

LOVELL
HOMES

PRESENTS



HATFIELD
RISE

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WELCOME TO



HATFIELD
RISE

HATFIELD

Hatfield Rise is the impressive new development leading Hatfield's bold and ambitious regeneration plan to provide contemporary homes to new and existing residents who love the local community, its location, and the unique amenities which the area has to offer.

Built by one of the UK's foremost five-star house builders, this fantastic new community at Hatfield Rise consist of stylish one and two-bedroom apartments and elegant three-bedroom townhouses as well as a range of amenities including retail units, doctors surgery and play area. A new green space is at the heart of the development, with the homes set amidst attractive landscaped gardens and tree-lined streets.

Hatfield Rise is an exciting new destination that makes the most of a superb location. Just south of the town centre, minutes from the Galleria Shopping Centre, the University of Hertfordshire, and Hatfield Business Park: Hatfield Rise is the perfect place to stay connected and call home.



CGI of Hatfield Rise development. CGIs are indicative only, external finishes, features and road treatments may vary.



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.



HATFIELD
RISE

HATFIELD



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.



HATFIELD
RISE

HATFIELD



LIFE AT HATFIELD RISE

From an ancient village steeped in history to a modern commuter's dream, Hatfield has transformed into a town which makes the most of charming country living in the centre of Hertfordshire and superb connections to London.

Fresh air, green open spaces, and the lure of adventure are all on your doorstep at Hatfield Rise, while the buzz of the capital is only ever a short journey away. With shops, bars, cafés and leisure facilities all within easy reach, and gentle country pubs awaiting discovery down leafy lanes, Hatfield Rise puts you at the heart of it all.

Whether you're looking for outdoor adventures, a laid back lifestyle, or even a new place to work from home, Hatfield Rise gives you the opportunity to live life on your own terms with the very best of both town and country.



HATFIELD
RISE

HATFIELD



Old Hatfield



Mill Green Museum, Hatfield



The Eight Bells, Hatfield

PLACES TO SEE, LOCATIONS TO EXPLORE



SHOPPING AND ENTERTAINMENT

A short distance away is The Galleria, Hatfield's designer outlet centre and entertainment destination, complete with restaurants, bars and a cinema. Nearby Welwyn Garden City combines department stores and the Howard Centre in a leafy park like town centre, providing relaxed shopping and strolls among its many open spaces, parks and lakes.



FOOD, DRINK AND NIGHTLIFE

Sample cuisines from all around the world thanks to a diverse food scene in Hatfield, as well as local produce straight from the Farmers' Market (held on the first Saturday of every month). There's a range of great gastropubs, town centre watering holes and countryside inns to enjoy – not forgetting Hatfield's very own live music venue, The Forum.



KEEPING ACTIVE

Looking after your wellbeing and keeping active is made that little bit easier at Hatfield Rise. With an array of gym, swim and sporting facilities on your doorstep including Hatfield Leisure Centre, Energie Fitness and David Lloyd - not to mention the 7 golf courses within a 6 mile radius! Or just soak up the natural beauty of the area with the many walking and cycling routes on offer.



HATFIELD HOUSE

The grounds of this elegant country house provide a beautiful outdoor escape to enjoy on sunny days. It also plays host to exciting events such as festivals, live music, theatre productions, cinema evenings and the annual fireworks display – as well as being home to an eclectic mix of independent retailers in The Stable Yard. A truly unique experience.



ST ALBANS

Just a few miles down the road lies St Albans, famed for its amazing history as well as a booming cafe culture, thriving food and nightlife scene and winding shopping streets. You'll be spoilt for choice! For anyone wanting a workout, you can even walk or cycle from Hatfield House to St Albans Cathedral via the traffic-free Alban Way.



THE CAPITAL

With so much to do in the local area, it's easy to forget that London is less than 30 minutes away! When you hear the city calling, just hop on a train and enjoy everything the capital has to offer.

IDEALLY LOCATED

Travelling locally is as easy as hopping on any of the buses along Hatfield’s extensive network, taking you to places such as the Hatfield Business Park and University of Hertfordshire campus. The nearby Hertfordshire towns of St Albans, Welwyn Garden City, Hertford and Stevenage are all within 20 minutes via the A1, which is conveniently located just five minutes from Hatfield Rise by car. London is an ideal commute by train from Hatfield Station – taking just over 25 minutes with more than 75 trains per day.



* Average times taken from thetrainline.com. ** Times taken from Google Maps.

