

WEAVERS WAY

Belfield

— DEVELOPMENTS —



‘These are homes designed with the future in mind.’

Weavers Way is an exciting new development of thirteen luxurious, energy efficient eco homes set in the highly desirable Mid-Devon village of Sandford.

The development sits naturally among the quaint streets, antique thatched cottages, and perennial gardens of this historic rural village. Sandford was once famous for producing a woven serge cloth called Perpetuana, a type of twill fabric. The development and the houses within it take their name from this tradition.

These are homes designed with the future in mind. Features such as MVHR recover up to 90% of heat that is normally wasted. This keeps the air inside the house fresh without the need to open a window, unless you wish to, and maintains a comfortable temperature year-round whilst reducing energy bills.

Full-fibre broadband and electric vehicle charging points are just two of the headline attractions of the high-end specifications of these luxury homes. Their interiors include contemporary solid wood Shaker kitchens with quartz worktops, appliances by Siemens, wool carpets, and underfloor heating throughout. This brings together an exceptional quality of build with a fabric-first design.

Outside, ponds that encourage biodiversity, open green spaces for the community and the sympathetic choice of building materials – such as stone and render – while picked for their natural, sustainable qualities, also ensure Weavers Way is rooted in the local area.



What makes a luxury home a luxury eco home?

At a time when many of us are spending more time in our homes and there is a growing awareness of our impact on the environment, creating houses that are future-proof and healthy as well as luxurious and homely has never been more vital.

The homes of Weavers Way have been built using a fabric-first approach. This means they incorporate

many of the latest green technologies into houses that are highly energy efficient.

High levels of wall insulation and air tightness, air source heat pumps, mechanical ventilation and heat recovery systems, high-performance aluminium-clad timber double-glazed windows by NorDan: all contribute to excellent thermal performance, meaning these homes retain heat incredibly well and the air quality inside the house stays high and healthy.

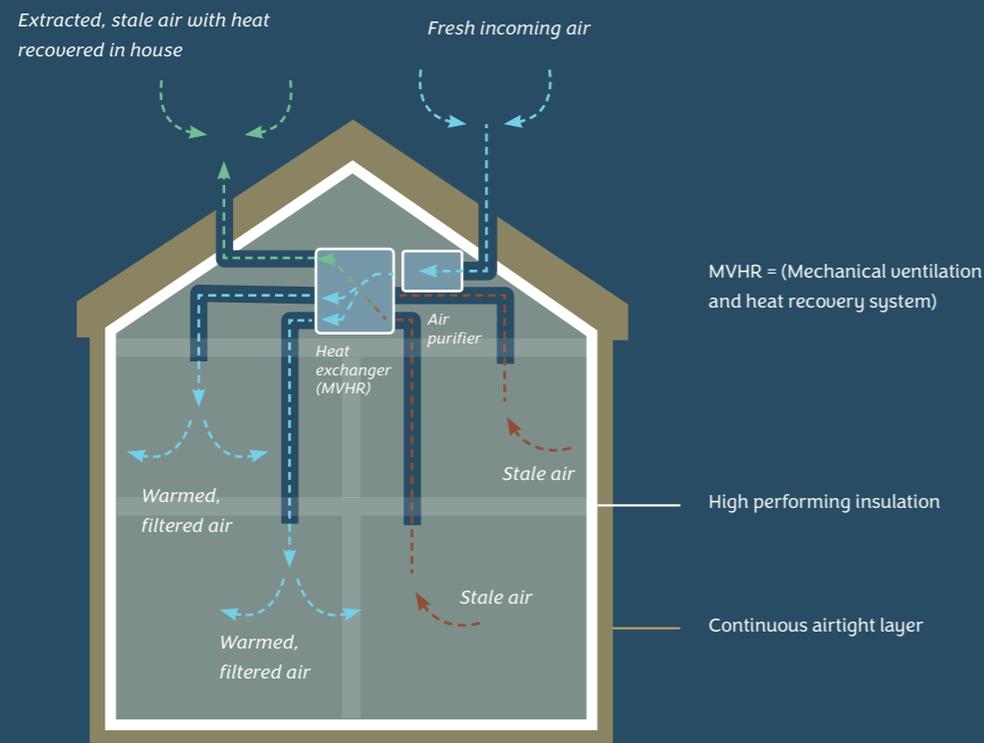


Underfloor heating is fitted throughout every home. Heat generated this way creates an evenly distributed, comfortable, and ambient environment. There are no hot or cold spots. As well as being soothing underfoot, underfloor heating is also more environmentally friendly, requiring less energy than radiators to heat the same space.

