

LOVELL  
HOMES

PRESENTS



OAKWOOD  
GARDENS

BURNISTON

BEAUTIFUL LIVING. NATURALLY.

WELCOME TO



OAKWOOD  
GARDENS

BURNISTON

Oakwood Gardens is a stunning development of high specification two, three and four bedroom homes nestled in the historic village of Burniston. A stone's throw from the seaside town of Scarborough, this is a truly tranquil spot with a strong community spirit, it's a place where you can enjoy life at a slower pace while still being a short commute to nearby towns. What makes homes here even more desirable are their exceptional build quality and sustainability. Each one is gas-free and includes air source heat pumps to reduce their environmental impact as well as your heating bills, this means you can look forward to a greener home in a beautifully scenic setting.



CGIs are indicative only, external finishes, features and road treatments may vary.

INSPIRATION MAKES ALL THE DIFFERENCE



Tennyson Fields show home interior



Tennyson Fields show home interior

Every property at Oakwood Gardens is far more than just bricks and mortar. They are designed and built to be a home. So whether you're searching for a two, three or four bedroom house, you can look forward to somewhere offering the very best in contemporary living. Each home has been thoughtfully created to compliment today's busy lifestyle, such as open plan kitchen/ dining areas with French doors creating a light and airy space. Then, there are the final touches that are yours to choose so it feels like home as soon as you walk through the door.

We go to great lengths to make sure that your new house is not just built to the highest quality, but also designed around you and your needs. It's why you can look forward to a home that has style, personality, meticulous detail and high specifications. But this is only part of what we offer. Equally as important, is the flexibility to personalise your space to suit your lifestyle. This is all thanks to our Inspirations\* range. With a range of furnishing and fittings, you can personalise those finishing touches that mean so much, with every upgrade and enhancement installed by our skilled tradespeople. We recommend that you reserve early to take full advantage of this service.

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

\* Subject to build stage from our selected range



OAKWOOD  
GARDENS



**SQV**  
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

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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

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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

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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.



OAKWOOD  
GARDENS



Burniston is a charming North Yorkshire village with a seafaring history and, more recently, the discovery of a large dinosaur footprint. What makes this such a delightful place to live is its peaceful lifestyle complimented by beautiful countryside views and easy access to the Yorkshire coast.

The village itself enjoys handy local amenities that include welcoming pubs, a post office and a convenience store for everyday essentials. Families will love the area's strong sense of community and local schools that are well regarded. Burniston's scenic surroundings also make it the ideal place for those who enjoy their outdoor activities, with everything from picturesque countryside walks to nearby beaches. This includes Burniston Bay, from which you can get onto the Cleveland Way National Trail. Just remember to take your binoculars to look out for varied wildlife



OAKWOOD  
GARDENS





Scalby Ness



Cleveland Way Sign



Three Jolly Sailors, Burniston



Reasty Bank



SO MUCH TO SEE AND DO



North Bay, Scarborough



Freddie Gilroy Sculpture, North Bay

Thanks to its excellent location, you'll never be stuck for days out when you live in Burniston. Nearby are the seaside resorts of Filey, Robin Hood's Bay and Whitby. Each has its own unique character and promises a trip to remember. There's also the bustling market town of Pickering just a 40-minute drive away. Here, you'll find local shops, eateries and bars, as well as must sees like Pickering Castle, The North Yorkshire Moors Railway and Beck Isle Museum where you can step back in time. If you want something more adrenalin fuelled, then Flamingo Land Resort is for you with its theme park and zoo. Alternatively, head for Castle Howard. You might recognise this stunning stately home from TV shows like *Bridgerton* or *Brideshead Revisited*. If you prefer to blow away the cobwebs, Burniston is on the edge of the North York Moors Park with its stunning moorland, coastal walks and ancient woods.

