

EAGLE RISE & AQUA VERDE

AT CHANNELS



Bellway



Bellway at Channels is a brand new neighbourhood, which has been meticulously considered to offer you a fantastic quality of life.

When you come home to Aqua Verde or Eagle Rise, you leave behind the stresses and strains of daily life, and immerse yourself in the natural tranquility which surrounds you.



This exclusive development of 2, 3, 4 and 5 bedroom homes is excellently served by amenities within the neighbourhood itself, with a firm focus given to community spirit and cohesion.

Bellway at Channels is a place where your children can safely ride their bikes with other youngsters; a place where you can breathe in the fresh air; a place you will always call home.

WELCOME TO
BELLWAY
AT CHANNELS



Comprising two new communities Aqua Verde and Eagle Rise represent something truly different for the Borough of Chelmsford. Every single detail of this innovative new neighbourhood has been designed to the letter, with a focus on creating the very best quality of life for its residents.

Social. Sustainable. Striking. Bellway at Channels is all of these and more.



A NEW NEIGHBOURHOOD
in the making

*There will be no place like
your new home.*

When you choose your property at Aqua Verde or Eagle Rise, you are choosing a home in a brand new community in the glorious Essex countryside. The properties have been carefully constructed to blend in with their green surroundings, while a number of attractive lakes and open spaces have been created for the benefit of all.

Meanwhile, the social needs of the community have been accommodated through the inclusion of a central plaza, bowls club, village green and golf course, amongst many other facilities. Transport has also been taken into account, with a park and ride nearby for travel into Chelmsford.



