SPECTRUM

@ HOULTON

Houlton Way, Rugby, CV22 0AB

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CONSUMER CODE FOR HOME BUILDERS
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@lovell_uk /lovellhomes

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LOVELL HOMES

A **MORGAN SINDALL GROUP** COMPANY

LOVELL HOMES

PRESENTS

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WELCOME TO

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As one of the latest additions to the brand new village community of Houlton, near Rugby, Spectrum gives you a choice of just 45 two, three and four-bedroom homes in nine different architect designs. All in a location that couldn't be better placed.

The historic market town of Rugby is just four miles to the north-west. And, thanks to a brand new link road and dedicated bus service, you can quickly get to the heart of shops and other attractions, including lots of independent outlets and attractive food options.

You'll find lots of local shops and amenities on your doorstep too - many of which have been purpose-built to serve Houlton's growing community.

If you need to think about travelling further afield, Spectrum @ Houlton is very well connected. The M1, M6, M45, A5 and A14 are all close by, enabling you to reach around 80% of the UK within four hours. With the West Coast mainline connecting through Rugby station, London is less than 50 minutes away and a half-hour journey takes you to the heart of Birmingham.

Whether you're looking to settle down in your first home, moving up to a larger home or downsizing, we've got the perfect choice of homes for you in a truly remarkable location. All built to the high standards you'd expect from Lovell.

Street Scene from Spectrum @ Houlton

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. 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.

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.

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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.

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.

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LIFE @ SPECTRUM

Spectrum is part of the vibrant new village community of Houlton. As well as offering a choice of stunning new homes, the community has been designed to provide everything you'd expect from village life.

There's a purpose built Co-op food store, the award-winning Tuning Fork licensed café and restaurant, and the Barn community centre – home to yoga, pilates and more. For working mums and dads, the Old Station Nursery provides local childcare for infants to five year olds.

The whole area also boasts purpose built walking trails, cycling paths, a play park, 65 acres of natural wildlife habitat and Dollman Common – 17 acres of trees, play areas and a village pond.

The area is well served by newly opened primary and secondary schools. These include St Gabriel's CofE primary school, Ashlawn secondary school - rated as outstanding by Ofsted – and Houlton School, an independent secondary school and sixth form.* Of course, Rugby is also home to the long established and famous Rugby School.

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*For further information on catchments, please contact the relevant school directly. All scores have been taken off Osted and school websites. Correct at time of print.

Rugby Market Place

PLACES TO SEE, LOCATIONS TO EXPLORE

The Adventure Zone is the must-see, action-packed soft play venue for children up to 12 years old while the Queen's Diamond Jubilee Centre offers a massive gym, 25m swimming pool, a climbing wall and more.

Anyone fascinated by Rugby's history is well-served by Rugby's Art Gallery and Museum and the Museum of Country Bygones – which brings together artefacts from rural life over the ages. For sports fans, the Webb Ellis Rugby Football Museum is opposite the place where the game started in 1823, at Rugby School. The school itself is also worth visiting.

Other nearby attractions include Kenilworth Castle, with its Elizabethan gardens, the world-famous Warwick Castle and Rugby's 14th Century St. Andrew's church.

For those seeking a taste of outdoor life, an abundance of scenic walks are close by, including the Oxford Canal, Cock Robin Wood, Caldecott Park, and the scenic Draycote Water.

Temple Reading Room Library

Swift Valley Nature Park

Elliot Field retails Park

Rugby School

From family days out to cultural attractions, entertainment, sports and leisure, Spectrum puts you at the heart of Eastern Warwickshire's numerous attractions.

Drayton Manor Park and Zoo features 280 acres of world-class rides, as well as shops, restaurants, bars and a family friendly zoo that hosts more than 100 species, including 12 rare breeds. Alternatively, you can enjoy the narrow-gauge railway, rides and lakeside walks at Wicksteed Park.

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IDEALLY LOCATED

With Rugby sitting at the crossroads of several of the most important roads in the country, Spectrum is perfectly positioned for travel to any part of the UK for both work and leisure. The M1, M6, M45 and A14 are all within easy reach. National rail services to London, Birmingham and beyond also run frequent and regular services through Rugby railway station. Birmingham Airport is just over half an hour away, Luton is just over an hour, and Coventry Airport is even closer – just 20 minutes drive.

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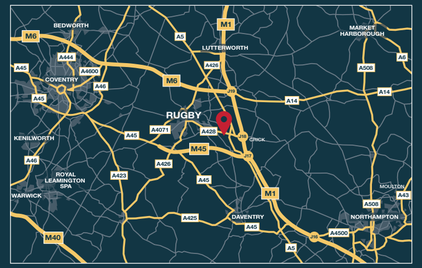
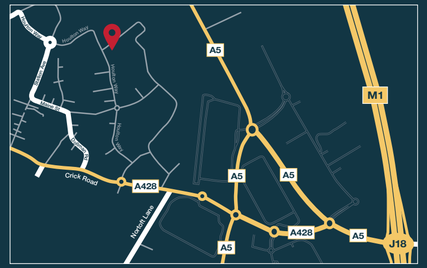
* Distances and times taken from Google Maps & the Trainline.co.uk

FROM THE M1

At junction 18, take the A5 towards Rugby then take the first left onto the A428. Follow the A428 through five roundabouts, then turn right onto Dollman Road. Follow the signs for Spectrum.

