

**LOVELL**  
HOMES

PRESENTS



 **SADDLERS**  
**GRANGE**  
HOWDEN



WELCOME TO



A thriving market town in the East Riding of Yorkshire, Howden's character and charm owes much to its early royal connections. William the Conqueror gave the town to the Prince Bishops of Durham whose influence is evident in Howden's glorious Minster which continues to serve as the parish church, and Bishops Manor, now a popular venue.

This charming town has all the ingredients for a great place to live, not least for its community, connectivity and commercial outlook. Regardless of your stage in life whether you are upsizing, downsizing or simply starting out, you will find your perfect home at Saddlers Grange.



Howden Minster

## THIS IS THE LOVELL LIFE



In Saddlers Grange you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from three or four bedroom homes all of which are designed and built to the highest standards. Each home has been thoughtfully created with contemporary lifestyles in mind and so, regardless of your stage in life, there will be one to suit you at Saddlers Grange. And, of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose those furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations\* range, we are able to offer a wide range of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve your new home, the more choice you'll have.

**Ask our Sales Executives for more details on our Inspirations range.**



Ingleby View Show Home



Willow Grange Show Home



\* Subject to build stage from our selected range



STYLE  
QUALITY  
VALUE

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.





## A HISTORIC TOWN WITH A MODERN APPROACH

Living in Howden, you would be in a thriving part of The East Riding of Yorkshire. Nearby Goole, on the junction of the rivers Don and Ouse, is still a working inland port and Hull, York and Selby are all within easy striking distance. Howden has always been known for its commercial enterprise (Howden was once home to the country's largest horse fair) and with its proximity to the motorway and rail network, it continues to attract well-known businesses. Neither is the town short of famous connections: the author Nevil Shute lived here while based at RNAS Howden where he worked with Barnes Wallis, the inventor of the bouncing bomb of Dambusters' fame, to develop the R100 airship.







Ashes Playing Fields



River Ouse



Market Place



Bridgeway

## JOIN A THRIVING COMMUNITY



Vicar Lane



'Fire' Sculpture, Howden



PA Media Group, Howden

Like many market towns in this area, much of Howden's charm lies in its cobbled streets and Georgian and Victorian architecture. It boasts an active Civic Society which has helped to preserve the town's considerable heritage, not least by the creation of the Blue Plaque trail commemorating the town's historically significant buildings. But perhaps the jewel in Howden's crown is the architectural gem of the Shire Hall that hosts a range of events including live music, comedy and cinema screenings, contributing to an active, lively community. But that is not all. Howden railway station, just outside the town, has direct connections with both Hull, 2017 City of Culture, which is only 30 miles away and York, which lies 20 miles to the north.

But it is not just the towns, cities and villages that attract. Howden, on the edge of the Yorkshire Wolds is the gateway to exploring some of Britain's most iconic countryside. The rich ecology of the area is typified by Howden Marsh Nature Reserve, the perfect place for a stroll and a spot of birdwatching. For those with a passion for aircraft, The Real Aeroplane Club looks after a historic collection at Brighton Airfield, a former RAF bomber base. Further afield, you can spend time exploring the market towns of the East Riding, including Beverley or take a tour around the Blue Flag Beaches such as Bridlington.



Wellington Hotel



Howden Marsh Nature Reserve

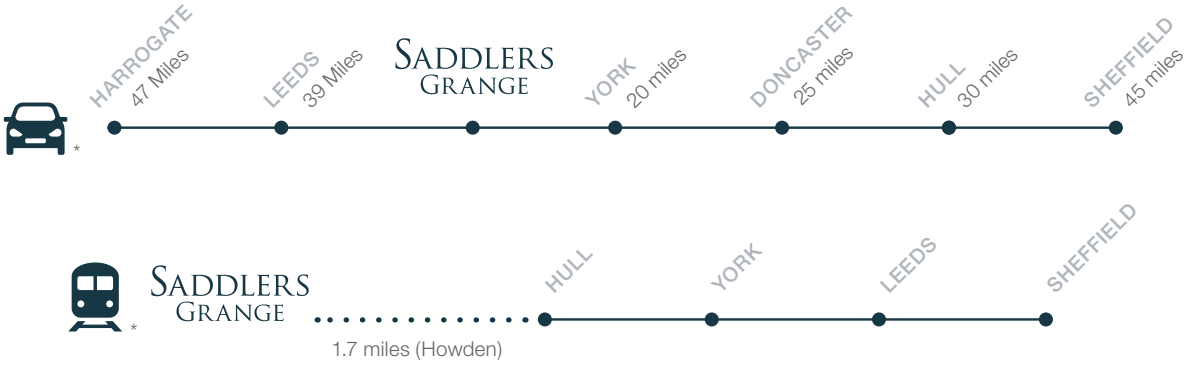


Howden Train Station



# IDEALLY LOCATED

Saddlers Grange is ideally placed for transport...



and attractions...