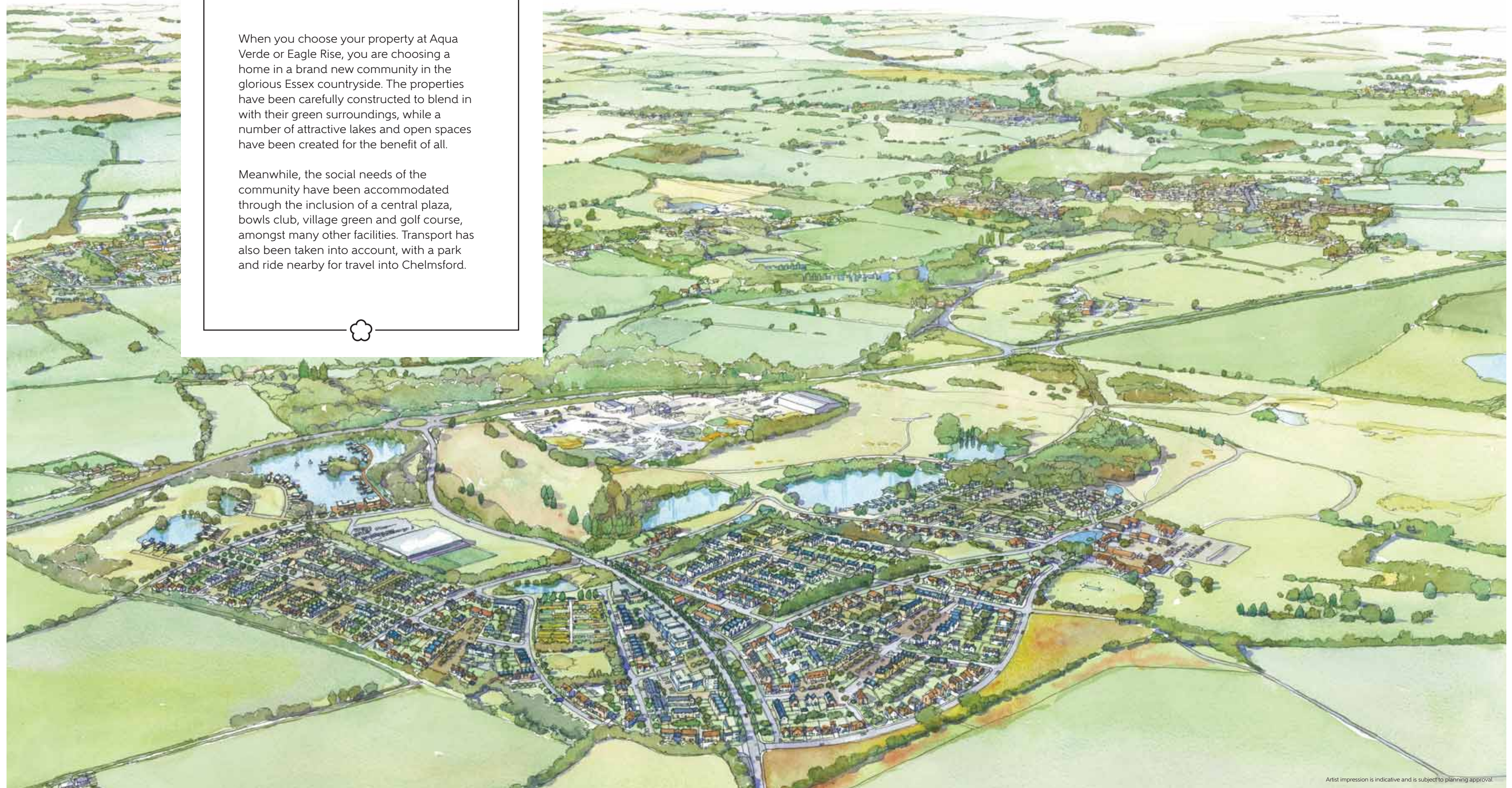
Community Hub



Community Green



Picturesque roads





Come home *to a better lifestyle*

Find time to relax at Aqua Verde or Eagle Rise.

We're all used to the hustle and bustle of daily life, whether that be battling for a seat on the train during rush hour or juggling household duties with children at your knee. However busy your day gets, you'll always be able to get your breath back in the natural surroundings at Aqua Verde and Eagle Rise.

Tranquility is the watchword of this beautiful new neighbourhood, which has been carefully designed to ensure that residents can easily commune with nature.

You can take a calming walk around the golf course or one of the many lakes dotted around the complex. Or why not enjoy a stroll down the tree-lined avenues or through the nearby woodland? Whether you're wrapped up warm in the winter or enjoying a hazy summer's evening, a relaxing meander around Bellway at Channels will always be something to savour.

*Bellway at Channels is an oasis of calm in an otherwise frenetic world;
a community in which you can always shake off your stresses.*

life & leisure



You'll never run out of things to do in the great outdoors at Bellway at Channels. The complex is adjacent to the Cliffords Estate, where you'll find the Channels and Little Channels Golf Clubs, which are situated across more than 300 acres of beautifully-kept parkland.

Wildlife enthusiasts will enjoy a visit to Newland Grove Nature Reserve, while there are superb walks and bike rides to be had along the nearby River Chelmer. Meanwhile, the Riverside Outdoor Pool, just ten minutes away by car, offers you the chance to enjoy an al fresco swim in the summer months.

Channels Golf Club

Pratts Farm Lane East,
Little Waltham,
Chelmsford CM3 3PT
01245 440005
www.channelsgolf.co.uk

Two of Essex's finest golf courses
boasting spectacular views

Newland Grove Nature Reserve

Mill Lane,
Chelmsford CM1 7TQ
01621 862960
[www.essexwt.org.uk/reserves/
newland-grove](http://www.essexwt.org.uk/reserves/newland-grove)

An 8-acre site with grassland,
thorn thickets and a small wood

Riverside Ice and Leisure Centre

Victoria Road,
Chelmsford CM1 1FG
01245 615050
www.chelmsford.gov.uk/riverside

Includes three swimming pools,
ice rink and gym facilities

Falcon Bowling and Social Club

Channels Drive,
Chelmsford CM3 3FB
01245 443666
www.falconbowlingclub.co.uk

Indoor and outdoor
bowling facilities plus a
restaurant and bar

Nuffield Health Fitness & Wellbeing Centre

Unit 6 Riverside Retail Park,
38 Victoria Road,
Chelmsford CM1 1AN
01245 254400
[www.nuffieldhealth.com/
gyms/chelmsford](http://www.nuffieldhealth.com/gyms/chelmsford)

