6'3"                 |

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

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# The Mason

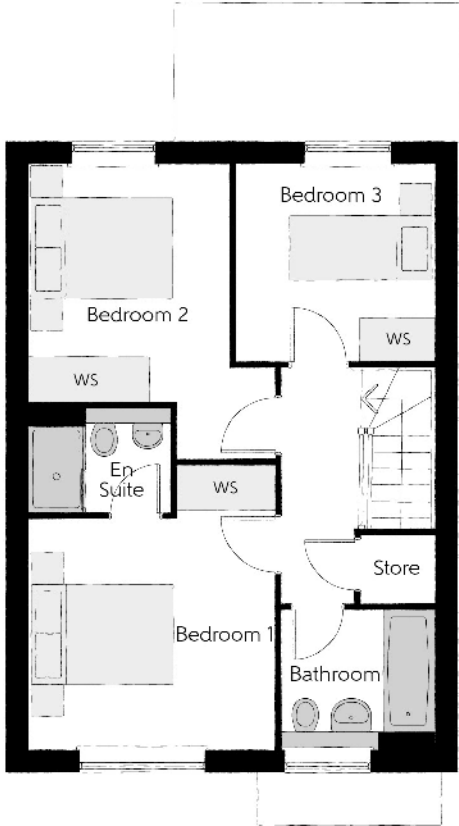
THREE BEDROOM HOME



**Bellway**

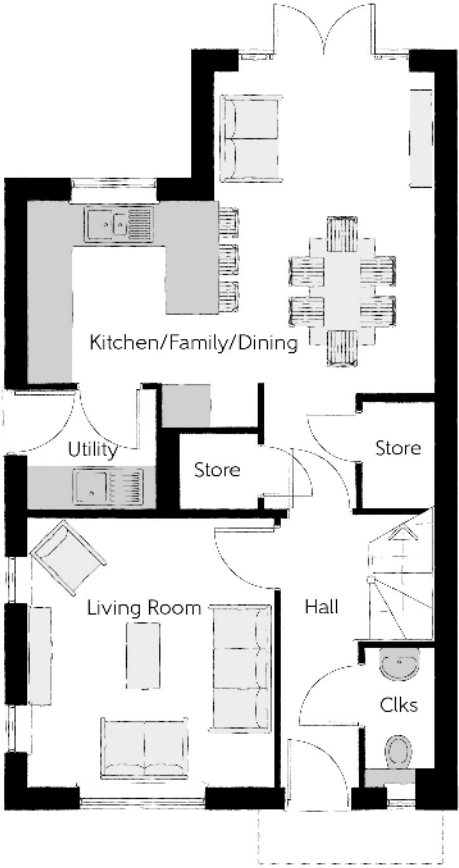
The Mason

Three bedroom home



First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.44m x 3.93m<br>(max) | 11'3" x 12'11"<br>(max) |
| Bedroom 1 En Suite | 1.98m x 1.46m          | 6'6" x 4'9"             |
| Bedroom 2          | 2.81m x 4.09m<br>(max) | 9'3" x 13'5"<br>(max)   |
| Bedroom 3          | 2.74m x 2.74m          | 9'0" x 9'0"             |
| Bathroom           | 2.09m x 1.91m          | 6'8" x 6'3"             |



Ground Floor

|                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| Kitchen/Family/Dining | 5.64m x 6.05m<br>(max) (max) | 18'6" x 19'10"<br>(max) (max) |
| Living Room           | 3.42m x 3.71m                | 11'3" x 12'2"                 |
| Utility               | 1.78m x 1.66m                | 5'10" x 5'5"                  |
| Cloakroom             | 0.96m x 1.91m                | 3'2" x 6'3"                   |

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

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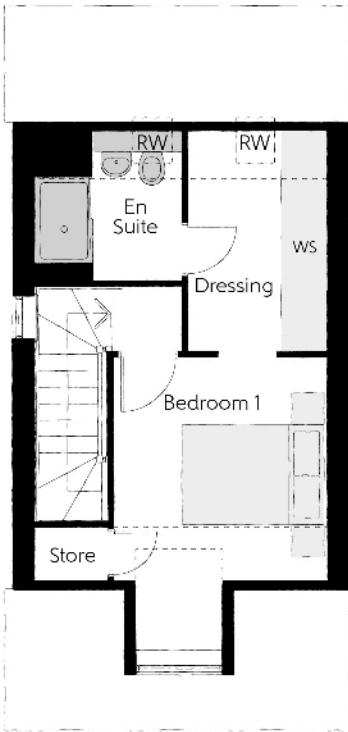