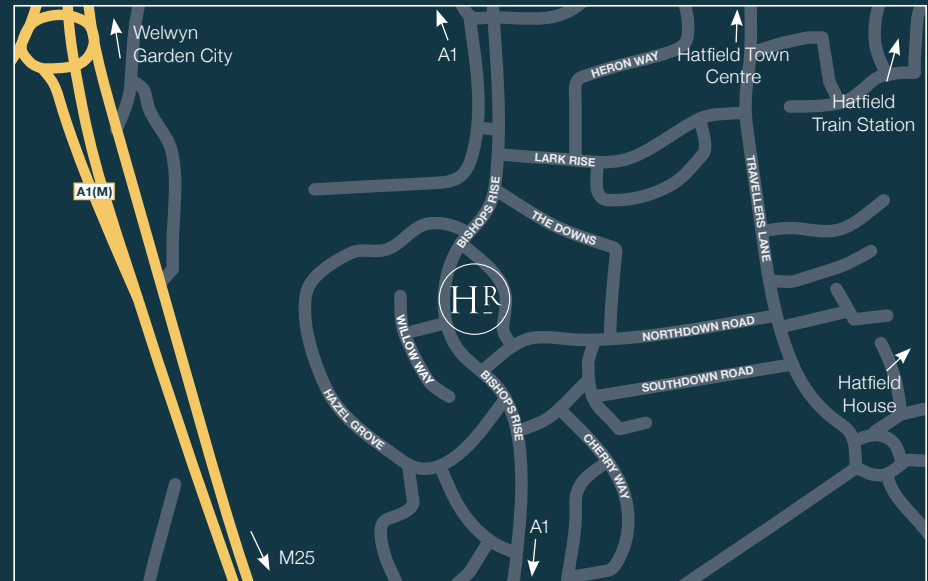
FROM HATFIELD

From Queensway/ B6426, take the 2nd exit onto Woods Ave. At the roundabout, head straight onto Travellers Lane and take the first right onto Lark Rise. At the next roundabout, take the first exit onto Bishops Rise and continue until you see Hatfield Rise on your left.

FROM THE SOUTH

Take the Junction 2 turning off the A1(M). At the roundabout, head straight onto South Way/A1001 then take the first left onto Bishops Rise. Continue along until you see Hatfield Rise on your right.

Use Sat Nav postcode **AL10 8FJ**



HATFIELD
RISE

HATFIELD



HATFIELD
RISE
HATFIELD

THE DEVELOPMENT SITE PLAN



- CREST HOUSE**
2 bedroom apartments
4 retail units to ground floor
- ASPECT HOUSE**
1 and 2 bedroom apartments
4 retail units to ground floor
- PROSPECT HOUSE**
1 and 2 bedroom apartments
1 retail unit to ground floor
- RIDGE HOUSE**
1 and 2 bedroom apartments
2 retail units to ground floor
- 3 BEDROOM HOUSES**
High View / Harrier Way
- BUTTE HOUSE**
Affordable rent
5 retail units to ground floor
- ESKER HOUSE**
Shared ownership
3 retail units to ground floor
- PARKING SPACES**
- RECYCLING BANK**
- REFUSE COLLECTION POINT**
- GRASS / PLANTING**

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

Correct at time of print



ASPECT HOUSE
1 & 2 Bedroom Apartments



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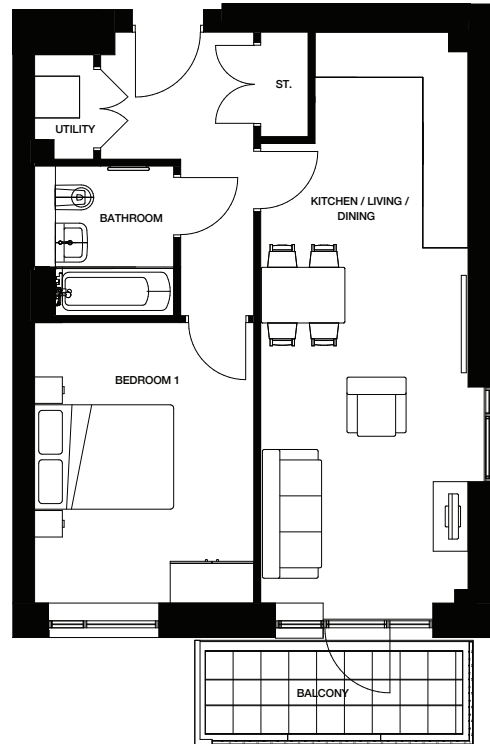
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.



**ASPECT
HOUSE**

ASPECT HOUSE
APARTMENT TYPE 4

1 bedroom apartment
50.7sqm | 546sqft



Dimensions

Living/Dining/Kitchen 8206mm x 2981 26'11" x 9'9"

Bedroom 1 4031mm x 3149mm 13'2 x 10'4"

Plot numbers

D1-01-02

D1-02-02

D1-03-02

D1-04-02

Floor

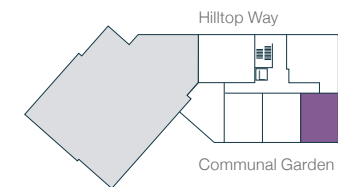
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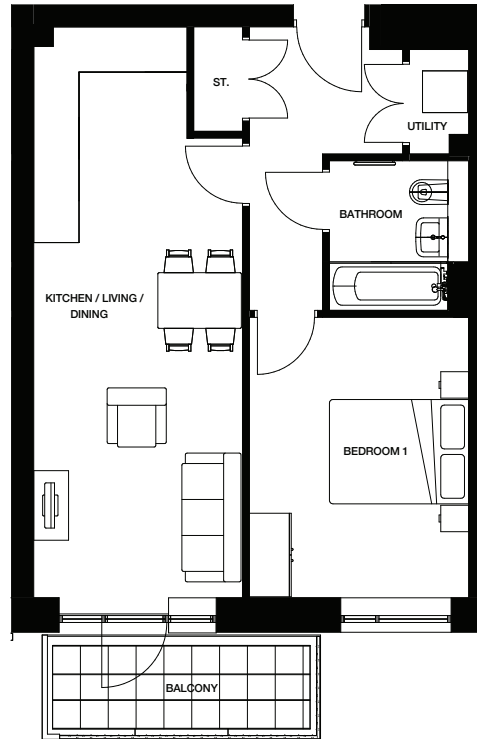
Floors 1-4