Oakwood Gardens lets you enjoy the best of village life while still being minutes away from the Victorian seaside resort of Scarborough. In the town centre you can explore the high street shops in and around the Brunswick Shopping Centre as well as the independent boutiques on cobbled Bar Street and the historic indoor Market Hall and Vaults. There are also the many fantastic restaurants and bars to try, with something to suit every taste and occasion. Scarborough is also the place to go for entertainment – day or night. As well as award-winning beaches, it boasts attractions like SEA LIFE Scarborough, Alpamere Waterpark, Peasholme Park and Scarborough Castle. To name but a few. Then, there's Scarborough Open Air Theatre which as Europe's largest open air theatre has attracted such headliners as Elton John, Britney Spears, Madness and The Beach Boys. All this and more means you can enjoy the quiet life at Oakwood Gardens while still letting your hair down whenever the mood takes you.



South Bay, Scarborough



Scarborough harbour



OAKWOOD  
GARDENS



## PERFECTLY PLACED

The busy seaside resort of Scarborough is just four miles down the road along the A165. Alternatively, you can carry straight on along the coast and be in Filey. Other handy commutes include Pickering around 40 minutes away and York a little over an hour's drive via Malton on the A64. The nearest train station is in nearby Scarborough. From here you can hop on one of the regular services to York or Sheffield via Hull. Perfect, whether you're off for a day of work or a one-off shopping trip.



Scarborough

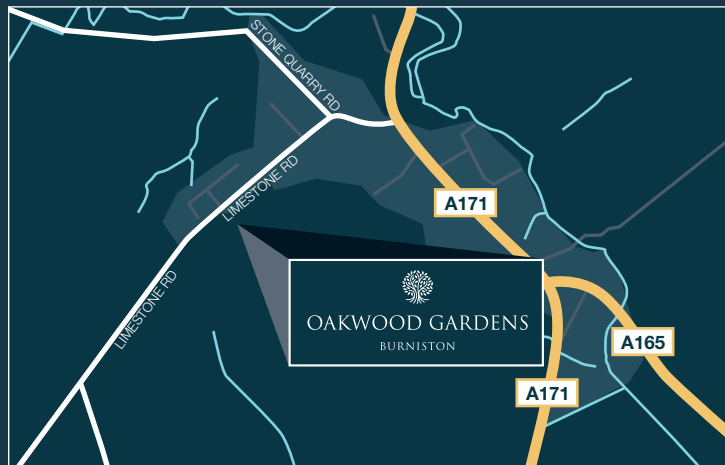


Sat Nav postcode: YO13 0DG

\* Distances and times taken from Google Maps and National Rai.

## FROM THE NORTH

Follow the A174, take a right onto the B1269 which will then take you to the A171. Follow this road until you reach Cloughton, follow Mill Lane into Burniston, in which you will then need to take a right onto Limestone Road. After around 500 meters you will find Oakwood Gardens on your left.



## FROM THE SOUTH

Follow the A170 leading onto the A171 which will take you through to Burniston, from High Street take a left onto Limestone Road. After around 500 meters, you will find Oakwood Gardens 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!



## REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



## 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

Following reservation, we will send on the contract documents to your solicitor. 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). Oakwood Gardens 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



OAKWOOD GARDENS  
BURNISTON

	WIKE	HAXEY	MILFORD	NEWBURY	BURNSALL	RAMSEY	LEYBURN
10 Year Premier Guarantee 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						●	
Electrolux Brushed Steel Single Electric Oven	●	●					
Electrolux Brushed Steel Double Electric Oven			●	●	●		
Bosch Brushed Steel Double Electric Oven						●	●
Electrolux Brush Steel 4 Ring Ceramic Hob	●	●	●	●	●		
Bosch Brushed Steel 5 Ring Ceramic Hob							●
Brushed Steel Splashback to Hob	●	●	●	●	●		●
Electrolux Brushed Steel Chimney Hood	●	●	●	●	●		
Bosch Brushed Steel Chimney Hood							●
Bosch Downdraught Induction Hob						●	
Electrolux Integrated Fridge Freezer	●	●	●	●	●	●	●
Electrolux Integrated Dishwasher						●	●
<b>Bathroom / Shower room</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						●	●