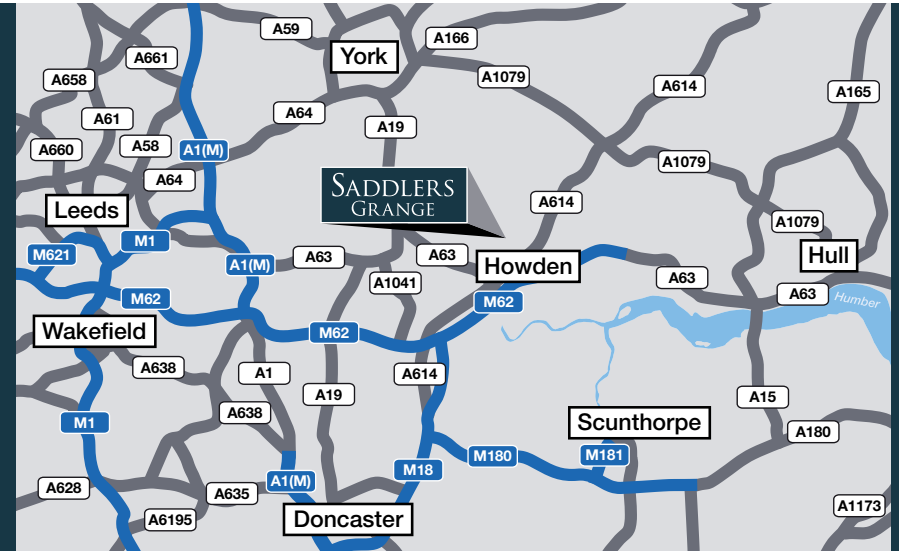
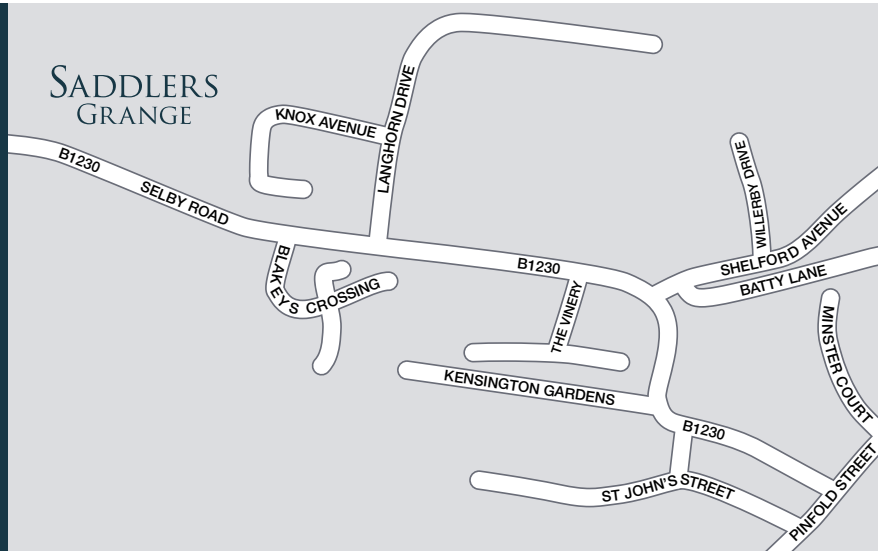
\* Distances taken from Google Maps.

## FROM THE SOUTH

Travel northbound on the M1. At Junction 32 join the M18 towards Hull / Doncaster. Exit onto the M62, take the Hull / Goole / York exit. At junction 37, exit onto the A614 towards Bridlington / York / Howden. At the roundabout, take the first exit onto Boothferry Road. At the mini roundabout take the second exit and continue on Boothferry Road. Continue onto Barnhill Lane (A63) and then turn right onto Selby Road (B1230). After 0.5 miles you will find Saddlers Grange on your left.

## FROM THE NORTH

Travel southbound on the A1 and leave at junction 32A onto the M62 towards Hull / Goole / York. At junction 37, exit onto the A614 towards Bridlington / York / Howden. At the roundabout, take the first exit onto Boothferry Road. At the mini roundabout take the second exit and continue on Boothferry Road. Continue onto Barnhill Lane (A63) and then turn right onto Selby Road (B1230). After 0.5 miles you will find Saddlers Grange 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 Mortgage 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). Saddlers Grange 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.

# THE SPECIFICATION



	LANSDOWN	MILFORD	NEWBURY	PUTTENHAM	OSBOURNE	REDBOURNE	ROSEBERRY	TATTENHOE	SOUTHWOLD
10 Year NHBC Warranty	•	•	•	•	•	•	•	•	•
<b>Kitchen</b>									
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•	•
Single Bowl Stainless Sink to Utility						•	•	•	•
Zanussi Brushed Steel Double Electric Oven	•	•	•	•	•				
Bosch Brushed Steel Double Electric Oven						•	•	•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•	•	•				
Bosch Brushed Steel 5 Ring Gas Hob						•	•	•	•
Brushed Steel Splashback to Hob	•	•	•	•	•	•	•	•	
Electrolux Brushed Steel Chimney Hood	•	•	•	•	•				
Bosch Brushed Steel Chimney Hood						•	•	•	
Bosch Island Hood									•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher						•	•	•	•
<b>Bathroom</b>									
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•
Chrome Towel-rail to Bathroom	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
<b>Cloakroom</b>									
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
<b>En-Suite</b>									
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•
Mira Shower	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
Chrome Towel-rail to En-Suite						•	•	•	•