Altogether, these are homes that have a cohesive vision of what healthy living means. For the people who live in them, the local area, and for the planet and the future too.

AN INVESTMENT FOR THE FUTURE

How MVHR works



Fresh, filtered air at all times. Cool in summer. Warm in winter. Perfect for allergy sufferers. Highly energy-efficient to run. These are just some of the benefits of the high levels of insulation and airtightness of eco homes like those on Weavers Way.

Features like large double-glazed windows mean the house is warmed naturally by solar gain at the same time as letting in swathes of natural light. This contributes to the well-being of those who live there as well as minimising energy bills.

The same ethos has been applied to their construction. Materials like timber frames, timber cladding, and stone prioritise materials in the circular economy. They are also UK-sourced to ensure a lower carbon footprint.

As well as being beautifully-designed spaces, the luxury eco homes of Weavers Way have been built to be intelligent, healthy, and sustainable. Each is truly an investment for the future.

ABOUT BELFIELD DEVELOPMENTS

WEAVERS WAY

Dedicated to building beautiful, high-end, healthy homes that make people feel happy, safe, and fulfilled'



Belfield is a family-run property development company based in Devon. They are dedicated to building beautiful, high-end, healthy homes that make people feel happy, safe, and fulfilled.

For this brother and sister team, building with integrity and responsibility means they only create homes they would like to live in themselves. It also means a focus on establishing communities. The goal is always a legacy of sustainable, future-proofed homes that are built with respect for local people and the environment.

The duo's exciting journey towards building homes that are good for people and the planet is based on an intelligent approach and extensive research of the latest technologies.

Belfield also brings new meaning to the phrase "considered down to the finest detail", with an in-house interior designer conceiving exquisite combinations of layout, colour, and fixture choices. Weavers Way has benefited from this approach throughout, from initial conception through to its final, respectful design.

LOCATION



'...a hiker's paradise, surrounded by historic country estates..'

Ensnconed in the rolling green hills surrounding Sandford, Weavers Way is only 20 minutes from Exeter by road or 10 minutes by rail via the nearby CREDITON Station. Lively, picturesque CREDITON is a journey of minutes by car or along the dedicated footpath past the wildflower meadow and herb garden at the village edge.

From vibrant Exeter, with its delightful Quay and riverside, shopping opportunities, and international airport, regular trains to London take just over two hours. Bristol and Plymouth are one hour away by rail.

Closer to home, Sandford's active local community is centred around the village tennis, cricket, and football

clubs and the cheerful spirit of the award-winning Lamb Inn pub and restaurant. Sandford has its own highly sought-after preschool and primary school, while Queen Elizabeth's School in CREDITON is a highly regarded secondary and sixth-form college.

The village is a hiker's paradise, surrounded by historic country estates and opportunities for exploration. You will find the wilds of Dartmoor National Park only 20 minutes from your front door. Reach the stunning East Devon Area of Outstanding Natural Beauty and the fresh sea air of the South Coast in an hour.

WEAVERS WAY





*'Built to be intelligent,
healthy, and sustainable'*

Our chosen estate agents are working in partnership to deliver our unique, collection of sustainable homes.

Contact our agents below for more information and to register your interest.

Helmores Estate Agents
01363 777999
property@helmores.com

Complete Estate Agents
01392 422 500
exeter@completeproperty.co.uk



Belfield

— DEVELOPMENTS —

www.belfield-developments.co.uk

This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only. Belfield operates a policy of continuous development and individual features such as elevational treatments may vary from time to time. To this end, any drawings, photographs and computer generated images shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, Belfield reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Travel times and distances are approximate. All details are correct at time of going to print.
Design and visualisations by Archilime.

