



BELLEFIELD

An exclusive
collection of 4 & 5
bedroom homes in
West Derby, Liverpool

A new way of living

Bellway

Stylish and elegant homes



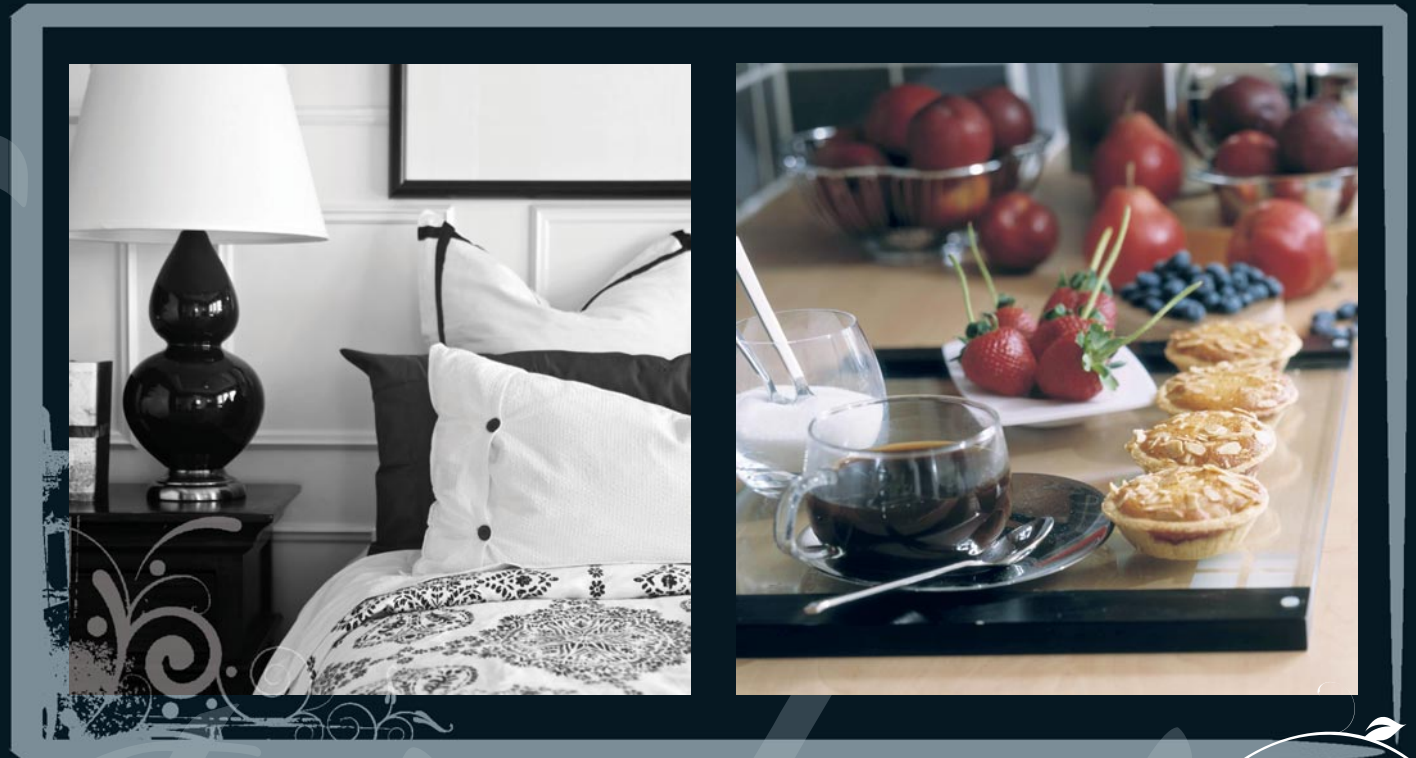
built for a modern lifestyle

*B*ellway Homes are proud to present to you this exclusive development of thoughtfully designed, contemporary family homes. These 4 & 5 bedroom homes have style and elegance in mind, from conception to completion.

The exceptional attention to detail creates a home perfect for entertaining. From an intimate dinner party to a large family gathering, the perfect space awaits you in these lovely homes. The fantastic kitchens are ideal to display your hosting skills, as well as being perfect for day-to-day life. Leisurely Sunday breakfasts and family evening meals are made easy and enjoyable.

And the wealth of wonderful features doesn't stop at the kitchen. Stylish living areas, elegant bedrooms and sophisticated bathrooms all combine to create a house you will be proud to call home.

For leisurely pursuits, Bellefield is surrounded by acres of open space. West Derby Village and Croxteth Country Park are a short stroll away. West Derby Golf Club and Sefton Rugby Club are also nearby. If you are a keen cyclist, the Trans-Pennine cycle trail (route 62) crosses Sandforth Road.



*Beautiful homes in a prime location
with exquisite attention to detail*



*T*hese wonderful homes are set in an ideal location. Bellefield was once a gothic mansion owned by a prominent Liverpool shipping magnate and politician. It then achieved fame as Everton FC's training ground. Located between the charming West Derby Village and the exclusive Sandfield Park, Bellefield is close to Croxteth Hall, formerly the country seat of the Earls of Sefton.

With your home being so close to such a lovely landscape, you'll be surprised at how well connected you are at Bellefield. Liverpool city centre is just 4 miles away, where you can enjoy everything this diverse metropolitan city has to offer, from some of the UK's most exciting shopping to tempting restaurants. Manchester is also just under 30 miles away as well as Manchester International Airport being just 34 miles away.

Several primary schools and secondary schools are within easy walking distance. St. Edwards College in Sandfield Park has an excellent reputation following "Outstanding" Ofsted reports in recent years.

Day-to-day convenience is provided with a number of amenities such as local shops and supermarkets all within walking distance.

