



Quarrington Edge

Development name is a development of 2, 3, 4 and 5-bedroom homes, located in Sleaford, Lincolnshire.



Bellway



Modern living in historic Lincolnshire

Contemporary comfort meets market town charm

Quarrington Edge is a contemporary collection of 2, 3, 4 and 5-bedroom homes located just a mile outside the historic market town of Sleaford. Thoughtfully designed with sustainability in mind, each property delivers high levels of energy efficiency and is future-proofed with features such as solar PV panels, electric vehicle charging points and smart home technology. Bordered

by the beautiful Lincolnshire landscape, Quarrington Edge enjoys a semi-rural location that's perfect for those who value both the serenity of the countryside and the amenities of a bustling town. Whether you're a first-time buyer, a commuter or looking for more space, Quarrington Edge promises a lifestyle that meets your every need.

Essentials on your doorstep and everything else within reach

A blend of history, convenience and natural beauty

On your door step in Quarrington, you'll find a convenience store and a charming garden centre with a farm shop and café, perfect for leisurely weekend mornings. A short stroll will also take you to the Horseshoes village pub in the nearby village of Silk Willoughby, where hearty meals and real ales await.

Sleaford, just a five-minute drive away, offers all the essentials including supermarkets, banks, a post office and healthcare facilities. The town's historic market is a must-visit, offering fresh local produce and unique finds from independent traders. The market square is also home to numerous cafés, providing the perfect spot to relax and enjoy the town's vibrant atmosphere. Other food and drink options in Sleaford are diverse, with a tantalising selection of independent pubs and restaurants to explore.

For leisure, Sleaford offers something for everyone. Take a peaceful stroll along the Riverside Walkway or visit the historic castle ruins for a glimpse into the past. The Hub, a national centre for crafts and design, hosts exhibitions, events and workshops, making it a cultural centre for the region. For those looking to stay active,

the local leisure centre offers a gym, swimming pool and group exercise classes.

The surrounding countryside is full of opportunities for outdoor adventures. Folkingham Castle, just a 12-minute drive away, presents open space and historic architecture, while Culverthorpe Lake and Temple Wood offer scenic spots for walking among nature.

Education is a key benefit of living at Quarrington Edge. St Botolph's C of E Primary is a short drive away, and Sleaford boasts a number of well-regarded secondary schools, including Kesteven and Sleaford High School Academy, along with Carre's Grammar School and St George's Academy, which together form the Sleaford Joint Sixth Form. For further education, Grantham College is 24 minutes away by car.

Transport links from Quarrington Edge are excellent, making it ideal for commuters. The nearby A15, A17 and A52 provide easy access to surrounding towns and cities, while Sleaford Train Station offers direct connections to Lincoln, Peterborough and Nottingham. For international travel, East Midlands Airport is within easy reach, offering flights to numerous international destinations.





Development plan



2 Bedroom Homes



The Blacksmith
Plots 270, 271, 333, 334, 361, 362, 373, 374 & 387

3 Bedroom Homes



The Tailor
Plots 20, 21, 29, 30, 54, 55, 66, 67, 86, 87, 89, 90, 92, 93, 94, 95, 274, 275, 276, 277, 283, 284, 359, 360, 363, 364, 365, 366, 380, 381, 382, 383, 386, 388, 391 & 392



The Chandler
Plots 332 & 385



The Tanner
Plots 40, 41, 61, 71, 278, 316 & 335



The Spinner
Plots 8, 9, 17, 18, 33, 34, 42, 43, 48, 49, 56, 57, 82, 83, 319, 320, 321, 322, 325, 326, 336, 337, 338, 339, 340, 341, 344, 345, 390 & 393



The Fletcher
Plots 264, 265, 266, 267, 323, 324, 327, 328, 342, 343, 346 & 347



The Lymner
Plots 6, 19, 44, 53, 68, 72, 81, 272, 273, 279, 285, 318, 357, 358, 371, 372, 379, 384 & 389

4 Bedroom Homes



The Farrier
Plots 32, 35 & 38



The Scrivener
Plots 10, 14, 24, 25, 46, 47, 50, 51, 59, 65, 70, 98, 99, 263, 268 & 317



The Bowyer
Plots 16, 23, 26, 27, 28, 62, 64, 69, 97, 104, 262, 269, 281, 282 & 329



The Philosopher
Plots 7, 13, 15, 22, 58, 63, 75, 77, 78, 84, 280, 313 & 315



The Forester
Plots 31, 45, 52, 85, 88, 91, 96 & 100



The Weaver
Plots 11, 12, 60, 80, 103, 330 & 331



The Lorimer
Plots 36, 37, 39, 101 & 102

5 Bedroom Homes



The Watchmaker
Plots 73, 74, 76, 79 & 314

2-3 Bedroom Homes



Affordable Homes

Key to plan

- v Visitor parking
- bcp Bin collection point
- Red outline Sales centre and showhomes
- Yellow line Farmers access track



Material Finishes

(HR) - Half render 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 Blacksmith

TWO BEDROOM HOME



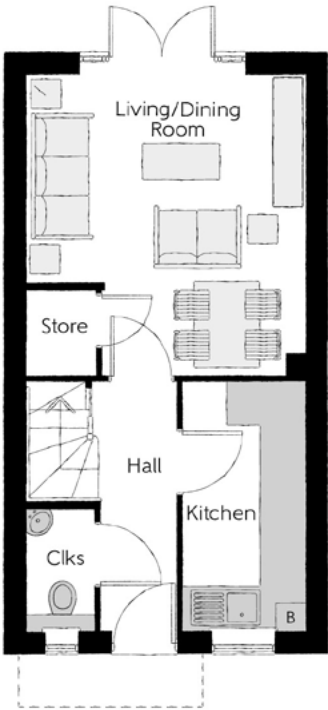
Bellway

The Blacksmith

Two bedroom home



First Floor		
Bedroom 1	3.82m x 2.86m	12'7" x 9'5"
Bedroom 2	3.82m x 2.73m (max)	12'7" x 9'0" (max)
Bathroom	1.70m x 1.88m	5'7" x 6'2"