Including exercise classes, personal
training and swimming pool

Hylands Park

Hylands Park, London Road,
Chelmsford CM2 8WQ
01245 605500
[www.chelmsford.gov.uk/
hylands-park-0](http://www.chelmsford.gov.uk/hylands-park-0)

Over 574 acres of parkland,
including ancient woodland,
grassland, ponds, lakes and
formal gardens



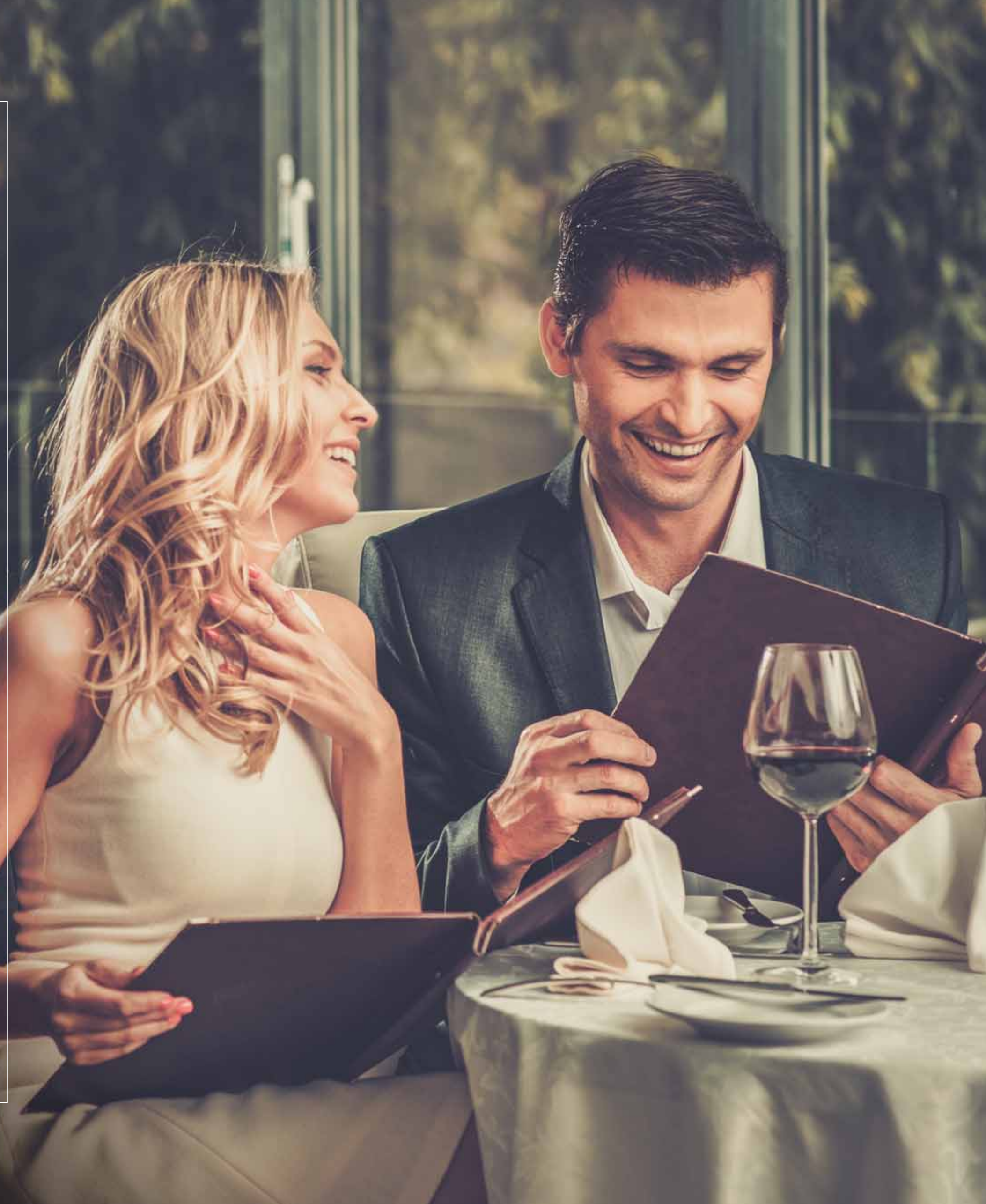
enjoy a taste of
FINE DINING
on your doorstep

