



The Meadows

Clifton upon Teme

LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY

LOVELL
HOMES

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View over Malvern Hills

Welcome to



The Meadows

Clifton upon Teme

Situated in the picturesque Worcestershire village of Clifton upon Teme, The Meadows is a carefully considered selection of stylish 2, 3, 4 and 5 bedroom homes.

Overlooking the Teme Valley, this rural location provides the perfect setting for those looking to enjoy life in the countryside, whilst retaining links to Hereford, Worcester and the surrounding area.



Clifton upon Teme village green

Village life

It's not every day that the opportunity arises to join a small community such as this.

A great example of an Anglo-Saxon settlement, Clifton upon Teme features ancient buildings such as Kenelm Church and is surrounded by rolling countryside, as well as having glorious views across Herefordshire and The Malvern Hills.

One of the largest villages in the area, you'll find yourself on a ridge above the valley of the River Teme. This is a location that's perfect for a spot of fishing, or as a starting point for a leisurely walk through this truly picturesque location.


The Meadows
Clifton upon Teme





The Coppice, Chapel-en-le-Frith show home interior

SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

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.


The Meadows
Clifton upon Teme



Mollins Gate, Moodiesburn show home interior



The Paddocks, Minchinhampton show home interior

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.



The River Teme

Life at The Meadows

Clifton upon Teme provides everything you'd expect to find with village life - including a village hall, parish church, local shop, two pubs, and clubs for everything from tennis to gardening!

For the younger generation, Clifton upon Teme primary school is just a few hundred metres from The Meadows, and caters for Reception age upwards. Their on-site Early Years Centre also offers places from 3 months to 5 years. The nearest high school, The Chantry, is found in nearby Martly - just short of a 15 minute journey by bus*.

Set up home here and you'll find you have the best of both worlds though, as the historic city of Worcester is less than 12 miles away* and the towns of Bromsgrove and Kidderminster can be found within 20*

*Time taken from Google Maps



St.Kenelms Church



Clifton upon Teme

Places to see. Locations to explore.



Worcester Cathedral



Severn Valley Railway



West Midlands Safari Park

Worcester, with its iconic Cathedral and University has a centre steeped in history and heritage and an unrivalled selection of shopping outlets, from popular high street names through to individual boutiques. The city is home to a whole host of events throughout the year, often located along the riverside or in one of the many beautiful parks.

Head north and you'll soon reach Kidderminster. Here you'll find two of the top family attractions in the area, West Midlands Safari Park and the Severn Valley Railway. Both provide for a fantastic day out with all year round attractions.

The market town of Bromsgrove is full of character with a striking traditional, long high street and The Artrix - the town's cinema, arts, music and comedy centre. After an evening of entertainment there's no better way of rounding off the night than sampling one of the canalside restaurants or country pubs nearby.

A little over 20 miles to the south-west is Hereford - a city with a fantastic local history and historic architecture, and home to the county's farming communities for hundreds of years.



Clifton upon Teme village green



Loftus Garden Village street scene



Lovell life

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.

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. Every home at The Meadows features air source heat pumps and smart home technology to ensure that they are as energy efficient as possible.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are 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.


The Meadows
Clifton upon Teme

Development layout

- **Weston**
 2 bedroom home
 Plots 27 & 28
 2 bedroom discounted open market homes
 Plots 33, 34, 35, 40, 41 & 42
- **Northwood**
 3 bedroom home
 Plots 11, 12, 21, 45 & 46
- **Norwood**
 3 bedroom home
 Plots 1 (Octavia House) & 2
- **Ashwood**
 3 bedroom home with study
 Plots 3, 6, 7, 10, 17, 22, 23, 26, 39 & 47
- **Fanceford**
 4 bedroom home
 Plots 4, 5, 30 & 48
- **Temeworth**
 5 bedroom home
 Plots 37 & 38
- **Elsworth**
 5 bedroom home
 Plots 24, 25, 29 & 36
- **Affordable Housing**
 Plots 8, 9, 13, 14, 15, 16, 18, 19, 20, 31, 32, 43 & 44
- **Sales Arena**
 Marketing Suite, Show Homes & Visitor Parking

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.