	WIKE	HAXEY	MILFORD	NEWBURY	BURNSALL	RAMSEY	LEYBURN
<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/ Shower Room			●	●	●	●	●
Chrome Downlighters to En-Suite						●	●
Shaver Socket to Bathroom						●	●
<b>Internal and Decoration</b>							
Walls / Ceiling in White Emulsion	●	●	●	●	●	●	●
White Satinwood Finish to Internal Joinery	●	●	●	●	●	●	●
6 Panel Internal Doors in White Finish	●	●					
5 Panel Internal Doors in White Finish			●	●	●	●	●
Chrome Ironmongery	●	●	●	●	●	●	●
<b>External</b>							
Agate Grey UPVC Windows	●	●	●	●	●	●	●
Agate Grey UPVC French Door	●	●	●	●	●	●	●
Outside Tap to Rear						●	●
Turf / Soft Landscaping to Front Garden	●	●	●	●	●	●	●
Turf to Rear Garden	●	●	●	●	●	●	●
Cycle Store (On Properties without a Garage)	●	●	●	●	●		
Air Source Heat Pumps to External	●	●	●	●	●	●	●
Car Charging / EV Chargers to External	●	●	●	●	●	●	●



# THE DEVELOPMENT



OAKWOOD GARDENS  
BURNISTON





# OAKWOOD GARDENS

BURNISTON



## THE DEVELOPMENT

-  WIKE  
2 bedroom home
-  HAXEY  
3 bedroom home
-  MILFORD  
3 bedroom home
-  NEWBURY  
3 bedroom home
-  BURNSALL  
3 bedroom home
-  RAMSEY  
4 bedroom home
-  LEYBURN  
4 bedroom home
-  TOGETHER HOUSING GROUP
-  Shared Ownership  
TOGETHER HOUSING GROUP

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. March 25

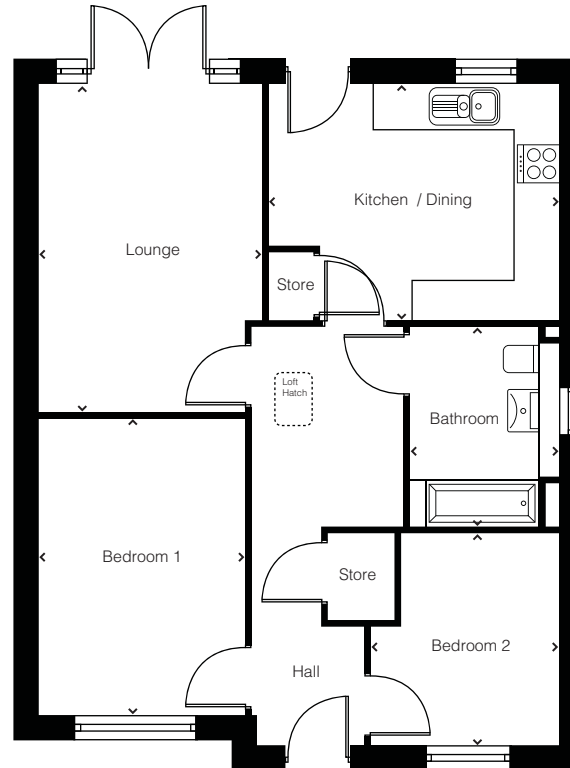
WIKE  
2 bedroom home



OAKWOOD GARDENS  
BURNISTON



  
**WIKÉ**  
**2 bedroom home**  
 Plots: 16, 17 & 38



**Ground Floor**

<b>Kitchen / Dining</b>	4388mm x 3562mm	14'5" x 11'8"
<b>Lounge</b>	4933mm x 3354mm	16'2" x 11'0"
<b>Bedroom 1</b>	4483mm x 3100mm	14'9" x 10'2"
<b>Bedroom 2</b>	3211mm x 2844mm	10'6" x 9'4"
<b>Bathroom</b>	3008mm x 2249mm	9'10" x 7'5"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Henbury house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



