

**LOVELL**  
HOMES

PRESENTS



**KINGS REACH**  
SNAITH

WELCOME TO



# KINGS REACH

SNAITH

To find a beautiful home designed with modern lifestyles in mind, you need not look further than Kings Reach, a sympathetic new development in Snaith, a pretty market town situated in the scenic East Riding of Yorkshire.

The name 'Kings Reach' reflects Snaith's royal connections which hark back to King John and his son, Henry III, who gave the town its royal charter.

Front cover image: Market Place, Snaith



St Laurence Priory Church, Snaithe

## PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



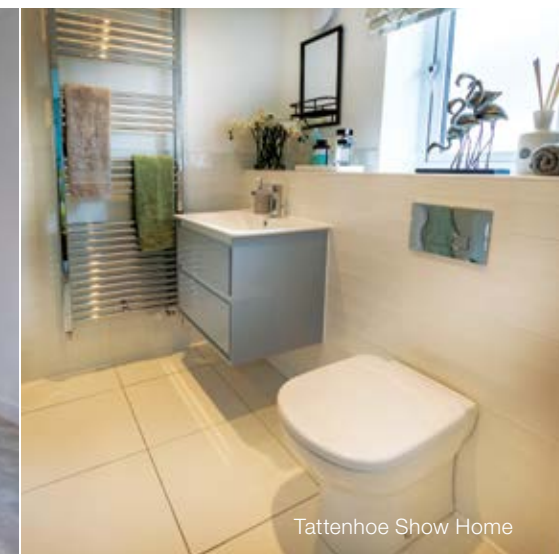
At Kings Reach you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from two, three or four bedroom homes and three bedroom bungalows, all of which are designed and built to the highest standards. Each home has been thoughtfully created with contemporary lifestyles in mind and so, regardless of your stage in life, there will be one to suit you at Kings Reach.

And, of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose those furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations\* range, we are able to offer a wide variety of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve, the more choice you'll have.

**Ask our Sales Executives for more details on our Inspirations range.**



\* Subject to build stage from our selected range



**SQV**  
STYLE  
QUALITY  
VALUE

IT'S WHAT MAKES  
OUR HOMES UNIQUE

**At Lovell we believe your home should be more than just about the right place at the right price.  
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,  
making your new home somewhere you'll be proud to call your own.

S

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### INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add a variety of extras to make it truly your own.

Q

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### UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

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### EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.



**KINGS REACH**  
SNAITH

## A HISTORIC MARKET TOWN

Today, Snaith is a thriving community with excellent road, rail and bus connections, good amenities (including a doctors' surgery, dental practice, pharmacy and library), a range of independent shops, and good primary and secondary schools. The town, sitting adjacent to the River Aire and located within a predominately rural landscape, is surrounded by excellent walking and biking country. With its own railway station and the M62 relatively close by, Snaith is very accessible, making it the perfect place for those just starting out on their property adventure or for those who are upsizing or downsizing.



**KINGS REACH**  
SNAITH





Local area



The Downe Arms, Snaith

## OUT AND ABOUT



Local area



Heritage Walks



Snaith Methodist Chapel

At its heart lies St Laurence Priory Church, a Grade 1 listed medieval church, which retains its central place in the life of the town, not least in the hosting of the annual Christmas Market. Street names, such as Market Place, Beast Fair and Butter Market, from which Snaith's speciality butter was sold, reflect the importance of the former weekly markets. These days, the local pubs, several cafes, and the Old Mill Brewery continue to draw visitors, many of whom come to Snaith to explore its 15 heritage trails celebrating the town's history. Both the Trans Pennine Way and the cycling Coast to Coast route pass through Snaith, so it's easy to see why it's a favourite with walkers and cyclists.

And there is plenty to do in the immediate area. Children and adults of all ages will love Carlton Towers, a historic house with year-round activities including plenty of family fun at Christmas. Further afield you can find the Rural Life Museum and 'Go Ape' at Normanby Country Park; Selby Abbey; or imagine life on the water at the Yorkshire Waterways Museum in Goole. There are lots of great river and canal side bike trails suitable for all abilities or you can try your hand at sailing on Southfield Reservoir. You can also explore York with its famous Minster and Viking Centre, or have a day at the races at York races. Leeds, Doncaster and Hull are all easily reached, as are the famous blue flag beaches of the East Riding.