Customers should note the computer generated image shown is an illustration of Aspect House. External finishes, landscaping and roofing of final building may vary. Dimensions stated are maximum room measurements and 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 check individual plot details with our sales team. ST denotes Store. L denotes Lift.

ASPECT HOUSE
APARTMENT TYPE 5

1 bedroom apartment
50.8sqm | 547sqft



Dimensions

Living/Dining/Kitchen 8206mm x 3000mm 26'11" x 9'10"

Bedroom 1 4031mm x 3150mm 13'2" x 10'4"

Plot numbers

D1-01-03

D1-02-03

D1-03-03

D1-04-03

Floor

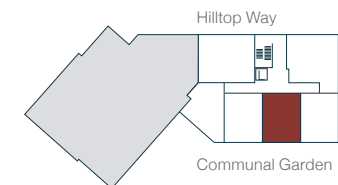
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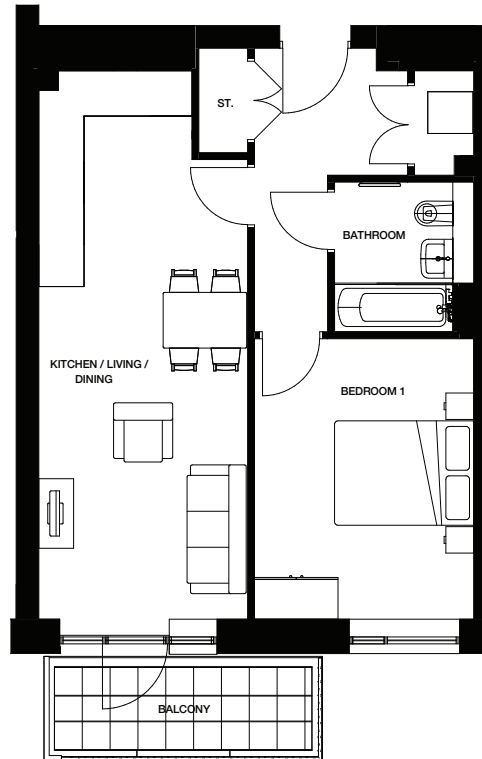
Floors 1-4



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ASPECT HOUSE
APARTMENT TYPE 6

1 bedroom apartment
50.4sqm | 542sqft



Dimensions

Living/Dining/Kitchen 7881mm x 3000mm 25'10" x 9'10"

Bedroom 1 4031mm x 3150mm 13'2" x 10'4"

Plot numbers

D1-01-04

D1-02-04

D1-03-04

D1-04-04

Floor

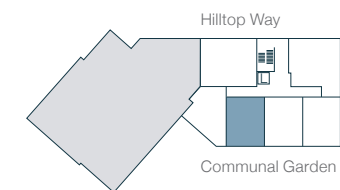
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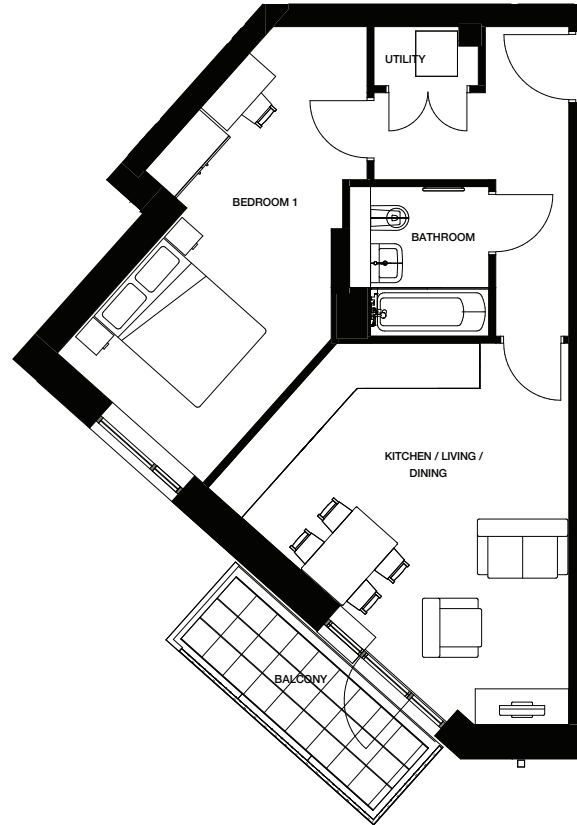
Floors 1-4



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ASPECT HOUSE
APARTMENT TYPE 7

1 bedroom apartment
50.4sqm | 543sqft



Dimensions

Living/Dining/Kitchen 5481mm x 5195 18'0" x 17'1"

