

PRESENTS



BALDERTON RISE

NEWARK







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 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 high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with the buyer in mind 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.







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.

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 offer, 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.





Nestled in the heart of Balderton, Balderton Rise offers a perfect balance of countryside tranquillity and modern convenience with a wide range of amenities and excellent transport links. This location offers everything you need to live comfortably and easily.

Local Schools & Education

Balderton Rise is ideally situated for families, with a wide range of schools nearby to support every stage of your child's education. Including The Newark Academy and Holy Trinity Catholic Academy, both known for their quality education. The area also features a number of nurseries and daycare centres, offering plenty of options for every stage of their educational journey.

Shops & Amenities

Located in the heart of Balderton, Balderton Rise places everyday conveniences right at your doorstep. Explore a mix of independent boutiques, cafes and pubs in the historic town centre just a short drive away. Supermarkets like Aldi, Lidl and Morrisons are all conveniently close for everyday shopping and for a larger retail experience Lincoln's Waterside Shopping Centre is just a 35 minute drive away. Fitness lovers will appreciate the choice of local gyms and recreational centres close by.

Transport

Perfect for commuters, Balderton Rise provides excellent transport connections. Newark Northgate Railway Station offerings fast train services to London Kings Cross in under 90 minutes, and nearby roads, including the A1 and A46, ensure easy access to Nottingham, Lincoln and Grantham. There are also a number of bus services running throughout the area, for seamless connectivity.

In Summary

Living at Balderton Rise Offers the perfect combination of small-town charm and modern convenience. With excellent schools, shops, transport links, and outdoor spaces, this is an idyllic place to put down roots, whether you're raising a family, commuting or seeking a quieter pace of life.









Immerse yourself in Civil War history while enjoying the very best of the great outdoors at Sconce and Devon Park, Newark's largest open green space. With a children's play area, outdoor fitness trail, cafés, and a scenic network of walking paths, there's something for everyone to enjoy.

Discover the beautifully maintained Newark Castle and Gardens. These formal gardens, framed by the historic remains of Newark Castle's walls, offer a peaceful and picturesque stroll, perfect for soaking in local heritage and natural beauty.

Newark is a haven for outdoor lovers, offering an abundance of green spaces and scenic adventures. Take a tranquil stroll along the River Trent, wander through the historic grounds of Newark Castle, or journey into the legendary Sherwood Forest for a day surrounded by nature. With a network of parks, cycling trails, and nearby nature reserves, Newark is the perfect destination for those who love to explore the great outdoors.

Beyond its natural beauty, Newark thrives with a vibrant community spirit and a rich tapestry of history. From bustling markets to captivating performances at the Palace Theatre, there's always something happening to bring people together. Whether you're joining a local sports club, visiting a community event, or enjoying one of the many recreational facilities, Newark offers countless ways to stay active, connected, and inspired.







Balderton Rise offers superb transport links, making it an ideal choice for commuters. There are two local train stations within a close distance providing regular services across the UK. Conveniently situated just off the A1 and A46, Newark offers seamless access to major cities including Lincoln, Nottingham, and Leicester. The A17 also links the town directly to the east coast and Norfolk, ideal for day trips or weekend escapes.





FROM THE NORTH

If you're traveling from the north, Newark is easily accessible via the A1 southbound. Follow the A1 until you see signs for Newark/B6326, then take the exit.

At the end of the slip road, turn left onto the B6326 (London Road). This route brings you into the southern edge of Newark, passing familiar local landmarks such as The Ram Hotel and The Grove Sports & Social Club.

Continue straight as London Road guides you through the outskirts of town. As you approach the Newark Hospital, prepare to take the next roundabout exit onto Hawton Lane.

Travel approximately half a mile down Hawton Lane. You'll pass The Suthers School just before arriving at Balderton Rise, a new and thoughtfully designed residential community tucked just off the main road.