Local area



The Plough Inn, Snaith



River Aire

  
**KINGS REACH**  
SNAITH

# IDEALLY LOCATED

Kings Reach is ideally placed for transport...



and attractions...



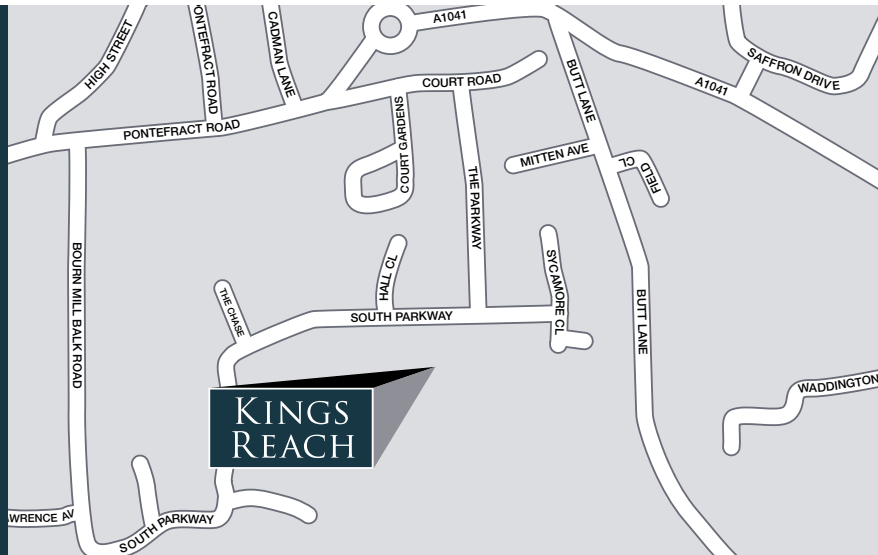
\* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

## FROM THE SOUTH

Travel north up the M18 from Doncaster. Exit at Thorne, Junction 6 and join the A614 (Selby Road) towards Rawcliffe and Goole. After crossing the bridge over the M62, turn left onto the A1041 towards Cowick and Snaith. After 1.2 miles turn left onto Butt Lane and turn left again to stay on Butt Lane. After approximately 0.3 miles you will find Kings Reach on your right.

## FROM THE NORTH

Travel south down the A1(M) to Ferrybridge. At Junction 41, take the M62 eastwards towards Kingston upon Hull. Exit at Junction 34 and take the 2nd exit at Whitley Bridge Interchange to join the A19 north towards Selby. At the first roundabout, take the third exit onto the A645 (Weeland Road) towards Snaith. In the town centre, take the second exit at the roundabout onto the A1041, Cowick Road, and then turn right onto Butt Lane. After approximately 0.3 miles you will find Kings Reach on your right.



# HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



## CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



## KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Mortgage Advisor to help.



## EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



## NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



## MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Kings Reach is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

# THE SPECIFICATION



	HAINSWORTH	BUDBY	OSBOURNE	TATTENHOE	SOUTHWOLD	GRASSINGTON
10 Year NHBC Warranty	•	•	•	•	•	•
<b>Kitchen</b>						
Choice of Symphony Kitchen Units*	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•
Single Bowl Stainless Sink to Utility				•	•	
Zanussi Brushed Steel Single Electric Oven	•					
Zanussi Brushed Steel Double Electric Oven		•	•			
Bosch Brushed Steel Double Electric Oven				•	•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•			
Bosch Brushed Steel 5 Ring Gas Hob				•	•	•
Brushed Steel Splashback to Hob	•	•	•	•		•
Electrolux Brushed Steel Chimney Hood	•	•	•			
Bosch Brushed Steel Chimney Hood				•		•
Bosch Island Hood					•	
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•
Zanussi Integrated Dishwasher				•	•	•
<b>Bathroom</b>						
Ideal Standard Sanitaryware	•	•	•	•	•	•
Chrome Towel-rail to Bathroom		•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•
<b>Cloakroom</b>						
Ideal Standard Sanitaryware	•		•	•	•	•
Choice of Porcelanosa Tiling*	•		•	•	•	•
<b>En-Suite</b>						
Ideal Standard Sanitaryware	•	•	•	•	•	•
Mira Shower	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•
Chrome Towel-rail to En-Suite				•	•	•