You certainly don't have to travel far to enjoy some of the best dining Chelmsford has to offer. Just a short walk away on the Cliffords Estate are two restaurants, The Bistro at Little Channels Golf Course and The Bar and Brasserie at Channels Golf Course. Both eateries have a wide-ranging menu and offer a great ambiance for any occasion.

A ten-minute drive away is The Lion Inn at Boreham, an award-winning restaurant which is a firm favourite in the local area and beyond. Its sister restaurant, The Blue Strawberry in Hatfield Peverel, is equally well-regarded and is just 12 minutes away from Bellway at Channels by car.

The centre of Chelmsford provides a huge array of international dining opportunities, from Thai food at Siam Cottage to Italian at Olio. You can also indulge in Chinese, Greek and Indian cuisine depending on your fancy.

For a more casual bite to eat, there is a Pizza Hut, Frankie and Benny's and Jamie's Italian among many others nearby.



AN IDEAL LOCATION *great shopping in all directions* FOR RETAIL THERAPY



Tantalise your tastebuds at the regular farmers' market in the plaza and visit the stores on your doorstep at Aqua Verde's community hub to meet your day-to-day needs.

If you like to 'shop till you drop', a short drive takes you into Chelmsford city centre, with its plethora of stores offering everything from clothing to sporting equipment to jewellery.

If your shopping itch hasn't yet been scratched, you can travel a little further afield to Freeport Braintree for outlet shopping, or intu Lakeside, Bluewater or Westfield shopping centres for splashing your cash on a larger scale.

High Chelmer Shopping Centre

15a Exchange Way,
Chelmsford CM1 1XB

01245 260755

www.highchelmer.com

More than 80 shops and eateries, as well as its own nightclub

Meadows Shopping Centre

42-47 High Street,
Chelmsford CM2 6FD

01245 346266

www.themeadows.co.uk

An indoor mall offering nearly 40 shops plus an Odeon cinema

Freeport Braintree

Charter Way, Chapel Hill,
Braintree CM77 8YH

01376 348168

www.freeport-braintree.com

Over 90 outlet stores in a village environment

intu Lakeside Shopping Centre

West Thurrock Way,
Grays RM20 2ZP

01708 869933

www.intu.co.uk/lakeside

Featuring more than 250 stores and 50 cafés and restaurants

Bluewater Shopping Centre

Management Suite,
Bluewater, Greenhithe
DA9 9ST

01322 475475

www.bluewater.co.uk

With 300 stores, 60 eateries and a 13-screen cinema

Westfield Stratford City

2 Stratford Place, Montfichet Road,
Queen Elizabeth Olympic Park,
London E20 1EJ

020 8221 7300

uk.westfield.com/stratfordcity

One of the largest urban shopping centres in Europe with 350 stores



a stunning location *for an outstanding* education



There are plenty of educational establishments in the local area to choose from, whether you're looking for a kindergarten, boarding school or university.



<i>Springfield Primary School</i>	2 miles/4 minutes
<i>Little Waltham</i>	
<i>CofE Primary School</i>	1.9 miles/5 minutes
<i>Broomfield Primary School</i>	3.3 miles/7 minutes
<i>Chelmsford County</i>	
<i>High School for Girls</i>	3.4 miles/7 minutes
<i>New Hall School</i>	3.5 miles/8 minutes
<i>Chelmer Valley High School</i>	4.2 miles/9 minutes
<i>Anglia Ruskin University</i>	3.3 miles/7 minutes

From the seaside *and everywhere in between* to the city



Bellway at Channels is in a fantastic location to enjoy everything East Anglia has to offer, from its quaint villages to its bustling beachfronts. Meanwhile, its proximity to London means you can indulge in all manner of cultural, historical and leisure activities in the capital whenever the mood takes you. For international travel, Stansted is less than 15 miles away.



