



STANNINGTON
Park

Beautifully finished two, three, four & five bedroom homes in a stunning woodland setting

Bellway



In the best
tradition of
country living





Welcome to Stannington Park

An inspired collection of brand-new homes

Nestling in the heart of Northumberland countryside, Stannington Park brings beautiful homes to an enclave of this landmark new community. The two, three, four and five bedroom homes with their superb finish and specification complement traditional country village ambiance at nearby Stannington with its picture-postcard pretty church. These homes offer a highly desirable combination of modern good looks in a tranquil setting with local amenities, the market town of Morpeth and the vibrant city of Newcastle in convenient reach.



Cricket Pitch

Airing Court

Future Development

Gastropub

The gardens
AT STANNINGTON PARK

Royston House

The Lodge

4



Community Centre

the village
AT STANNINGTON PARK

burnholme
AT STANNINGTON PARK

5

136 ACRES OF HISTORIC PARKLAND

THE VISION

At Stannington Park we're building more than just a development, we're creating a thriving community in the great British countryside.

We took Northumberland's glorious landscape as our inspiration and wove avenues of trees and green open spaces into our designs, giving you space to breathe.

Inspired by the best of English village life, our new Community Centre and Gastropub take pride of place - and there's even a

cricket pitch and pavilion within the Park - all sure to become hubs of activity and great places to meet friends and neighbours.

Lastly, our new Business Village will bring exciting new opportunities for work - boosting the local area and its economy.

Stannington Park - giving you the space to live the life you choose.

“Inspired by the best of English village life”