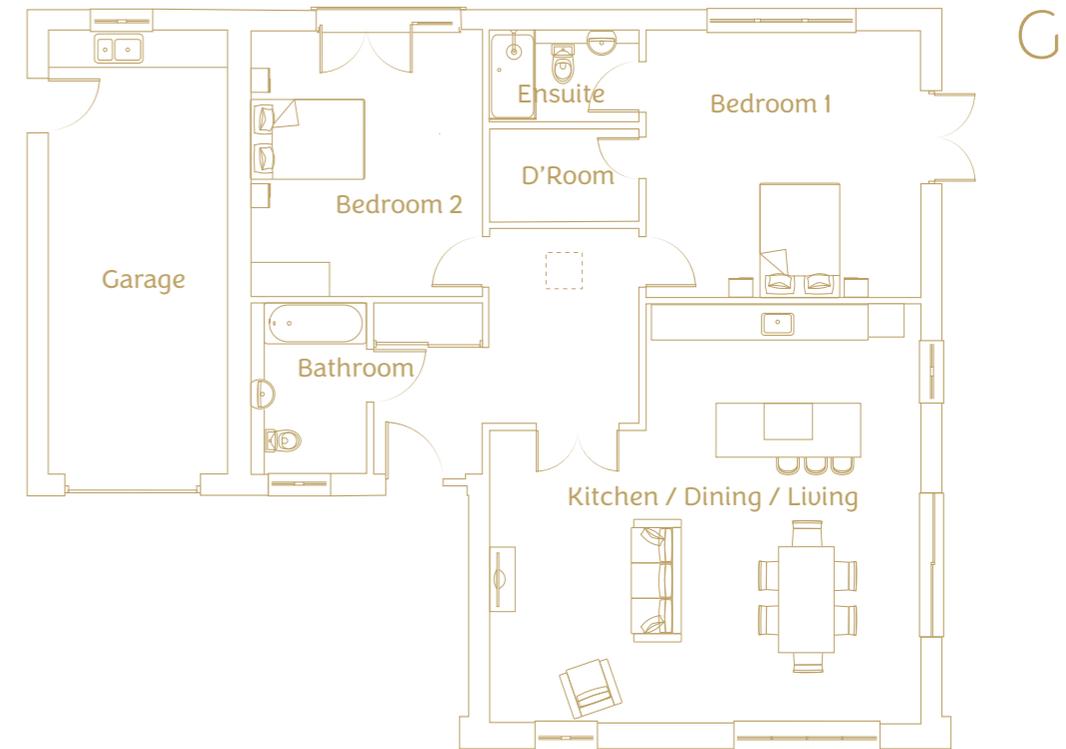


Nestled in its own corner of Weavers Way, this luxurious and homely bungalow is unique among those on the development.

Entering the property through the front door, you find yourself in the well-appointed central hallway. This leads off into the generous open plan living-kitchen-dining room with its quartz worktops and solid wood Shaker kitchen by System Six.

From the living space, large patio doors open into Long Ells' large garden with its expansive views out across the Mid-Devon countryside. There is also a single garage and two off-road parking spaces to the front.

With a large master bedroom with ensuite and dressing room and an additional double bedroom, this luxury eco home offers exceptional comfort as well as the fabric-first features that make it a house of the future.



Total internal area: 111.2 sq m

Ground floor

- Garage 26.8m² | 3.0m x 7.3m |
- Kitchen/Living/Dining 44.8m² | 7.2m x 7.0m
- Bedroom 1 20.1m² | 4.6m x 4.4m
- Ensuite 3.7m² | 2.5m x 1.5m
- Bedroom 2 17.5m² | 3.8m x 4.4m
- Bathroom 5.4m² | 1.9m x 2.8m
- Dressing Room 3.8m² | 2.5m x 1.5m

Belfield have made every effort to accurately represent the Weavers Way floorplans, site plan and room dimensions as they have been designed. However, please note that floorplans show approximate measurements only. Exact layout, sizes and measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan is not to scale. Refer to working drawings for accurate boundaries and measurements.



The heart of Sempiternum is the large open plan living-kitchen-dining area with its views out over the green and pleasant hills surrounding bucolic Sandford.

A luxurious eco home, this unique single-storey dwelling is designed to save the owner money while having a minimal environmental impact to build and run.

These eco features are on top of the high-end specification of the property itself. A large main

bedroom with walk-in wet room ensuite, one double bedroom adjacent to the main bathroom, and an additional single bedroom combine to offer a great deal of living space.

A double garage, two off-road parking spaces, a large garden complete what Sempiternum has to offer.



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Total internal area: 90.7 sq m

Ground floor

Kitchen/Living/Dining 33.4m² | 4.8m x 6.8m

Bedroom 1 14.5m² | 3.8m x 3.9m

Ensuite 3.3m² | 1.5m x 2.2m

Bedroom 2 11.4m² | 3.5m x 3.3

Bedroom 3 7.9m² | 2.5m x 3.1m

Bathroom 4.9m² | 1.9m x 2.5m



These luxury First Homes* are reserved for first time buyers with priority to local residents, key workers, and members of the armed forces. Benefiting from the same eco technology features as the other homes on Weavers Way – including high levels of insulation and air tightness – these high-end properties are economical to run.

