



Sevenoaks Rock Ferry

welcome to

Sevenoaks Rock Ferry

At Sevenoaks, Rock Ferry, close to the A41, you're just a couple of miles from the M53, ideally placed for the M56, M62 and M6. The development is adjacent to Rock Ferry train station with excellent rail links to Liverpool City Centre and Chester.

A superb mix of 2 bedroom bungalows, 2, 3 and 4 bedroom homes gives you extraordinary value for money as well as a superior and distinctive home.

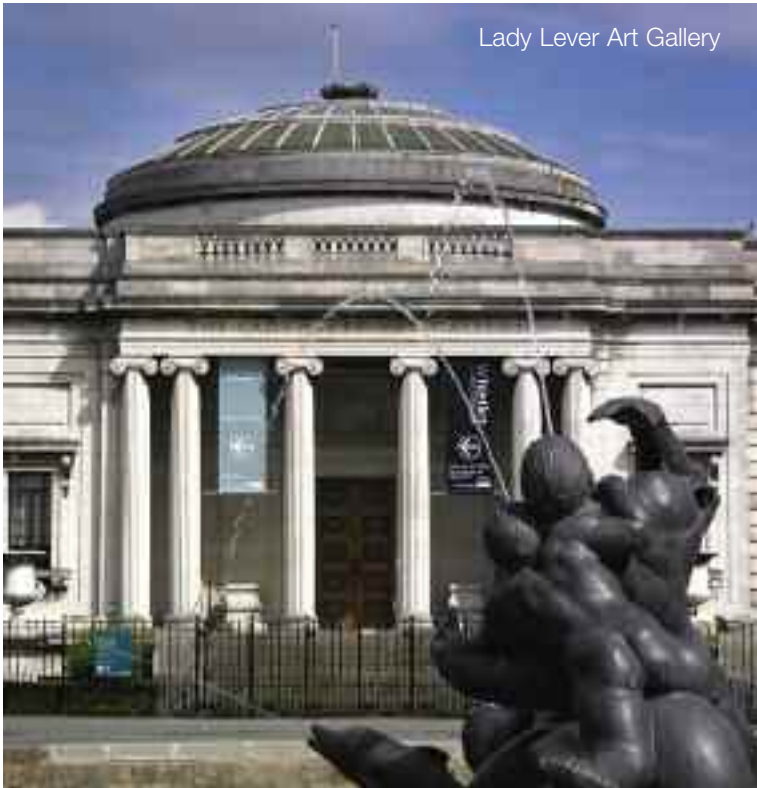
The development is within close proximity of the River Mersey and puts you or your family just 5 miles from the historic, cultural and entertainment hotspot of Liverpool together with its ferry port, international airport and rail network communications. The Roman walled city of Chester is just 18 miles away with its grand cathedral and town crier.