	HAINSWORTH	BUDDY	OSBOURNE	TATTENHOE	SOUTHWOLD	GRASSINGTON
<b>Electrics</b>						
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•	•
Fibre / Broadband	•	•	•	•	•	•
BT Points to Lounge and Downstairs Store	•	•	•	•	•	•
TV Point to Lounge	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen				•	•	•
Chrome Downlighters to Kitchen	•	•	•	•	•	•
Chrome Downlighters to Bathroom		•	•	•	•	•
Chrome Downlighters to En-Suite				•	•	•
Shaver Socket to Bathroom				•	•	•
<b>Internal and Decoration</b>						
Combination Boiler	•	•				
Cylinder and Boiler			•	•	•	•
Stelrad Elite Radiators	•	•	•			
Stelrad Compact Radiators				•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•
6 Panel Internal Doors in White Finish	•					
5 Panel Internal Doors in White Finish		•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•
Symphony Wardrobes to Bedroom 1				•	•	•
<b>External</b>						
White UPVC Windows	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•
Outside Tap to Rear				•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•
Turf to Rear Garden	•	•	•	•	•	•
Cycle Store (On Properties without a Garage)	•	•	•			





**KINGS REACH**  
SNAITH



- |  |   |
|--|---|
|  HAINSWORTH<br>2 bedroom home |  SOUTHWOLD<br>4 bedroom home   |
|  BUDDY<br>3 bedroom home      |  GRASSINGTON<br>4 bedroom home |
|  OSBOURNE<br>3 bedroom home   |  AFFORDABLE<br>HOUSING         |
|  TATTENHOE<br>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. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. Oct 22.

# HAINSWORTH

2 bedroom home



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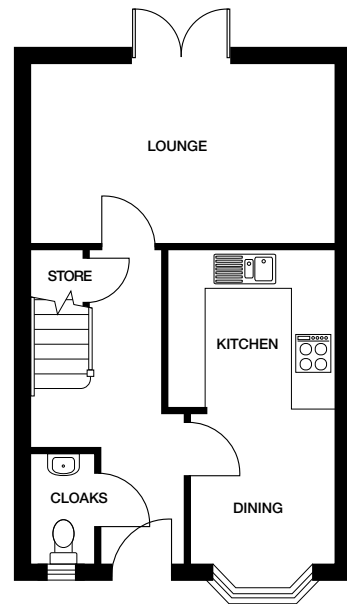
CGIs are indicative, external finishes and features may vary.



# HAINSWORTH

## 2 bedroom home

Plots 18, 19, 20

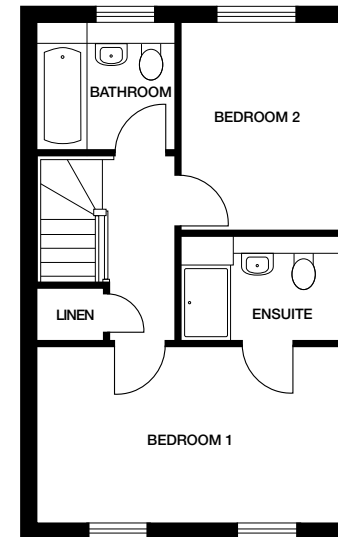


Ground floor

**Kitchen / Dining** 2200mm x 4908mm 7' 3" x 16' 1"

**Lounge** 4685mm x 2820mm 15' 4" x 9' 3"

**Cloaks** 960mm x 1700mm 3' 2" x 5' 7"



First floor

**Bedroom 1** 4685mm x 2760mm 15' 4" x 9' 1"

**En suite** 2485mm x 1655mm 8' 2" x 5' 5"

**Bedroom 2** 2485mm x 3234mm 8' 2" x 10' 7"

**Bathroom** 2107mm x 1970mm 6' 11" x 6' 6"

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. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Oct 22.

