



Mansfield Park

Southampton

LOVELL
HOMES

Welcome to Mansfield Park

Finding the perfect location to enjoy both work and play can sometimes be difficult. But with Southampton City Centre, the South Downs National Park and brilliant nationwide transport links all on your doorstep, Mansfield Park is a rare exception to that rule.

Whatever stage of life you're at, the mix of 1 and 2 bedroom apartments and 3 and 4 bedroom homes make it ideal whether you're a first time buyer, raising a family or even enjoying your retirement.

The City of Southampton is less than four miles away and has something for everyone. If it's high street shopping you're after, West Quay Shopping Centre has over 100 stores for you to explore, while Bedford Place is the place to be for designer boutiques and independent stores.

Once your shopping is over though, your day doesn't have to be. Stay in Bedford Place or head to Oxford Street for salons, bars, coffee shops and restaurants.

If you decide a little fresh air is in order, England's newest National Park, the South Downs, is just seven miles away. Meaning cycling, walking, horse riding and some of the country's richest heritage sites are all just a stone's throw away from Mansfield Park.

With 12 pubs, restaurants and takeaways all within a mile of your new home though, you can be forgiven for not straying too far and enjoying the delights the local area has to offer.

If you've got children of school age, you'll be pleased to know that their education is also well catered for. Locally, there are 17 schools for ages four up to 16 all within a mile.

When the kids are off school and holidays are on the cards, it's easy to get further afield too. Southampton Airport, Swaythling Railway Station and the south coast's M27 are all found within three and a half miles, while the M3 is just seven miles away – giving you direct access to London.

Images show Mayflower Mews showhomes, Southampton





Lovell life

All our homes are of the highest quality 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.

Every home we build is delivered with one crucial extra element: pride.

Using our 40 years' experience, we bring unique designs to every development to ensure our homes work perfectly in their environment whilst keeping our focus firmly on the people who will be calling our properties 'home'.

Our dedicated sales teams are able to offer a range of market-leading buying incentives and Government schemes to ensure that customers are still able to make their dream move.

Lovell is committed to sustainable development with the environment in mind, delivering on what it promises by strictly adhering to the Consumer Code for House Builders, with every new home guaranteed for 10 years by a national warranty provider.



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.



How to purchase

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

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 put you in touch with 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. Mansfield Park 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.



Mansfield Park - Development layout



- The Crawford**
3 bedroom homes
Plots 32, 33 and 34
- Grant House**
1 & 2 bedroom apartments
Plots 84 - 100
- The Rushworth**
3 bedroom homes
Plots 35, 36, 37, 38 and 39
- Norris House**
1 & 2 bedroom apartments
Plots 48 - 61
- The Stornoway**
3 bedroom homes
Plots 28, 29, 30 and 31
- Bertram House**
2 bedroom apartments
Plots 1 - 5
- The Chawton**
4 bedroom homes
Plots 62, 63, 64 and 65
- Price House**
2 bedroom apartments
Plots 40 - 47
- The Austen**
4 bedroom homes
Plots 6, 7, 8, 9 and 10
- Homes for Rent**
for First Wessex
- Affordable Homes - for Shared Ownership**
for First Wessex

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. Any queries should be raised through the conveyancing process in the usual way.