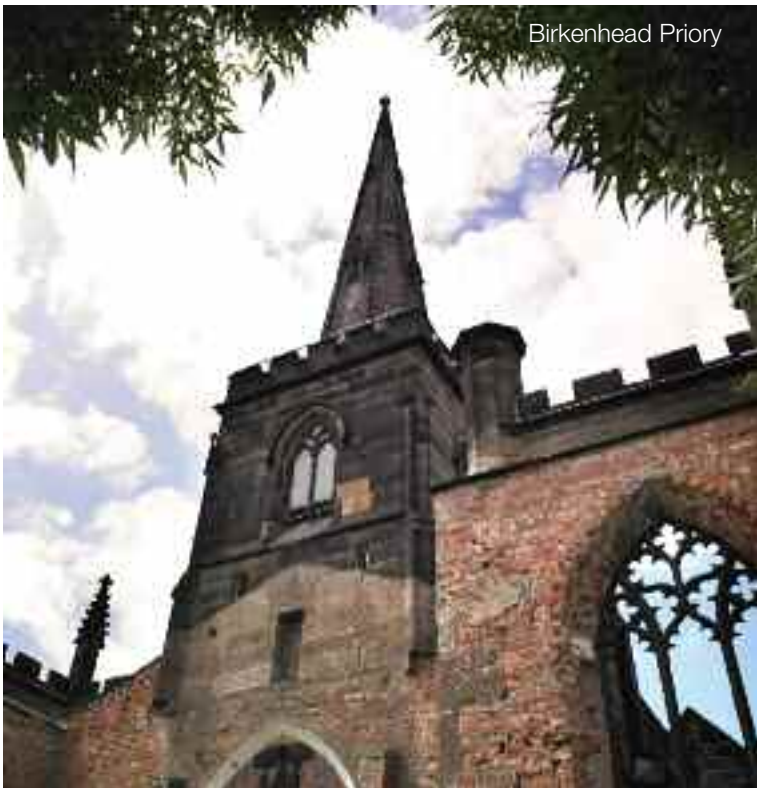


The Dell, Port Sunlight

Lady Lever Art Gallery



Birkenhead Priory



Ideally located

The garden village of Port Sunlight with its museums, village pub and tea rooms are within walking distance. Built by the Lever family in the late 19th century to house its soap factory workers, the village is grade II listed and set in 130 acres of beautifully maintained parkland.

Movies, dining and great shopping at Liverpool One's new shopping centre are easily accessible by train, ferry and bus. The historical walled city of Chester with its Roman heritage and cathedral, and the designer outlet village of Cheshire Oaks are both conveniently located off the M53.

For young families, there are an infant, a primary and three junior schools (including a Catholic option) within less than a mile. Prenton High School for Girls is within walking distance and Rock Ferry High School is less than a mile. There are three more secondary schools just a little further on.

Legendary names like Aintree, Anfield, Goodison Park and, of course, Tranmere Rovers at Prenton Park mean the area is a dream for sports fans. The Royal Liverpool Golf Course is just one of over ten local golf courses in the area. And with riding, football, bowling, gymnastics, cricket, boxing, tennis and wrestling facilities all within four miles, you can live the dream - not forgetting the Liverpool Victoria Rowing Club and The Royal Mersey Yacht Club!





How to Purchase

Buying a new home can sometimes seem quite complicated. However, at Lovell we like to keep it as simple and straightforward as possible, as the following purchase guide shows.

Choosing and Reserving

Once you have chosen your new Lovell home from those available, you may reserve it with an initial reservation deposit. This forms part of the total purchase price and, if for any reason your purchase does not go ahead before contracts are exchanged, 50% will be refunded.

Keeping Things Moving

Your initial deposit will hold the property in your name at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities.

Immediately after reserving your new home, you should do two things. Firstly, advise your solicitor and let us have his/her name and address so we can forward contract documents. Secondly, make arrangements to obtain a mortgage if required – you may wish to deal with this yourself or make use of our facilities. We are able to put you in contact with independent mortgage advisors who will be pleased to help you.

Exchanging Contracts

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of his/her enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new Lovell home.

Moving In

When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys of your new home. Of course, our sales team will be in close contact with you throughout this final period to make sure all goes smoothly. Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. This is to give time for you and your building society to carry out a final inspection and for your solicitor to gather the balance of purchase money and documents together. Your mortgage repayments normally start one month after your purchase is completed.

One or Two Additional Points

We will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

This Brochure

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.

The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot.

The dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Dimensions quoted are maximum in all cases.

You'll always feel
at home with **lovell**

Sevenoaks Rock Ferry

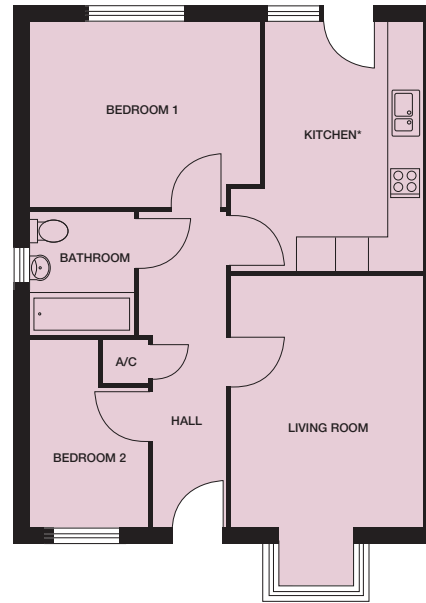


the acton

2 bedroom home

Plots: 34, 35 and 36

No bathroom window to plots 35 and 36.
Additional kitchen window above sink to plot 36.
Boiler located in kitchen, please see Sales Advisor for position.