FROM THE SOUTH

Reaching Newark from the south is easy and scenic. Head north on the A1 toward Newark-on-Trent. Continue for approximately 20–30 miles, depending on your starting point. As you approach Newark, take the exit signposted for Newark/B6326. At the top of the slip road, turn right onto the B6326, London Road, following signs for Newark and Balderton. You'll soon pass The Grove Sports & Social Club on your right, a popular local venue. Continue along London Road through a mix of residential and green spaces.

As you near the town centre, you'll pass Newark Hospital on your left. At the roundabout just beyond the hospital, take the exit onto Hawton Lane.

Follow Hawton Lane for about half a mile. Just beyond The Suthers School, you'll find Balderton Rise.







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 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!



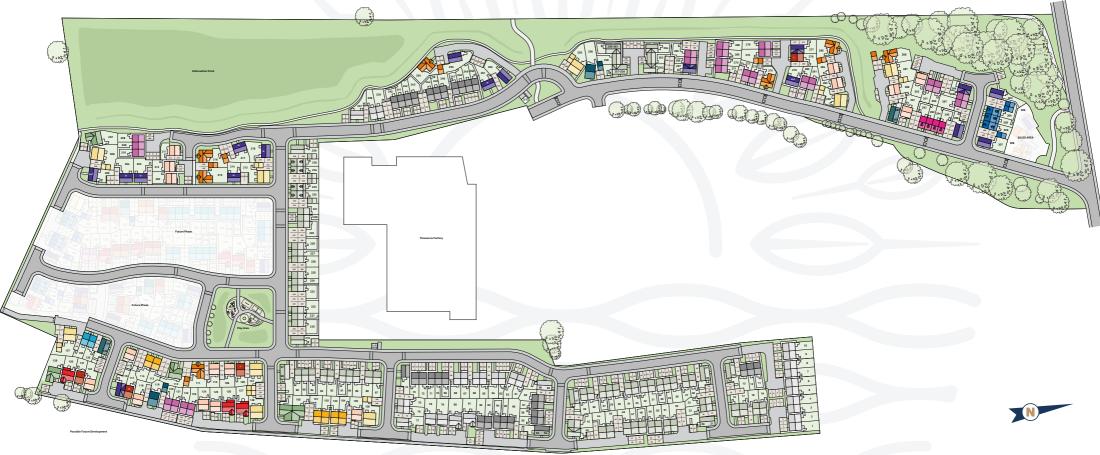
MOVING IN

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). Development Name 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.







DEVELOPMENT LAYOUT

ELSEHAM 1 bedroom home

- BUNGALOW 2 bedroom home
 - HENBURY 2 bedroom home
 - KINGFISHER
 - 2 bedroom home

- LAMBOURNE 3 bedroom home
- LANSDOWN 3 bedroom home
- MILFORD 3 bedroom home
- MOTTRAM **3 bedroom home**

NEWBURY 3 bedroom home

- OMBERSLEY
 4 bedroom home
 - 4 bedroom nome
- 4 bedroom home

- RICHMOND+ 4 bedroom home
- STOCKWOOD 4 bedroom home

Correct at the time of print - 08.07.2025

This development layout plan depicts the intended and development mix at the time of going to press, however those intentions may hange and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be sided through the conveyancing process in the sustail way. Elevations may vary please see external layouts from Sales Executive.