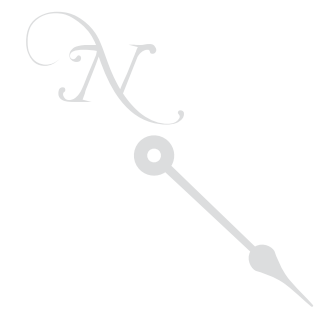
These are simply fantastic family homes in magnificent settings.



Development layout



Bectra



BILL SHANKLY
PLAYING FIELDS

Housetypes

- The Fleming - 4 bed home
- The Milton - 4 bed home
- The Priestley - 4 bed home
- The Bronte - 4 bed home
- The Thomas - 4 bed home
- The Fielding - 4 bed home
- The Coleridge - 5 bed home
- The Kipling - 5 bed home
- The Defoe - 5 bed home
- The Swift - 5 bed home
- The Marlow - 5 bed home

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The Fleming

4 bedroom home



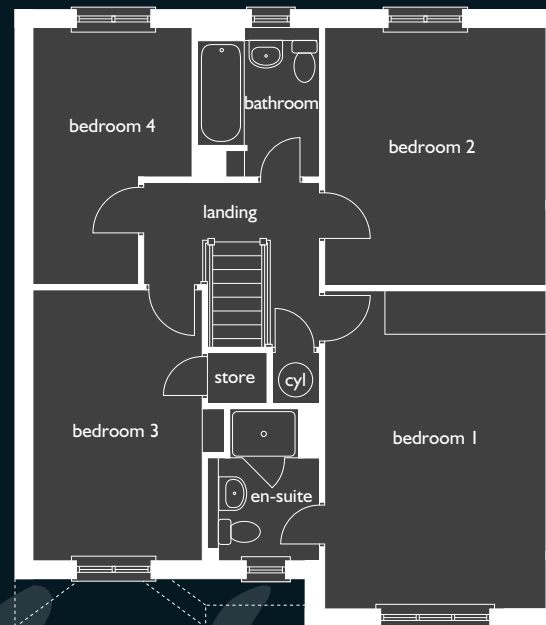
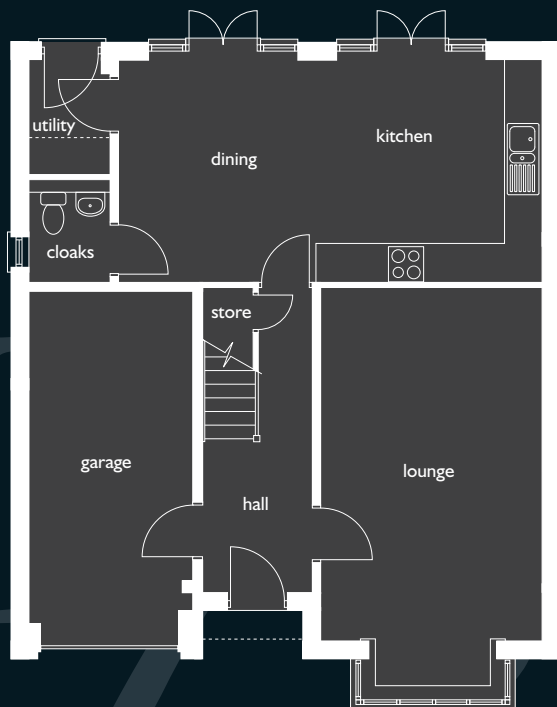
Ground Floor

Lounge (exc bay)	3550 x 5640mm 11'8" x 18'6"
Dining/Kitchen	6850 x 3558mm 22'6" x 11'8"
Utility	1808 x 1250mm 5'11" x 4'1"
Cloaks	1635 x 1250mm 5'4" x 4'1"

*maximum dimensions
•minimum dimensions

First Floor

Bedroom 1	3550 x 5135mm 11'8" x 16'10"
En-suite	1807 x 1631mm • 5'11" x 5'4" •
Bedroom 2	3550 x 4120mm 11'8" x 13'6"
Bedroom 3	2707 x 4351mm 8'11" x 14'3"
Bedroom 4	2544* x 4120mm* 8'4"* x 13'6"*
Bathroom	1970* x 2402mm* 6'6"* x 7'11"*



The Milton

4 bedroom home

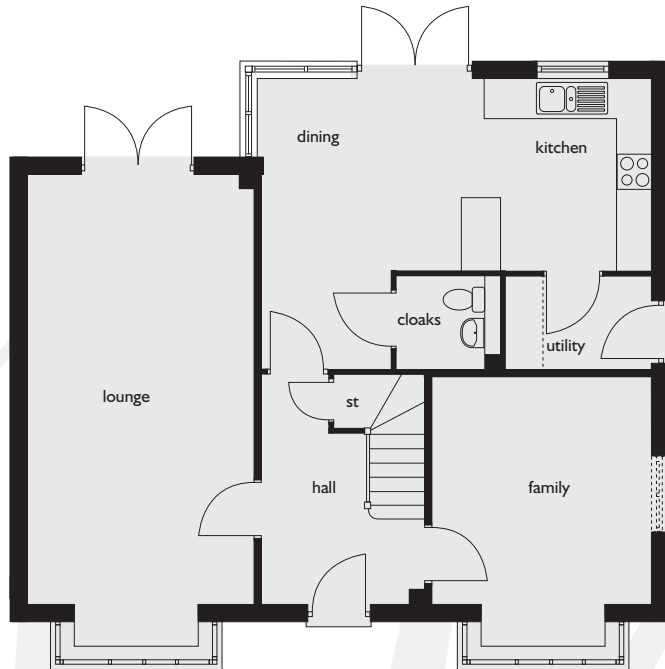
Ground Floor

Lounge (exc bay)	3445 x 6550mm 11'4" x 21'6"
Kitchen/dining	5978* x 3097mm• 19'7"* x 10'2"•
Family (exc bay)	3342 x 3450mm 11'0" x 11'4"
Utility	1260 x 2200mm 4'2" x 7'3"
Cloaks	1260 x 1614mm 4'2" x 5'4"