	LANSDOWN	MILFORD	NEWBURY	PUTTENHAM	OSBOURNE	REDBOURNE	ROSEBERRY	TATTENHOE	SOUTHWOLD
<b>Electrics</b>									
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•	•	•	•	•
Fibre / Broadband	•	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen						•	•	•	•
Chrome Downlighters to Kitchen	•	•	•	•	•	•	•	•	•
Chrome Downlighters to Bathroom	•	•	•	•	•	•	•	•	•
Chrome Downlighters to En-Suite						•	•	•	•
Shaver Socket to Bathroom						•	•	•	•
<b>Internal and Decoration</b>									
Combination Boiler	•	•	•	•					
Cylinder and Boiler					•	•	•	•	•
Stelrad Compact Radiators	•	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•	•
5 Panel Internal Doors in White Finish	•	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•	•
Symphony Wardrobes to Bedroom 1								•	•
<b>External</b>									
White UPVC Windows	•	•	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•	•	•
Outside Tap to Rear						•	•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•	•



THE  
DEVELOPMENT

 **SADDLERS  
GRANGE**  
HOWDEN

CGI images are indicative only, landscaping and boundary finishes vary by plot.

# THE DEVELOPMENT



Future Phase

Future Phase



- LANSDOWN  
3 bedroom home
- MILFORD  
3 bedroom home
- NEWBURY  
3 bedroom home
- PUTTENHAM  
3 bedroom home
- OSBOURNE  
3 bedroom home
- REDBOURNE  
4 bedroom home
- ROSEBERRY  
4 bedroom home
- TATTENHOE  
4 bedroom home
- SOUTHWOLD  
4 bedroom home
- AFFORDABLE HOUSING



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 conveyancing process in the usual way. May 21.

**LOVELL**  
HOMES

LANSDOWN

3 bedroom home

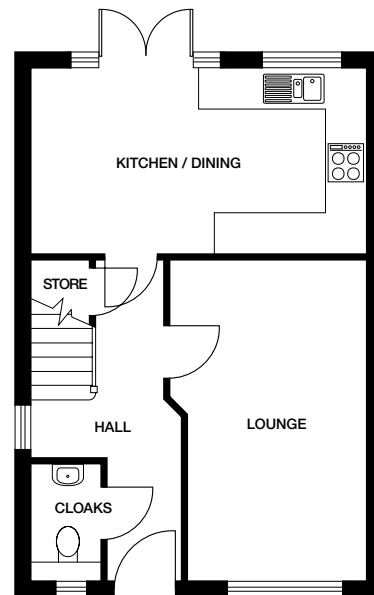


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# LANSDOWN

## 3 bedroom home

Plots 17, 18, 19, 20, 41, 42, 43, 44, 57, 58, 61, 62,  
65, 66, 67, 68, 114, 123, 124, 125, 126, 152, 153

