

LOVELL
HOMES

PRESENTS



IN PARTNERSHIP WITH



WELCOME TO



Located in the welcoming Castle Vale area, a few miles northeast of Birmingham city centre, The Point is an exciting collection of 2, 3 and 4 bedroom homes.

Ideally placed for a wide range of buyers, each home has been carefully designed to a high specification with modern living in mind, where everything you need is right on your doorstep.

In Castle Vale, there's a strong sense of community spirit with plenty of local shops and other convenient amenities, such as parks and recreational facilities, whilst also being in close proximity to the vibrant second city. Just six miles from the centre of Birmingham, the town boasts great transport links by road and rail and is served by the M6 for ease of commuting.

As part of the local area's regeneration, an arts trail was established around and through Castle Vale along the route of Project Wagtail, which is a footpath and bridleway. There are many different art pieces – sculptures, mosaics, flags, monoliths, and steel wall features . The most notable are the Supermarine Spitfires by Tim Tolkien, great nephew of J.R.R. Tolkien, located on what is now called 'Spitfire Island'.

With customer satisfaction as our number one priority, the exceptional homes at The Point ensure that everyone is catered for, whether this is your first home or your next one.



Spitfire Island

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.



Saints Quarter showhome interior



Saints Quarter showhome interior



Principal Point showhome 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.





SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Somerford Park showhome interior

**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.



LIFE AT THE POINT

The Point is certainly well located to offer everything you need and more. Just a five minute drive or ten minute walk will find you at the Castle Vale Retail Park where you can shop in a wide range of high street fashion and lifestyle retailers, plus a large Sainsbury's supermarket/petrol station for groceries, a pharmacy, a dentist, two medical centres and a post office too.

Castle Vale is six miles from Birmingham where you'll be spoilt for choice when it comes to shopping and entertainment. For a change of scenery, the picturesque Castle Vale Meadows is just a two minute walk from The Point, providing lots of green open space and a meadow of wildflowers, ideal for family strolls and dog walks. Other facilities in Castle Vale include a Swimming Pool and gym which are a five minute walk from The Point. A play area and outside gym by Greenwood Academy are also nearby with Castle Vale football stadium, Centre Park, and the local library with close proximity.

There are many good schools in the Castle Vale area, including Barmpots Pre School and Pegasus Primary School which are a five minute walk from the development and secondary school, Greenwood Academy is just across the road from The Point.

The historic Castle Bromwich Hall & Gardens are less than two miles away where you can enjoy a great day out for either a weekend walk to take in the sights, or to attend one of the many events that are hosted throughout the year.



Castle Vale Retail Park

PLACES TO SEE, LOCATIONS TO EXPLORE

A 35-minute drive will find you at the Castle Bromwich Hall and Gardens, featuring 10 acres of an 18th-century formal garden design and a Grade II listed walled garden, once part of the Earl of Bradford's estate. In nearby Drayton Bassett, just a 17-minute drive, thrill-seekers and families will enjoy the excitement of Drayton Manor theme park, with over 100 rides and attractions and a 15-acre zoo.



Castle Vale Community Housing



Victoria Square, Birmingham



Birmingham canals



Drayton Manor theme park

The vibrant city of Birmingham is just a 14-minute drive from The Point and provides a whole host of exciting activities. Enjoy retail therapy at the famous Bullring, one of the UK's most visited shopping centres, located in the very heart of the city. The centre has over 200 shops including the high-end department store Selfridges, and more than 28 places to eat and relax. Beyond the Bullring, Birmingham's canal quarter is home to some of the city's best bars and restaurants, as well as the National Sealife Centre and Ikon Gallery.



IDEALLY LOCATED

Castle Vale offers convenient travel options, with great transport links by both road and rail. There are many train stations in nearby towns, all within a 20-minute drive, providing an average journey time to Birmingham New Street Station of around 12-minutes. By road, Junction 5 of the M6 is close by providing further accessibility for commuters. For travel further afield Birmingham International airport is just under 20 minutes away.