BUDBY

3 bedroom home

  
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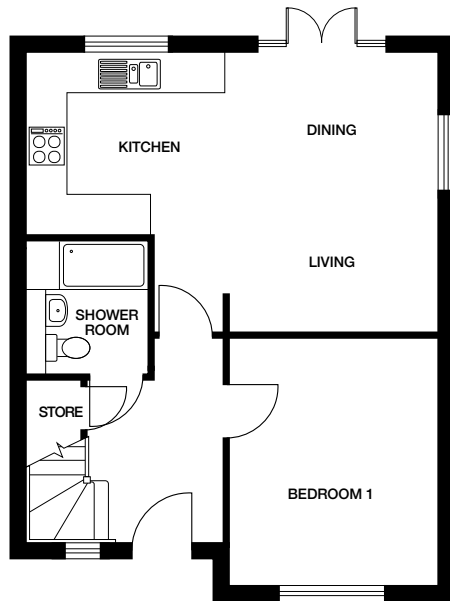
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# BUDBY

## 3 bedroom home

Plots 21, 24, 30, 43

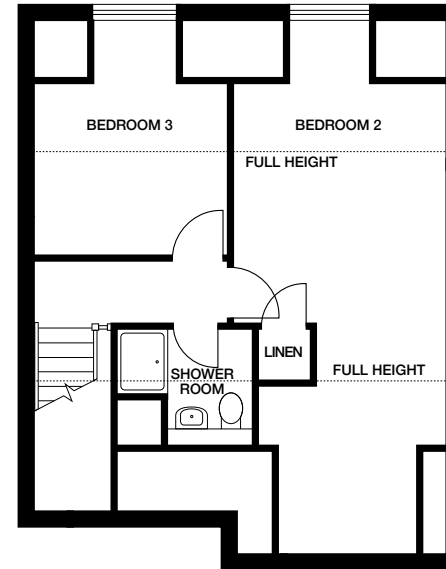


Ground floor

**Kitchen / Dining / Living** 6373mm x 4353mm 20' 11" x 14' 3"

**Bedroom 1** 3222mm x 3839mm 10' 7" x 12' 7"

**Shower Room** 1867mm x 2100mm 6' 2" x 6' 11"



First floor

**Bedroom 2** 3300mm x 5710mm 10' 10" x 18' 9"

**Bedroom 3** 2980mm x 2709mm 9' 9" x 8' 11"

**Shower Room** 1390mm x 1595mm 4' 7" x 5' 3"

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OSBOURNE  
3 bedroom home

  
KINGS REACH  
SNAITH

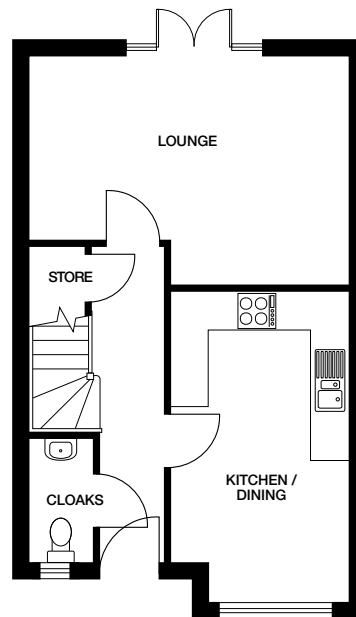
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# OSBOURNE