Sat Nav: Postcode CV22 0AB





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). Development Name 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. Computer generated images (CGIs) are not intended to convey an accurate representation of a property, its description, its setting nor its immediate surroundings. Such images are created from an imaginary viewpoint in an area of clean, open space and have been created in a way that is designed to give an impression of the individual design of a particular house or may be used to convey a typical street scene and are not intended to give the impression that any particular home or development will necessarily look like any of the images. Images are for illustrative purposes and final elevations and materials may differ.

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DEVELOPMENT LAYOUT

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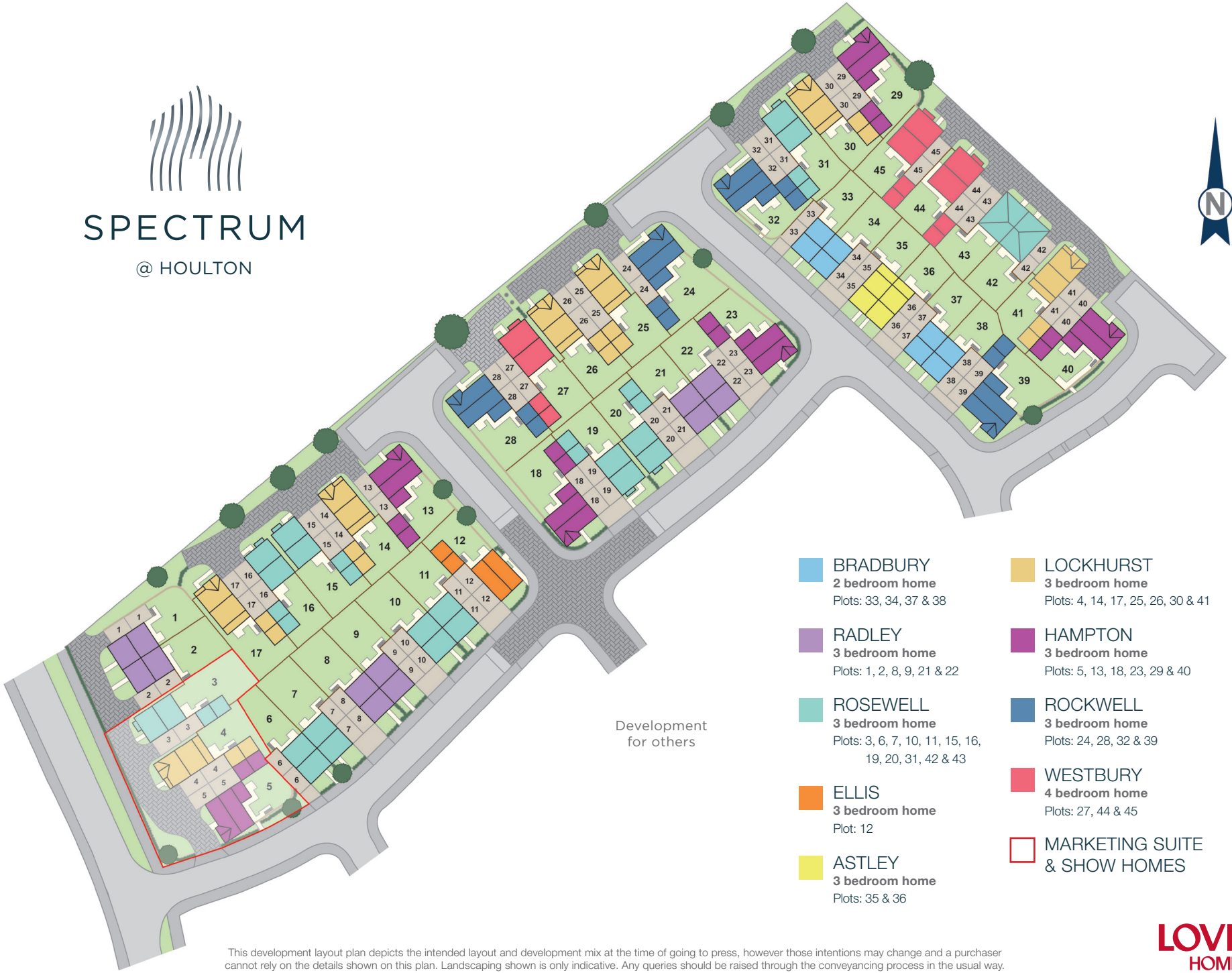

Development for others

BRADBURY
2 bedroom home
Plots: 33, 34, 37 & 38

RADLEY
3 bedroom home
Plots: 1, 2, 8, 9, 21 & 22

ROSEWELL
3 bedroom home
Plots: 3, 6, 7, 10, 11, 15, 16, 19, 20, 31, 42 & 43

ELLIS
3 bedroom home
Plot: 12

ASTLEY
3 bedroom home
Plots: 35 & 36

LOCKHURST
3 bedroom home
Plots: 4, 14, 17, 25, 26, 30 & 41

HAMPTON
3 bedroom home
Plots: 5, 13, 18, 23, 29 & 40

ROCKWELL
3 bedroom home
Plots: 24, 28, 32 & 39

WESTBURY
4 bedroom home
Plots: 27, 44 & 45

MARKETING SUITE & SHOW HOMES

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.