Ground Floor		
Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.69m	3'1" x 5'7"

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

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The Lymner

THREE BEDROOM HOME

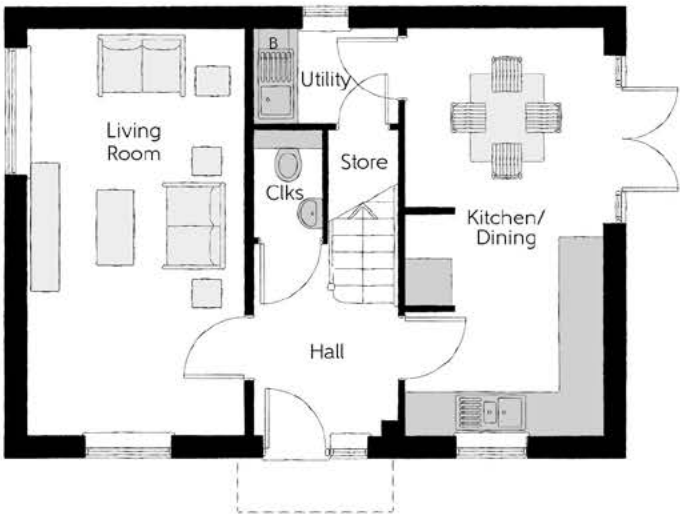


Bellway



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.47m	9'1" x 4'10"
Bedroom 2	2.78m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03m x 2.48m	9'11" x 8'1"
Bathroom	2.26m x 1.92m	7'5" x 6'3"



Ground Floor

Kitchen/Dining	2.77m x 5.64m	9'1" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.50m	3'1" x 4'11"

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

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The Spinner

THREE BEDROOM HOME



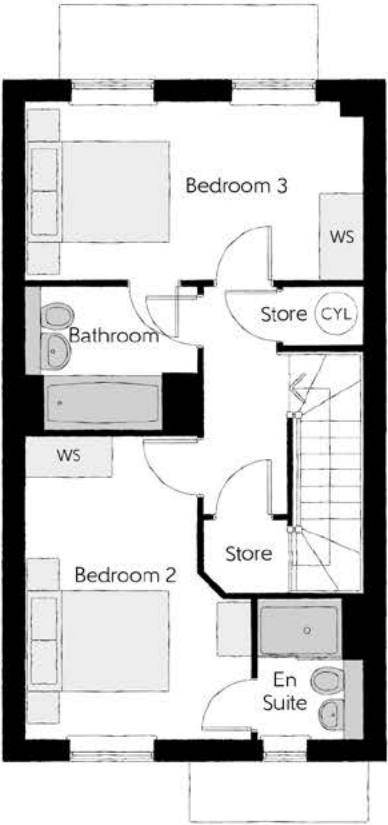
Bellway

The Spinner

Three bedroom home



Second Floor		
Bedroom 1	3.63m x 4.87m (max) (max)	11'11" x 16'0" (max) (max)
Dressing	2.27m x 2.29m	7'5" x 7'6"
Bedroom 1 En Suite	2.30m x 2.28m	7'7" x 7'6"



First Floor		
Bedroom 2	3.13m x 4.21m	10'3" x 13'10"
Bedroom 2 Ensuite	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 1.92m	7'10" x 6'4"



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 4.10m (max) (max)	15'4" x 13'5" (max) (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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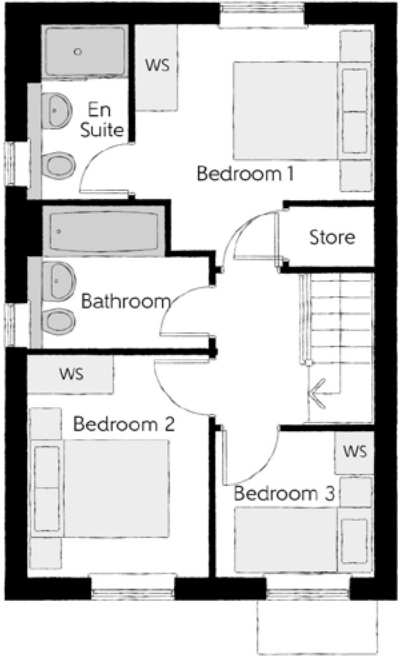


The Tailor

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 10'11" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.08m	8'3" x 10'1"
Bedroom 3	2.17m x 2.03m	7'1" x 6'8"
Bathroom	2.52m x 1.96m	8'3" x 6'5"



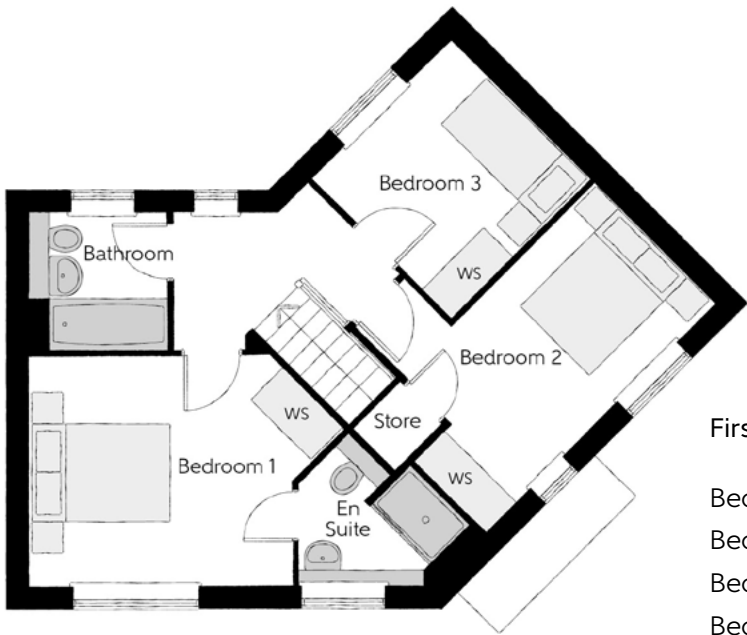
Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