# The Fletcher

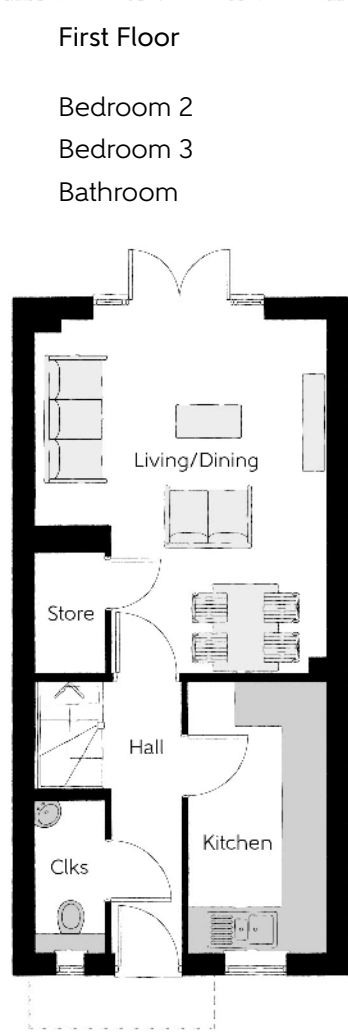
THREE BEDROOM HOME



**Bellway**

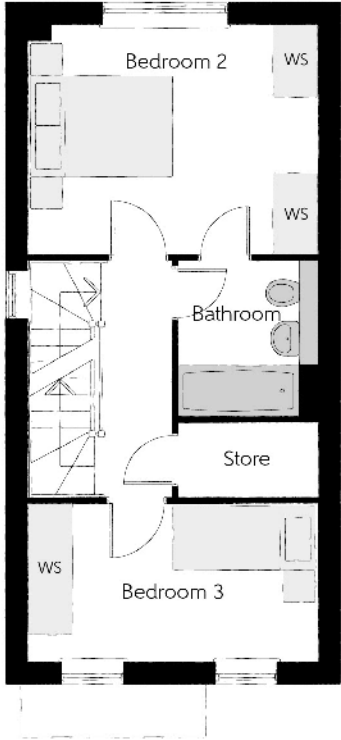


|                    |                              |                             |
|--------------------|------------------------------|-----------------------------|
| Second Floor       |                              |                             |
| Bedroom 1          | 3.11m x 2.96m<br>(max) (max) | 10'1" x 9'9"<br>(max) (max) |
| Dressing           | 1.90m x 3.09m                | 6'3" x 10'1"                |
| Bedroom 1 En Suite | 2.14m x 2.00m                | 7'0" x 6'5"                 |



|           |               |               |
|-----------|---------------|---------------|
| 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 2.06m | 6'3" x 6'7"   |

|               |                              |                              |
|---------------|------------------------------|------------------------------|
| Ground Floor  |                              |                              |
| Kitchen       | 1.89m x 3.72m                | 6'3" x 12'2"                 |
| Living/Dining | 3.99m x 4.92m<br>(max) (max) | 13'1" x 16'2"<br>(max) (max) |
| Cloakroom     | 0.95m x 2.11m                | 3'1" x 6'11"                 |



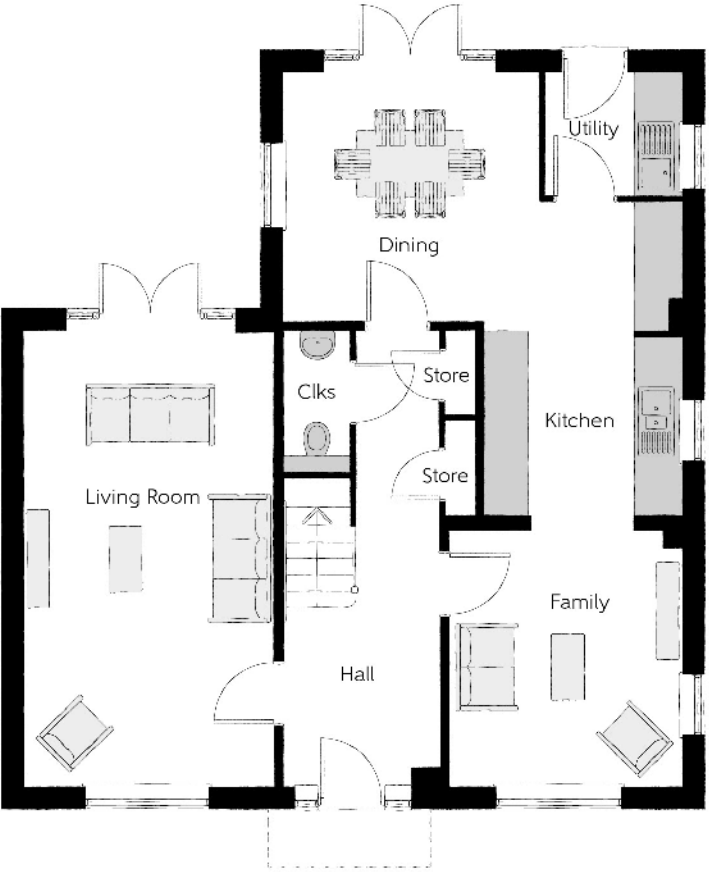
Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    RW - Roof Window    ---- - Reduced Head Height

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| First Floor        |               |                |
|--------------------|---------------|----------------|
| Bedroom 1          | 3.43m x 3.50m | 11'3" x 11'6"  |
| Dressing           | 2.01m x 2.91m | 6'7" x 9'7"    |
| Bedroom 1 En Suite | 2.36m x 1.91m | 7'9" x 6'3"    |
| Bedroom 2          | 3.51m x 3.31m | 11'6" x 10'10" |
| Bedroom 2 En Suite | 2.24m x 1.40m | 7'4" x 4'7"    |
| Bedroom 3          | 3.51m x 2.91m | 11'6" x 9'7"   |
| Bedroom 4          | 3.19m x 2.73m | 10'6" x 8'11"  |
| Bathroom           | 3.19m x 2.10m | 10'6" x 6'11"  |

| Ground Floor   |                              |                              |
|----------------|------------------------------|------------------------------|
| Kitchen/Dining | 5.52m x 6.18m<br>(max) (max) | 18'1" x 20'3"<br>(max) (max) |
| Family         | 3.21m x 3.59m                | 10'6" x 11'9"                |
| Living Room    | 3.45m x 6.31m                | 11'4" x 20'8"                |
| Utility        | 1.91m x 1.71m                | 6'3" x 5'7"                  |
| Cloakroom      | 0.90m x 1.94m                | 3'0" x 6'4"                  |