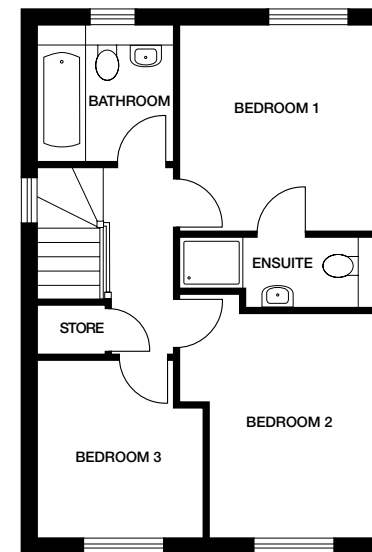


Ground floor

**Kitchen / Dining** 5248mm x 2862mm 17' 3" x 9' 5"

**Lounge** 3136mm x 4973mm 10' 3" x 16' 4"

**Cloaks** 1000mm x 1750mm 3' 3" x 5' 9"



First floor

**Bedroom 1** 3085mm x 3175mm 10' 1" x 10' 5"

**En suite** 2042mm x 1097mm 6' 8" x 3' 7"

**Bedroom 2** 2624mm x 3450mm 8' 7" x 11' 3"

**Bedroom 3** 2525mm x 2725mm 8' 3" x 8' 11"

**Bathroom** 2060mm x 2050mm 6' 9" x 6' 9"

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MILFORD

3 bedroom home

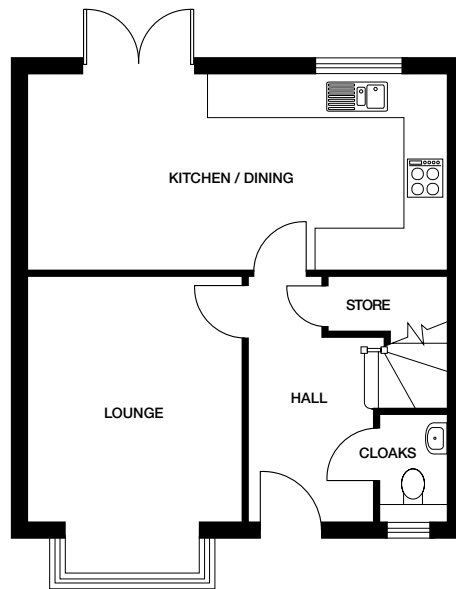


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# MILFORD

## 3 bedroom home

Plots 2, 11, 12, 13, 14, 16, 74, 93,  
95, 96, 141, 163, 164, 173

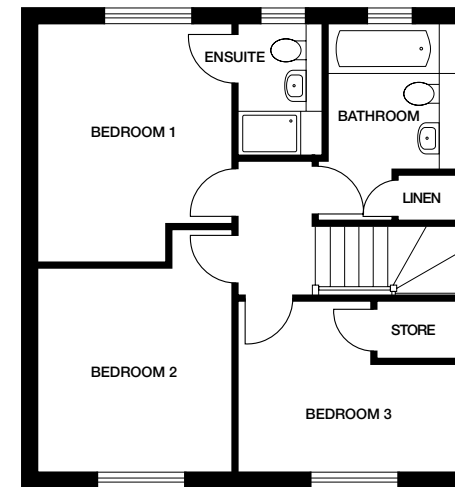


Ground floor

**Kitchen / Dining** 6485mm x 3019mm 21' 3" x 9' 11"

**Lounge** 3314mm x 3766mm 10' 10" x 12' 4"

**Cloaks** 1006mm x 1629mm 3' 4" x 5' 4"



First floor

**Bedroom 1** 2995mm x 3697mm 9' 10" x 12' 2"

**En suite** 1334mm x 1995mm 4' 5" x 6' 7"

**Bedroom 2** 2995mm x 3145mm 9' 10" x 10' 4"

**Bedroom 3** 3397mm x 2607mm 11' 2" x 8' 7"

**Bathroom** 1970mm x 3076mm 6' 6" x 10' 1"

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NEWBURY

3 bedroom home



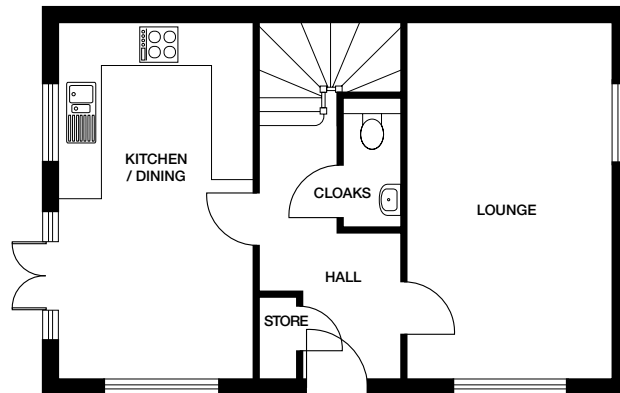
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# NEWBURY