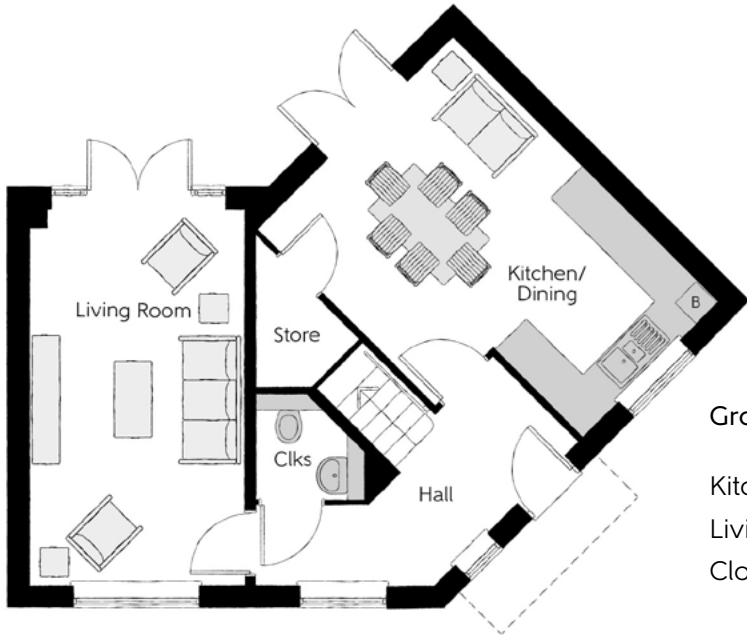
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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First Floor		
Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.40m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'9" (max)
Bedroom 3	2.72m x 2.76m	8'11" x 9'1"
Bathroom	1.92m x 1.91m	6'3" x 6'3"



Ground Floor		
Kitchen/Dining	3.76m x 5.18m (max)	12'4" x 17'0" (max)
Living Room	3.00m x 5.19m	9'10" x 17'0"
Cloakroom	1.52m x 1.46m (max)	5'0" x 4'10" (max)

The Tanner

THREE BEDROOM HOME



Bellway

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

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The Fletcher

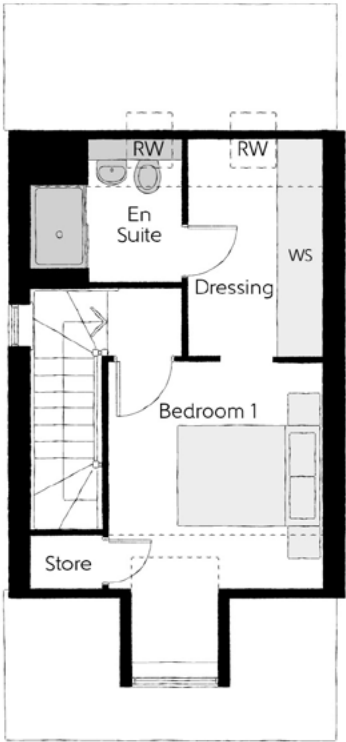
THREE BEDROOM HOME



Bellway

The Fletcher

Three bedroom home

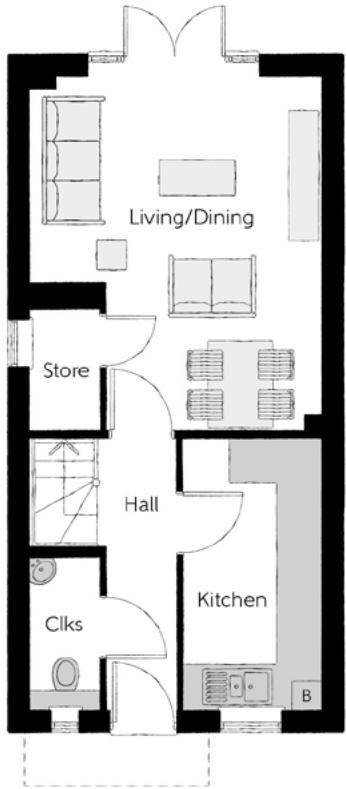


Second Floor

Bedroom 1	2.90m x 4.10m (max) (max)	9'6" x 13'5" (max) (max)
Dressing	1.85m x 3.08m	6'1" x 10'1"
Bedroom 1 En Suite	2.05m x 2.07m	6'9" x 6'10"

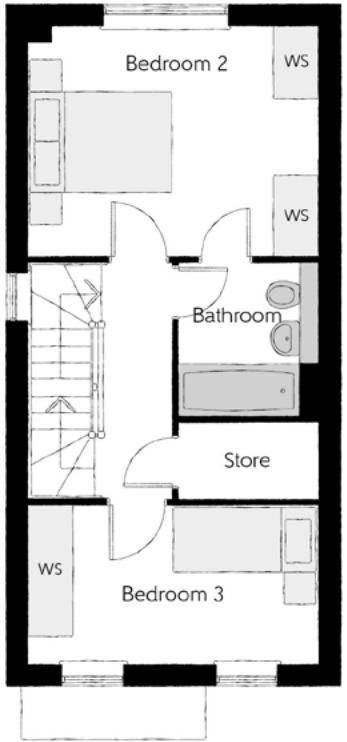
First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.16m	13'1" x 7'1"
Bathroom	1.90m x 2.14m	6'3" x 7'0"



Ground Floor

Kitchen	1.89m x 3.72m	6'2" x 12'2"
Living/Dining	3.97m x 4.92m (max) (max)	13'0" x 16'2" (max) (max)
Cloakroom	0.95m x 2.10m	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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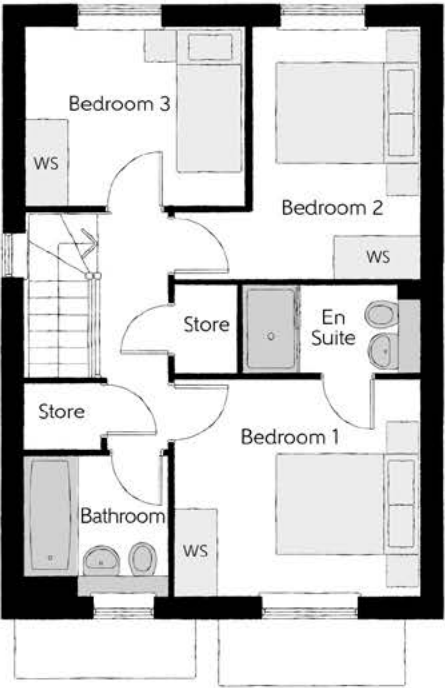