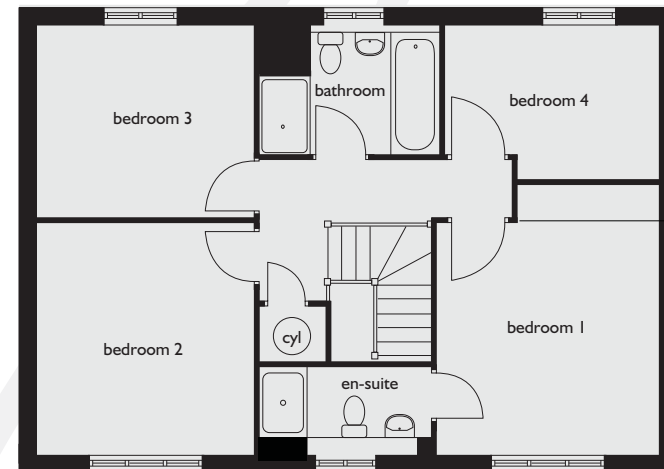
*maximum dimensions
•minimum dimensions

First Floor

Bedroom 1	3389* x 4135mm* 11'1"* x 13'7"*
En-suite	2668 x 1360mm 8'9" x 4'6"
Bedroom 2	3329 x 3535mm 10'11" x 11'7"
Bedroom 3	3329 x 2922mm 10'11" x 9'7"
Bedroom 4	3200* x 2322mm* 10'6"* x 7'7"*
Bathroom	2857* x 1935mm* 9'4"* x 6'4"*



Please note:
window to
plot 19 only



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The Priestley 4 bedroom home



Ground Floor

Lounge	4775 x 4330mm 15'8" x 14'2"
Family (exc bay)	3636 x 3234mm 11'11" x 10'7"
Kitchen/dining	3636 x 5577mm 11'11" x 18'4"
Cloaks	1819 x 907mm 6'0" x 3'0"

* maximum dimensions

First Floor

Bedroom 1	4555 x 3379mm 14'11" x 11'1"
Bedroom 2	2626* x 5115mm 8'7"* x 16'9"
Bedroom 3	2626 x 4252mm 8'7" x 13'11"
Bedroom 4	3379 x 4256mm 11'1" x 14'0"
En-suite	2370* x 2700mm* 7'9"* x 8'10"*
Bathroom	2370* x 3180mm* 7'9"* x 10'5"*



The Bronte

4 bedroom home

Ground Floor

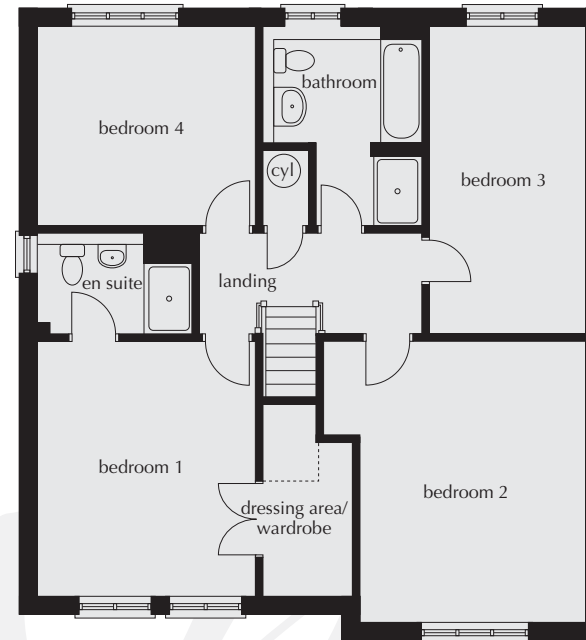
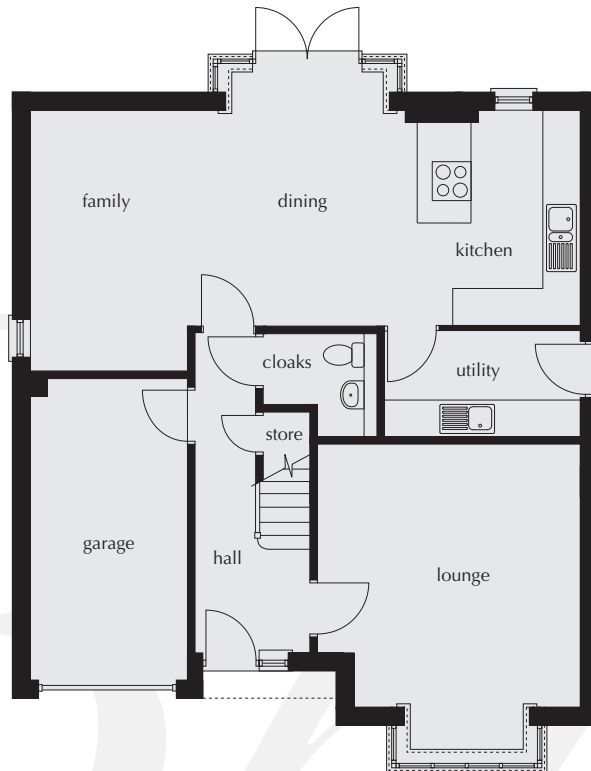
Family/Dining/Kitchen	9123 x 4298mm* 29'11" x 14'1"*
Lounge (exc bay)	4342* x 4336mm* 14'3"* x 14'3"*
Utility	3234 x 1758mm 13'11" x 5'9"
Cloaks	1881* x 1701mm* 6'2"* x 5'7"*