# HAXEY

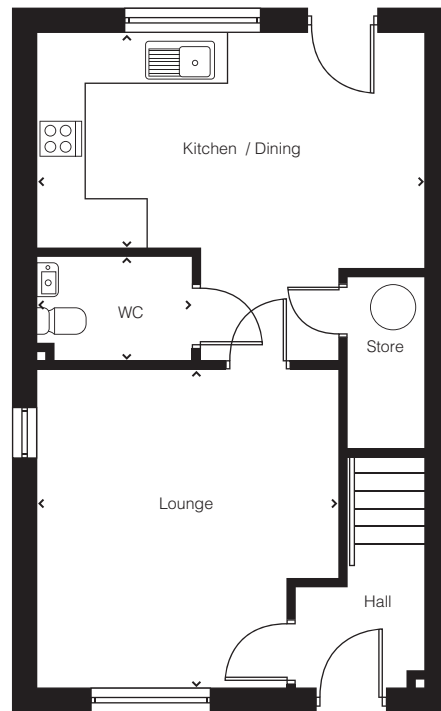
3 bedroom home



OAKWOOD GARDENS  
BURNISTON

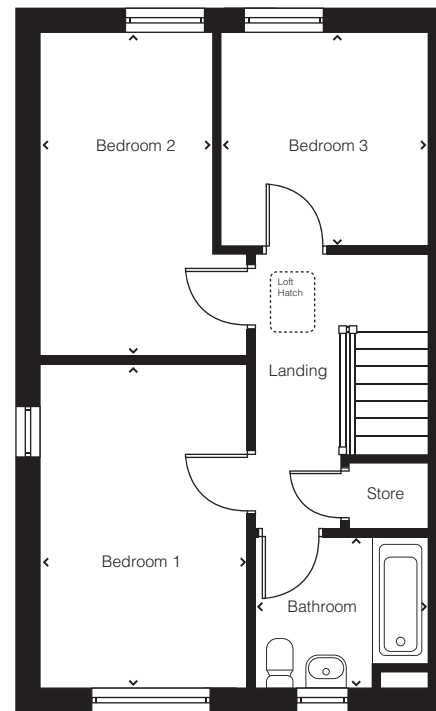


**HAXEY**  
3 bedroom home  
Plots: 39, 40, 43 & 44



**Ground Floor**

<b>Kitchen / Dining</b>	5022mm x 2770mm	16'6" x 9'1"
<b>Lounge</b>	3922mm x 4252mm	12'10" x 13'11"
<b>WC</b>	2000mm x 1400mm	6'7" x 4'7"



**First Floor**

<b>Bedroom 1</b>	4272mm x 2712mm	14'0" x 8'11"
<b>Bedroom 2</b>	4247mm x 2275mm	13'11" x 7'6"
<b>Bedroom 3</b>	2831mm x 2647mm	9'3" x 8'8"
<b>Bathroom</b>	2210mm x 1975mm	7'3" x 6'6"