Felsted

15 minutes



Stansted

31 minutes



Colchester

33 minutes



London Liverpool Street

35 minutes



Southend-on-Sea

39 minutes



Ipswich

40 minutes



Cambridge

1 hour 3 minutes



Aldeburgh

1 hour 25 minutes



Norwich

1 hour 31 minutes



Please note the train times are taken from Chelmsford station according to National Rail, which provides the fastest journey times. The closest station to the site is Chelmsford. Journey times are representative of journeys made by car and train unless stated otherwise and may vary according to travel conditions and time of day.

AQUA VERDE

SPECIFICATION

All of the Aqua Verde homes are built to the very highest specifications, ensuring your home will truly stand the test of time.

Kitchens

- Choice of fitted kitchen* with soft closing doors and drawers
- Stainless steel splashback
- 1½ bowl stainless steel sink
- AEG gas hob with double electric oven
- Integrated extractor hood, where required
- Integrated fridge/freezer
- Removable base unit for dishwasher to 2 and 3 bedroom houses
- Integrated dishwasher to 4 and 5 bedroom houses
- Plumbing for washing machine

Electrical

- LED downlighters to kitchen, bathroom and en suite
- Telephone points to hall and living room
- TV points to living room, kitchen, study and master bedroom

Bathroom & En Suites

- Contemporary white sanitaryware
- Ceramic wall tiling
- Chrome heated towel rails to bathroom and en suite

Security

- Mains linked smoke detector
- Fused spur for future installation of alarm system
- Sensored external security light to front and rear

General Specification

- White internal doors with polished chrome handles
- UPVC double glazed sealed windows
- Chrome internal ironmongery
- Gas fired central heating
- Fitted wardrobe to master bedroom only
- Landscaped front garden, where applicable
- 1.8m close boarded fencing to rear garden
- External tap
- 10 year [NHBC](#) warranty

*Subject to build stage.





EAGLE RISE

SPECIFICATION

All of the homes at Eagle Rise are built to the very highest specifications, ensuring your home will truly stand the test of time.

Kitchens

- Choice of fitted kitchen with soft closing doors and drawers*
- 1½ bowl stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated AEG double oven to all 3 & 4 bedroom houses
- Integrated AEG double oven or two single ovens to all 5 bedroom houses
- Integrated extractor hood where required
- AEG 4 burner hob
- Integrated microwave to all 5 bedroom houses
- Removable base unit and plumbing for dishwasher to 3 & 4 bedroom houses
- Integrated dishwasher to 5 bedroom houses

Electrical

- LED downlights to kitchen, bathroom and en suite
- TV points to living room, kitchen, study and master bedroom to 3 & 4 bedroom houses
- TV points to living room, kitchen, study and all bedrooms to 5 bedroom houses
- Telephone points to hall and living room

Bathroom & En Suites

- Contemporary Roca sanitaryware
- Ceramic wall tiling
- Chrome heated towel rails to bathroom and en suite

Security

- Mains linked smoke detector
- Fused spur for future installation of alarm system to 3 & 4 bedroom houses
- Integrated alarm system to 5 bedroom houses
- Sensored external security light to front and rear

General Specification

- Internal walls to be finished in white emulsion
- UPVC double glazed sealed windows
- Fitted wardrobes to master bedroom to 3 & 4 bedroom houses
- Fitted wardrobes to master and second bedroom to 5 bedroom houses
- Electric garage door opener to 5 bedroom houses
- 1.8m close fencing
- Turf to front garden
- 10 year [N-BC](#) warranty

*Subject to build stage.



ADDITIONS

Take advantage of our unique Additions package and create a home that is as individual as you are.