First Floor

Bedroom 1	3621 x 4256mm 11'11" x 14'0"
En-Suite	2560* x 1697mm* 8'0"* x 5'7"*
Bedroom 2	3723 • x 4706mm* 12'3" • x 15'5"*
Bedroom 3	2631 x 5111mm 8'8" x 16'9"
Bedroom 4	3621 x 3321mm 11'11" x 10'11"
Bathroom	2685* x 3321mm* 8'10"* x 10'11"*



*maximum dimensions
• minimum dimensions



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The Thomas

4 bedroom home



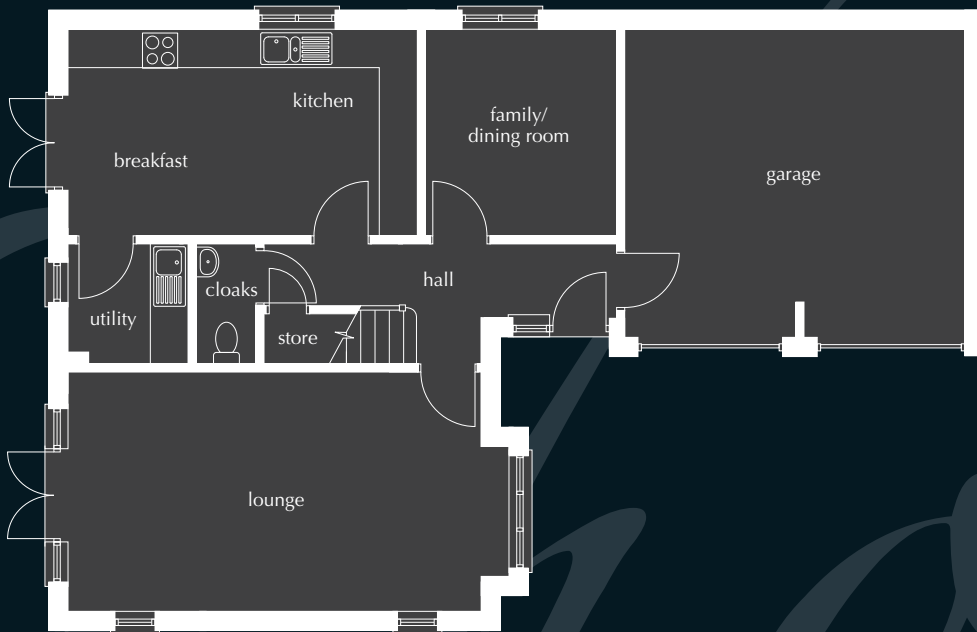
Ground Floor

Kitchen/Breakfast	5471 x 3225mm 17'11" x 10'7"
Lounge (exc bay)	5465 x 3723mm 17'11" x 12'3"
Utility	1877 x 1875mm 6'2" x 6'2"
Cloaks	970 x 1875mm 3'2" x 6'2"

First Floor

Bedroom 1	4502 x 4811mm 14'9" x 15'9"	Bedroom 3 (exc bay)	3110 x 3780mm 10'2" x 12'5"
En-Suite 1	1870* x 2518mm* 6'2"* x 8'3"*	Bedroom 4	3243 x 3780mm 10'8" x 12'5"
Dressing	1870 x 2200mm 6'2" x 7'3"	Bathroom	2085* x 3010mm* 6'10"* x 9'10"*
Bedroom 2	5335 x 3010mm 17'6" x 9'11"		
En-Suite 2	1606* x 2147mm* 5'3"* x 7'1"*		

*maximum dimensions



The Fielding

4 bedroom home

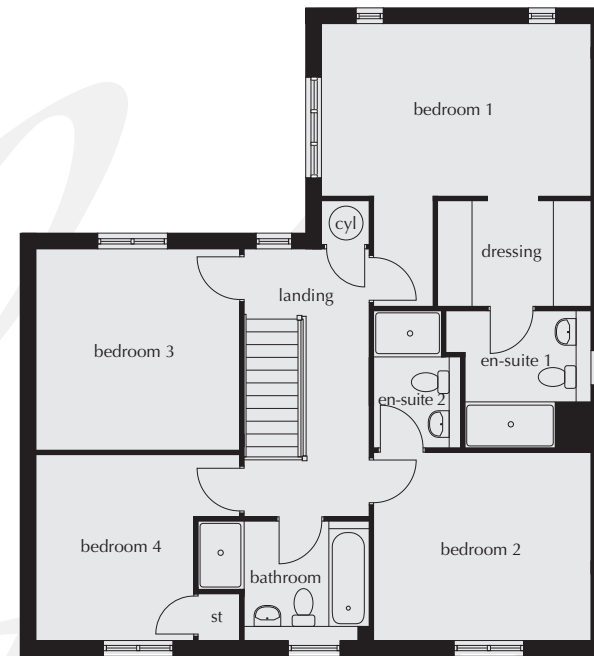
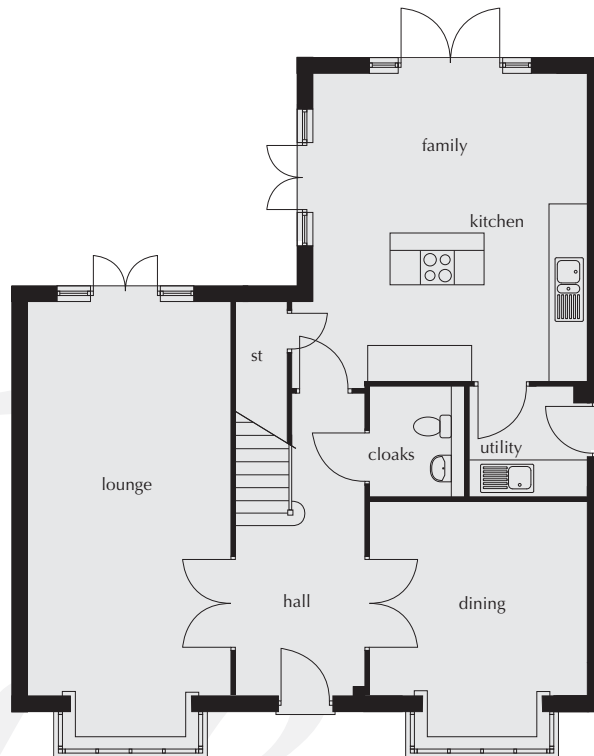
Ground Floor