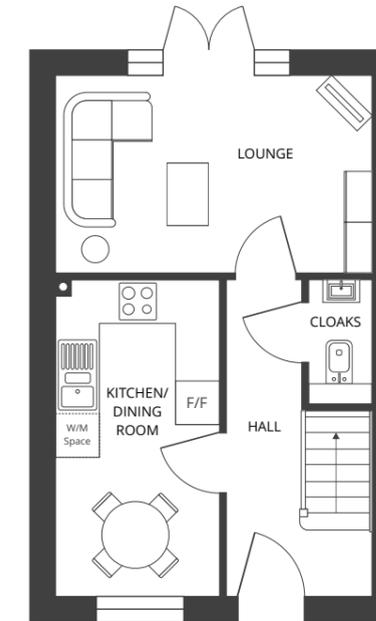




Weston

2 bedroom homes

Plots 27, 28, 33, 34, 35, 40, 41 & 42

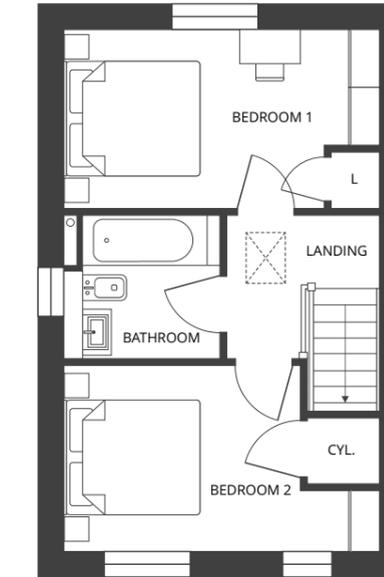


Ground floor

Kitchen/ Dining Room
4421 mm x 2252mm (max)
14'6" x 7'4" (max)

Living Room
4348mm x 2760mm (max)
14'3" x 9'0" (max)

Cloaks
1745mm x 860mm (max)
5'8" x 2'9" (max)



First floor

Bedroom 1
4348mm x 2510mm (max)
14'3" x 8'2" (max)

Bedroom 2
4348mm x 2578mm (max)
14'3" x 8'5" (max)

Bathroom
2000mm x 2160mm (max)
6'6" x 7'1" (max)

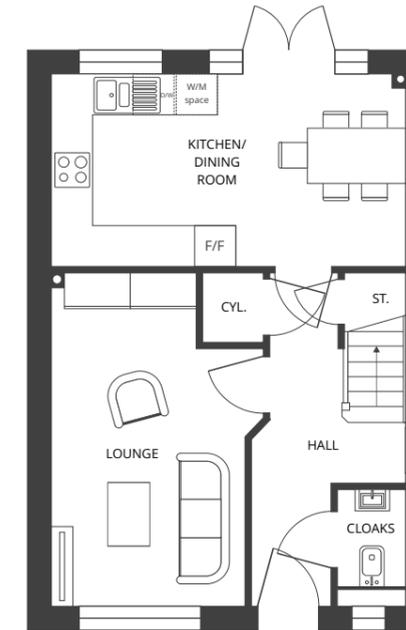
Customers should note the computer generated images shown is an illustration of the Weston house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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.



Northwood

3 bedroom home

Plots 11, 12, 21*, 45 & 46

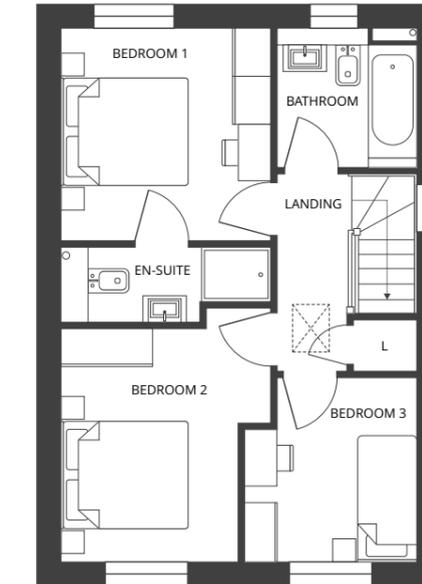


Ground floor

Kitchen/ Dining Room
2858mm x 5247mm (max)
9'4" x 17'2" (max)

Living Room
3144mm x 4995mm (max)
10'3" x 16'4" (max)

Cloaks
1009mm x 1760mm (max)
3'3" x 5'9" (max)



First floor

Bedroom 1
3183mm x 3093mm (max)
10'5" x 10'1" (max)

En-suite
1117mm x 3093mm (max)
3'8" x 10'1" (max)

Bedroom 2
3460mm x 3095mm (max)
11'4" x 10'1" (max)

