

Augusta Drive

Dinnington

A collection of 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 70 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946

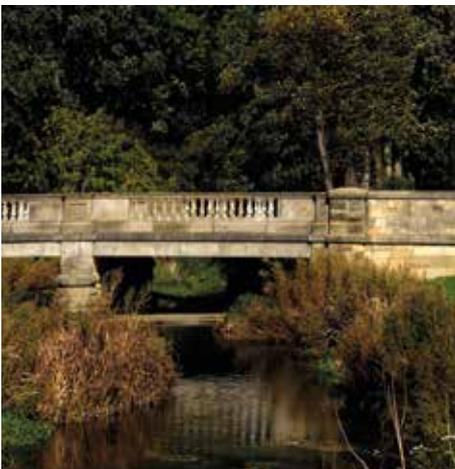


Your new home awaits

Set in the leafy village of Dinnington, Augusta Drive from Bellway is a superb new development of two, three and four bedroom homes with which you are sure to fall in love with.

Each of the elegant residences is thoughtfully designed out to promote a welcoming environment, with space for

each member of the family to call their own. Natural light has been employed to its best effect to create a bright and airy haven, while your new home is excellently appointed to ensure your convenience is key. You will also benefit from a beautifully manicured rear garden where you can entertain and enjoy al fresco dining in the warmer months.



Everything you could need on your doorstep

Dinnington offers the best of all worlds; a quintessentially English village, close to the vibrant city of Newcastle and a short drive from the glorious north-east coastline at Whitley Bay. What's more, the Northumberland National Park is well within your reach.

The village boasts excellent everyday amenities including a post office, doctor's surgery, pub, social club, convenience store and Indian restaurant. Grocery shopping is well catered for with a large Tesco Extra, Waitrose, Asda and Sainsbury's all within 15 minutes drive, while neighbouring Ponteland offers additional retail options.



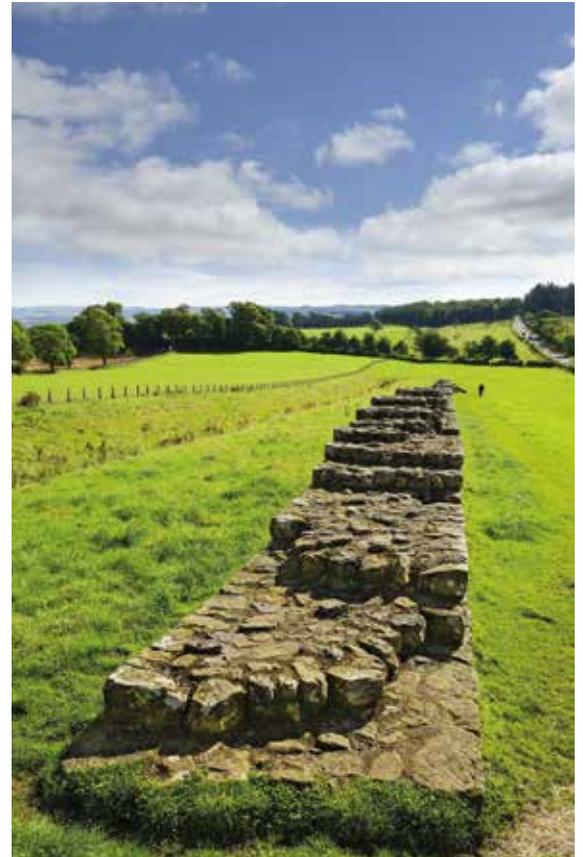
Central Newcastle is 15 minutes away with its culture, nightlife and shopping. Indulge in retail therapy at intu Eldon Square and intu Metrocentre, Europe's largest shopping centre with more than 340 shops, food, drink and leisure facilities.

For live entertainment try the Theatre Royal followed by fine dining at the Michelin-starred House of Tides, or make your way to Whitley Bay in half an hour by car for some good old fashioned fish and chips by the sea. For long walks in the fresh air, drive a little further to the Northumberland National Park, where attractions include the mighty Hadrian's Wall.

