

Green Bank Middleton



LOVELL
HOMES



St Leonards Church



Middleton Arena



Olde Boars Head



Heaton Park

Situated in an established residential area, Green Bank offers a good selection of local shops, schools and parks within easy walking distance. And with excellent commuter connections to M60 and M62 this development of 2, 3 and 4 bedroom homes ticks all the boxes.

Lovell believe that every one of their homes is of a standard you won't find anywhere else; our promise of 'SQV'. An exceptional build quality and high specification finish come as standard, but with SQV you're guaranteed a home that delivers so much more.

S Inspiring Style
Stylish living is what you want in a new home, and a Lovell home is well known for its contemporary design features.

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



welcome

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.





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

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 Advisor 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 recommend an independent financial advisor to help you.

Our Sales Advisor 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 Advisors 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 Advisor 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 Advisor 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. Green Bank 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.

All interior images throughout this main brochure are from The Way, Manchester show home.

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



Green Bank



Hampton
2 bedroom home

Berkley
3 bedroom home

Beresford
4 bedroom home

Newton
2 bedroom home

Faraley
3 bedroom home

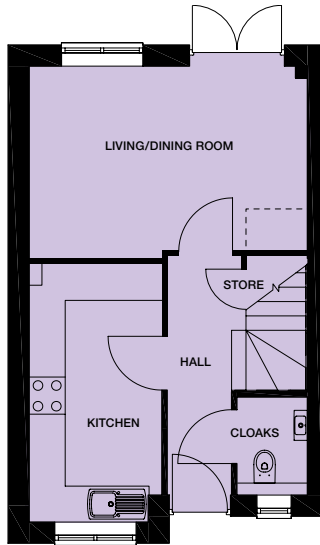
Kewford
4 bedroom home

Tatton
2 bedroom home

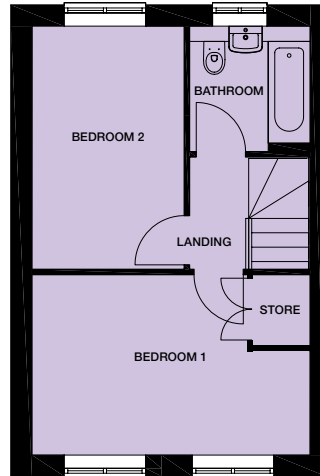
Winley
3 bedroom home



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveying process in the usual way.



Ground floor



First floor



CGI shows plot 131. CGIs are indicative, external finishes and features may vary.

2 bedroom home

Hampton

Ground floor

Living/Dining Room

4640mm x 3210mm 15'2" x 10'6"

Kitchen

4310mm x 2250mm (max.) 14'1" x 7'4" (max.)

Cloaks

1590mm x 1140mm (max.) 5'2" x 3'8" (max.)

First floor

Bedroom 1

4640mm x 3010mm 15'2" x 9'10"

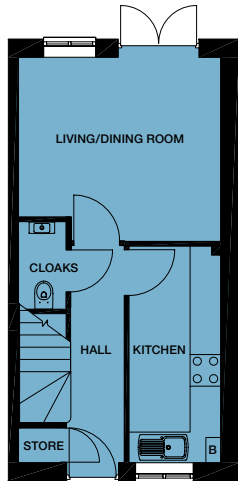
Bedroom 2

4060mm x 2490mm 13'3" x 8'2"

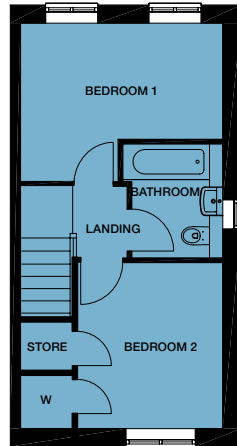
Bathroom

2060mm x 1960mm (max.) 6'9" x 6'5" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 135 and 136. CGIs are indicative, external finishes and features may vary.

2 bedroom home

Newton

Ground floor

Living/Dining Room

3965mm x 3565mm 13'0" x 11'8"

Kitchen

4290mm x 1800mm (max.) 14'0" x 5'10" (max.)

Cloaks

1775mm x 970mm (max.) 5'9" x 3'3" (max.)