Bedroom 3
2733mm x 2534mm (max)
8'11" x 8'3" (max)

Bathroom
2059mm x 2085mm (max)
6'9" x 6'10" (max)

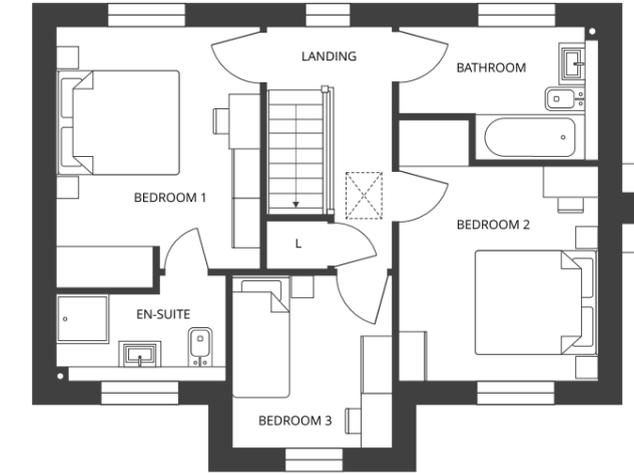
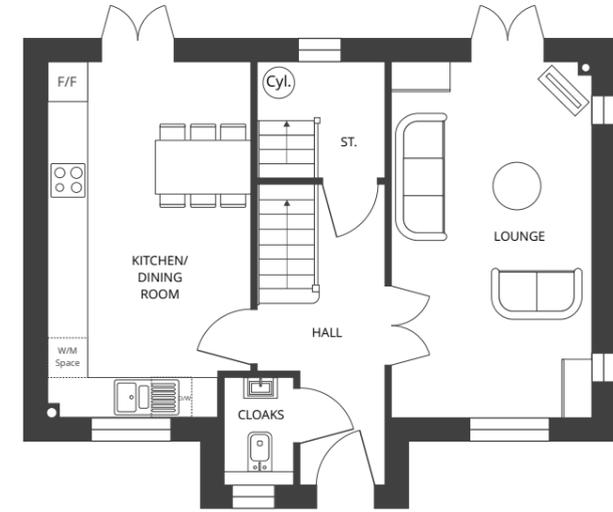
*Please note: Plot 21 has a bay window in Living Room.

Customers should note the computer generated images shown is an illustration of the Northwood 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.



Norwood

3 bedroom home
Plots 1 (Octavia House) & 2



Ground floor

Kitchen/ Dining Room
3107mm x 5474mm (max)
10'2" x 17'11" (max)

Living Room
3057mm x 5474mm (max)
10'0" x 17'11" (max)

Cloaks
1647mm x 1045mm (max)
5'4" x 3'5" (max)

First floor

Bedroom 1
3746mm x 3107mm (max)
12'3" x 10'2" (max)

En-suite
2607mm x 1635mm (max)
8'6" x 5'4" (max)

Bedroom 2
3321mm x 3057mm (max)
10'10" x 10'0" (max)

Bedroom 3
2436mm x 2647mm (max)
7'11" x 8'8" (max)

Bathroom
2060mm x 3057mm (max)
6'9" x 10'0" (max)

Customers should note the computer generated images shown is an illustration of the Norwood 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.

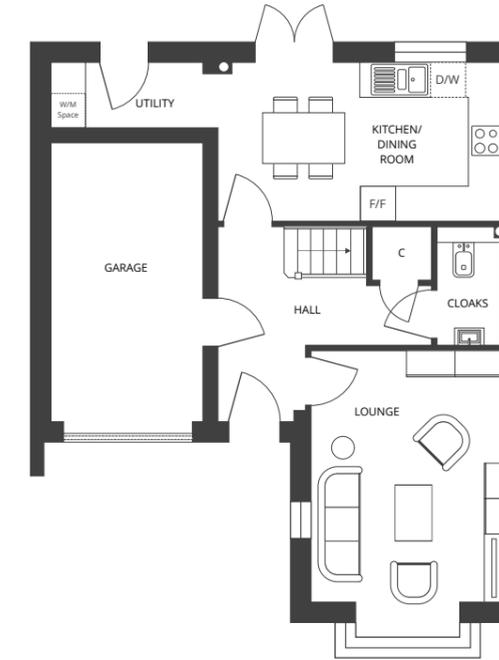
CGI shows plot 2.
CGIs are indicative, external finishes and features may vary.



