

PRESENTS



#### WELCOME TO



Edward's Birch is an exclusive development of 3, 4 & 5 bedroom homes located on the outskirts of the historic Northumberland town of Morpeth.

The development is in an idyllic location backing on to beautiful rolling countryside and woodland.

Morpeth Town Centre is less than 10-minutes away and here you will find an old market style
town with cobbled streets lined with shops, bars and restaurants.

Edward's Birch is less than a 15-minute drive to the breathtaking Northumberland Coastline, and you can be in the popular towns of Amble and Alnwick in less than half an hour.

Morpeth is a commuter's dream, with the A1 just a stone's throw away, and a train station conveniently located just outside the Town Centre. The station is part of the East Coast Mainline with services as far as Edinburgh and London.























## MORPETH, NORTHUMBERLAND, A PERFECT PLACE TO WATCH YOUR FAMILY GROW

Morpeth is a traditional market town with plenty of Northumberland charm. It boasts stylish high streets, modern shopping centres, upmarket bars and a wide range of places to eat.

Historic streets and quirky farmers' markets showcase its unique heritage and beauty.

For a luxury high street experience, head to Sanderson Arcade where you can shop 'til you drop.

You can find even more shops along Bridge Street and Newgate Street. The first

Saturday of the month opens the door to a traditional shopping trip at the Morpeth's Farmers' Market.

Pick up local produce, including fresh pies, homemade pickles, as well as artisan breads,

cheeses, and fruit chutneys that are perfect to add to your picnic basket for a day out at Carlisle Park.

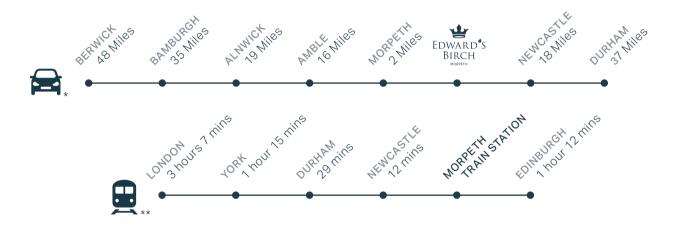
Carlisle Park is home to colourful woodland pathways, romantic river rowing on the River Wansbeck, a tennis court and excellent events can be enjoyed throughout the year. For a spot of family fun, there is a paddling pool, play area and aviary. The pristine Northumberland coastline is within easy reach with its hidden bays, impressive castles along the dramatic shoreline and more than 30-miles of unspoilt beaches.

Travel on the East Coast Line with trains to Edinburgh and London from Morpeth train station.

Arriva run a number of bus services around Morpeth, and further afield, plus, the A1(M) is close by offering an easy commute across the region.



#### Edward's Birch is ideally placed for transport...



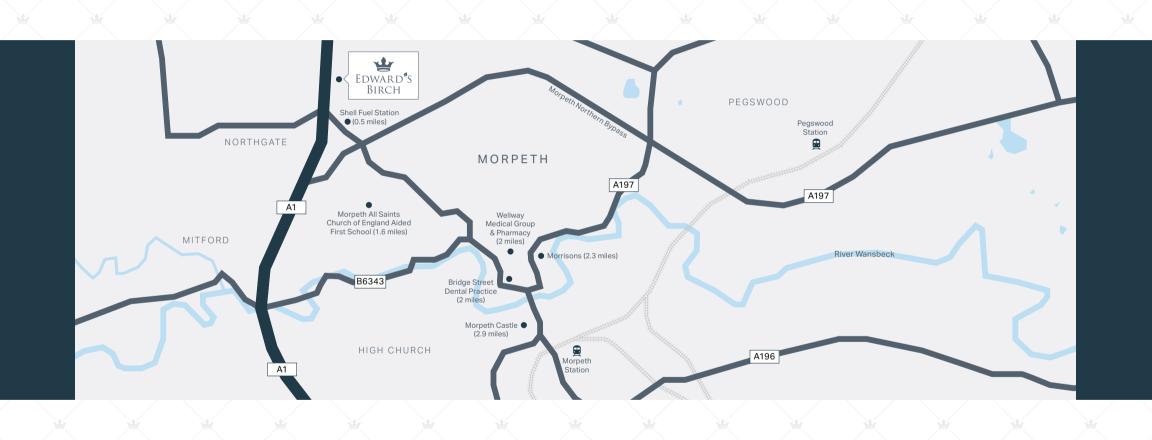
#### and attractions...







