



The Paddocks

A stunning collection of two, three, four and
five bedroom homes in Ashington

Bellway

A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





A location designed for quality of life

The Paddocks offers exceptional homes in the pretty, tranquil setting of Ashingdon, where the ancient St Andrew's church with links to King Canute and stunning views across the Crouch valley is the backdrop to a modern village lifestyle with superb connections.

Ashingdon has its own primary school, with Holt Farm Infant and Junior, Saint Teresa's Catholic primary, and King Edmund senior schools all nearby. The village hall at the heart of the community hosts social events, dance-classes and art groups, quiz nights and tumble-tots. King George's playing fields, hosts football, cricket and adventure play.

There is a Cooperative on Ashingdon Road, with nearby Rochford home to shops around the Market Square with its weekly and Farmers' Markets. Southend five miles away, is a shopping hub with Waitrose, Sainsbury and Morrisons, Victoria and Royals Centres, theatres and Odeon, theme parks and the Sea Life Adventure Aquarium. Close to home, Ashingdon's local offers Sunday roasts and midweek Curry Nights.

Nearby Clements Hall Leisure Complex offers first-class facilities with swimming pool, spin studio and squash courts, fitness classes, sports camps and spa. Golf has wonderful settings at Ballards Gore and Rochford Hundred Clubs - in an area perfect for outdoor

activities from cycling, walking and rambling to horse-rides along leafy lanes, bridleways and tracks around Ashingdon.

The Paddocks is surrounded by stunning coastal countryside and ancient woodland. Cherry Orchard Jubilee Country Park is popular with walkers, runners and cyclists, with Magnolia Park Nature Reserve and Parkland a haven for wildlife all-year-round. The tidal River Crouch offers creeks, coastal footpaths, sailing yachts and wind-surfing, and boat-trips to glimpse seal colonies.

Rochford's frequent services into London Liverpool Street take 54 minutes, while road links are excellent with the A127 and A130 easily accessed, and London Southend Airport three miles away.





Personalise your home with Bespoke Additions



A unique package that offers you the freedom to create your perfect dream 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.

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 opposite. Therefore we recommend that you consult our Sales Advisor.



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

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

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

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)





Two great ways to help you 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!