Lounge (exc bay)	3450 x 6760mm 11'4" x 22'2"
Kitchen/Family	4623 • x 5272mm* 15'2" • x 17'4"*
Dining (exc bay)	3300 x 3673mm 10'10" x 12'1"
Utility	1965 x 1825mm 6'5" x 6'0"
Cloaks	1615 x 1825mm 5'4" x 6'0"

First Floor

Bedroom 1	4623* x 2982mm• 15'2"* x 9'9"•	Bedroom 3	3482 x 3485mm 11'5" x 11'5"
Dressing	2622 x 1833mm 8'7" x 6'0"	Bedroom 4	2682• x 3182mm* 8'10"• x 10'5"*
En-Suite	2142• x 2370mm• 7'0"• x 7'9"•	Bathroom	2170• x 2020mm* 7'1"• x 6'8"*
Bedroom 2	3735 x 3234mm 12'3" x 10'7"		
En-Suite	1500* x 2370mm* 4'11"* x 7'9"*		

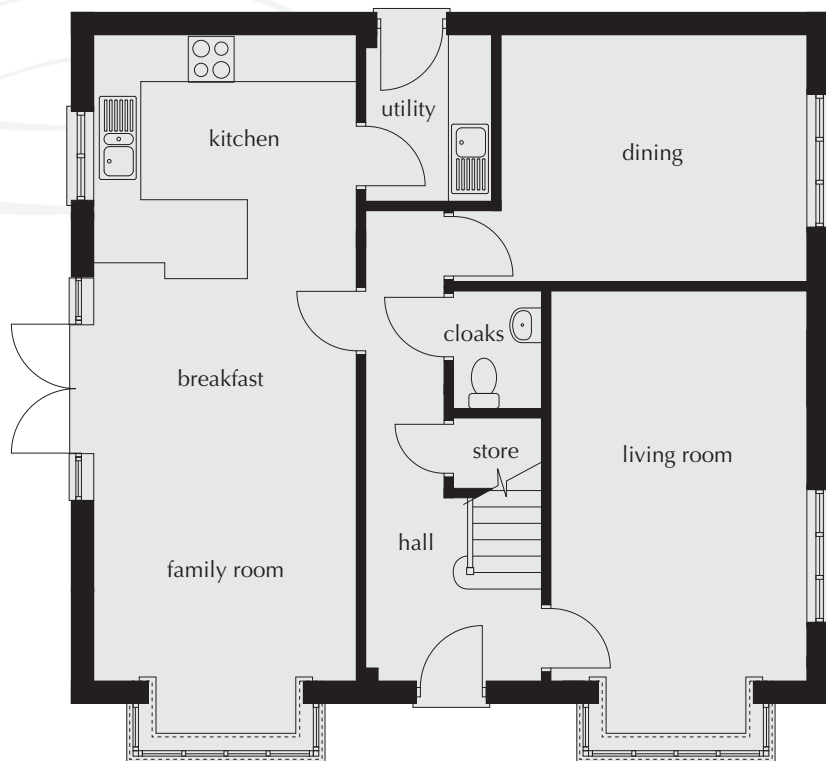
*maximum dimensions
•minimum dimensions



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The Coleridge 5 bedroom home

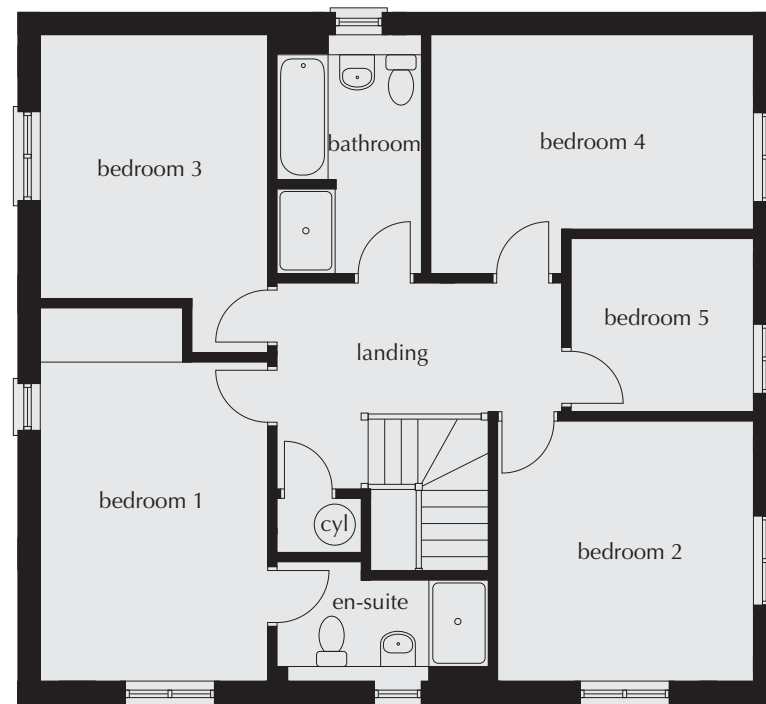




Ground Floor

Kitchen/Breakfast/Family (exc bay)	3499 x 8672mm 11'6" x 25'5"	Utility	1704 x 2242mm 5'7" x 7'4"
Dining	4125 • x 3295mm* 13'6" • x 10'10"*	Cloaks	1197 x 1584mm 3'11" x 5'2"
Living (exc bay)	3422 x 5227mm 11'3" x 17'2"		