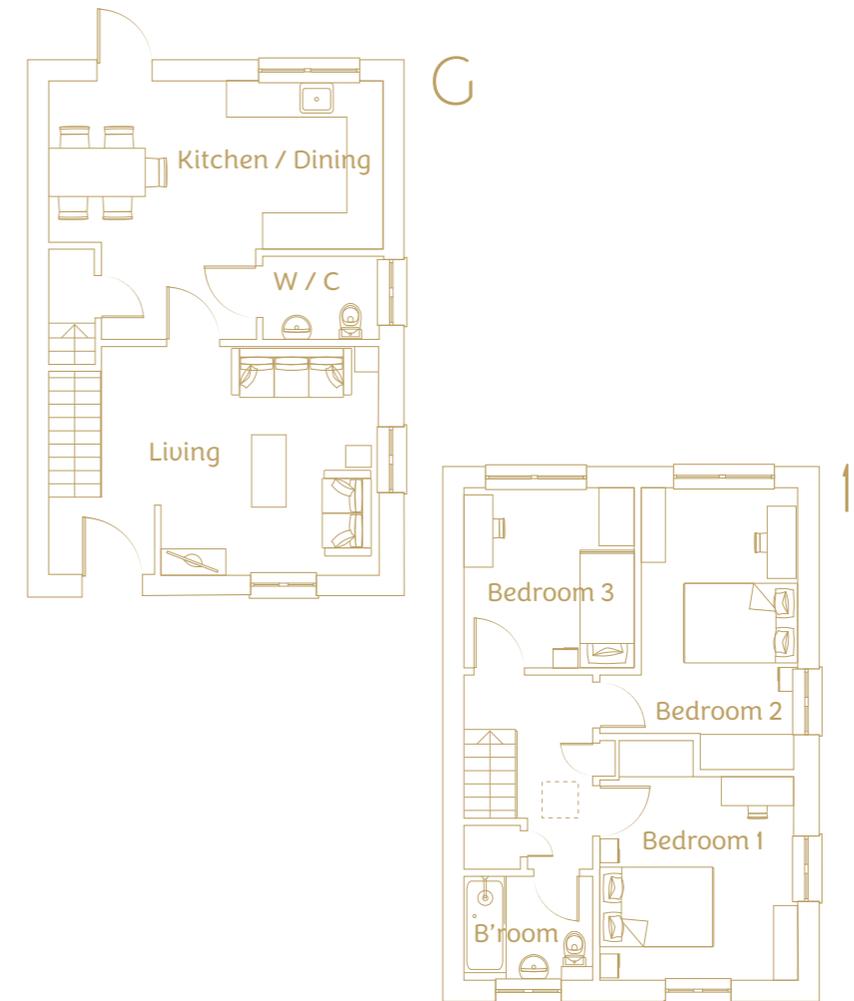
The interior layouts of the Cassimeres feature a living room and separate kitchen-dining area from which you

can step out into each home's private garden. Upstairs, two double bedrooms and an additional single bedroom provide plenty of living space.

To the front of each property, large feature windows look out upon the communal green spaces of Weavers Way. Each home's two private off-road parking spaces are directly adjacent.

PLOT 11, 12 & 13

*Only buyers meeting the First Homes Eligibility criteria can purchase a first home.



Total internal area: 90.8 sq m

Ground floor

Kitchen / Dining 14.6m² | 5.5m x 2.7m
 Living 19.8m² | 5.5m x 3.7m
 Bathroom 2.6m² | 1.9m x 1.4m

First floor

Bedroom 1 11.5m² | 3.2m x 3.3m
 Bedroom 2 11.7m² | 2.5m x 4.0m
 Bedroom 3 8.3m² | 2.8m x 2.9m
 Bathroom 3.5m² | 2.1m x 1.7m

PLOT 11, 12 & 13*

*Plot 13 dimensions differ to the ones shown. Please refer to working drawings.

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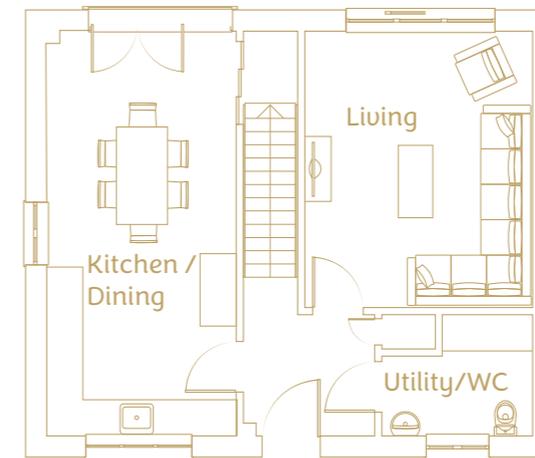


The Duroys feature considerable living space across two floors. Upstairs, this includes three bedrooms – one double with ensuite, one additional double bedroom, and a single bedroom. Downstairs, the generous open plan kitchen–dining area and separate living room offer ample opportunities for both entertaining and cosy evenings in.