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

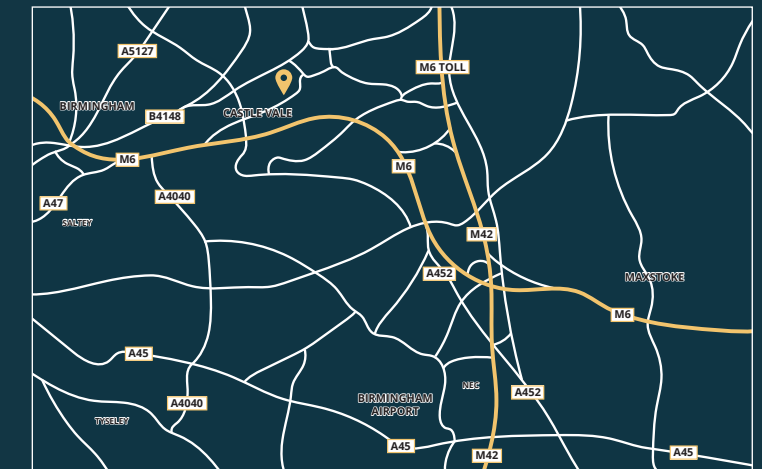
FROM THE NORTH

Follow M6 and M6 Toll to A38 in Warwickshire. At junction T3, take the A38 exit to B'ham/S. Coldfield and at the roundabout, take the 2nd exit onto A38. At the next roundabout, take the 1st and stay on A38. At Minworth Island, take the 2nd exit onto Kingsbury Road/A4097, then turn right on Water Orton Lane and then turn right onto Park Lane and follow until you reach the roundabout. At the roundabout, take the 3rd exit and stay on Park Lane. At the next roundabout, take the 1st exit onto Farnborough Road and follow this road and The Point will be on your right.



FROM THE SOUTH

Follow the M42 north and take the exit at junction 7 onto the M6 towards B'ham. Follow the M6 and at junction 5, take the A452 exit to B'ham E/S. Coldfield. At Castle Bromwich interchange, take the 3rd exit onto Newport Road/A452. Continue to follow A452 and at Spitfire Island, take the 3rd exit onto Tangmere Drive. The at the next roundabout, take the 2nd exit onto Farnborough Road and go through two roundabouts and The Point will be on your left.



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.



Spitfire Island



ASHTON
2 bedroom home


THE POINT
CASTLE VALE

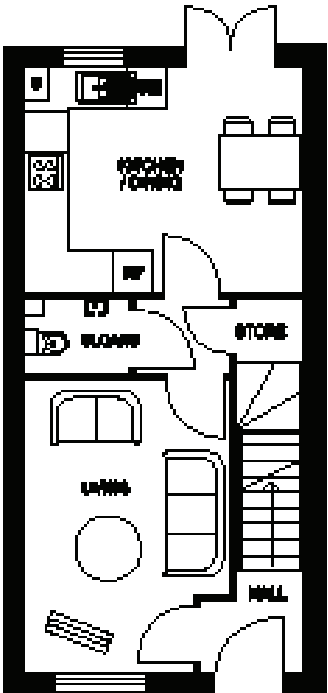
CGI shows plots 88-89
CGIs are indicative, external finishes and features may vary.



2 bedroom home

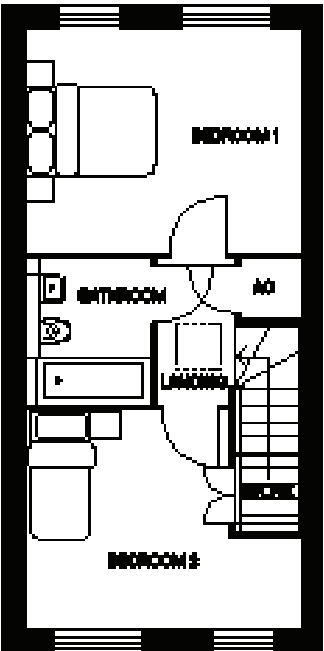
Plot 26, 30, 32, 60, 64, 66, 68, 80, 81, 82, 89, 91, 105, 106, 107 & 119 as below, plot 25, 29, 31, 58, 63, 65, 67, 88, 90 & 112 handed