➤ **Longest measurement taken**

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MILFORD  
3 bedroom home

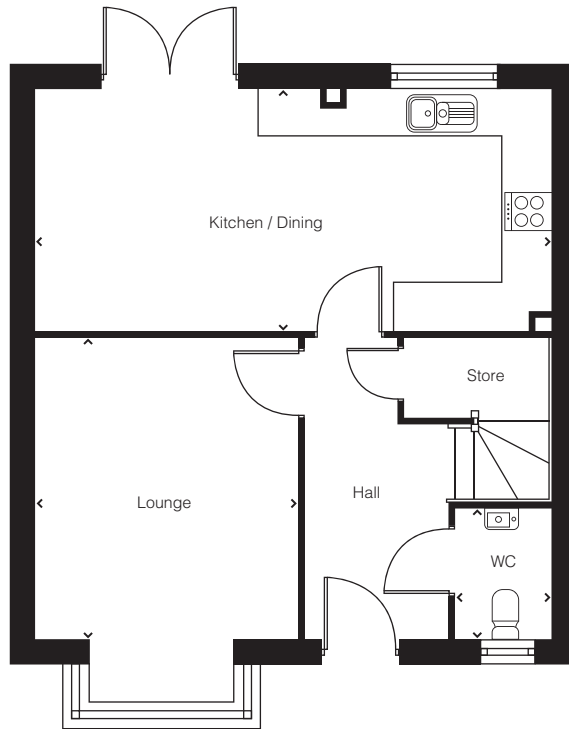


OAKWOOD GARDENS  
BURNISTON



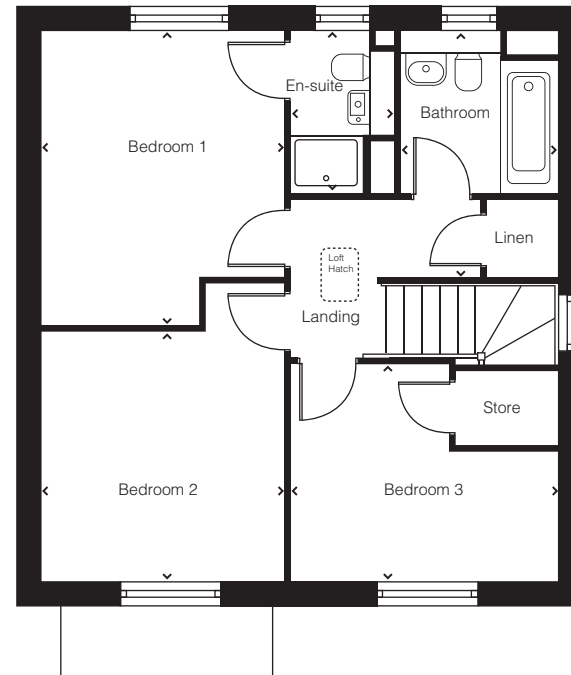
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MILFORD  
3 bedroom home  
Plots: 8 & 24



Ground Floor

<b>Kitchen / Dining</b>	6485mm x 3020mm	21'3" x 9'11"
<b>Lounge</b>	3765mm x 3314mm	12'4" x 10'10"
<b>WC</b>	1623mm x 1206mm	5'4" x 3'11"



First Floor

<b>Bedroom 1</b>	3713mm x 3030mm	2'12" x 9'11"
<b>En-suite</b>	2060mm x 1300mm	6'9" x 4'3"
<b>Bedroom 2</b>	3129mm x 3030mm	10'3" x 9'11"
<b>Bedroom 3</b>	3362mm x 2722mm	11'0" x 8'11"
<b>Bathroom</b>	2060mm x 1970mm	6'9" x 6'6"

➤ Longest measurement taken

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NEWBURY  
3 bedroom home

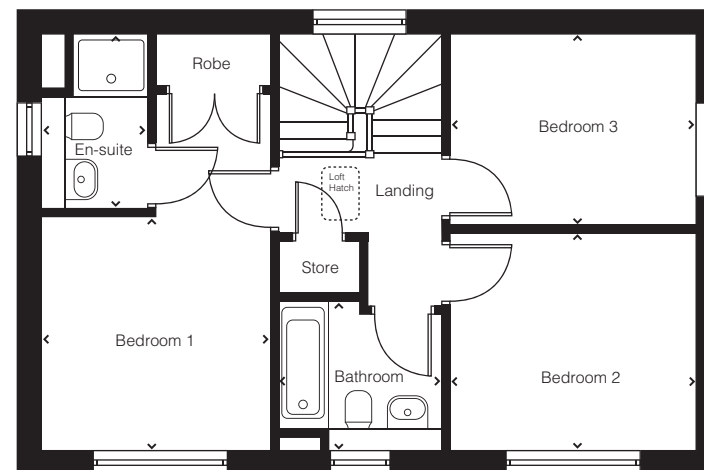
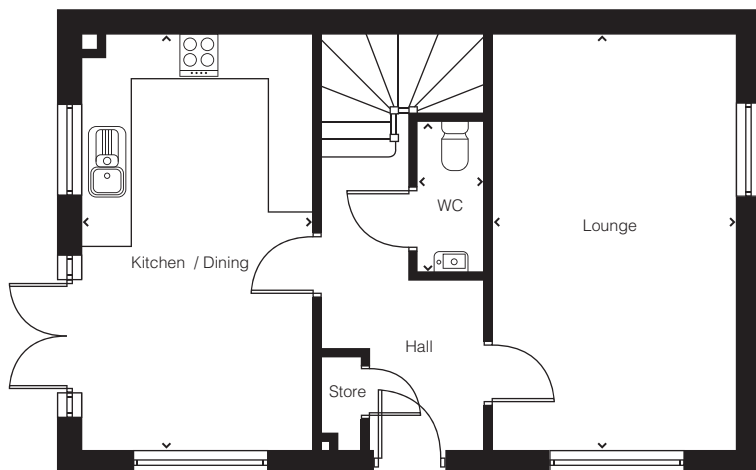