EXISTING HOUSING

OPEN SPACE

CHILDREN'S PLAY AREA

EXFORD AVENUE

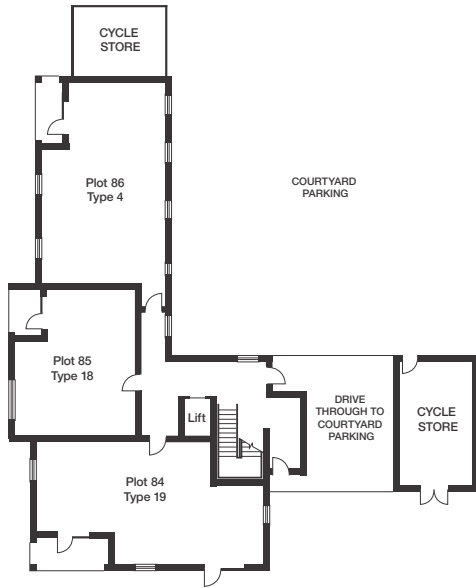
EXFORD DRIVE



Grant House

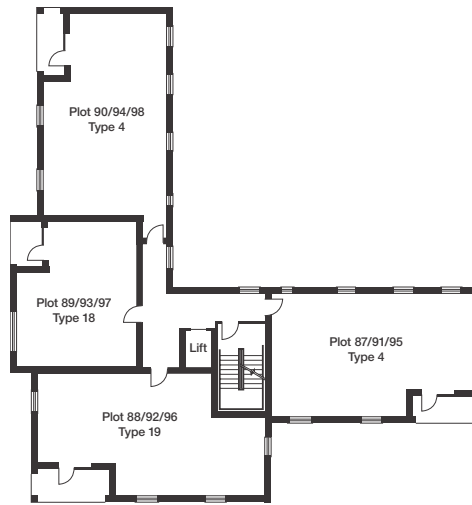
Mansfield Park

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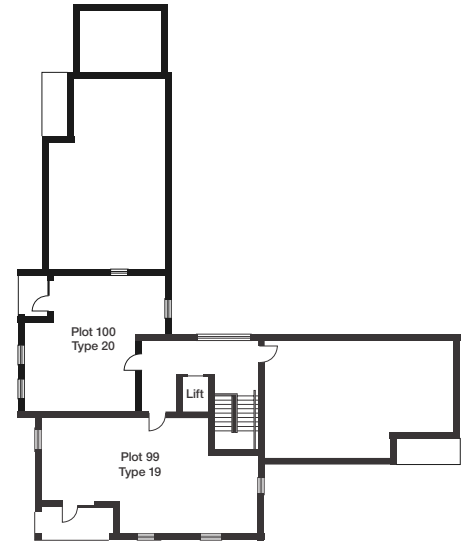
Ground Floor

Plots 84 - 86



Third Floor

Plots 95 - 98



Fourth Floor

Plots 99 - 100

Second Floor

Plots 91 - 94

First Floor

Plots 87 - 90

**Plots 84, 88,
92, 96 & 99**

Kitchen/Dining/Living Room

4765mm x 5170mm (max)

15'7" x 16'11" (max)

Bedroom 1

2690mm x 4030mm

8'9" x 13'2"

En-suite

2515mm x 1255mm (max)

8'3" x 4'1" (max)

Bedroom 2

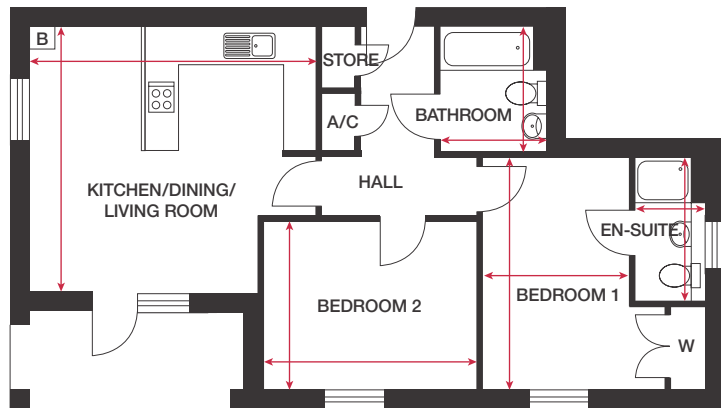
3035mm x 3810mm

9'11" x 12'6"

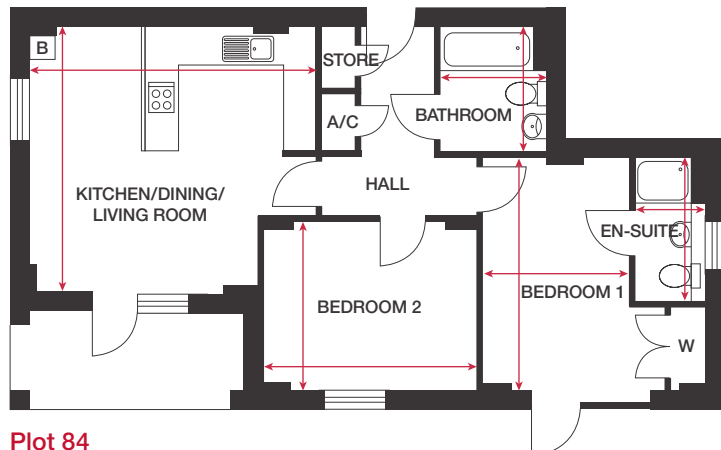
Bathroom

1925mm x 2285mm (max)

6'3" x 7'6" (max)



Plots 88, 92, 96 and 99



Plot 84

Plots 85, 89, 93 & 97

Kitchen/Dining/Living Room

4350mm x 5070mm (max)

14'3" x 16'7" (max)

Bedroom 1

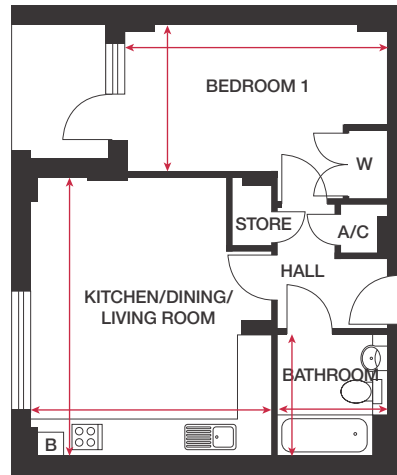
2285mm x 4670mm (max)

