



Lambert Hills

Skipton

Lambert Hills
Granville Street, Skipton BD23 1PS

Sat Nav: BD23 1PS

Sales Hotline: 0113 202 2288
lovellnewhomes.co.uk

LOVELL

A MORGAN SINDALL GROUP COMPANY

LOVELL

WELCOME TO LAMBERT HILLS

WHETHER YOU ARE A FIRST TIME BUYER, A GROWING FAMILY OR DOWNSIZING, LAMBERT HILLS CAN OFFER THE PERFECT LOCATION AND THE PERFECT SOLUTION TO YOUR LIVING NEEDS. SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE, SKIPTON IS CLOSE TO LEEDS AND MANCHESTER, AND EVEN CLOSER TO THE WONDERFUL YORKSHIRE DALES.

Lambert Hills offers a unique living experience in the heart of vibrant Skipton. Close to the town centre, traditional stone built family houses blend with stylish apartments, offering light and spacious new homes in a variety of sizes for all kinds of lifestyles.

Skipton has an old world charm. Large enough to offer the facilities you are looking for, yet small enough to feel friendly and personal, the town has everything you need for working, shopping and enjoying nights out.

Much of the town's action is focused on its award winning high street – a wide avenue with cobbled streets and alleyways to explore and enjoy – where you'll find well-known national stores, interesting independent local shops, and a host of welcoming bars, pubs and restaurants.

Skipton boasts its own cinema, bowling alley, leisure centre and the 'Little Theatre' which has a full calendar of entertainment from plays to bands to comedy. This thriving rural town also hosts a bustling weekly market.

You are also well served for education, with a choice of excellent schools nearby. Lambert Hills lies within easy walking distance of St Stephen's Catholic Primary School, Ermysted's Grammar School and Skipton Girls' High School.

EASY COMMUTING MATCHED BY A WONDERFUL RURAL SITUATION MAKE LAMBERT HILLS A CAPTIVATING COMBINATION OF CONVENIENCE AND BEAUTIFUL OPEN COUNTRYSIDE WHERE YOU CAN RELAX AND RECHARGE.

Skipton is the perfect location for anyone who loves the great outdoors. Known as a gateway to the Yorkshire Dales, Lambert Hills opens up a whole world of cycling, walking, running and fresh country air.

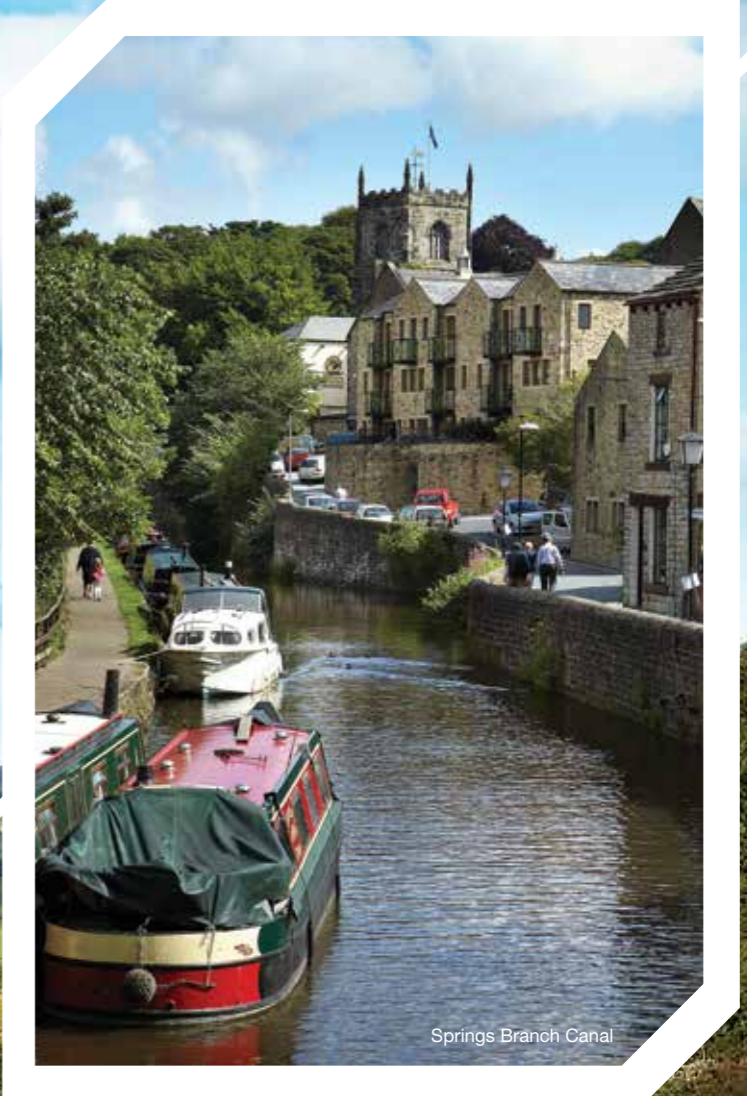
Sitting on the edge of the Yorkshire Dales National Park, Skipton is positioned overlooking the Aire Gap, which separates the Craven limestone dales to the north from the Gritstone Moors to the south and the pastoral Ribblesdale Valley to the west.

Within the town, visit the canal basin with its boats, footpaths, and picnic areas and walk in the calming atmosphere of Skipton Woods. Further afield, explore the beautiful countryside and attractive outlying villages. Grassington, Kettlewell and Burnsall in upper Wharfedale and the celebrated riverside beauty spot of Bolton Abbey near Ilkley in Lower Wharfedale are all within easy reach.