Ground floor

Living room (incl. bay)
3302mm x 5369mm (max.)
10' 10" x 17' 7" (max.)

Kitchen*
2702mm x 4306mm
8' 10" x 14' 1"

Bedroom 1
4024mm x 3194mm (max.)
13' 2" x 10' 5" (max.)

Bedroom 2
2034mm x 3244mm (max.)
6' 8" x 10' 7" (max.)

Bathroom
1785mm x 2120mm
5' 10" x 6' 11"

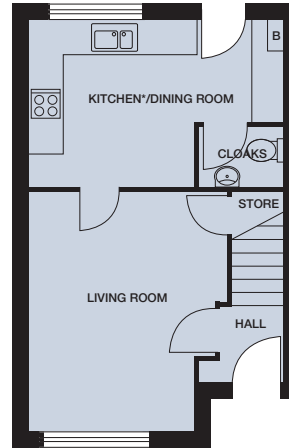
*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.



the singleton

2 bedroom home

Plots: 43 and 45

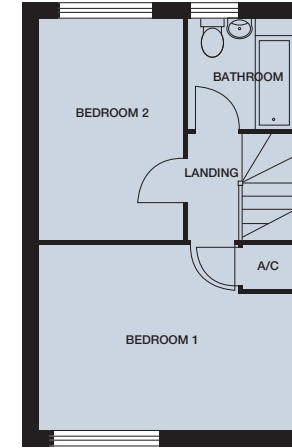


Ground floor

Living room
3562mm x 4343mm (max.)
11' 8" x 14' 3" (max.)

Kitchen*/Dining room
4614mm x 2983mm (max.)
15' 1" x 9' 9" (max.)

Cloaks
1551mm x 1070mm
5' 1" x 3' 6"



First floor

Bedroom 1
4614mm x 3325mm (max.)
14' 1" x 10' 10" (max.)

Bedroom 2
2563mm x 4001mm
8' 4" x 13' 1"

Bathroom
1936mm x 2073mm
6' 4" x 6' 9"

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.

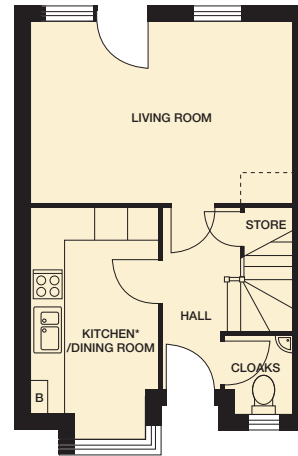


the hamilton

2 bedroom home

Plots: 44, 46 and 47

Plot 46 is mid terrace.



Ground floor

Living room

4764mm x 3253mm
15' 7" x 10' 8"

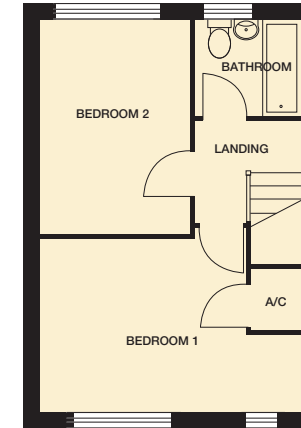
Kitchen*/Dining room (incl. bay)

2282mm x 3936mm (max.)
7' 6" x 12' 3" (max.)

Cloaks

1205mm x 1381mm (max.)
3' 11" x 4' 6" (max.)

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.



First floor

Bedroom 1

4764mm x 3139mm (max.)
15' 7" x 10' 3" (max.)

Bedroom 2

2695mm x 3849mm
8' 10" x 12' 7"

Bathroom

1901mm x 1710mm
6' 3" x 5' 7"

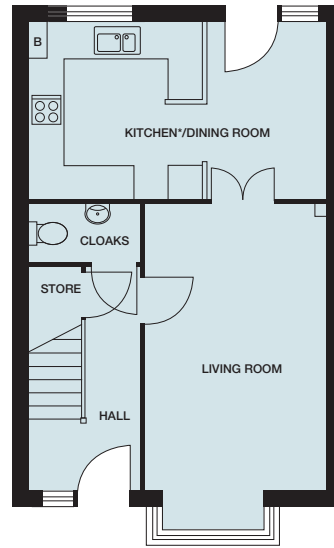


the townley

3 bedroom home

Plots: 72 and 73

Elevation and bedroom 1 layout to plot 72 differs.