## 3 bedroom home

Plots 4, 5, 9, 23, 50, 64, 73, 92, 109, 146, 149, 157, 158

Window on staircase, only applicable to plots 23, 50, 73, 109, 146 and 149

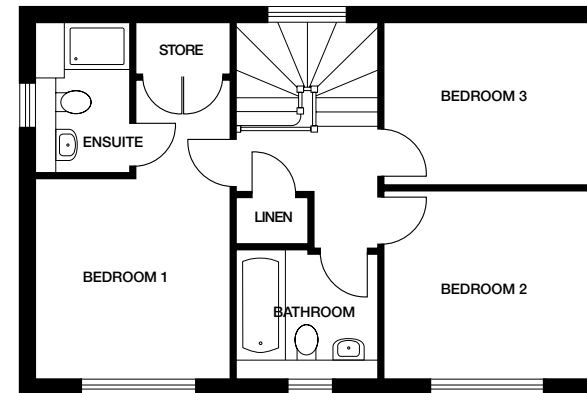


Ground floor

**Kitchen / Dining** 2971mm x 5462mm 9' 9" x 17' 11"

**Lounge** 3155mm x 5473mm 10' 4" x 17' 11"

**Cloaks** 903mm x 2046mm 3' x 6' 9"



First floor

**Bedroom 1** 3028mm x 5462mm 9' 11" x 17' 11"

**En suite** 1410mm x 2280mm 4' 8" x 7' 6"

**Bedroom 2** 3212mm x 2910mm 10' 6" x 9' 7"

**Bedroom 3** 3212mm x 2470mm 10' 6" x 8' 1"

**Bathroom** 2184mm x 1970mm 7' 2" x 6' 6"

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PUTTENHAM

3 bedroom home

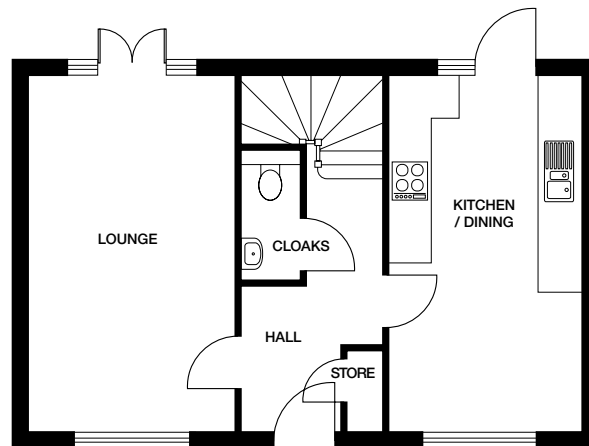


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# PUTTENHAM

## 3 bedroom home

Plots 45, 142, 148, 155, 156, 162, 168, 174

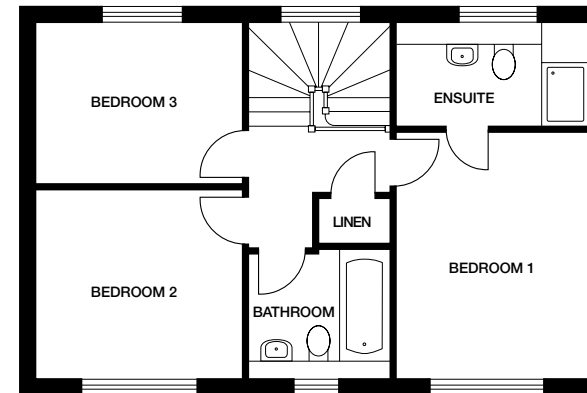


### Ground floor

**Kitchen / Dining** 2971mm x 5462mm 9' 9" x 17' 11"

**Lounge** 3155mm x 5473mm 10' 4" x 17' 11"

**Cloaks** 903mm x 2046mm 3' x 6' 9"



### First floor

**Bedroom 1** 3028mm x 3819mm 9' 11" x 12' 6"

**En suite** 3028mm x 1560mm 9' 11" x 5' 1"

**Bedroom 2** 3212mm x 2910mm 10' 6" x 9' 7"

**Bedroom 3** 3212mm x 2470mm 10' 6" x 8' 1"

**Bathroom** 2196mm x 1960mm 7' 2" x 6' 5"

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OSBOURNE

3 bedroom home

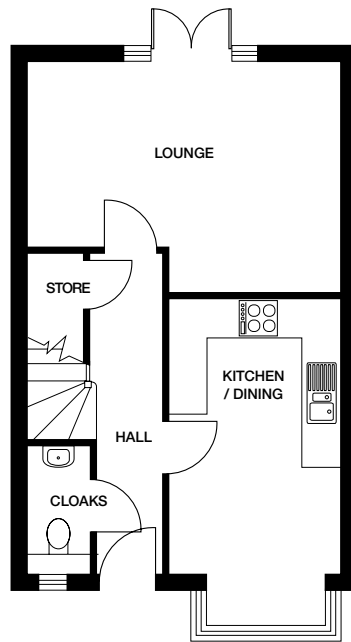


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# OSBOURNE

## 3 bedroom home

Plots 21, 22, 55, 56, 59, 60, 69, 70, 71, 72, 75,  
76, 77, 78, 90, 91, 110, 111, 112, 113, 144, 145