Bedroom 1 6375mm x 2801mm 20'11" x 9'2"

Plot numbers

D1-01-05

D1-02-05

D1-03-05

D1-04-05

Floor

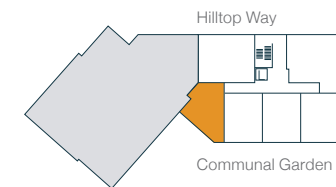
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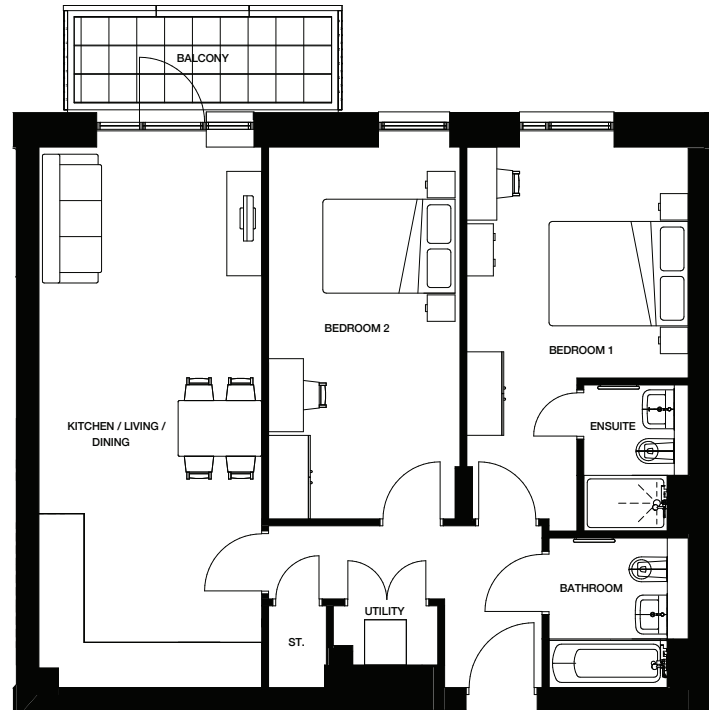
Floors 1-4



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ASPECT HOUSE
APARTMENT TYPE 12

2 bedroom apartment
71.9sqm | 774sqft



Dimensions

Living/Dining/Kitchen 7769mm x 3200mm 25'6" x 10'6"

Bedroom 1 5344mm x 3180mm 17'6" x 10'5"

Bedroom 2 5344mm x 2750mm 17'6" x 9'

Plot numbers

D1-01-06

D1-02-06

D1-03-06

D1-04-06

Floor

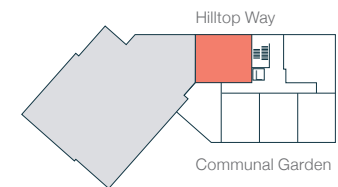
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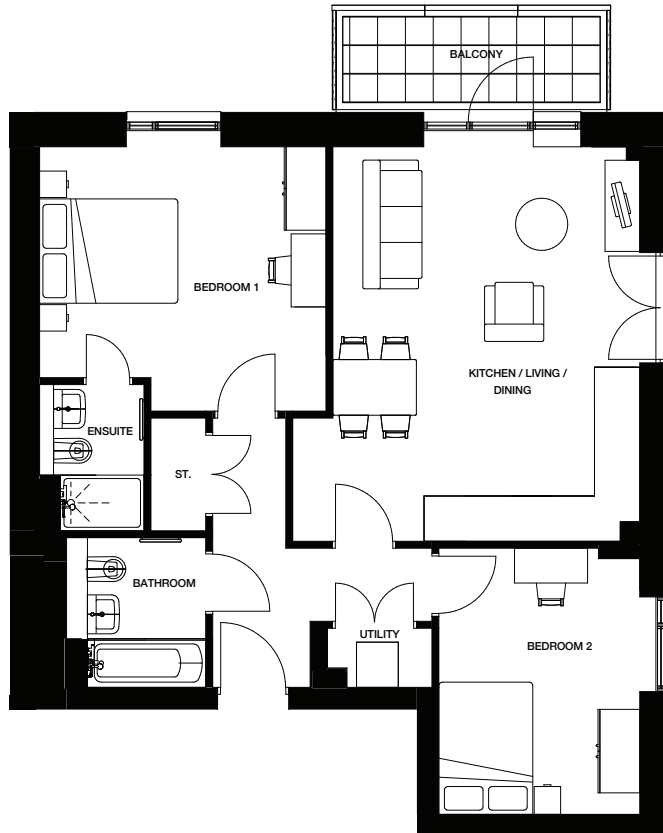
04

Floors 1-4



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ASPECT HOUSE
 APARTMENT TYPE 11
 2 bedroom apartment
 71.4sqm | 769sqft



Dimensions

- Living/Dining/Kitchen** 5669mm x 4410mm 18'7" x 14'5"
- Bedroom 1** 4115mm x 3318mm 13'6" x 10'10"
- Bedroom 2** 3825mm x 2888mm 12'6" x 9'5"