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 importantly 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

- Granite worktops

Flooring

- Spacia flooring
- Carpets
- Ceramic floor tiling

Tiling

- Full and half height tiling
- Comprehensive range of tiles available to upgrade

Security

- Intruder alarms
- Security lights

Electrical

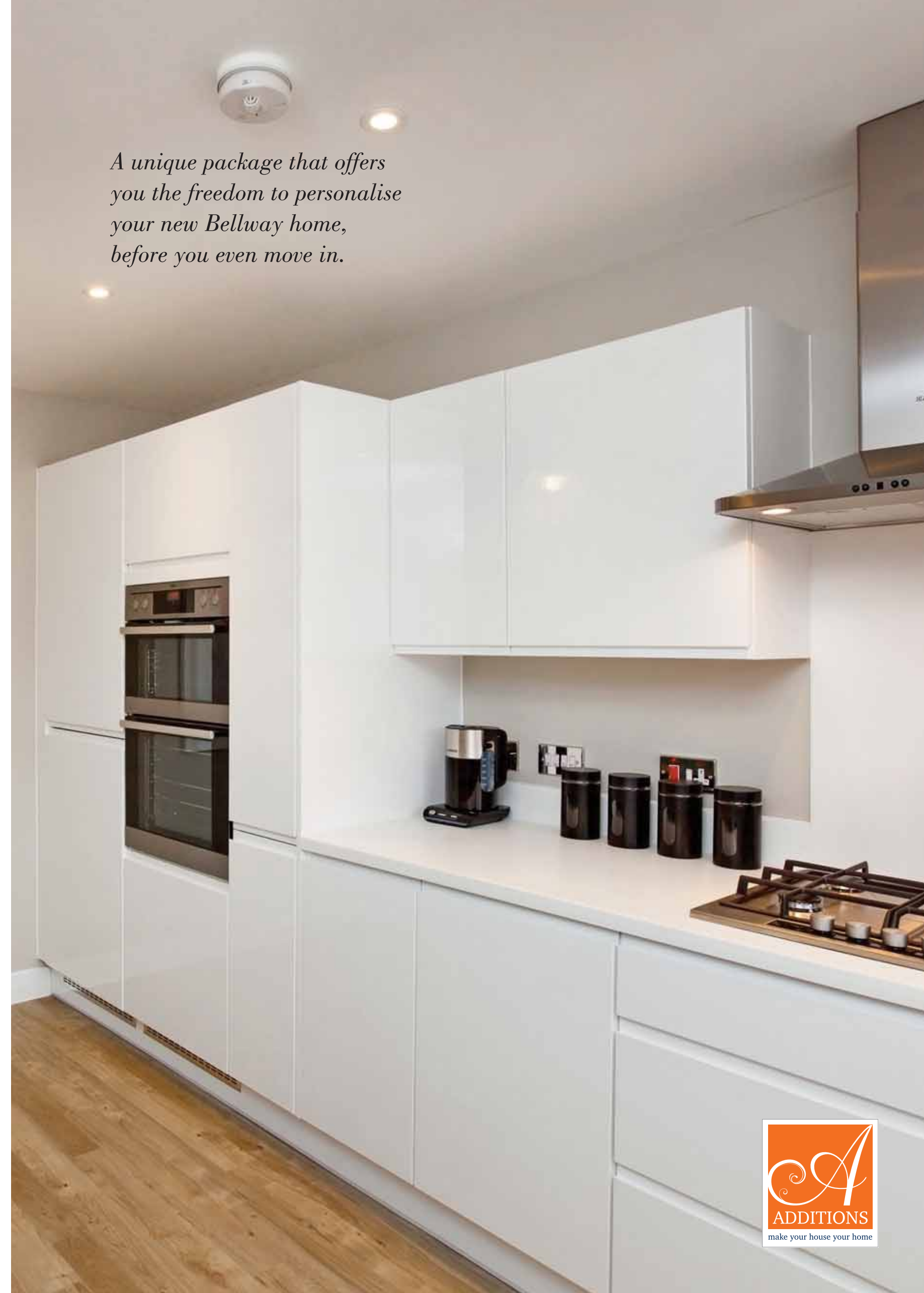
- Additional sockets
- Chrome sockets
- Chrome switches
- Recessed lighting
- Light fittings
- Additional BT and TV points

Miscellaneous

- Fitted wardrobes to bedrooms



A unique package that offers you the freedom to personalise your new Bellway home, before you even move in.