Plots 25, 26, 29, 30, 31, 32, 59, 60, 63, 64, 65, 66, 67, 68, 80, 81, 82, 88, 89, 90, 91, 105, 106, 107, 112 & 113



Ground Floor

Living 3.025m x 4.295m 9'11" x 14'1"
Kitchen/Dining 4.115m x 3.350m 13'6" x 11'0"
Cloaks 1.457m x 1.114m 5'0" x 3'7"



First Floor

Bedroom 1 4.115m x 3.350m 13'6" x 11'0"
Bedroom 2 4.115m (max) x 3.350m 13'6" (max) x 11'0"
Bathroom 1.563m x 2.155m 5'1" x 7'1"

Customer Model: not for computer generated images shown here. Indicated features, landscaping and configuration may vary from plot to plot. Materials used may differ from plot to plot including walls and roofline colors. Dimensions are given in mm (2d) and should not be used for a basis for planning, building or construction work. Dimensions for each purpose must be verified against actual site measurements. Please note the heading of plots, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.



BEACON
3 bedroom home



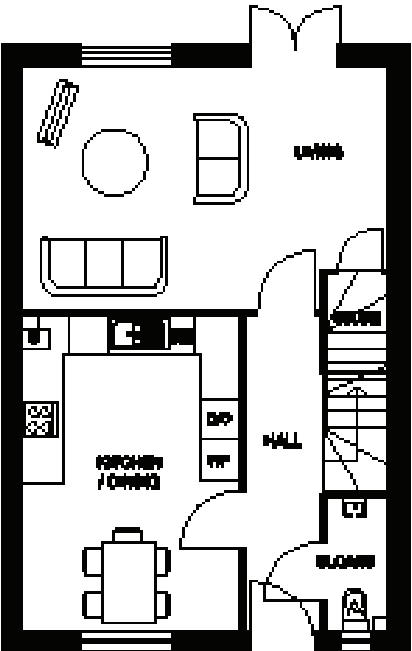
THE POINT
CASTLE VALE

CGI shows plots 92-93
CGIs are indicative, external finishes and features may vary.



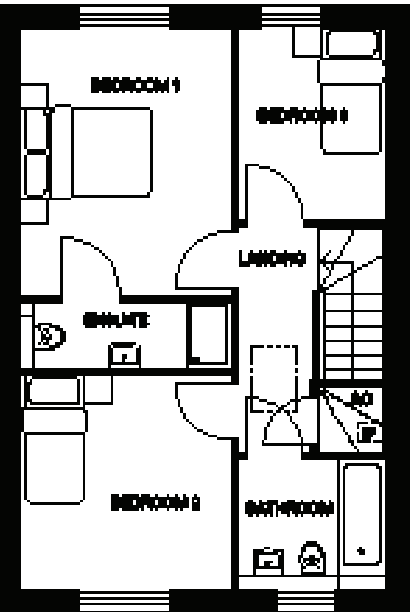
Plot 28, 33, 61, 79, 93, 94, 97, 111, 114, 117, 121 & 122 as below,
plot 27, 70, 84, 92, 96, 109, 110, 116 & 120 handed

Plots 27, 28, 33, 61, 70, 79, 84, 92, 93, 94, 96, 97, 109, 110, 111, 114, 116, 117, 120, 121 & 122



Ground Floor

Living 5.490m x 3.596m 17'9" x 11'9"
Kitchen/Dining 3.192m x 4.719m 10'5" x 15'5"
Cloaks 0.904m x 1.968m 3'0" x 6'5"



First Floor

Bedroom 1 3.160m x 3.994m 10'4" x 13'0"
Bedroom 2 3.160m x 3.211m 10'4" x 10'6"
Bedroom 3 2.177m x 2.902m 7'1" x 9'6"
Bathroom 2.177m x 1.968m 7'1" x 6'5"
En-suite 3.160m x 0.997m 10'4" x 3'1"

Customer should note the computer generated images shown here are for illustration only. External features, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot depending on order and weathering. Dimensions are given in m and ft and should not be used as a basis for planning, building or construction work. Dimensions for each property will be marked on the plot plan. Please note the location of plots, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.

