

LOVELL
HOMES

PRESENTS



RUBY MEADOW
HOLSWORTHY

WELCOME TO



RUBY MEADOW

HOLSWORTHY

Situated on the outer fringe of the pretty market town of Holsworthy in Devon, Ruby Meadow is an enviable collection of 2, 3 and 4 bedroom high specification homes.

With a range of house styles available - all built to exacting Lovell standards - this development caters beautifully for every home-seeker: young professionals making that all-important first purchase, those seeking family-friendly living space with room to grow, and downsizers ready to make life a little easier without compromising on quality or lifestyle.

Holsworthy offers all the amenities and conveniences you'd expect from a thriving local community, together with the best of 'town meets country, meets coastal' living.

Stunning scenery, outdoor pursuits and relaxation opportunities abound with picturesque 'Ruby Country' right on the doorstep and easy access to both Devon's rugged Hartland Heritage coastline and the beautiful beaches of North Cornwall.





Bincombe Park showhome interior



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.





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

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

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

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.



RUBY MEADOW

HOLSWORTHY



LIFE AT RUBY MEADOW

Boasting an excellent range of amenities, Holsworthy is a wonderful place to call home. The town offers a choice of supermarkets, independent shops, pubs and eateries, and a weekly farmers market offering local produce, meat, seafood and crafts.

There is also a library, museum housed in a charming 17th-century manor house, community hospital and medical centre. Local schools include Holsworthy Church of England Primary School rated Ofsted 'Good' and for secondary education, Holsworthy Community College, part of the Dartmoor Multi Academy Trust.

For active lifestyles, Holsworthy offers a Leisure Centre complete with indoor pool, Holsworthy Golf Club, plus football, cricket, bowling and a range of other clubs and societies hosted at Stanhope Park pavilion and community facility.



RUBY MEADOW

HOLSWORTHY



Town centre and Church of St Peter and St Paul



Railway Viaduct, Holsworthy



Holsworthy memorial Hall



Ruby Way cycle trail, Holsworthy

PLACES TO SEE, LOCATIONS TO EXPLORE



Holsworthy countryside



Exmoor National Park

There's always plenty going on in Holsworthy and something for everyone, including St Peter's Fair - a four-day event held every July and opened by the town crier reading from King James I's Charter - the annual Holsworthy Vintage and Engine Rally, the Holsworthy and Stratton Agricultural Show and the renowned 'Ruby Run' half marathon.

Head out of town and you are immediately surrounded by rural idyll, with green rolling hills, woodland walks and all that Exmoor, Dartmoor and Bodmin Moor offers to explore.

The coast is never far away too, whether it's taking in the spectacularly dramatic headland at Hartland Point on the North Devon Coastal Path or discovering characterful villages like Clovelly, set into steep hillside with whitewashed cottages and cobbled streets winding down to its pretty harbour.

By way of contrast, the seaside beaches of the North Cornish coast with their golden sands and small coves can be reached within around 20 minutes' drive from Holsworthy. For sandcastles and ice creams in the sunshine, or bracing beach walks, Bude or a little further south, Widemouth Bay, are not to be missed.

And for those craving a fast-fix of culture, arts, entertainments, retail and so much more, the cathedral city of Exeter and port city of Plymouth are both around an hour's drive away.



Bude beach



Hartland Point



RUBY MEADOW

HOLSWORTHY



IDEALLY LOCATED

Conveniently located for everyday life, Ruby Meadow lies less than a mile from Holsworthy Town Centre. Several bus routes serve local towns. There is also a bus service to Okehampton train station, with an hourly service to Exeter where you can access the wider rail network. For travels further afield, the nearest airports are at Newquay and Exeter and ferries sail regularly to Roscoff in France and Santander in Spain from Plymouth.