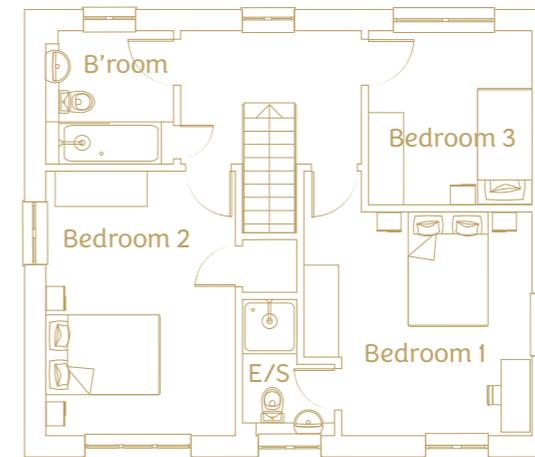
These spacious eco homes benefit from high–end fixtures and fittings throughout. In the kitchen are solid

wood Shaker kitchens by System Six and appliances by Siemens. Quartz worktops feature in both the kitchen and the separate laundry room. In the bathroom, porcelain tiles line the floors and walls. Wool carpets and engineered oak flooring give the living spaces a feeling of luxury as well as providing exceptional comfort.

The exterior features of the Duroys include large gardens, two private off–road parking spaces and a single garage.



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Total internal area: 108.2 sq m

Ground floor

Kitchen/dining 21.4m² | 3.1m x 6.7m
 Living 17.4m² | 3.8m x 4.6m
 Utility/WC 4.3m² | 2.5m x 2.0m

First floor

Bedroom 1 13.9m² | 3.8m x 3.7m
 Ensuite 2.8m² | 1.5m x 1.2m
 Bedroom 2 13.8m² | 3.1m x 4.4m
 Bedroom 3 7.8m² | 2.7m x 2.9m
 Bathroom 4.7m² | 2.1m x 2.2m

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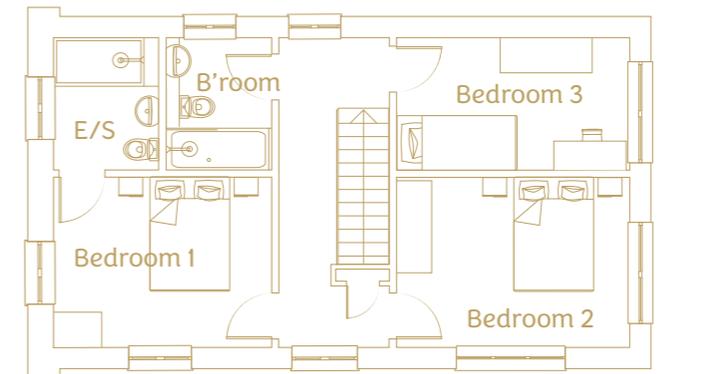
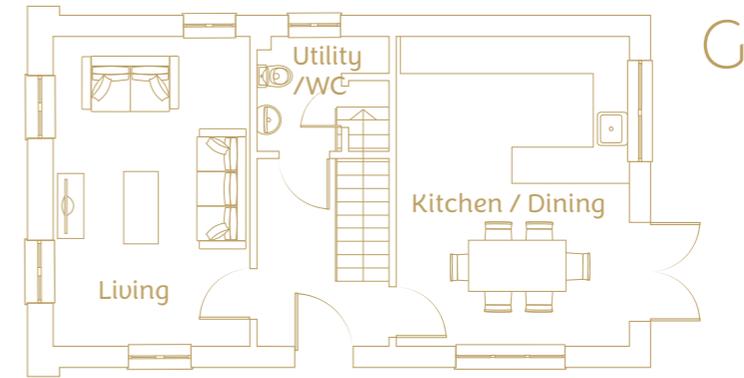


In terms of living space, this one-of-a-kind luxury three-bedroom eco home comprises a master bedroom with walk-in wet room ensuite, one double bedroom, and an additional single bedroom. The single would also make an excellent home workspace.

Descending the stairs, a separate living area is situated on the right and Worley's large open plan kitchen-dining room on the left. This communal family space opens out onto the private garden through paired French windows that let in plenty of natural light.