## 3 bedroom home

Plots 2, 3, 13, 14

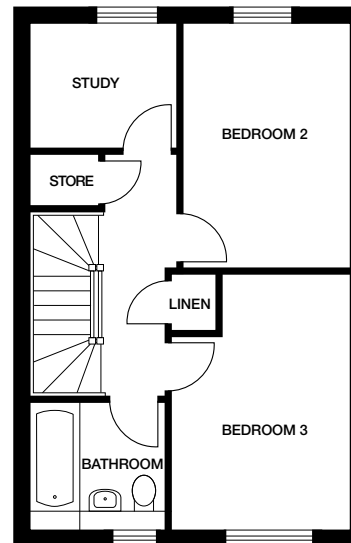


Ground floor

**Kitchen / Dining** 2748mm x 4858mm 9' x 15' 11"

**Lounge** 4910mm x 3560mm 16' 1" x 11' 8"

**Cloaks** 919mm x 1970mm 3' x 6' 6"



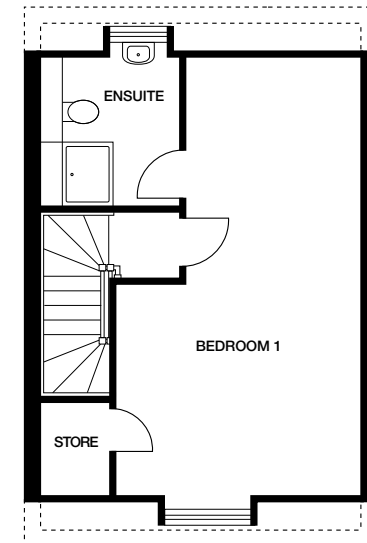
First floor

**Bedroom 2** 2572mm x 3875mm 8' 5" x 12' 9"

**Bedroom 3** 2758mm x 3980mm 9' 1" x 13' 1"

**Bathroom** 2059mm x 1970mm 6' 9" x 6' 6"

**Study** 2245mm x 1974mm 7' 4" x 6' 6"



Second floor

**Bedroom 1** 3808mm x 6819mm 12' 6" x 22' 4"

**En suite** 2120mm x 2372mm 6' 11" x 7' 9"

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# TATTENHOE

4 bedroom home



KINGS REACH

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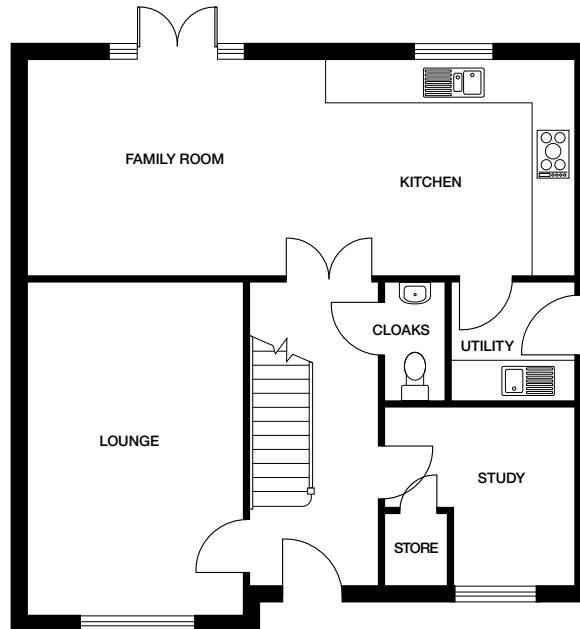
CGI images are indicative only, landscaping and boundary finishes vary by plot.



# TATTENHOE

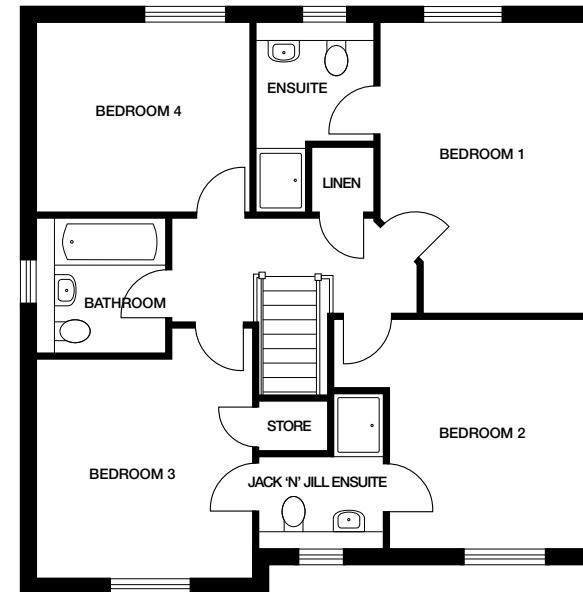
## 4 bedroom home

Plots 27, 37, 38



Ground floor

<b>Kitchen / Dining</b>	8510mm x 3375mm	27' 11" x 11' 1"
<b>Utility</b>	1875mm x 1865mm	6' 2" x 6' 1"
<b>Lounge</b>	3335mm x 5155mm	10' 11" x 16' 11"
<b>Study</b>	1850mm x 2747mm	6' 1" x 9'
<b>Cloaks</b>	930mm x 1865mm	3' 1" x 6' 1"



First floor

<b>Bedroom 1</b>	3147mm x 4549mm	10' 4" x 14' 11"
<b>En suite</b>	1870mm x 2920mm	6' 2" x 9' 7"
<b>Bedroom 2</b>	3002mm x 3531mm	9' 10" x 11' 7"
<b>Bedroom 3</b>	3335mm x 3392mm	10' 11" x 11' 2"
<b>Jack 'n' Jill En suite</b>	1930mm x 2388mm	6' 4" x 7' 10"
<b>Bedroom 4</b>	3307mm x 2920mm	10' 10" x 9' 7"
<b>Bathroom</b>	1970mm x 2125mm	6' 6" x 7'

