

# Mousley Park

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Hilton  
Derbyshire

A collection of 2, 3, 4 and 5 bedroom homes

**Bellway**



## 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)

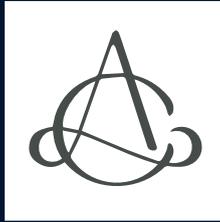
Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



**Almost 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.**

Artisan traditions sit at the heart of Bellway, who for more than 70 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

**Inspired by you. Crafted by Bellway.**

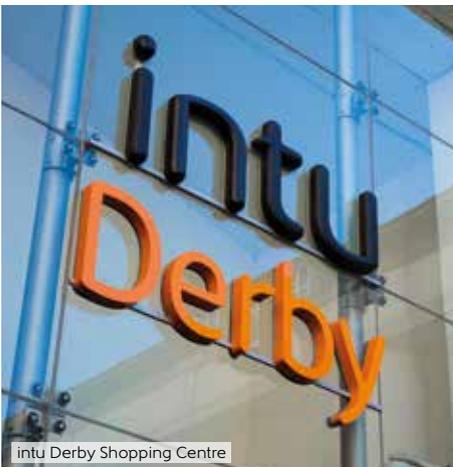


## Welcome home to Hilton

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Welcome to Mousley Park, a new collection of homes nestled in the charming Derbyshire village of Hilton. Ranging from two to five bedrooms, the vast range of homes on offer makes Mousley Park ideal for a number of buyers, including commuters seeking a close proximity to Derby and Burton-upon-Trent and families that desire

well-regarded schools, in addition to those looking to get on the property ladder. Along with excellent road connections to both Nottingham and Leicester, Mousley Park benefits from a wide range of village amenities on the doorstep, with a post office, pharmacy and three supermarkets all conveniently under a mile away.



intu Derby Shopping Centre



Stapenhill Ferry Bridge

# Enjoy Derby and Burton-upon-Trent on your doorstep

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Hilton Gravel Pits Nature Reserve

There is a wealth of shopping on offer in the neighbouring town of Burton-upon-Trent. Burton Place Shopping Centre, Coopers Square, and the Octagon Shopping Centre are all just under 8 miles from the development, each providing a range of restaurants and high-street shops. There's also a regular outdoor market held in the town every Thursday, Friday and Saturday offering fresh fruit and vegetables, flowers, and fish.

Further shopping opportunities lie just an 18-minute drive away at the intu Derby Shopping Centre, with a variety of well-known brands across fashion and technology, as well as a bowling alley.

Closer to home in the village of Hilton is a wonderful range of pubs, restaurants and other eateries to enjoy, from breakfast and brunch at The Shed to home-cooked pub fare at Hilton House. A further range of dining options can be found in the neighbouring towns and villages, with local cuisines including Chinese, Indian, and Nepalese.

There's a wonderful range of family-friendly activities close to home. Paradise Island Adventure Golf is just under 10 miles away, offering two 18-hole adventure courses spanning 14,000 square feet. Plenty more family fun can be had at the renowned Alton Towers Theme Park located just a 35-minute drive away, from the breathtaking rollercoasters and river rapids to the child-friendly CBeebies Land.

Families will be accommodated for with the range of well-regarded schools nearby. Just a 7-minute walk from home is Hilton Primary School, whilst two nurseries, Little Stars and Cherry Tree, are both within a 5-minute walk. There is also Etwall Primary School just over a mile away and Heath Fields Primary School just over a 5-minute drive away.

Mousley Park is well connected by rail, with Willington Train Station just four miles away providing regular services to Birmingham, Derby and Nottingham. Those who prefer road will be close to a number of convenient routes that connect to various towns and cities. Burton-upon-Trent is just under 15 minutes away by car and Leicester is just 45 minutes away by car, whilst Derby is just under 10 miles from home. For travel further afield Birmingham Airport is just under a 45 minute drive away.



Market Place



THE  
**ARTISAN**  
COLLECTION



Computer generated image.

Those after traditional village living need look no further than Hilton, with its historic architecture, peaceful green spaces and convenient amenities.

