



Bellway Homes are delighted to present to you Cherry Orchard. A development of stunning 1, 2, 3 and 4 bedroom homes, providing wonderful living accommodation in a location you will be proud to call home.

Located in Weston Favell, Northampton, Cherry Orchard has a wide range of facilities to offer right on your doorstep. Weston Favell shopping centre, only a short distance away, boasting over 65 shops, restaurants and a 24-hour supermarket, is the perfect place to pick up day-to-day essentials.

The bustling centre of Northampton provides additional shopping facilities. The town centre offers a wide array of shops including various supermarkets and big brand names offering the latest trends to satisfy your shopaholic interests. The town is also home to one of the oldest market squares in the country. Dating back to 1235, with well over 700 years of history, the market still offers daily markets running from Tuesday to Saturday. It's not just the market square which boasts a long history. The Holy Sepulchre church is the town's oldest standing building. Built in 1100 on the orders of the first Earl of Northampton, it is one of the largest and best preserved round churches in England.

For more relaxing endeavours, Abington Park boasts plenty of space in which to embark on a quiet stroll. Enjoy a picnic by the lakeside, or stroll among the many tree-lined pathways which cross the park. History isn't just limited to the town centre. The park includes the site of a deserted medieval village dating back to the 1300's, the perfect place for adventures on a summer afternoon. You won't have to travel far after a hard week's work for an evening out packed full of entertainment and culture. Northampton boasts two commercial cinemas and the Forum cinema which shows a wide variety of art-house films, in addition to two theatres. The Northampton museum and art gallery displays a world-class collection of historical footwear and showcases regular visiting exhibitions. Coupled with restaurants, cafés and bars in abundance, the perfect night out is just a ten minute drive from your doorstep.

More strenuous activities are also catered for. For example, the Nene Whitewater Centre provides an artificial whitewater course for canoes, kayaks and rafts. Just outside Northampton is the International raceway, a leading venue for stock-car racing, as well as several motorsports facilities being close to the development including Silverstone and Santa Pod. The Northampton Saints Rugby Club is the perfect sport for those of you who prefer to spectate rather than participate or perhaps visit the Sixfields Stadium to watch Northampton Town FC in action. For summer spectating, Northampton County Cricket Club is also nearby.

In addition to the whole host of amenities on your doorstep at Cherry Orchard, young families are perfectly catered for. There are a number of primary and secondary schools in the local area alongside several independent schools including the new Weston Favell Academy and adjacent to Cherry Orchard is Weston Favell CEVA Primary School.

Cherry Orchard boasts fantastic access to the motorway network. With the A43 and A45 being just a short distance away, access to the M1 is made easy. With this in mind, for those of you who commute, London is just an hour and a half away whilst you can be in Birmingham in little over an hour. Northampton Railway station is under 4 miles away and with regular services to both London and Birmingham, commuting is made even easier. For international travel, East Midlands Airport and Luton Airport are quickly accessible.

A truly lovely development, set in an ideal location and complemented by these fantastic Bellway homes, Cherry Orchard is a wonderful place to call home.



## Bellway Cherry Orchard Competition

Here at Bellway Homes, we are proud to support each and every community in which our developments are situated. At Cherry Orchard, we spotted an extra special opportunity we just couldn't afford to miss.