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

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The Weaver

FOUR BEDROOM HOME





# The Chartham

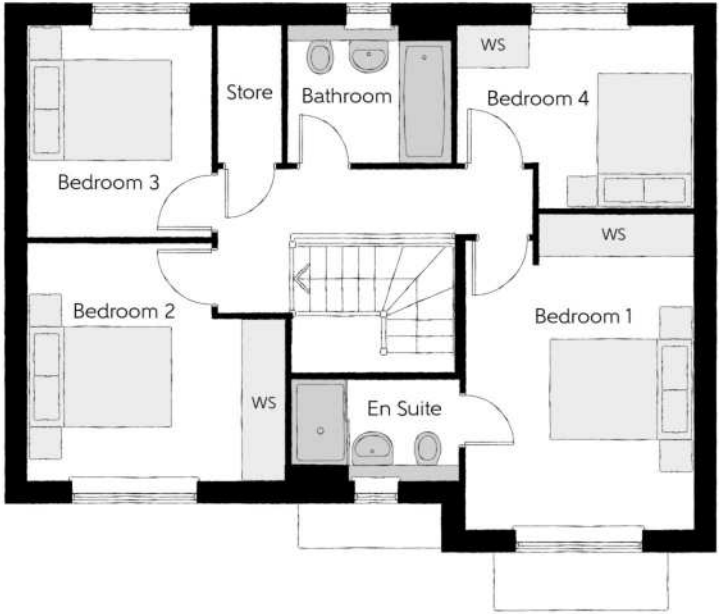
FOUR BEDROOM HOME



Bellway

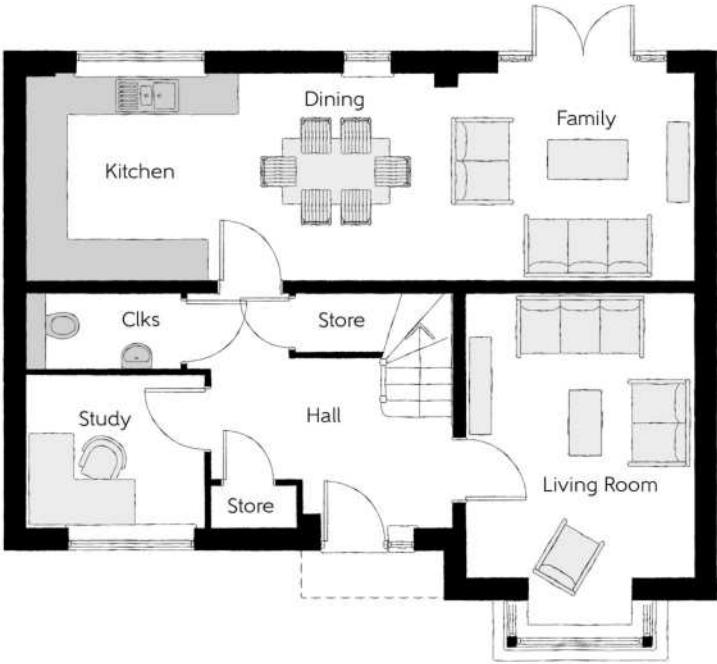
The Chartham

Four bedroom home



|                    |                        |                        |
|--------------------|------------------------|------------------------|
| First Floor        |                        |                        |
| Bedroom 1          | 4.36m x 3.16m<br>(max) | 14'3" x 10'4"<br>(max) |
| Bedroom 1 En Suite | 2.32m x 1.43m          | 7'7" x 4'8"            |
| Bedroom 2          | 3.59m x 3.29m<br>(max) | 11'9" x 10'9"<br>(max) |
| Bedroom 3          | 2.56m x 2.94m          | 8'5" x 9'7"            |
| Bedroom 4          | 2.55m x 3.29m<br>(max) | 8'4" x 10'9"<br>(max)  |
| Bathroom           | 2.26m x 1.91m          | 7'4" x 6'3"            |

|                           |               |               |
|---------------------------|---------------|---------------|
| Ground Floor              |               |               |
| Kitchen/Dining/<br>Family | 9.24m x 3.08m | 30'3" x 10'1" |
| Living Room               | 3.17m x 3.97m | 10'4" x 13'0" |
| Study                     | 2.13m x 2.49m | 6'11" x 8'1"  |
| Cloakroom                 | 1.07m x 2.15m | 3'6" x 7'0"   |