First floor

Bedroom 1

3965mm x 3090mm 13'0" x 10'1"

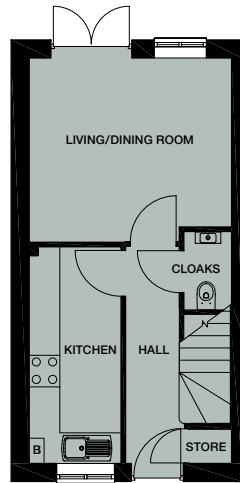
Bedroom 2

3290mm x 2850mm 10'9" x 9'4"

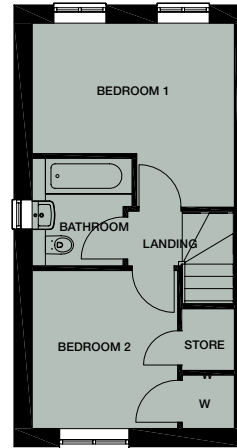
Bathroom

2175mm x 1785mm (max.) 7'1" x 5'10" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 135 and 136. CGIs are indicative, external finishes and features may vary.

2 bedroom home

Tatton

Ground floor

Living/Dining Room

3965mm x 3565mm 13'0" x 11'8"

Kitchen

4290mm x 1800mm (max.) 14'0" x 5'10" (max.)

Cloaks

1775mm x 970mm (max.) 5'9" x 3'3" (max.)

First floor

Bedroom 1

3965mm x 3090mm 13'0" x 10'1"

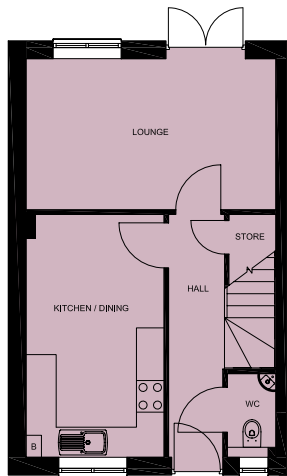
Bedroom 2

3290mm x 2850mm 10'9" x 9'4"

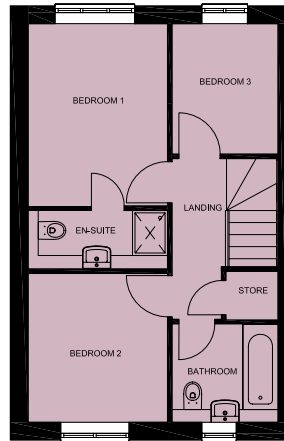
Bathroom

2175mm x 1785mm (max.) 7'1" x 5'10" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 96-97. CGIs are indicative, external finishes and features may vary.

3 bedroom home

Berkley

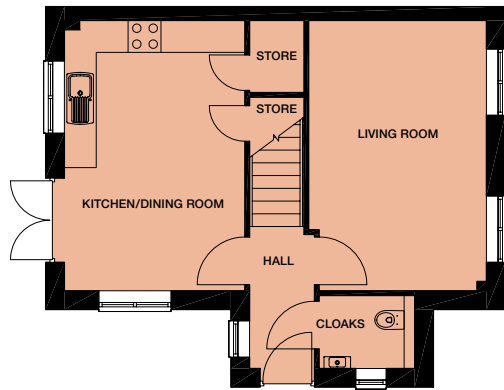
Ground floor

Living Room	4980mm x 3010mm	16'4" x 9'10"
Kitchen/Dining Room	4840mm x 2700mm	15'10" x 8'10"
Cloaks	1600mm x 940mm (max.)	5'3" x 3'1" (max.)

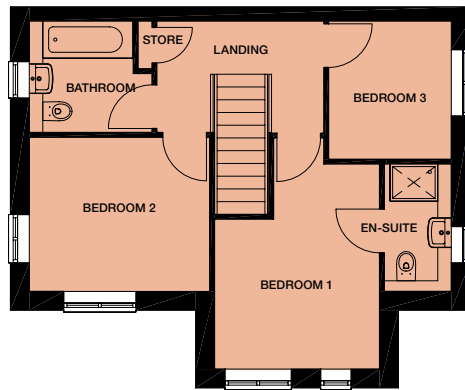
First floor

Bedroom 1	3630mm x 2780mm	11'10" x 9'1"	Bedroom 3	2600mm x 2100mm	8'6" x 6'10"
En-suite	2785mm x 1165mm (max.)	9'1" x 3'9" (max.)	Bathroom	2100mm x 1950mm (max.)	6'10" x 6'4" (max.)
Bedroom 2	2970mm x 2780mm	9'8" x 9'1"			

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 132. CGIs are indicative, external finishes and features may vary.