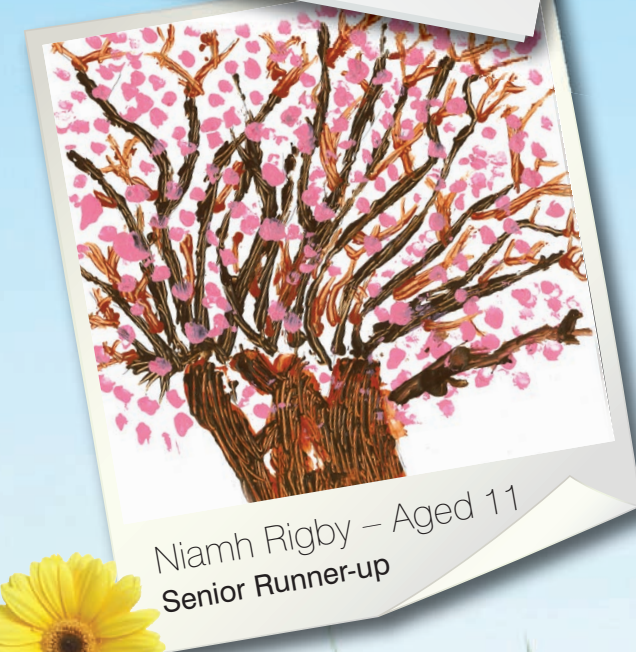
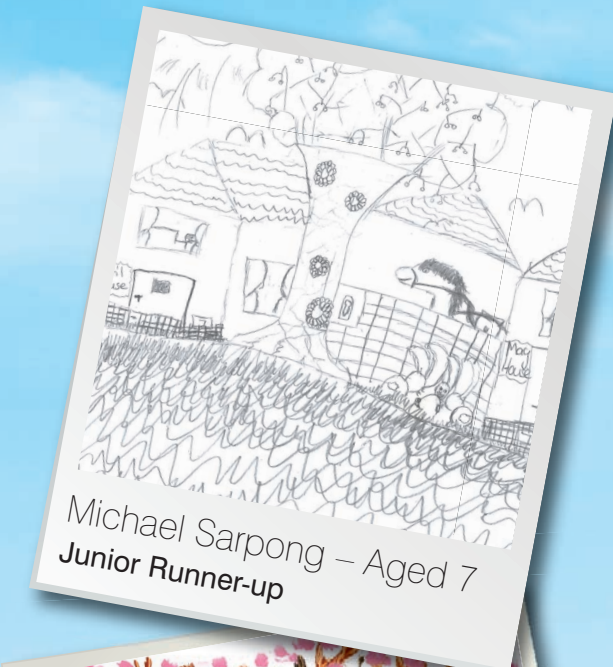
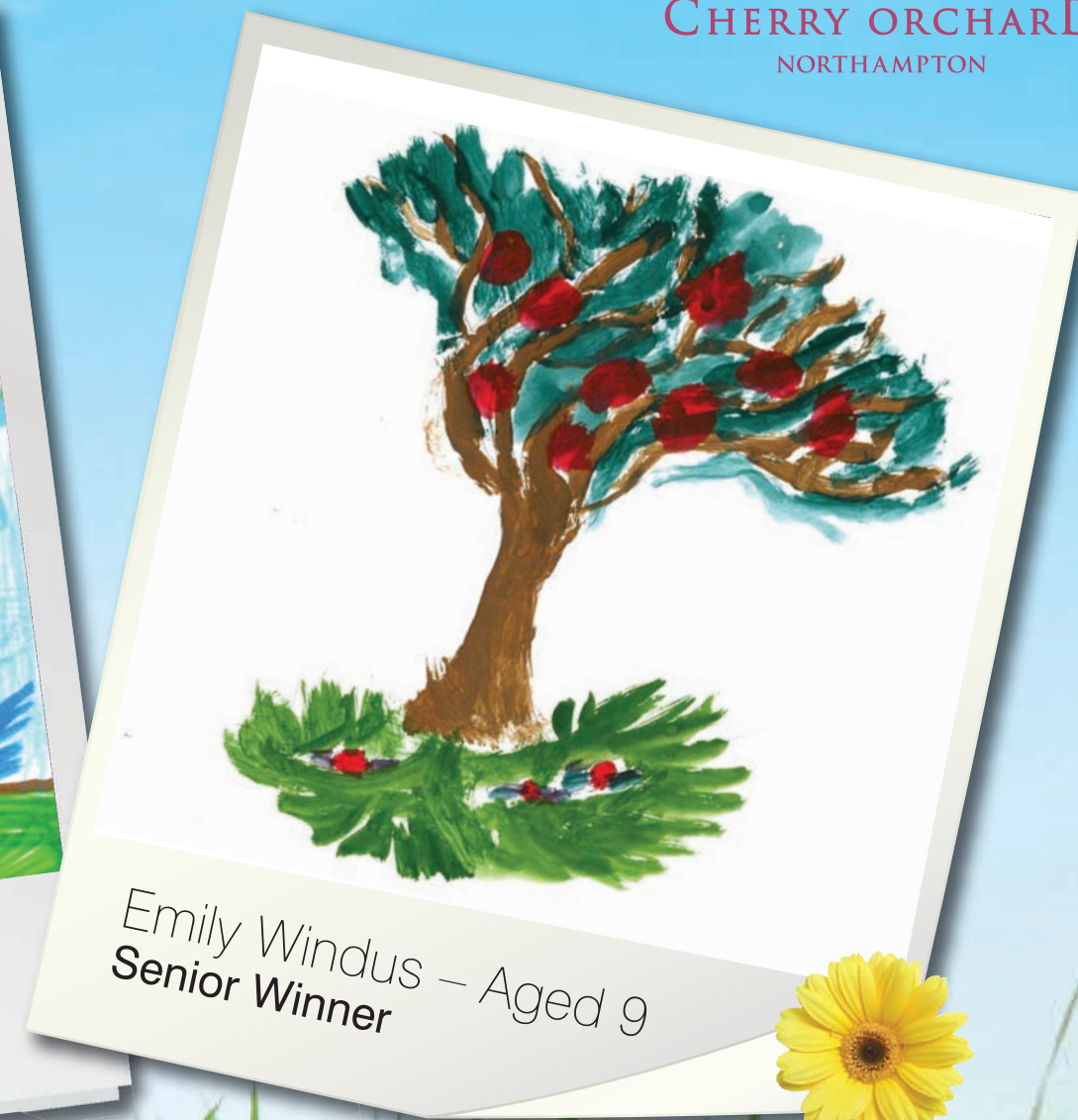
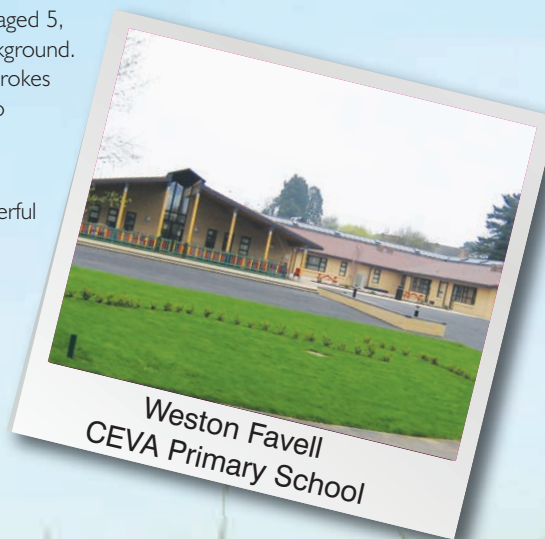
Cherry Orchard is the new neighbour of the Weston Favell CEVA Primary School. With such a wonderful school on our doorstep, bursting with imagination and creativity, we couldn't think of a better way to brighten up our show home than displaying some of the children's artwork.