7'6" x 15'3" (max)

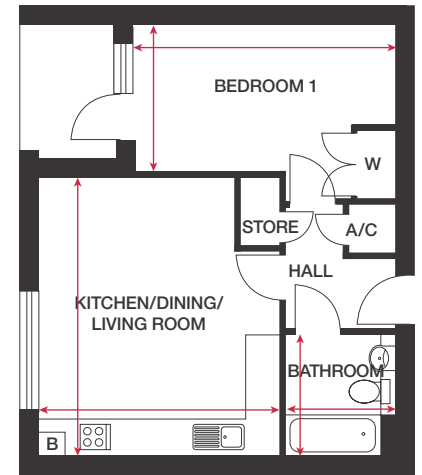
Bathroom

1940mm x 2160mm (max)

6'4" x 7'1" (max)



Plot 85



Plots 89, 93 and 97

Plots 86, 87, 90, 91, 94, 95 & 98

Kitchen

2135mm x 3265mm (max)

7'0" x 10'8" (max)

Living Area

3585mm x 2985mm

11'9" x 9'9"

Dining Area

2135mm x 2080mm

7'0" x 6'9"

Bedroom 1

3260mm x 3115mm

10'8" x 10'2"

En-suite

1870mm x 1900mm (max)

6'1" x 6'2" (max)

Bedroom 2

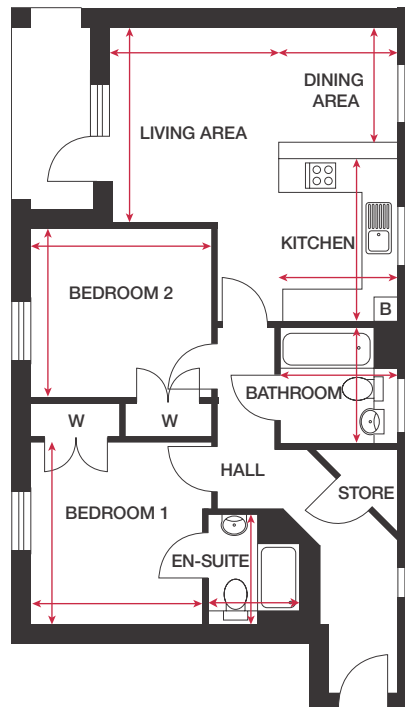
3275mm x 3090mm

10'8" x 10'1"

Bathroom

2125mm x 2125mm (max)

6'11" x 6'11" (max)



Plot 100

Kitchen

4285mm x 2145mm (max)

14'0" x 7'0" (max)

Dining Area

2605mm x 2650mm

8'6" x 8'8"

Living Area

2860mm x 4325mm (max)

9'4" x 14'2" (max)

Bedroom 1

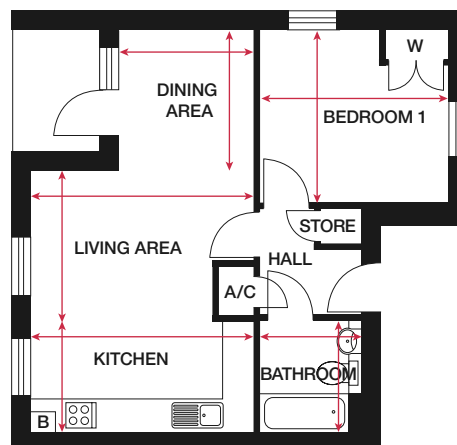
3640mm x 3365mm (max)

11'11" x 11'0" (max)

Bathroom

2125mm x 1945mm (max)

6'11" x 6'4" (max)



A quality finish

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*.

*Available subject to stage of build.

10 year NHBC Warranty
Gas central heating
Photovoltaic panels to communal areas of apartments
- benefitting the environment and reducing energy bills

Kitchen

Single bowl sink with drainer
Bosch gas hob with stainless steel splashback
Bosch built in oven
Stainless steel chimney hood
Soft closers to kitchen cupboards and drawers
Integrated washer dryer
Worktop upstands
Internal triple eco recycling bins

Bedroom

Built-in wardrobe to bedroom 1

Bathroom

White Kohler sanitaryware
Bristan thermostatic shower (1 bedroom apartments only)
Half wall Porcelanosa tiling behind toilet and wash hand basin and all other walls
Full height Porcelanosa tiling around bath

En-suite

White Kohler sanitaryware
Aqualux shower enclosure and tray with thermostatic shower
Fully tiled shower enclosure and half wall tiling behind toilet and wash hand basin

