

**PRESENTS** 



IN PARTNERSHIP WITH

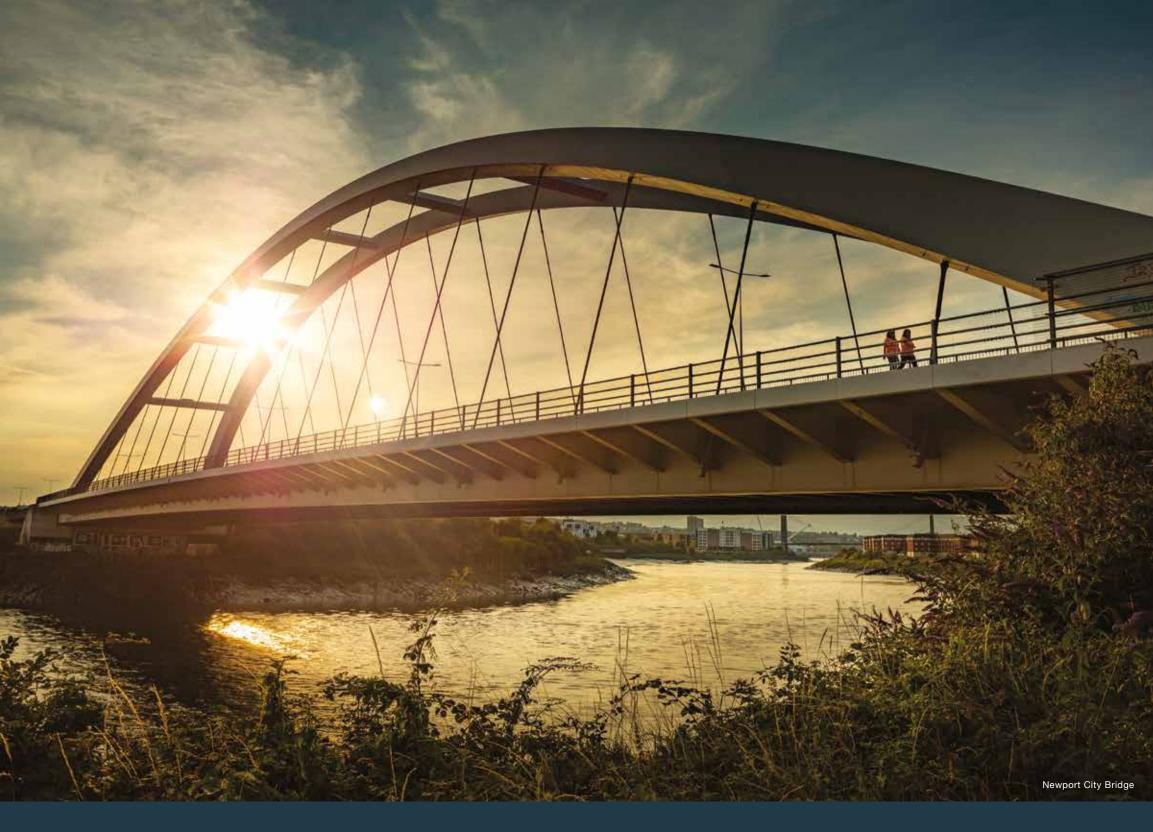


### WELCOME TO



Located to the east of Newport, Locke Gardens is home to a stylish collection of new 2, 3 and 4 bedroom homes which forms part of the growing community at Glan Llyn.

The carefully selected range of house styles available will ensure that the development appeals to everyone from first time buyers and growing families, to empty nesters and those looking to downsize.