AFFORDABLE HOMES FOR RENT

AFFORDABLE HOMES

RENT TO BUY

FOR SHARED OWNERSHIP



	Elseham	Bungalow	Henbury	Kingfisher	Lambourne	_ansdown+	Milford	Mottram	Newbury	Prestbury	Ombersley	Ramsey+	Stockwood	Richmond+
	-	-	<u> </u>		-	_	~	~	~	-		<u> </u>		-
Electrical														
White Slimline Sockets & Switches & Media Plate										•	•			
BT Points to Lounge, Bedroom 1 & Downstairs Store	•	•	•	•	•	•	•	•	•	•	•	•	•	•
TV Points to Lounge and Bedroom 1	•	•	•	•	•	•	•	•	•	•	•	•	•	•
External Light to Front of Property	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome Downlighters to Kitchen						•							•	
Chrome Downlighters to Bathroom						•								
Chrome Downlighters to En-Suite														
Shaver Socket to Bathroom											•	•	•	•
Internal and Decoration														
5 Panel Vertical Internal Doors in White Finish														
6 Panel Internal Doors in White Finish			•		-	-	-	-	-	-	-	-		-
Brass Chrome Ironmongery	•	•	•	•	•	•	•	•	•	•	•	•	•	
Stelrad Elite Radiators	•	•	•	-	-	-	-	-	-	-	-		-	-
Stelrad Compact Radiators	-					•						•	•	
Combination Boiler						•							<u> </u>	-
Cylinder and Boiler												•		
Central Heating Programmer		•	٠	٠	•	•	٠	٠	•	٠	٠	•	•	•
External														
Outside Tap to Rear														
Turf/Soft Landscaping to Front Garden					٠									
Solar Panels														
EV Charging														

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	_	N		ler	Lambourne	Lansdown+		_		≥	Ombersley	+	Stockwood	Richmond+	
	Elseham	Bungalow	Henbury	Kingfisher	00	0p	Milford	Mottram	Newbury	Prestbury	ers	Ramsey+	N X	P E	
	Se	lun	enk	ing	am	ans	ilfo	ott	ev	Les l	р Шр	am	to C	ich	
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Kitchen															
Symphony Kitchen Units		•	•	•			•	•			•	•	•		
Soft Close Doors and Drawers															
1.5 Bowl Stainless Sink to Kitchen															
Chrome Tap to Kitchen															
Single Bowl Stainless Sink to Utility															
Electrolux Brushed Steel Single Electric Oven															
lectrolux Brushed Steel Double Electric Oven															
Bosch Brushed Steel Double Electric Oven															
Electrolux Brushed Steeel 4 Ring Gas Hob															
Bosch Brushed Steeel 5 Ring Gas Hob															
Stainless Steel Splashback to Hob															
Electrolux Integrated Fridge Freezer															
Electrolux Integrated Dishwasher															
95mm Laminate Upstands to Match Worktop															
Electrolux Brushed Steel Chimney Hood															
Bosch Brushed Steel Chimney Hood															
LED Under Cabinet Lighting											•	•	•	•	
Bathroom															
Ideal Standard Sainitaryware											•				
Mira Shower	•	•	•	•	-	-	•	-	-	-	-	-	-	Ť	
Porcelanosa Tiling				•	•			•	•	•	•	•			
Chrome Towel-rail to Bathroom					•	٠	٠	•	•	•	•	٠	•	•	
Cloakroom															
Ideal Standard Sanitaryware															
Porcelanosa Tiling															
Ensuite															
Ideal Standard Sanitaryware					•	•	•	•	•	•	•	•	•		
Mira Shower															
Porcelanosa Tiling															
Chrome Towel-rail to Ensuite															



THE BUNGALOW

2 bedroom bungalow



CGI shows plots 99 & 100 This is an artists impression and used for illustrative purposes only. 10

THE BUNGALOW 2 bedroom bungalow Plots 99, 100



Ground Floor

 Kitchen
 4257mm x 3093mm
 14'0" x 10'2"

 Lounge/Dining
 4504mm x 3443mm
 14'9" x 11'4"

First Floor

 Bedroom 1
 3718mm x 3711mm
 12'2" x 12'2"

 Bedroom 2
 2397mm x 3689mm
 7'10" x 12'1"

 Bathroom
 2397mm x 2610mm
 7'10" x 8'7"



2 bedroom home

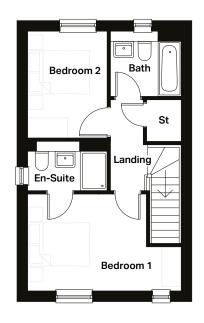


CGI shows plots 208, 209 & 210 This is an artists impression and used for illustrative purposes only.

