

# Heathlands

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Heather

A collection of 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](http://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.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



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## Rural and town living meets here

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Bellway is proud to present Heathlands; a superb development of 3 and 4 bedroom homes situated in the idyllic Leicestershire village of Heather.

Relish a picturesque village life, with an array of amenities and popular attractions slightly further afield. Heathlands boasts travel links to various towns and cities; Ashby-de-la-Zouch, Ibstock and Coalville.

We have poured our trademark commitment to quality into these detached and semi-detached houses. Internally, you will benefit from flexible and open-plan living spaces, finished to a fine specification and flooded with natural light.

Well-appointed with crisp, clean lines, you're sure to fall in love with your new home at Heathlands.



# A charming village to call home

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A 5-minute stroll will take you into the centre of picturesque Heather, where amenities include The Crown Inn and Queen's Head pubs plus a convenience store. There is also a village football club which plays at St John's Park. Five minutes away by car is the glorious Sence Valley Forest Park. This disused colliery is now a wildlife haven, providing you with the perfect spot for walking, cycle rides, picnics and fishing.



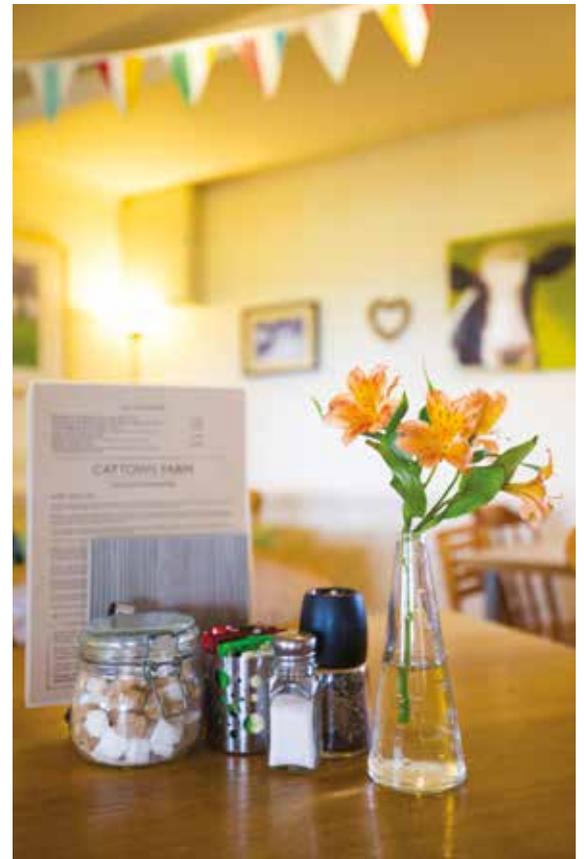
For delicious homegrown goodies, visit Cattows Farm, around 10 minutes' walk from Heathlands. It has its own award-winning shop, offering a wide range of local produce including jams, milk, cheese, fruit, vegetables, chutneys and much more. There's also a tea room where you can relax and enjoy beautiful views of the surrounding countryside.

When you fancy a day's shopping, take the short drive to the Belvoir Retail and Leisure Quarter which boasts a fine selection of high street and independent stores. If you're after retail therapy on a larger scale, the bustling city of Leicester can be reached in half an hour; there, you'll find stores like Debenhams and John Lewis along with some quirky boutiques.

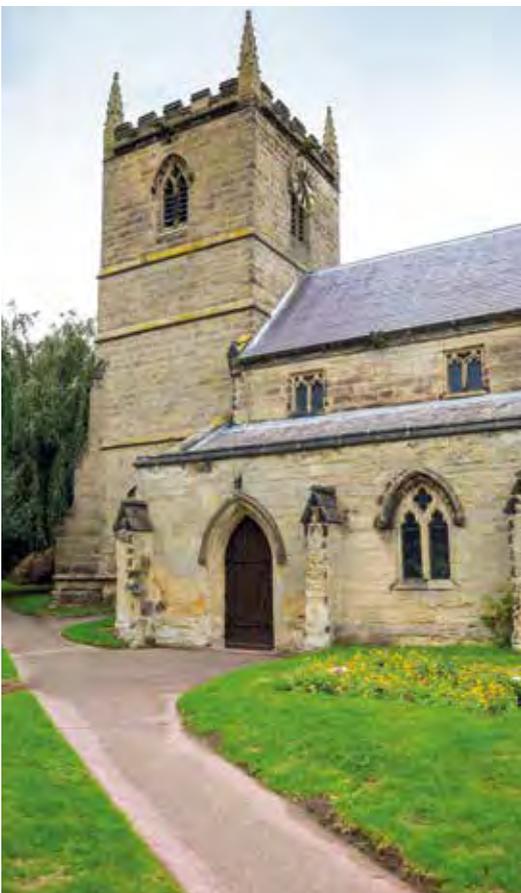
For a fun day out, Heather enjoys a unique selection of attractions nearby; Twycross Zoo is just 12 minutes by car, including 500 animals split into 125 different animal species and a Wet 'n' Wild Play Park.

Heathlands is well served when it comes to education, with Heather Primary School within walking distance. Older children are catered for at South Charnwood High School amongst other local institutions. If you're into keeping fit, Ibstock Leisure Complex with its swimming pool, fitness suite and sports hall is close at hand.