The Chandler

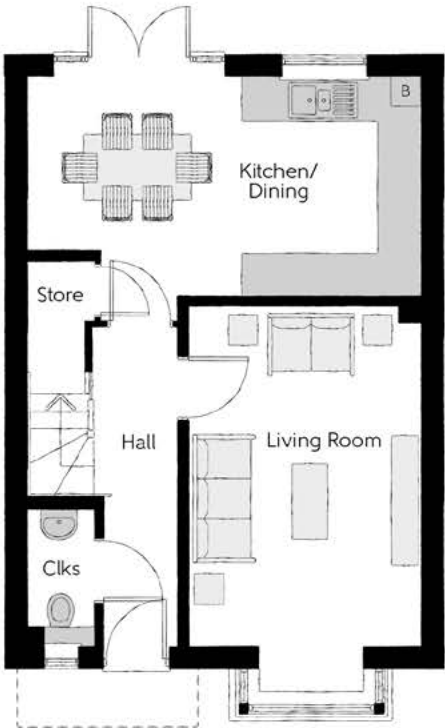
THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	3.40m x 3.01m	11'2" x 9'10"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.49m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.96m x 1.95m	6'5" x 6'5"



Ground Floor		
Kitchen/Dining	5.46m x 3.39m	17'11" x 11'1"
Living Room	3.22m x 5.34m (inc. bay)	10'7" x 17'6" (inc. bay)
Cloakroom	0.94m x 1.90m	3'1" x 6'3"

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

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The Philosopher

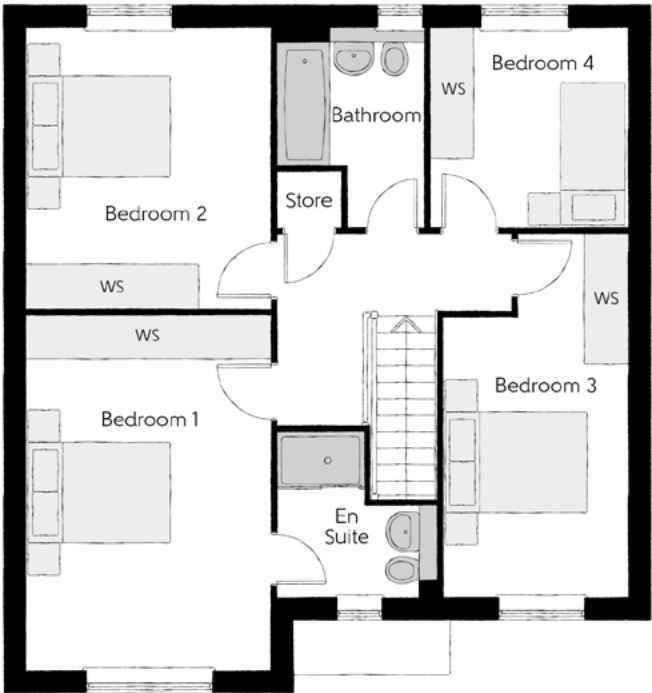
FOUR BEDROOM HOME



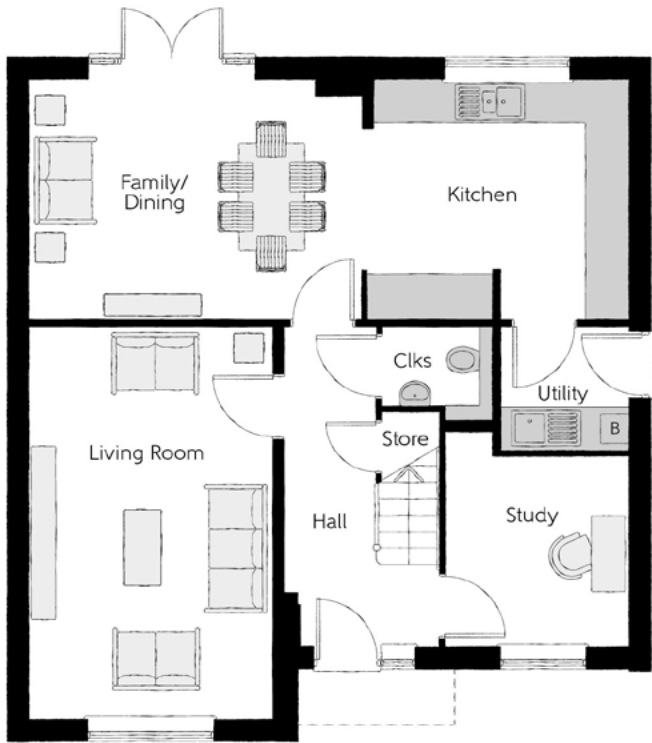
Bellway

The Philosopher

Four bedroom home



First Floor		
Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.22m x 2.27m (max) (max)	7'3" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.54m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.74m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6'8" x 9'1" (max) (max)



Ground Floor		
Kitchen	3.65m x 3.30m	12'0" x 10'10"
Family/Dining	4.68m x 3.30m	15'4" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.31m (max)	5'2" x 4'4" (max)