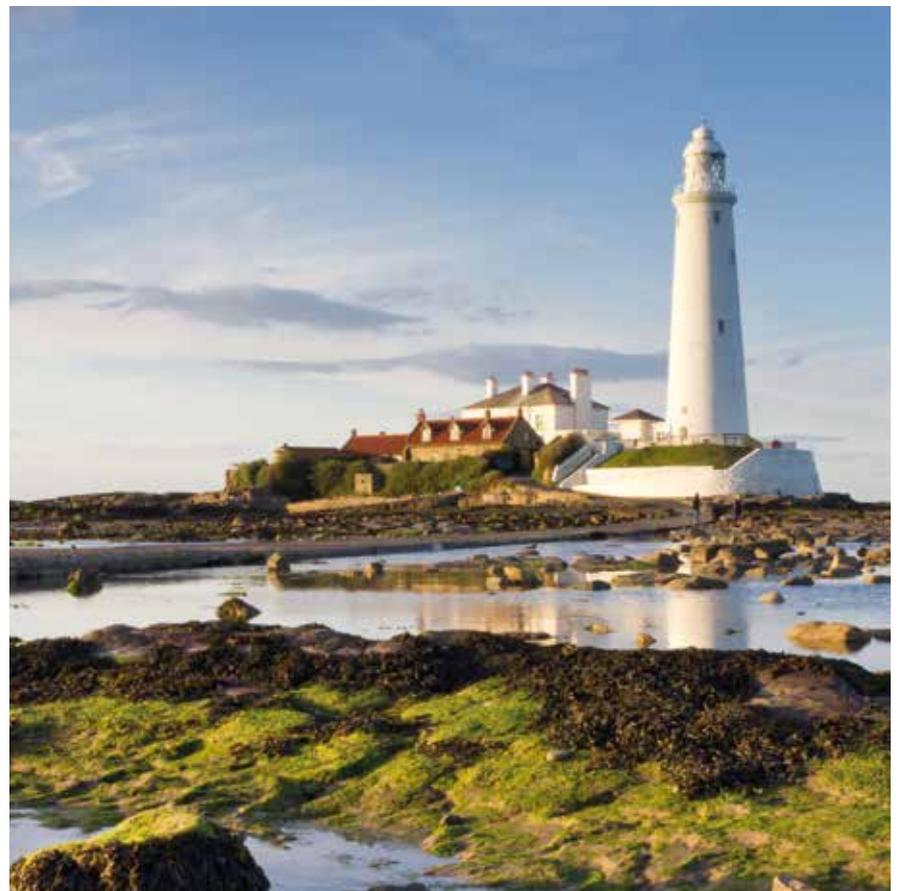
There is a good selection of local schools including Dinnington First School, Gosforth Park First School and North Fawdon Primary School, followed by Ofsted 'outstanding' rated Gosforth Junior High Academy for children aged 9 to 13 and Gosforth Academy for youngsters aged 13 to 18.

A number of community groups operate within Dinnington Village Hall, which vary from junior karate and handicrafts to indoor carpet bowls.

Less than ten minutes drive is the A1 and A19, giving easy access to the M1 and the M62. Newcastle Airport is five minutes from home. The closest Metro station is Callerton Parkway, taking you to the city in 25 minutes while the mainline train station in Newcastle is 20 minutes away by car, connecting to destinations including London, Liverpool and Aberdeen.



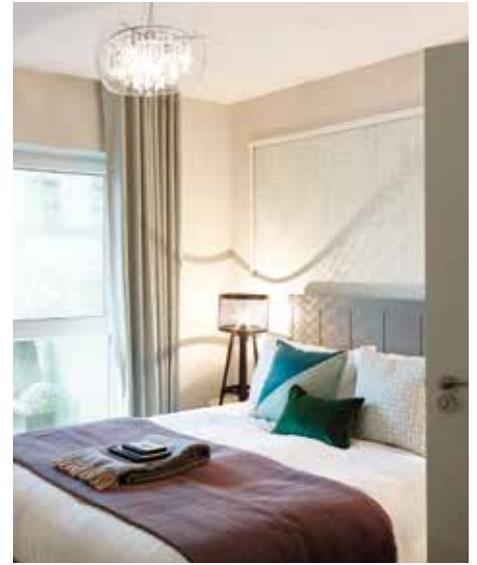
If golf is your passion, head to the Ponteland Golf Club which is only ten minutes' drive and features a challenging 18 hole course in picturesque surroundings.



Augusta Drive is set to become a flourishing community of its own within the already well-established village of Dinnington.

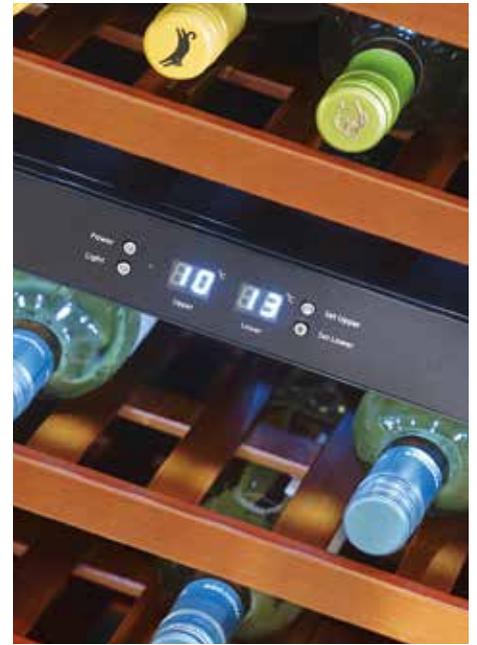






Make your new home
as individual as you are

Additions





Your home, your choice

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 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.