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BRADBURY

2 bedroom home

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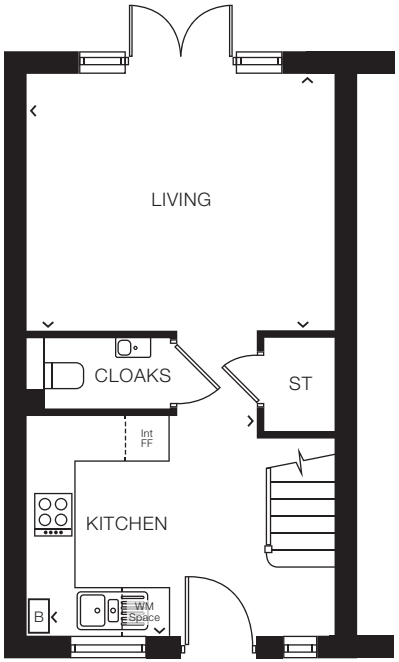
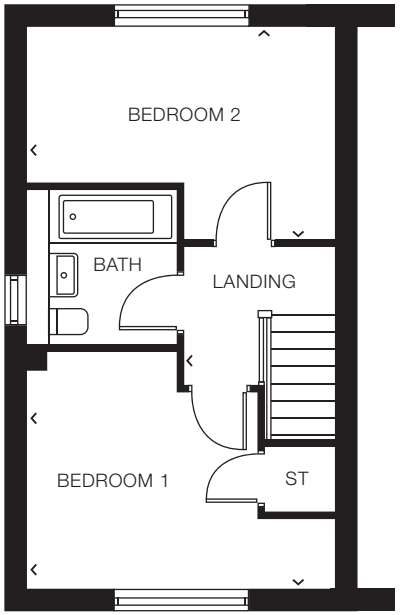
BRADBURY

2 bedroom home

Plots: 33, 34, 37 & 38





Ground Floor

Living	4010mm x 3373mm	13’ 1” x 11’ 1”
Kitchen	4020mm x 2886mm	13’ 2” x 9’ 5”
Cloaks	1865mm x 940mm	6’ 1” x 3’ 1”

First Floor

Bedroom 1	4010mm x 3119mm	13’ 1” x 10’ 2”
Bedroom 2	4010mm x 2037mm	13’ 1” x 6’ 8”
Bathroom	1945mm x 2042mm	6’ 4” x 6’ 8”

HT 635

Customers should note the computer generated image shown is an illustration of the Brabury house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

RADLEY

3 bedroom home

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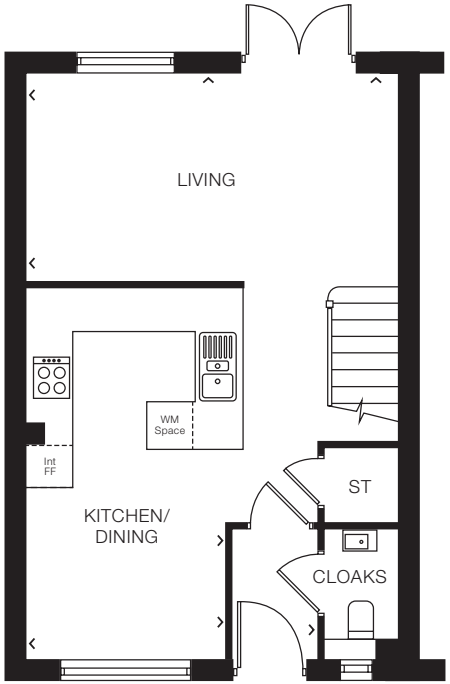
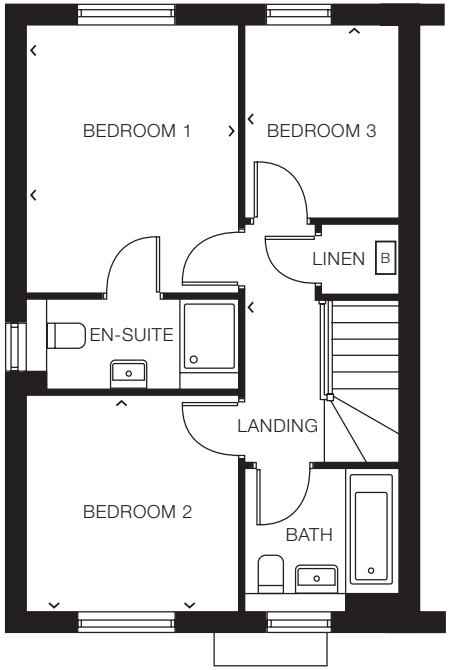
RADLEY