Security

Audio/Visual security to apartments
Mains-operated smoke detectors to all floors

Internal and external windows and doors

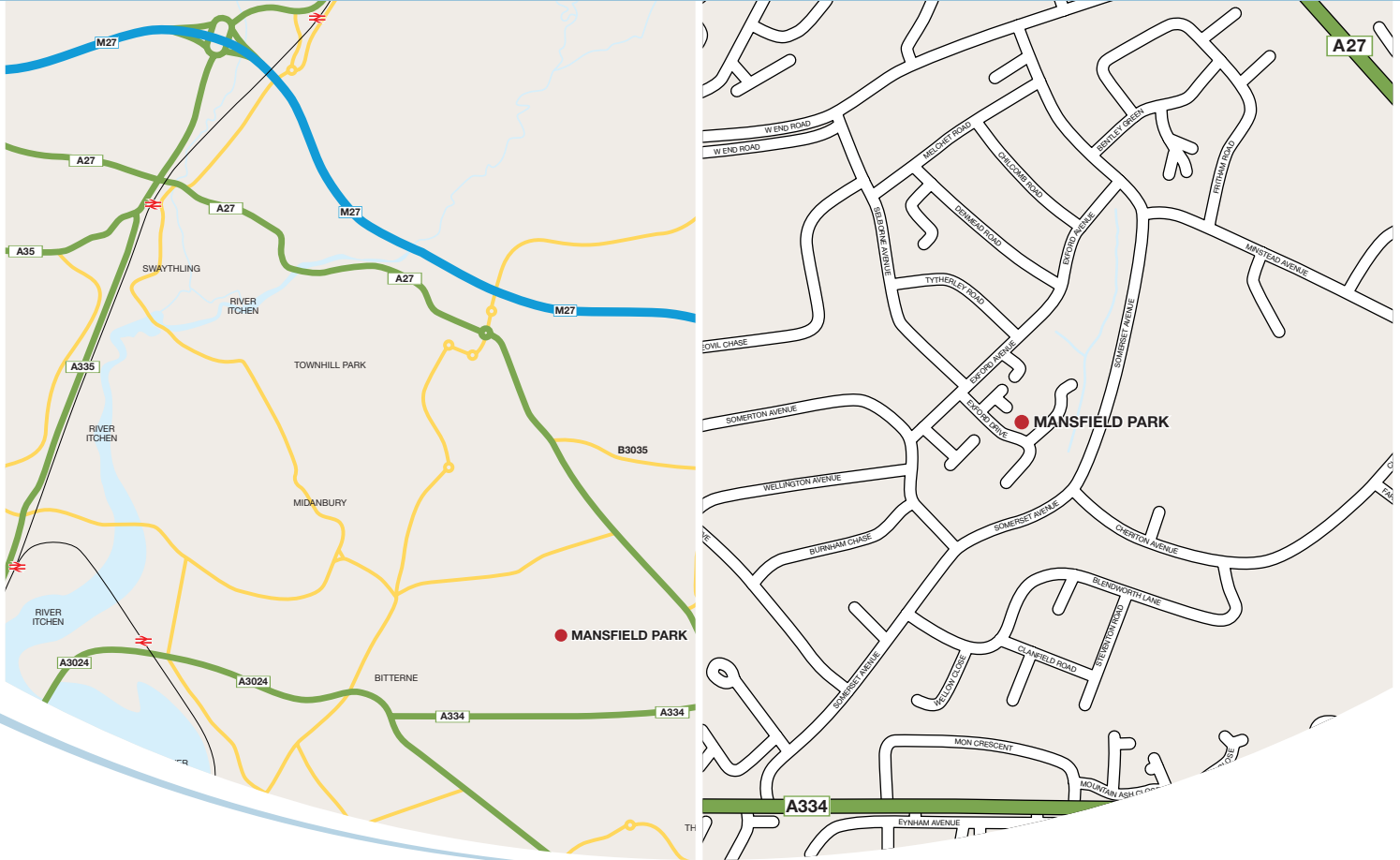
PVC-u double-glazed windows and French doors (where applicable)
White panelled internal doors
Chrome internal ironmongery

Electrical

White electrical sockets and switches
TV socket to living room and bedroom 1
BT sockets to living room and bedroom 1
Door bell
Downlighters to kitchen and bathroom
Pendant light fitting to living room



How to find us



From the East

Exit the M27 at Junction 7 onto the A334 (signposted Southampton). Continue for half a mile, then at the roundabout take the fourth exit onto the A27 Moorhill Road. After one mile, turn left onto West End Road, then take the second left onto Selbourne Avenue. At the junction turn right onto Exford Avenue, and Mansfield Park will be situated on your left.

From the West/City Centre

Take the A3024 Northam Road (signposted Portsmouth/Fareham) and continue for two miles. Bear left at the lights onto the A334 Bitterne Road East, continuing for a further half mile. Take the fourth left onto Somerset Avenue, and then the fourth right onto Exford Avenue. Follow the road around to the right, where you'll find Mansfield Park situated on your right.

Mansfield Park

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