- * maximum dimensions
- minimum dimensions

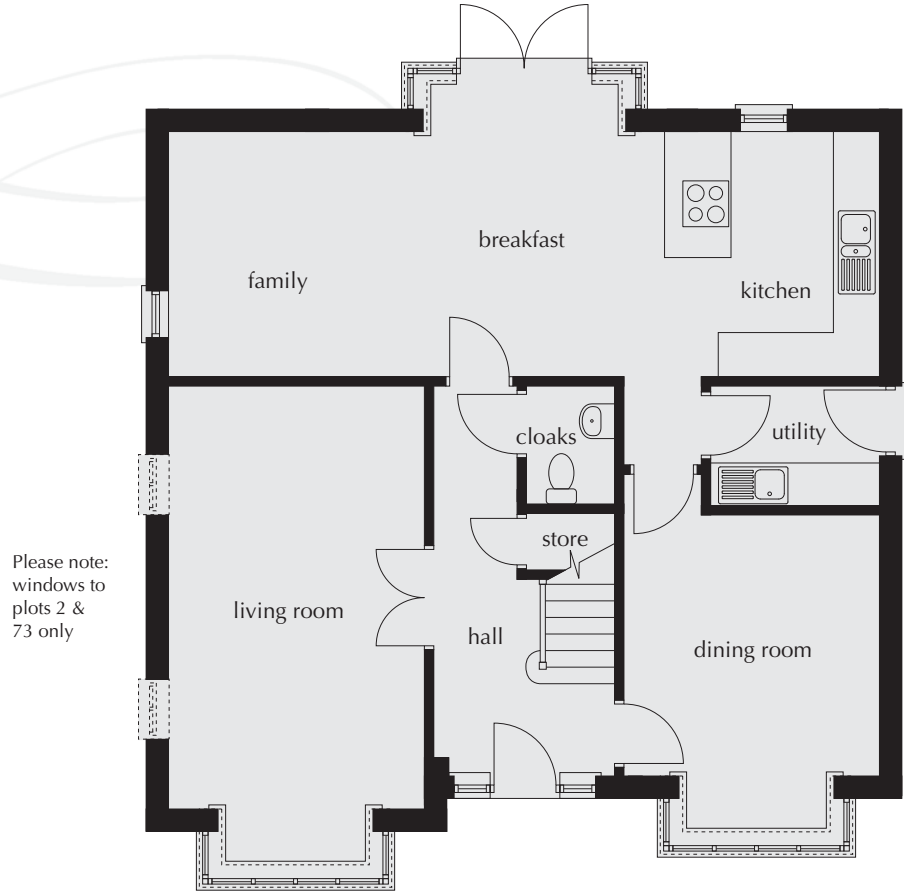


First Floor

Bedroom 1	3051* x 5029mm* 10'0" • x 16'6" •	Bedroom 4	4365* x 2612mm • 14'4" • x 8'7" •
En-Suite	2866* x 1370mm • 9'5" • x 4'6" •	Bedroom 5	2460 x 2370mm 8'1" x 7'9"
Bedroom 2	3469 x 3504mm 11'5" x 11'6"	Bathroom	1970* x 3212mm* 6'4" • x 10'6" •
Bedroom 3	3051* x 3550mm • 10'0" • x 11'8" •		

The Kipling 5 bedroom home



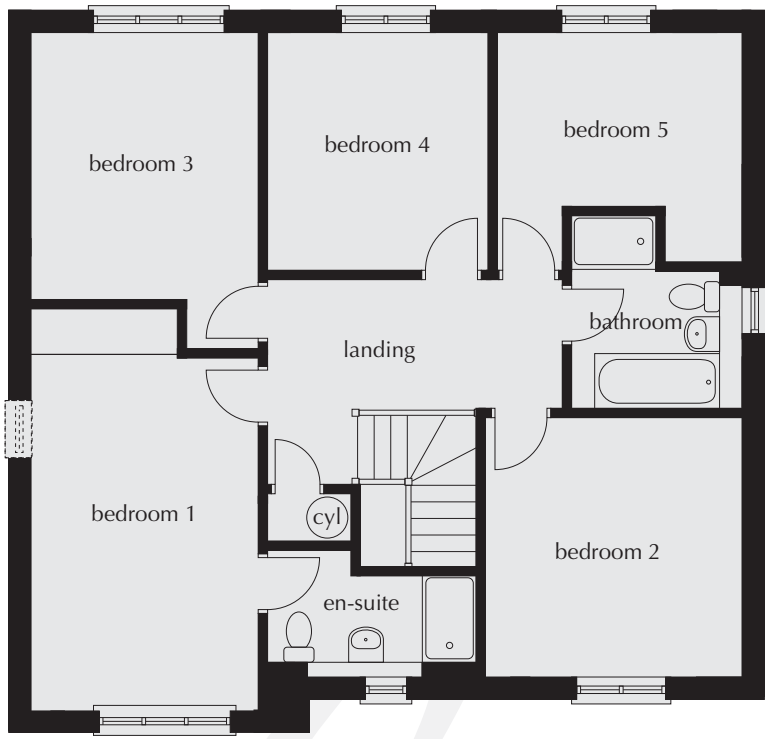


Please note:
windows to
plots 2 &
73 only

Ground Floor

Family/Breakfast/Kitchen (exc bay)	9564 x 3295mm 31'5" x 10'10"	Utility	2269 x 1610mm 7'5" x 5'3"
Dining (exc bay)	3422 x 3524mm• 11'3" x 11'7"•	Cloaks	1197 x 1584mm 3'11" x 5'3"
Living (exc bay)	3420 x 5677mm 11'3" x 18'7"		

