

Hazel Fold

Lostock

A collection of 1, 2, 3 and 4 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

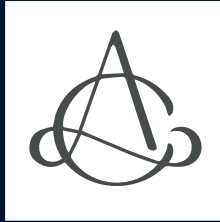
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



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



Over **75**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



**Over 75 years of housebuilding expertise and innovation distilled
into our flagship range of new homes.**

Artisan traditions sit at the heart of Bellway, who for more than 75 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



Enviably style and choice

Welcome to Hazel Fold, a new collection of modern homes situated in Lostock, Bolton. With homes ranging across 1, 2, 3 and 4 bedrooms, Hazel Fold is an ideal option for a range of potential buyers. It offers plenty for families, from the garden spaces and child-friendly attractions to the well-regarded local schools, with young professionals

commuting to Bolton, Wigan and Manchester able to benefit as well. First-time buyers will also appreciate the levels of low maintenance afforded with these homes. The development is close to a number of convenient amenities, with the shopping and dining opportunities of Bolton just a 15-minute drive away.



Horwich Golf Club



Middlebrook Retail Park

Everything you'll need within walking distance



Hazel Fold benefits from a range of nearby amenities that cater to everyday life, with a hospital, pharmacy, medical centre, post office, banks and a range of supermarkets within just three miles of home.

The development is also around a 10-minute walk from Middlebrook Retail Park, which is home to a range of well-known brands and eateries, in addition to a multi-screen cinema and a ten-pin bowling alley. Bolton Arena is just next door, ideal for those leading active lifestyles, offering a range of team and individual sports like tennis, football and gymnastics, with an on-site gym as well.



There's a further range of shopping opportunities in Bolton's town centre, with indoor shopping centre Crompton Place and 19th-century Market Place both home to a number of high-street names and independent retailers across fashion, technology, accessories, jewellery and health & beauty.

The town centre is also home to a range of cafés, bakeries and coffee shops, in addition to various pubs offering traditional British fare and independent eateries offering cuisines from around the globe.

Avid golfers have a choice of clubs on the doorstep, including Horwich Golf Club, Regent Park Golf Centre and Bolton Old Links Golf Club all within a 10-minute drive.

Families will be conveniently positioned close to an array of schools. Heaton Dene Day Nursery is just a four-minute drive from home, whilst Chorley New Road and Claypool primary schools are both within a five-minute drive. Those aged 11-16 are welcomed at St Joseph's RC High School just a three-minute drive away and Lever Park School just a six-minute drive away.

Ideal for commuters and explorers alike, Hazel Fold benefits from an impressive local road network, providing 18-minute journeys to Wigan, 30-minute journeys to Rochdale, 38-minute journeys to St Helens and 40-minute journeys to Blackburn.

Lostock Station is just a six-minute drive away offering 28-minute services to both Preston and Manchester Piccadilly, with Blackpool North reachable in under an hour.



THE
ARTISAN
COLLECTION



Computer generated image.

Every home at Hazel Fold
benefits from optional enhanced
specifications, with garages and/
or allocated parking providing
peace of mind for residents.





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Specification

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.

Dedicated to delivering quality





Make your new home as
individual as you are

Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

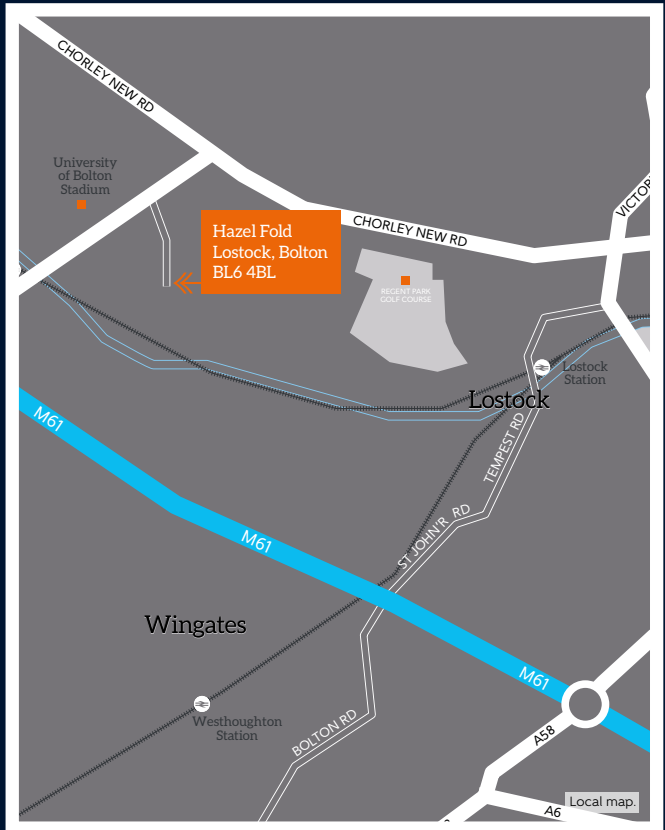
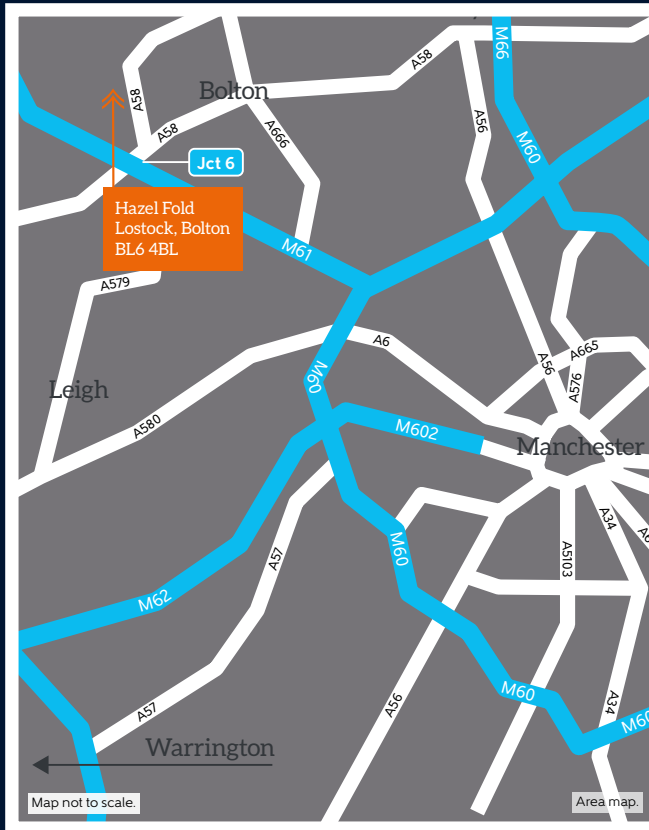
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. 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.

How to find us



Bellway Homes Limited
(Manchester Division)
304 Bridgewater Place,
Birchwood,
Warrington, Cheshire
WA3 6XG

Telephone: 01925 846 700
www.bellway.co.uk

Bellway