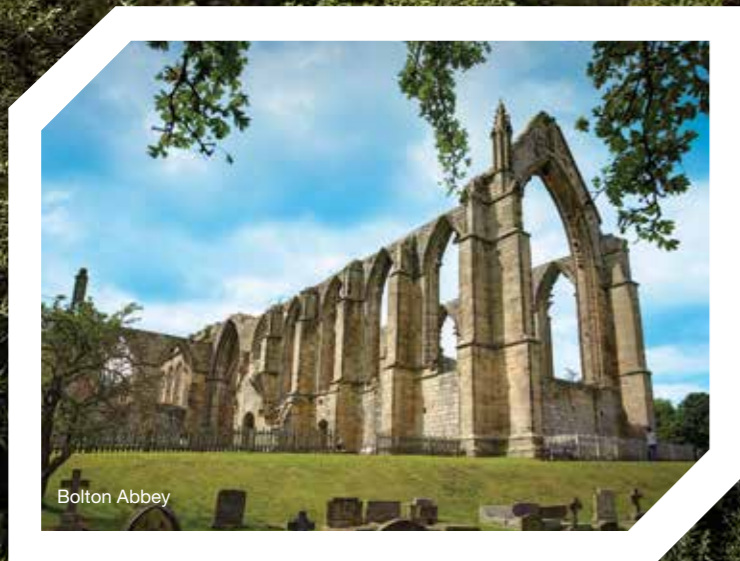
Within a short drive, the famous dales villages of Malham, renowned for its spectacular limestone cliffs and gorge, picturesque Gargrave, which lies beside the river Aire and the Leeds-Liverpool canal.

For commuters, Skipton is wonderfully situated, being convenient for the motorway network. Located 18 miles from Bradford and 26 miles from Leeds, Skipton is the perfect rural bolthole for commuters. Manchester is also within comfortable daily commuting distance by road or rail, and the town is a little over three hours by train from London with connections every half an hour.

IDEALLY LOCATED



Springs Branch Canal



Bolton Abbey

SOPHISTICATED SPACE

At Lambert Hills, you're certain to find a home to suit you. With a choice of three, four and five bedroom family houses on two, three and four storeys make this a place you can put down roots for your growing family. A choice of one and two bedroom apartments also makes this the ideal location for young couples and professionals making their first steps on the property ladder.

Throughout our Lambert Hills development, our homes reflect Skipton's market town heritage and vibrant outlook. Traditional building materials hark back to Skipton's rural heritage, while the sophisticated interiors provide everything you need for stylish modern living.

Inside, all our homes are finished to the highest specifications, using light and space superbly and finished with exceptional care. Outside, the area's natural beauty is cleverly embraced to form a beautiful backdrop to this stunning new development.

BUYING A LOVELL HOME

EVERY HOME WE BUILD IS DELIVERED WITH ONE CRUCIAL EXTRA ELEMENT: PRIDE. 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.

We don't like to put our customers into boxes - which is why we don't build them.

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'.

Every step of the way, from design and planning through to those finishing touches we keep your needs at the forefront of our mind.

From contemporary apartments to townhouses and traditional family homes, from first time buyers searching for an affordable new home to growing families or downsizers, we offer brand new homes with exceptional quality, style and value throughout the UK.

Our dedicated sales teams are able to offer a range of market-leading buying incentives and Government schemes, subject to criteria, to ensure that customers are still able to make their dream move, even in trying economic circumstances.

At Lovell, we aim to ensure your home buying experience is stress free and make customer satisfaction our number one priority.

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.

BUYING A NEW HOME CAN SOMETIMES SEEM QUITE COMPLICATED. HOWEVER, AT LOVELL WE LIKE TO KEEP IT AS SIMPLE AND STRAIGHT FORWARD AS POSSIBLE, AS THE FOLLOWING PURCHASE GUIDE SHOWS.

CHOOSING AND RESERVING

Once you have chosen your new home from those available, and after financial qualification to determine your ability to purchase, you may reserve it with an initial reservation deposit. Your solicitor details are required at reservation to enable the contract process to begin. You may like to take advantage and appoint one of our recommended solicitors and use the expertise offered by our preferred mortgage advisors who will be pleased to help you. Details of your identification are also required by law at reservation.

KEEPING THINGS MOVING

Your initial deposit will hold the property at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities and, if required, your mortgage application to be processed. At reservation, you will be invited to make an appointment to choose the fittings for your new home (subject to build stage) and personalise your home from our Inspirations range.

THIS BROCHURE

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract. The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. The dimensions stated on the inserts are taken from the architects plans and are given to the nearest 50mm (or equivalent in inches) but should not be used as a basis for furnishings or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Specification may be subject to change or alteration without prior consent.

EXCHANGING CONTRACTS

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of their enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new home.

MOVING IN

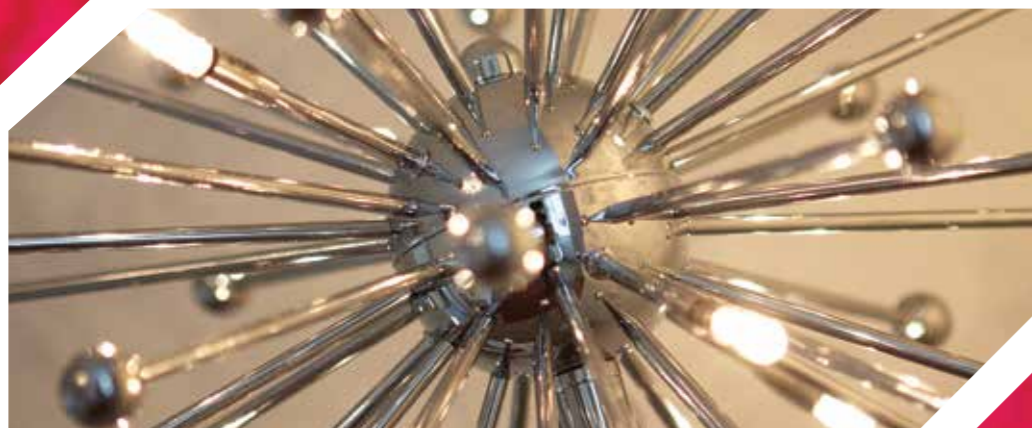
Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. Before completion you will be invited to visit your new home for a demonstration where you will be given valuable information and instructions on how things work

in your new home. When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys of your new home. Of course, our sales team will be in close contact with you throughout, to make sure all goes smoothly.