3 bedroom home

Plots: 1, 2, 8, 9, 21 & 22





Ground Floor

Living	5022mm x 2807mm	16’ 5” x 9’ 2”
Kitchen/Dining	2690mm x 5047mm	8’ 9” x 16’ 6”
Cloaks	981mm x 1754mm	3’ 2” x 5’ 9”

First Floor

Bedroom 1	2861mm x 3620mm	9’ 4” x 11’ 10”
Bedroom 2	2861mm x 2926mm	9’ 4” x 9’ 7”
Bedroom 3	2068mm x 2601mm	6’ 9” x 8’ 6”
Bathroom	2068mm x 1915mm	6’ 9” x 6’ 3”
En-suite	2861mm x 1215mm	9’ 4” x 3’ 11”

HT 859

Customers should note the computer generated image shown is an illustration of the Radley house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

ROSEWELL

3 bedroom home

SPECTRUM

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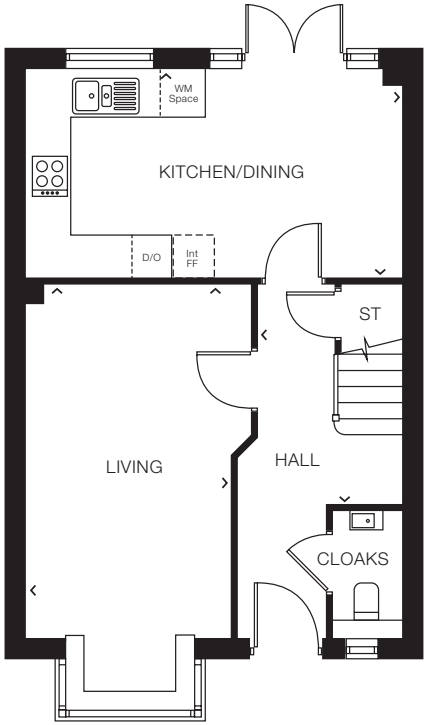
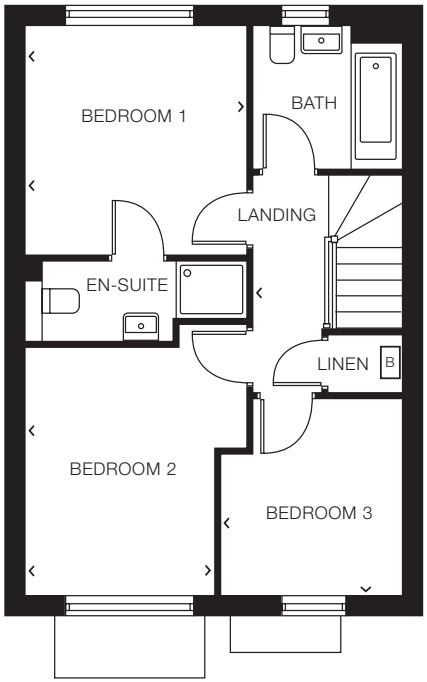
ROSEWELL

3 bedroom home

Plots: 3, 6, 7, 10, 11, 15, 16, 19, 20, 31, 42 & 43





Ground Floor

Living	3145mm x 4944mm	10’ 3” x 16’ 2”
Kitchen/Dining	5247mm x 2910mm	17’ 2” x 9’ 6”
Cloaks	949mm x 1754mm	3’ 1” x 5’ 9”

First Floor

Bedroom 1	3094mm x 3185mm	10’ 1” x 10’ 5”
Bedroom 2	3094mm x 3459mm	10’ 1” x 11’ 4”
Bedroom 3	2535mm x 2734mm	8’ 3” x 8’ 11”
Bathroom	2060mm x 1969mm	6’ 9” x 6’ 5”
En-suite	3094mm x 1117mm	10’ 1” x 3’ 7”

HT 897

Customers should note the computer generated image shown is an illustration of the Rosewell house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