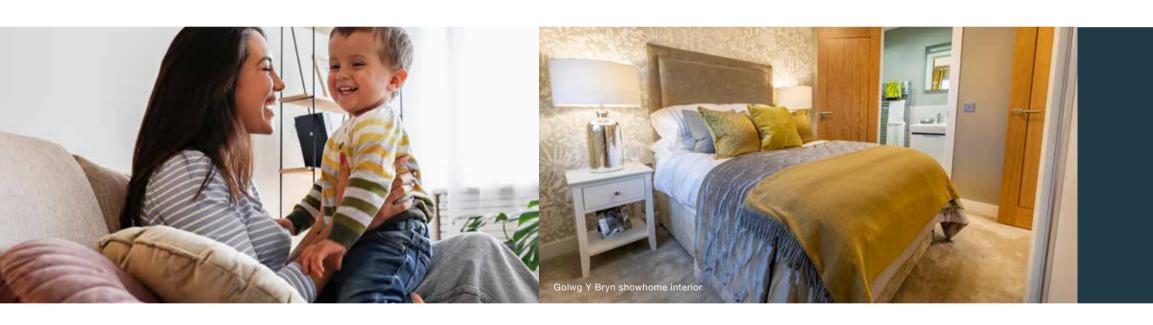


Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

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.







# 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

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.

# 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.

# 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.





Living at Glan Llyn you'll find yourself not only with acres of green space to enjoy right on your doorstep, but also in an enviable position for accessing the bright lights of the city whenever you please.

For a spot of retail therapy or for meeting up with friends for a drink or a bite to eat, Newport is the ideal place. From the familiar high street names and eateries in Friars Walk, to the independent shops and cafes located throughout the rest of the city, you'll soon find that you're spoilt for choice.

Newport is a thriving city, with lots of hidden gems to discover. For a night out, Clytha Park Road provide an eclectic mix of restaurants and bars to visit, before finishing off the evening enjoying a show at The Riverfront or live music in 'Le Pub'.

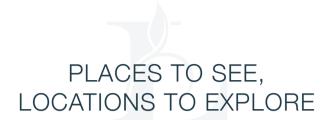
When it's time to pick up those day-to-day essentials you've got an even shorter distance to travel! On the edge of Glan Llyn is Newport Retail Park, providing access to a whole host of outlets and a major supermarket. You'll also find a gym, a cinema, and a variety of chain restaurants to suit all tastes at the adjacent Newport Leisure Park.

With a convenient location just to the south of the M4, Newport is also the perfect option for those making the daily commute to and from Cardiff or across the bridge into Bristol and beyond.

What more could you want!









Newport has a rich maritime and industrial heritage, and at one point was said to have the largest extent of water in any dock in the world. Today, the city is home to one of only six operational Transporter Bridges worldwide. Built in the early 1900s as a means of transporting workers across the River Usk, this remarkable structure dominates the skyline and is a fond reminder of the area's proud past.

Also at the heart of Newport's history is Tredegar House. Inherited by the influential Morgan family in the mid 17th century, this country mansion on the edge of the city is one of the architectural wonders or Wales. Situated in 90 acres of beautiful gardens and parkland, it's the perfect setting for a leisurely stroll.

Head south from Locke Gardens and you'll discover the Newport Wetlands. This stunning 438 hectare nature reserve is a haven for wildlife on the edge of the city, and provides glorious views of the Severn estuary all year round.

Of course, from your new home at Glan Llyn you're only 16 miles from the capital. It means that for a days shopping in St David's Centre, attending a game at the Principality Stadium or a night out in Mermaid Quay, you've never got far to go.

For a more relaxing weekend getaway, the nearby Celtic Manor Resort is home to three championship golf courses, along with a 5-star hotel, health club and spa. The resort was host to the 2010 Ryder Cup - the only time the event has been held in Wales.





# IDEALLY LOCATED

Locke Gardens is easily accessible by road and rail, with both the M4 and Newport railway station just 3.5 miles away. For both business and for leisure, you'll find yourself in a location that makes it easy to travel around South Wales and the South West of England.



#### FROM THE WEST

Exit the M4 at Junction 28, for Newport/Casnewydd/Risca/Brynmawr/A467. Keep right, before joining the A48. Continue along the A48 for four miles, passing over the River Usk, before reaching the Leeway Roundabout. From the roundabout take the second exit onto the A4810 Queensway Meadows. Take the first exit from the next two roundabouts, following signs for Glan Llyn until reaching Baldwin Drive. Continue along Baldwin Drive, going straight on at the roundabout and follow the road as it swings round to the right. Locke Gardens will be situated on your left.