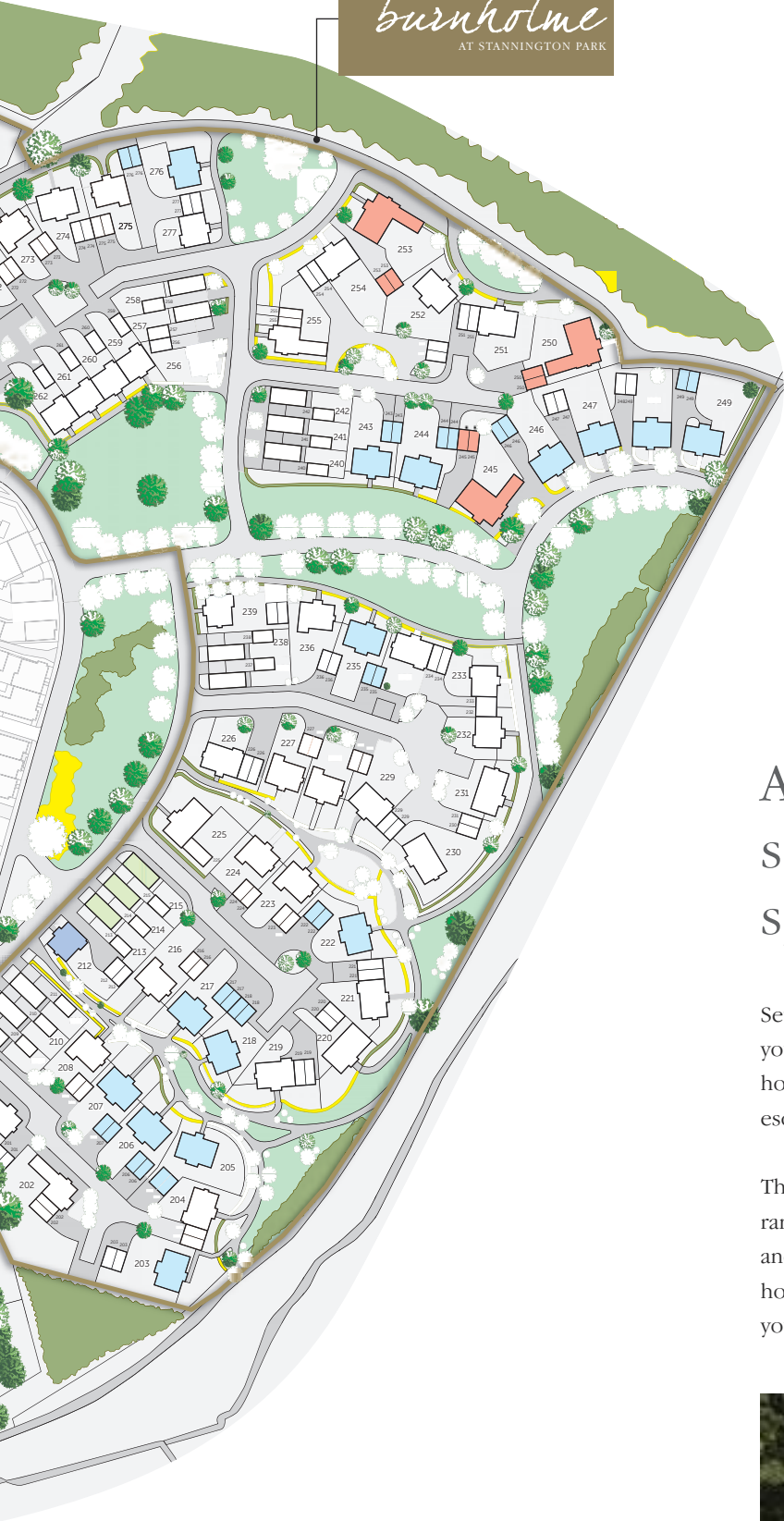


the gardens
AT STANNINGTON PARK



the village
AT STANNINGTON PARK

the gardens
AT STANNINGTON PARK



A sense of freedom, stylish homes with space to grow

Set amongst green open vistas and leafy landscapes, you'll discover each of our stunning, executive homes radiates tranquility and calm; a place to escape the hustle and bustle of modern life.

There's something for everyone with our exceptional range of two, three, four, and five bedroom homes and apartments; and we can personalise your dream home further with bespoke additions inspired by your own sense of style.



The Lodge, The Gardens at Stannington Park.

Whatever your pace of life



10



Take life at your own pace; at Stannington Park you can explore and relax amongst 136 acres of green open spaces, gardens and wooded glades. There's space to walk, rest and play close to home, and beyond in the expansive open countryside.



The Park's own cricket pitch and pavilion, the new community centre, and the village gastropub is guaranteed to bring a real sense of community to this well-designed landscape





“There’s so much to discover on your doorstep,,



Stannington Park is the perfect gateway to explore Northumberland's stunning coast, cherished countryside, and the vibrant city of Newcastle.