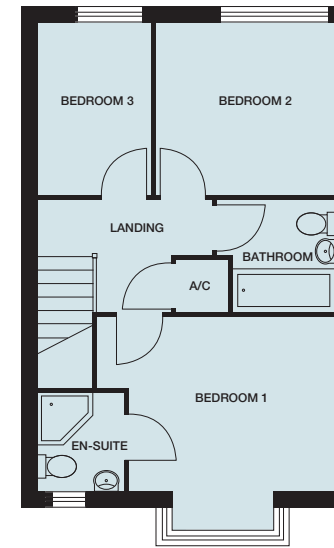


Ground floor

Living room (incl. bay)
3128mm x 5628mm (max.)
10' 3" x 18' 6" (max.)

Kitchen*/Dining room
5175mm x 3048mm
16' 11" x 10' 0"

Cloaks
1910mm x 970mm
6' 3" x 3' 2"



First floor (Plot 72)

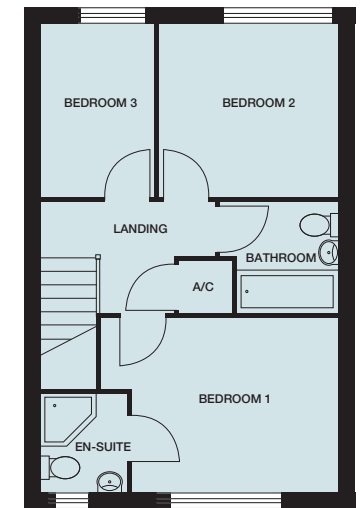
Bedroom 1 (incl. bay)
4151mm x 3668mm (max.)
13' 7" x 12' 0" (max.)

En-suite
1451mm x 1664mm
4' 9" x 5' 5"

Bedroom 2
3109mm x 2970mm
10' 2" x 9' 8"

Bedroom 3
1928mm x 2970mm
6' 3" x 9' 8"

Bathroom
2020mm x 1920mm
6' 8" x 6' 4"



First floor (Plot 73)

Bedroom 1
4151mm x 2993mm (max.)
13' 7" x 9' 9" (max.)

En-suite
1451mm x 1664mm
4' 9" x 5' 5"

Bedroom 2
3109mm x 2970mm
10' 2" x 9' 8"

Bedroom 3
1928mm x 2970mm
6' 3" x 9' 8"

Bathroom
2020mm x 1920mm
6' 8" x 6' 4"

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.

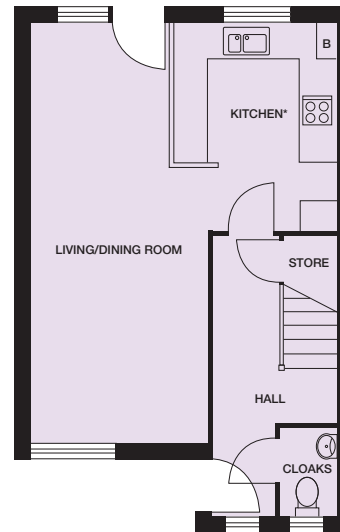


the portley

3 bedroom home

Plots: 10, 11, 12, 13, 64, 65, 66, 67, 68, 69,
77, 78, 86, 87, 88, 89, 118, 119, 120, 123,
124, 125, 126, 127 and 128

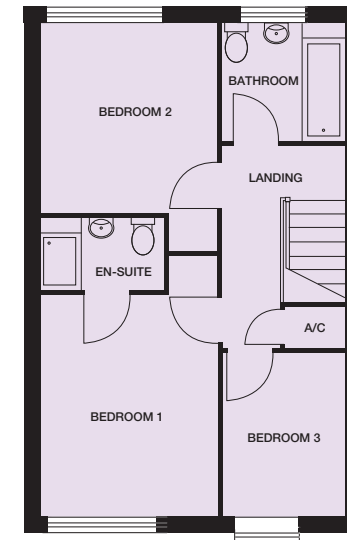
Corner window and side window to living/dining room to plots 10, 67, 69, 77, 89, 118, 120, 125 and 128.
Hall and landing windows to plots 13, 64, 68 and 126.