* maximum dimensions
• minimum dimensions



Please note:
window to
plots 2 &
73 only

First Floor

Bedroom 1	3051* x 5414mm* 10'0"* x 17'9"*	Bedroom 4	3012 x 3212mm 9'11" x 10'6"
En-Suite	2866* x 1360mm* 9'5"* x 4'6"*	Bedroom 5	3323* x 2997mm* 10'11"* x 9'10"*
Bedroom 2	3469 x 3504mm 11'5" x 11'6"	Bathroom	1985• x 2310mm* 6'6"• x 7'7"*
Bedroom 3	3051* x 3615mm• 10'0"* x 11'10"•		

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The Defoe 5 bedroom home





Ground Floor

Kitchen/Dining	6407 x 4780mm 21'0" x 15'8"	Utility	1850 x 3358mm 6'1" x 11'0"
Family	4400 x 3220mm 14'7" x 10'7"	Cloaks	1850 x 1335mm 6'1" x 4'5"
Lounge (exc bay)	4342 x 5884mm 14'3" x 19'4"		

- * maximum dimensions
- minimum dimensions



First Floor

Bedroom 1	3426 x 4460mm 11'3" x 14'8"	Bedroom 3	3881 x 3498mm 12'9" x 11'6"
En-Suite 1	2181* x 2126mm* 7'2"* x 7'0"*	Bedroom 4	3162 x 3503mm 10'4" x 11'6"
Dressing	2181 x 2241mm 7'2" x 7'4"	Bedroom 5/Library	4053 x 2286mm 13'4" x 7'6"
Bedroom 2	4343 x 3329mm 14'3" x 10'11"	Bathroom	3163* x 2236mm* 10'4"* x 7'4"*
En-Suite 2	2217* x 2126mm* 7'3"* x 7'0"*		

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The Swift 5 bedroom home

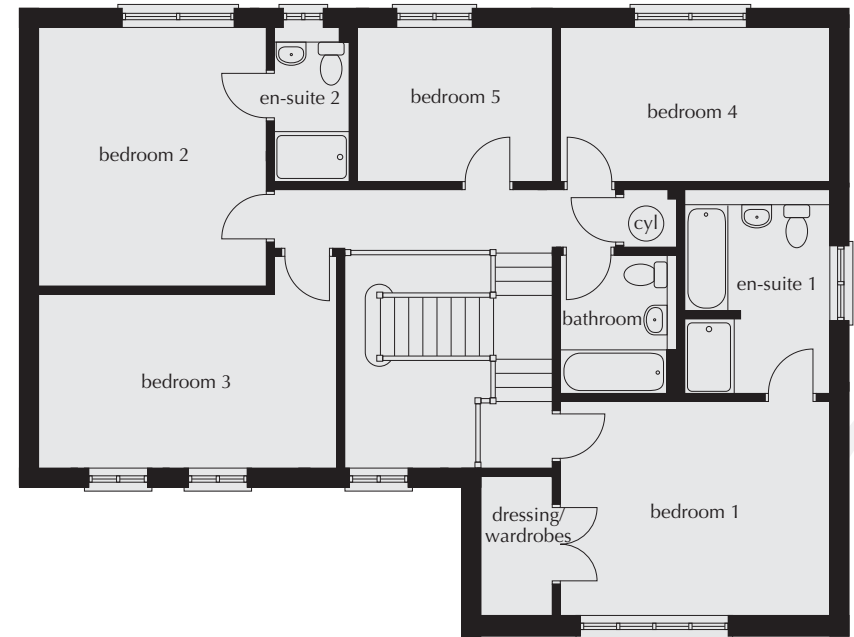




Ground Floor

Dining/Kitchen	8335 x 4695mm 27'4" x 15'5"	Utility	2680 x 1753mm 8'10" x 5'9"
Family	3845 x 3550mm 12'7" x 11'8"	Cloaks	1420 x 1753mm 4'7" x 5'9"
Lounge (exc bay)	3960 x 5648mm 13'0" x 18'6"		