ONE OR TWO ADDITIONAL POINTS

We will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

ADDING MORE TO YOUR HOME



INSPIRATIONS RANGE

Inspirations is an easy step-by-step process that lets you select from our wide range of standard choices and optional upgrades including flooring, tiling, carpets, curtains, blinds, upgraded appliances, towel warmers, TV points, accessories and much more.

Inspirations is overflowing with ideas to make your new home even more special and the great thing is we'll handle all the ordering and installation which leaves you free to concentrate on enjoying your new home.

We only choose quality items from the leading manufacturers to ensure your Inspirations choices give you years of pleasure. But remember, the earlier you reserve your new home, the more choice you'll have. This is your opportunity to let your imagination take over.

HOW TO FIND US

LAMBERT HILLS
Granville Street
Skipton BD23 1PS

FROM THE A56

From the A65 take Grassington Rd/B6265 South toward Skipton. Continue for half a mile before turning right onto Water Street immediately after passing the Royal Oak pub. Head straight on Water Street until you reach the roundabout at The Commercial pub, then take the second exit onto Gargrave Road. From Gargrave Road continue onto Park Avenue, drive past the entrance to Ermysted's Grammar School and turn left onto Gladstone Street. Drive to the end of the road and turn onto Granville Street.

FROM THE A629

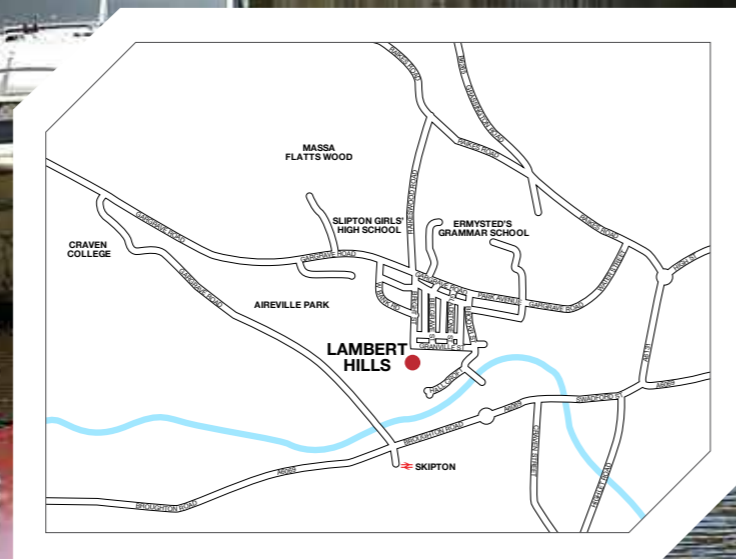
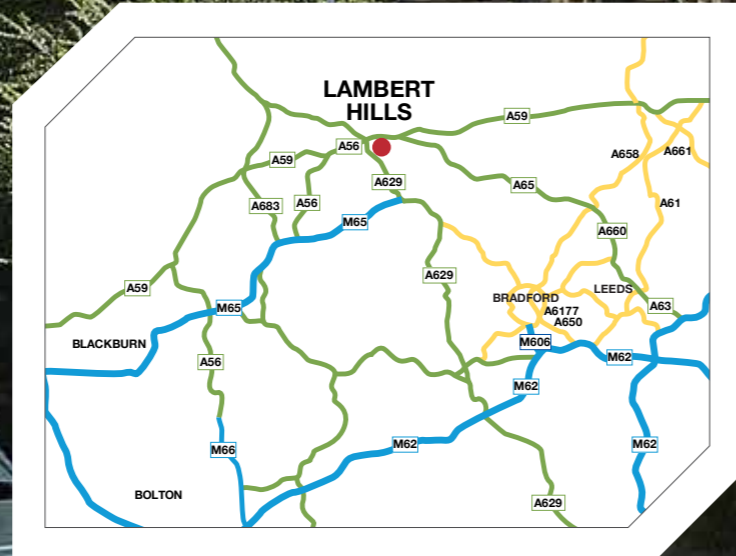
Heading Northwest on the A629 exit at the roundabout onto Keighley Road / A6131 towards Skipton. Continue on Keighley Road for approximately 1.5 miles going over two roundabouts. Passing the town centre car park on your left take the next onto Swadford Street / A6069 opposite Lloyds Pharmacy. On Swadford Street take the first right onto Coach Street, continue to the roundabout at the top of Coach Street and take the first exit onto Gargrave Road. From Gargrave Road continue onto Park Avenue, drive past the entrance to Ermysted's Grammar School and turn left onto Gladstone Street. Drive to the end of the road and turn onto Granville Street.

PUBLIC TRANSPORT

Skipton Railway Station - 0.3 miles (N)
Skipton Bus Station - 0.3 miles (N)
Leeds/Bradford Airport - 15.7 miles (SE)

SAT NAV

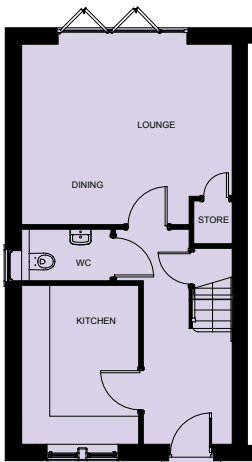
Skipton, BD23 1PS



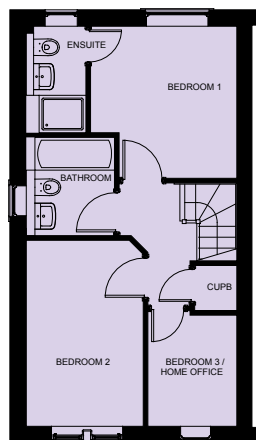


THE BECKFORD

3 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge/Dining
4497mm x 3848mm
14' 9" x 12' 7"

