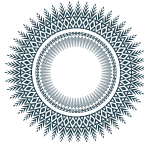


**LOVELL**  
HOMES

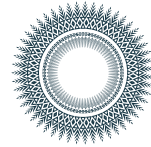
PRESENTS



**GARRETT**  
**GROVE**

SKELMANTHORPE

WELCOME TO



# GARRETT GROVE

SKELMANTHORPE

Garrett Grove is Skelmanthorpe's most exciting new development, presenting a stunning selection of high specification three and four-bedroom homes. This desirable Yorkshire village was once part of the county's thriving weaving and textile industry, the influence of which can still be seen in the local architecture. It retains a strong sense of community, which along with good local amenities, beautiful countryside on the doorstep, and excellent transport links to nearby towns and cities including Huddersfield, Wakefield, Sheffield and Leeds, meaning you'll feel right at home at Garrett Grove.





Arqiva Emley Moor Tower

## PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



At Garrett Grove you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from a selection of three and four bedroom homes, all of which are designed and built to the highest standards. Each home has been thoughtfully created with modern lifestyles in mind such as open-plan kitchen/dining with French doors to the rear garden. 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 furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations\* range, we are able to offer a wide variety 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, the more choice you'll have.

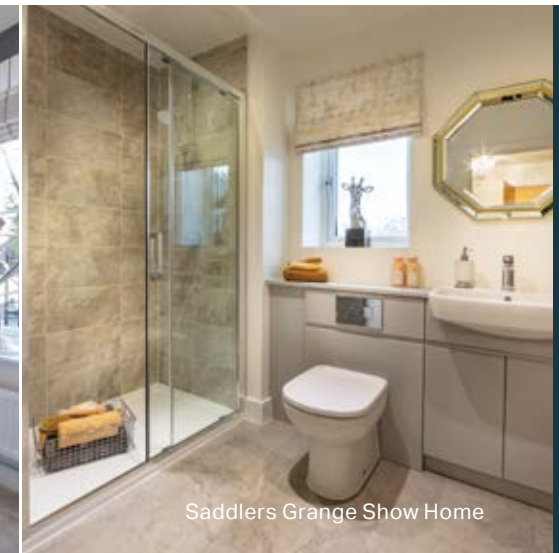
**Ask our Sales Executives for more details on our Inspirations range.**



The Sycamores Show Home



The Sycamores Show Home



Saddlers Grange Show Home



\* Subject to build stage from our selected range



SQV  
STYLE  
QUALITY  
VALUE

IT'S WHAT MAKES  
OUR HOMES UNIQUE



**At Lovell we believe your home should be more than just 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 a variety of extras to make it truly your own.

Q

### UNRIVALLED QUALITY

---

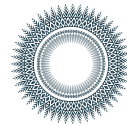
We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

### EXCEPTIONAL VALUE

---

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.

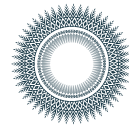


**GARRETT  
GROVE**

SKELMANTHORPE

## GOD'S OWN COUNTY

This part of West Yorkshire has never been more popular. With its revitalised towns and cities, charming rural villages, and stunning landscapes it's easy to see why Yorkshire is known as God's own county. Skelmanthorpe exemplifies this appeal - it is surrounded by beautiful scenery from gentle, rolling hills to wilder moorland uplands, including a famous landmark, the Emley Moor Transmitting Station which can be seen from the development. And not far away are the magnificent Peak District and the Pennines, perfect for hiking, cycling or riding – or just for a family day out and a picnic. Near the village itself, you'll find Whistlestop Valley where you can experience steam train travel courtesy of the Kirklees Light Railway, as well as a range of other exciting activities to make it the perfect day out for all the family.