Ashwood

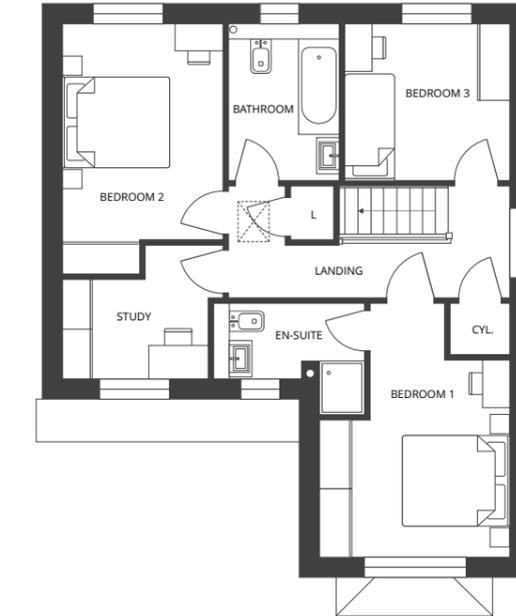
3 bedroom home with study

Plots 3, 6, 7, 10, 17, 22, 23, 26, 39 & 47



Ground floor

- Kitchen/Dining Room**
4950mm x 2760mm (max)
16'2" x 9'0" (max)
- Living Room**
4973mm x 3336mm (max)
16'3" x 10'11" (max)
- Cloaks**
2055mm x 1173mm (max)
6'8" x 3'10" (max)



First floor

- Bedroom 1**
3336mm x 4495mm (max)
10'11" x 14'8" (max)
- En-suite**
2650mm x 1967mm (max)
8'8" x 6'5" (max)
- Bedroom 2**
2807mm x 4393mm (max)
9'2" x 14'4" (max)
- Bedroom 3**
2898mm x 2760mm (max)
9'6" x 9'0" (max)
- Study**
2375mm x 2807mm (max)
7'9" x 9'2" (max)
- Bathroom**
1945mm x 2760mm (max)
6'4" x 9'0" (max)

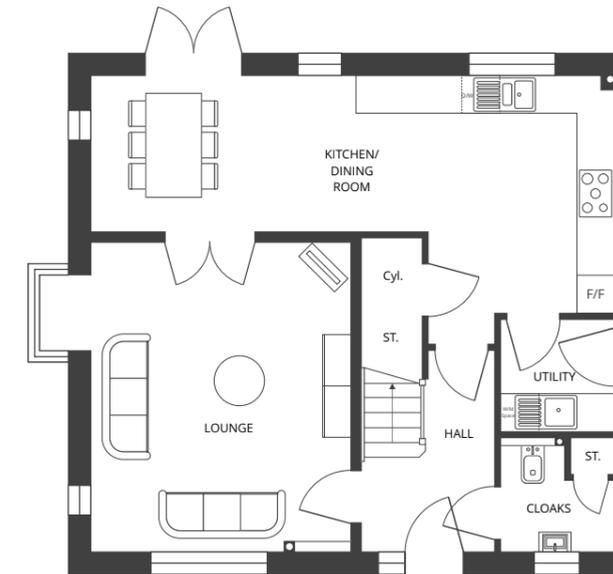
Customers should note the computer generated images shown is an illustration of the Ashwood house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 50mm (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.



Fanceford

4 bedroom home

Plots 4*, 5*, 30 & 48



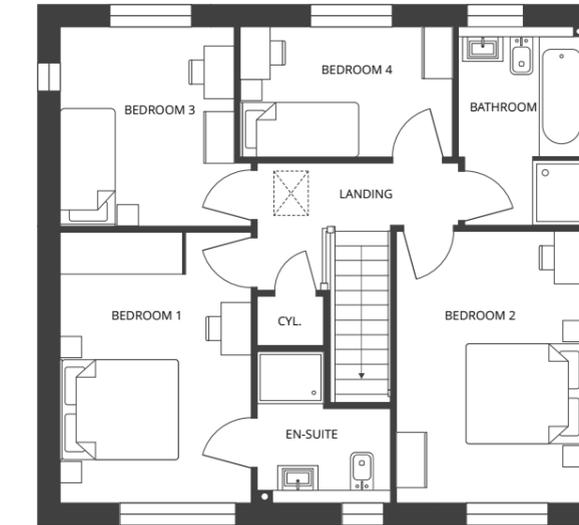
Ground floor

Kitchen/ Dining Room
7948mm x 3648mm (max)
26'0" x 11'11" (max)