Worley is built on fabric-first principles. This means it has exceptional air tightness and mechanical ventilation with heat recovery, leading to lower energy bills and a healthier living environment. It also means that timber, a renewable material, was used in its construction wherever possible.

Viewed from the outside, Worley's UK-sourced stone and large feature windows – inspired by the Georgian proportions of Sandford houses – root it firmly in the local area.



Total internal area: 98.2 sq m

Ground floor

Living 16.8m² | 3.3m x 5.1m
 Kitchen / Dining 21.4m² | 3.9m x 5.1m
 Utility / WC 3.3m² | 1.4m x 1.9m

First floor

Bedroom 1 10.2m² | 3.6m x 2.8m
 Ensuite 3.8m² | 1.8m x 3.0m
 Bedroom 2 10.9m² | 3.9m x 2.8m
 Bedroom 3 8.5m² | 3.9m x 2.2m
 Bathroom 3.8m² | 1.8m x 2.2m

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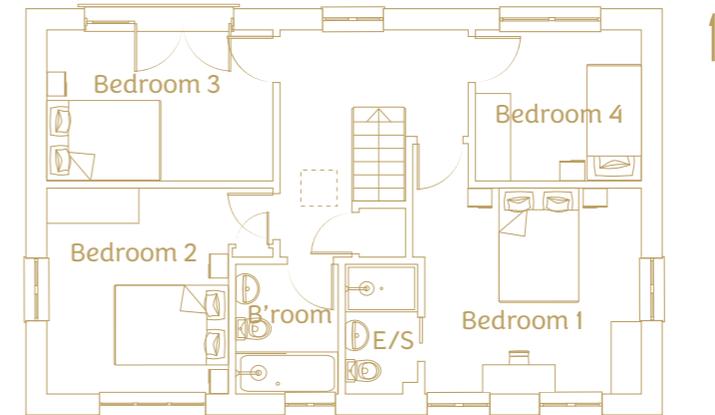
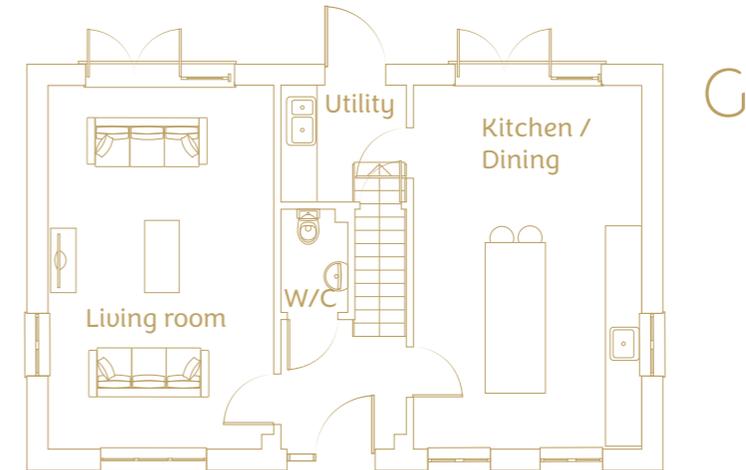
A master bedroom with ensuite, two further double bedrooms, and a single bedroom make the Forrels comfortable and spacious luxury homes.

Downstairs, both the large open plan kitchen-diner and the separate living room open onto the private garden. From here, inspirational views across the pastoral landscapes of Mid-Devon beckon.

Inside, the high-end specification includes a solid wood fitted Shaker kitchen with quartz worktops, appliances by Siemens, and a dedicated laundry room. Engineered

oak floors, underfloor heating, and wool carpets feature throughout.

The Forrels are also designed to welcome good levels of natural light through high-performing double-glazed windows. These are constructed from aluminium-clad timber by Scandinavian manufacturer NorDan. As well as being great for the physical and mental health of those who live here, these windows contribute to the energy efficiency of the building.



Total internal area: 119.0 sq m

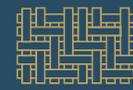
Ground floor

Living 22.6m² | 3.7m x 6.1m
 Kitchen / Dining 22.9m² | 3.8m x 6.1m
 Utility 4.0m² | 2.1m x 1.9
 W/C 1.9m² | 1.1m x 1.7m

First floor

Bedroom 1 14.4m² | 3.6m x 3.4m
 Ensuite 2.6m² | 1.2m x 2.2m
 Bedroom 2 12.2m² | 3.0m x 3.4m
 Bedroom 3 9.8m² | 3.7m x 2.5m
 Bedroom 4 6.9m² | 3.8m x 2.5m
 Bathroom 3.7m² | 1.7m x 2.2m