Kitchen
3388mm x 2492mm
11' 1" x 8' 2"

Cloaks/WC
1782mm x 1050mm
5' 10" x 3' 5"

FIRST FLOOR

Bedroom 1
3241mm x 3119mm
10' 8" x 10' 3"

Bedroom 1 Ensluite
2226mm x 1265mm
7' 4" x 4' 2"

Bedroom 2
3968mm x 2491mm
13' 0" x 8' 2"

Bedroom 3
2440mm x 1893mm
8' 0" x 6' 3"

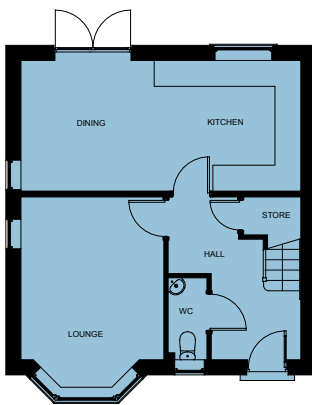
Bathroom
2086mm x 1835mm
6' 10" x 6' 0"

LOVELL

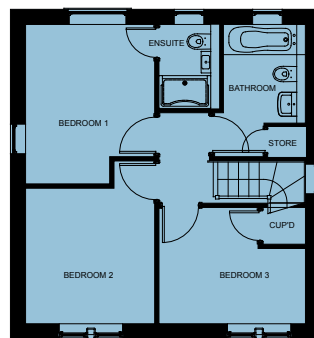


THE CAMBRIAN

3 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge
4400mm x 3305mm
14' 5" x 10' 10"

Kitchen/Dining
6485mm x 3020mm
21' 3" x 9' 11"

Clocks
1892mm x 886mm
6' 2" x 2' 11"

FIRST FLOOR

Bedroom 1
3688mm x 2985mm
12' 1" x 9' 10"

Bedroom 1 Ensuite
1896mm x 1363mm
6' 3" x 4' 6"

Bedroom 2
3766mm x 2985mm
12' 4" x 9' 10"

Bedroom 3
3388mm x 2688mm
11' 1" x 8' 10"

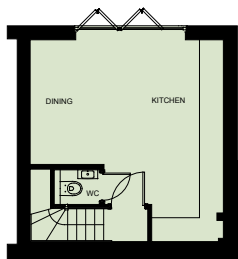
Bathroom
3033mm x 1876mm
9' 11" x 6' 2"

LOVELL

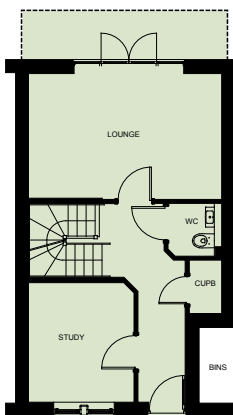


THE DARWIN

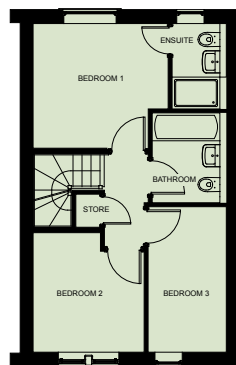
3 BEDROOM HOME



LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Dining/Kitchen
5100mm x 4850mm
16' 9" x 15' 11"
Cloaks/WC
1100mm x 819mm
3' 7" x 2' 8"

UPPER GROUND FLOOR

Lounge
4800mm x 3152mm
15' 9" x 10' 4"
Study
2643mm x 2993mm
8' 8" x 9' 10"
Cloaks/WC
1321mm x 1276mm
4' 4" x 4' 2"

FIRST FLOOR

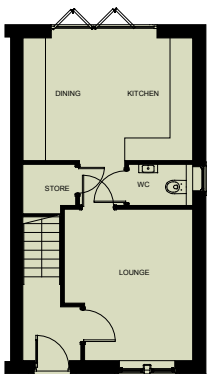
Bedroom 1
3384mm x 3122mm
11' 1" x 10' 3"
Bedroom 1 Ensuite
2095mm x 1335mm
6' 10" x 4' 5"
Bedroom 2
2993mm x 2781mm
9' 10" x 9' 1"
Bedroom 3
3645mm x 1956mm
12' 0" x 6' 5"
Bathroom
2070mm x 1835mm
6' 9" x 6' 0"

LOVELL

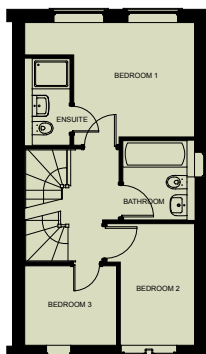


THE FAREHAM

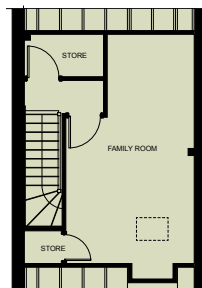
3 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Lounge
4004mm x 3392mm
13' 2" x 11' 2"

Dining/Kitchen
4497mm x 3241mm
14' 9" x 10' 8"

Cloaks/WC
1652mm x 1040mm
5' 5" x 3' 5"

Bedroom 1 Ensuite
2243mm x 1174mm
7' 4" x 3' 10"

Bedroom 2
3213mm x 2330mm
10' 6" x 7' 8"

Bedroom 3
2425mm x 2096mm
7' 11" x 6' 11"

Bathroom
2086mm x 1874mm
6' 10" x 6' 2"

FIRST FLOOR

Bedroom 1
4497mm x 3242mm
14' 9" x 10' 8"

SECOND FLOOR

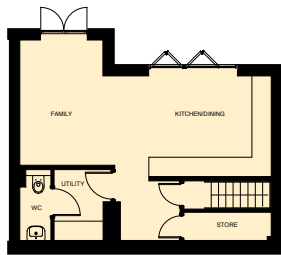
Family room
4850mm x 3393mm
15' 11" x 11' 2"