## HOW TO FIND US









At Lovell we believe your home should be more than just the right location at the right price – it should also be a true reflection your personality and style.

That's why every Lovell home has Style, Quality and Value built-in from the start, making your new home somehwere you'll be proud to call your own.

# INSPIRING STYLE

A Lovell home is all about contemporary design and the latest in stylish fixtures and fittings. With the Lovell Inspirations range you can inject your personality it to your new home by adding a variety of extras to make it truly your own.



We are particularly proud of the high specification and workmanship every one of our properties offer, with maticulous attention to detail you will simply love.



Most of all, you will love how affordable a
Lovell home can be. The resevation
process is made easy with our dedicated
sales professionals and we offer a variety
of purchase options.





## PERSONALISE YOUR HOME WITH A LITTLE INSPIRATION



Make your house a home by choosing from our stunning range of options and extras, all carefully selected from trusted manufacturers. From interior design features to more practical options, there is so much to choose from to help you personalise your blank canvas.

The earlier you reserve the more choice you have. We will always try our best to accommodate your home Inspirations, but they are build-stage dependant, so the earlier you reserve the better.



You can choose from:













**KITCHENS** APPLIANCES

TILES & BATHROOMS

FLOORING

FIXTURES & FITTINGS



#### HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be in a new 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

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). Briarswood 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.









RAMSEY 4 bedroom home



TILSWORTH 4 bedroom home



SUNNINGDALE 4 bedroom home



TATTENHOE 4 bedroom home





SOUTHWOLD 4 bedroom home



WOLLATON 5 bedroom home



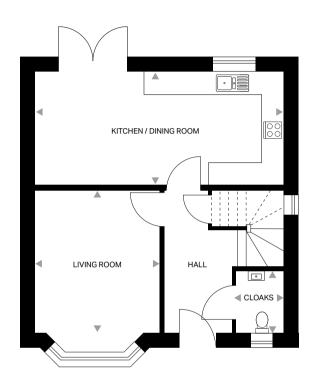
WALMERSLEY 5 bedroom home







## MILFORD - 3 bedroom home

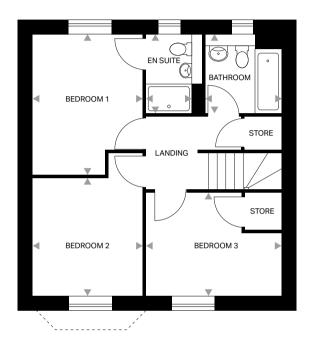


#### **GROUND FLOOR**

 Kitchen/Dining Room
 6,536mm x 2,973mm
 21'5" x 9'9"

 Living Room
 3,280mm x 4,226mm
 10'9" x 13'10"

 Cloaks
 1,269mm x 1,646mm
 4'2" x 5'5"



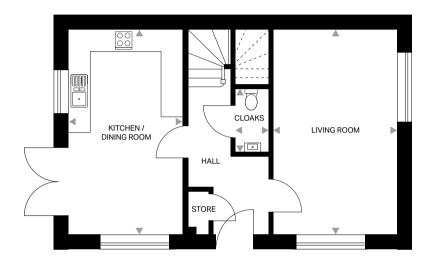
#### FIRST FLOOR

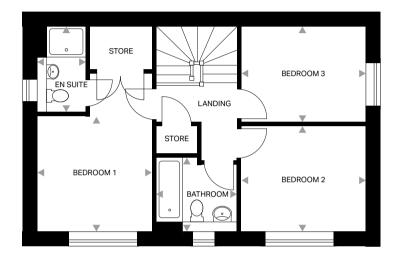
Bedroom 1	2,899mm x 3,662mm	9'6" x 12'0"
En-Suite	1,464mm x 2,070mm	4'10" x 6'10"
Bedroom 2	2,899mm x 3,094mm	9'6" x 10'2"
Bedroom 3	3,552mm x 2,720mm	11'8" x 8'11"
Bathroom	1,998mm x 2,070mm	6'7" x 6'10"





## NEWBURY - 3 bedroom home





#### **GROUND FLOOR**

 Kitchen/Dining Room
 5,418mm x 3,031mm
 17'9" x 9'11"

 Living Room
 5,418mm x 3,274mm
 17'9" x 10'9"

 Cloaks
 1,680mm x 900mm
 5'6" x 2'11"