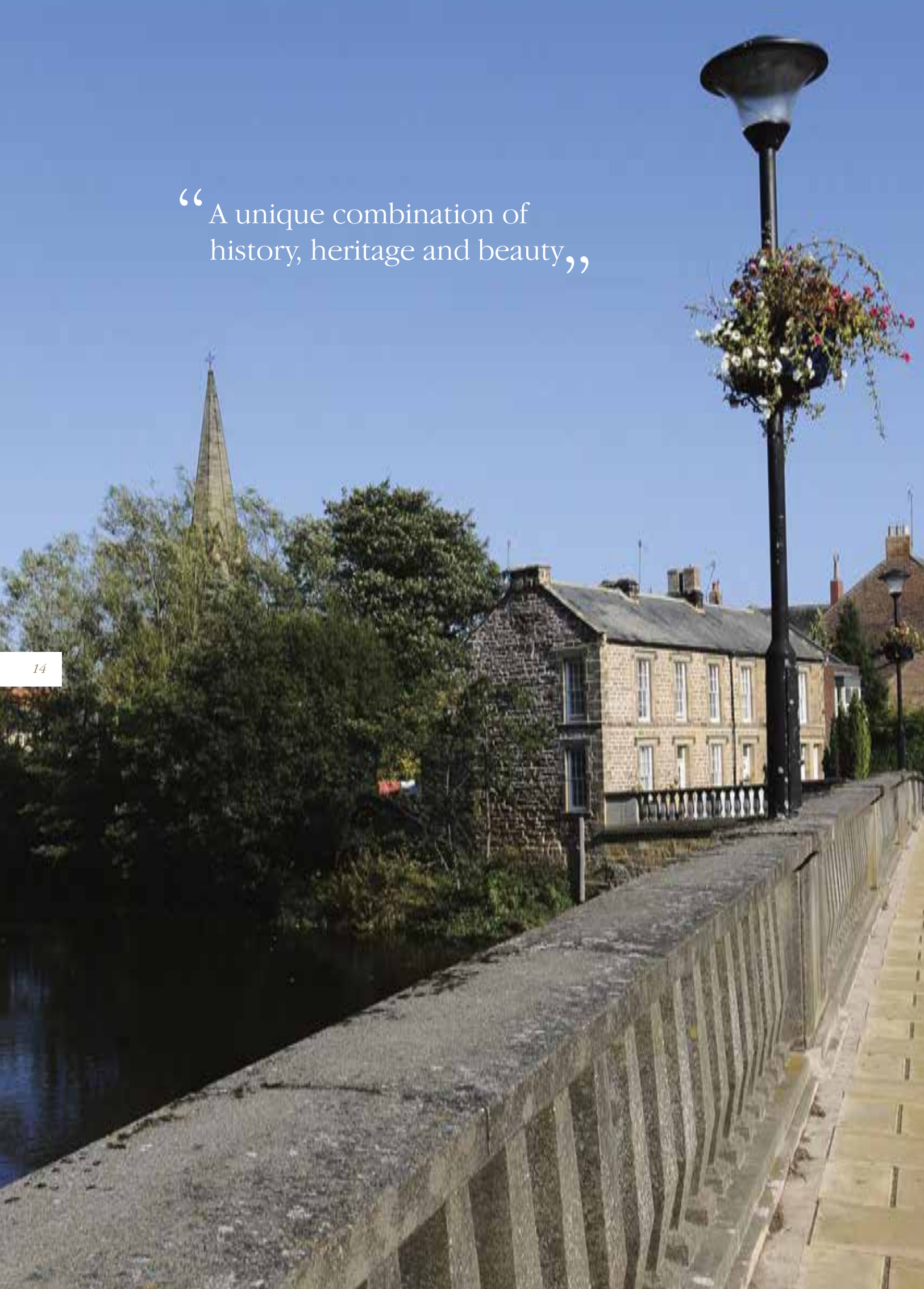
STANNINGTON A QUINTESSENTIAL VILLAGE

In the picture perfect village of Stannington, less than three miles away, you'll discover the essence of village life.

Located on the River Blyth, just over 4 miles south of Morpeth, community life buzzes. The handsome church of St Mary the Virgin reflects Stannington's historic roots while the village chimes perfectly with contemporary lifestyles too. Close by, Stannington First School welcomes children aged 4 to 9 and boasts a good rating from Ofsted. Whilst the King Edward VI High School and sixth form in Morpeth is one of the top ranking schools in the North East for academic achievement. The rustic charms of the Ridley Arms, are popular with locals and visitors alike for its guest ales, steaks and hearty Sunday lunches. The Village Hall and Post Office complete the picture of a thriving community life.

With the adjacent A1 providing an easy journey to Newcastle upon Tyne, just 14 miles away, in less than half an hour; Morpeth Train Station just a 10 minute drive away; and Newcastle International Airport around 10 miles away: Stannington Park is the perfect gateway location.

“A unique combination of history, heritage and beauty,,



For golf fans, Morpeth Golf Club provides a challenging 18 hole parkland course set in about 130 acres of undulating Northumberland countryside.

EXPECT TO BE CHARMED BY MORPETH

This county town, just four miles away, is renowned for stylish shopping. You'll be spoilt for choice with its diverse mix of craft shops, boutiques and art galleries nestled beside traditional department stores like Rutherfords, trading since 1846, or the chic, new Sanderson Arcade featuring well-established High Street names.

Big on individuality, Morpeth features two popular markets, bringing you the best of Northumberland produce from hill lamb and organic beef to artisan breads, cheeses and home made pickles.

Unwind along the woodland paths at Carlisle Park or enjoy boating on the River Wansbeck which flows through the town. Discover a wealth of places to eat out, whatever your budget and taste, from ancient Inns to French style cafes; traditional tea rooms to contemporary bistros - all you need to do is decide!

For commuters and those keen to explore further afield, Morpeth Station provides fast and direct trains to Newcastle in under 18 minutes or north to Edinburgh; Newcastle International Airport is just 12 miles away.



CLOSE TO PLACES SO BEAUTIFUL TIME STANDS STILL

16

Morpeth

4 miles



Newcastle

14 miles



Coastline

12 miles



Distances are approximate.

Enjoy endless days of exploration from Stannington Park where rolling rural landscapes and a stunning coastline surround you. Towards the coast, Druridge Bay Country Park presents nature reserves and miles of golden sands where you can stroll, paddle, sail, surf and ride.

There's acres of woodland and grassland to discover at Bedlington Country Park on the north banks of the River Blyth and children will love getting close to nature at Whitehouse Farm Centre, Stannington - Northumberland's largest farm attraction.

Stay fit and healthy at the Morpeth's Riverside Leisure Centre where a state of the art fitness suite, dance studio, indoor sports hall and swimming pool offer a wealth of activities whatever your age or ability.

Golf fans will find superb courses nearby including some of the best golf courses in Northumberland at Bedlingtonshire, Arcot Hall and Blyth Golf Clubs.



Personalise your home with Bespoke Additions



A unique package offering you the freedom to create your perfect dream home before you move in.



Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:



Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Integrated or freestanding tumble dryer
- Built-under double oven
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings
- BT and TV points
- E-LIFE packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Furniture package
- Fire and surround
- Curtain package
- Bathroom and en suite accessories
- Full height mirror over bath
- Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now. Some items listed are included as standard on selected plots, please ask our Sales Advisor for further details.





Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides 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 customer care and building quality homes is good business sense. However, we are aware that errors do occur and 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 teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

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.



Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

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.





A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

Over 60 years of great homes and great service



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