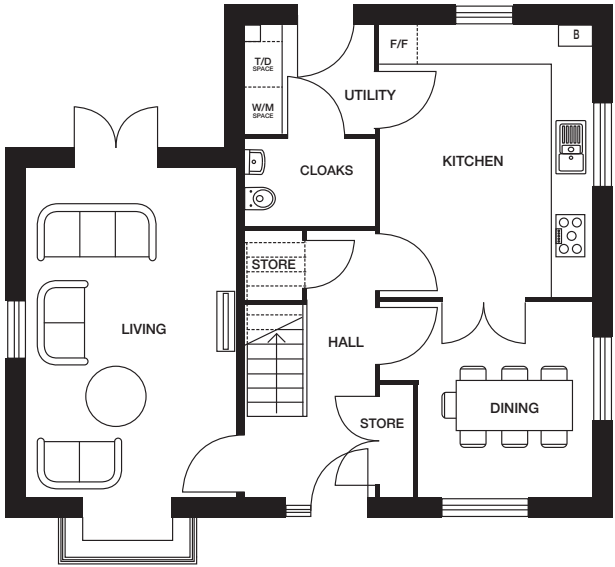


LIFFORD
4 bedroom home

THE POINT
CASTLE VALE

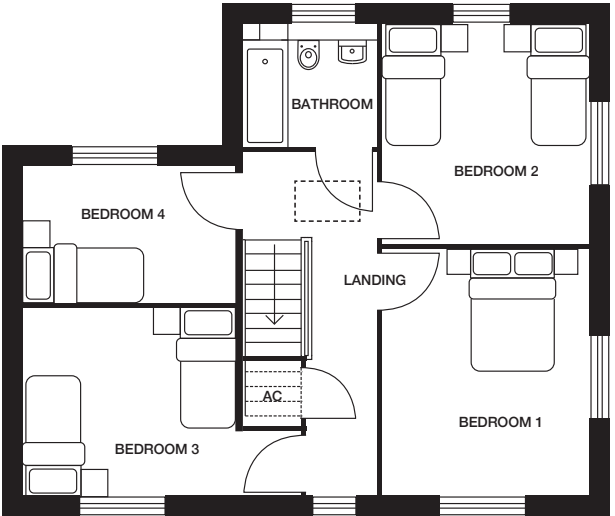
CGI shows plots 87
CGIs are indicative, external finishes and features may vary.

LIFFORD
4 bedroom home
Plot 87



Ground Floor

- Living 3.338m x 5.248m (excl bay) 10'11" x 17'2" (excl bay)
- Kitchen 3.332m x 4.279m 10'11" x 14'0"
- Dining 3.332m (max) x 3.125m 10'11" (max) x 10'3"
- Utility 2.048m x 1.675m 6'8" x 5'6"
- Cloaks 2.048m x 1.408m 6'8" x 5'0"



First Floor

- Bedroom 1 3.260m x 3.933m 10'8" x 12'10"
- Bedroom 2 3.260m x 3.473m 10'8" x 11'4"
- Bedroom 3 4.393m (max) x 2.998m 14'4" (max) x 9'10"
- Bedroom 4 3.385m x 2.157m 11'1" x 7'0"
- Bathroom 2.109m x 1.938m 6'11" x 6'4"

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



MOUNTFORD
3 bedroom home



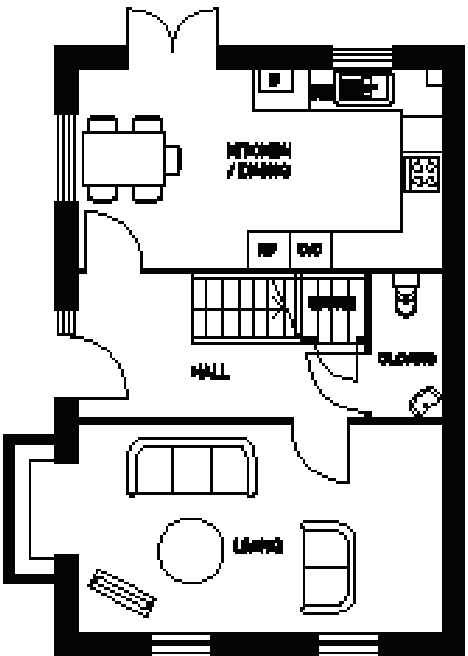
CGI shows plots 118
CGIs are indicative, external finishes and features may vary.