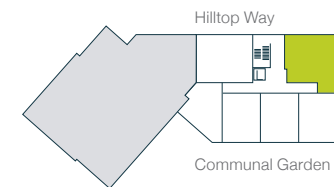
Plot numbers

- D1-01-01
- D1-02-01
- D1-03-01
- D1-04-01

Floor

- 01
- 02
- 03
- 04

Floors 1-4



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Hatfield Rise show home interior

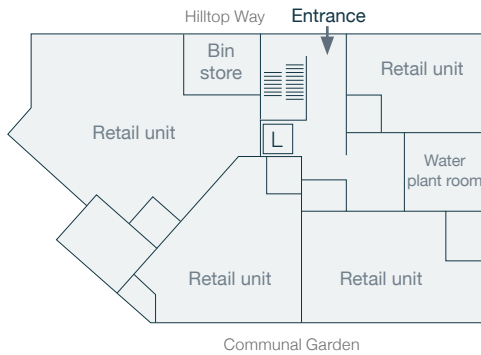
ASPECT HOUSE BLOCK PLANS



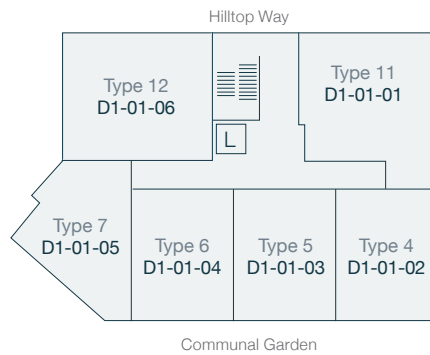
HATFIELD RISE

HATFIELD

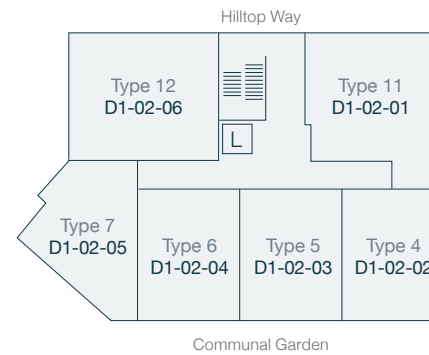
Ground Floor



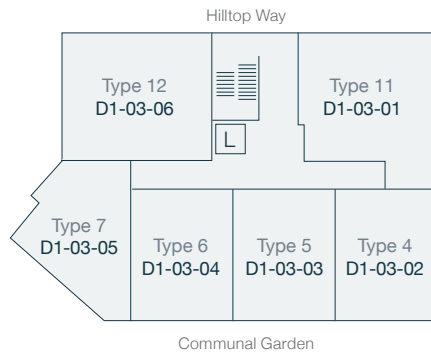
First Floor



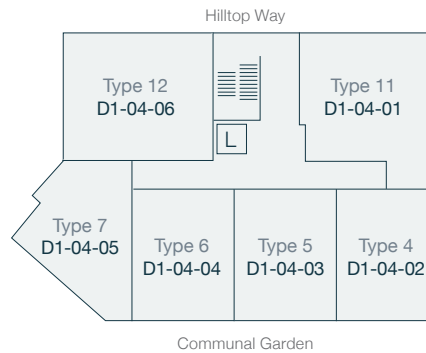
Second Floor



Third Floor



Fourth Floor



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PROSPECT HOUSE

1 & 2 Bedroom Apartments



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HATFIELD

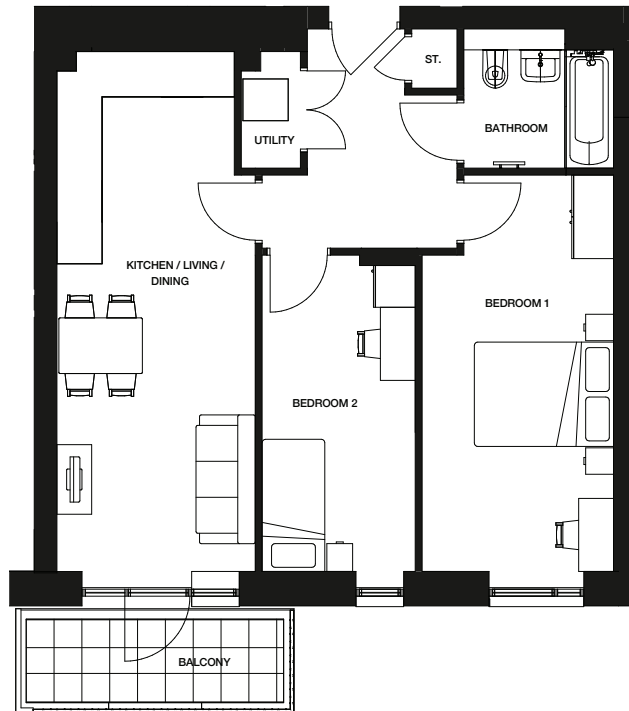
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**PROSPECT
HOUSE**

PROSPECT HOUSE
APARTMENT TYPE 1

2 bedroom apartment
61.2sqm | 659sqft



Dimensions

Living/Dining/Kitchen 7472mm x 2850mm 24'6" x 9'4"

Bedroom 1 5697mm x 2750mm 18'8" x 9'

