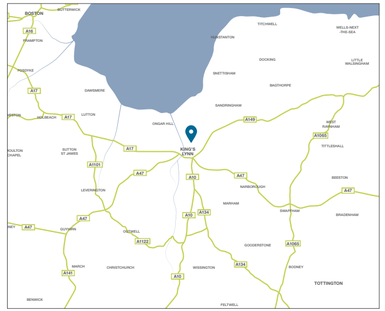


From King's Lynn

Take the A1076 Edward Benefer Way, before turning right at the traffic lights on to Hamburg Way. Take the first exit from the mini-roundabout, and follow the road as it becomes Lynnsport Way. Head straight over the next mini-roundabout on to Reid Way, before following the road on to Greenpark Avenue and past Lynnsport leisure centre to Dewside.

From the East

Take the A1076 Gayton Road, turn right in to A148 Wootton Road. At the crossroads turn left on to A1076 Edward Benefer Way continue ahead before turning left on to Hamburg Way. Take the first exit from the mini-roundabout, and follow the road as it becomes Lynnsport Way. Head straight over the next mini-roundabout on to Reid Way, before following the road on to Greenpark Avenue and past Lynnsport leisure centre to Dewside.

Dewside King's Lynn

Dewside
Greenpark Avenue, King's Lynn, Norfolk PE30 2NB **T:** 01553 334 799

@lovell_uk /lovellhomes
lovellnewhomes.co.uk

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

Working in Partnership

Borough Council of King's Lynn & West Norfolk

LOVELL HOMES

A **MORGAN SINDALL GROUP** COMPANY

LOVELL HOMES

Introduction

If you are a first-time buyer, growing family or you're looking to downsize, this location in King's Lynn is sure to perfectly match your needs.

When you visit King's Lynn, what you will immediately notice is its diverse nature. The constant refreshing work being done makes this town an extremely relevant and contemporary place to live, whilst still valuing its vast historical background. This gives it a wonderful mix of modern efficiency with tradition.

A huge benefit of King's Lynn is the Vancouver Shopping Centre, offering ample shopping, dining and entertainment opportunities. Named after Captain George Vancouver, the centre contains high-street favourites with plentiful parking. This is mixed charmingly with traditional shops and markets throughout the smaller lanes within King's Lynn.

You won't be disappointed with the services provided by this area.

As you'd expect from a reasonable-sized town, there are 30 schools and colleges in King's Lynn, within a 3-mile radius of your new home, plus Greenpark Academy planned just north of Dewside.

As you walk around, whether you choose to follow the King's Lynn Pilgrimage Trail or explore freely, the rich culture is striking. If you wander down the smaller streets, you will find that King's Street is lined with beautiful Georgian buildings, and a perfect chance to appreciate them is at one of the town's renowned annual festivals.

There is no shortage of evening activities either, with the extremely popular and lively Corn Exchange offering a wide range of entertainment shows and events in an impressive auditorium, originally built in 1854.

King's Lynn

Red Mount Chapel Park and Garden

An outstanding development of 2, 3 & 4 bedroom homes built in the riverside town of King's Lynn.

Welcome

At Lovell we believe your home should be more than 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 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 all sorts of extras to make it truly your own.

Q Unrivalled quality

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

V Exceptional value

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

Orchard Place show home interior

SQV STYLE QUALITY VALUE

It's what makes our homes unique

Orchard Place show home interior

Orchard Place show home interior

Orchard Place show home interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Home sweet home

Lovell Life

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality.

Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.
Most of all, once you step through the front door, we want you to know you're home.

Orchard Place show home interior

View of the Custom House in King's Lynn

The Location

To travel by rail, King's Lynn station is positioned centrally within the town and offers regular services to Watlington and onwards south to Kings Cross.

You'll have the great convenience of a bus and coach station, and the closest airport is Norwich International Airport at just over 40 miles away.