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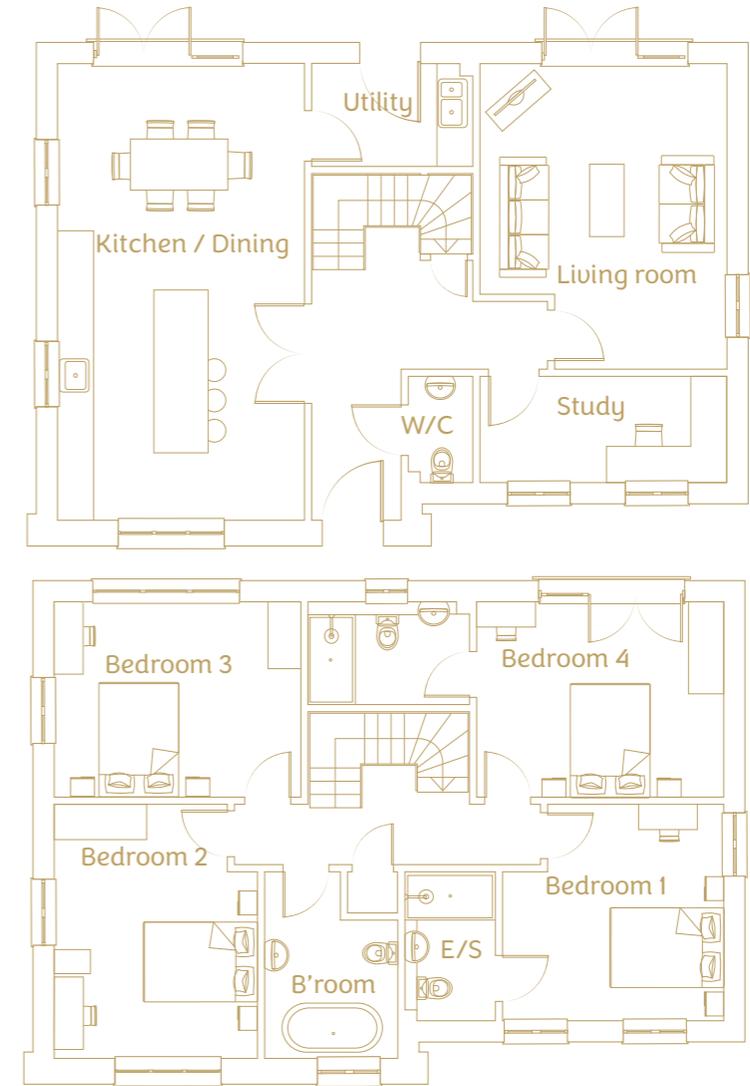
The Perpetuanas feature four spacious double bedrooms, two of which have a dedicated ensuite. The main bathroom has a freestanding feature bath, large vanity unit, porcelain tiles, and – like every room in the house – underfloor heating.

This sense of space and luxury continues on the ground floor. Here, both the large open plan kitchen–dining room with kitchen island and separate living room open out onto the garden with its views of the rolling Devon countryside.

The Perpetuanas also feature a dedicated study, a separate laundry room, two off–road parking spaces, and a single or double garage (plot dependent). These combine with the fabric–first approach of every Weavers Way eco house to create a luxurious, cosy and welcoming home of the future.

PLOT 2 & 5*

*Plot 5 is a mirror image – the kitchen / dining room is on the right hand side..



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Total internal area: 161.4 sq m

Ground floor

- Living 19.2m² | 4.1m x 5.1m
- Kitchen / Dining 31m² | 4.1m x 7.6m
- Utility 4.6m² | 2.7m x 1.7
- W/C 1.9m² | 1.1m x 1.8m
- Study 7.2m² | 4.1m x 1.8

First floor

- Bedroom 1 12.3m² | 3.7m x 3.6m
- Ensuite 3.7m² | 1.5m x 2.5m
- Bedroom 2 13.7m² | 3.4m x 4.2m
- Bedroom 3 13.3m² | 4.1m x 3.2m
- Bedroom 4 13.3m² | 4.1m x 3.2m
- Ensuite 4.6m² | 2.7m x 1.7m
- Bathroom 6.1m² | 2.2m x 3.0m

PLOT 2 & 5

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THE FINER DETAILS

WEAVERS WAY

Eco Home Features

- Air Source Heat Pump (ASHP)
- Underfloor heating throughout house
- Mechanical Ventilation Heat Recovery (MVHR) providing warmed, filtered fresh air to entire house
- High levels of airtightness and insulation
- High performing Scandinavian black double glazed windows by NorDan
- Future proofed with 3 phase wiring for 22kw car charging
- Electric car charging point