* maximum dimensions
• minimum dimensions



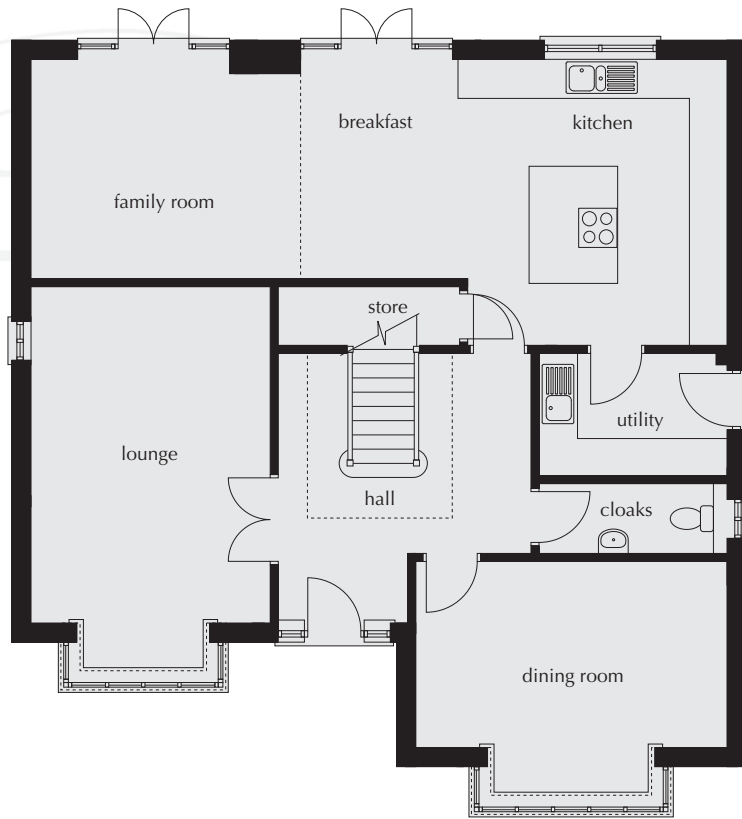
First Floor

Bedroom 1	4239 x 3400mm 13'11" x 11'2"	Bedroom 3	4711* x 2734mm• 15'5"* x 9'0"•
En-Suite 1	2276 x 3248mm 7'6" x 10'8"	Bedroom 4	4239 x 2420mm 13'11" x 7'11"
Bedroom 2	3589 x 4080mm 11'9" x 13'5"	Bedroom 5	3131 x 2420mm 10'3" x 7'11"
En-Suite 2	1207 x 2420mm 4'0" x 7'11"	Bathroom	1870 x 2207mm 6'2" x 7'3"

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The Marlow 5 bedroom home





Ground Floor

Family/Kitchen/Breakfast	10944* x 4479mm* 35'11"* x 14'8"*	Utility	2950 x 1906mm 9'8" x 6'3"
Dining Room (exc bay)	4869 x 2899mm 16'0" x 9'6"	Cloaks	2950 x 1077mm 9'8" x 3'6"
Lounge (exc bay)	3750 x 5285mm 12'4" x 17'4"		

- * maximum dimensions
- minimum dimensions



First Floor

Bedroom 1	4869 x 3910mm 16'0" x 12'10"	Bedroom 4	3110 x 3486mm 10'2" x 11'5"
En-Suite 1	3028* x 1900mm* 9'11"* x 6'3"*	Bedroom 5	3128* x 2757mm* 10'3"* x 9'1"•
Bedroom 2	3042 x 5095mm 10'0" x 16'9"	Study	2837 x 1964mm 9'4" x 6'5"
En-Suite 2	1385 x 2386mm 4'7" x 7'10"	Bathroom	2096 x 1964mm 6'11" x 6'5"
Bedroom 3	3042 x 3675mm 10'0" x 12'1"		

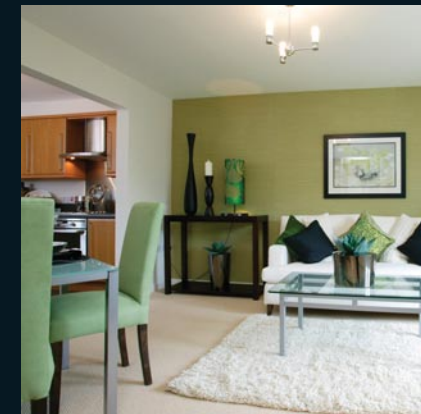
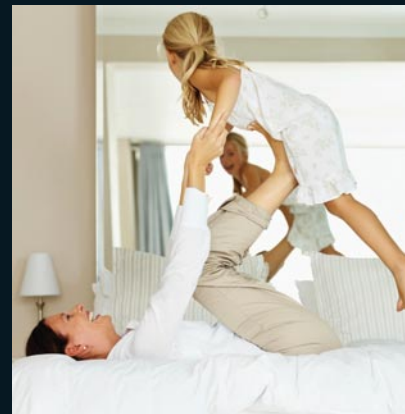
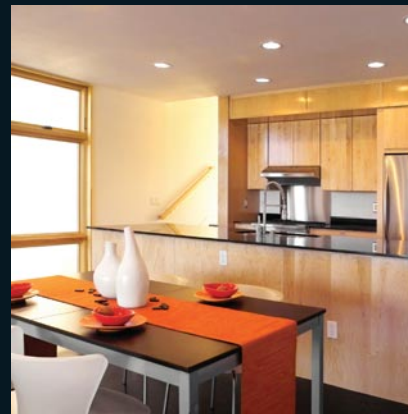
A stylish, elegant



specification

- ❖ White pvc windows
- ❖ Quality contemporary fitted kitchen
- ❖ Built in AEG stainless steel double oven
- ❖ Stainless steel gas hob and extractor fan
- ❖ Stainless steel or glass splash back
- ❖ Integrated AEG fridge freezer
- ❖ Integrated AEG dishwasher
- ❖ Modern bathroom suites and taps
- ❖ Chrome towel rail to bathroom and en suites
- ❖ Fitted mirrors to cloakroom and either bathroom or en suite (see house type specific specification)
- ❖ Chrome sockets and switches to ground floor and landing
- ❖ Chrome ironmongery
- ❖ Oak handrail to stairs
- ❖ Wardrobes to bed 1
- ❖ Downlights to kitchens, bathrooms and en suites
- ❖ Security alarm
- ❖ External light to front and rear
- ❖ External double power socket
- ❖ Turf and/or landscaping to front and rear
- ❖ 1.8m divisional fencing
- ❖ External tap

Photographs depict typical Bellway interiors from previous developments





*two great
ways to help
you move*

Express Mover



The fast and free way to sell your home

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

Part Exchange



Buy and sell in one easy move with Bellway

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 seven days
- No estate agents' fees to pay
- No advertising fees to pay
- A stress free move for you
- A guaranteed price for your old home
- The option to stay in your existing home until your new house is ready

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.

Bespoke Additions

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 • Conservatories • 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



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.





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Bellway Homes Limited is a member of the Bellway p.l.c.
Group of Companies

These particulars 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.

www.bellway.co.uk