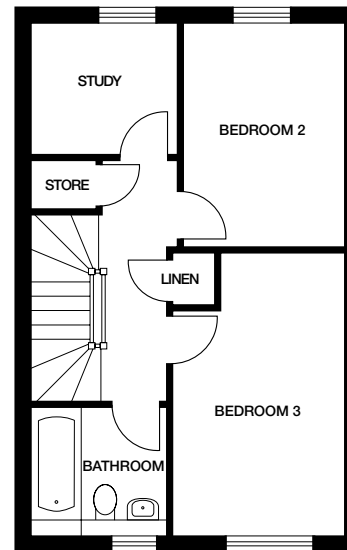


Ground floor

**Kitchen/Dining** 2758mm x 4295mm 9' 1" x 14' 1"

**Lounge** 4910mm x 3560mm 16' 1" x 11' 8"

**Cloaks** 915mm x 1950mm 3' x 6' 5"



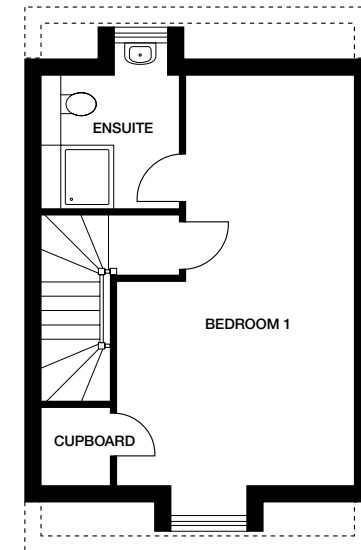
First floor

**Bedroom 2** 2572mm x 3445mm 8' 5" x 11' 4"

**Bedroom 3** 2758mm x 4410mm 9' 1" x 14' 6"

**Bathroom** 2060mm x 1950mm 6' 9" x 6' 5"

**Study** 2234mm x 1985mm 7' 4" x 6' 6"



Second floor

**Bedroom 1** 3808mm x 6819mm 12' 6" x 22' 4"

**En suite** 2121mm x 2287mm 7' x 7' 6"

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REDBOURNE

4 bedroom home

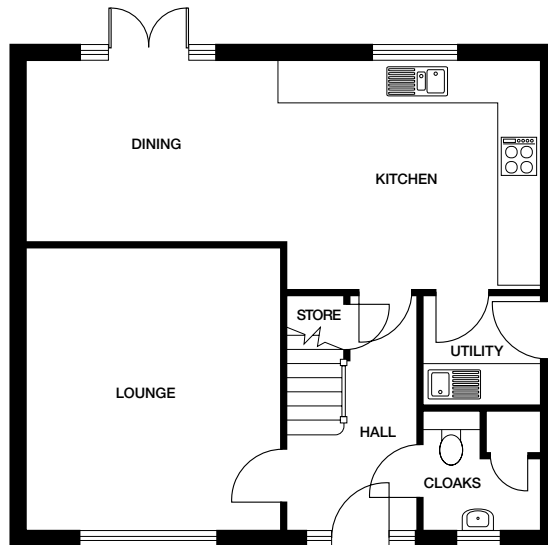
 **SADDLERS  
GRANGE**  
HOWDEN

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# REDBOURNE

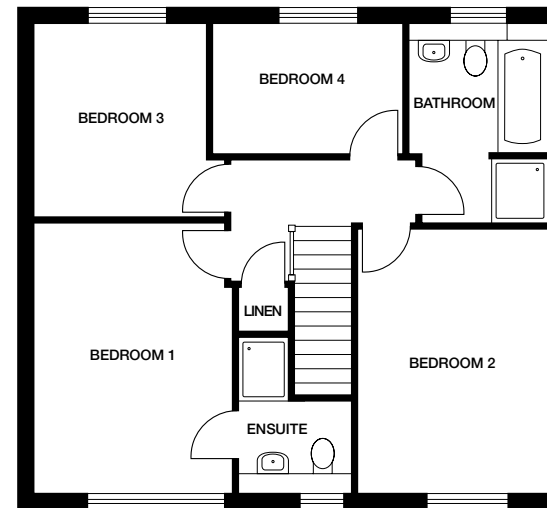
## 4 bedroom home

Plots 28, 80, 87, 94, 97, 98, 147, 150



### Ground floor

<b>Kitchen / Dining</b>	7948mm x 3550mm	26' 1" x 11' 8"
<b>Utility</b>	1750mm x 1727mm	5' 9" x 5' 8"
<b>Lounge</b>	3894mm x 4354mm	12' 9" x 14' 3"
<b>Cloaks</b>	1750mm x 1798mm	5' 9" x 5' 11"



### First floor

<b>Bedroom 1</b>	3058mm x 4192mm	10' x 13' 9"
<b>En suite</b>	1793mm x 2385mm	5' 11" x 7' 10"
<b>Bedroom 2</b>	2911mm x 4124mm	9' 7" x 13' 6"
<b>Bedroom 3</b>	2640mm x 2988mm	8' 8" x 9' 10"
<b>Bedroom 4</b>	3032mm x 1977mm	9' 11" x 6' 6"
<b>Bathroom</b>	2090mm x 3056mm	6' 10" x 10'

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# ROSEBERRY

4 bedroom home



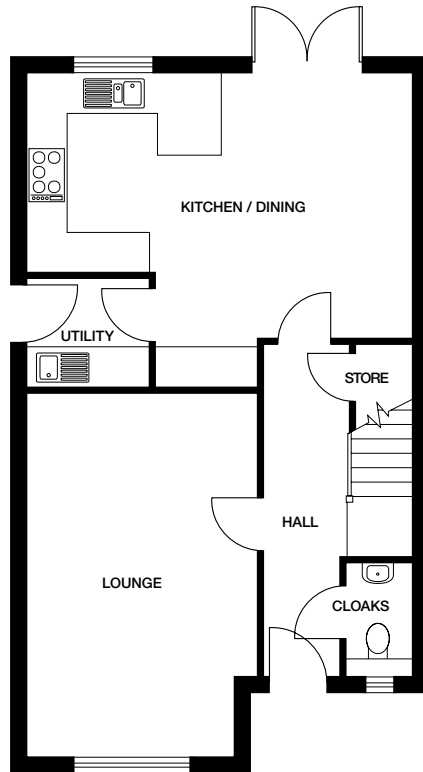
CGI images are indicative only, landscaping and boundary finishes vary by plot.