#### FROM THE EAST

Exit the M4 at Junction 23a, and from the roundabout take the first exit onto the A4810. Continue for five miles, following signs for Glan Llyn. Take the second exit from the roundabout onto Baldwin Drive. Continue along Baldwin Drive, going straight on at the roundabout and follow the road as it swings round to the right. Locke Gardens will be situated on your left.



#### 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 an 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

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). Locke 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.









**FUTURE** 









MAYLAND 3 bedroom home

LEASIDE 3 bedroom home

> **MILFORD** 3 bedroom home

OMBERSLEY 4 bedroom home

REDBOURNE 4 bedroom home

**ROSEBERRY** 4 bedroom home

**RICHMOND** 4 bedroom home

AFFORDABLE HOMES FOR SHARED OWNERSHIP WITH POBL

AFFORDABLE HOMES FOR RENT WITH POBL



**FUTURE** LOVELL DEVELOPMENT

**FUTURE** DEVELOPMENT













LANSDOWN 3 bedroom home

LEASIDE 3 bedroom home

MILFORD 3 bedroom home **PREVIOUS** 

PHASE

OMBERSLEY 4 bedroom home

REDBOURNE 4 bedroom home

ROSEBERRY 4 bedroom home

RICHMOND 4 bedroom home

AFFORDABLE HOMES FOR SHARED OWNERSHIP WITH POBL

AFFORDABLE HOMES FOR RENT WITH POBL

BIN COLLECTION POINT



DEVELOPMENT





# **GAINSBOROUGH**

#### 2 bedroom home

663ft<sup>2</sup>

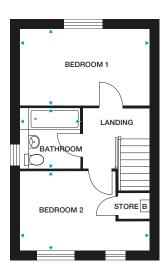


#### **GROUND FLOOR**

 Kitchen/Dining Room
 2260mm x 4459mm (max)
 7'5" x 14'7" (max)

 Living Room
 4285mm x 2800mm
 14'0" x 9'2"

 Cloaks
 897mm x 1800mm (max)
 2'11" x 5'10" (max)



#### FIRST FLOOR

 Bedroom 1
 4285mm x 2540mm
 14'0" x 8'4"

 Bedroom 2
 4285mm x 2627mm (max)
 14'0" x 8'7" (max)

 Bathroom
 2073mm x 2030mm (max)
 6'9" x 6'7" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

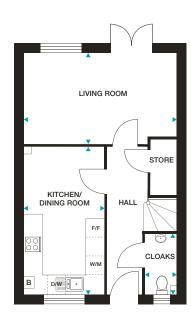
**LOVELL**HOMES



# LAMBOURNE

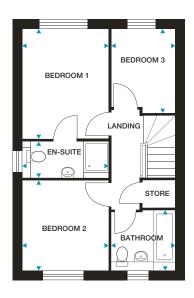
#### 3 bedroom home

859ft<sup>2</sup>



#### **GROUND FLOOR**

**Kitchen/Dining Room** 2688mm x 4885mm (max) 8'9" x 16'0" (max) **Living Room** 5073mm x 3050mm (max) 16'7" x 10'0" (max) **Cloaks** 1072mm x 2010mm (max) 3'6" x 6'7" (max)



#### FIRST FLOOR

 Bedroom 1
 2863mm x 3647mm
 9'4" x 11'11"

 En-suite
 2863mm x 1245mm (max)
 9'4" x 4'1" (max)

 Bedroom 2
 2863mm x 2980mm
 9'4" x 9'9"

 Bedroom 3
 2147mm x 2804mm (max)
 7'0" x 9'2" (max)

 Bathroom
 2147mm x 2010mm (max)
 7'0" x 6'7" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

Additional side elevation Dining Room window to plot 486. Please ask your Sales Executive for further details



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.