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

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# The Scrivener

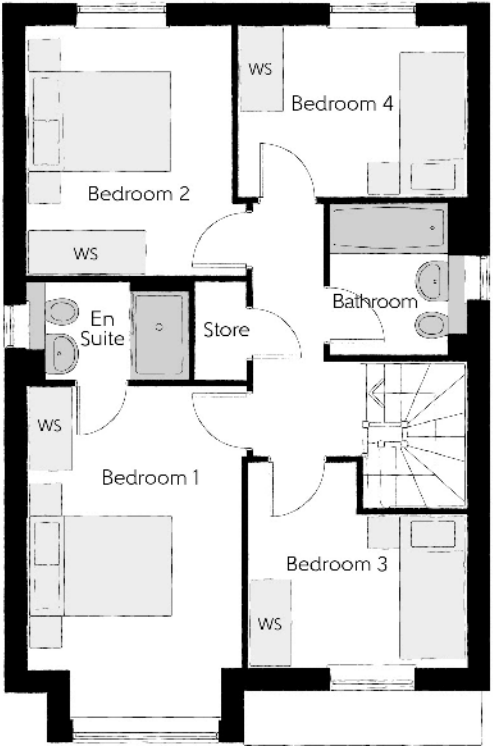
FOUR BEDROOM HOME



**Bellway**

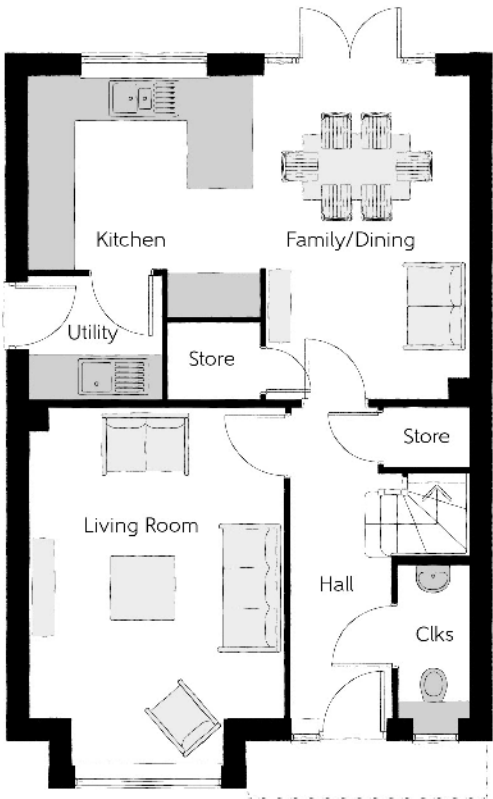
The Scrivener

Four bedroom home



### First Floor

|                    |                                            |                                           |
|--------------------|--------------------------------------------|-------------------------------------------|
| Bedroom 1          | 2.96m x 4.59m<br><small>(inc. bay)</small> | 9'9" x 15'1"<br><small>(inc. bay)</small> |
| Bedroom 1 En Suite | 2.22m x 1.35m                              | 7'4" x 4'5"                               |
| Bedroom 2          | 2.83m x 3.46m                              | 9'3" x 11'4"                              |
| Bedroom 3          | 3.03m x 2.87m<br><small>(max)</small>      | 9'11" x 9'5"<br><small>(max)</small>      |
| 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       | 2.69m x 3.01m                              | 8'7" x 9'10"                               |
| Family/Dining | 3.09m x 4.49m                              | 10'1" x 14'7"                              |
| Living Room   | 3.54m x 4.94m<br><small>(inc. bay)</small> | 11'7" x 16'3"<br><small>(inc. bay)</small> |
| Utility       | 1.84m x 1.71m                              | 6'0" x 5'7"                                |
| Cloakroom     | 0.97m x 2.08m                              | 3'2" x 6'10"                               |