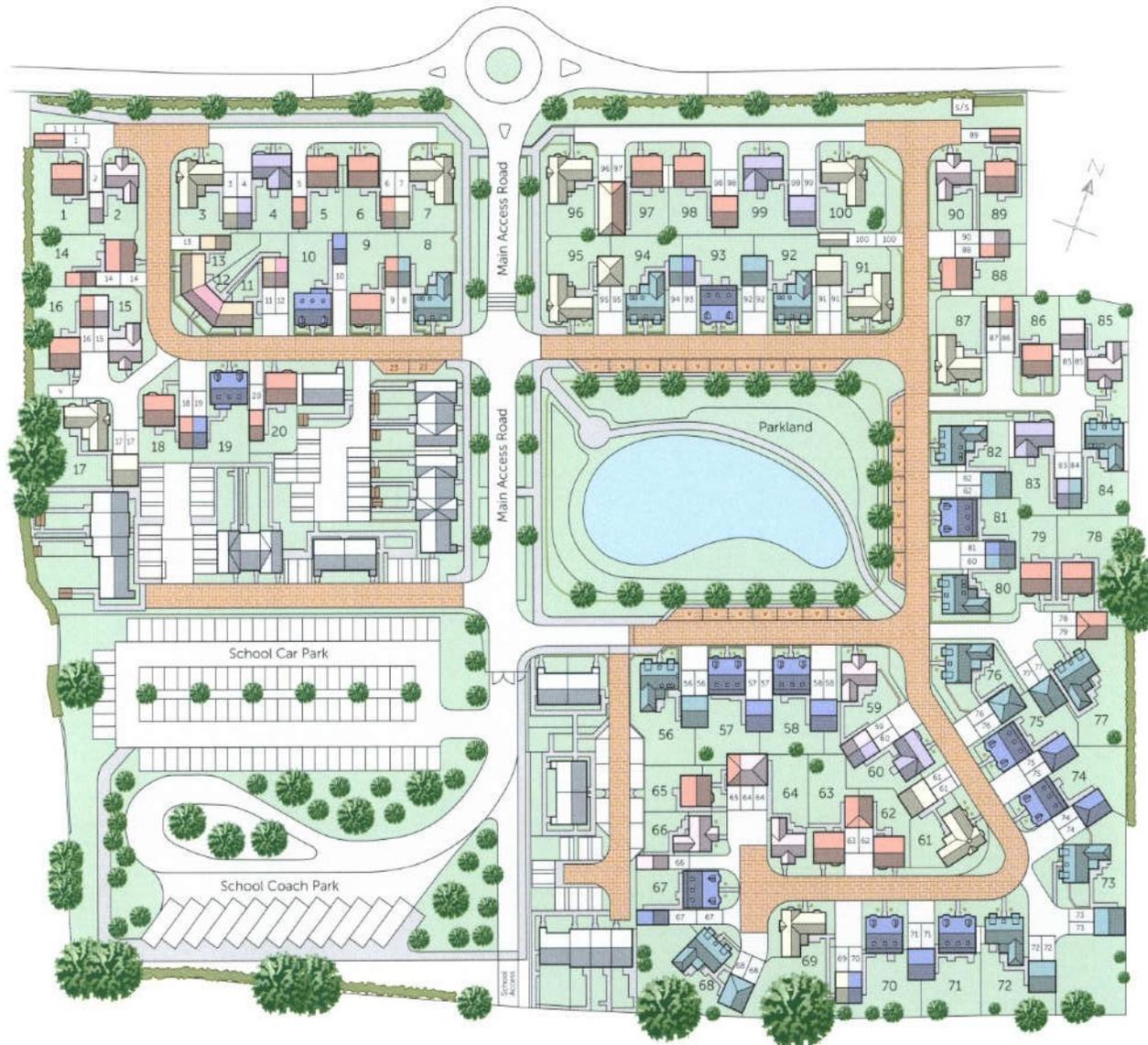


To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

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
- 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 Paddocks Ashington



- The Eaton**
5 bedroom home
plots 8, 56, 68, 72, 73, 76,
77, 80, 82, 84, 92 & 94
- The Warwick**
5 bedroom home
plots 10, 19, 57, 58, 67, 70,
71, 74, 75, 81 & 93
- The Fitzgerald**
4 bedroom home
plots 2, 15, 59, 64, 66, 85 & 90
- The Churchill**
4 bedroom home
plots 3, 7, 17, 61, 69, 87, 91,
95, 96 & 100
- The Westminster**
4 bedroom home
plots 4, 60, 83 & 99
- The Osborne**
3 bedroom home
plots 1, 5, 6, 9, 14, 16, 18, 20,
62, 63, 65, 78, 79, 86, 88, 89,
97 & 98
- The York**
2 bedroom home
plots 11 & 13
- The Tudor**
2 bedroom home
plot 12
- Affordable Housing**

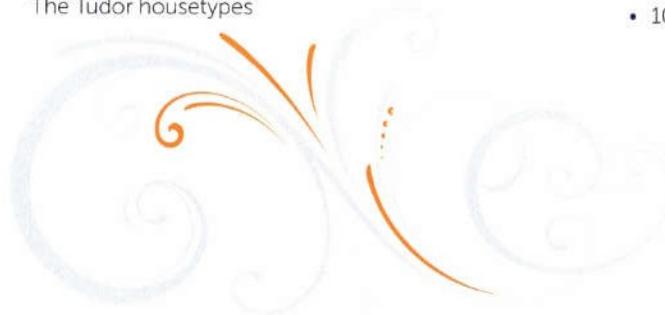


The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. The trees shown are indicative only. For details of individual properties and availability please refer to our Sales Advisor. Key to plan s/s Sub station, v Visitor parking.

Specification



- PVCU double glazes sealed windows
- Mains linked smoke detectors
- Choice of fitted kitchen and laminate worktops*
- Stainless steel built in Zanussi single oven to 2 and 3 bedroom homes with gas hob, hood and stainless steel splashback
- Stainless steel integrated AEG double oven to 4 and 5 bedroom homes with gas hob, hood and stainless steel splashback (where applicable)
- Space with plumbing for washing machine
- AEG integrated fridge/freezer to 4 and 5 bedroom homes only
- Zanussi integrated fridge/freezer to The York and The Tudor housetypes
- AEG integrated dishwasher to 4 and 5 bedroom homes, plumbing only to 2 and 3 bedroom homes
- Downlighters to kitchen, bathroom and en suite in 4 and 5 bedroom homes
- Contemporary sanitaryware with Roca fittings
- Wall tiling to bathroom and en suite**
- White painted walls throughout
- TV point to living room and master bedroom to 2 and 3 bedroom homes
- TV point to living room, kitchen, study and master bedroom to 4 and 5 bedroom homes
- Fitted wardrobes to master bedroom in 4 and 5 bedroom homes
- Landscaped front gardens (where applicable)
- 10 year **NHBC** warranty



