

# The Foresters

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Newark-on-Trent

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](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.



Over **70**  
YEARS of QUALITY  
SINCE 1946



## A natural place to call home

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The Foresters is an inspired collection of 2, 3 and 4-bedroom homes situated on the edge of Newark-on-Trent. Situated in the new community of Middlebeck, The Foresters will be at the heart of nature, surrounded by scenic walkways, a country park, safe cycle routes and a waterside promenade.

Homes at The Foresters offer modern fitted kitchens featuring integrated appliances and contemporary bathrooms. This is a unique place in which to enjoy life at its best, whether you are looking for your first home, your family home or somewhere perfect for your commute with excellent road and rail links nearby.



# A town where old and new unite in harmony

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Enveloped in Georgian architecture and brimming with amenities and culture, you will be proud to call Newark-on-Trent home. Local amenities are close by, including Balderton Post Office and the town centre within 2 miles.

Grocery needs are met by Sainsbury's, Lidl, Waitrose and Co-op, all within 2 miles of home. Picturesque Newark centre has 300 independent businesses, which sit happily alongside High Street retailers.



The centre's thriving weekly market sells everything from fresh produce to furnishings, gifts and jewellery. For homewares and fashion try nearby Northgate Retail Park 3 miles away or visit into Broadmarsh, just 35 minutes by car, where you'll find fashion, movies and restaurants under one roof.

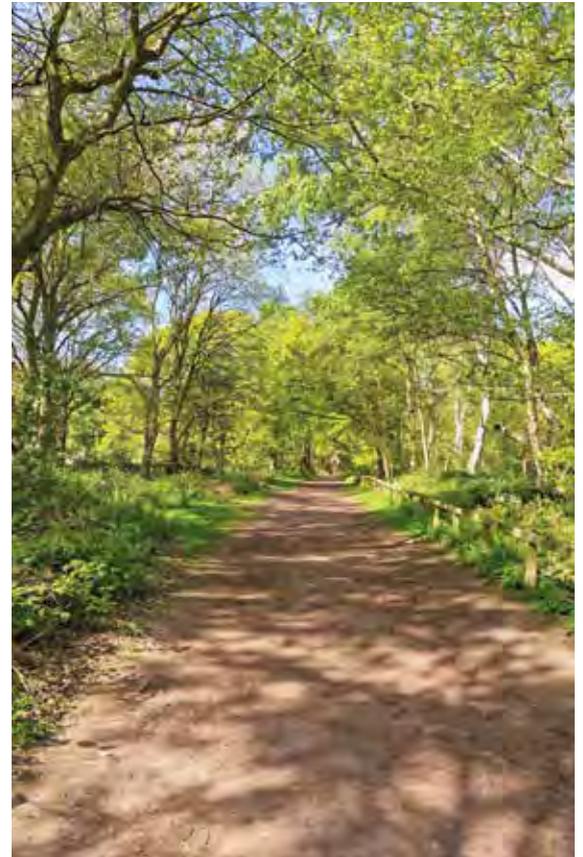
Newark Sport and Fitness Centre is around 1 mile away and offers a fitness suite, classes, swimming and indoor sports. Visit the medieval Newark Castle, from where you can soak up the glittering views of the River Trent and Riverside Park, or seek out The Major Oak, Robin Hood's shelter, in nearby Sherwood Forest.

The town is home to an annual live music festival and Europe's largest international antiques market, which is held six times a year. The Palace Theatre, a 1920s-built treasure, hosts live theatre, dance and drama.

Newark has a delightful range of bars and restaurants including Danube, serving a range central and southern European dishes, and the award-winning No. 42. There are also a selection of traditional pubs and bars to socialise in.

Families have a good choice of schools, with a brand new primary school being built within the development.

The Foresters is close to excellent road links with the A1 close by. The A46, currently 7 minutes' drive away, will be even closer when the Southern Link Road is complete. Newark Castle and Newark North Gate railway stations are both 2.5 miles away with regular services to Nottingham, London, Lincoln and Doncaster. East Midlands Airport is a 34-mile drive away.



From exploring historical buildings and beautiful country parks to catching the latest live music, you will be spoilt for choice for things to do around Newark-on-Trent.



Whether you are searching for a 2, 3 or 4 bedroom home, you'll find your perfect match at The Foresters.

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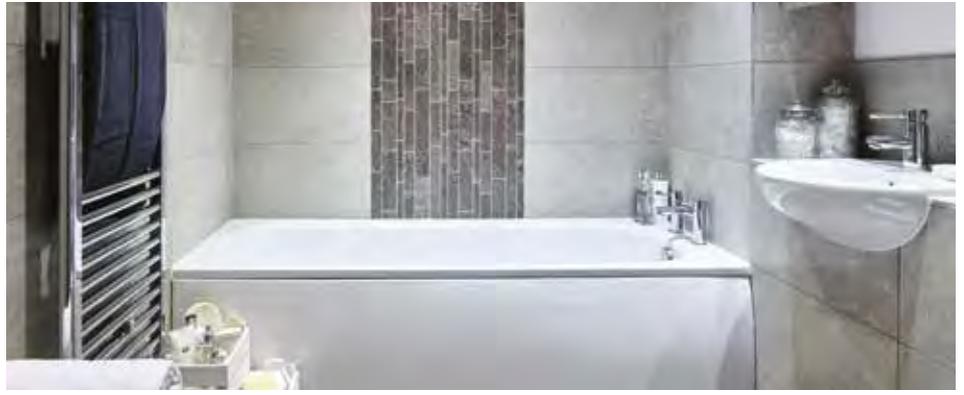


Make your new home  
as individual as you are

*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 work surfaces
- ~ 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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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.