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

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# The Philosopher

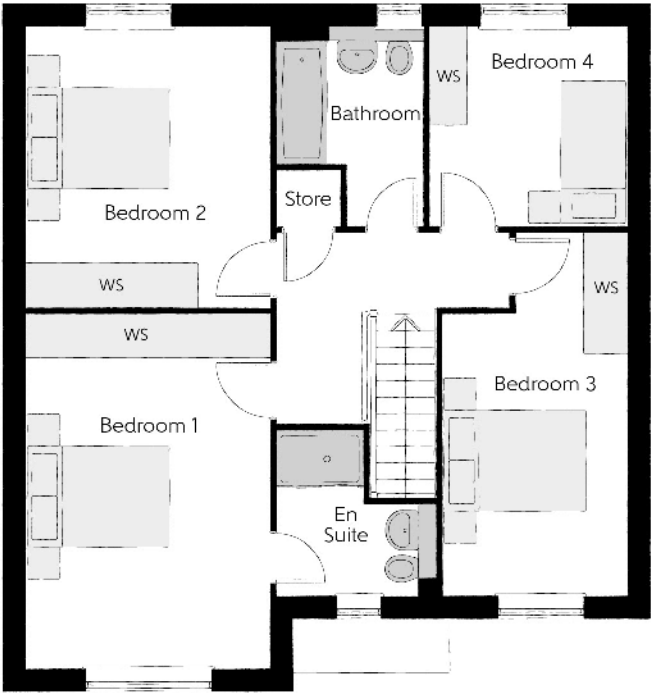
FOUR BEDROOM HOME



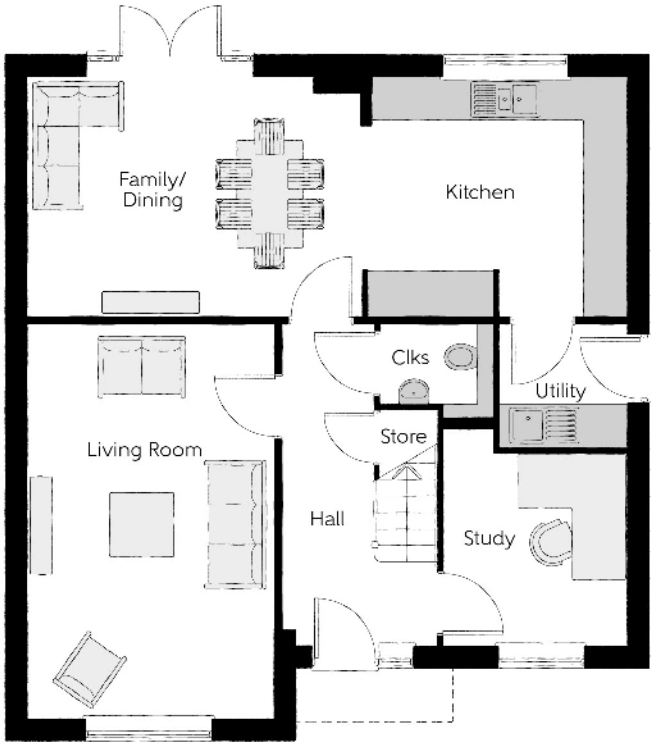
Bellway

The Philosopher

Four bedroom home



| First Floor        |                              |                            |
|--------------------|------------------------------|----------------------------|
| Bedroom 1          | 3.39m x 4.92m                | 11'1" x 16'2"              |
| Bedroom 1 En Suite | 2.23m x 2.27m<br>(max) (max) | 7'4" x 7'5"<br>(max) (max) |
| Bedroom 2          | 3.39m x 4.82m                | 11'1" x 15'7"              |
| Bedroom 3          | 2.55m x 5.03m<br>(max)       | 8'4" x 16'6"<br>(max)      |
| Bedroom 4          | 2.75m x 2.76m                | 9'0" x 9'1"                |
| Bathroom           | 2.02m x 2.76m<br>(max) (max) | 6'8" x 9'1"<br>(max) (max) |



| Ground Floor  |                        |                       |
|---------------|------------------------|-----------------------|
| Kitchen       | 3.71m x 3.30m          | 12'2" x 10'10"        |
| Family/Dining | 4.63m x 3.30m          | 15'2" x 10'10"        |
| Living Room   | 3.39m x 5.45m          | 11'1" x 17'11"        |
| Study         | 2.55m x 3.03m<br>(max) | 8'4" x 9'11"<br>(max) |
| Utility       | 1.78m x 1.71m          | 5'10" x 5'7"          |
| Cloakroom     | 1.57m x 1.32m<br>(max) | 5'2" x 4'4"<br>(max)  |

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

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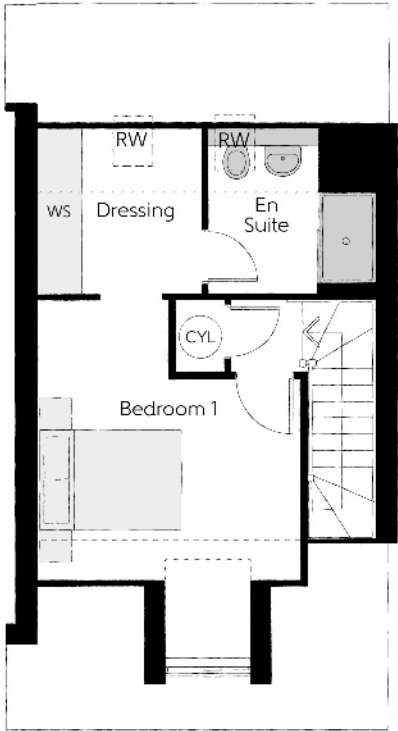


# The Chilham

FOUR BEDROOM HOME



**Bellway**



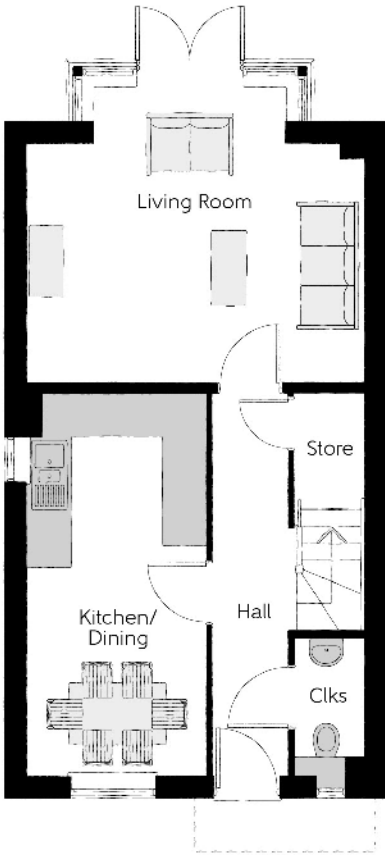
### Second Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.63m x 3.90m<br>(max) | 11'11" x 12'7"<br>(max) |
| Dressing           | 2.25m x 2.29m          | 7'5" x 7'6"             |
| Bedroom 1 En Suite | 2.29m x 2.33m          | 7'6" x 7'7"             |



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 2          | 3.11m x 3.07m<br>(max) | 10'2" x 10'1"<br>(max) |
| Bedroom 2 En Suite | 1.48m x 1.91m          | 4'10" x 6'3"           |
| Bedroom 3          | 2.59m x 3.37m          | 8'6" x 11'1"           |
| Bedroom 4          | 1.99m x 3.37m          | 6'6" x 11'1"           |
| Bathroom           | 2.16m x 1.90m          | 7'1" x 6'2"            |



### Ground Floor

|                |                        |                         |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 5.33m x 2.49m<br>(max) | 17'5" x 8'2"<br>(max)   |
| Living Room    | 4.67m x 3.31m<br>(max) | 15'3" x 10'10"<br>(max) |
| Cloakroom      | 0.95m x 1.90m          | 3'1" x 6'3"             |

**(CYL)** - Hot Water Cylinder    **Clks** - Cloakroom    **WS** - Wardrobe Space (suggestion only, wardrobe not included)    **(RW)** - Roof Window    ----- - Reduced Head Height