Kitchen and Laundry Room

- Amend to Solid wood Shaker style kitchen cabinets by System Six with soft close hinges (choice of colour*) and choice of style on kitchen handles
- Solid quartz 20mm worktop with drainer grooves, upstand and matching hob splashback (choice of colour*)
- Stainless steel undermount 1 or 1.5 bowl sink* and chrome mixer tap by Blanco (upgrade to 3-in-1 Boiling Hot Water Tap*)

Kitchen only

- Siemens built under or eye level single or double oven*
- Siemens built in microwave oven
- Siemens induction with canopy or island cooker hood*
- Integrated dishwasher by Caple
- Wine cooler by Caple (8 or 19 bottle*)
- Integrated tall low frost fridge freezer by Caple
- Washer dryer (integrated or freestanding*)
- Upgrade to Tumble Dryer*

*plot dependant

Bathroom and Ensuite

- White designer sanitary ware
- To Bathrooms – White steel enamel bath with bath filler, fixed shower head & handheld shower with concealed thermostatic shower valve, folding bath screen and recessed shower niche.
- Feature freestanding bath with floor standing bath shower mixer tap.
- To En-suites. Low profile stone resin shower tray with shower enclosure or wet room shower tray and glass panel, concealed thermostatic shower valve with fixed shower head, handheld shower and recessed shower niche.
- Full height porcelain tiles by Mandarin Stone to shower or bath area, and basin splashback*
- Vanity unit with countertop basin and chrome wall mounted mixer tap
- Wall-mounted mirrored cabinet with semi recessed basin
- Round illuminated mirror with demister
- Ceiling mounted mirror with feature pendant light
- White shaver socket/ toothbrush charger
- Chrome towel warmer to all bathrooms and ensuites

WC

- White designer sanitary ware
- Wall mounted basin with chrome mixer tap



THE FINER DETAILS

WEAVERS WAY

Flooring

- Engineered wood flooring to kitchen, dining, living, hallway (choice of colour*) (Healthy Home feature)
- Wool berber loop carpet to sitting room (plot dependant), first floor landing and bedrooms (choice of colour – plot dependant) (Healthy Home feature)
- Porcelain tiles to bathroom, en-suites, WC and laundry room (choice of colour*)

Interior features

- Matt finish interior walls with painted feature softwood skirting and architrave
- Painted internal doors with knurled door handles (choice of colour*)
- Contemporary white switches and sockets
- Hallway cupboard with motion sensor light
- Painted timber front door
- Oak handrails to stairs

Electrical

- LED recessed downlights to ground floor
- Pendant lighting to living room and bedrooms
- Under cabinet lighting to kitchen
- Pendant lighting to kitchen island*
- Wall light/ under shelf lighting to bathrooms/ ensuites*
- Front entrance light with PIR and rear garden lights
- Television points wired for Sky (buyer subscription required) in living room and main bedroom
- Telephone point in living room
- Datapoints to living room, main bedroom and single bedroom or study where applicable (Healthy Home feature – enabling owner to hard wire into internet negating WIFI requirement.
- Electric underfloor heating throughout house

*plot dependant

Security

- Video doorbell
- Smoke detection system

External

- Single or double garage with power, internal and external light*
- Two off-road parking spaces for each plot
- Turfed rear gardens with patios
- Featherboard fencing and gate to rear garden
- Landscaping to front garden planting beds
- Stone garden walls (plot dependant)
- Landscaping to communal green space
- External tap
- Weatherproof external double switched socket

This specification is a general overview. Please refer to selling agent for details on the specification for individual plots. The specification was correct at the time of going to print. Belfield continually review and update the specification therefore reserving the right to change specification details at any time.



SITE MAP

WEAVERS WAY

- LONG ELLS | PLOT 1
- PERPETUANA | PLOT 2 & 5
- FORREL | PLOT 3 & 4
- SEMPITERNUM | PLOT 6
- DUROY | PLOT 7, 9 & 10
- WORLEY | PLOT 8
- CASSIMERE | PLOT 11*, 12* & 13*



 Sloped area



* Plots under the First Homes Scheme for first time buyers with priority to local residents, key workers, and members of the armed forces.

Please note that the site map is indicative and intended for guidance only. Site map is not to scale. Landscaping is indicative only and may alter during construction. Refer to working drawings for accurate boundaries and measurements. Some of the gardens have varying degrees of gradient. Please refer to the sales agent for detail.