*Subject to build stage
**Please ask a Sales Advisor for more information

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Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

The Fitzgerald Four bedroom home



Plots 2, 15, 59, 64, 66, 85 & 90

Bellway

The Fitzgerald

Four bedroom home



Ground Floor

Kitchen	4.470m x 3.275m (max)	14'7" x 10'8" (max)
Family Area	3.135m x 2.565m	10'3" x 8'4"
Dining Room	2.840m x 2.390m	9'3" x 7'10"
Living Room	5.185m x 3.300m	17'0" x 10'9"



First Floor

Master Bedroom	3.630m x 3.355m (max)	11'10" x 10'11" (max)
Bedroom 2	3.350m x 3.135m	10'11" x 10'3"
Bedroom 3	3.095m x 2.295m	10'1" x 7'6"
Bedroom 4	3.015m x 2.950m	9'10" x 9'8"

⊗ smoke detector	▲ telephone point	— radiator	e electric meter	○ wiring for outside light
○ ceiling light	△ TV aerial outlet	● thermostat	g gas meter	if integrated fridge/freezer
⊕ recessed downlighters	⊗ media panel	b boiler	e/s en-suite	w/m washing machine space
●● double socket	⊠ heat detector	⊗ hot water cylinder	W wardrobe	--- reduced head height

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot

Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. 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. 132103/06/13.

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The Osbourne Three bedroom home



Plots 1, 5, 6, 9, 14, 16, 18, 20, 62, 63, 65, 78, 79, 86, 88, 89, 97 & 98

Bellway

The Osbourne

Three bedroom home



Ground Floor

Kitchen/ Dining Area	7.095m x 2.965m	23'3" x 9'8"
Living Room	4.350m x 4.100m (max)	14'3" x 13'5" (max)



First Floor

Master Bedroom	3.510m x 3.225m	11'6" x 10'6"
Bedroom 2	3.815m x 3.430m (max) (max)	12'6" x 11'3" (max) (max)
Bedroom 3	3.190m x 2.305m (max) (max)	10'5" x 7'6" (max) (max)

- ⊗ smoke detector
- ceiling light
- ⊕ recessed downlighters
- double socket
- ▲ telephone point
- △ TV aerial outlet
- ⊠ media panel
- ⊠ heat detector
- radiator
- thermostat
- ⊠ boiler
- ⊠ hot water cylinder
- e electric meter
- g gas meter
- e/s en suite
- s/t cupboard
- external light
- f/f fridge/freezer space
- w/m washing machine space
- d/w integrated dishwasher
- reduced head height

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The Churchill

Four bedroom home



Plots 3, 7, 17, 61, 69, 87, 91, 95, 96 & 100

Bellway

The Churchill

Four bedroom home



Ground Floor

Kitchen	4.115m x 2.845m	13'6" x 9'4"
Dining/Family Area	5.775m x 3.145m	18'11" x 10'3"
Living Room	5.185m x 4.055m (max)	17'0" x 13'3" (max)
Dining Room/Study	3.085m x 3.035m (max)	10'1" x 9'11" (max)



First Floor

Master Bedroom	4.760m x 4.755m (max)	15'7" x 15'7" (max)
Bedroom 2	4.335m x 4.115m (max)	14'2" x 13'6" (max)
Bedroom 3	4.115m x 2.605m	13'6" x 8'6"
Bedroom 4	2.975m x 2.820m	9'9" x 9'3"

- ⊗ smoke detector
- ▲ telephone point
- radiator
- wiring for outside light
- f/f integrated fridge/freezer
- ceiling light
- △ TV aerial outlet
- thermostat
- g gas meter
- d/w integrated dishwasher
- ⊕ recessed downlights
- ⊠ media panel
- b boiler
- e electric meter
- w/m washing machine space
- double socket
- ⊠ heat detector
- ⊘ hot water cylinder
- e/s en suite
- st cupboard

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The Westminster Four bedroom home



Plots 4, 60, 83 & 99

Bellway

The Westminster

Four bedroom home



Ground Floor

Kitchen	3.410m x 2.485m	11'2" x 8'1"
Family Area	3.410m x 2.955m	11'2" x 9'8"
Dining Room	3.365m x 2.720m	11'0" x 8'11"
Living Room	5.865m x 3.590m (max)	19'2" x 11'9" (max)