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# The Baker

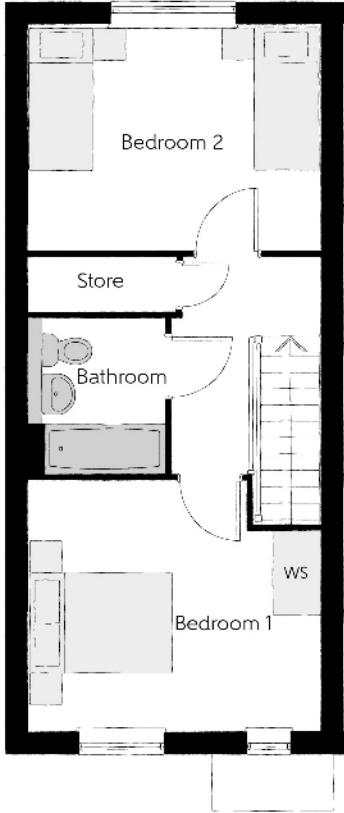
TWO BEDROOM HOME



Bellway

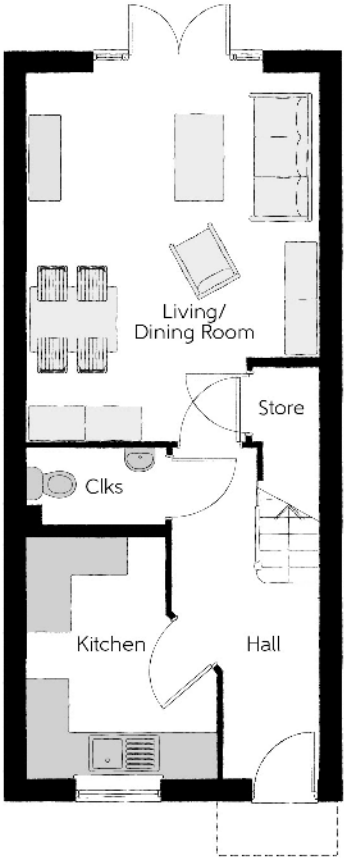
The Baker

Two bedroom home



First Floor

|           |                                             |                                             |
|-----------|---------------------------------------------|---------------------------------------------|
| Bedroom 1 | 4.08m x 3.46m<br><small>(max) (max)</small> | 13'5" x 11'4"<br><small>(max) (max)</small> |
| Bedroom 2 | 4.08m x 3.11m<br><small>(max) (max)</small> | 13'5" x 13'1"<br><small>(max) (max)</small> |
| Bathroom  | 1.93m x 2.18m                               | 6'4" x 7'2"                                 |



Ground Floor

|                    |                                             |                                              |
|--------------------|---------------------------------------------|----------------------------------------------|
| Kitchen            | 2.65m x 3.35m<br><small>(max) (max)</small> | 8'8" x 11'0"<br><small>(max) (max)</small>   |
| Living/Dining Room | 4.08m x 5.05m<br><small>(max) (max)</small> | 13'5" x 16'10"<br><small>(max) (max)</small> |
| Cloakroom          | 1.93m x 1.09m                               | 6'4" x 3'7"                                  |

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

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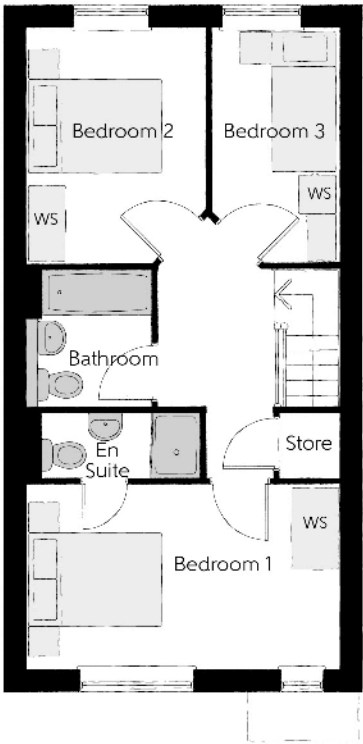
# The Tillman

THREE BEDROOM HOME



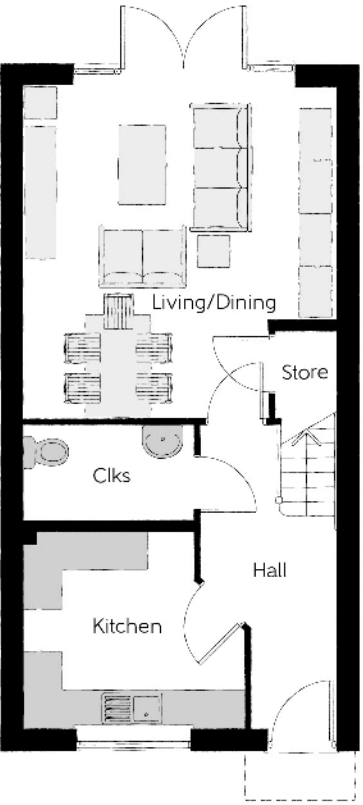
The Tillman

Three bedroom home



First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.79m x 2.82m | 15'9" x 9'3"  |
| Bedroom 2 | 2.74m x 3.61m | 8'4" x 15'5"  |
| Bedroom 3 | 1.96m x 3.61m | 7'1" x 11'10" |
| Bathroom  | 2.09m x 1.93m | 6'4" x 6'11"  |