# ROSEBERRY

1282

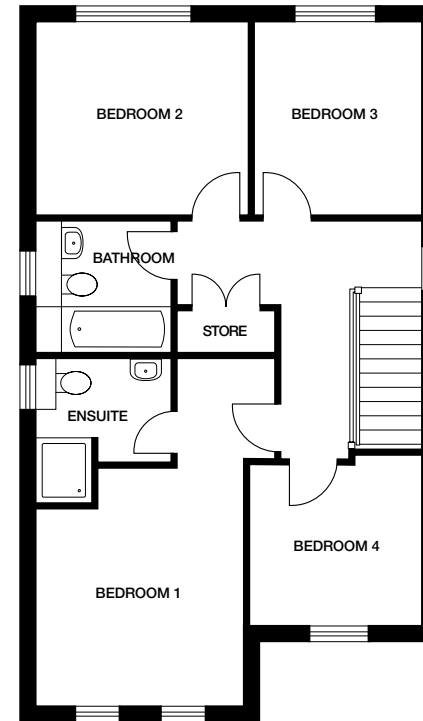
## 4 bedroom home

Plots 15, 48, 63, 81, 82, 143, 151, 154, 165



Ground floor

<b>Kitchen / Dining</b>	5922mm x 4122mm	19' 5" x 13' 6"
<b>Utility</b>	1835mm x 1695mm	6' x 5' 7"
<b>Lounge</b>	3558mm x 5650mm	11' 8" x 18' 6"
<b>Cloaks</b>	960mm x 1760mm	3' 2" x 5' 9"



First floor

<b>Bedroom 1</b>	3110mm x 3659mm	10' 2" x 12'
<b>En suite</b>	2053mm x 2257mm	6' 9" x 7' 5"
<b>Bedroom 2</b>	3276mm x 2995mm	10' 9" x 9' 10"
<b>Bedroom 3</b>	2560mm x 2995mm	8' 5" x 9' 10"
<b>Bedroom 4</b>	2720mm x 2720mm	8' 11" x 8' 11"
<b>Bathroom</b>	2060mm x 2060mm	6' 9" x 6' 9"

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. May 21.



# TATTENHOE

4 bedroom home

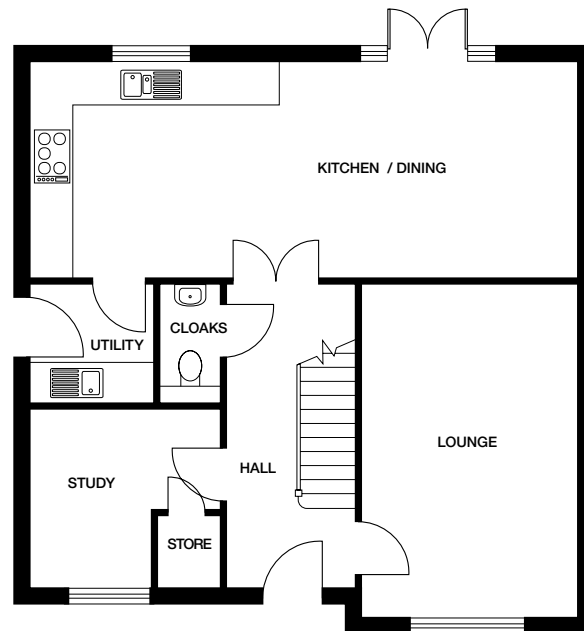


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# TATTENHOE

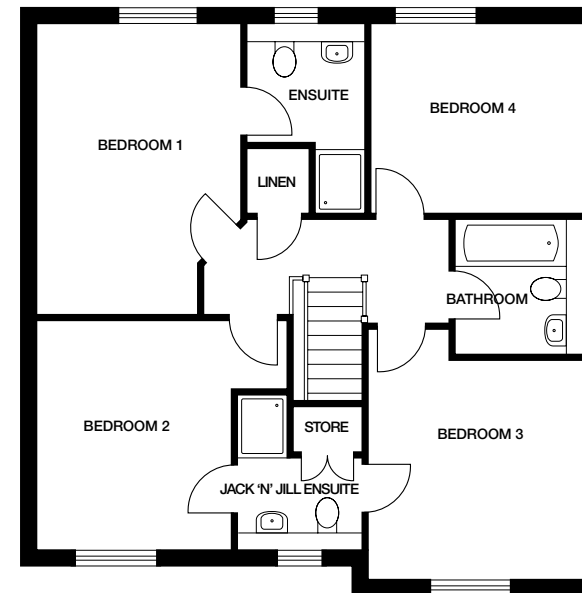
## 4 bedroom home

Plots 1, 10, 24, 25, 27, 47, 52, 79, 83, 86, 159, 160, 161, 167, 169, 171, 172



Ground floor

<b>Kitchen / Dining</b>	8510mm x 3375mm	27' 11" x 11' 1"
<b>Utility</b>	1875mm x 1865mm	6' 2" x 6' 1"
<b>Lounge</b>	3297mm x 5154mm	10' 10" x 16' 11"
<b>Study</b>	2908mm x 2747mm	9' 6" x 9'
<b>Cloaks</b>	930mm x 1865mm	3' 1" x 6' 1"



First floor

<b>Bedroom 1</b>	3147mm x 4549mm	10' 4" x 14' 11"
<b>En suite</b>	1870mm x 2940mm	6' 2" x 9' 8"
<b>Bedroom 2</b>	3002mm x 3531mm	9' 10" x 11' 7"
<b>Bedroom 3</b>	3344mm x 3372mm	11' x 11' 1"
<b>Jack 'n' Jill En suite</b>	1978mm x 2388mm	6' 6" x 7' 10"
<b>Bedroom 4</b>	3307mm x 2940mm	10' 10" x 9' 8"
<b>Bathroom</b>	1980mm x 2125mm	6' 6" x 7'

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. May 21.