Plot 34, 62, 95, 115 & 129 as below, plot 69, 78, 83 & 108 handed



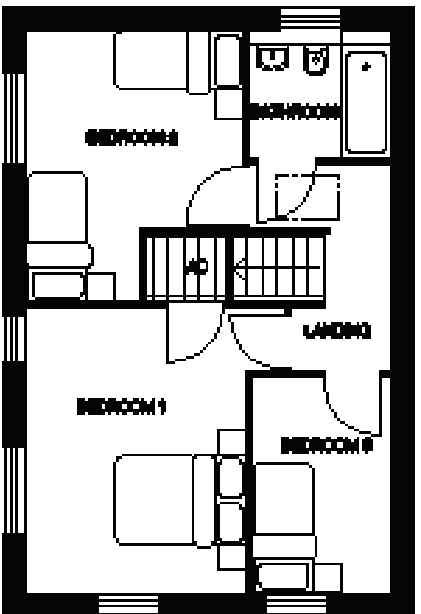
MOUNTFORD
2 bedroom home

Plots 34, 62, 69, 78, 83, 95, 108, 115 & 123



Ground Floor

Living 5.430m (end bay) x 3.085m 17'9" (end bay) x 10'1"
Kitchen/Dining 5.430m x 2.871m 17'9" x 9'5"
Cloaks 1.075m x 2.153m 3'6" x 8'0"



First Floor

Bedroom 1 3.887m (max) x 4.240m 12'9" (max) x 13'10"
Bedroom 2 3.282m (max) x 4.065m (max) 10'9" (max) x 13'4" (max)
Bedroom 3 2.004m x 3.207m 6'6" x 10'6"
Bathroom 2.054m x 1.938m 6'8" x 6'4"

Customer should note the computer generated images shown here are for illustration only. External features, landscaping and configuration may vary from plot to plot. Materials used may also differ from plot to plot depending on weather and weathering. Dimensions are given in mm (ft) and should not be used as a basis for planning or building. For more information, please contact your local sales office. Dimensions for each property will be provided upon request. Please note the location of plots, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES



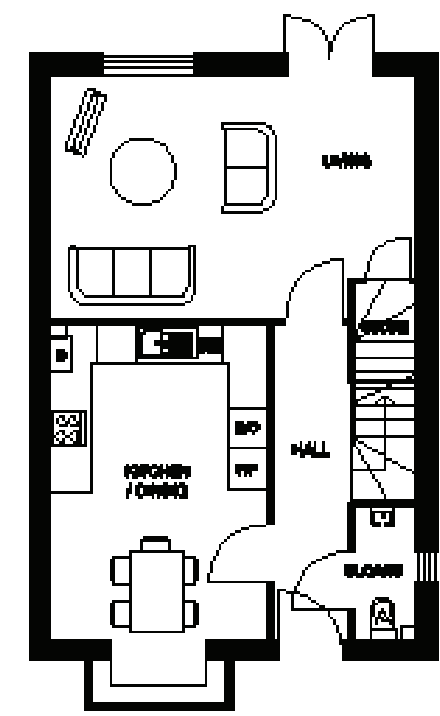
PAXTON
3 bedroom home



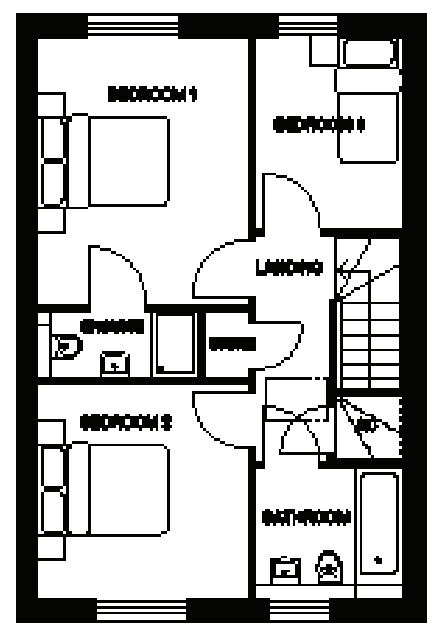
CGI shows plots 118
CGIs are indicative, external finishes and features may vary