Ground Floor

|               |                              |                              |
|---------------|------------------------------|------------------------------|
| Kitchen       | 3.36m x 3.05m<br>(max) (max) | 11'0" x 10'0"<br>(max) (max) |
| Living/Dining | 4.79m x 5.05m<br>(max) (max) | 15'9" x 16'7"<br>(max) (max) |
| Cloakroom     | 2.61m x 1.46m                | 8'7" x 4'10"                 |

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

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# The Cartographer

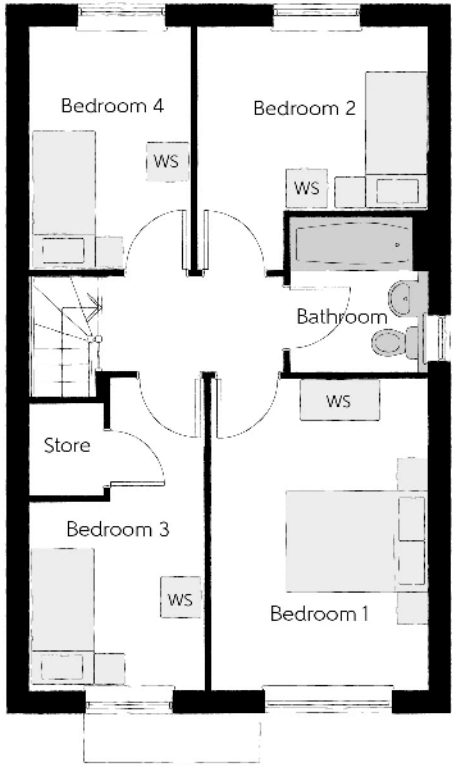
FOUR BEDROOM HOME



Bellway

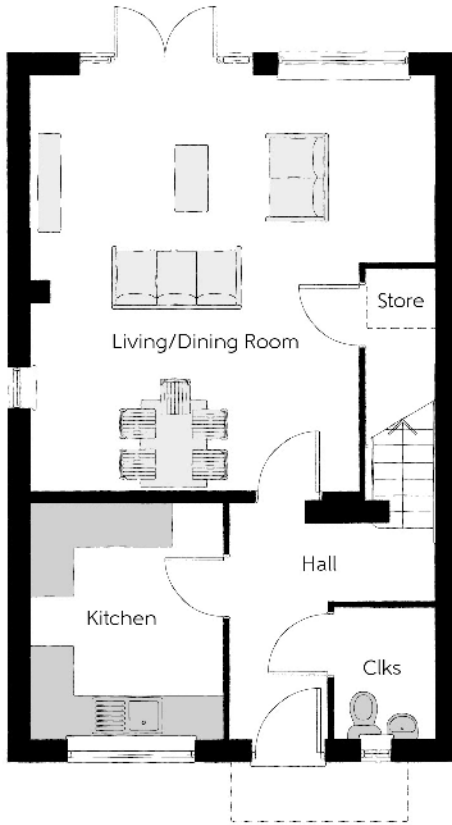
The Cartographer

Four bedroom home



First Floor

|           |                              |                               |
|-----------|------------------------------|-------------------------------|
| Bedroom 1 | 3.03m x 4.31m                | 9'11" x 14'2"                 |
| Bedroom 2 | 3.21m x 3.31m<br>(max) (max) | 10'6" x 10'10"<br>(max) (max) |
| Bedroom 3 | 2.45m x 4.31m                | 8'1" x 14'2"                  |
| Bedroom 4 | 2.27m x 3.31m<br>(max) (max) | 7'5" x 10'10"<br>(max) (max)  |
| Bathroom  | 1.94m x 2.13m                | 6'4" x 7'0"                   |



Ground Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Kitchen            | 2.64m x 3.25m                | 8'8" x 10'8"                 |
| Living/Dining Room | 5.57m x 5.72m<br>(max) (max) | 18'3" x 18'9"<br>(max) (max) |
| Cloakroom          | 1.41m x 1.81m                | 4'8" x 5'11"                 |