OAKWOOD GARDENS  
BURNISTON



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**NEWBURY**  
**3 bedroom home**  
 Plots: 7, 19, 33 & 37



**Ground Floor**

<b>Kitchen / Dining</b>	5473mm x 3028mm	17'11" x 9'11"
<b>Lounge</b>	5473mm x 3212mm	17'11" x 10'6"
<b>WC</b>	2014mm x 893mm	6'9" x 2'11"

**First Floor**

<b>Bedroom 1</b>	3100mm x 3028mm	10'2" x 9'11"
<b>En-suite</b>	2280mm x 1410mm	17'6" x 4'8"
<b>Bedroom 2</b>	3212mm x 2860mm	10'6" x 9'5"
<b>Bedroom 3</b>	3212mm x 2520mm	10'6" x 8'3"
<b>Bathroom</b>	2196mm x 1816mm	7'2" x 6'0"

➤ **Longest measurement taken**

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BURNSALL  
3 bedroom home

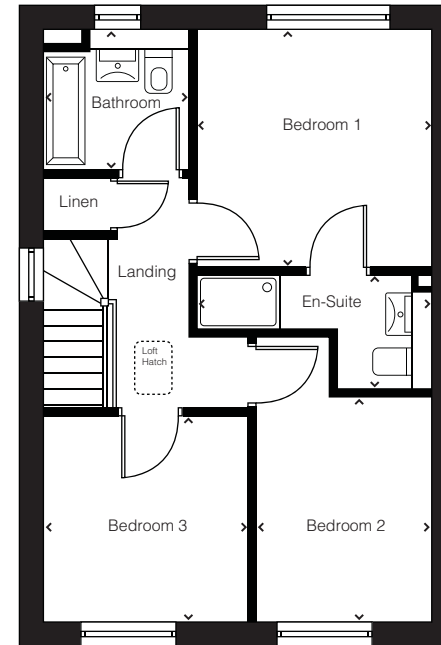
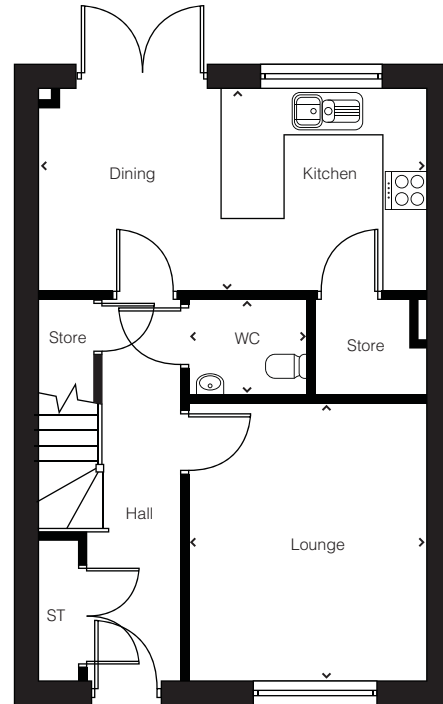


OAKWOOD GARDENS  
BURNISTON



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BURNSALL  
3 bedroom home  
Plots: 2, 3, 4, 5, 20, 21, 22 & 23



Ground Floor

<b>Kitchen / Dining</b>	5641mm x 2903mm	18'6" x 9'6"
<b>Lounge</b>	3964mm x 3483mm	13'0" x 11'5"
<b>WC</b>	1835mm x 1450mm	6'0" x 4'9"

First Floor

<b>Bedroom 1</b>	3431mm x 3398mm	11'3" x 11'2"
<b>En-suite</b>	3398mm x 1645mm	11'2" x 5'5"
<b>Bedroom 2</b>	3263mm x 2528mm	10'8" x 8'4"
<b>Bedroom 3</b>	3020mm x 2950mm	9'11" x 9'8"
<b>Bathroom</b>	2150mm x 2019mm	7'1" x 6'7"