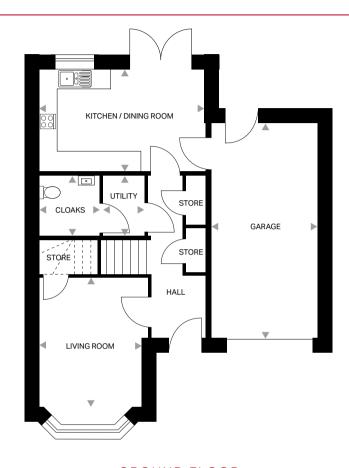
#### FIRST FLOOR

Bedroom 1	4,187mm x 3,031mm	13'9" x 9'11"
En-Suite 1	2,278mm x 1,285mm	7'6" x 4'3"
Bedroom 2	2,807mm x 3,306mm	9'3" x 10'10"
Bedroom 3	2,518mm x 3,306mm	8'3" x 10'10"
Bathroom	1,968mm x 2,128mm	6′5″ x 7′0″



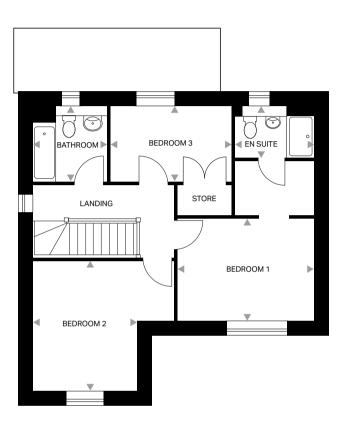


## PRESTBURY - 3 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining Room	4,855mm x 2,973mm	15′11″ x 9′9″
Utility	1,203mm x 1,739mm	3′11″ x 5′8″
Living Room	3,191mm x 4,244mm	10'6" x 13'11"
Cloaks	1,802mm x 1,739mm	5′11″ x 5′8″



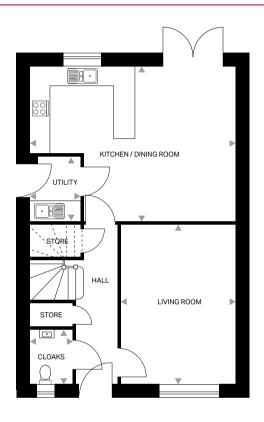
#### FIRST FLOOR

Bedroom 1	3,938mm x 2,965mm	12′11″ x 9′9″
En-Suite	2,284mm x 1,489mm	7'6" x 4'11"
Bedroom 2	4,086mm x 3,750mm	13′5″ x 12′4″
Bedroom 3	3,468mm x 2,183mm	11′5″ x 7′2″
Bathroom	2,148mm x 2,163mm	7′1″ x 7′1″



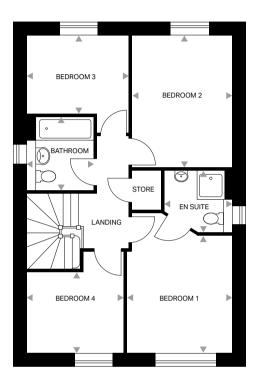


## RAMSEY+ - 4 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining Room	6,094mm x 4,556mm	20'0" x 14'11"
Utility	1,483mm x 1,898mm	4'10" x 6'3"
Living Room	3,425mm x 4,676mm	11'3" x 15'4"
Cloaks	1,273mm x 2,072mm	4'2" x 6'8"



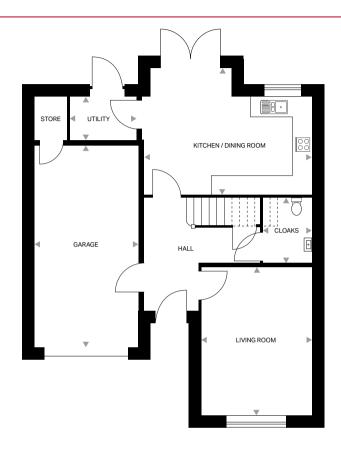
#### FIRST FLOOR

Bedroom 1	3,142mm x 4,118mm	10'4" x 13'6"
En-Suite	2,047mm x 1,772mm	6'9" x 5'10"
Bedroom 2	2,990mm x 3,896mm	9′10″ x 12′9″
Bedroom 3	3,011mm x 2,886mm	9′11″ x 9′6″
Bedroom 4	2,859mm x 2,986mm	9′5″ x 9′10″
Bathroom	1,968mm x 2,154mm	6′5″ x 7′1″