**GARRETT  
GROVE**

SKELMANTHORPE





Kirklees Light Railway



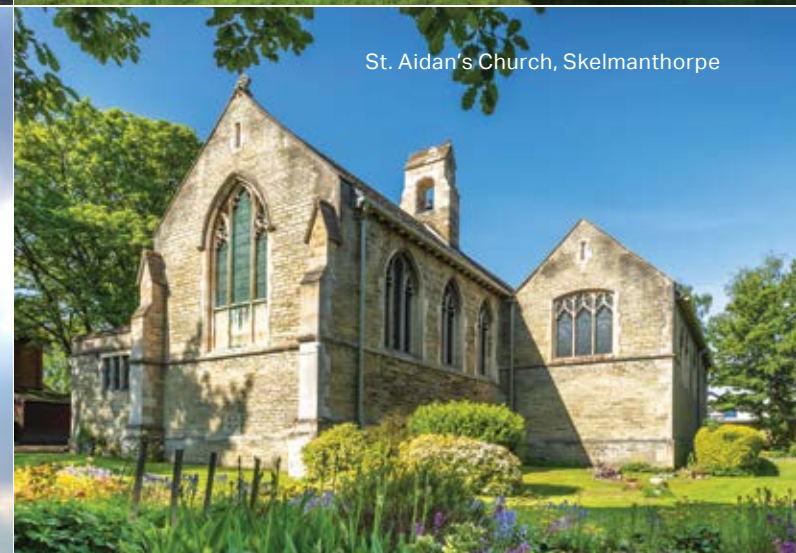
Aerial view of surrounding area



Yorkshire Sculpture Park



Trans Pennine Trail



St. Aidan's Church, Skelmanthorpe



## THE DESTINATION FOR ARTS, MUSIC AND MORE...



The Yorkshire Sculpture Park at Bretton Hall is only a short drive away and you can wander through acres of parkland, immersing yourself in an extraordinary collection of sculpture from artists including Elisabeth Frink and Anthony Gormley. In nearby Wakefield, you can continue the artistic theme by visiting the Hepworth Gallery, in memory of famous local sculptor and artist, Barbara Hepworth, or Cannon Hall, an imposing Georgian house which houses a museum for fine and decorative arts with a magnificent park and gardens open to the public.



Huddersfield is only eight miles away and is rapidly becoming a destination town with an exciting programme of annual events including the UK's largest contemporary music festival and a stand-out literature festival. Architectural gems include the Victorian railway station, as praised by John Betjeman, and the Byram Arcade in the town centre, which is not only worth a visit in its own right but it also houses three floors of independent shops, cafés, bars and restaurants. Both rugby and football fans are well catered for with local rugby union and football clubs and the town is also the home of rugby league, with its local team, the Huddersfield Giants. There is certainly no shortage of things to do or see, come rain or shine!



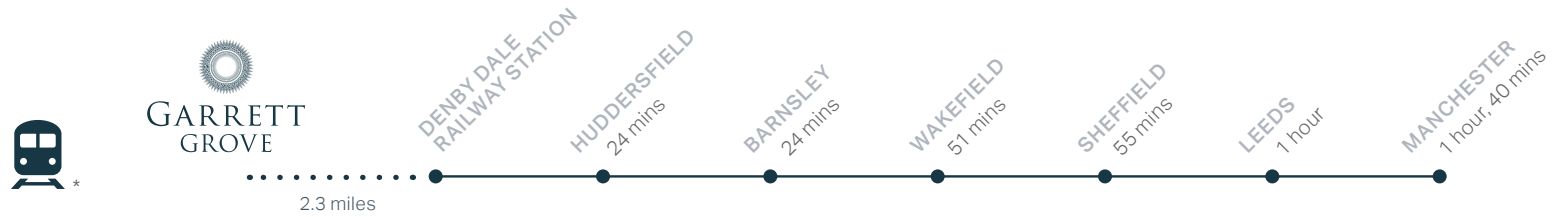
The Grove Inn, Skelmanthorpe



Commercial Road, Skelmanthorpe

# IDEALLY LOCATED

Garrett Grove is ideally placed for transport...



The village is also well served by a good bus service connecting local communities.

and attractions...