Bedroom 2 4547mm x 2200mm 14'11" x 7'2"

Plot numbers

Floor

D2-01-01

01

D2-02-01

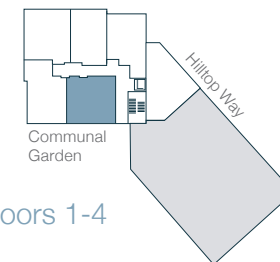
02

D2-03-01

03

D2-04-01

04

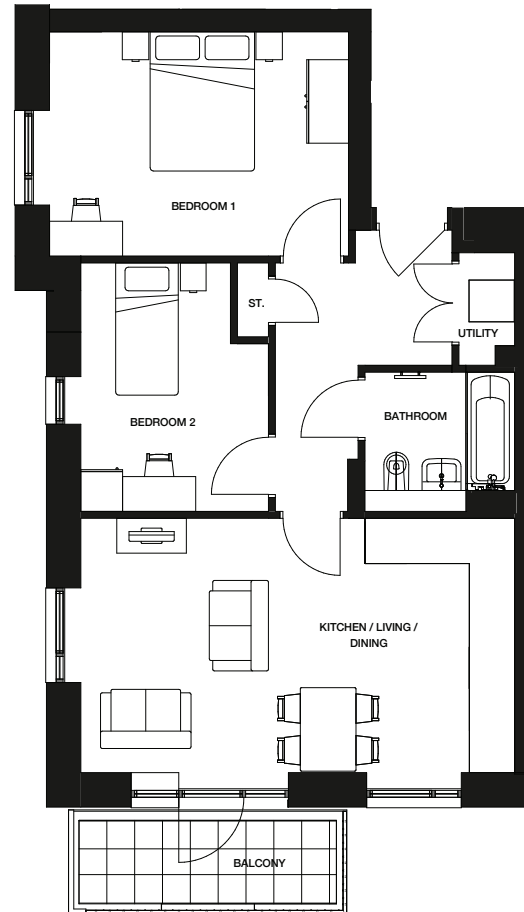


Floors 1-4

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PROSPECT HOUSE
APARTMENT TYPE 2

2 bedroom apartment
61sqm | 657sqft



Dimensions

Living/Dining/Kitchen 6233mm x 3655 20'5" x 12'0"

Bedroom 1 4296mm x 3222mm 14'1" x 10'7"

Bedroom 2 3570mm x 2150mm 11'8" x 7'0"

Plot numbers

D2-01-02

D2-02-02

D2-03-02

D2-04-02

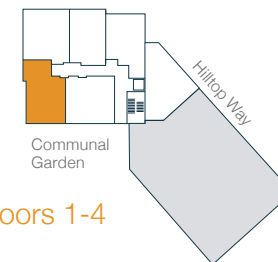
Floor

01

02

03

04

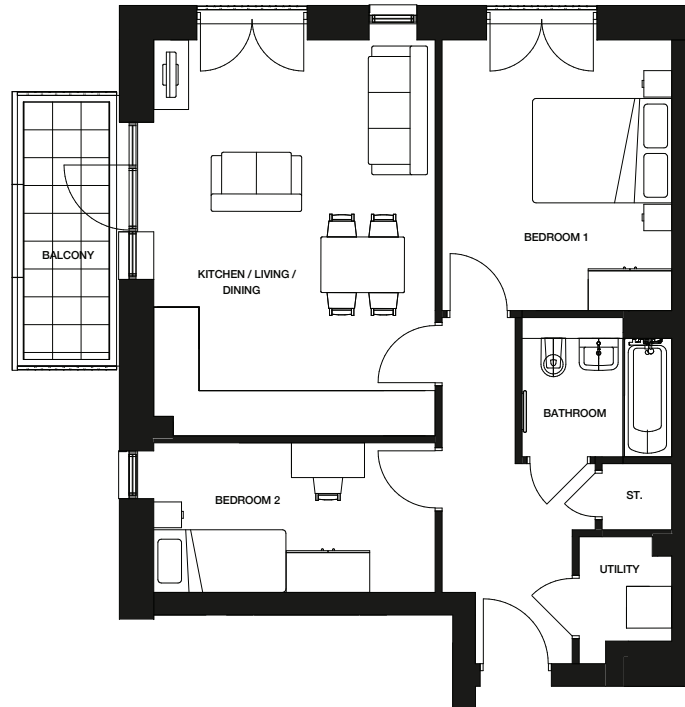


Floors 1-4

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PROSPECT HOUSE
APARTMENT TYPE 3

2 bedroom apartment
61.7sqm | 664sqft



Dimensions

Living/Dining/Kitchen 5691mm x 4043mm 18'8" x 13'3"

Bedroom 1 3891mm x 3300 mm 12'9" x 10'10"

Bedroom 2 4043mm x 2150mm 13'3" x 7'