The M1 is less than 10 minutes' drive away; the north and the south of the country are both easily accessible. Loughborough Railway Station is within easy reach, linking you to destinations including East Midlands Parkway (7 minutes), Leicester (12 minutes) and Nottingham (18 minutes). For international travel, East Midlands Airport is just 20 minutes from your front door.



If golf is your passion, tee off in style in the beautiful grounds of Willesley Park Golf Club, which is just 8 minutes' drive from Heathlands.





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Take pleasure in semi-rural living at Heathlands, with all the benefits of a large town within easy reach.

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Make your new home  
as individual as you are

*Additions*

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## 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:

- ~ Zanussi integrated fridge/freezer
- ~ Zanussi integrated dishwasher
- ~ Zanussi integrated washer/dryer
- ~ Zanussi integrated washing machine
- ~ Integrated wine cooler
- ~ Earthstone/Silica worksurfaces
- ~ Under cupboard lights
- ~ Upgrade single to double oven
- ~ Upgrade from 4 ring to 5 ring hob
- ~ Induction hob with touch controls

### Tiling:

- ~ Amtico flooring
- ~ Ceramic tiling to walls and floors is available

### Bathrooms:

- ~ Chrome heated towel rail by De'Longhi
- ~ Roca Debba drawer units

- ~ Roca double ended Gap bath
- ~ Roca clean rim toilet with soft close seat
- ~ Roca Gap comfort height toilet with soft close seat
- ~ Roca Luna mirrored cabinet
- ~ Roca Luna shelf unit
- ~ Mirror over bath

### Electrical:

- ~ Burglar alarm
- ~ Upgrade to chrome electrical points
- ~ Network ports

### Wardrobe:

- ~ Range of Hammonds wardrobes

### External:

- ~ Electric garage door
- ~ Additional patio slabs

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

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## 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

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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.

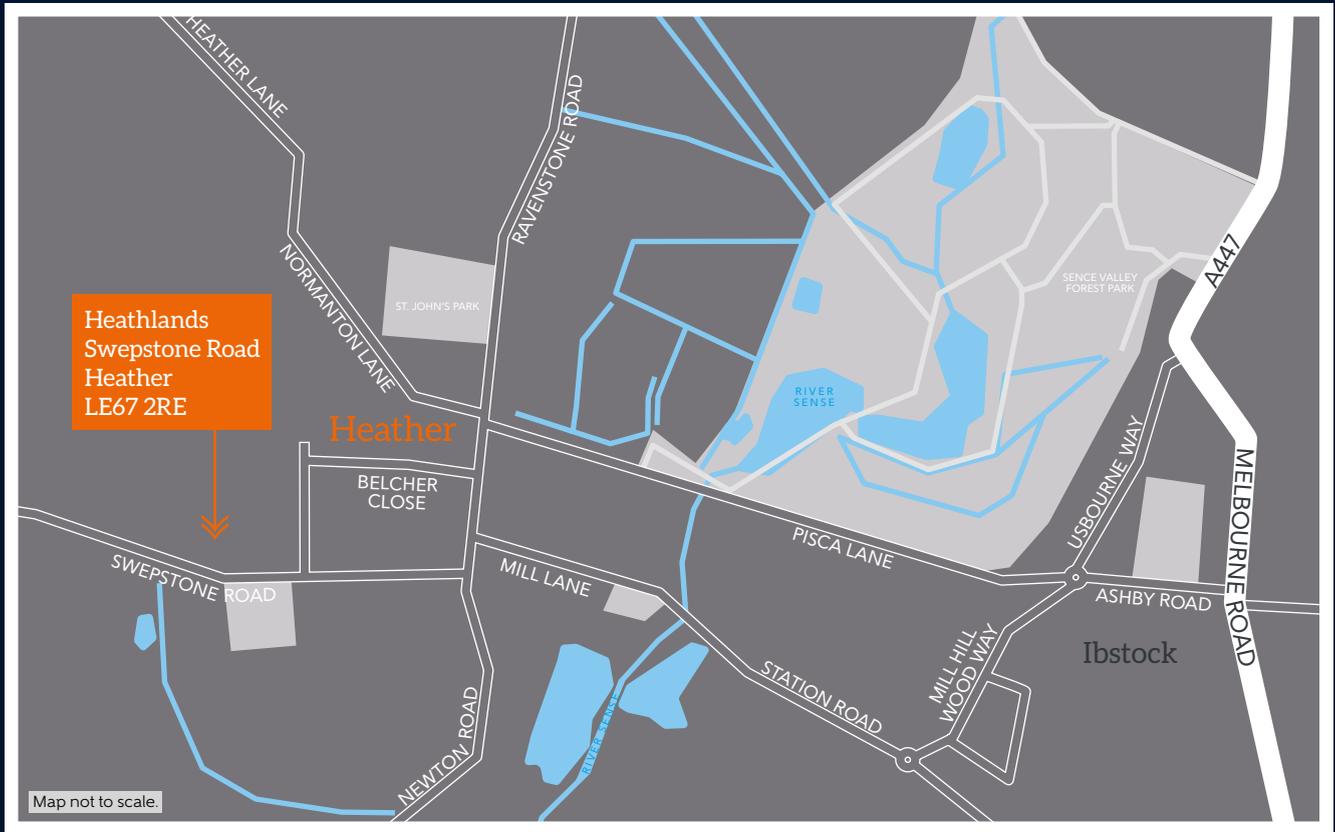
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SINCE 1946

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



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**Bellway**