LOVELL

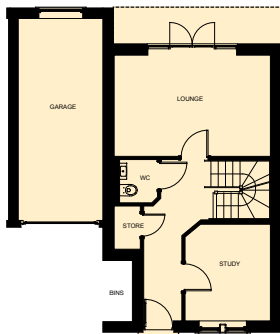


THE GRAFTON

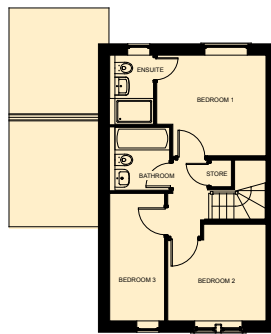
3 BEDROOM HOME



LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Family
3880mm x 3005mm
12' 9" x 9' 10"

Kitchen/Dining
4850mm x 3116mm
15' 11" x 10' 3"

Utility
2100mm x 1508mm
6' 11" x 4' 11"

Cloaks/WC
2100mm x 915mm
6' 11" x 3' 0"

UPPER GROUND FLOOR

Lounge
4850mm x 3116mm
15' 11" x 10' 3"

Study
2993mm x 2642mm
9' 10" x 8' 8"

WC
1321mm x 1294mm
4' 4" x 4' 3"

FIRST FLOOR

Bedroom 1
3384mm x 3116mm
11' 1" x 10' 3"

Bedroom 1 Ensuite
2094mm x 1353mm
6' 10" x 4' 5"

Bedroom 2
3042mm x 2993mm
10' 0" x 9' 10"

Bedroom 3
3952mm x 1695mm
13' 0" x 5' 7"

Bathroom
1900mm x 1835mm
6' 3" x 6' 0"

LOVELL



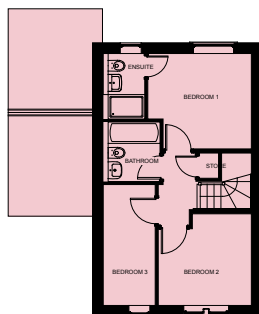
THE GAVINTON

3 BEDROOM HOME



LOWER GROUND FLOOR

UPPER GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Family
3880mm x 3005mm
12' 9" x 9' 10"

Kitchen/Dining
4850mm x 3116mm
15' 11" x 10' 3"

Utility
2100mm x 1508mm
6' 11" x 4' 11"

Cloaks/WC
2100mm x 915mm
6' 11" x 3' 0"

UPPER GROUND FLOOR

Lounge
4850mm x 3116mm
15' 11" x 10' 3"

Study
2993mm x 2642mm
9' 10" x 8' 8"

WC

1321mm x 1294mm
4' 4" x 4' 3"

FIRST FLOOR

Bedroom 1
3384mm x 3116mm
11' 1" x 10' 3"

Bedroom 1 Ensuite
2094mm x 1353mm
6' 10" x 4' 5"

Bedroom 2
3042mm x 2993mm
10' 0" x 9' 10"

Bedroom 3
3952mm x 1695mm
13' 0" x 5' 7"

Bathroom
1900mm x 1835mm
6' 3" x 6' 0"

LOVELL



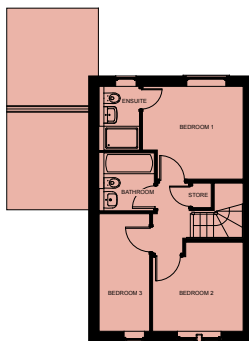
THE GIFFORD

3 BEDROOM HOME



LOWER GROUND FLOOR

UPPER GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Family
3880mm x 2563mm
12' 9" x 8' 5"

Kitchen/Dining
4850mm x 3116mm
15' 11" x 10' 3"

Utility
2100mm x 1508mm
6' 11" x 4' 11"

Cloaks/WC
2100mm x 915mm
6' 11" x 3' 0"

UPPER GROUND FLOOR

Lounge
4850mm x 3116mm
15' 11" x 10' 3"

Study
2993mm x 2642mm
9' 10" x 8' 8"

WC
1321mm x 1294mm
4' 4" x 4' 3"

FIRST FLOOR

Bedroom 1
3384mm x 3116mm
11' 1" x 10' 3"

Bedroom 1 Ensuite
2094mm x 1353mm
6' 10" x 4' 5"

Bedroom 2
3042mm x 2993mm
10' 0" x 9' 10"

Bedroom 3
3952mm x 1695mm
13' 0" x 5' 7"

Bathroom
1900mm x 1835mm
6' 3" x 6' 0"

LOVELL



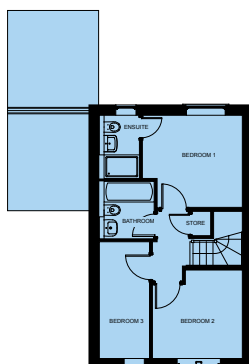
THE GLENTHAM

3 BEDROOM HOME



LOWER GROUND FLOOR

UPPER GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Family
4483mm x 2562mm
14' 8" x 8' 5"

Kitchen/Dining
4850mm x 3116mm
15' 11" x 10' 3"

Utility
2562mm x 1506mm
8' 5" x 4' 11"

Cloaks/WC
1800mm x 761mm
5' 11" x 2' 6"

UPPER GROUND FLOOR

Lounge
4850mm x 3116mm
15' 11" x 10' 3"

Study
2993mm x 2642mm
9' 10" x 8' 8"

WC
1321mm x 1294mm
4' 4" x 4' 3"

FIRST FLOOR

Bedroom 1
3384mm x 3116mm
11' 1" x 10' 3"

Bedroom 1 Ensuite
2094mm x 1353mm
6' 10" x 4' 5"

Bedroom 2
3042mm x 2993mm
10' 0" x 9' 10"

Bedroom 3
3952mm x 1695mm
13' 0" x 5' 7"