ELLIS

3 bedroom home

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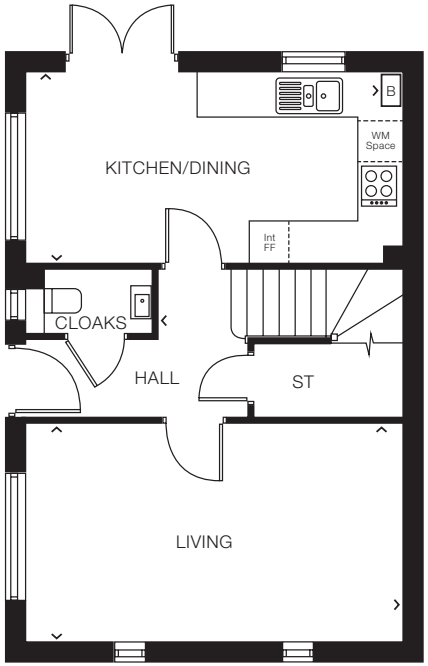
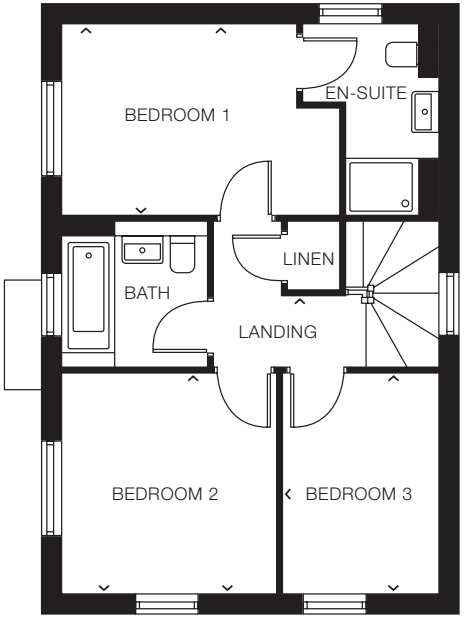
ELLIS

3 bedroom home

Plot: 12





Ground Floor

Living	5248mm x 3057mm	17’ 2” x 10’ 0”
Kitchen/Dining	5248mm x 2660mm	17’ 2” x 8’ 8”
Cloaks	1740mm x 886mm	5’ 8” x 2’ 10”

First Floor

Bedroom 1	3863mm x 2660mm	12’ 8” x 8’ 8”
Bedroom 2	2987mm x 3057mm	9’ 9” x 10’ 0”
Bedroom 3	2168mm x 3057mm	7’ 1” x 10’ 0”
Bathroom	2006mm x 1836mm	6’ 6” x 6’ 0”
En-suite	1292mm x 2660mm	4’ 2” x 8’ 8”

HT 912

Customers should note the computer generated image shown is an illustration of the Ellis house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

ASTLEY

3 bedroom home

SPECTRUM

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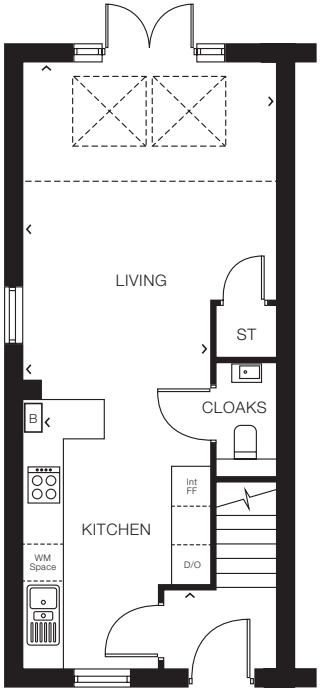
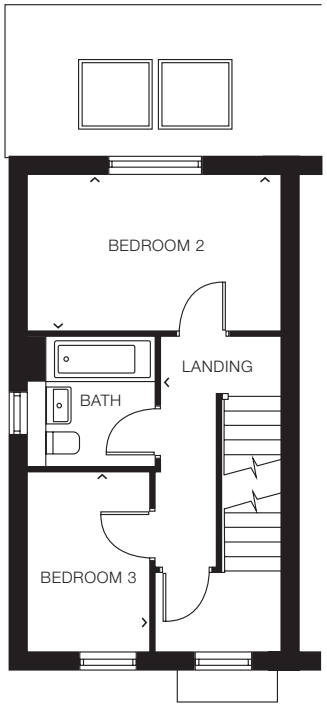
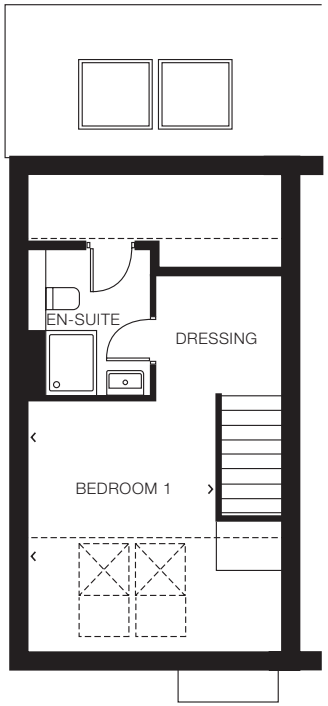
ASTLEY

3 bedroom home

Plots: 35 & 36







Ground Floor

Living	2898mm x 5240mm	9' 6" x 17' 2"
Kitchen	2900mm x 4170mm	9' 6" x 13' 8"
Cloaks	905mm x 1755mm	2' 11" x 5' 9"

First Floor

Bedroom 2	3898mm x 2410mm	12' 9" x 7' 10"
Bedroom 3	1870mm x 2780mm	6' 1" x 9' 1"
Bathroom	1950mm x 2009mm	6' 4" x 6' 7"
En-suite	1870mm x 2670mm	6' 1" x 8' 8"