Plot numbers

D2-01-03

D2-02-03

D2-03-03

D2-04-03

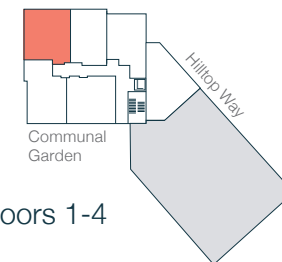
Floor

01

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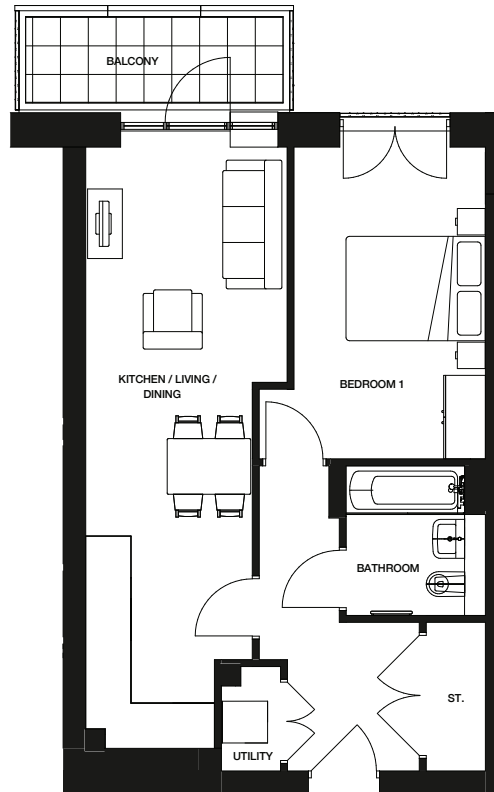


Floors 1-4

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PROSPECT HOUSE
APARTMENT TYPE 8

1 bedroom apartment
50.8sqm | 547sqft



Dimensions

Living/Dining/Kitchen 8641mm x 2894mm 28'4" x 9'6"
Bedroom 1 4481mm x 2750mm 14'8" x 9'

Plot numbers

D2-01-04
D2-02-04
D2-03-04
D2-04-04

Floor

01
02
03
04

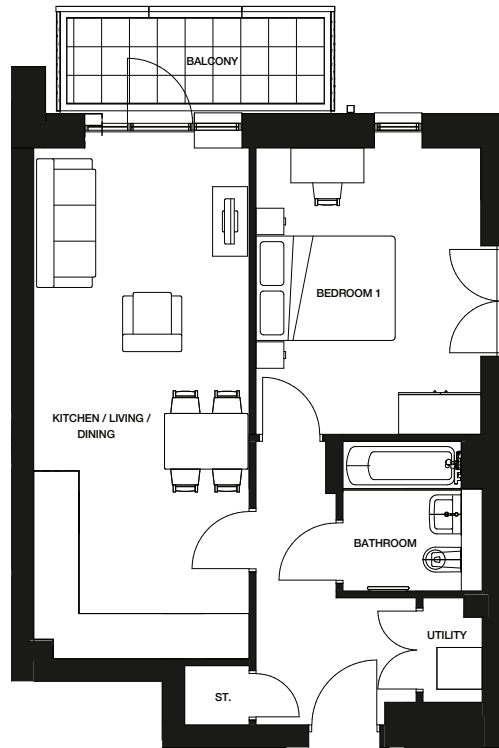


Floors 1-4

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PROSPECT HOUSE
APARTMENT TYPE 9

1 bedroom apartment
50.8sqm | 547sqft



Dimensions

Living/Dining/Kitchen 7341mm x 3095 24'1" x 10'2"

Bedroom 1 4116mm x 3230mm 13'6" x 10'7"

Plot numbers

D2-01-05

D2-02-05

D2-03-05

D2-04-05

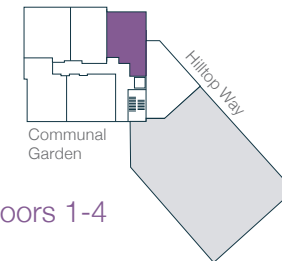
Floor

01

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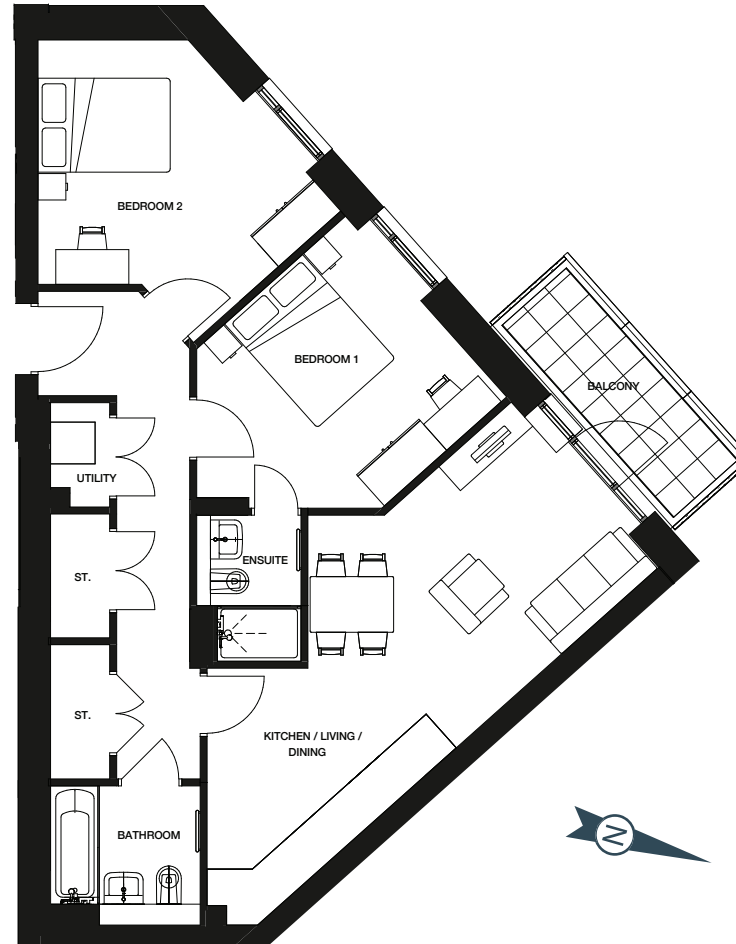
04