**LOVELL** 





#### 3 bedroom home

897ft<sup>2</sup>

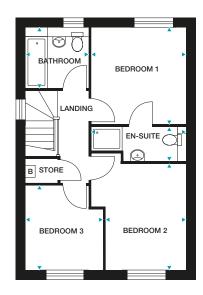


#### **GROUND FLOOR**

 Kitchen/Dining Room
 5298mm x 2912mm (max)
 17'4" x 9'6" (max)

 Living Room
 3186mm x 5023mm (max)
 10'5" x 16'5" (max)

 Cloaks
 950mm x 1800mm (max)
 3'1" x 5'10" (max)



#### FIRST FLOOR

 Bedroom 1
 3125mm x 3221mm
 10'3" x 10'6"

 En-suite
 3125mm x 1151mm (max)
 10'3" x 3'9" (max)

 Bedroom 2
 2660mm x 3500mm
 8'8" x 11'5"

 Bedroom 3
 2575mm x 2778mm (max)
 8'5" x 9'1" (max)

 Bathroom
 2110mm x 2010mm (max)
 6'11" x 6'7" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

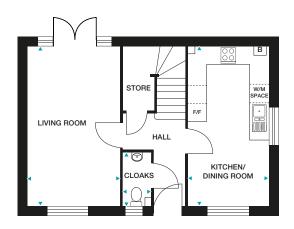
Additional side elevation Dining Room window to plot 500. Please ask your Sales Executive for further details













#### **GROUND FLOOR**

 Kitchen/Dining Room
 5298mm x 2676mm (max)
 17'4" x 8'9" (max)

 Living Room
 5298mm x 3097mm
 17'4" x 10'1"

 Cloaks
 1780mm x 949mm (max)
 5'10" x 3'1" (max)

#### FIRST FLOOR

 Bedroom 1
 3917mm x 2676mm
 12'10" x 8'9"

 En-suite
 1318mm x 2676mm (max)
 4'3" x 8'9" (max)

 Bedroom 2
 3053mm x 3097mm
 10'0" x 10'1"

 Bedroom 3
 2181mm x 3097mm
 7'1" x 10'1"

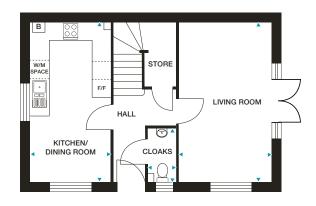
 Bathroom
 2010mm x 2098mm (max)
 6'7" x 6'10" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

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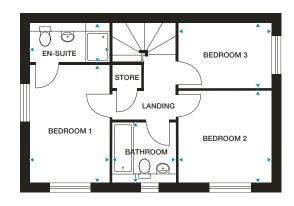








**Kitchen/Dining Room** 5298mm x 2676mm (max) 17'4" x 8'9" (max) **Living Room** 5298mm x 3097mm 17'4" x 10'1" **Cloaks** 1780mm x 949mm (max) 5'10" x 3'1" (max)



#### FIRST FLOOR

 Bedroom 1
 3917mm x 2676mm
 12'10" x 8'9"

 En-suite
 1318mm x 2676mm (max)
 4'3" x 8'9" (max)

 Bedroom 2
 3053mm x 3097mm
 10'0" x 10'1"

 Bedroom 3
 2181mm x 3097mm
 7'1" x 10'1"

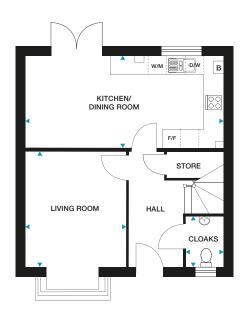
 Bathroom
 2010mm x 2098mm (max)
 6'7" x 6'10" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.



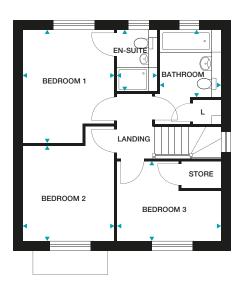






#### **GROUND FLOOR**

**Kitchen/Dining Room** 6535mm x 3070mm (max) 21'5" x 10'0" (max) **Living Room (excl. bay)** 3354mm x 3815mm 11'0" x 12'6" **Cloaks** 1246mm x 1663mm (max) 4'1" x 5'5" (max)



#### FIRST FLOOR

 Bedroom 1
 3070mm x 3737mm (max)
 10'0" x 12'3" (max)

 En-suite
 1330mm x 2035mm (max)
 4'4" x 6'8" (max)

 Bedroom 2
 3070mm x 3185mm
 10'0" x 10'5"