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THE  
ARTISAN  
COLLECTION

## Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality





Make your new home as  
individual as you are

## *Additions*

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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, subject to build stage, 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.



# Sell your home quicker with Express Mover and no estate agent fees to pay



## How it works

### Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

### Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

### Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



### Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

### Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

### Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

### Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

### Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

### Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

### Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

# 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.

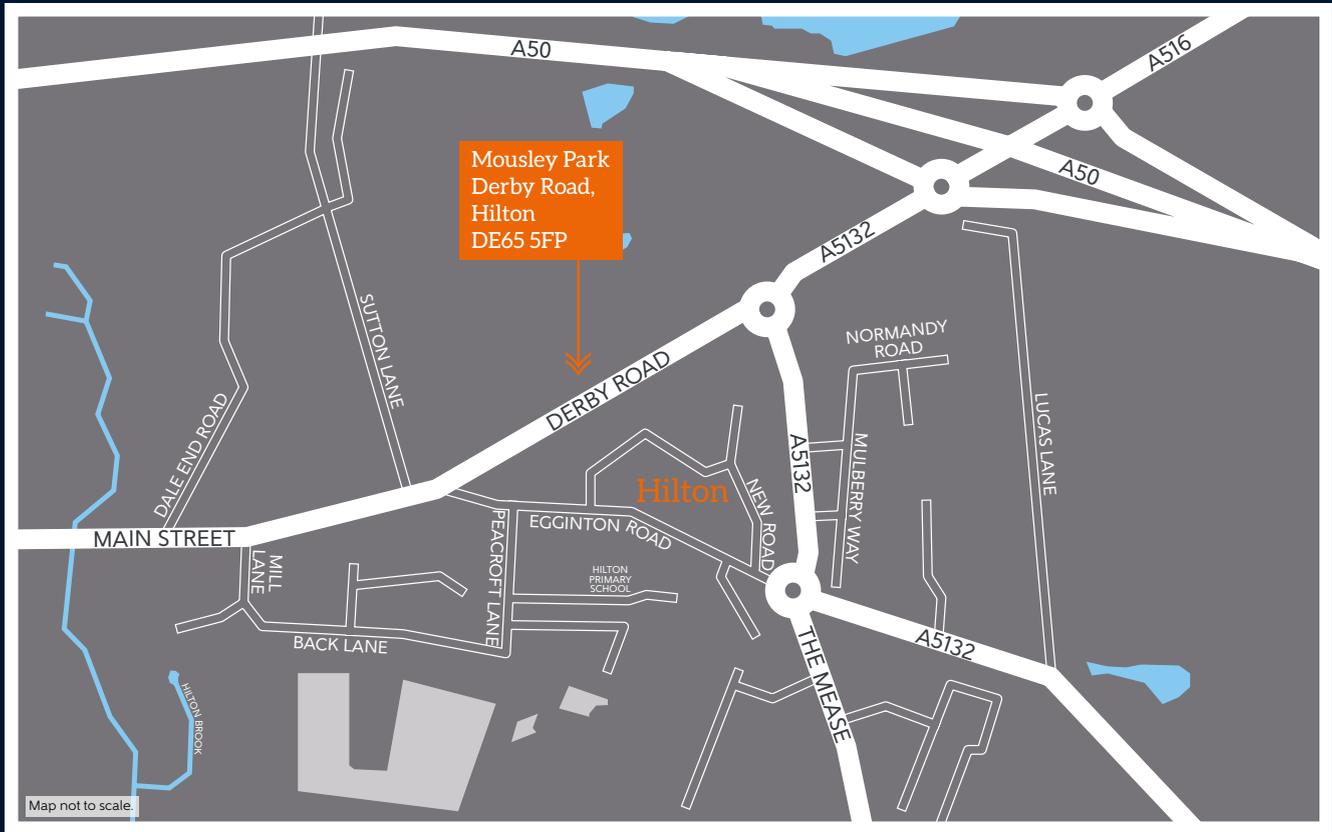
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SINCE 1946

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**