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



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.

Outstanding Customer CARE

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.

our REPUTATION

*Over 60 years of great homes
and great service*

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.

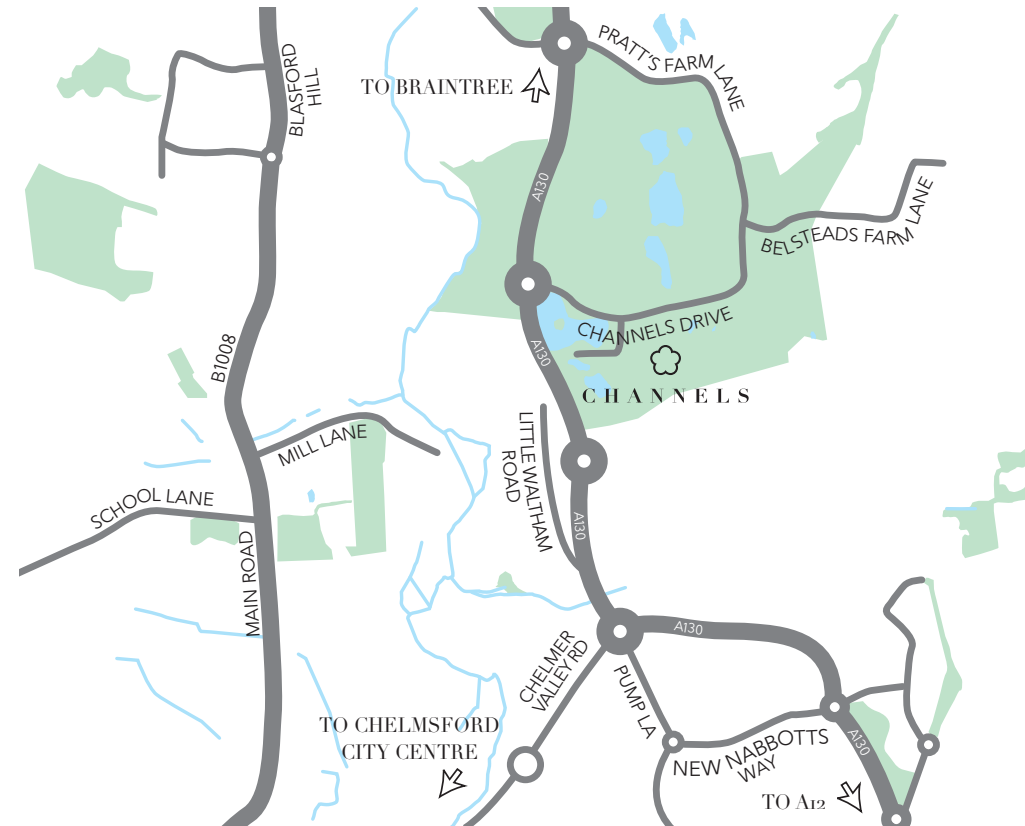
Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands.

A simple point, but one which we believe distinguishes Bellway.



BELLWAY AT CHANNELS

CHELMSFORD, ESSEX CM3 3PT



DIRECTIONS

Bellway at Channels is located off Channels Drive just off the A130. The development is ten minutes' drive away from the A12 with its links to London in the west and Colchester in the east. Meanwhile, it is a short walk to the Chelmer Valley Park and Ride which offers regular buses into Chelmsford.

Chelmsford railway station is less than 10 minutes away by car, with train journeys into London Liverpool Street taking just over half an hour.

Bellway Homes Ltd, (Essex Division)
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www.bellway.co.uk


CHANNELS
CHELMSFORD