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

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The Scrivener

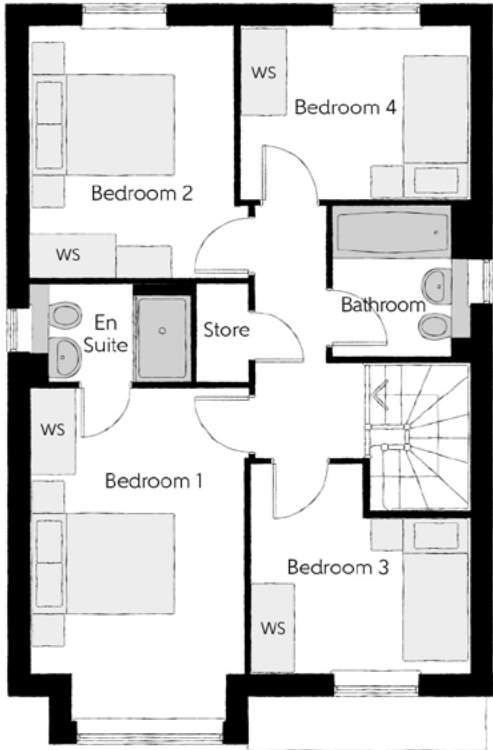
FOUR BEDROOM HOME



Bellway

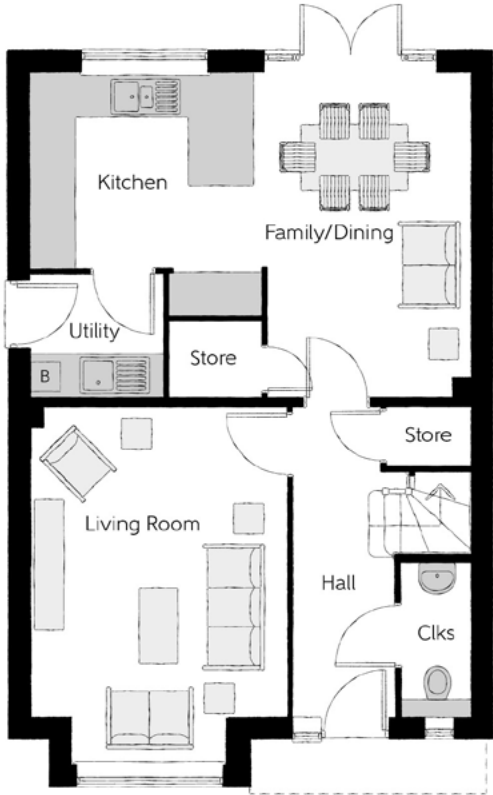
The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
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 (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	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.89m x 4.48m	9'6" x 14'8"
Living Room	3.53m 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 2.14m	3'2" x 7'0"

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

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The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

Four bedroom home

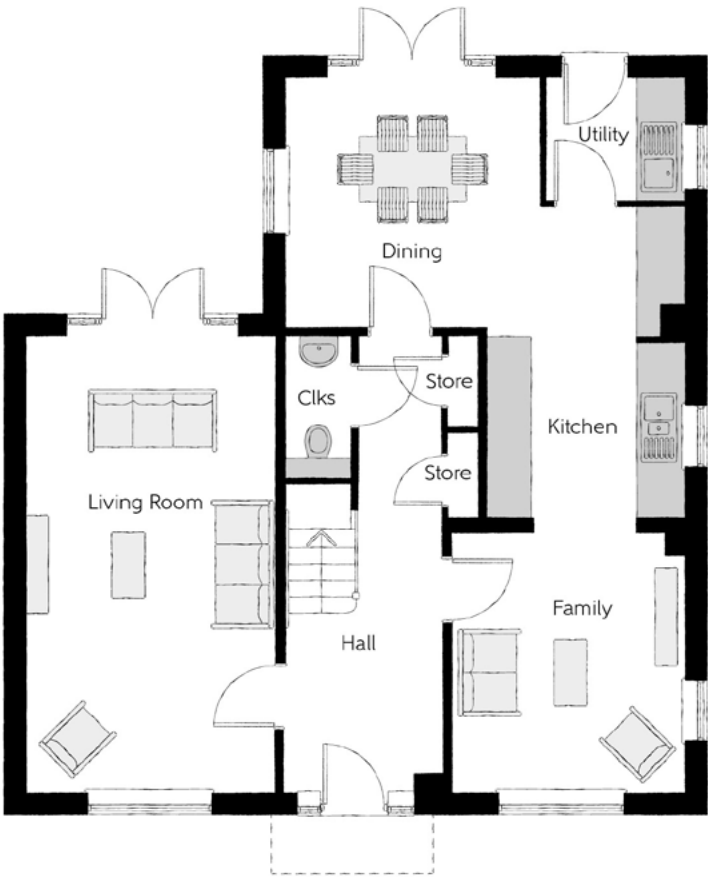


First Floor

Bedroom 1	3.42m x 3.45m	11'3" x 11'4"
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 1.42m	7'4" x 4'8"
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 2.73m	10'6" x 8'11"

Ground Floor

Kitchen/Dining	5.52m x 6.23m (max) (max)	18'1" x 20'5" (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	2'11" x 6'4"



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

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The Bowyer

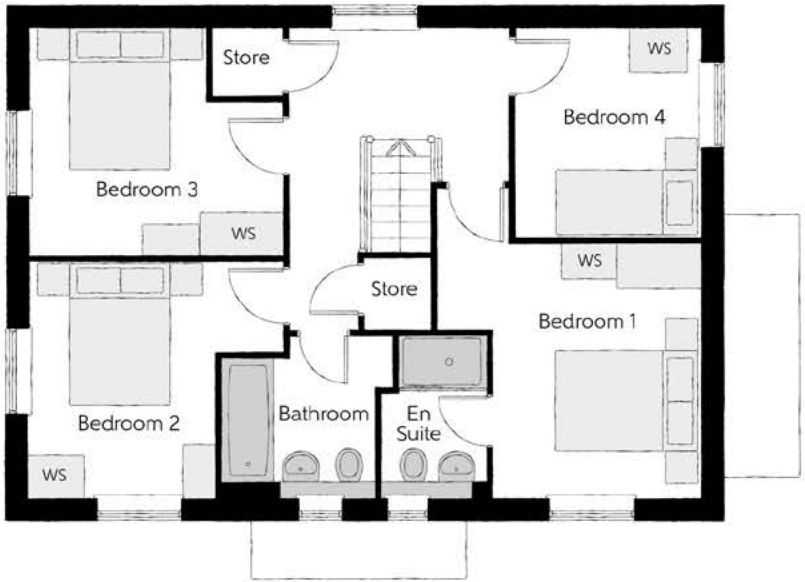
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'8" x 7'5"
Bedroom 2	3.52m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.52m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.92m	8'5" x 9'7"
Bathroom	2.16m x 2.25m (max)	7'1" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