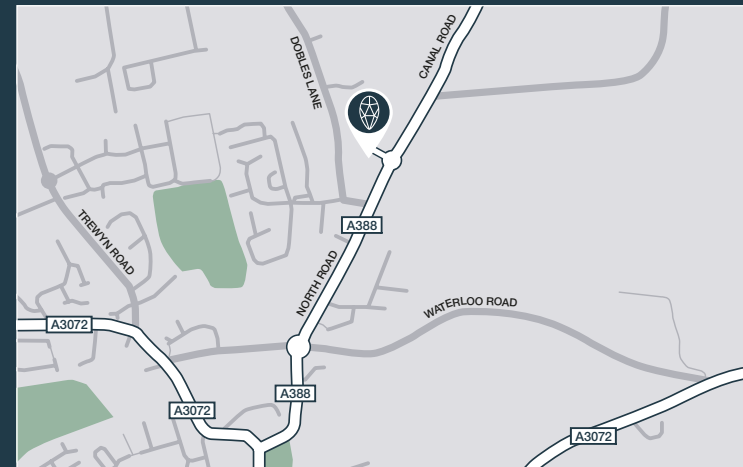
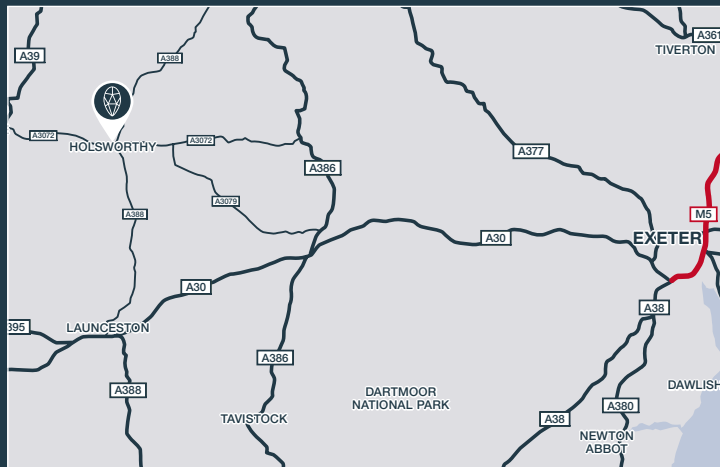


SAT NAV Postcode: EX22 6LT

FROM THE NORTH

Exiting the M5 at Junction 31, take the A30 exit to Bodmin/Okehampton. After approximately 26 miles, take the A386 slip road and turn right onto the A386. At the next roundabout, take the first exit on to the A3079 and at the Brands Corner Roundabout take the first exit on to the A3072. At the junction, turn right onto the A388, Chapel Street. Stay on the A388 through Holsworthy, at the roundabout, taking the 2nd exit on to North Road.

At the next roundabout, Ruby Meadow is located on the left-hand side.



FROM THE SOUTH

From Plymouth, take the A388 towards Launceston. Stay on the A388, driving through Holsworthy. At the roundabout, take the 2nd exit on to North Road. At the next roundabout, Ruby Meadow is located on the left-hand side.



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).

Ruby Meadow 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



RUBY MEADOW
HOLSWORTHY

CGIs are indicative, external finishes and features may vary.



RUBY MEADOW

HOLSWORTHY

 FAIRHAVEN
2 bedroom home

 BRACKEN
3 bedroom home

 LANSDOWN
3 bedroom home

 MILFORD
3 bedroom home

 RAMSEY
4 bedroom home

 REDBOURNE
4 bedroom home

 SHARED
OWNERSHIP

 AFFORDABLE
HOMES

 SHOW HOMES &
MARKETING SUITE



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.

LOVELL
HOMES

FAIRHAVEN
2 bedroom home

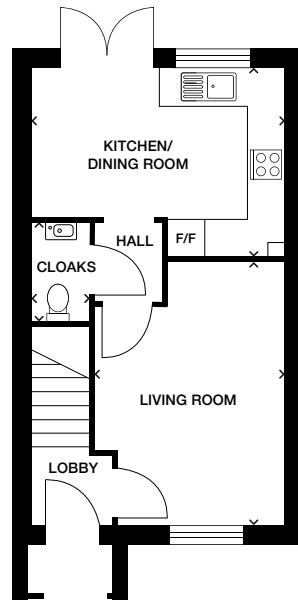


RUBY MEADOW
HOLSWORTHY

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FAIRHAVEN

2 bedroom home

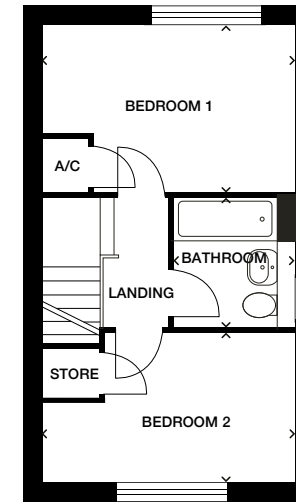


Ground floor

Kitchen/Dining 4152mm x 3092mm (max) 13'8" x 10'2" (max)