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SOUTHWOLD

4 bedroom home



KINGS REACH  
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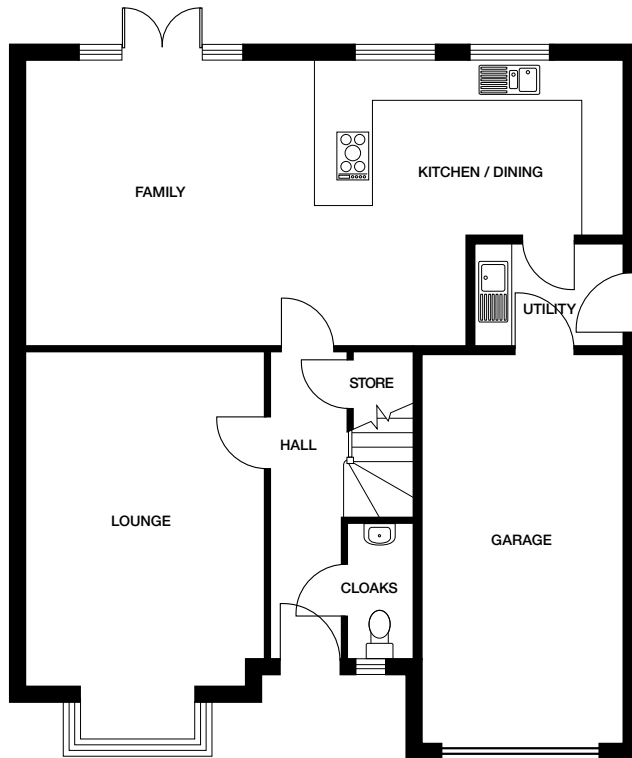
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# SOUTHWOLD

1734

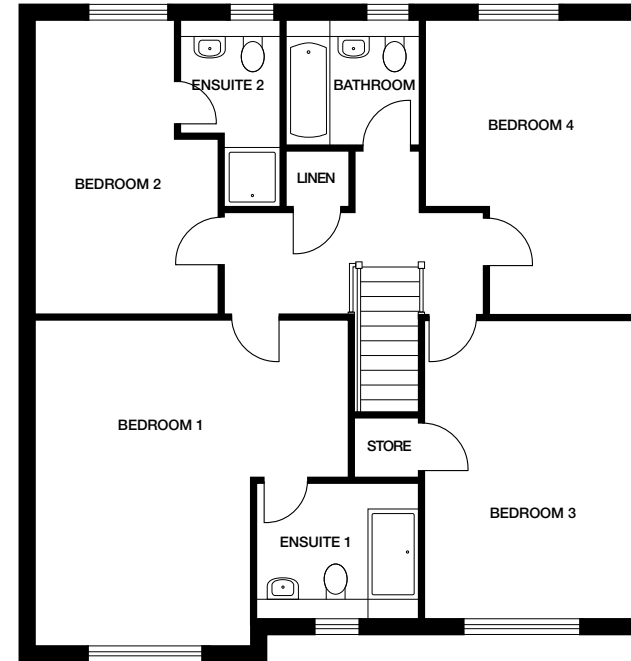
## 4 bedroom home

Plots 4, 9, 12, 22, 23, 25, 26, 28, 29, 36



Ground floor

**Kitchen / Dining** 4830mm x 4395mm 15' 10" x 14' 5"  
**Family** 4468mm x 4395mm 14' 8" x 14' 5"  
**Utility** 2322mm x 1600mm 7' 7" x 5' 3"  
**Lounge** 3674mm x 5203mm 12' 1" x 17' 1"  
**Cloaks** 995mm x 2032mm 3' 3" x 6' 8"