 Bedroom 3
 3403mm x 2661mm (max)
 11'2" x 8'8" (max)

 Bathroom
 2010mm x 2226mm
 6'7" x 7'3"

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

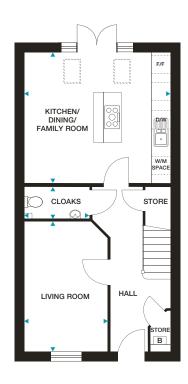




## **OMBERSLEY**

#### 4 bedroom home

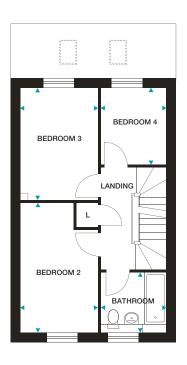
1173ft<sup>2</sup>



#### **GROUND FLOOR**

#### Kitchen/Dining/Family Room

4848mm x 4352mm (max) 15'10" x 14'3" (max) **Living Room** 2787mm x 4332mm (max) 9'1" x 14'2" (max) **Cloaks** 2186mm x 1091mm (max) 7'2" x 3'7" (max)



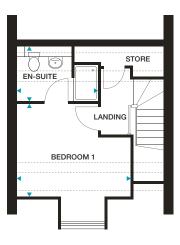
#### FIRST FLOOR

 Bedroom 2
 2619mm x 4309mm (max)
 8'7" x 14'1" (max)

 Bedroom 3
 2620mm x 3738mm (max)
 8'7" x 12'3" (max)

 Bedroom 4
 2165mm x 2572mm
 7'1" x 8'5"

 Bathroom
 2165mm x 2007mm (max)
 7'1" x 6'7" (max)



#### SECOND FLOOR

**Bedroom 1** 3774mm x 3100mm 12'4" x 10'2" **En-suite** 2700mm x 1825mm (max) 8'10" x 5'11" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.





## REDBOURNE

#### 4 bedroom home

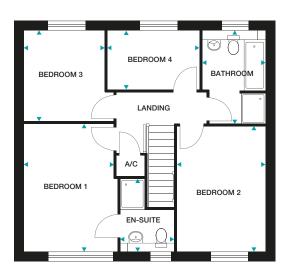
1243ft<sup>2</sup>



#### **GROUND FLOOR**

**Kitchen/Dining Room** 7998mm x 3590mm (max) 26'2" x 11'9" (max)

**Living Room** 3944mm x 4404mm 12'11" x 14'5" **Utility** 1790mm x 1769mm (max) 5'10" x 5'9" (max) **Cloaks** 1790mm x 1838mm (max) 5'10" x 6'0" (max)



#### FIRST FLOOR

 Bedroom 1
 3098mm x 4241mm (max)
 10'2" x 13'11" (max)

 En-suite
 1823mm x 2425mm (max)
 5'11" x 7'11" (max)

 Bedroom 2
 2951mm x 4157mm
 9'8" x 13'7"

 Bedroom 3
 2680mm x 3019mm
 8'9" x 9'10"

 Bedroom 4
 3062mm x 1976mm
 10'0" x 6'5"

 Bathroom 2130mm x 3103mm (max)
 6'11" x 10'2" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

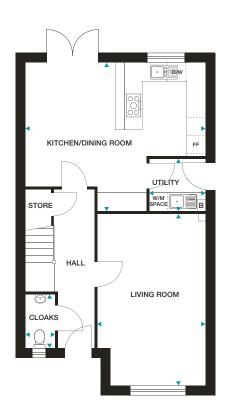




## ROSEBERRY

#### 4 bedroom home

1282ft<sup>2</sup>



# BEDROOM 3 BEDROOM 2 BATHROOM BEDROOM 4 BEDROOM 1

#### **GROUND FLOOR**

 Kitchen/Dining Room
 5972mm x 4945mm (max)
 19'7" x 16'2" (max)

 Living Room
 3598mm x 5680mm (max)
 11'9" x 18'7" (max)

 Utility
 1874mm x 1758mm (max)
 6'1" x 5'9" (max)

 Cloaks
 1000mm x 1800mm (max)
 3'3" x 5'10" (max)