Living Room 3132mm x 4345mm (max) 10'3" x 14'3" (max)

Cloaks 932mm x 1625mm (max) 3'1" x 5'4" (max)



First floor

Bedroom 1 4152mm x 2749mm (max) 13'8" x 9'0" (max)

Bedroom 2 4152mm x 2473mm (max) 13'8" x 8'12" (max)

Bathroom 1985mm x 2127mm (max) 6'6" x 7'0" (max)

Customers should note the computer generated image shown is an illustration of the Fairhaven 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 structural and 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.

LOVELL
HOMES



BRACKEN

3 bedroom home



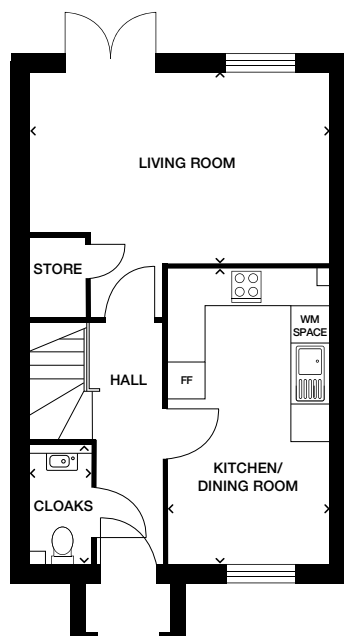
RUBY MEADOW

HOLSWORTHY

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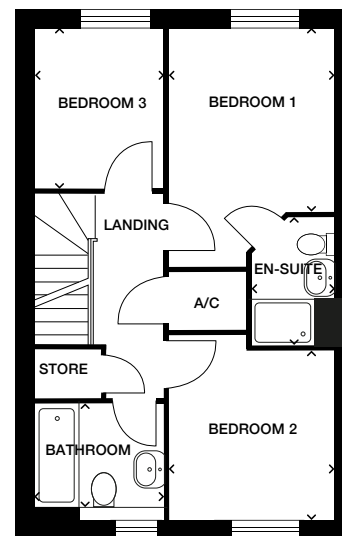
BRACKEN

3 bedroom home



Ground floor

Kitchen/Dining 2650mm x 4865mm (max) 8'8" x 16'0" (max)
Living Room 4903mm x 3134mm (max) 16'1" x 10'3" (max)
Cloaks 978mm x 1962mm (max) 3'3" x 6'5" (max)



First floor

Bedroom 1 3009mm x 2720mm (max) 9'11" x 8'11" (max)
Ensuite 1339mm x 2087mm (max) 4'5" x 6'10" (max)
Bedroom 2 2789mm x 2725mm (max) 9'2" x 8'11" (max)
Bedroom 3 2097mm x 2625mm (max) 6'11" x 8'7" (max)
Bathroom 2105mm x 1915mm (max) 6'11" x 6'3" (max)

Customers should note the computer generated image shown is an illustration of the Bracken 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 structural and 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.