First Floor

Master Bedroom	4.335m x 3.355m (max into wardrobe)	14'2" x 10'11" (max into wardrobe)
Bedroom 2	3.455m x 3.355m	11'4" x 10'11"
Bedroom 3	3.650m x 3.435m (max)	11'11" x 11'3" (max)
Bedroom 4	2.660m x 2.535m	8'8" x 8'3"

- ⊗ smoke detector
- ▲ telephone point
- radiator
- wiring for outside light
- ff integrated fridge/freezer
- reduced head height
- ceiling light
- △ TV aerial outlet
- ⬇ thermostat
- g gas meter
- d/w integrated dishwasher
- ⊕ recessed downlights
- △ media panel
- b boiler
- e/s en suite
- w/m washing machine space
- double socket
- ⊠ heat detector
- cy hot water cylinder
- st cupboard
- ov built in double oven

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The Warwick Variant Five bedroom home



Plots 10 & 19

Bellway

The Warwick Variant

Five bedroom home



Ground Floor

Kitchen/ Family Area	5.575m x 3.355m (max)	18'3" x 11'0" (max)
Dining Room	3.955m x 2.620m (max)	12'11" x 8'7" (max)
Living Room	4.830m x 4.495m (max)	15'10" x 14'8" (max)

First Floor

Master Bedroom	4.540m x 3.480m (max)	14'10" x 11'5" (max)
Bedroom 2	3.520m x 2.620m	11'6" x 8'7"
Bedroom 3	3.065m x 2.580m	10'0" x 8'5"

Second Floor

Bedroom 4	5.270m x 2.620m (max)	17'3" x 8'7" (max)
Bedroom 5	5.270m x 3.065m (max)	17'3" x 10'0" (max)

- ⊗ smoke detector
- double socket
- ⊠ heat detector
- ⊕ hot water cylinder
- W wardrobe
- ⊠ w/m; washing machine space
- ceiling light
- ▲ telephone point
- radiator
- ⊕ electric meter
- external light
- ⊠ ov; built in double oven
- ⊕ recessed downlighters
- △ TV aerial outlet
- thermostat
- ⊕ gas meter
- ⊠ f/f; integrated fridge/freezer
- ⊠ rw; roof window
- ⊠ media panel
- ⊠ b; boiler
- ⊠ e/s; en suite
- reduced head height
- ⊠ d/w; integrated dishwasher

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The Eaton

Five bedroom home



Bellway

Plots 8, 56, 68, 72, 73, 76, 77, 80, 82, 84, 92 & 94

The Eaton

Five bedroom home



No bay window to plots 8, 80 & 82

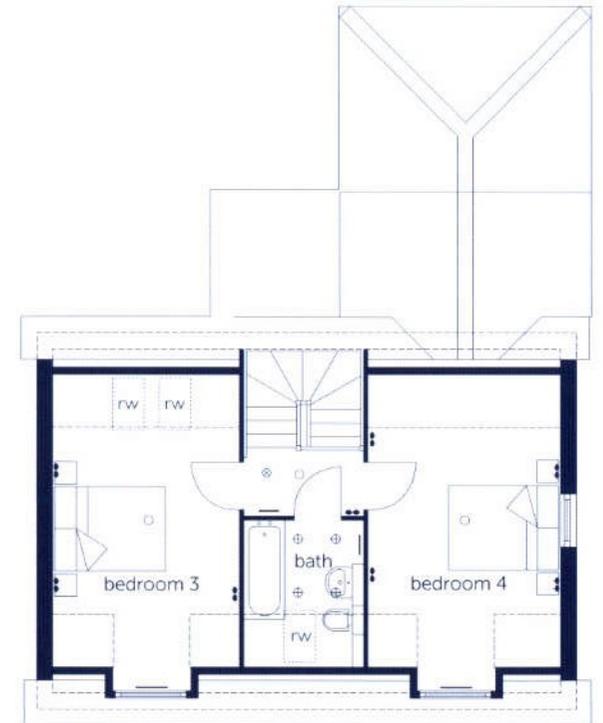
Ground Floor

Kitchen	3.980m x 3.270m	13'0" x 10'8"
Family Area	3.270m x 2.960m	10'8" x 9'8"
Dining Room	2.660m x 3.270m	8'8" x 10'8"
Living Room	5.860mm x 3.160mm	19'2" x 10'4"