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

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The Forester

FOUR BEDROOM HOME



Bellway

First Floor

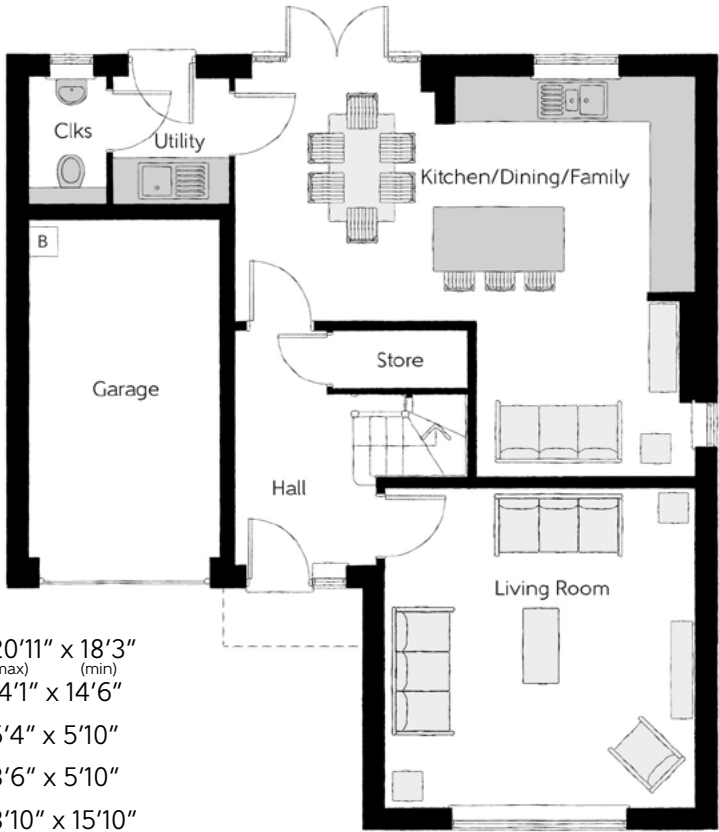
Bedroom 1	4.29m x 4.88m
Bedroom 1 En Suite	3.06m x 1.63m
Bedroom 2	3.63m x 3.59m
Bedroom 3	3.27m x 3.44m
Bedroom 4	3.08m x 3.08m
Bathroom	2.15m x 2.22m



14'1" x 16'0"
10'0" x 5'4"
11'11" x 11'9"
10'9" x 11'3"
10'1" x 10'1"
7'1" x 7'4"

Ground Floor

Kitchen/Dining/Family	6.38m x 5.56m
Living Room	4.29m x 4.43m
Utility	1.62m x 1.78m
Cloakroom	1.05m x 1.78m
Garage	2.70m x 4.83m



20'11" x 18'3"
14'1" x 14'6"
5'4" x 5'10"
3'6" x 5'10"
8'10" x 15'10"

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

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The Farrier

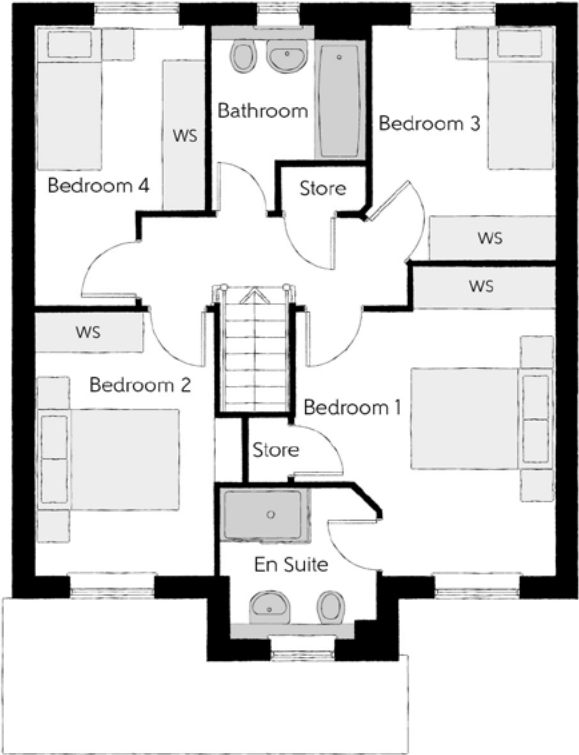
FOUR BEDROOM HOME



Bellway

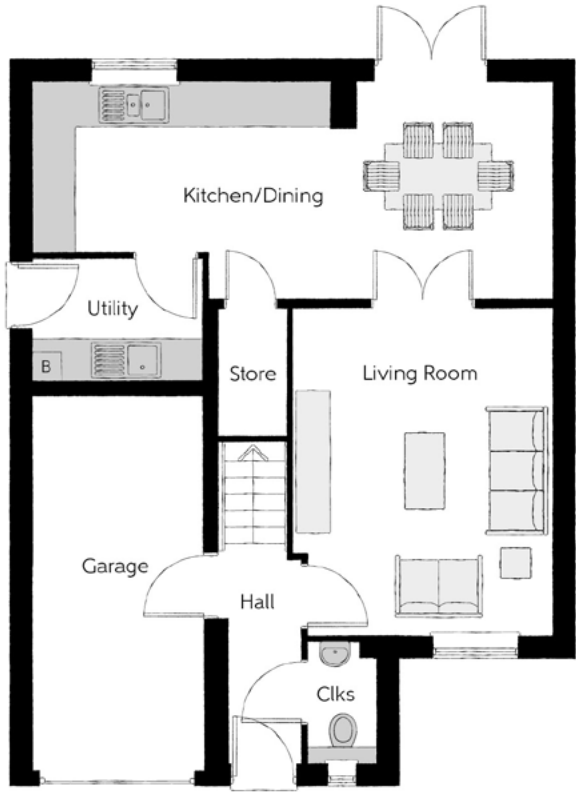
The Farrier

Four bedroom home



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'11" (max) (max)
Bedroom 1 En Suite	2.18m x 1.90m (max) (max)	7'2" x 6'3" (max) (max)
Bedroom 2	2.46m x 3.66m	8'4" x 12'0"
Bedroom 3	2.54m x 3.28m (max)	8'4" x 10'9" (max)
Bedroom 4	2.36m x 3.91m (max) (max)	7'9" x 12'10" (max) (max)
Bathroom	2.13m x 2.61m (max) (max)	7'0" x 8'7" (max) (max)