Second Floor

Bedroom 1	2900mm x 3885mm	9' 5" x 12' 8"
En-suite	1870mm x 2270mm	6' 1" x 7' 5"

HT 915

Customers should note the computer generated image shown is an illustration of the Astley house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

LOCKHURST

3 bedroom home

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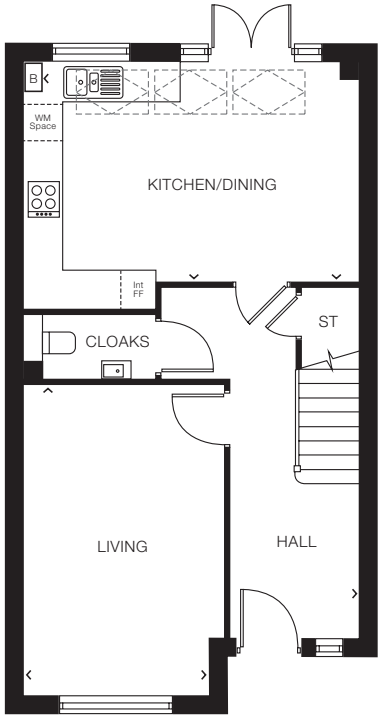
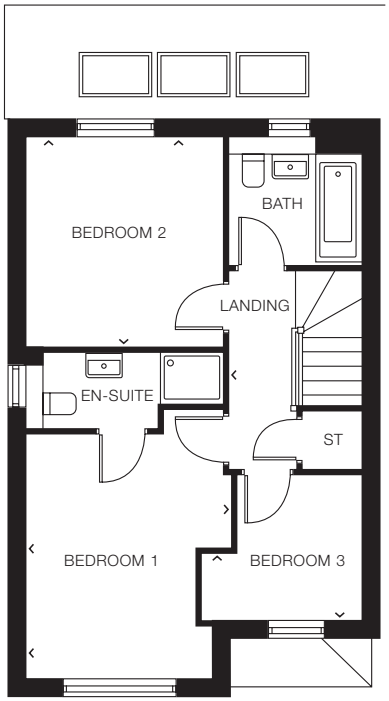
LOCKHURST

3 bedroom home

Plots: 4, 14, 17, 25, 26, 30 & 41





Ground Floor

Living	3160mm x 4894mm	10’ 4” x 16’ 0”
Kitchen/Dining	5247mm x 3865mm	17’ 2” x 12’ 8”
Cloaks	2060mm x 1000mm	6’ 9” x 3’ 3”

First Floor

Bedroom 1	3200mm x 3830mm	10’ 5” x 12’ 6”
Bedroom 2	3090mm x 3297mm	10’ 1” x 10’ 9”
Bedroom 3	2489mm x 2285mm	8’ 1” x 7’ 5”
Bathroom	2064mm x 2002mm	6’ 9” x 6’ 6”
En-suite	3090mm x 1197mm	10’ 1” x 3’ 11”

HT 996

Customers should note the computer generated image shown is an illustration of the Lockhurst house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