Bellway Homes launched a competition in which each and every child at Weston Favell CEVA Primary School was asked to create a picture based around the theme of a cherry orchard. We were inundated with paintings and drawings from the bright and colourful to the weird and wacky. Unfortunately, we could only pick two winners. It was a tough decision with so many fantastic entries to choose from, but choose we had to.

We are now proud to present to you here, the two winning pictures. Hollie Mason, aged 5, has created a beautiful colouring of a cherry tree with a lovely rainbow sky in the background. Emily Windus, aged 9, used some lovely shades of green and long, sweeping brush strokes to create her idea of the perfect cherry tree. Special mention must also go to our two runners-up, Michael Sarpong, aged 7 and Niamh Rigby, aged 11.

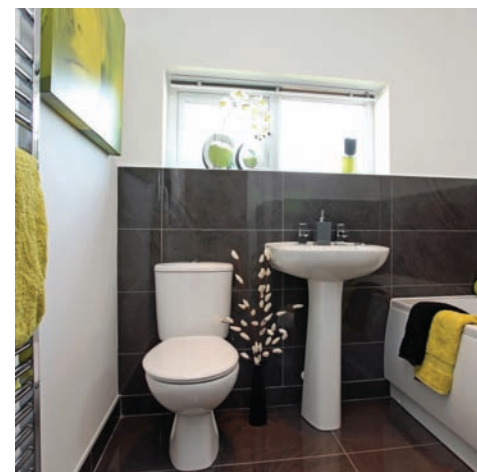
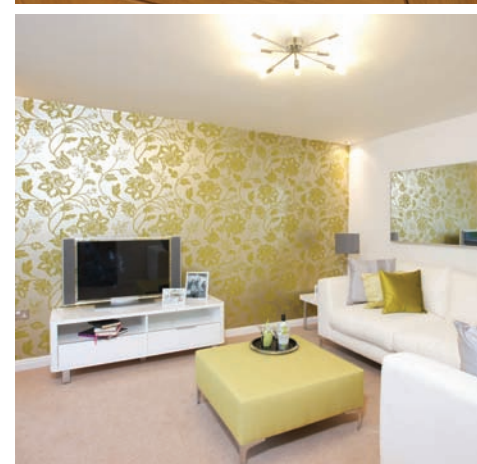
Each of our winners' and runner-ups' pictures will be displayed proudly in the Cherry Orchard development show homes. Why not pop over to say hello, view our wonderful development and sneak a peek?

From all of us here at Bellway Homes, a big thank you to our new neighbour. Your pictures will really brighten up our development. The winning artworks add the finishing touches which make our wonderful houses into homes.





Fantastic new homes...

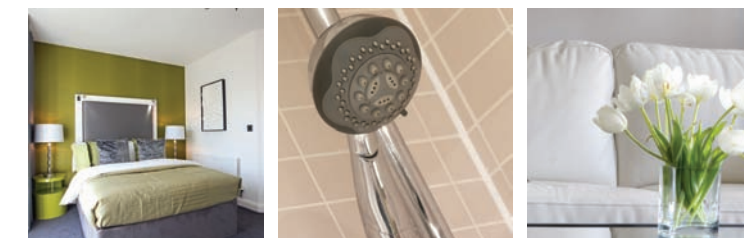


Photographs depict typical Bellway interiors from previous developments

- Choice of comprehensively fitted kitchen units with coordinating worktops
- Plumbing for washing machine and dishwasher
- Choice of ceramic wall tiling to kitchen, bathroom, en-suite and cloakroom
- Roca white sanitaryware
- Roca enamelled steel bath
- Stone resin shower trays
- Mains pressure hot water system
- Wire for digital TV (subject to connection charge)

- Gas central heating to radiators
- Double-glazed PVC-u windows and French doors
- External lights to front and rear
- Highly insulated brick and block construction
- Highly insulated roof space
- Mains powered smoke detectors
- Selection of bespoke optional extras, please ask for details
- 10 year **NHBC** buildmark warranty

...with a superb specification





# Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides 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 customer care and building quality homes is good business sense. However, we are aware that errors do occur and 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 teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

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.

## Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

**Kitchens:** Granite worktops • Integrated or freestanding washer/dryer  
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob  
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

**Flooring:** Choose from carpets, vinyl or ceramic

**Tiling:** Full and half height tiling • Comprehensive upgrade options

**Plumbing:** Water filter tap • Heated towel rail

**Security:** Intruder alarms • Security lights

**Electrical:** Additional sockets • Additional switches • Chrome sockets • Chrome switches  
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls  
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points  
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

**Miscellaneous:** Landscaped gardens • Fencing to rear garden • Wardrobes  
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories  
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE  
ADDITIONS**  
YOUR HOME, DESIGNED BY YOU

# Two great ways to help you move

## PART EXCHANGE

The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

### The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No estate agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

### Part Exchange - the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

### The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The estate agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices and on our website
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

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 cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



Maps not to scale

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