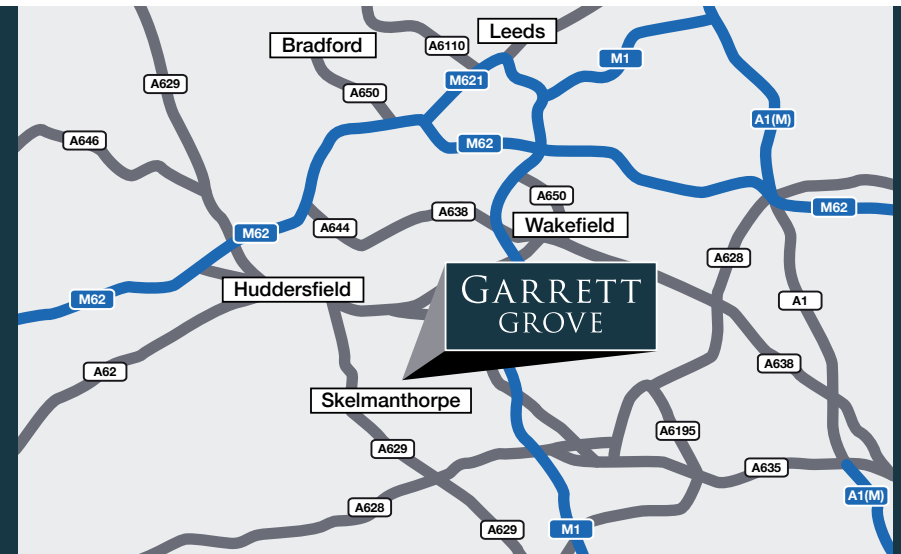
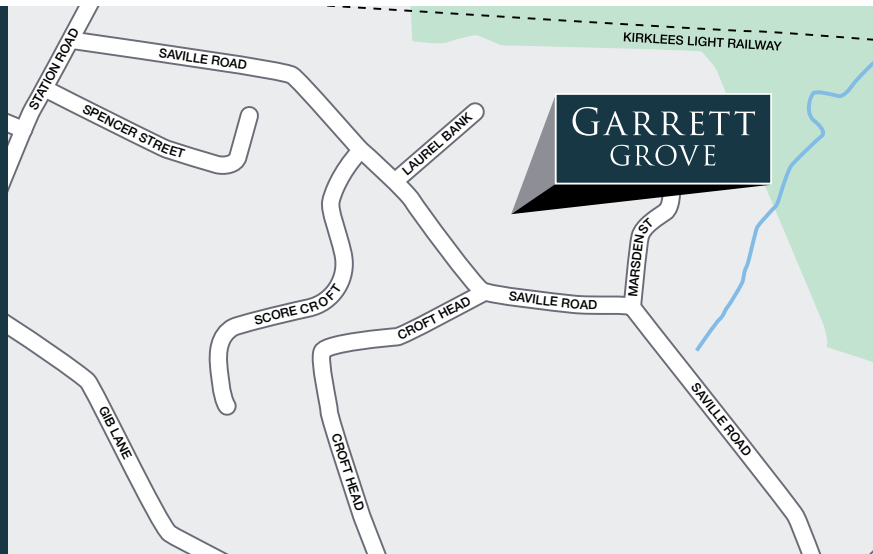
\* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

## FROM THE SOUTH

Travel north up the M1 and exit at Junction 38. Take the A637 towards West Bretton. At the second roundabout, take the first exit onto the A636 to Clayton West and Scisset. In Scisset, turn right onto Busker Lane. Stay on Busker Lane (B6116) and follow onto Commercial Road. Turn right into King Street, then right onto Elm Street and left onto Saville Road, follow the road to the bottom of the hill and you will find Garrett Grove on your right.

## FROM THE NORTH

Travel south down the M1 and exit at Junction 39. At the roundabout, take the third exit onto the A636 to Clayton West and Scisset. After approximately 2.5 miles, at the roundabout take the second exit to continue onto the A636 (Denby Dale Road) to Scisset. In Scisset, turn right onto the B6116, Busker Lane. Stay on Busker Lane (B6116) and follow onto Commercial Road. Turn right into King Street, then right onto Elm Street and left onto Saville Road. You will find Garrett Grove on your right.





# 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). Garrett Grove 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.



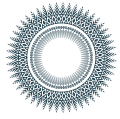
THE  
DEVELOPMENT



GARRETT  
GROVE

SKELMANTHORPE

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



# GARRETT GROVE

SKELMANTHORPE

## THE DEVELOPMENT



This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way. July 24.