2 bedroom home

Plots 120, 121, 122, 123, 179, 180, 208, 209, 210, 265, 266, 268, 269, 270, 271, 272, 273, 275, 276, 280, 281, 297, 298, 300, 301





Ground Floor

Lounge 3613mm x 4170mm 11'10" x 13'8" Kitchen/Dining 3475mm x 3602mm 11'5" x 11'10"

First Floor

 Bedroom 1
 4662mm x 2949mm 15'4" x 9'8"

 Bedroom 2
 2419mm x 3235mm 7'11" x 10'7"

 Bathroom
 2140mm x 1976mm 7'0" x 6'6"



2 bedroom home

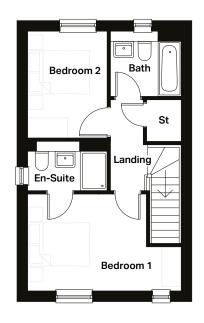


CGI shows plots 280 & 281 This is an artists impression and used for illustrative purposes only.

2 bedroom home

Plots 120, 121, 122, 123, 179, 180, 208, 209, 210, 265, 266, 268, 269, 270, 271, 272, 273, 275, 276, 280, 281, 297, 298, 300, 301





Ground Floor

Lounge 3613mm x 4170mm 11'10" x 13'8" Kitchen/Dining 3475mm x 3602mm 11'5" x 11'10"

First Floor

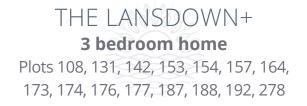
 Bedroom 1
 4662mm x 2949mm 15'4" x 9'8"

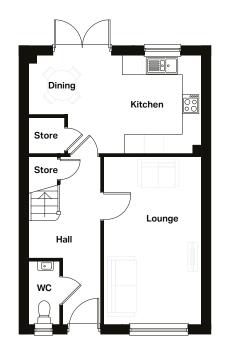
 Bedroom 2
 2419mm x 3235mm 7'11" x 10'7"

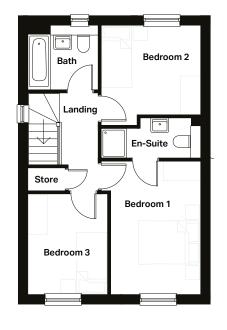
 Bathroom
 2140mm x 1976mm 7'0" x 6'6"











Ground Floor Lounge 2980mm x 5109mm 9'9" x 16'9" Kitchen/Dining 5283mm x 3000mm 17'4" x 9'10"

First Floor

 Bedroom 1
 2750mm x 4076mm 9'0" x 13'4"

 En-Suite
 3038mm x 1228mm 10'0" x 4'0"

 Bedroom 2
 3047mm x 3029mm 10'0" x 9'11"

 Bedroom 3
 2426mm x 3069mm 8'0" x 10'1"

 Bathroom
 2135mm x 1967mm 7'0" x 6'5"



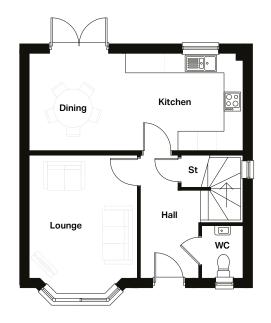
THE MILFORD 3 bedroom home



CGI shows plot 284 This is an artists impression and used for illustrative purposes only.

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Ground Floor

Lounge 3311mm x 4252mm 10'10" x 13'11" Kitchen/Dining 6342mm x 2963mm 20'10" x 9'9"

First Floor

 Bedroom 1
 2896mm x 3662mm 9'6" x 12'0"

 En-Suite
 1479mm x 2063mm 4'10" x 6'9"

 Bedroom 2
 2896mm x 3749mm 9'6" x 12'4"

 Bedroom 3
 3552mm x 2681mm 11'8" x 8'10"

 Bathroom
 1962mm x 2053mm 6'5" x 6'9"

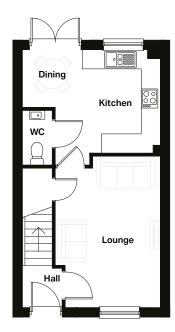


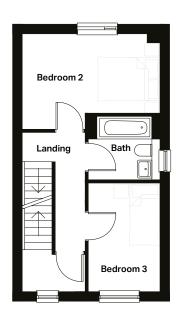


CGI shows plots 292, 293, 294 & 295 This is an artists impression and used for illustrative purposes only.