➤ Longest measurement taken

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1033

**LOVELL**  
HOMES

RAMSEY  
4 bedroom home

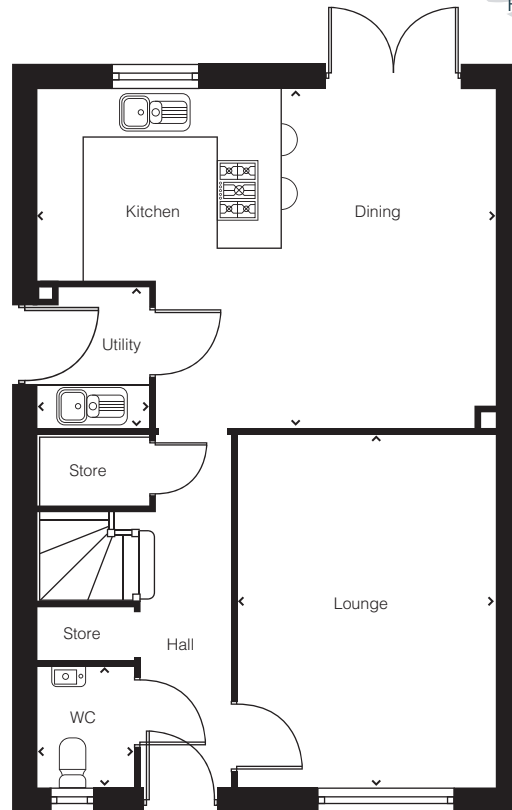


OAKWOOD GARDENS  
BURNISTON



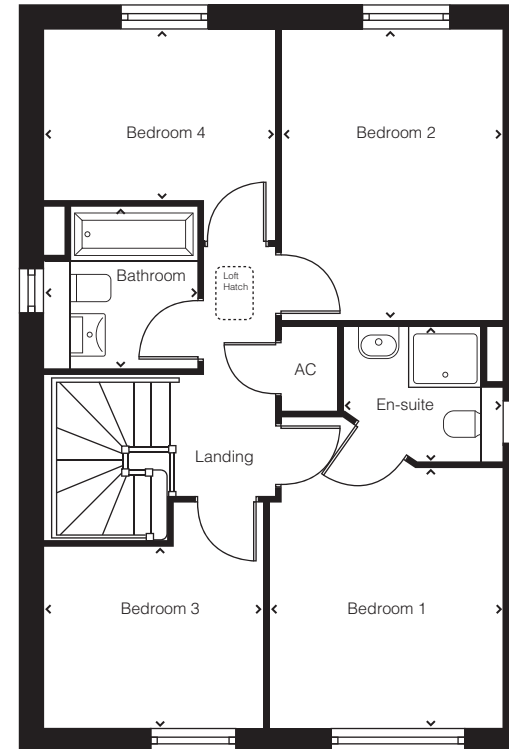
CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

  
**RAMSEY**  
**4 bedroom home**  
 Plots: 27 & 28



Ground Floor

<b>Kitchen / Dining</b>	6147mm x 4609mm	20'2" x 15'1"
<b>Lounge</b>	4650mm x 3476mm	15'3" x 11'5"
<b>WC</b>	1625mm x 1300mm	5'4" x 4'3"



First Floor

<b>Bedroom 1</b>	3498mm x 3168mm	11'6" x 10'5"
<b>En-suite 1</b>	1874mm x 1803mm	6'2" x 5'11"
<b>Bedroom 2</b>	3923mm x 2984mm	12'10" x 9'9"
<b>Bedroom 3</b>	2886mm x 2443mm	9'6" x 8'0"
<b>Bedroom 4</b>	3070mm x 2306mm	10'1" x 7'7"
<b>Bathroom</b>	2182mm x 1995mm	7'2" x 6'7"