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

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Specification

|           |                           | 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 Satin MDF                                                              |                 |                 |
|           | Stairs                    | Timber Stair - White Satin MDF Strings                                       |                 |                 |
|           | Balusters                 | White Satin Stop Chamfered Balusters                                         |                 |                 |
|           | Newel Posts               | White Satin Stop Chamfered Newels                                            |                 |                 |
|           | Newel Caps                | White Satin Flat Top Newel Caps                                              |                 |                 |
|           | Handrail                  | White Satin Heavy Duty Handrail                                              |                 |                 |
|           | Skirting                  | White Satin 94x14 MDF Grooved & Chamfered                                    |                 |                 |
|           |                           | White Satin 120x14 MDF Grooved & Chamfered                                   |                 |                 |
|           | Architrave                | White Satin 69x18 MDF Grooved & Chamfered                                    |                 |                 |
|           | Internal Doors            | White Pre Finished Vertical Panel Internal Doors                             |                 |                 |
|           | Ironmongery               | Chrome SR100 Door Furniture                                                  |                 |                 |
| 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 & Aquapace Tap (inc Sink Liner)            |                 |                 |
|           |                           | Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)            |                 |                 |
|           |                           | Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)          |                 |                 |
|           | Utility Sink              | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)            |                 |                 |
|           |                           | Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)          |                 |                 |
|           | Appliances Oven           | Electrolux Single Oven KOFGH00BX                                             |                 |                 |
|           |                           | Electrolux Single Oven KOFGH40TX                                             |                 |                 |
|           | Appliances Hob            | Electrolux 4 Burner Gas Hob KGS6404SX & Glass Splashback                     |                 |                 |
|           |                           | Electrolux 4 Burner Gas Hob KGS6436X & Glass Splashback                      |                 |                 |
|           | Appliances Extractor      | Cooker Hood Extractor LFC316X (recirculating)                                |                 |                 |
| WET ROOMS | Appliances Fridge Freezer | Electrolux 70/30 Fridge Freezer LN55LE18S                                    |                 |                 |
|           | Appliance Dishwasher      | Electrolux Dishwasher KEAF7200L                                              |                 |                 |
|           | Appliance Washing Machine | Electrolux Washing Machine E772F402BI                                        |                 |                 |
|           | Cloaks - WC               | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate                       | ^               |                 |
|           | Cloaks - Basin            | Roca Wash Hand Basin                                                         | †††             |                 |
|           | Cloaks - Brassware        | Bristan PISA Small Basin Chrome Mixer Tap                                    |                 |                 |
|           | Cloaks - Tiling           | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim |                 |                 |
|           | Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate                       | ^               |                 |
|           | Bathroom - Basin          | Roca DEBBA 500WHB with Semi Pedestal                                         |                 |                 |
|           |                           | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)                           |                 |                 |
|           | 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 Single Thermostatic Shower                                      | ^^^             |                 |
|           |                           | Mira MINIMAL Single Thermostatic Shower                                      | ~~              |                 |
|           | Bathroom - Tiling         | 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim          | *** †††         |                 |
|           | En-Suite - WC             | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate                       | ^               |                 |

|                  |                                 | 2 Bedroom Homes                                                         | 3 Bedroom Homes | 4 Bedroom Homes |
|------------------|---------------------------------|-------------------------------------------------------------------------|-----------------|-----------------|
| WET ROOMS        | 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 Single Thermostatic Shower                                 | ††              |                 |
|                  | En-Suite - Tiling               | 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim     | †††             |                 |
| MECHANICAL       | Boiler                          | Ideal LOGIC Combination Boiler (Cb)                                     | †††             |                 |
|                  | Controls                        | Honeywell T6R Dual Zone Smart Thermostat                                |                 |                 |
|                  | Radiators                       | Stelrad Compact Steel Panel Radiators with Grilles                      |                 |                 |
|                  | Towel Warmers                   | Flat Chrome to Bathroom                                                 |                 |                 |
|                  | Ventilation                     | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV |                 |                 |
| ELECTRICS        | Safety - Heat                   | Heat Detector DET                                                       | ^^              |                 |
|                  | Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET                                      |                 |                 |
|                  | Safety - Carbon                 | Carbon Monoxide Alarm (Battery Powered) - Deta                          |                 |                 |
|                  | Consumer Unit                   | Wylex Consumer Unit                                                     |                 |                 |
|                  | Sockets & Switches              | Electrium CASA White Fittings                                           |                 |                 |
|                  | Lighting                        | Pendant Fitting to Habitable Rooms                                      |                 |                 |
|                  | Lighting - Kitchen              | White Recessed Spot Lights                                              |                 |                 |
|                  | Lighting - Bathroom & En-Suites | White Recessed Spot Lights                                              |                 |                 |
|                  | Lighting - External             | External Light Clifton Brushed Steel Up/Down (Front & Rear)             |                 |                 |
|                  | Communications - Data           | Cat 6 Network Point to Living Room & Study                              |                 |                 |
| EXTERNALS & MISC | Broadband                       | Ultrafast Fibre Connectivity (Tri Party install)                        | ‡               |                 |
|                  | Ecological                      | Hedgehog Highway fencing adaption                                       |                 |                 |
|                  | Garages Electrics               | Light & Power Point to incurtilage Garages                              | ##              |                 |
|                  | Build Method                    | Masonry                                                                 | ##              |                 |
|                  | Maintenance                     | External Tap                                                            |                 |                 |
|                  | Number Plaque                   | Artisan Number Plaque                                                   |                 |                 |
|                  | Footpath & Patio                | Grey Riven PCC Flags 450x450x32's                                       |                 |                 |
|                  |                                 | Buff Riven PCC Flags 450x450x32's                                       |                 |                 |
|                  | Garages                         | Steel Panel Up & Over Canopy Garage Door                                | ##              |                 |
|                  | Drives                          | Bitmac Black                                                            | #               |                 |
|                  | Landscaping - Front             | Medallion Turf & Landscape Planting                                     | ###             |                 |
|                  | Landscaping - Rear              | Rotovated Topsoil                                                       | ###             |                 |
|                  | Renewables                      | Photovoltaic Array                                                      | ##              |                 |
|                  | EV Charging Terminal            | Pod Point 7kw Solo Universal                                            | * †             |                 |

\* electrical infrastructure upgrade maybe required  
\*\* fire rated as necessary  
\*\*\* full height around bath where shower provided as standard  
† mounting position is plot specific, refer to site layout  
†† where layout allows  
††† full height to shower enclosure  
‡ consult with sales executive for specific development details  
†† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
††† housetype dependent - liaise with sales executive  
^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
^^ kitchen only  
^^^ over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling  
# plot dependent  
## plot specific, refer site layout  
### refer site landscape layout  
~ soft close mechanism to doors & drawers  
~~ where provision of shower tray allows



## 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.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

**SAMI AND SARA,**  
HANWOOD PARK

## Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, 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 provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

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.



\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



# How to find us

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**Bellway**



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.