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max) (max)	23'8" x 9'11" (max) (max)
Living Room	3.61m x 4.50m	11'10" x 14'9"
Utility	2.35m x 1.71m	7'9" x 5'7"
Cloakroom	0.93m x 1.71m	3'1" x 5'7"
Garage	2.40m x 5.23m	7'10" x 17'2"

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

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The Lorimer

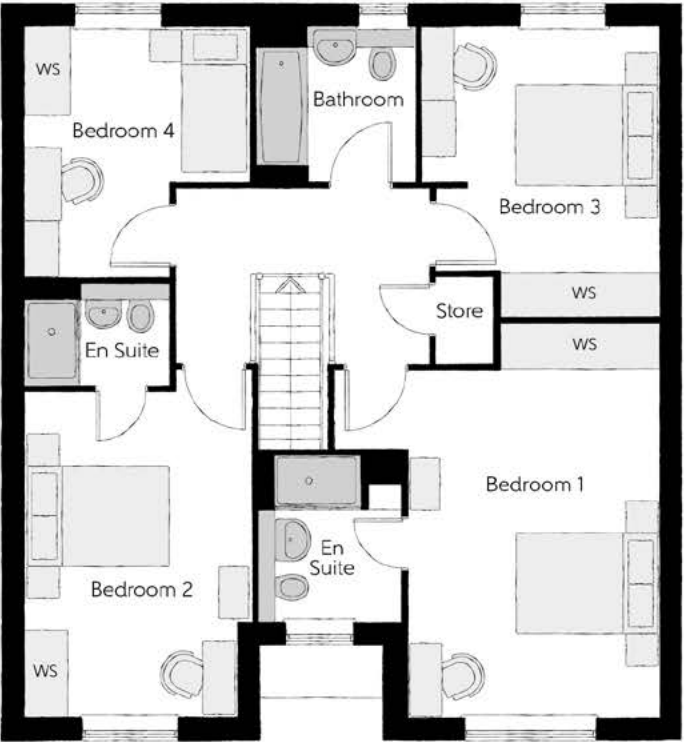
FOUR BEDROOM HOME



Bellway

The Lorimer

Four bedroom home



First Floor		
Bedroom 1	4.52m x 5.46m (max) (max)	14'10" x 17'11" (max) (max)
Bedroom 1 En Suite	1.97m x 2.26m	6'6" x 7'5"
Bedroom 2	3.13m x 4.52m (max) (max)	10'3" x 14'10" (max) (max)
Bedroom 2 En Suite	1.99m x 1.41m	6'6" x 4'7"
Bedroom 3	3.31m x 4.02m (max) (max)	10'10" x 13'2" (max) (max)
Bedroom 4	3.12m x 3.46m (max) (max)	10'3" x 11'4" (max) (max)
Bathroom	2.16m x 2.14m	7'1" x 7'0"



Ground Floor		
Kitchen/Dining	5.16m x 3.28m (max)	16'11" x 10'9" (max)
Family	3.63m x 3.28m	11'11" x 10'9"
Living Room	3.50m x 4.38m	11'6" x 14'4"
Utility	1.91m x 2.04m	6'3" x 6'8"
Cloakroom	1.50m x 2.04m	4'11" x 6'8"
Garage	3.07m x 6.11m	10'1" x 20'0"

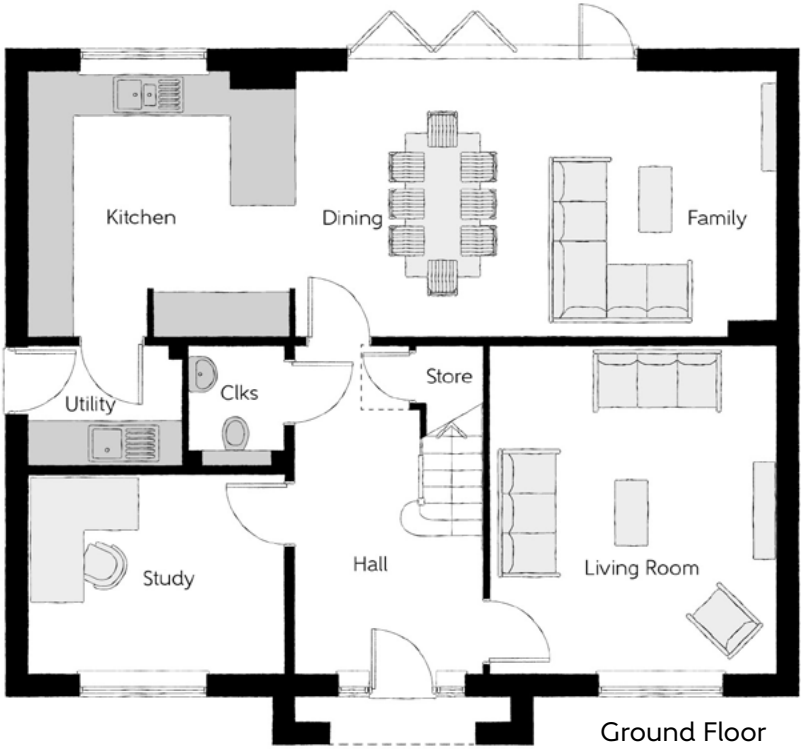
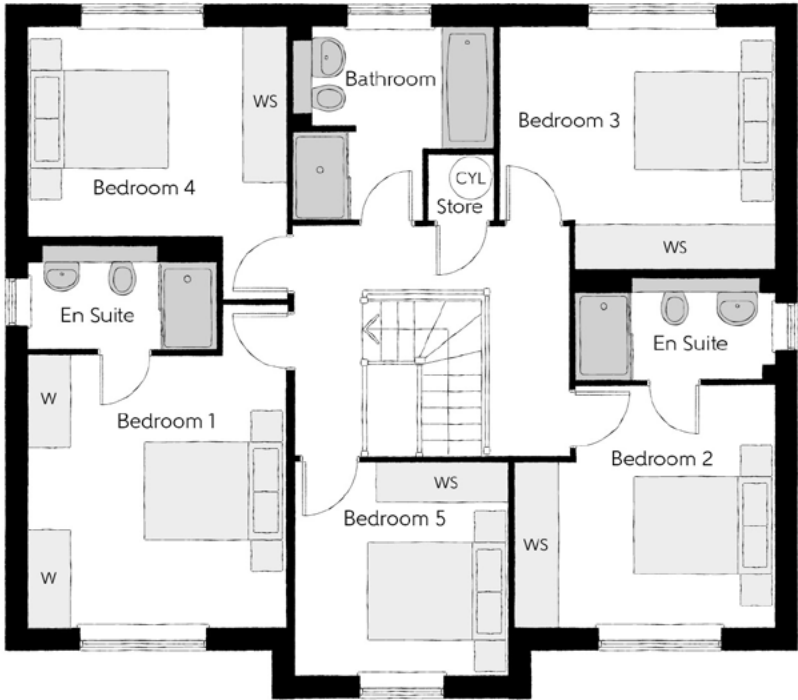
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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First Floor