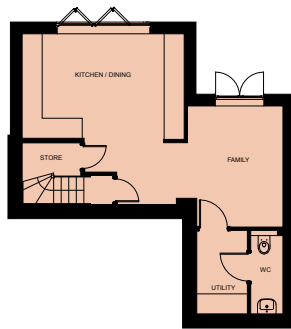
Bathroom
1900mm x 1835mm
6' 3" x 6' 0"

LOVELL

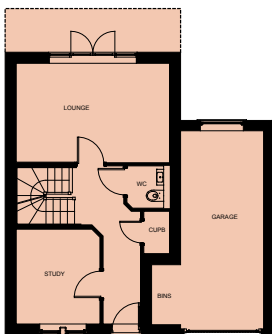


THE HARLAND

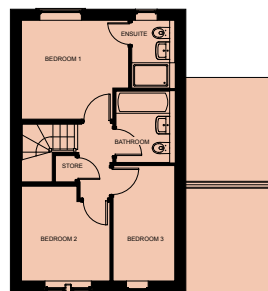
3 BEDROOM HOME



LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Dining
5100mm x 4850mm
16' 9" x 15' 11"

Family
3617mm x 2840mm
11' 10" x 9' 4"

Utility
2490mm x 1508mm
8' 2" x 4' 11"

Cloaks/WC
2490mm x 957mm
8' 2" x 3' 2"

WC
1321mm x 1294mm
4' 4" x 4' 3"

FIRST FLOOR

Bedroom 1
3384mm x 3116mm
11' 1" x 10' 3"

Bedroom 1 Ensuite
2094mm x 1353mm
6' 10" x 4' 5"

Bedroom 2
3042mm x 2993mm
10' 0" x 9' 10"

Bedroom 3
3952mm x 1695mm
13' 0" x 5' 7"

Bathroom
1900mm x 1835mm
6' 3" x 6' 0"

UPPER GROUND FLOOR

Lounge
4850mm x 3116mm
15' 11" x 10' 3"

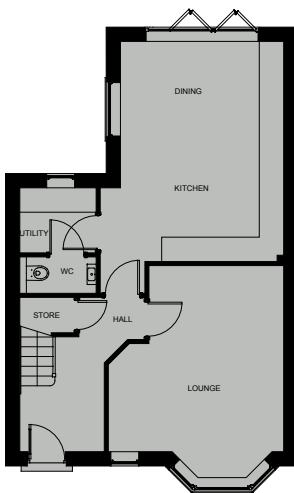
Study
2993mm x 2642mm
9' 10" x 8' 8"

LOVELL

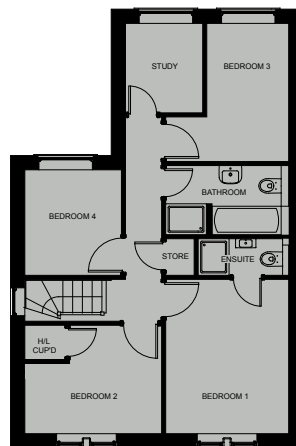


THE IRVING

4 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge

5160mm x 4300mm
16' 11" x 14' 1"

Kitchen/Dining

5400mm x 4000mm
17' 9" x 13' 1"

Utility

1869mm x 1590mm
6' 2" x 5' 3"

Cloaks/WC

1869mm x 882mm
6' 2" x 2' 11"

FIRST FLOOR

Bedroom 1

3787mm x 3017mm
12' 5" x 9' 11"

Bedroom 1 Ensuite

2166mm x 850mm
7' 1" x 2' 9"

Bedroom 2

3356mm x 2658mm
11' 0" x 8' 9"

Bedroom 3

3338mm x 2007mm
10' 11" x 6' 7"

Bedroom 4

2586mm x 2362mm
8' 6" x 7' 9"

Study

2192mm x 1891mm
7' 2" x 6' 2"

Bathroom

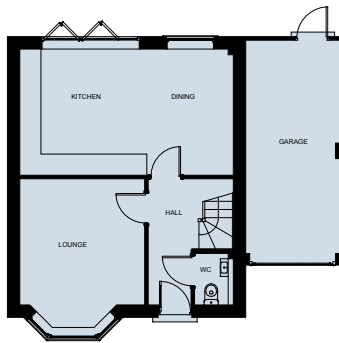
2975mm x 1736mm
9' 9" x 5' 8"

LOVELL

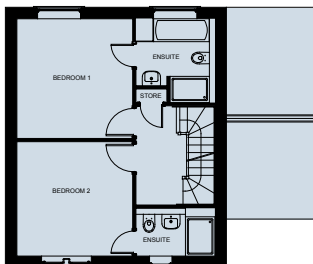


THE JEFFERSON

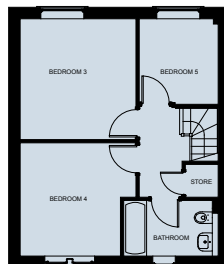
5 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Lounge
4170mm x 3532mm
13' 8" x 11' 7"

Kitchen/Dining
6050mm x 3568mm
19' 10" x 11' 8"

Cloaks/WC
1453mm x 1090mm
4' 9" x 3' 7"

FIRST FLOOR

Bedroom 1
3649mm x 3532mm
12' 0" x 11' 7"

Bedroom 1 Ensuite
2552mm x 2405 mm
8' 4" x 7' 11"

Bedroom 2
3532mm x 3488mm
11' 7" x 11' 5"

Bedroom 2 Ensuite
2405mm x 1453mm
7' 11" x 4' 9"

SECOND FLOOR

Bedroom 3
3685mm x 3532mm
12' 1" x 11' 7"

Bedroom 4
3532mm x 3452mm
11' 7" x 11' 4"

Bedroom 5/Study
2606mm x 2405mm
8' 7" x 7' 11"

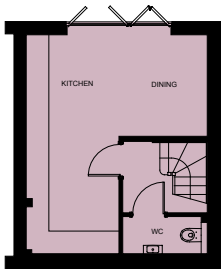
Bathroom
2879mm x 1700mm
9' 5" x 5' 7"