First Floor

Master Bedroom	5.880m x 3.270m	19'3" x 10'8"
Bedroom 2	4.305m x 3.220m (max)	14'1" x 10'6" (max)
Bedroom 5	2.820m x 2.105m	9'3" x 6'10"



Second Floor

Bedroom 3	5.015m x 3.220m (max)	16'5" x 10'6" (max)
Bedroom 4	5.015m x 3.330m (max)	16'5" x 10'11" (max)

- ⊗ smoke detector
- ceiling light
- ⊕ recessed downlighters
- double socket
- ▲ telephone point
- △ TV aerial outlet
- ⊗ media panel
- ⊠ heat detector
- radiator
- thermostat
- ⊠ boiler
- ⊠ hot water cylinder
- e electric meter
- g gas meter
- e/s en suite
- W wardrobe
- ⊠ external light
- f/f integrated fridge/freezer
- d/w integrated dishwasher
- W/M washing machine space
- OV built in double oven
- ST cupboard
- reduced head height
- rw roof window

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The Paddocks Price List

Help to Buy Available!

Please speak to sales advisor for details.

Plot	House Style	Description	Sq. ft.	Garage/Parking	Price
2	The Fitzgerald	4 Bed	1252	1 Garage & 1P/S	£324,995
4	The Westminster	4 Bed	1390	1 Garage & 1P/S	£349,995
5	The Osbourne	3 Bed	1097	1 Garage & 1P/S	£274,995
6	The Osbourne	3 Bed	1097	1 Garage & 1P/S	£274,995
7	The Churchill	4 Bed	1686	1 Garage & 1P/S	£414,995
8	The Eaton	5 Bed	1947	1 Garage & 1P/S	£429,995
9	The Osbourne	3 Bed	1097	1 Garage & 1P/S	£274,995
10	The Warwick Variant	5 Bed	1824	1 Garage & 2 P/S	£419,995
11	The York	2 Bed	908	1 Garage & 1P/S	Reserved
12	The Tudor	2 Bed	902	1 Garage & 1P/S	Reserved
13	The York	2 Bed	908	1 Garage & 1P/S	Reserved
98	The Osbourne	3 Bed	1097	2 Garage & 2 P/S	£284,995
99	The Westminster	4 Bed	1390	2 Garage & 2 P/S	Reserved
100	The Churchill	4 Bed	1686	1 Garage & 1P/S	£419,995

The sales office is open 7 days a week 10am – 5.30pm and until 7pm Thursday evenings.
Sat Nav Code: SS4 3RP

For further information please contact Estelle or Bridgeen on
01702 544287

To download a brochure or look at our current Part Exchange Properties please go to:
www.bellway.co.uk

24/06/2013

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two great
ways to
help you
move!



Bellway

Two great ways to help you move

PART **EXCHANGE** The key to an easier move

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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

www.bellway.co.uk

Customer Care

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

For over 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.

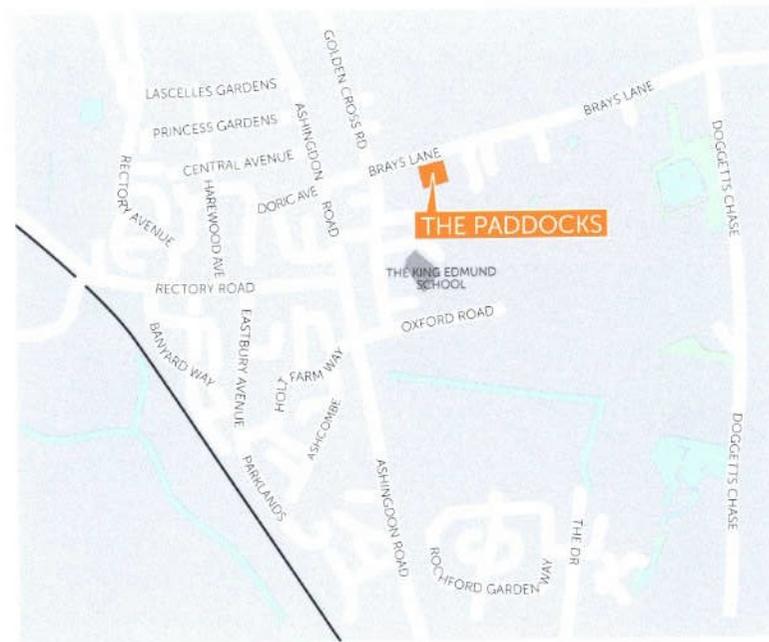


Bellway

How to find us



Area map



Local map

Maps not to scale

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Bellway