Nightingale
Rise

Bell's Lane
Hoo St Werburgh

A collection of 1, 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.

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.
Bellway is delighted to welcome you to Nightingale Rise, a superb collection of new homes in the charming Kent village of Hoo St. Werburgh.

Every home has been designed with our trademark attention to detail, properties range from chic one and two bedroom apartments to sumptuous four bedroom houses.

This varied mix means that whether you’re a first time buyer, have a growing family or are looking to downsize, your ideal home is just waiting for you at Nightingale Rise.

The development features beautiful landscaping in its grounds, along with garages and allocated parking for many of the properties.
Nightingale Rise offers a fantastic quality of life

Nightingale Rise is nestled close to the centre of pretty Hoo St. Werburgh, which has a wonderful sense of community spirit and a superb selection of useful amenities. Amongst these are a bowling green on the doorstep of the development itself, plus a convenience store, GP surgery, pharmacy and post office. Schooling options include Hoo St. Werburgh and Chattenden Primary Schools and the Hundred of Hoo Academy, which takes pupils up to sixth form level.

Close by are several open green spaces in which you can spend your free time, such as Berberis Gardens, Blossom Park and Fourwents Road Recreation Ground. Just two miles away is the High Halstow National Nature Reserve with its acres of ancient woodland and wildlife spotting opportunities.

Take advantage of the swim and gym facilities at Hoo Sports Centre, just a short walk away this local fitness centre also offers a range of fitness classes to suit all ages and abilities.

Alternatively, take things altogether more easily at any number of welcoming pubs and restaurants nearby. Check out The Windmill at Hoo, which offers hearty, home-cooked food in a convivial environment; also worth a visit is the Powder and Magazine, set in an atmospheric 17th century maritime building in nearby Upnor.

Nightingale Rise is less than 15 minutes’ drive from Rochester. This is a town which boasts centuries of history, as evidenced in its eponymous castle and cathedral. Elsewhere, retail therapy on a serious scale can be enjoyed at Bluewater Shopping Centre, just a short drive from home. Further shopping opportunities can be found in nearby Maidstone, 25 minutes away by car, or in Canterbury, which can be reached in 45 minutes.

The Dartford Crossing is just 23 minutes from your new home, while a new Thames river crossing is planned between the M2 at Rochester and the M25 in Essex. Ebbsfleet International offers, with high-speed train services to London St Pancras taking just 18 minutes. The terminal also offers Eurostar connections to the continent.

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upnor</td>
<td>5 min</td>
</tr>
<tr>
<td>Strood train station</td>
<td>10 min</td>
</tr>
<tr>
<td>Chatham Dockyard</td>
<td>10 min</td>
</tr>
<tr>
<td>Rochester</td>
<td>12 min</td>
</tr>
<tr>
<td>High Halstow</td>
<td>14 min</td>
</tr>
<tr>
<td>National Nature Reserve</td>
<td>14 min</td>
</tr>
<tr>
<td>Ebbsfleet International station</td>
<td>17 min</td>
</tr>
<tr>
<td>Bluewater Shopping Centre</td>
<td>20 min</td>
</tr>
<tr>
<td>Whitstable</td>
<td>43 min</td>
</tr>
<tr>
<td>Gatwick Airport</td>
<td>55 min</td>
</tr>
<tr>
<td>Stansted Airport</td>
<td>1hr 5 min</td>
</tr>
</tbody>
</table>

Please note journey times may vary according to travel conditions and time of day.
The glorious Kent Coastline is within easy reach, including the harbour town of Whitstable, famous for its oysters and galleries and Blue Flag-winning beach at Sheerness.
Each home at Nightingale Rise has been lovingly crafted by Bellway to provide you with an ideal living environment.
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:**
- Upgraded kitchen work surface to Silestone/Quartz or Granite
- Upgraded kitchen units
- Upgraded kitchen appliances

**Flooring:**
- Carpets
- Amtico/Spacia
- Laminate
- Ceramic floor tiles

**Fitted wardrobes:**
- Fitted wardrobes (subject to layout)

**Window treatments:**
- Blinds or shutters

**Bathrooms:**
- Shower over bath and shower screen

**Electrical:**
- Additional wall tiling
- Upgraded wall tiling
- Fitted mirror

- Additional TV point
- Additional BT point
- Chrome sockets and switches
- Additional single or double electrical sockets in white or chrome
- USB charging point incorporated into electrical socket
- External socket
- White or chrome downlights
- Dimmer switches
- Wireless alarm system

**Gardens:**
- Extended patio area
- Turf to rear garden

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

Buy with just 5% deposit with Help to Buy

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

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.

Sell your home quicker with no estate agent fees

Express Mover is a great solution if you’ve found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.

Help to Buy cannot be used in conjunction with other schemes. 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%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home. Plots cannot be held whilst you are on the Express Mover scheme.
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.
Nightingale Rise
Bell's Lane
Hoo St. Werburgh
ME3 9JD

Hoo St. Werburgh