# THE SPECIFICATION



**GARRETT  
GROVE**

SKELMANTHORPE

	LANSDOWN	NEWBURY	OSBOURNE	TATTENHOE	GRASSINGTON
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				•	•
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	NEWBURY	OSBOURNE	TATTENHOE	GRASSINGTON
<b>Electrics</b>					
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•
Fibre / Broadband	•	•	•	•	•
BT Points to Lounge and Downstairs Store	•	•	•	•	•
TV Point to Lounge	•	•	•	•	•
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>					
Waste Water Heat Recovery	•	•	•	•	•
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	•	•	•	•	•
<b>External</b>					
Dark Grey UPVC Windows	•	•	•	•	•
Dark Grey UPVC French Door	•	•	•	•	•
Solar Photovoltaic (PV Panels)	•	•	•	•	•
Outside Tap to Rear				•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•
Turf to Rear Garden	•	•	•	•	•
Cycle Store	•	•	•		



# LANSDOWN

3 bedroom home



GARRETT  
GROVE

SKELMANTHORPE

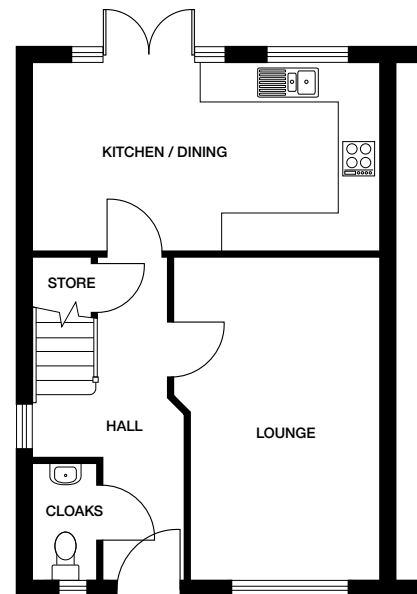
CGIs are indicative, external finishes and features may vary.

# LANSDOWN

## 3 bedroom home

Detached Plots 24, 27

Semi-detached Plots 6, 18, 19, 20, 21, 36, 37

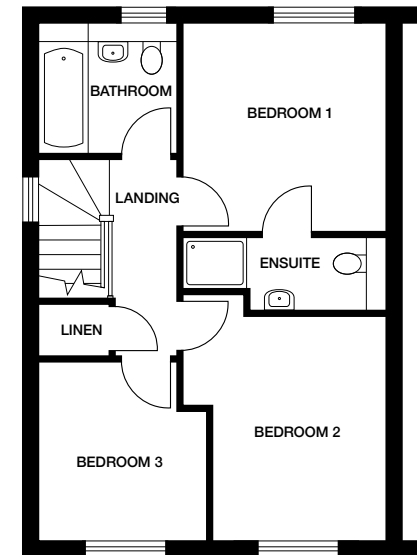


Ground floor

**Kitchen / Dining** 2872mm x 5248mm 9' 5" x 17' 2"

**Lounge** 2871mm x 4983mm 9' 5" x 16' 4"

**Cloaks** 910mm x 1760mm 3' x 5' 9"



First floor

**Bedroom 1** 3085mm x 3180mm 10' 1" x 10' 5"

**En suite** 2042mm x 1120mm 6' 8" x 3' 8"

**Bedroom 2** 2620mm x 3780mm 8' 7" x 12' 5"

**Bedroom 3** 2535mm x 2738mm 8' 4" x 9'

**Bathroom** 2070mm x 1970mm 6' 9" x 6' 5"

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. Apr 24.