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Ground Floor Lounge 3214mm x 4605mm 10'7" x 15'1" Kitchen/Dining 4219mm x 3166mm 13'10" x 10'5" First Floor Bedroom 2 4219mm x 2430mm 13'10" x 8'0" Bedroom 3 2200mm x 3298mm 7'3" x 10'10" Bathroom 2200mm x 1930mm 7'3" x 6'4"

Second Floor

 Bedroom 1
 4220mm x 3287mm
 13'10" x 10'9"

 En Suite
 1757mm x 2024mm
 5'9" x 6'8"





THE NEWBURY

3 bedroom home

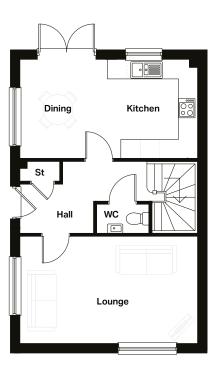


CGI shows plot 181 This is an artists impression and used for illustrative purposes only.

THE NEWBURY

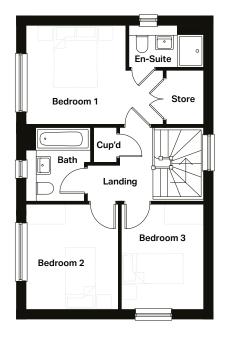
3 bedroom home

Plots 116, 141, 143, 146, 152, 155, 158, 159, 163, 181, 203, 204, 205, 214, 217, 218, 251, 252, 253, 267, 277, 279, 296, 299, 303, 307, 309



Internal layouts may differ slightly. Please speak to our sales team for more information.

> Ground Floor Lounge 5413mm x 3241mm 17'9" x 10'8" Kitchen/Dining 5417mm x 3001mm 17'9" x 9'10"



First Floor

 Bedroom 1
 3046mm x 3001mm
 10'0" x 9'10"

 En-Suite
 2274mm x 1284mm
 7'6" x 4'3"

 Bedroom 2
 2813mm x 3240mm
 9'3" x 10'8"

 Bedroom 3
 2509mm x 3240mm
 8'3" x 10'8"

 Bathroom
 1776mm x 2194mm
 5'10" x 7'2"

Computer generated images (CGIs) are not intended to convey an accurate representation of a property, its description, its setting nor its immediate surroundings. Such images are created from an imaginary viewpoint in an area of clean, open space and have been created in a way that is designed to give an impression of the individual design of a particular house or may be used to convey a typical street scene and are not intended to give the information of the individual design of a particular house or may be used to convey a typical street scene and are not intended to give the information by the solution of the inages. Images are for illustrative purposes and final elevations and materials may differ. 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 may vary from the floor plans shown. Please check individual plot details with our sales team. Internal layouts may vary, please space to our Sales Executive for more information.





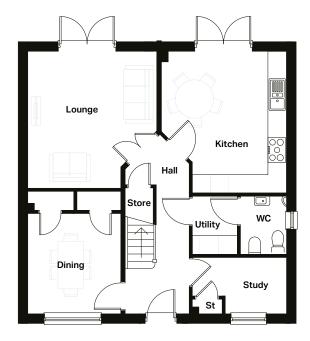
4 bedroom home



NEWARK

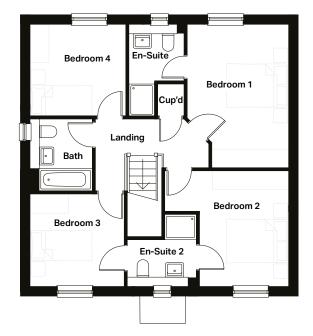
CGI shows plot 186 This is an artists impression and used for illustrative purposes only.