HAMPTON

3 bedroom home

SPECTRUM

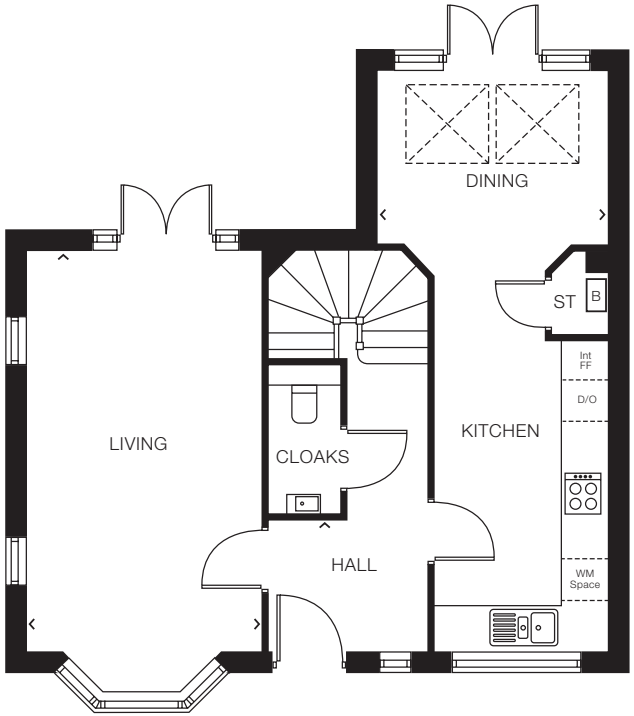
@ HOULTON

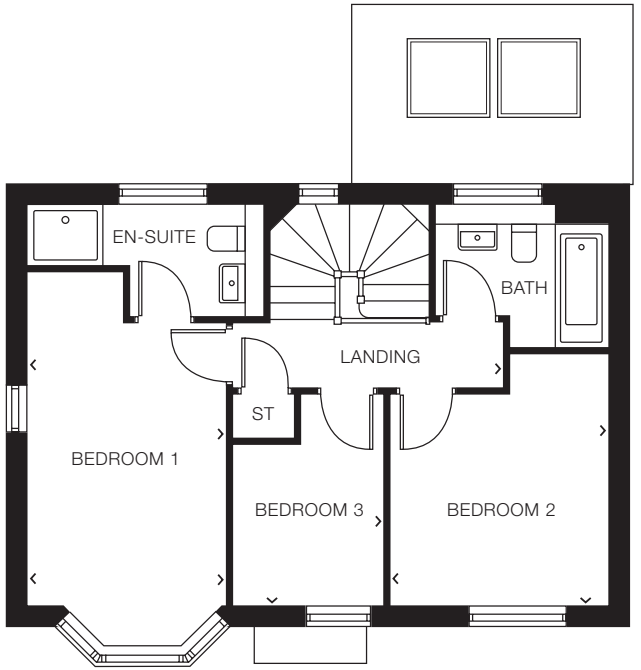
Computer generated images (CGIs) are not intended to convey an accurate representation of a property, its description, its setting nor its immediate surroundings. Such images are created from an imaginary viewpoint in an area of clean, open space and have been created in a way that is designed to give an impression of the individual design of a particular house or may be used to convey a typical street scene and are not intended to give the impression that any particular home or development will necessarily look like any of the images. Images are for illustrative purposes and final elevations and materials may differ.

HAMPTON

3 bedroom home

Plots: 5, 13, 18, 23, 29 & 40





Ground Floor

Living	3207mm x 5472mm	10’ 6” x 17’ 11”
Dining	3110mm x 2382mm	10’ 2” x 7’ 9”
Kitchen	2353mm x 4251mm	7’ 8” x 13’ 11”
Cloaks	998mm x 2046mm	3’ 3” x 6’ 8”

First Floor

Bedroom 1	2713mm x 4579mm	8’ 10” x 15’ 0”
Bedroom 2	2978mm x 2429mm	9’ 9” x 7’ 11”
Bedroom 3	2070mm x 2876mm	6’ 9” x 9’ 5”
Bathroom	2353mm x 1950mm	7’ 8” x 6’ 4”
En-suite	3207mm x 1510mm	10’ 6” x 4’ 11”

HT 1040

Customers should note the computer generated image shown is an illustration of the Hampton house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

ROCKWELL

3 bedroom home

SPECTRUM

@ HOULTON

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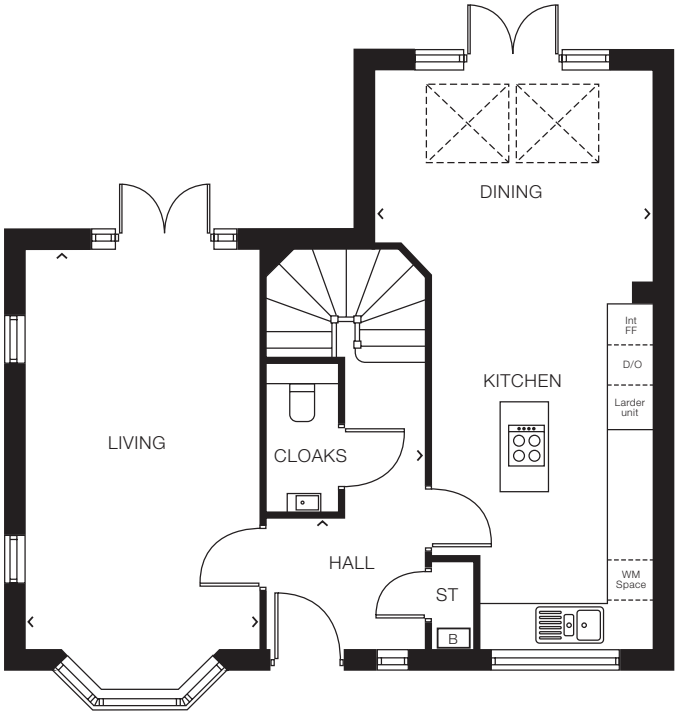
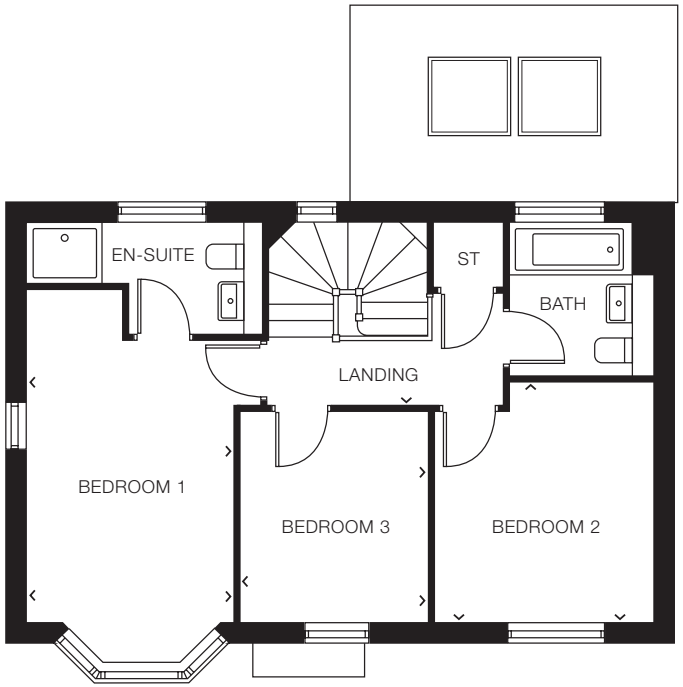
ROCKWELL