Living Room
3950mm x 4736mm (max)
12'11" x 15'6" (max)

Utility Room
1735mm x 1730mm (max)
5'8" x 5'8" (max)

Cloaks
1735mm x 1710mm (max)
5'8" x 5'7" (max)



First floor

Bedroom 1
2914mm x 4133mm (max)
9'6" x 13'6" (max)

En-suite
2013mm x 2307mm (max)
6'7" x 7'6" (max)

Bedroom 2
2835mm x 4133mm (max)
9'3" x 13'6" (max)

Bedroom 3
2914mm x 3048mm (max)
9'6" x 10'1" (max)

Bedroom 4
3037mm x 1985mm (max)
9'11" x 6'6" (max)

Bathroom
3048mm x 2090mm (max)
10'1" x 6'10" (max)

*Please note: No side elevation windows to plots 4 and 5.

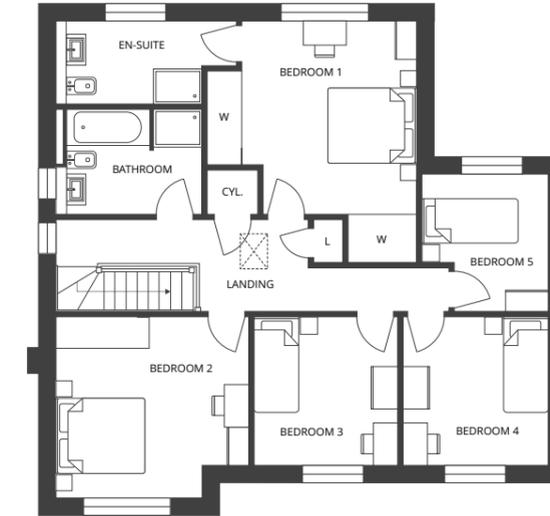
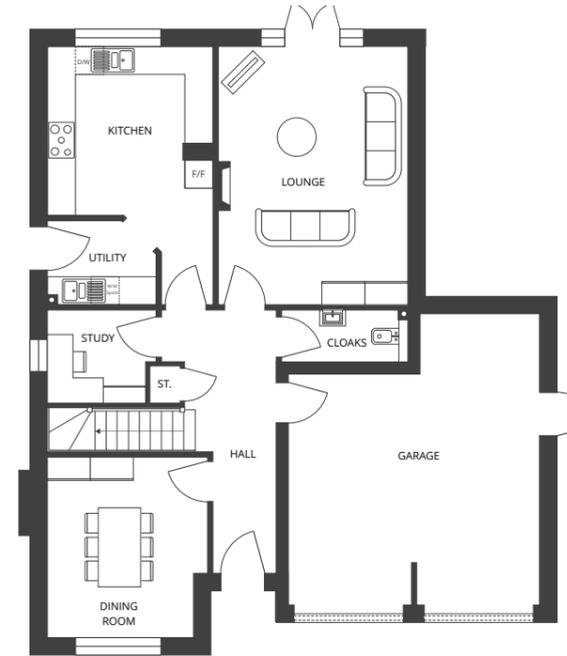
Customers should note the computer generated images shown is an illustration of the Fanceford house type. External finishes, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Dimensions stated are within 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.



Temeworth

5 bedroom home

Plots 37 & 38



Ground floor

Kitchen

3395mm x 5360mm (max)
11'1" x 17'7" (max)

Living Room

3898mm x 5360mm (max)
12'9" x 17'7" (max)

Dining Room

3285mm x 3933mm (max)
10'9" x 12'10" (max)

Study

2227mm x 1916mm (max)
7'3" x 6'3" (max)

Cloaks

2605mm x 1061mm (max)
8'6" x 3'5" (max)

First floor

Bedroom 1

3595mm x 3995mm (max)
11'9" x 13'1" (max)

En-suite

3698mm x 1760mm (max)
12'1" x 5'9" (max)

Bedroom 2

3947mm x 3753mm (max)
12'11" x 12'3" (max)

Bedroom 3

2970mm x 3078mm (max)
9'8" x 10'1" (max)

Bedroom 4

2983mm x 3078mm (max)
9'9" x 10'1" (max)

Bedroom 5

2865mm x 2608mm (max)
9'4" x 8'6" (max)