3 bedroom home

Faraley

Ground floor

Living Room

5090mm x 3350mm 16'8" x 10'11"

Kitchen/Dining Room

5090mm x 3400mm (max.) 16'8" x 11'1" (max.)

Cloaks

1800mm x 1370mm (max.) 5'10" x 4'5" (max.)

First floor

Bedroom 1

4350mm x 3110mm (max.) 14'3" x 10'2" (max.)

En-suite

2400mm x 1260mm (max.) 7'10" x 4'1" (max.)

Bedroom 2

3400mm x 2900mm 11'1" x 9'6"

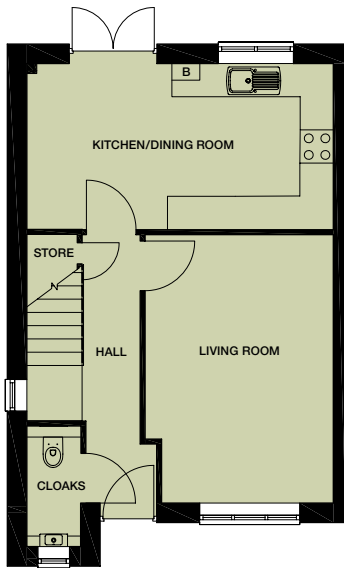
Bedroom 3

2600mm x 2310mm 8'6" x 7'6"

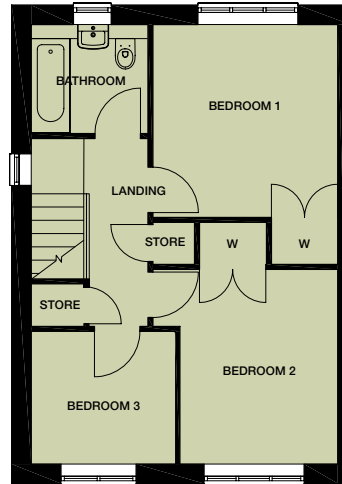
Bathroom

2310mm x 2100mm (max.) 7'6" x 6'10" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 128. CGIs are indicative, external finishes and features may vary.

3 bedroom home

Winley

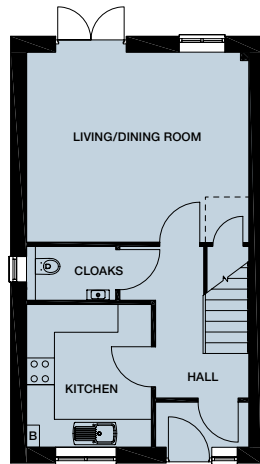
Ground floor

Living Room	4850mm x 3400mm	15'10" x 11'1"
Kitchen/Dining Room	5540mm x 3000mm (max.)	18'2" x 9'10" (max.)
Cloaks	2215mm x 970mm (max.)	7'3" x 3'2" (max.)

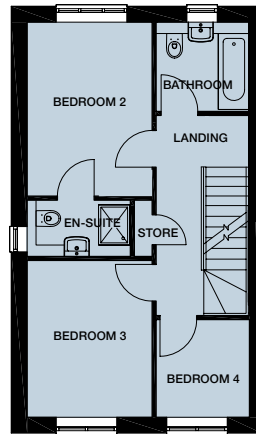
First floor

Bedroom 1	3490mm x 3340mm	11'5" x 10'11"
Bedroom 2	3520mm x 2850mm	11'6" x 9'4"
Bedroom 3	2600mm x 2400mm	8'6" x 7'10"
Bathroom	2110mm x 1970mm (max.)	6'11" x 6'5" (max.)

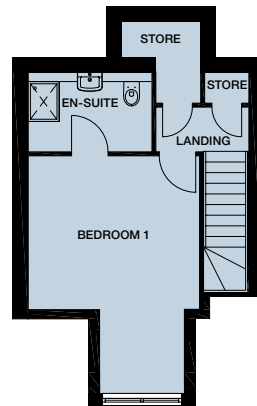
Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



Second floor



CGI shows plots 133 and 134. CGIs are indicative, external finishes and features may vary.

4 bedroom home

Beresford

Ground floor

Living/Dining Room

4980mm x 4260mm 16'4" x 13'11"

Kitchen

3200mm x 2800mm (max.) 10'6" x 9'2" (max.)

Cloaks

2000mm x 1210mm (max.) 6'6" x 3'11" (max.)

First floor

Bedroom 2

3890mm x 2800mm 12'9" x 9'2"

En-suite

2310mm x 1260mm (max.) 7'4" x 4'1" (max.)