First floor

**Bedroom 1** 4853mm x 5023mm 15' 11" x 16' 6"  
**En suite 1** 2570mm x 2000mm 8' 5" x 6' 7"  
**Bedroom 2** 2817mm x 4600mm 9' 3" x 15' 1"  
**En suite 2** 1581mm x 2863mm 5' 2" x 9' 5"  
**Bedroom 3** 3175mm x 4573mm 10' 5" x 15'  
**Bedroom 4** 3170mm x 4600mm 10' 5" x 15' 1"  
**Bathroom** 2100mm x 1970mm 6' 11" x 6' 6"

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GRASSINGTON

4 bedroom home



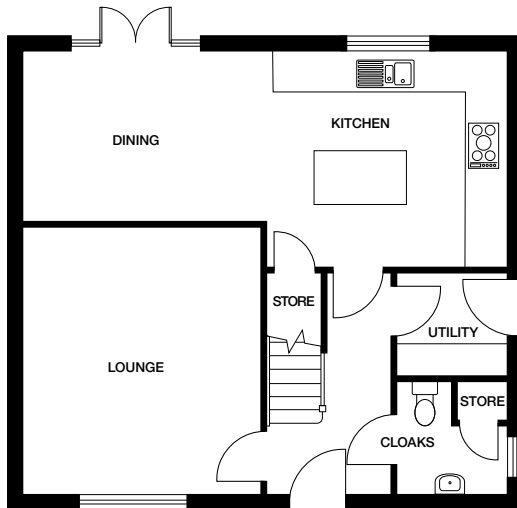
KINGS REACH  
SNAITH

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# GRASSINGTON

## 4 bedroom home

Plots 1, 5, 6, 7, 8, 10, 11, 15, 16, 17



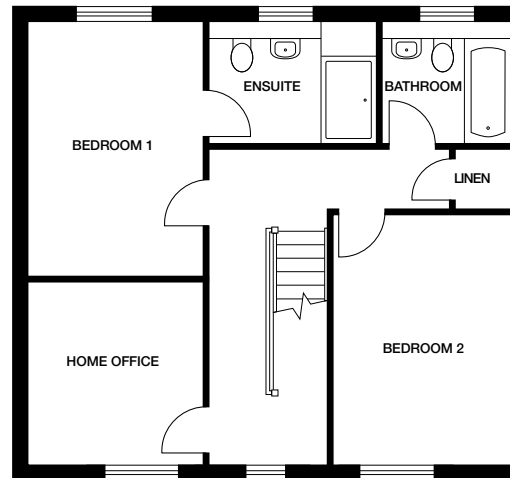
Ground floor

**Kitchen / Dining** 7948mm x 3550mm 26' 1" x 11' 8"

**Lounge** 3894mm x 4354mm 12' 9" x 14' 3"

**Utility** 1750mm x 1739mm 5' 9" x 5' 8"

**Cloaks** 1750mm x 1783mm 5' 9" x 5' 10"



First floor

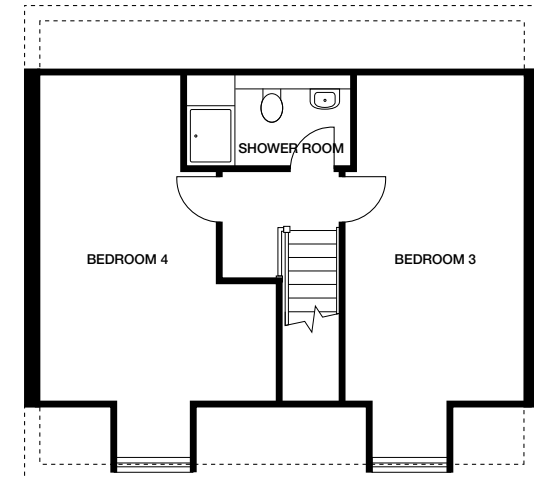
**Bedroom 1** 2853mm x 4201mm 9' 4" x 13' 9"

**En suite** 2762mm x 1970mm 9' 1" x 6' 6"

**Bedroom 2** 2911mm x 4117mm 9' 7" x 13' 6"

**Home Office** 2853mm x 2979mm 9' 4" x 9' 9"

**Bathroom** 2090mm x 1970mm 6' 10" x 6' 6"



Second floor

**Bedroom 3** 2911mm x 3625mm 9' 7" x 11' 11"

**Bedroom 4** 2897mm x 3625mm 9' 6" x 11' 11"

**Shower Room** 2750mm x 1279mm 9' x 4' 2"

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# KINGS REACH

SNAITH

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