THE RICHMOND+ **4 bedroom home** Plots 106, 107, 128, 137, 186, 206, 213, 255, 282, 287



Ground Floor

Lounge 4033mm x 4262mm 13'3" x 14'0" Kitchen 3927mm x 4446mm 12'11" x 14'7" Dining 2899mm x 3154mm 9'6" x 10'4" Study 1924mm x 1746mm 6'4" x 5'9" Utility 1422mm x 1822mm 4'8" x 6'0"



First Floor

 Bedroom 1
 3191mm x 4480mm 10'6" x 14'8"

 En-Suite
 1724mm x 2871mm 5'8" x 9'5"

 Bedroom 2
 2794mm x 3620mm 9'2" x 11'11"

 Bedroom 3
 2939mm x 2875mm 9'8" x 9'5"

 En-Suite 2
 2175mm x 2263mm 7'2" x 7'5"

 Bedroom 4
 2985mm x 2878mm 9'10" x 9'5"

 Bathroom
 1964mm x 2247mm 6'5" x 7'4"





4 bedroom home



NEWARK

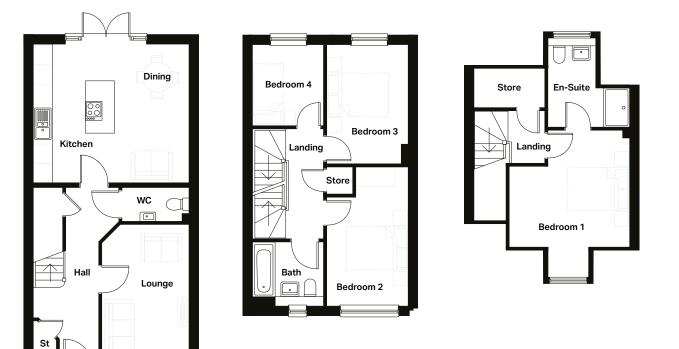
CGI shows plots 182 & 183 This is an artists impression and used for illustrative purposes only.

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THE OMBERSLEY **4 bedroom home** Plots 139, 140, 182, 183, 184, 185, 304, 305, 306



Ground Floor Lounge 2668mm x 4289mm 8'9" x 14'1" Kitchen/Dining 4770mm x 4232mm 15'8" x 13'11"
 First Floor

 Bedroom 2
 2500mm x 4241mm 8'2" x 13'11"

 Bedroom 3
 2500mm x 3644mm 8'2" x 11'11"

 Bedroom 4
 2175mm x 2454mm 7'2" x 8'1"

Second Floor

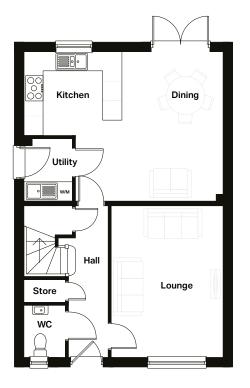
 Bedroom 1
 3686mm x 3577mm
 12'1" x 11'9"

 En Suite
 2493mm x 2785mm
 8'2" x 9'2"



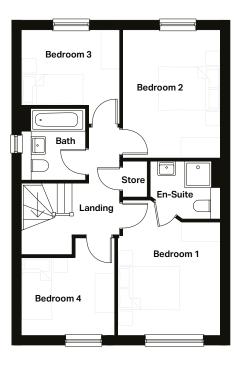






Ground Floor

Lounge 3424mm x 4648mm 11'3" x 15'3" Kitchen/Dining 6093mm x 4553mm 20'0" x 14'11" Utility 1481mm x 1895mm 4'10" x 6'3"



First Floor

 Bedroom 1
 3142mm x 3471mm 10'4" x 11'5"

 En-Suite
 2148mm x 1761mm 7'1" x 5'9"

 Bedroom 2
 3033mm x 3900mm 9'11" x 12'10"

 Bedroom 3
 2962mm x 2308mm 9'9" x 7'7"

 Bedroom 4
 2856mm x 2987mm 9'4" x 9'10"

 Bathroom
 1962mm x 2169mm 6'5" x 7'1"