Choose from our range of Additions options covering:

Kitchens:

- ~ Integrated washer/dryer
- ~ Integrated fridge/freezer
- ~ Integrated dishwasher
- ~ Integrated washing machine
- ~ Silestone worksurfaces
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave

Flooring:

- ~ Choose from carpets, vinyl, Spacia or Moduleo

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points
- ~ Cat 5 cabling

Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier



We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by
HM Government

HELP TO BUY

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note 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. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

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.

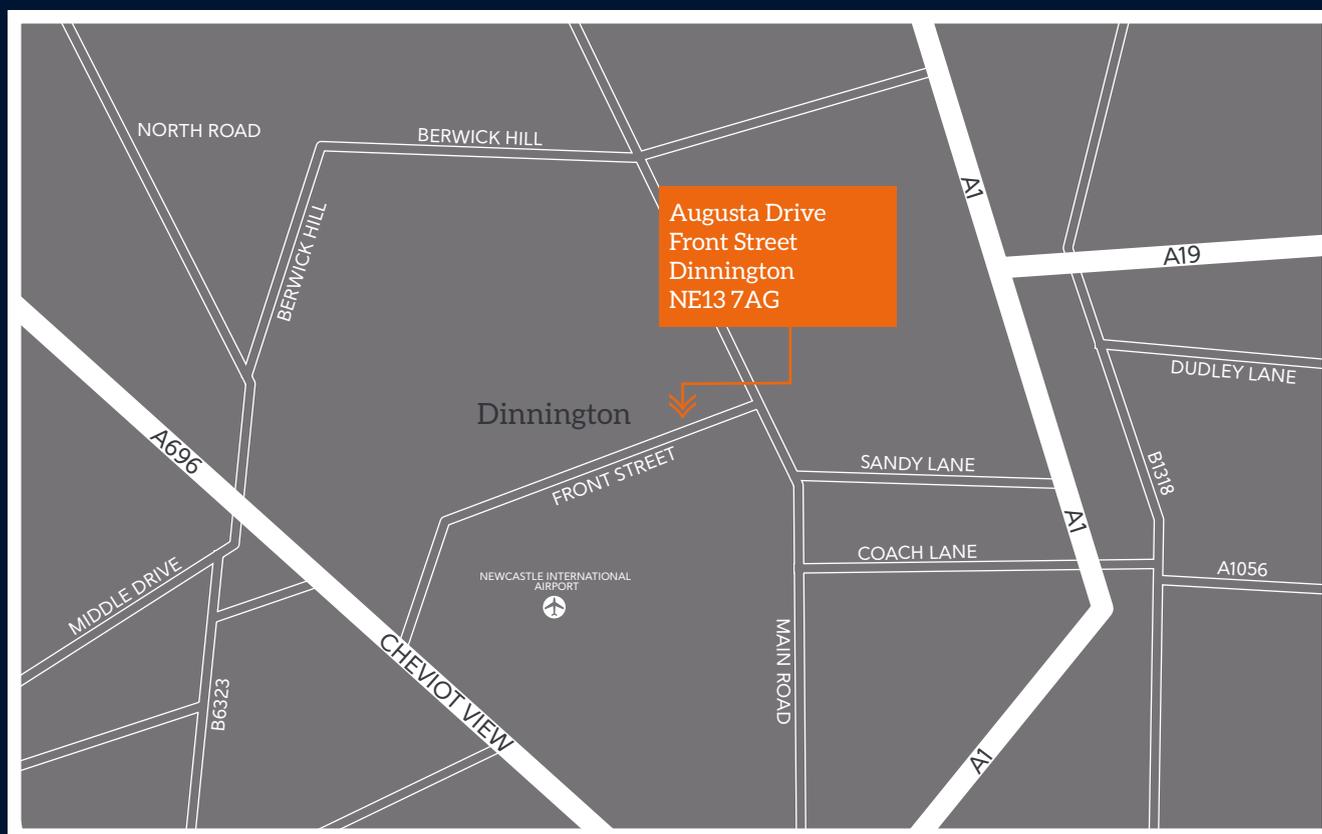
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
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.

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