LOVELL

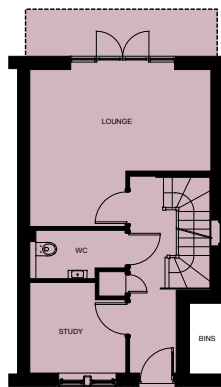


THE KELLINGTON

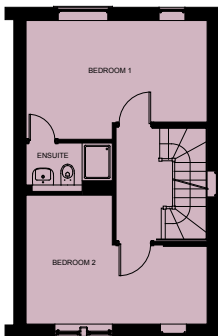
4 BEDROOM HOME



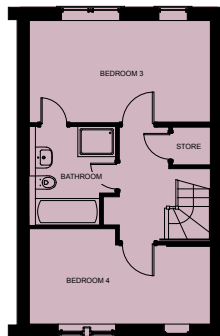
LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LOWER GROUND FLOOR

Kitchen/Dining
5790mm x 4795mm
19' 0" x 15' 9"
WC
2231mm x 968mm
7' 4" x 3' 2"

UPPER GROUND FLOOR

Lounge
4795mm x 4150mm
15' 9" x 13' 7"
Study
2537mm x 2396mm
8' 4" x 7' 10"
WC
2537mm x 1269mm
8' 4" x 4' 2"

FIRST FLOOR

Bedroom 1
4795mm x 3143mm
15' 9" x 10' 4"
Bedroom 1 En-suite
2277mm x 1368mm
7' 6" x 4' 6"
Bedroom 2
4795mm x 3407mm
15' 9" x 11' 2"

SECOND FLOOR

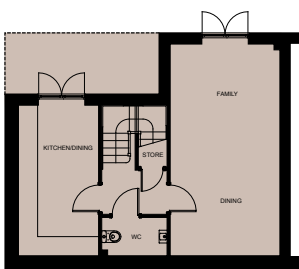
Bedroom 3
4795mm x 2681mm
15' 9" x 8' 10"
Bedroom 4
4795mm x 2495mm
15' 9" x 8' 2"
Bathroom
2595mm x 2277mm
8' 6" x 7' 6"

LOVELL

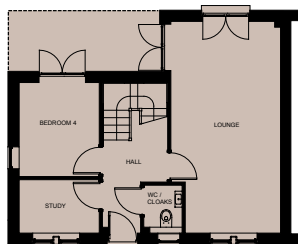


THE LEWISTON

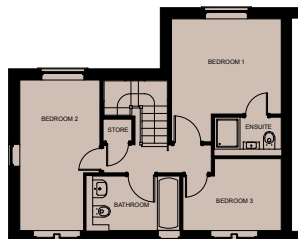
4 BEDROOM HOME



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Family
6628mm x 3433mm
21' 9" x 11' 3"

Kitchen/Dining
4713mm x 2500mm
15' 6" x 8' 2"

WC
2031mm x 1191mm
6' 8" x 3' 11"

GROUND FLOOR

Lounge
6628mm x 3433mm
21' 9" x 11' 3"

Study
2500mm x 1640mm
8' 2" x 5' 5"

Cloaks/WC
1491mm x 1186mm
4' 11" x 3' 11"

Bedroom
2936mm x 2500mm
9' 8" x 8' 2"

FIRST FLOOR

Bedroom 2
3819mm x 3433mm
12' 6" x 11' 3"

Ensuite
2083mm x 986mm
6' 10" x 3' 3"

Bedroom 3
4713mm x 2500mm
15' 6" x 8' 2"

Bedroom 4
3072mm x 2220mm
10' 1" x 7' 3"

Bedroom
2853mm x 1700mm
9' 4" x 5' 7"

LOVELL

LAMBERT HILLS APARTMENTS





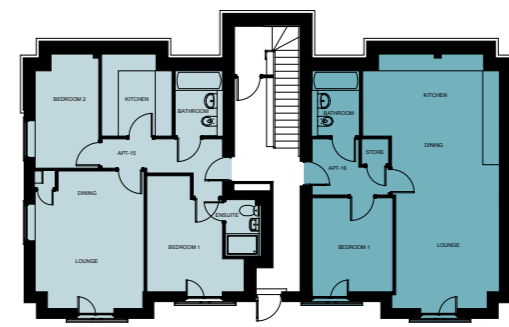
LOWER GROUND FLOOR

THE CHERWELL

| | |
|---|--|
| Dining / Lounge 4920mm x 3889mm 16' 2" x 12' 9" | Ensuite 2013mm x 1167mm 6' 7" x 3' 10" |
| Kitchen 2900mm x 2509mm 9' 6" x 8' 3" | Bedroom 2 4067mm x 2371mm 13' 4" x 7' 9" |
| Bedroom 1 4147mm x 3479mm 13' 7" x 11' 5" | Bathroom 2368mm x 1704mm 7' 9" x 5' 7" |

THE ABBERFORD

| |
|---|
| Kitchen/Dining Lounge 9100mm x 4893mm 29' 10" x 16' 1" |
| Bedroom 1 3359mm x 2888mm 11' 0" x 9' 6" |
| Bathroom 2368mm x 1704mm 7' 9" x 5' 7" |



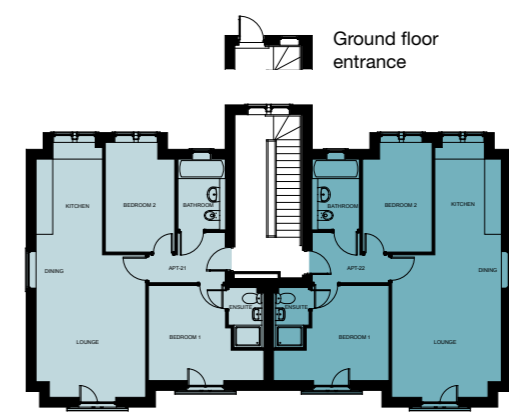
GROUND, FIRST & SECOND FLOOR

THE BELMONT

| | |
|---|---|
| Dining / Lounge 9126mm x 3930mm 29' 11" x 12' 11" | Bedroom 2 3905mm x 2479mm 12' 10" x 8' 2" |
| Bedroom 1 4135mm x 3407mm 13' 7" x 11' 2" | Bathroom 2392mm x 1704mm 7' 10" x 5' 7" |
| Ensuite 2142mm x 1266mm 7' 0" x 4' 2" | |