Bathroom

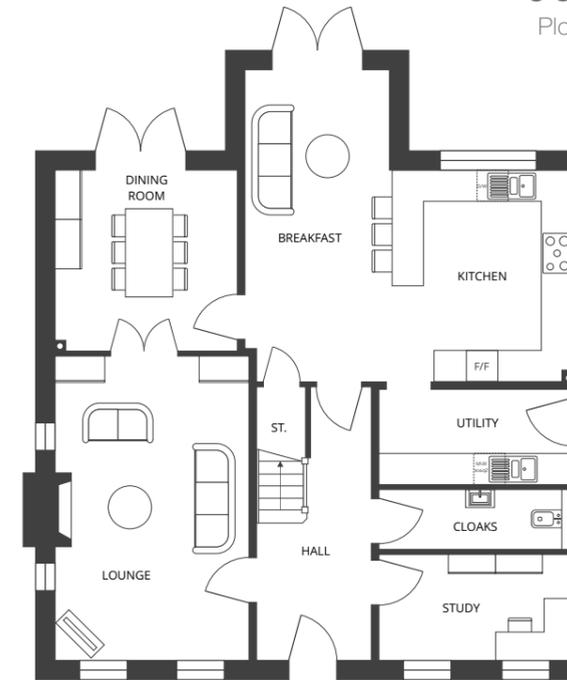
2142mm x 2998mm (max)
7'0" x 9'10" (max)



Elsworth

5 bedroom home

Plots 24, 25, 29 & 36



Ground floor

Kitchen

6036mm x 5820mm (max)
19'9" x 19'1" (max)

Living Room

3561mm x 5831mm (max)
11'8" x 18'5" (max)

Dining Room

3338mm x 3350mm (max)
10'11" x 10'11" (max)

Study

3561mm x 1960mm (max)
11'8" x 6'5" (max)

Utility Room

1750mm x 3561mm (max)
5'8" x 11'8" (max)

Cloaks

3561mm x 1120mm (max)
11'8" x 3'8" (max)

First floor

Bedroom 1

3608mm x 4338mm (max)
11'10" x 14'2" (max)

En-suite 1

1190mm x 3608mm (max)
3'10" x 11'10" (max)

Bedroom 2

3561mm x 3323mm (max)
11'8" x 10'10" (max)

En-suite 2

1200mm x 3561mm (max)
3'11" x 11'8" (max)

Bedroom 3

3350mm x 3608mm (max)
10'11" x 11'10" (max)

Bedroom 4

3561mm x 2760mm (max)
11'8" x 7'4" (max)

Bedroom 5

3120mm x 2661mm (max)
10'2" x 8'8" (max)

Bathroom

2000mm x 3561mm (max)
6'6" x 11'8" (max)

Customers should note the computer generated images shown is an illustration of the Elsworth 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.



Lavender Grove, Farmborough Show home interior

A quality finish

All housetypes include:

- 10-year NHBC Warranty
- Mitsubishi air source heat pumps
- Mitsubishi Ecodan heating systems
- Symphony Kitchens
- Splash back and upstand to Kitchen worktops
- White Kohler sanitaryware
- LED ceiling downlighters to Kitchens
- LED under-cupboard lighting to Kitchens
- Porcelanosa wall tiling to Bathrooms, En-suites and Cloaks**
- White electric sockets and switches
- TV points to Living Room and Bedroom 1
- BT points to Hall or Living Room and Bedroom 1
- Speaker wiring installed in Kitchen ceiling, Living Room ceiling and Loft
- Mains powered carbon monoxide detector
- Mains powered smoke detectors to all floors
- Chrome internal ironmongery
- PVC-u double glazed windows and French doors*
- White emulsion ceilings and walls
- Chrome door bell
- Coach lamp with PIR activation to front
- Door stops
- Door numbers
- Landscaped and turfed front and rear gardens***
- Black guttering and downpipes
- Garden sheds

* Where applicable ** Choice of tiles subject to build stage

*** Subject to landscape drawings



	Weston	Northwood	Norwood	Ashwood	Fanceford	Temeworth	Elsworth
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Mitsubishi ECO DAN air source heat pumps	■	■	■	■	■	■	■
Fireplace and surround		□	□	□	□	■	■
Hammonds wardrobes to bedroom 1	□	□	□	□	□	■	■