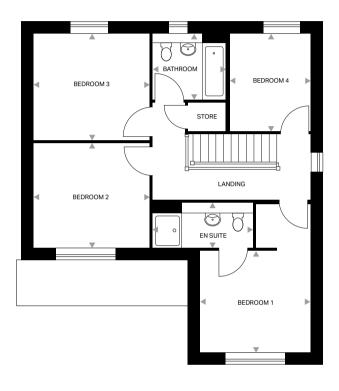


## ROCHESTER - 4 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining Room	4,983mm x 3,812mm	16'4" x 12'6"
Utility	1,986mm x 1,279mm	6'6" x 4'2"
Living Room	3,281mm x 4,399mm	10'9" x 14'5"
Cloaks	1,448mm x 1,942mm	4'9" x 6'4"



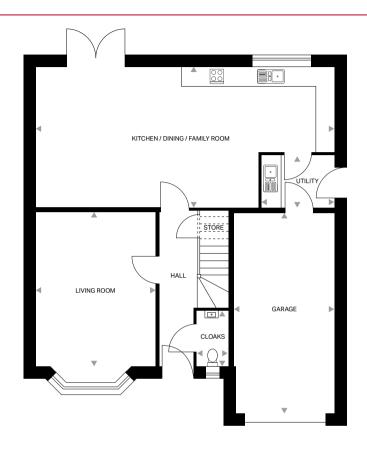
#### FIRST FLOOR

Bedroom 1	3,281mm x 4,393mm	10'9" x 14'5"
En-Suite	2,956mm x 1,325mm	9'8" x 4'4"
Bedroom 2	3,433mm x 3,103mm	11'3" x 10'2"
Bedroom 3	3,433mm x 3,173mm	11'3" x 10'5"
Bedroom 4	2,404mm x 2,910mm	7′11″ × 9′7″
Bathroom	2,177mm x 1,957mm	7'2" x 6'5"



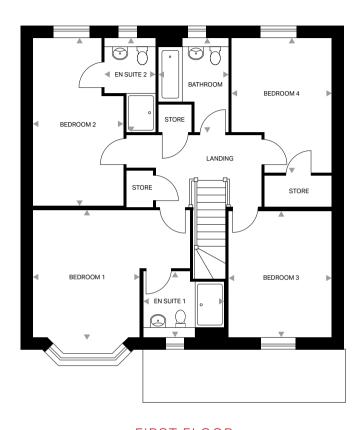


## SOUTHWOLD - 4 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining/Family	9,243mm x 4,338mm	30'4" x 14'3"
Utility	2,264mm x 1,601mm	7′5″ x 5′3″
Living Room	3,685mm x 4,774mm	12'1" x 15'8"
Cloaks	980mm x 1,707mm	3'3" x 5'7"



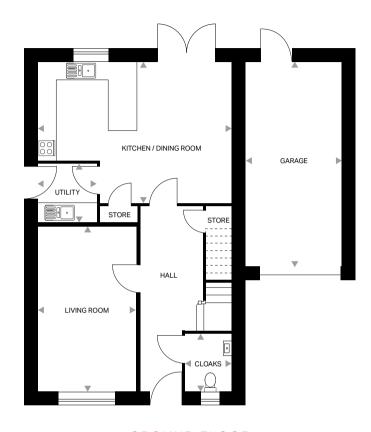
#### FIRST FLOOR

Bedroom 1	4,862mm x 4,392mm	15′11″ x 14′5″
En-Suite 1	2,505mm x 2,030mm	8'3" x 6'8"
Bedroom 2	2,798mm x 5,193mm	9'2" x 17'0"
En-Suite 2	1,581mm x 2,904mm	5'2" x 9'6"
Bedroom 3	3,197mm x 3,899mm	10'6" x 12'9"
Bedroom 4	3,080mm x 4,165mm	10'1" x 13'8"
Bathroom	2,123mm x 2,901mm	7′0″ x 9′6″





## SUNNINGDALE - 4 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining/Family	5,984mm x 4,348mm	19'8" x 14'3"
Utility	1,835mm x 1,800mm	6'0" x 5'11"
Living Room	3,036mm x 5,077mm	10'0" x 16'8"
Cloaks	1,455mm x 1,798mm	4'9" x 5'11"