THE BELMONT

| | |
|---|---|
| Dining / Lounge 9126mm x 3930mm 29' 11" x 12' 11" | Bedroom 2 3905mm x 2479mm 12' 10" x 8' 2" |
| Bedroom 1 4135mm x 3407mm 13' 7" x 11' 2" | Bathroom 2392mm x 1704mm 7' 10" x 5' 7" |
| Ensuite 2142mm x 1266mm 7' 0" x 4' 2" | |



Ground & first floor bathroom window as detailed above. Second floor bathroom has Velux window.

REV A - MAR 14

LOVELL

LAMBERT HILLS SITE LAYOUT



*Part of the Lovell Choice Scheme. Please ask Lovell Sales Advisor for details.



- THE GIFFORD**
3 BED HOME
- THE GLENTHAM**
3 BED HOME
- THE GAVINTON**
3 BED HOME
- THE HARLAND**
3 BED HOME
- THE IRVING**
4 BED HOME
- THE KELLINGTON**
4 BED HOME
- THE LEWISTON**
4 BEDHOME
- THE JEFFERSON**
5 BED HOME
- APARTMENTS**
- AFFORDABLE HOUSING**

- THE BECKFORD**
3 BED HOME
- THE CAMBRIAN**
3 BED HOME
- THE DARWIN**
3 BED HOME
- THE FAREHAM**
3 BED HOME
- THE GRAFTON**
3 BED 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. Any queries should be raised through the conveyancing process in the usual way.

LOVELL

LAMBERT HILLS SPECIFICATION

| | THE BECKFORD | THE CAMBRIAN | THE DARWIN | THE FAREHAM | THE GRAFTON | THE GIFFORD | THE GLENTHAM | THE GAVINTON | THE HARLAND | THE IRVING | THE JEFFERSON | THE KELLINGTON | THE LEWISTON | THE ABERFORD | THE BELMONT | THE CHERWELL |
|--|--------------|--------------|------------|-------------|-------------|-------------|--------------|--------------|-------------|------------|---------------|----------------|--------------|--------------|-------------|--------------|
| 10 Year NHBC Warranty | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| KITCHEN | | | | | | | | | | | | | | | | |
| Choice of Moores Kitcen Units* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Soft Close Doors & Drawers | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Choice of Worktops* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| 1½ Bowl Stainless Sink | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Single Bowl Stainless Sink | | | | | | | | | | | | | | ● | ● | ● |
| Bacchus Mixer Tap | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Bosch Brushed Steel Single Electric Oven | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Bosch Brushed Steel 4 Ring Gas Hob | ● | | | | | | | | | | | | | ● | ● | ● |
| Bosch Brushed Steel 5 Ring Gas Hob | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Brushed Steel Splashback to Hob | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Bosch Brushed Steel Chimney Hood | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Bosch Brushed Steel Integrated Microwave | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Bosch Integrated Fridge Freezer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Bosch Integrated Dishwasher | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Bosch Integrated Washer/Dryer (Where Applicable) | | | | | | | | | | | | | | ● | ● | ● |
| BATHROOM/CLOAKROOM | | | | | | | | | | | | | | | | |
| Kohler Sanitaryware | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Mira Brassware | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Choice of Porcelanosa Tiling* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Shower Over Bath with Showerscreen | | | | | | | | | | | | | | ● | | |
| En-Suite | | | | | | | | | | | | | | | | |
| Kohler Sanitaryware | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |

* Subject to build stage

REV A - MAR 14

LOVELL

| | THE BECKFORD | THE CAMBRIAN | THE DARWIN | THE FAREHAM | THE GRAFTON | THE GIFFORD | THE GLENTHAM | THE GAVINTON | THE HARLAND | THE IRVING | THE JEFFERSON | THE KELLINGTON | THE LEWISTON | THE ABERFORD | THE BELMONT | THE CHERWELL |
|---|--------------|--------------|------------|-------------|-------------|-------------|--------------|--------------|-------------|------------|---------------|----------------|--------------|--------------|-------------|--------------|
| Mira Shower Enclosure | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| Mira Brassware | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| Choice of Porcelanosa Tiling* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| Mira React Shower | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| ELECTRICS | | | | | | | | | | | | | | | | |
| White Electrical Sockets & Switches | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Media Plate to Lounge | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| BT & TV Point to Bedroom One | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| TV Point to Kitchen | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Mains Power Smoke Alarm | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Outside Light to Front & Rear of Property (Where Applicable) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Outside Light to Balcony | | | ● | | ● | ● | | | | | | ● | ● | | | |
| Lighting Point & Double Socket in Garage (Where adjoining property) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Doorbell | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Under Unit Lighting in Kitchen | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome Downlighters to Kitchen | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Shaver Socket to En Suite (Where Applicable) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| INTERNAL & DECORATION | | | | | | | | | | | | | | | | |
| Baxi Due Tech 2 Combi | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | | | ● | ● | ● |
| Baxi Megaflow | | | | | | | | | | ● | ● | ● | ● | | | |
| Compact Thermostatic Radiators | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Walls/Ceiling in White Emulsion | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| White Satinwood Finish to Internal Joinery | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| 5 Panel Internal Doors in White Satinwood Finish | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome Ironmongery | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| White Softwood Windows | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| EXTERNAL | | | | | | | | | | | | | | | | |
| Outside Tap | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |
| Water Butt (Where Applicable) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Turfed Rear Garden (Where Applicable) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | |

If a named product is unavailable an alternative product to the same standard will be used.

* Subject to build stage