4 bedroom home

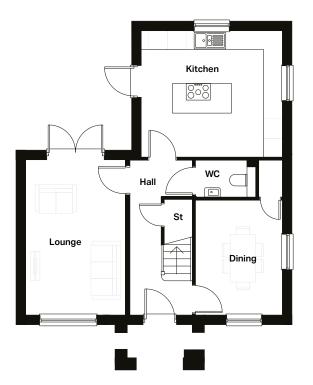


BALDERTON RISE

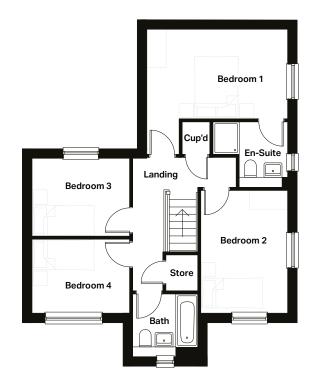
CGI shows plot 274 This is an artists impression and used for illustrative purposes only.

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Ground Floor Lounge 3085mm x 4833mm 10'1" x 15'10" Kitchen 4406mm x 3930mm 14'5" x 12'11" Dining 2714mm x 3620mm 8'11" x 11'11"



First Floor

 Bedroom 1
 4402mm x 2803mm 14'5" x 9'2"

 En-Suite
 2322mm x 2035mm 7'7" x 6'8"

 Bedroom 2
 2717mm x 3835mm 8'11" x 12'7"

 Bedroom 3
 3057mm x 2440mm 10'0" x 8'0"

 Bedroom 4
 3057mm x 2320mm 10'0" x 7'7"

 Bathroom
 2021mm x 1966mm 6'8" x 6'5"



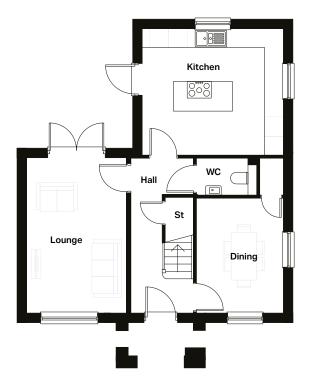


4 bedroom home

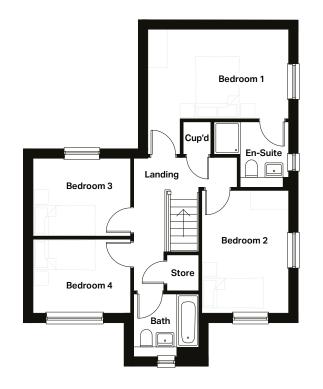


CGI shows plot 215 This is an artists impression and used for illustrative purposes only.





Ground Floor Lounge 3085mm x 4833mm 10'1" x 15'10" Kitchen 4406mm x 3930mm 14'5" x 12'11" Dining 2714mm x 3620mm 8'11" x 11'11"



First Floor

 Bedroom 1
 4402mm x 2803mm 14'5" x 9'2"

 En-Suite
 2322mm x 2035mm 7'7" x 6'8"

 Bedroom 2
 2717mm x 3835mm 8'11" x 12'7"

 Bedroom 3
 3057mm x 2440mm 10'0" x 8'0"

 Bedroom 4
 3057mm x 2320mm 10'0" x 7'7"

 Bathroom
 2021mm x 1966mm 6'8" x 6'5"



THE LAMBOURNE

3 bedroom home

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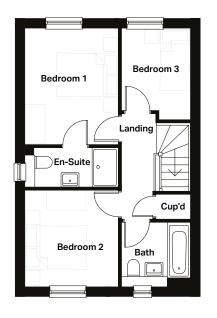


NEWARK

CGI shows plots 101 & 102 This is an artists impression and used for illustrative purposes only.







Ground Floor Lounge 5051mm x 2969mm 16'7" x 9'9" Kitchen/Dining 2692mm x 3669mm 8'10" x 12'0"

First Floor

 Bedroom 1
 2851mm x 3549mm 9'4" x 11'8"

 Bedroom 2
 2851mm x 2920mm 9'4" x 9'7"

 Bedroom 3
 2106mm x 2760mm 6'11" x 9'1"

 Bathroom
 2094mm x 1967mm 6'10" x 6'5"





BALDERTON RISE

NEWARK

Hawton Lane, Balderton, NG24 3BU **T:** 01636 314 241



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