If you're looking to travel outside of the town for a change of scenery, The Wash National Nature Reserve is perfect and a 13-mile drive from home. As the biggest NNR in Britain, it spans an impressive 34 miles and it's one of the last truly wild areas in the country. Whilst you're walking along the sea wall, look out for birds roosting on the saltmarsh and listen out for the skylark's hunting call. This area is also a very common breeding ground for Common and Atlantic grey seals.

If you choose one of our homes, you will have the advantage of being within a 50-mile drive of three enticing cities. Peterborough, Cambridge and Norwich all have unique qualities and endless attractions to discover.

Peterborough offers multiple shopping centres and independent stores as well as a city market. Why not take a look at the cathedral where you will be able to go and see the resting place of Henry VIII's first wife, Katherine of Aragon?

Of course, Cambridge is world-famous for its University and numerous other historic sites which are extremely popular with tourists across the globe.

Furthermore Norwich has strong ties to art, literature and publishing making it a popular destination for a city break.

Town life

Development Layout

The Ingol
2 bedroom home

The Heacham
2 bedroom home

The Nar
2 bedroom home

The Gaywood
3 bedroom home

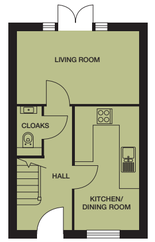
The Ouse
3 bedroom home

The Babingley
3 bedroom home

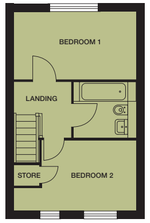
The Glaven
4 bedroom home

Affordable Housing

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.



Ground floor



First floor

The Ingol

2 bedroom home

Plots 10, 33, 60, 71, 75 and 76

Ground floor

Kitchen/Dining Room
4424mm x 2263mm 14'6" x 7'5"

Living Room
4375mm x 2649mm 14'4" x 8'8"

Cloaks
1720mm x 850mm 5'7" x 2'9"

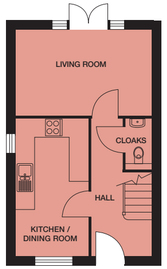
First floor

Bedroom 1
4375mm x 2413mm 14'4" x 7'11"

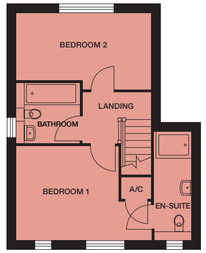
Bedroom 2
4375mm x 2563mm (max) 14'4" x 8'4" (max)

Bathroom
1975mm x 2147mm 6'5" x 7'0"

Customers should note the computer generated images shown are an illustration of the Ingol house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor

The Heacham

2 bedroom home

Plots 58, 59, 69 and 70

Please note: No side elevation windows to plots 58, 59 and 69.

Ground floor

Kitchen/Dining Room
4434mm x 2173mm 14'6" x 7'1"

Living Room
4375mm x 2751mm 14'4" x 9'0"

Cloaks
1720mm x 850mm 5'7" x 2'9"

First floor

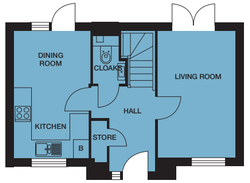
Bedroom 1
4375mm x 2996mm (max) 14'4" x 9'10" (max)

En-suite
3493mm x 1203mm 11'5" x 3'11"

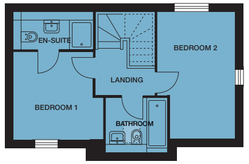
Bedroom 2
2998mm x 4375mm (max) 9'10" x 14'4" (max)

Bathroom
2066mm x 1973mm 6'9" x 6'5"

Customers should note the computer generated images shown are an illustration of the Heacham house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor

The Nar

2 bedroom home

Plots 2, 9, 13, 29, 35 and 43

Ground floor

Kitchen/Dining Room
2660mm x 4415mm 8'8" x 14'5"

Living Room
2650mm x 4415mm 8'8" x 14'5"

Cloaks
1089mm x 1660mm (max) 3'6" (max) x 5'5" (max)

First floor

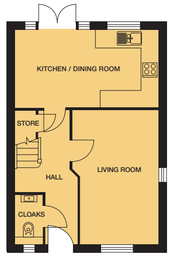
Bedroom 1
3127mm x 3036mm (max) 10'3" x 9'11" (max)