Plot 119 as below, plot 118 handed



Ground Floor
Living 5.473m x 3.586m 17'11" x 11'9"
Kitchen/Dining 3.228m x 4.719m 10'7" x 15'5"
Cloak 0.905m x 1.968m 3'0" x 6'5"



First Floor
Bedroom 1 3.192m x 3.995m 10'5" x 13'1"
Bedroom 2 3.192m x 3.211m 10'5" x 10'6"
Bedroom 3 2.157m x 2.902m 7'2" x 9'6"
Bathroom 2.187m x 1.968m 7'2" x 6'5"
Ensuite 2.410m x 0.997m 7'10" x 3'3"

Customer should note the computer generated images shown is an indication only. Internal fixtures, landscaping and configuration may vary from plot to plot. Materials used may differ from plot to plot depending on order and availability. Dimensions are given in m and ft and should not be used as a basis for planning, building or construction work. Dimensions for each property will be varied according to the requirements. Please note the location of plots, door and window positions may vary from the floor plans shown. Please check individual plot details with our sales team.



HP001



THE POINT

CASTLE VALE



This development layout plan depicts the intended development mix at the time of going to press, however these 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. Elevations may vary, please see external layouts from Sales Executive.



DEVELOPMENT LAYOUT

 **THE ASHTON**
2 bedroom home
Plots 25, 34, 39 - 32, 58, 63, 65 - 68,
80 - 82, 88 - 91, 935 - 937, 112, 113

 **THE BEACON**
3 bedroom home
Plots 27, 28, 33, 43, 70, 79, 84, 92 - 94, 96,
97, 109 - 111, 114, 116, 117, 128 - 132

 **THE PAXTON**
3 bedroom home
Plots 118, 119

 **THE MOUNTFORD**
3 bedroom home
Plots 54, 62, 68, 76, 83, 95,
100, 115, 123

 **THE LIFFORD**
4 bedroom home
Plot 87

 **AFFORDABLE HOUSING**



Spitfire Island



LOVELL
INSPIRATIONS

Enhance your new home
with a little help from
our Inspirations range

INSPIRATIONS

You can express your personal preferences by adding enhancements to your new home. It could be a simple item such as a chrome socket or you could personalise your home by choosing from a list of items from our stylish and comprehensive ‘INSPIRATIONS’ range.

Whatever you choose it will be installed before you move into your new home. So, to avoid any future fuss or mess why not add a little ‘INSPIRATION’? Please check the appropriate build stage by which items must be ordered to allow us to include your selections during construction.



KITCHEN

- Ovens
- Microwaves
- Hobs
- Dishwashers
- Washing machines
- Washer dryers
- Tumble dryers
- Glass splashbacks
- Granite worktops
- Chimney hoods
- Sinks and taps
- Lighting
- Wine cooler
- Drawer accessories



BATHROOM

- Showers
- Shower screen
- Bathroom accessories
- Mirrors & cabinets
- Radiator/towel rail



BEDROOM

- Wardrobes
- Chests of drawers
- Dressing tables



GENERAL

- Large mirror
- Underfloor heating
- Solid internal doors
- Door handles



EXTERNAL

- Artificial grass
- Turf
- Flagstones
- External tap
- Power socket
- Sheds
- External lights

ELECTRICAL

- Light switches
- Fused spurs
- Plug sockets
- Cooker point
- Shaver socket
- TV points
- Home audio
- Wireless security Alarm
- Downlighters

TILING/FLOORING

- Additional wall tiling
- Carpets
- Fitted doormats
- Amtico
- Engineered wood
- Floor tiling

HEATING

- Electric fires
and surrounds
- Electric wood burner

Availability is dependant on style of home and build stage. Please check with your Sales Executive on availability.



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