#### FIRST FLOOR

 Bedroom 1
 3160mm x 3614mm
 10'4" x 11'10"

 En-suite
 2010mm x 2364mm (max)
 6'7" x 7'9" (max)

 Bedroom 2
 3310mm x 3035mm
 10'10" x 9'11"

 Bedroom 3
 2599mm x 3035mm
 8'6" x 9'11"

 Bedroom 4
 2759mm x 2491mm
 9'0" x 8'2"

 Bathroom
 2010mm x 2100mm (max)
 6'7" x 6'10" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

Additional side elevation Dining Room window to plots 453 and 477. Please ask your Sales Executive for further details

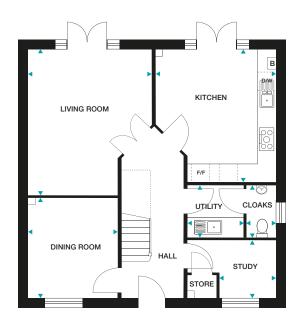




# RICHMOND

#### 4 bedroom home

1437ft<sup>2</sup>



#### **GROUND FLOOR**

 Kitchen
 4009mm x 4400mm (max)
 13'1" x 14'5" (max)

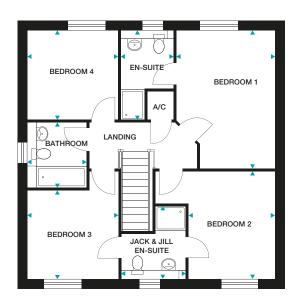
 Living Room
 4114mm x 4850mm (max)
 13'6" x 15'10" (max)

 Dining Room
 3006mm x 3310mm (max)
 9'10" x 10'10" (max)

 Study
 1913mm x 1917mm
 6'3" x 6'3"

 Utility
 1897mm x 1780mm (max)
 6'2" x 5'10" (max)

 Cloaks
 990mm x 1780mm (max)
 3'3" x 5'10" (max)



#### FIRST FLOOR

 Bedroom 1
 3285mm x 4590mm (max)
 10'9" x 15'0" (max)

 En-suite
 1759mm x 2980mm (max)
 5'9" x 9'9" (max)

 Bedroom 2
 2888mm x 3570mm
 9'5" x 11'8"

 Bedroom 3
 3053mm x 2937mm
 10'0" x 9'7"

 Jack & Jill En-suite
 2156mm x 2427mm (max)
 7'0" x 7'11" (max)

 Bedroom 4
 3053mm x 2980mm
 10'0" x 9'9"

 Bathroom
 2010mm x 2180mm (max)
 6'7" x 7'1" (max)

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.





# **SPECIFICATION**

#### All housetypes include:

- 10 year NHBC Warranty 2 Year emergency cover Combi-boiler/cylinders central heating system
- Symphony kitchen with soft closers to cupboards & drawers Laminate Worktop with upstands Fan assisted oven in brushed steel
  - Gas hob with cooker hood Induction hob with island cooker hood (Ombersley house type only) Stainless steel splashback
- 1 ½ bowl stainless steel sink with mixer tap Integrated fridge freezer Chrome downlighters to kitchen\*\* Plumbing for washing machine
  - White Ideal Standard sanitaryware Porcelanosa wall tiles\* to bathrooms, cloakrooms and en-suites\*\* Mira taps & fittings
    - Low maintenance GRP fibre colour grained front door UPVC rear door
    - UPVC double-glazed windows and French doors\*\* White gloss internal doors
      - Chrome internal ironmongery White sockets & switches, TV & BT sockets
        - Chrome downlighters\*\* Media plate to lounge Chrome door bell
  - White emulsion walls and ceilings White gloss to woodwork Mains-operated smoke detectors to all floors
  - Timber 1800mm fence on timber posts\*\*\* Paving slabs to patio area\*\*\* Turf to front and rear gardens\*\*\* • PIR activation external light to front door

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.



<sup>\*</sup> Choice of tiles subject to build stage
\*\* Please check with Sales Executive for details of specific housetype

<sup>\*\*\*</sup> Refer to landscaping and boundary treatment plan



Queensway, Llanwern, Newport NP19 4QZ **T:** 01633 928 508