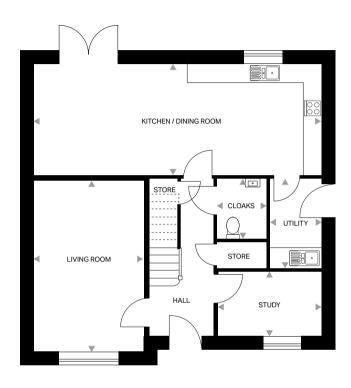
#### FIRST FLOOR

Bedroom 1	2,971mm x 4,803mm	9'9" x 15'9"
En-Suite 1	2,446mm x 1,798mm	8'0" x 5'11"
Bedroom 2	4,875mm x 3,363mm	16'0" x 11'0"
En-Suite 2	2,490mm x 1,840mm	8'2" x 6'0"
Bedroom 3	2,949mm x 3,902mm	9'8" x 12'10"
Bedroom 4	2,940mm x 3,902mm	9'8" x 12'10"
Bathroom	2,969mm x 2,631mm	9'9" x 8'8"



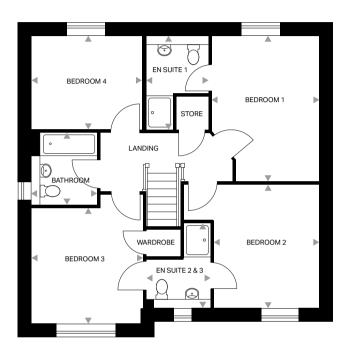


## TATTENHOE+ – 4 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining Room	8,569mm x 3,323mm	28'1" x 10'11"
Utility	1,550mm x 2,666mm	5′1″ x 8′9″
Living Room	3,281mm x 5,096mm	10'9" x 16'9"
Study	3,093mm x 1,944mm	10'2" x 6'5"
Cloaks	1.482mm x 1.800mm	4'10" x 5'11"



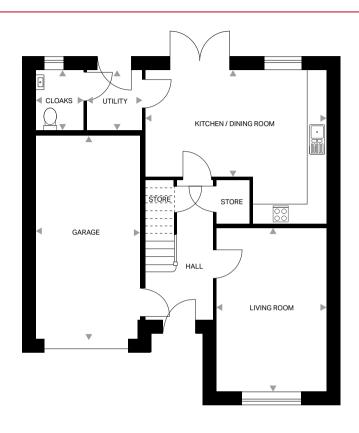
#### FIRST FLOOR

Bedroom 1	3,207mm x 4,340mm	10'6" x 14'3"
En-Suite 1	1,849mm x 2,808mm	6′1″ x 9′3″
Bedroom 2	3,141mm x 3,679mm	10'4" x 12'1"
En-Suite 2 & 3	1,904mm x 2,536mm	6'3" x 8'4"
Bedroom 3	3,338mm x 3,445mm	10′11″ x 11′4″
Bedroom 4	3,295mm x 2,808mm	10′10″ x 9′3″
Bathroom	1,968mm x 2,133mm	6′5″ x 7′0″



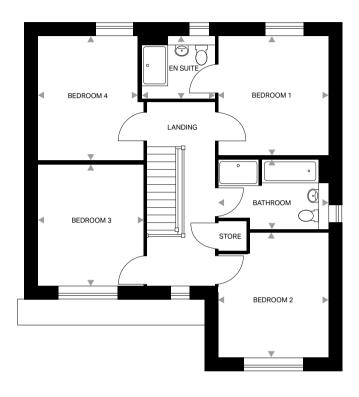


## TILSWORTH – 4 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining Room	5,400mm x 4,590mm	17′9″ x 15′1″
Utility	1,647mm x 1,808mm	5′5″ x 5′11″
Living Room	3,281mm x 4,866mm	10'9" x 16'0"
Cloaks	1,450mm x 1,808mm	4'9" x 5'11"