NEWBURY  
3 bedroom home



GARRETT  
GROVE  
SKELMANTHORPE

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



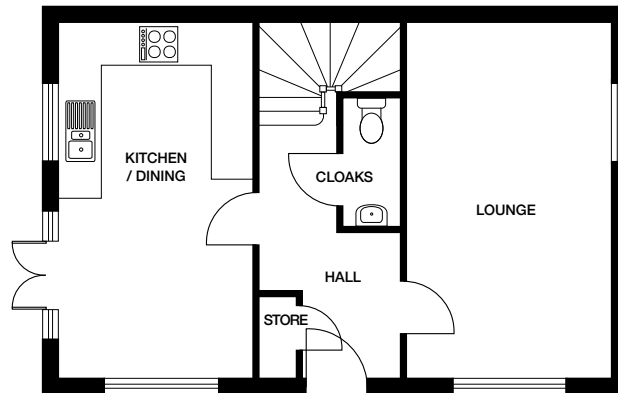
# NEWBURY

## 3 bedroom home

Detached Plots 9, 14, 25, 38

Semi-detached Plot 5

Window to detached units only:  
Plots 9, 14, 25, 38

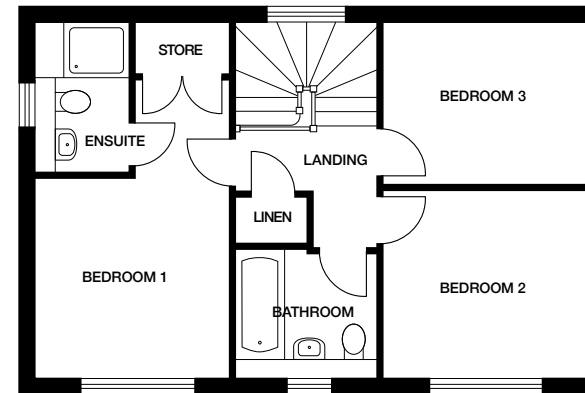


### Ground floor

**Kitchen / Dining** 5473mm x 3028mm 17' 11" x 9' 11"

**Lounge** 5473mm x 3212mm 17' 11" x 10' 6"

**Cloaks** 2048mm x 893mm 6' 8" x 2' 11"



### First floor

**Bedroom 1** 4670mm x 3212mm 15' 4" x 10' 6"

**En suite** 1410mm x 1480mm 4' 7" x 4' 10"

**Bedroom 2** 2860mm x 3212mm 9' 4" x 10' 6"

**Bedroom 3** 2520mm x 3212mm 8' 3" x 10' 6"

**Bathroom** 2196mm x 1816mm 7' 2" x 5' 11"

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. Apr 24.

OSBOURNE

3 bedroom home



GARRETT  
GROVE

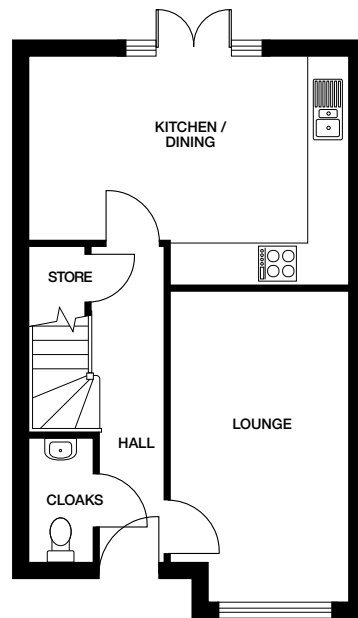
SKELMANTHORPE

CGIs are indicative, external finishes and features may vary.

# OSBOURNE

## 3 bedroom home

Plots 2, 3, 4, 22, 23, 31, 32, 33, 34, 43, 44, 45, 46

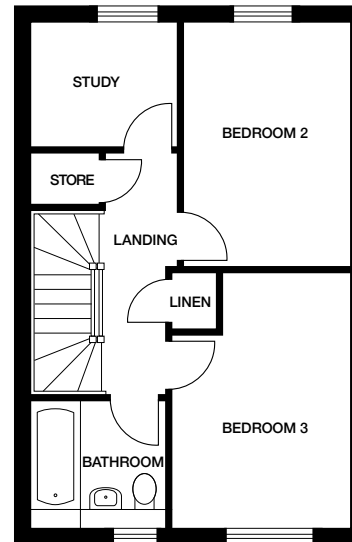


Ground floor

**Kitchen / Dining** 3560mm x 4910mm 11' 8" x 16' 1"

**Lounge** 2754mm x 4858mm 9' x 15' 11"

**Cloaks** 919mm x 1970mm 3' x 6' 5"



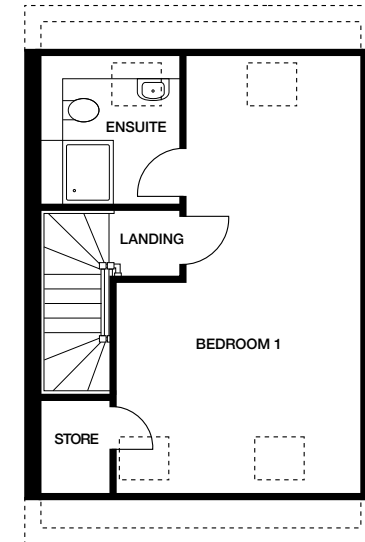
First floor

**Bedroom 2** 3875mm x 2572mm 12' 8" x 8' 5"

**Bedroom 3** 3980mm x 2758mm 13' x 9'

**Bathroom** 1970mm x 2059mm 6' 5" x 6' 9"

**Study** 2245mm x 1974mm 7' 4" x 6' 6"



Second floor

**Bedroom 1** 6960mm x 3805mm 22' 10" x 12' 6"

**En suite** 2120mm x 1944mm 6' 11" x 6' 4"

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. Apr 24.