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LANSDOWN

3 bedroom home



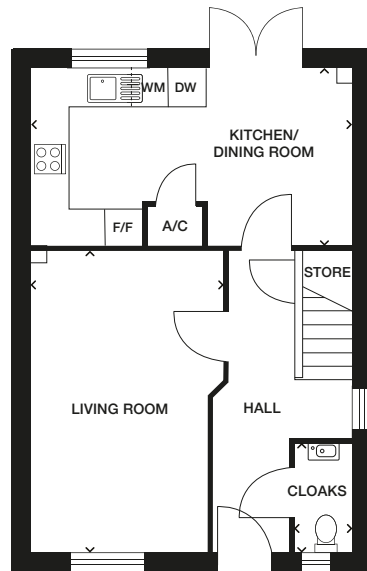
RUBY MEADOW

HOLSWORTHY

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LANSDOWN

3 bedroom home

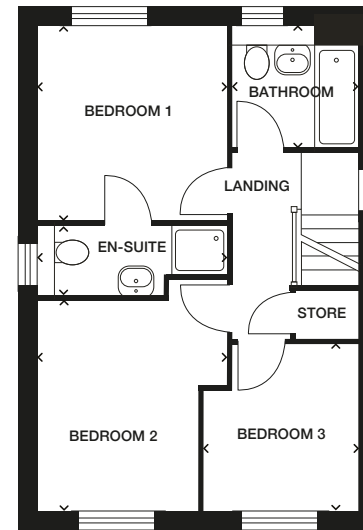


Ground floor

Kitchen/Dining 5285mm x 2917mm (max) 17'4" x 9'7" (max)

Living Room 2912mm x 4957mm (max) 9'7" x 16'3" (max)

Cloaks 934mm x 1781mm (max) 3'1" x 5'10" (max)



First floor

Bedroom 1 3140mm x 3174mm (max) 10'4" x 10'5" (max)

Ensuite 3140mm x 1135mm (max) 10'4" x 3'9" (max)

Bedroom 2 3130mm x 3471mm (max) 10'3" x 11'5" (max)

Bedroom 3 2530mm x 2747mm (max) 8'4" x 9'0" (max)

Bathroom 2065mm x 1973mm (max) 6'9" x 6'6" (max)

Customers should note the computer generated image shown is an illustration of the Lansdown 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 structural and 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.

LOVELL
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MILFORD

3 bedroom home



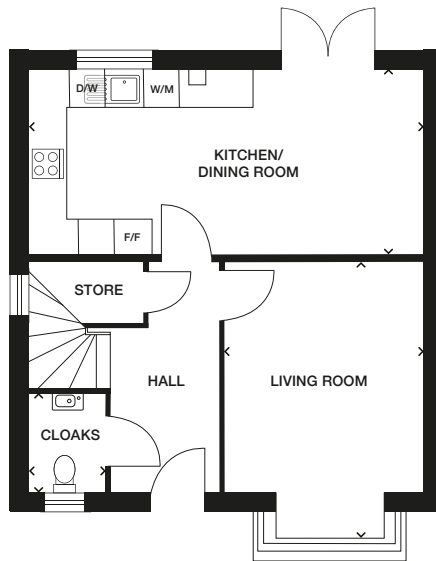
RUBY MEADOW

HOLSWORTHY

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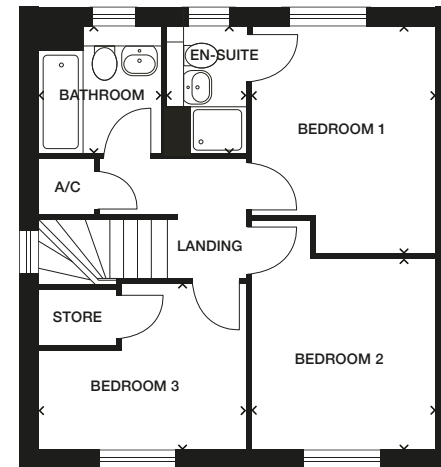
MILFORD

3 bedroom home



Ground floor

Kitchen/Dining 6513mm x 3064mm (max) 21'4" x 10'1" (max)
Living Room 3298mm x 4570mm (max) 10'10" x 15'0" (max)
Cloaks 1254mm x 1641mm (max) 4'1" x 5'5" (max)



First floor

Bedroom 1 3014mm x 3728mm (max) 9'10" x 12'3" (max)
Ensuite 1303mm x 2084mm (max) 4'3" x 6'10" (max)
Bedroom 2 3014mm x 3147mm (max) 9'11" x 10'4" (max)
Bedroom 3 3411mm x 2711mm (max) 11'2" x 8'11" (max)
Bathroom 2018mm x 2084mm (max) 6'7" x 6'10" (max)

Customers should note the computer generated image shown is an illustration of the Milford 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 structural and 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.