# SOUTHWOLD

4 bedroom home

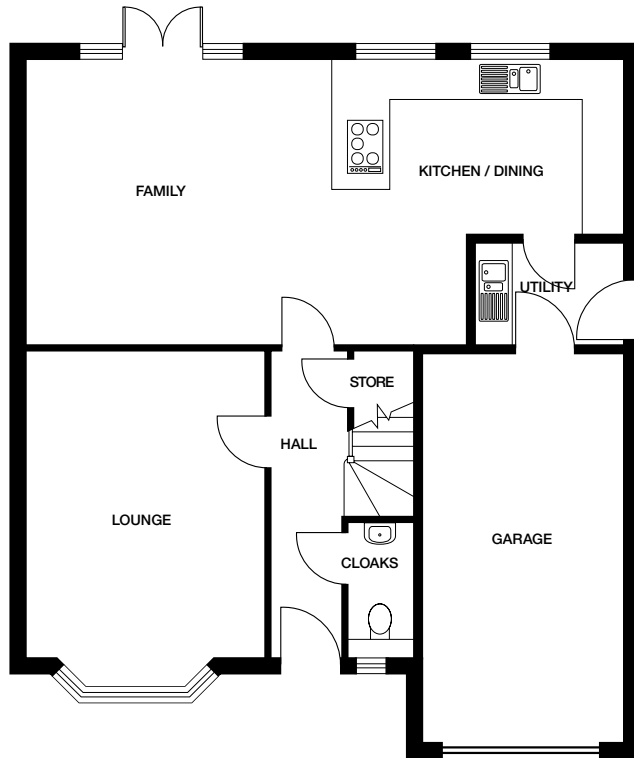


CGI images are indicative only, landscaping and boundary finishes vary by plot.

# SOUTHWOLD

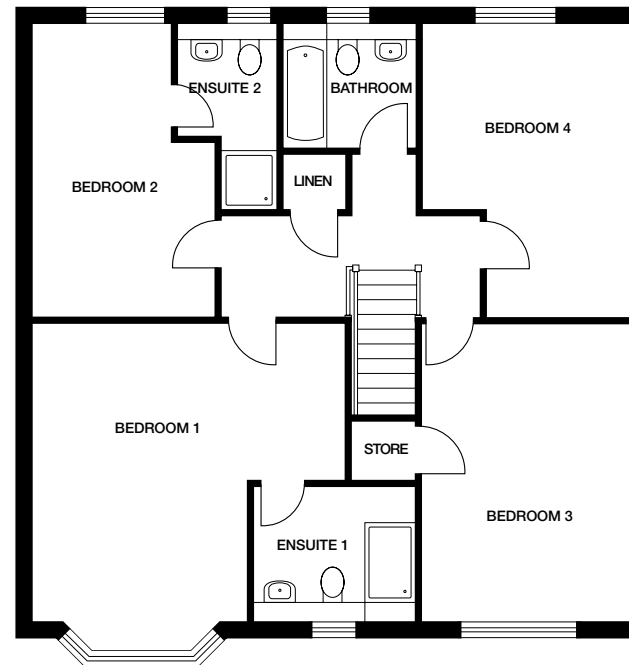
## 4 bedroom home

Plots 3, 6, 7, 8, 26, 46, 49, 51, 53, 54, 84, 85, 88, 89, 166, 170, 175



Ground floor

<b>Kitchen / Dining</b>	3925mm x 4395mm	12' 11" x 14' 5"
<b>Family</b>	5372mm x 4395mm	17' 7" x 14' 5"
<b>Utility</b>	2297mm x 1600mm	7' 6" x 5' 3"
<b>Lounge</b>	3674mm x 4754mm	12' 1" x 15' 7"
<b>Cloaks</b>	986mm x 2063mm	3' 3" x 6' 9"



First floor

<b>Bedroom 1</b>	4909mm x 4621mm	16' 1" x 15' 2"
<b>En suite 1</b>	2570mm x 2063mm	8' 5" x 6' 9"
<b>Bedroom 2</b>	2816mm x 4583mm	9' 3" x 15'
<b>En suite 2</b>	1581mm x 2863mm	5' 2" x 9' 5"
<b>Bedroom 3</b>	3207mm x 4621mm	10' 6" x 15' 2"
<b>Bedroom 4</b>	3202mm x 4583mm	10' 6" x 15'
<b>Bathroom</b>	2100mm x 1925mm	6' 11" x 6' 4"

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# SADDLERS GRANGE

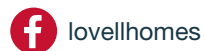
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