Bedroom 3

3510mm x 2800mm 11'6" x 9'2"

Second floor

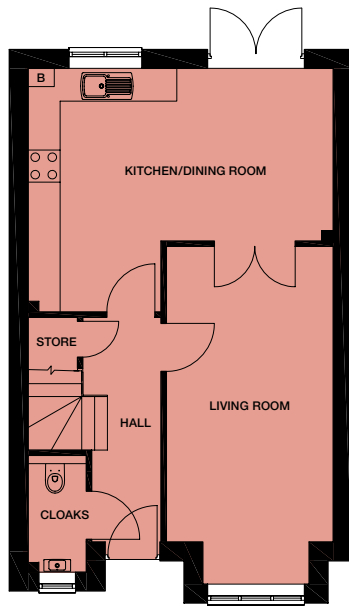
Bedroom 1

5360mm x 3850mm 17'7" x 12'7"

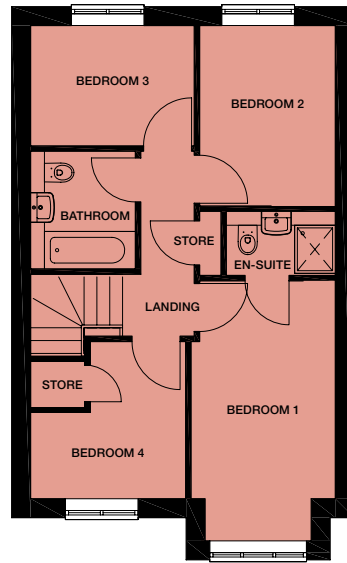
En-suite

2790mm x 1810mm (max.) 9'1" x 5'11" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 130. CGIs are indicative, external finishes and features may vary.

4 bedroom home

Kewford

Ground floor

Living Room	6300mm x 3120mm	20'8" x 10'2"
Kitchen/Dining Room	5710mm x 4495mm (max.)	18'8" x 14'9" (max.)
Cloaks	2048mm x 1090mm (max.)	6'8" x 3'6" (max.)

First floor

Bedroom 1	4860mm x 2800mm	15'11" x 9'2"
En-suite	2050mm x 1210mm (max.)	6'8" x 3'11" (max.)
Bedroom 2	3370mm x 2580mm	11'0" x 8'5"
Bedroom 3	3040mm x 2260mm	9'11" x 7'5"
Bedroom 4	2980mm x 2860mm (max.)	9'9" x 9'4" (max.)
Bathroom	2160mm x 1950mm (max.)	7'1" x 6'4" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

Specification

10 year NHBC Warranty
Ideal Logic combi boiler
Vent-Axia mechanical ventilation
Code for sustainable homes 3

Kitchen

Astracast bowl and a half sink
Bosch stainless steel gas hob
Bosch brushed steel fan assisted single oven
Bosch brushed steel fan assisted double oven†
Bosch chimney hood
Indesit integrated washing machine
Indesit integrated fridge freezer
Integrated dishwasher†
Worktop upstands
Ceramic tile flooring

Cloakroom

White Kohler sanitaryware
Splashback tiling to wash hand basin*

Bathroom

White Kohler sanitaryware
Full height tiling to all sides of bath*
Mira Coda thermostatic shower
Wall mirror provided**

En-suite

White Kohler sanitaryware
Shower enclosure and tray with
Mira Coda thermostatic shower**
Mira chrome electric shower to 2nd en-suite**
Fully tiled shower enclosure*
Splashback tiling to wash hand basin*
Wall mirror provided**

Internal & external windows & doors

Steel front door
PVC-u double-glazed windows and rear/
French doors
4 panel pre-finished internal doors
Dual-finish internal ironmongery

Electrical

Brushed steel sockets and switches
TV socket to living room and bedroom 1
TV socket to bedroom 2†
BT socket to living room and bedroom 1
Spotlights in kitchen, cloaks, bathroom
and en-suite
Pendant light fitting to all other rooms
Hard wired chrome bell push and chime

Decoration

White emulsion walls
White gloss to woodwork
Stained handrail†

Security

Mains-operated smoke detectors to all floors

Outside

Fencing to rear boundary
Grey paving flags to patio area
Turf to front and rear gardens
Rotary line and garden shed

* Choice of tiles, subject to build stage.

** Housetype specific.

† Four bedroom homes only.

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.

a quality finish