En-suite
1245mm x 2694mm (max) 4'1" x 8'10" (max)

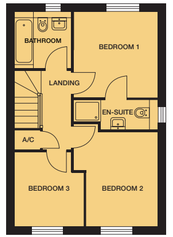
Bedroom 2
2686mm x 4415mm (max) 8'9" x 14'5" (max)

Bathroom
2136mm x 1868mm 7'0" x 6'1"

Customers should note the computer generated images shown are an illustration of the Nar house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor

The Gaywood

3 bedroom home

Plots 4, 5, 6, 21, 22, 26, 27, 32, 37, 38, 40, 44, 52, 55, 68, 79, 80, 81, 83 and 84

Ground floor

Kitchen/Dining Room
5292mm x 2888mm 17'4" x 9'5"

Living Room
3127mm x 4973mm (max) 10'3" x 16'3" (max)

Cloaks
1788mm x 998mm 5'10" x 3'2"

First floor

Bedroom 1
3084mm x 3179mm 10'1" x 10'5"

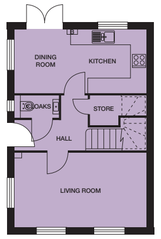
En-suite
3075mm x 1117mm 10'1" x 3'8"

Bedroom 2
3084mm x 3784mm (max) 10'1" x 12'5" (max)

Bedroom 3
2561mm x 2737mm (max) 8'4" x 8'11" (max)

Bathroom
2093mm x 2081mm 6'10" x 6'9"

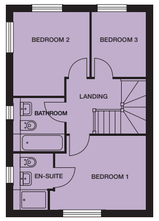
Customers should note the computer generated images shown are an illustration of the Gaywood house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.



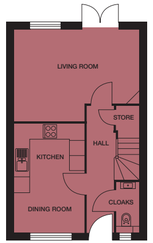
Ground floor

Ground floor

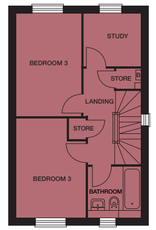
Plot 51



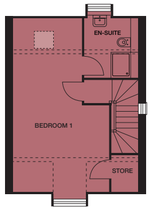
First floor



Ground floor



First floor



Second floor

The Ouse

3 bedroom home

Plots 1, 7, 8, 14, 25, 28, 34, 36, 41, 42, 53, 54, 56, 57, 67, 72, 73, 74, 78, 82 and 85

Ground floor

Kitchen/Dining Room
2580mm x 5317mm 8'5" x 17'5"

Living Room
5317mm x 2968mm 17'5" x 9'8"

Cloaks
855mm x 1749mm 2'9" x 5'8"

First floor

Bedroom 1
3831mm x 2990mm (max) 12'6" x 9'9" (max)

En-suite
2274mm x 1574mm (max) 7'5" x 5'2" (max)

Bedroom 2
3380mm x 3048mm (max) 11'1" x 10'0" (max)

Bedroom 3
2601mm x 2149mm 8'6" x 7'0"

Bathroom
2129mm x 2029mm 6'11" x 6'7"

Customers should note the computer generated images shown are an illustration of the Ouse house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.

The Babingley

3 bedroom home

Plots 16, 17, 18, 19, 23, 24, 86, 87, 88 and 89

Please note: No side elevation windows to plot 87 and 88

Ground floor

Kitchen/Dining Room
4296mm x 2775mm 14'1" x 9'1"

Living Room
4954mm x 3678mm (max) 16'3" x 12'0" (max)

Cloaks
837mm x 1960mm 2'9" x 6'5"

First floor

Bedroom 2
4084mm x 2575mm 13'4" x 8'5"

Bedroom 3
2746mm x 3923mm (max) 9'0" x 12'10" (max)

Study
2262mm x 2089mm 7'5" x 6'10"

Bathroom
2094mm x 1984mm 6'10" x 6'6"

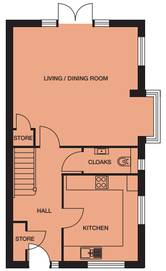
Second floor

Bedroom 1
6865mm x 3803mm (max) 22'6" x 12'5" (max)

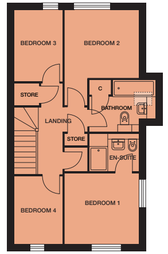
En-suite
2282mm x 2121mm 7'5" x 6'11"

Customers should note the computer generated images shown are an illustration of the Babingley house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.

CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

The Glaven

4 bedroom home

Plots 3, 11, 12, 15, 20, 39, 61 and 77

Ground floor

Kitchen		
3127mm x 3606mm	10'3" x 11'10"	
Living/Dining Room		
5076mm x 5315mm	16'7" x 17'5"	
Cloaks		
2275mm x 1055mm	7'5" x 3'5"	

First floor

Bedroom 1		
4109mm x 3150mm (max)	13'5" x 10'4" (max)	
En-suite		
1591mm x 2084mm (max)	5'2" x 6'10" (max)	
Bedroom 2		
4051mm x 3150mm (max)	13'3" x 10'4" (max)	
Bedroom 3		
3036mm x 2046mm	9'11" x 6'8"	
Bedroom 4		
2865mm x 2046mm	9'4" x 6'8"	
Bathroom		
2759mm X 2169mm (max)	9'0" x 7'1" (max)	

Customers should note the computer generated images shown are an illustration of the Glaven house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.

Specification

Housetypes also include:

	The Ingol	The Heacham	The Nar	The Gaywood	The Ouse	The Babingley	The Glaven
Gas central heating with combi-boiler	■	■	■	■	■	■	
Gas central heating with condensing boiler							■
Kitchen							
Zanussi integrated stainless steel single oven	■	■	■				
Zanussi integrated stainless steel double oven	□	□	□	■	■	■	■
Zanussi 4-burner brushed steel gas hob	■	■	■	■	■	■	■
Space and plumbing for dishwasher	■	■	■	■	■	■	
Integrated dishwasher	□	□	□	□	□	□	■
Integrated fridge freezer	□	□	□	□	□	□	■

	The Ingol	The Heacham	The Nar	The Gaywood	The Ouse	The Babingley	The Glaven
Bathroom							
Mira Agile EV chrome mixer shower	■	□	□	□	□	□	□
Mira Elevate bath screen	■	□	□	□	□	□	□
Porcelanosa wall tiles	■	■	■	■	■	■	■
Full height tiling around bath	■	□	□	□	□	□	□
En-suite							
Mira Agile EV chrome mixer shower		■	■	■	■	■	■
Mira Platinum rear-fed shower		□	□	□	□	□	□
Mira Elevate shower enclosure		■	■	■	■	■	■
Mira flight shower tray		■	■	■	■	■	■
Porcelanosa wall tiles		■	■	■	■	■	■

□ Available as part of our Inspirations Range. Please ask for details and prices.

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.

All housetypes include:

• 10-year NHBC Warranty • Symphony kitchen with soft close • Post formed laminate worktop and upstand • Mira brassware • 1½ bowl stainless steel kitchen sink and mixer tap • Brushed steel splashback to hob • Brushed steel chimney hood • Vinyl flooring to kitchen and wet rooms • Space and plumbing for washing machine • White Kohler sanitaryware • Shaver sockets to bathrooms and en-suites* • LED downlighters to kitchens, bathrooms and en-suites* • Quad plate (2 x sat, TV, telephone and FM/DAB) to living room • TV point to bedroom 1 • Telephone points to hall and bedroom 1 • White UPVC windows and french doors • White emulsion ceilings and walls • White satinwood finish to internal joinery • Turfed front garden • 4 panel internal doors in white satinwood finish and chrome ironmongery • Brushed steel lamp with PIR activation to front and rear

*Where applicable

A quality finish

Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed.

To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price.

This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

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.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and 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).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Dewside is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.

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

How to purchase