Kitchen

Stainless steel bowl and a half sink	■	■	■	■	■	■	■
Zanussi single oven	■						
Zanussi double oven		■	■	■			
Bosch double oven	□	□	□	□	■	■	■
Zanussi ceramic hob	■	■	■	■			
Bosch 5-zone ceramic hob	□	□	□	□	■	■	■
Electrolux chimney hood	■	■	■	■			
Bosch chimney hood	□	□	□	□	■	■	■
Zanussi integrated fridge freezer	■	■	■	■	■	■	■
Zanussi integrated dishwasher	□	■	■	■	■	■	■
Plumbing for washing machine	■	■	■				
Vinyl flooring	■	■	■	■	■	■	■
LED ceiling downlighters	■	■	■	■	■	■	■
LED under-cupboard lighting	■	■	■	■	■	■	■

Utility Room

Stainless steel single bowl sink				■	■	■	■
Plumbing for washing machine				■	■	■	■
Vinyl flooring				■	■	■	■

★ Subject to build stage
 □ Inspirational upgrades

Cloaks

Porcelanosa splashback to wash hand basin*	■	■	■	■	■	■	■
Porcelanosa tiling to window sill*	■	■	■	■	■	■	■
Vinyl flooring	■	■	■	■	■	■	■

Bathroom

Mira Vie 8.5kW electric shower over bath	■						
Mira CODA Pro EV shower		□	□	□	■	■	■
Porcelanosa tiled shower cubicle*					■	■	■
Chrome downlighters	□	■	■	■	■	■	■
Chrome towel rail	□	■	■	■	■	■	■
Shaver socket	■	■	■	■	■	■	■
Vinyl flooring	■	■	■	■	■	■	■

En-suite

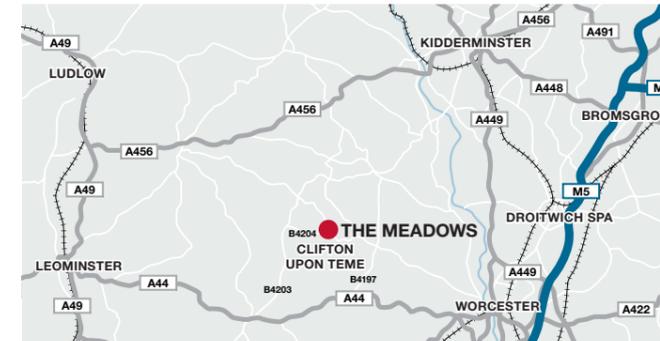
Mira CODA Pro ERD shower	■	■	■				
Mira Agile ERD shower			□	□	■	■	■
Porcelanosa tiled shower cubicle*	■	■	■	■	■	■	■
Chrome downlighters			□	□	■	■	■
Chrome towel rail			□	□	■	■	■
Vinyl flooring	■	■	■	■	■	■	■

En-suite 2

Mira Azora electric shower							■
Porcelanosa tiled shower cubicle*							■
Vinyl flooring							■



CGI of The Meadows exterior

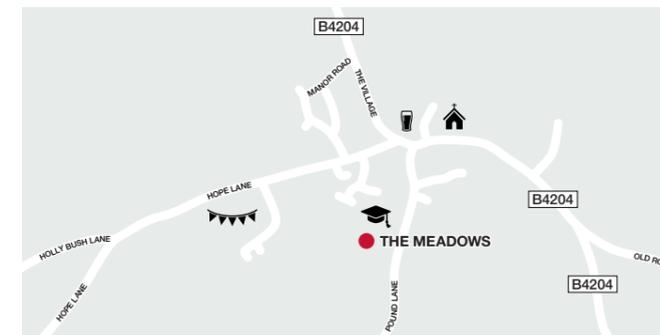


From Worcester

Head North West along the B4204 towards Martley. Pass through Martley, continuing along the B4204 following signs for Clifton. Upon reaching Clifton upon Teme continue as far as The Lion pub before turning left into Pound Lane. Drive past the Primary School and Tennis Club before arriving at the Meadows.

From Kidderminster

Head West along the A456 as far as Clows Top, then turn left onto the A4202 (signposted Gt. Witley). After one and a half miles turn right towards Pensax. Continue ahead for a mile before turning right at the junction, then take the first left towards Bromyard. Turn right after a mile onto the B4203, then left onto the B4204 after a further two (signposted Worcester). Upon reaching Clifton upon Teme head as far as The Lion pub, before turning right into Pound Lane. Drive past the Primary School and Tennis Club before arriving at the Meadows.



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 Financial 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). The Meadows 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.