TATTENHOE

4 bedroom home



GARRETT  
GROVE

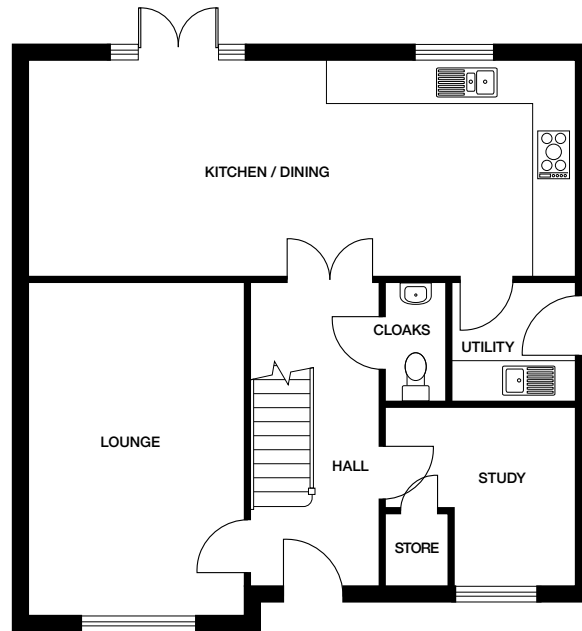
SKELMANTHORPE

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

# TATTENHOE

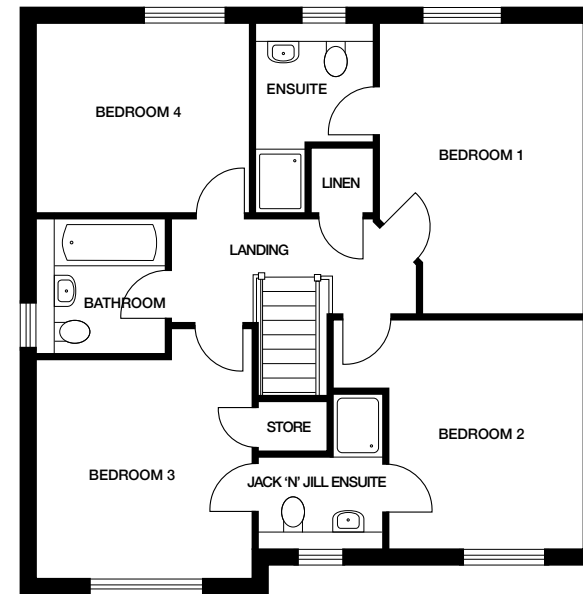
## 4 bedroom home

Plots 8, 12, 15, 17, 26, 28, 40



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>	5155mm x 3335mm	16' 11" x 10' 11"
<b>Study</b>	2900mm x 2747mm	9' 6" x 9'
<b>Cloaks</b>	930mm x 1865mm	3' 1" x 6' 1"



First floor

<b>Bedroom 1</b>	4550mm x 3147mm	14' 11" x 10' 4"
<b>En suite</b>	1525mm x 1870mm	5' x 6' 2"
<b>Bedroom 2</b>	3530mm x 3895mm	11' 7" x 12' 9"
<b>Bedroom 3</b>	3335mm x 3842mm	10' 11" x 12' 7"
<b>Jack 'n' Jill En suite</b>	1987mm x 1093mm	6' 6" x 3' 7"
<b>Bedroom 4</b>	3310mm x 3010mm	10' 10" x 9' 10"
<b>Bathroom</b>	1970mm x 2125mm	6' 5" x 6' 11"

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. Apr 24.