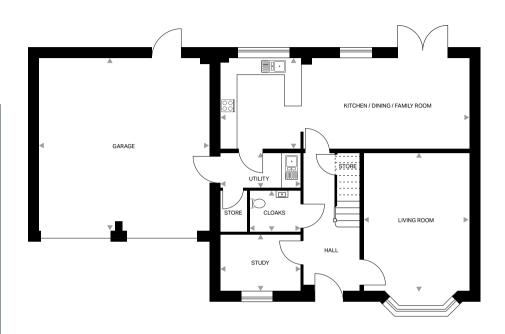
#### FIRST FLOOR

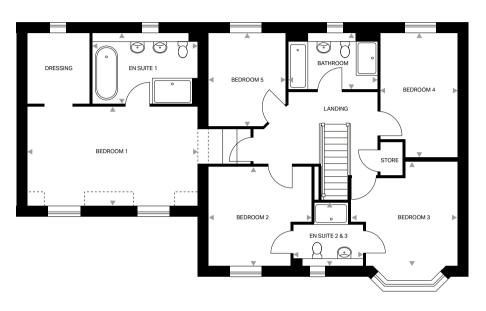
Bedroom 1	3,284mm x 3,564mm	10'9" x 11'8"
En-Suite	2,177mm x 1,882mm	7'2" x 6'2"
Bedroom 2	3,281mm x 3,724mm	10'9" x 12'3"
Bedroom 3	3,192mm x 3,617mm	10'6" x 11'10"
Bedroom 4	3,005mm x 3,708mm	9′10″ x 12′2″
Bathroom	3,281mm x 2,074mm	10'9" x 6'10"





## WALMERSLEY - 5 bedroom home





#### **GROUND FLOOR**

 Kitchen/Dining/Family
 5,868mm x 3,188mm
 19'3" x 10'6"

 Utility
 2,834mm x 1,250mm
 9'4" x 4'1"

 Living Room
 3,726mm x 5,356mm
 12'3" x 17'7"

 Study
 2,832mm x 2,007mm
 9'4" x 6'7"

 Cloaks
 1,803mm x 1,450mm
 5'11" x 4'9"

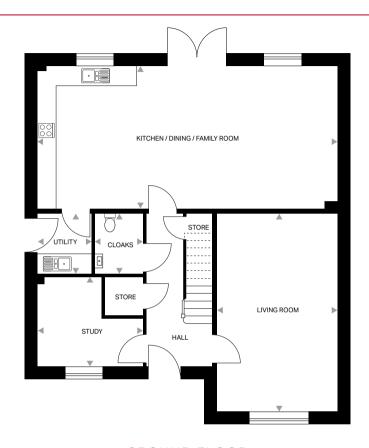
#### FIRST FLOOR

Bedroom 1	6,003mm x 5,594mm	19'10" x 18'4"
En-Suite 1	3,742mm x 2,501mm	12'3" x 8'2"
Dressing	2,201mm x 2,501mm	7'3" x 8'2"
Bedroom 2	3,622mm x 3,519mm	11'11" x 11'7"
En-Suite 2 & 3	2,464mm x 1,470mm	8'1" x 4'10"
Bedroom 3	3,783mm x 4,181mm	12'5" x 13'9"
Bedroom 4	2,478mm x 4,401mm	9'0" x 14'5"
Bedroom 5	2,712mm x 3,294mm	8'11" x 10'10"
Bathroom	3,153mm x 1,983mm	10'4" x 6'6"



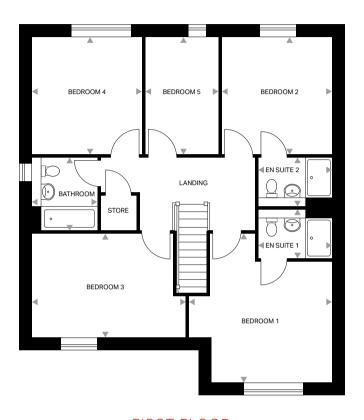


## WOLLATON - 5 bedroom home



#### **GROUND FLOOR**

Kitchen/Dining/Family	9,019mm x 4,278mm	29'7" x 14'0"
Utility	1,637mm x 1,800mm	5'4" x 5'11"
Living Room	3,620mm x 5,943mm	11′11″ × 19′6″
Study	3,180mm x 2,698mm	10'5" x 8'10"
Cloaks	1.450mm x 1.800mm	4'9" x 5'11"



#### FIRST FLOOR

Bedroom 1	4,305mm x 4,476mm	14'1" x 14'8"
En-Suite 1	2,223mm x 1,452mm	7'4" × 4'9"
Bedroom 2	3,318mm x 3,517mm	10′11″ x 11′6″
En-Suite 2	2,223mm x 1,452mm	7'4" x 4'9"
Bedroom 3	4,626mm x 3,123mm	15'2" x 10'3"
Bedroom 4	3,292mm x 3,517mm	10′10″ x 11′6″
Bedroom 5	2,191mm x 3,517mm	7'2" x 11'6"
Bathroom	1,968mm x 2,161mm	6′5″ x 7′1″





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lovell.co.uk