LOVELL
HOMES

RAMSEY
4 bedroom home

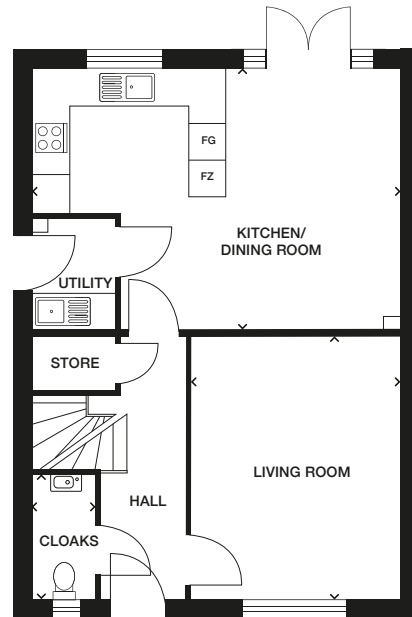


RUBY MEADOW
HOLSWORTHY

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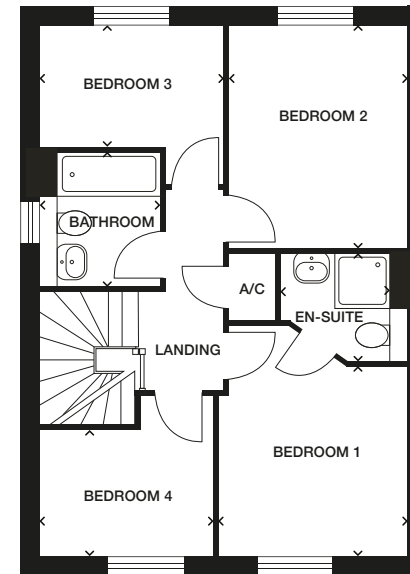
RAMSEY

4 bedroom home



Ground floor

Kitchen/Dining 6065mm x 4330mm (max) 19'11" x 14'3" (max)
Living Room 3440mm x 4346mm (max) 11'3" x 14'3" (max)
Cloaks 1039mm x 2013mm (max) 3'5" x 6'7" (max)



First floor

Bedroom 1 3114mm x 3120mm (max) 10'3" x 10'3" (max)
Ensuite 1783mm x 1815mm (max) 5'10" x 6'0" (max)
Bedroom 2 2950mm x 3682mm (max) 9'8" x 12'1" (max)
Bedroom 3 3024mm x 2020mm (max) 9'11" x 6'8" (max)
Bedroom 4 2860mm x 2025mm (max) 9'5" x 6'10" (max)
Bathroom 1979mm x 2220mm (max) 6'6" x 7'3" (max)

Customers should note the computer generated image shown is an illustration of the Ramsey 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 structural and 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.

LOVELL
HOMES

REDBOURNE
4 bedroom home

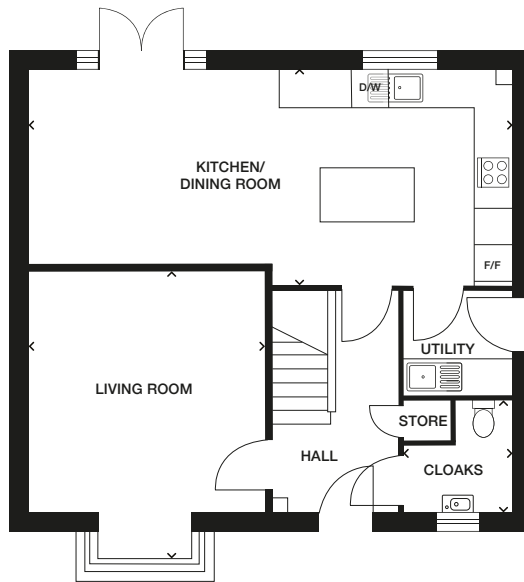


RUBY MEADOW
HOLSWORTHY

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REDBOURNE

4 bedroom home



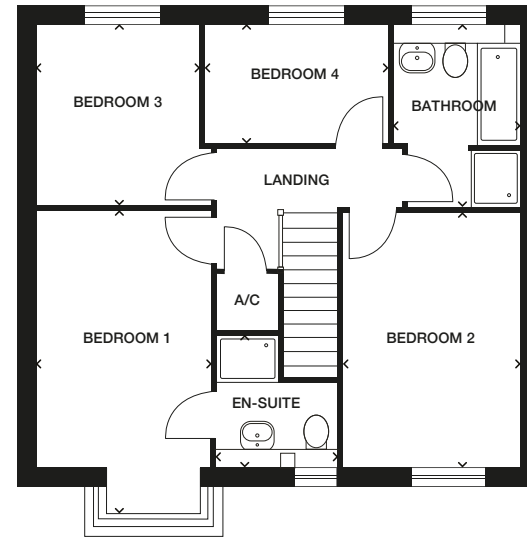
Ground floor

Kitchen/Dining 7978mm x 3566mm (max) 26'2" x 8'5" (max)