# GRASSINGTON

4 bedroom home



## GARRETT GROVE

SKELMANTHORPE

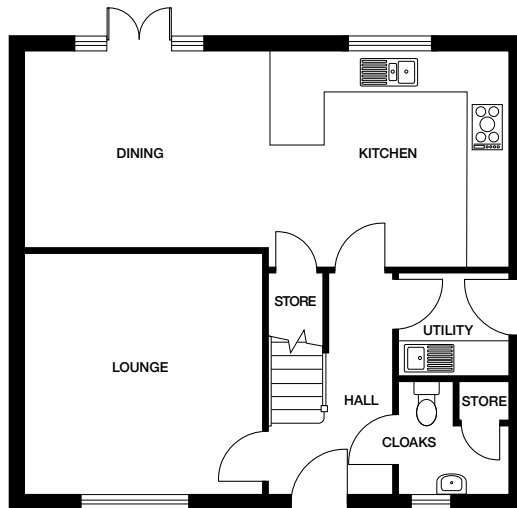
CGIs are indicative, external finishes and features may vary.



# GRASSINGTON

## 4 bedroom home

Plots 1, 7, 10, 11, 13, 16, 29, 30, 35, 39, 41, 42



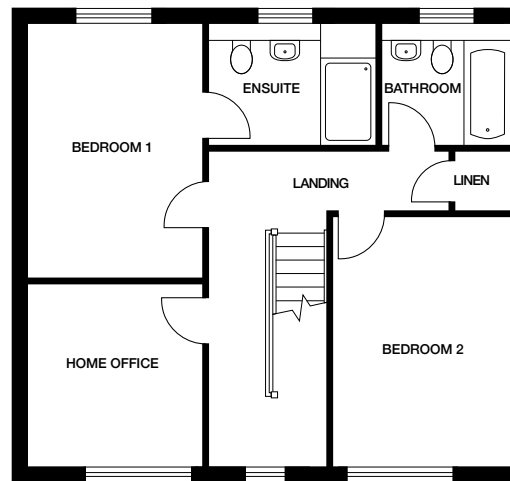
Ground floor

**Kitchen / Dining** 3550mm x 7948mm 12' x 26' 1"

**Lounge** 3894mm x 3958mm 12' 3" x 13'

**Utility** 1750mm x 1739mm 5' 9" x 5' 8"

**Cloaks** 1750mm x 1798mm 5' 9" x 5' 11"



First floor

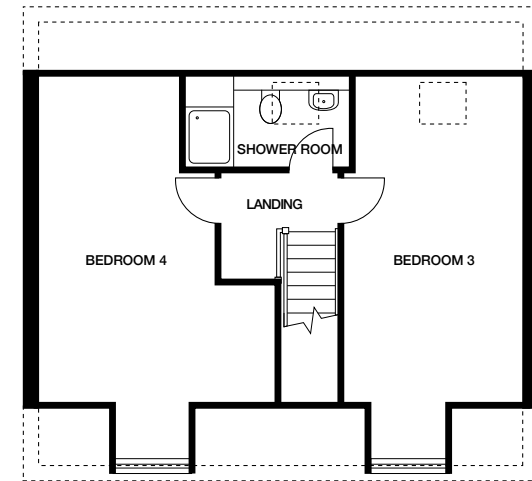
**Bedroom 1** 2910mm x 4200mm 9' 6" x 13' 9"

**En suite** 1837mm x 1970mm 6' x 6' 5"

**Bedroom 2** 4117mm x 2911mm 13' 6" x 9' 6"

**Home Office** 2979mm x 2910mm 9' 2" x 9' 6"

**Bathroom** 2090mm x 1970mm 6' 10" x 6' 5"



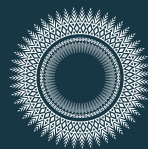
Second floor

**Bedroom 3** 5509mm x 2911mm 18' 1" x 9' 6"

**Bedroom 4** 5509mm x 3881mm 18' 1" x 12' 9"

**Shower Room** 1950mm x 1549mm 6' 5" x 5' 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. Apr 24.



# GARRETT GROVE

SKELMANTHORPE

Garrett Grove, Saville Road, Skelmanthorpe,  
Huddersfield, HD8 9ED

Tel: 01484 910 315

Email: [Sales.garrettgrove@lovell.co.uk](mailto:Sales.garrettgrove@lovell.co.uk)



[lovell.co.uk](http://lovell.co.uk)

**LOVELL**  
HOMES

A MORGAN SINDALL GROUP COMPANY