➤ Longest measurement taken

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1229

LEYBURN

4 bedroom home



OAKWOOD GARDENS

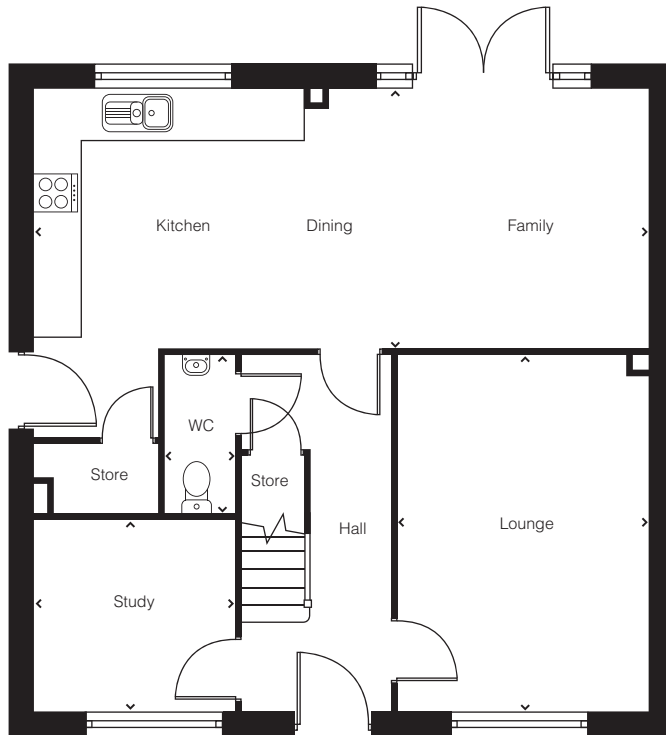
BURNISTON

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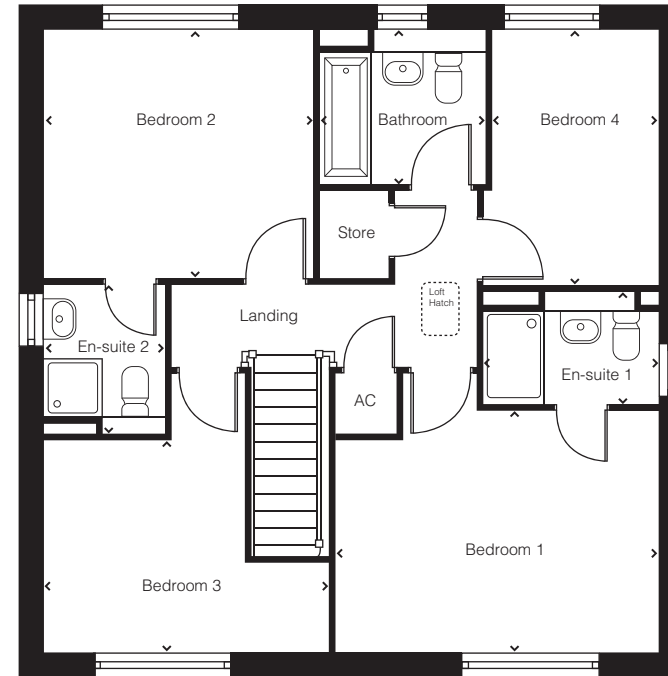
**LEYBURN**  
4 bedroom home

Plots: 1, 9, 18, 25, 26, 29, 30, 31, 32, 34, 35 & 36



**Ground Floor**

<b>Kitchen / Dining / Family</b>	8060mm x 3397mm	26'5" x 11'2"
<b>Lounge</b>	4650mm x 3300mm	15'3" x 10'10"
<b>Study</b>	2619mm x 2514mm	8'7" x 8'3"
<b>WC</b>	2043mm x 900mm	6'8" x 2'11"



**First Floor**

<b>Bedroom 1</b>	4235mm x 3199mm	13'11" x 10'6"
<b>En-suite 1</b>	2288mm x 1430mm	7'6" x 4'8"
<b>Bedroom 2</b>	3514mm x 3272mm	11'6" x 10'9"
<b>En-suite 2</b>	1955mm x 1576mm	6'5" x 5'2"
<b>Bedroom 3</b>	2760mm x 2619mm	9'1" x 8'7"
<b>Bedroom 4</b>	3357mm x 2288mm	11'0" x 7'6"
<b>Bathroom</b>	2150mm x 2000mm	7'1" x 6'7"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Henbury house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.





# OAKWOOD GARDENS

## BURNISTON

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