Bedroom 1	3.62m x 3.76m (max) (max)	11'11" x 12'4" (max) (max)
Bedroom 1 En Suite	2.58m x 1.47m	8'6" x 4'10"
Bedroom 2	3.61m x 3.35m	11'10" x 11'0"
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m	12'5" x 11'2"
Bedroom 4	3.62m x 3.78m	11'11" x 12'5"
Bedroom 5	2.94m x 2.98m	9'8" x 9'9"
Bathroom	2.76m x 2.68m	9'1" x 8'10"



Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.97m x 3.65m	9'9" x 12'0"
Family	3.69m x 3.65m (max) (max)	12'1" x 12'0" (max) (max)
Living Room	3.96m x 4.54m	13'0" x 14'11"
Study	3.56m x 2.79m	11'8" x 9'2"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"

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

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The Watchmaker

FIVE BEDROOM HOME



Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	•	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•	•	•	•
	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	•	•	•	
		Oak Stop Chamfered Newels				•
	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•	
		Oak Flat Top Newel Caps				•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•	
		Oak 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	•	•	•	
		Chrome SR700 Door Furniture				•
	Wardrobes	Hinged Fitted Wardrobes to Bed 1				•
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
	Frontals	Bellway Band B options &&	•	•		
		Bellway Band C options &&			•	
		Bellway Band D options &&				•
	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)			•	
		Leisure Nimbus 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)			•	
		Leisure Nimbus Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)				•
	Appliances Oven	Electrolux Single Oven KOFGH00BX	•	•		
		Electrolux Single Oven KOFGH40TX			•	
		A E G Single Oven BPK556260M				•
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	•	•		
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback			•	
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				•
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	•	•	•	
		A E G Cooker Hood Extractor DKB4950M (recirculating)				•
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			•	
		A E G Combination Microwave KMK525860M				•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•		
		Electrolux 70/30 Fridge Freezer LNS5LE18S			•	
		Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)				•
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡‡	•	•		
		Electrolux Dishwasher KEAF7200L			•	•
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	•
WET ROOMS	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 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			•	•
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 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 Single Thermostatic Shower ###	•	•		
		Mira MINIMAL Single Thermostatic Shower &&&			•	•

WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	•	•		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			•	•
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate #	•	•	•	•
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•		
		Roca DEBBA 550 WHB with Semi Pedestal			•	•
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel ^^				•
	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 ^	•	•	•	
MECHANICAL		Mira MINIMAL Dual Thermostatic Shower				•
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	•	•		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			•	•
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^^		•	•	•
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	•	•		
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^^			•	•
	Controls	Honeywell T6R Dual Zone Smart Thermostat	•	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom			•	
		Flat Chrome to Bathroom & En-Suite 1				•
ELECTRICS	Ventilation	Window Trickle Vents with Mechanical Extract Fan (system 3) dMEV ‡	•	•	•	•
	Safety - Heat	Heat Detector DET ##	•	•	•	•
	PV Generation Optimiser	Marlec Solar iBoost ^^			•	•
	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	•	•		
		Polished Chrome Recessed Spot Lights			•	•
EXTERNALS & MISC	Lighting - Kitchen Under Unit	High Output Tri-Light				•
	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 & Bedroom 1	•	•	•	•
	Communications - Data	Cat 6 Network Point to Living Room & Study	•	•	•	•
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡‡	•	•	•	•
	Build Method	Masonry ~~	•	•	•	•
	Ecological	Hedgehog Highway fencing adaption	•	•	•	•
	Garages Electrics	Light & Power Point to incurtlage Garages ~~	•	•	•	•
	Maintenance	External Tap			•	•
	Number Plaque	Artisan Number Plaque	•	•	•	•
	Footpath & Patio	Grey PCC Flags 450x450x32's	•	•	•	•
	Garages	Steel Panel Up & Over Canopy Garage Door ~~	•	•	•	•
	Drives	Block Paviours ~	•	•	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting ~~~	•	•	•	•
	Landscaping - Rear	Rotovated Topsoil ~~~	•	•	•	•
	Renewables	Photovoltaic Array ~~	•	•	•	•
	EV Charging Terminal	Universal Socket 7kW * †	•	•	•	•

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ additional mechanical ventilation required to specific plots - liaise with sales executive

‡‡ at build stage

‡‡‡ 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

^^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

kitchen only

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

10 year



warranty





## 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



# 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.

