

LOVELL  
HOMES

PRESENTS



FARRIER'S  
FOLD

RUGELEY

WELCOME TO



# FARRIER'S FOLD

RUGELEY

Nestled in the historic market town of Rugeley, Farriers Fold presents an exclusive collection of thoughtfully designed 2, 3, and 4-bedroom homes, combining modern living with a desirable location.

Situated close to the town centre, this vibrant new development is perfectly positioned to appeal to a wide range of buyers. Whether you're a first-time professional seeking convenience, a growing family in need of space, or looking to downsize without compromise, each home has been crafted to a high specification - prioritising style, comfort, and functionality.

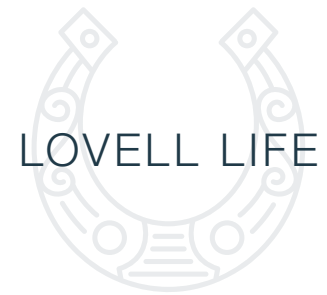
Rugeley offers a wealth of amenities, including shops, well-regarded schools, parks, and play areas. For commuters, the location is ideal: just 1 mile from Rugeley Town Train Station and 0.8 miles from Rugeley Trent Valley, providing excellent connectivity to nearby cities and beyond.

Farriers Fold is more than just a place to live - it's a place to call home.



Farriers Fold, Church Street, Rugeley





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 value for money, as well as a superior and distinctive home.

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.**



Show Home Interior



FARRIER'S  
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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

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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

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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

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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.



FARRIER'S  
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## DISCOVER THE HEART OF RUGELEY: LIFE AT FARRIERS FOLD

Nestled in the charming town of Rugeley, Farriers Fold offers the perfect balance of peaceful surroundings, convenient amenities, and excellent transport links. This location offers everything you need to live comfortably and easily.

### Local Schools & Education

Farriers Fold is ideally situated for families, with a wide selection of schools nearby to support every stage of your child's education. From highly regarded primary institutions like St. Joseph's Catholic Primary School to comprehensive options such as Rugeley School, children of all ages are well catered for. The area also features a number of nurseries and daycare centres, offering a nurturing environment for little learners just starting out.

### Shops & Amenities

Located in the vibrant heart of Rugeley, Farriers Fold places everyday conveniences right at your doorstep. Explore a mix of local shops, supermarkets, and charming independent retailers, all within walking distance. Just around the corner, the bustling Rugeley Market offers fresh produce, handmade goods, and a lively community vibe.

For grocery needs, both Morrisons and Co-op are easily accessible, while larger outlets like Tesco are just a short drive away.

When it's time to relax, the town centre is home to a variety of cafes, pubs, and restaurants, offering everything from a quick coffee to a hearty evening meal. Fitness lovers will also appreciate the choice of local gyms and recreational centres.

### Community & Local Events

Rugeley boasts a strong, welcoming community spirit. From seasonal festivals and events at the Rugeley Community Centre to gatherings at local churches and public spaces, there's always something to bring residents together. It's a town that takes pride in its community connections and vibrant calendar of events.

### In Summary

Life at Farriers Fold means more than just a home, it's a lifestyle. With excellent schools, a wide range of shops, reliable transport links, and a close-knit community, this location offers everything families need to thrive.

With all this and more, Farriers Fold gives you everything you could wish for.





Rugeley Town Centre



## PLACES TO SEE, LOCATIONS TO EXPLORE



Cannock Chase



The Crown Inn alongside the Trent and Mersey canal

Farriers Fold is a great location for outdoor lovers. With the stunning Cannock Chase nearby, you can enjoy an abundance of walking, cycling, and hiking opportunities.

The Rugeley Canal offers peaceful strolls and picturesque views, perfect for relaxing afternoons by the water.

Farriers Fold is perfectly positioned just moments from The Wolseley Centre, a stunning 26-acre nature reserve where visitors of all ages can unwind and reconnect with the outdoors. With scenic walking trails, wildlife habitats, and tranquil picnic spots, it's a peaceful escape just around the corner.

For a more vibrant day out, the McArthur Glen Designer Outlet is right on your doorstep. Discover over 65 premium designer stores, enjoy a variety of restaurants and cafés, and make use of convenient amenities including EV charging stations and a fun outdoor play area for children. It's a destination the whole family can enjoy.



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## IDEALLY LOCATED

Farriers Fold offers superb transport links, making it an ideal choice for commuters. There are two local train stations within a close distance providing regular train services to Birmingham, Stafford, and even direct routes to London. For those travelling by car, the A51 and M6 are easily accessible, offering swift connections to Lichfield, Walsall, and Birmingham. The nearby M54 also provides a convenient route to Wolverhampton and Telford, keeping you well-connected in every direction.



\*Distances taken from Google Maps. Please note, the train times shown are approximate and are intended to show an average travel time.

## FROM THE NORTH

Begin your journey on the A34 southbound from Stoke-on-Trent, heading toward Stone. At the roundabout with the A51, take the exit signposted Rugeley/Lichfield and continue eastbound.

Follow the A51 for around 15 miles, passing through the charming villages of Weston and Great Haywood. As you near Rugeley, continue to follow signs for the town centre.

At the roundabout with the A460, take the exit toward Rugeley town centre and continue along Wolseley Road (A51). Stay on this route as it becomes Western Springs Road, then Lea Hall Road. Turn left onto Church Street, located in the heart of Rugeley. Farriers Fold is conveniently situated just off Church Street, close to All Saints Church and within walking distance of Rugeley Town railway station.



## FROM THE SOUTH

If you're travelling from the south, take the M6 northbound and exit at Junction 11. From there, follow signs for Cannock/Rugeley, joining the A460 north.

Continue along the A460, passing through Cannock and following signs toward Rugeley. As you approach the outskirts of the town, you'll reach a roundabout with the A51. Take the exit onto the A51, heading toward the town centre.

Stay on the A51 as it becomes Wolseley Road, then Lea Hall Road, and eventually Western Springs Road. Look for signs for Church Street and Rugeley town centre.

Turn right onto Church Street, where you'll find Farriers Fold, a quiet residential cul-de-sac just off the main road, located close to All Saints Church and Rugeley Town railway station.



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# 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.





# FARRIER'S FOLD

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# LOVELL HOMES

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