3 bedroom home

Plots: 24, 28, 32 & 39





Ground Floor

Living	3207mm x 5472mm	10’ 6” x 17’ 11”
Dining	3785mm x 3197mm	12’ 5” x 10’ 5”
Kitchen	2350mm x 4750mm	7’ 8” x 15’ 7”
Cloaks	998mm x 2046mm	3’ 3” x 6’ 8”

First Floor

Bedroom 1	2835mm x 4579mm	9’ 3” x 15’ 0”
Bedroom 2	3005mm x 3285mm	9’ 10” x 10’ 9”
Bedroom 3	2596mm x 2885mm	8’ 6” x 9’ 5”
Bathroom	1980mm x 2094mm	6’ 5” x 6’ 10”
En-suite	3207mm x 1467mm	10’ 6” x 4’ 9”

HT 1035

Customers should note the computer generated image shown is an illustration of the Rockwell house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES

Westbury

4 bedroom home

SPECTRUM

@ HOULTON

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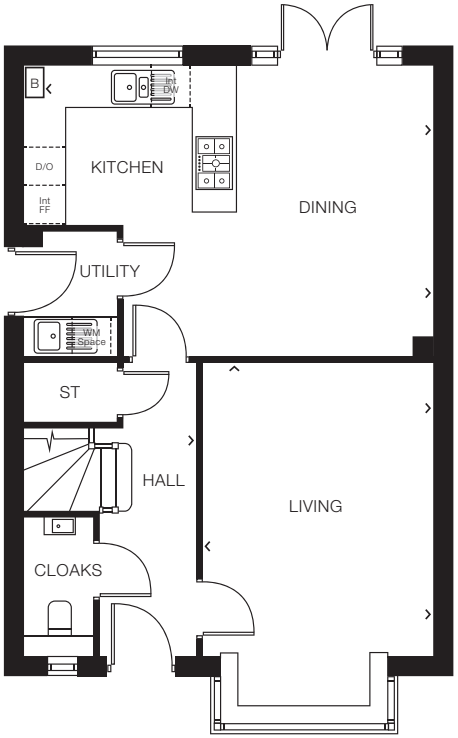
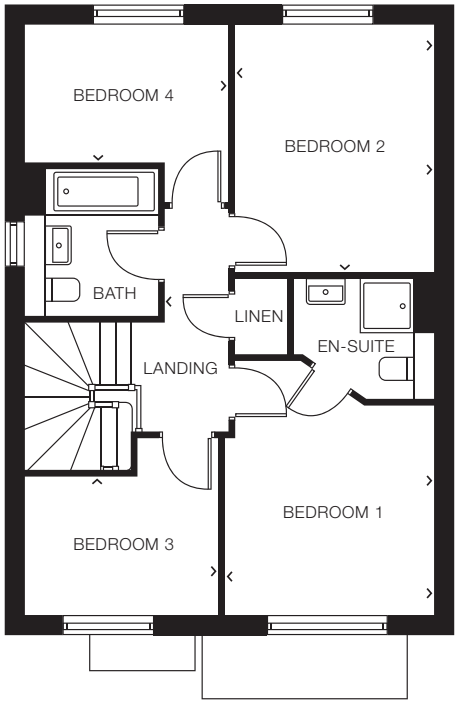
WESTBURY

4 bedroom home

Plots: 27, 44 & 45





Ground Floor

Living	3402mm x 4296mm	11’ 1” x 14’ 1”
Dining	3005mm x 4284mm	9’ 10” x 14’ 0”
Kitchen	3030mm x 2352mm	9’ 11” x 7’ 8”
Cloaks	1010mm x 2040mm	3’ 3” x 6’ 8”
Utility	1345mm x 1836mm	4’ 4” x 6’ 0”

First Floor

Bedroom 1	3081mm x 3092mm	10’ 1” x 10’ 1”
Bedroom 2	2927mm x 3662mm	9’ 7” x 12’ 0”
Bedroom 3	2861mm x 2040mm	9’ 4” x 6’ 8”
Bedroom 4	3015mm x 2016mm	9’ 10” x 6’ 7”
Bathroom	1970mm x 2200mm	6’ 5” x 7’ 2”
En-suite	2060mm x 1795mm	6’ 9” x 5’ 10”

HT 1134

Customers should note the computer generated image shown is an illustration of the Westbury house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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 & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL HOMES