Living Room 3927mm x 4767mm (max) 12'11" x 15'8" (max)

Utility 1788mm x 1734mm (max) 5'10" x 5'8" (max)

Cloaks 1790mm x 1824mm (max) 5'11" x 6'0" (max)



First floor

Bedroom 1 5003mm x 2813mm (max) 16'5" x 9'3" (max)

Ensuite 2058mm x 2176mm (max) 6'9" x 7'2" (max)

Bedroom 2 2927mm x 4199mm (max) 9'7" x 13'9" (max)

Bedroom 3 2665mm x 2987mm (max) 8'9" x 9'10" (max)

Bedroom 4 3025mm x 1954mm (max) 9'11" x 6'5" (max)

Bathroom 2108mm x 3015mm (max) 6'11" x 9'11" (max)

Customers should note the computer generated image shown is an illustration of the Redbourne 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 structural and 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.

LOVELL
HOMES

THE SPECIFICATION



RUBY MEADOW
HOLSWORTHY

Bincombe Park, Weymouth



SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • Symphony fitted kitchen • Laminate worktop with upstands
- Porcelanosa wall tiles to bathrooms, cloakrooms and en-suites as per layouts • Chrome downlights to kitchen • Semi solid core 5 panel vertical internal doors satin finish
- IG Steel front door • UPVC double-glazed windows, rear doors and French doors* • Carlisle brass chrome internal ironmongery • White sockets and switches, TV & BT sockets
- Air Source Heat Pump • White emulsion walls and ceilings • White satin to window boards, architrave and skirting
- Mains-operated smoke detectors with 10 year lithium battery backup • Boundary treatments vary • Paving slabs to paths and patio area**
- Turf to front gardens** • House door numbers • Brushed stainless steel external PIR light to front

	Fairhaven	Bracken	Lansdown	Milford	Ramsey	Redbourne
Kitchen						
Leisure Eaton 1.5 bowl sink	●	●	●	●		
Rangemaster Glendale 1.5 bowl sink					●	●
Stainless steel splashback	●	●	●	●	●	●
Electrolux brushed steel single oven	●					
Electrolux brushed steel built in/ built under double oven		●	●	●		
Bosch brushed steel built in/ built under double oven					●	●
Electrolux brushed steel ceramic hob	●	●	●	●		
Bosch ceramic hob					●	●
Electrolux chimney hood	●	●	●	●		
Bosch chimney hood					●	●
Electrolux Integrated 70/30 fridge/freezer	●	●	●	●	●	●
Space with electric & plumbing for washing machine	●	●	●	●		
Removable unit where possible with plumbing and electrics for dishwasher	●	●	●	●		
Electrolux integrated dishwasher					●	●
LED under cupboard spot lighting					●	●

	Fairhaven	Bracken	Lansdown	Milford	Ramsey	Redbourne
Utility						
Leisure Lexin single bowl sink					●	●
Space with electric & plumbing for washing machine					●	●
Cloakroom						
Ideal Standard sanitaryware	●	●	●	●	●	●
Bathroom						
Ideal Standard sanitaryware	●	●	●	●	●	●
Shaver socket					●	●
Mira React EV shower	●					
Ceraflex bath mixer	●	●	●	●		
Cerafine D bath mixer					●	●
En-Suite						
Ideal Standard sanitaryware		●	●	●	●	●
Mira React EV shower		●	●	●		
Mira Minimal ERD chrome shower					●	●

* Where applicable ** Speak to Sales Executive for confirmation ● Included

Specification correct at time of print however may change at any time - please speak to Sales Executive for confirmation.

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RUBY MEADOW

Ruby Meadow, North Road, Holsworthy, EX22 6LT

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