Ground floor

- Living/Dining room**
3051mm x 7213mm (max.)
10' 0" x 23' 8" (max.)
- Kitchen***
2784mm x 3587mm (max.)
9' 1" x 11' 9" (max.)
- Cloaks**
951mm x 1500mm
3' 1" x 4' 11"

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.



First floor

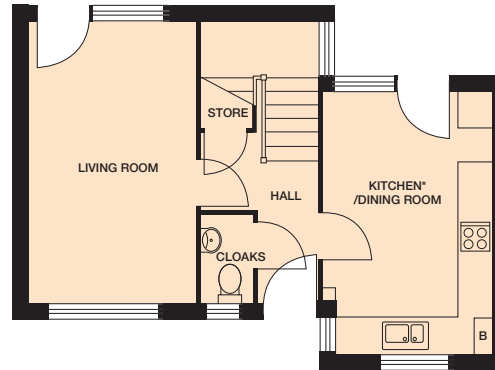
- Bedroom 1**
3087mm x 4523mm (max.)
10' 1" x 14' 10" (max.)
- En-suite**
2198mm x 1231mm
7' 2" x 4' 0"
- Bedroom 2**
3087mm x 3924mm (max.)
10' 1" x 12' 10" (max.)
- Bedroom 3**
2083mm x 2828mm
6' 10" x 9' 3"
- Bathroom**
2083mm x 1997mm
6' 10" x 6' 6"



the rockley

3 bedroom home

Plots: 71, 74, 76, 83, 85, 97, 99, 101 and 121



Ground floor

Living room

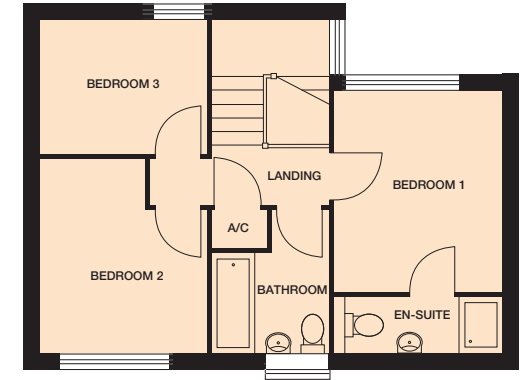
2906mm x 4858mm
9' 6" x 15' 11"

Kitchen*/Dining room

2701mm x 4520mm
8' 10" x 14' 10"

Cloaks

860mm x 1476mm
2' 10" x 4' 10"



First floor

Bedroom 1

2898mm x 3466mm
9' 6" x 11' 4"

En-suite

2898mm x 935mm
9' 6" x 3' 0"

Bedroom 2

2917mm x 3363mm
9' 6" x 11' 0"

Bedroom 3

2907mm x 2276mm
9' 6" x 7' 5"

Bathroom

2030mm x 2459mm
6' 7" x 8' 1"

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.

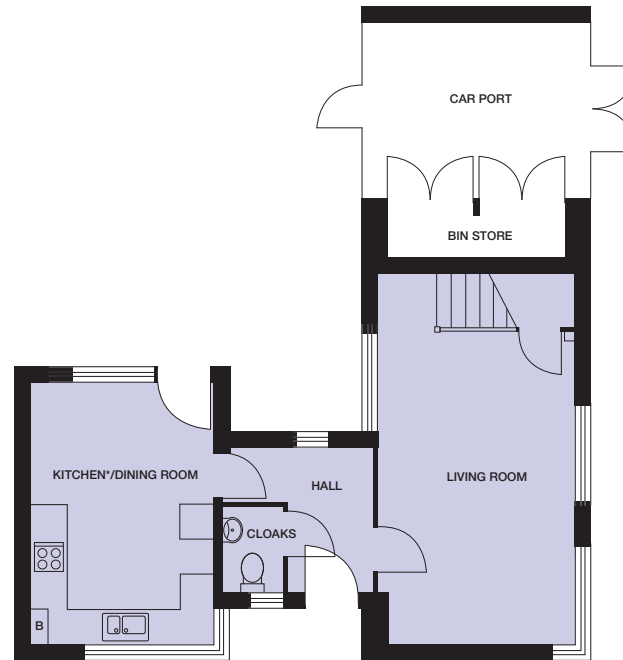


the chesterley

3 bedroom home

Plots: 70, 75, 84, 98, 100 and 122

Car ports to plots 70, 84, 98 and 100. Gated store area to plots 75 and 122.



Ground floor

Living room
3993mm x 6433mm (max.)
13' 1" x 21' 1" (max.)

Kitchen*/Dining room
3189mm x 4520mm
10' 5" x 14' 10"

Cloaks
1038mm x 1470mm
3' 4" x 4' 9"



First floor

Bedroom 1
2616mm x 3395mm
8' 7" x 11' 1"

En-suite
910mm x 2292mm
2' 11" x 7' 6"

Bedroom 2
3995mm x 3413mm
13' 1" x 11' 2"

Bedroom 3
2366mm x 2429mm
7' 9" x 7' 11"

Bathroom
2351mm x 1710mm
7' 8" x 5' 7"

*Kitchen layouts may not be finalised at the time of going to print and may differ from those shown.



Plot 82

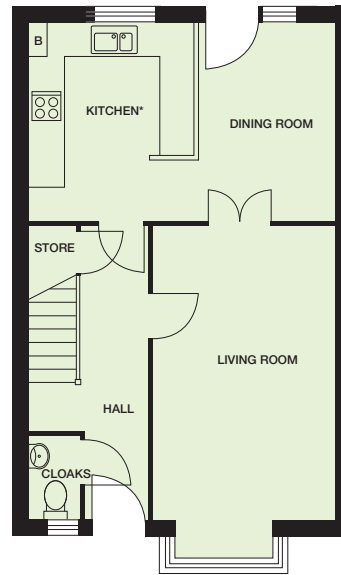
Plot 81

the bedford

4 bedroom home

Plots: 81, 82, 102 and 103

Hall and landing windows to plots 82 and 103. No hall or landing windows to plots 81 and 102.
 No protruding window to plot 81 bedroom 4 (see elevation above).
 Front elevation differs to plot 103 (see plans).
 Roof pitch to plots 102 and 103 differs from elevation shown.



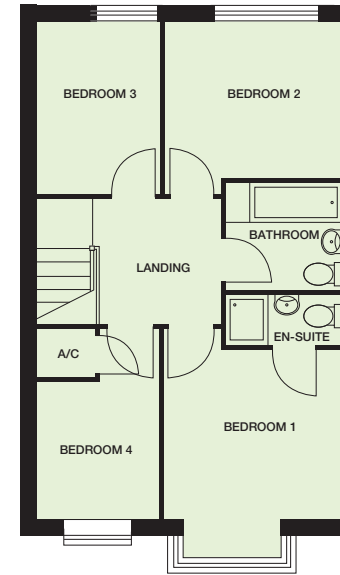
Ground floor

Living room (incl. bay)
 3257mm x 6080mm (max.)
 10' 8" x 19' 11" (max.)

Kitchen*
 2987mm x 3585mm (max.)
 9' 9" x 11' 9" (max.)

Dining room
 2446mm x 3585mm
 8' 0" x 11' 9"

Cloaks
 951mm x 1470mm
 3' 1" x 4' 9"



First floor (Plots 81 & 103) Bay window

Bedroom 1 (incl. bay)
 3214mm x 4106mm (max.)
 10' 6" x 13' 5" (max.)

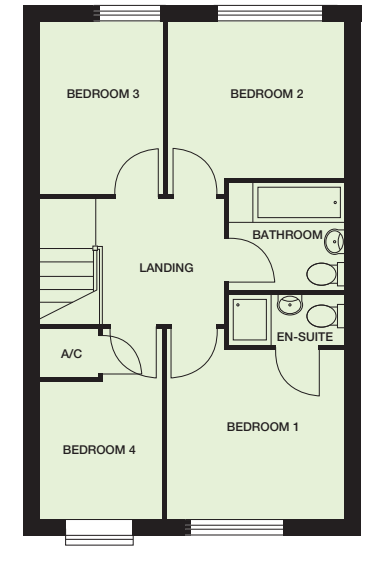
En-suite
 2107mm x 895mm
 6' 11" x 2' 11"

Bedroom 2
 3214mm x 2792mm
 10' 6" x 9' 1"

Bedroom 3
 2219mm x 3092mm
 7' 3" x 10' 1"

Bedroom 4
 2219mm x 2468mm
 7' 3" x 8' 1"

Bathroom
 2088mm x 1917mm
 6' 10" x 6' 3"



First floor (Plots 82 & 102) No bay window

Bedroom 1
 3219mm x 3431mm (max.)
 10' 6" x 11' 3" (max.)

En-suite
 2105mm x 895mm
 6' 11" x 2' 11"

Bedroom 2
 3042mm x 2792mm
 9' 11" x 9' 1"

Bedroom 3
 2162mm x 3092mm
 7' 2" x 10' 1"

Bedroom 4
 2083mm x 2470mm
 6' 10" x 8' 1"

Bathroom
 2085mm x 1917mm
 6' 10" x 6' 3"

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A quality finish

We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

Specification

- 10 year NHBC warranty • Gas central heating • uPVC double glazed windows
- Choice of kitchen door fronts and worktops (subject to build stage)
- Choice of Porcelanosa ceramic wall tiles (subject to build stage)
- Bosch oven, hob and extractor fan • TV Points to Living Room and Bedroom 1
- BT Points to Living Room, Bedroom 1 and Bedroom 3 • Smoke detectors • Paved driveways
- Recycling bins • Solar panels • Water butts • Compost bins • Washing lines • Garden sheds

development layout Sevenoaks Rock Ferry



the acton
2 bedroom home

the portley
3 bedroom home

affordable housing

the singleton
2 bedroom home

the rockley
3 bedroom home

homes for rent

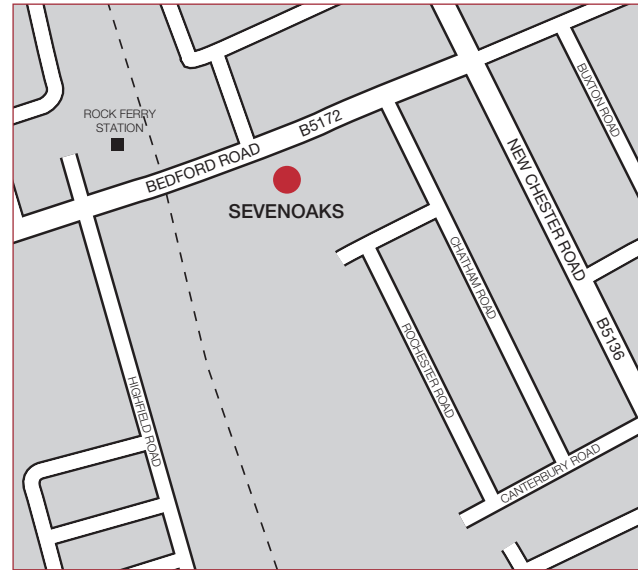
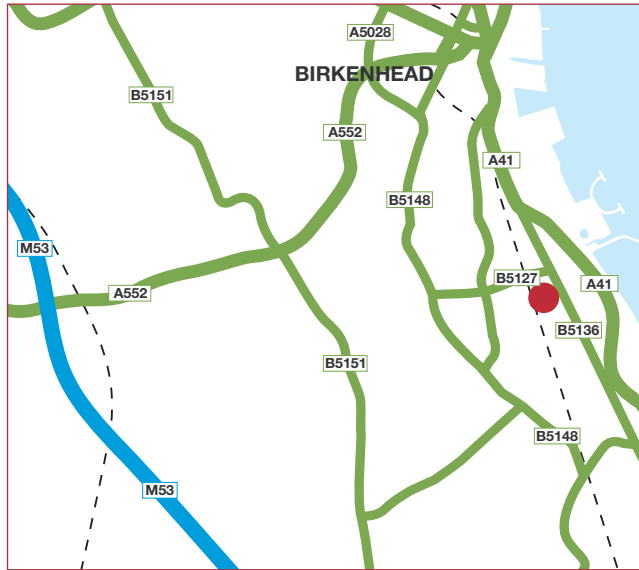
the hamilton
2 bedroom home

the chesterley
3 bedroom home

the townley
3 bedroom home

the bedford
4 bedroom home

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Any queries should be raised through the conveyancing process in the usual way.



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