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PROSPECT HOUSE
APARTMENT TYPE 13

2 bedroom apartment
71.6sqm | 771sqft



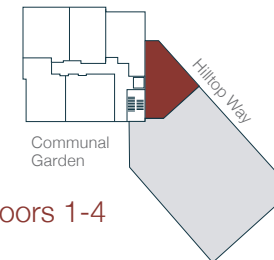
Dimensions

Living/Dining/Kitchen 7757mm x 3183mm 25'5" x 10'5"
Bedroom 1 3479mm x 2403mm 11'5" x 7'10"
Bedroom 2 3513mm x 2159mm 11'6" x 7'1"

Plot numbers

Floor

D2-01-06	01
D2-02-06	02
D2-03-06	03
D2-04-06	04



Floors 1-4

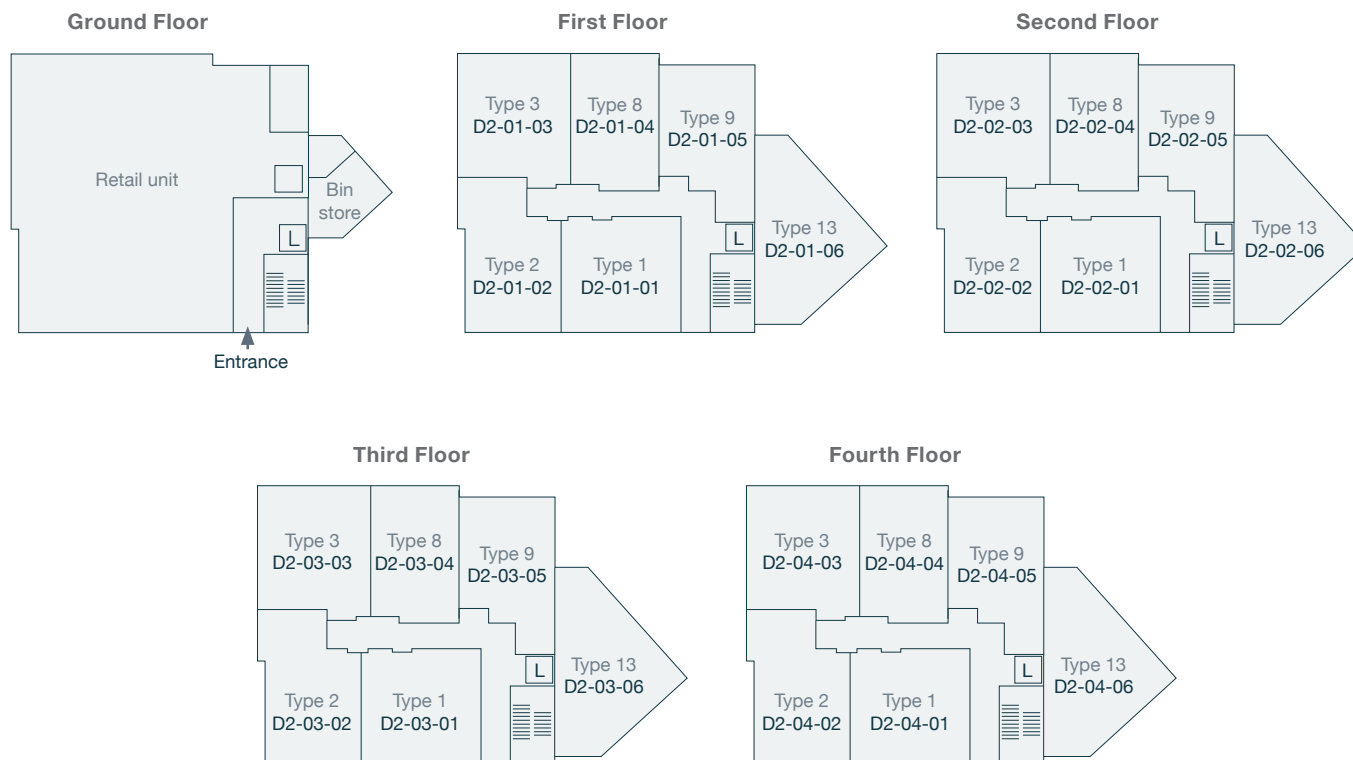
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PROSPECT HOUSE BLOCK PLANS



HATFIELD RISE

HATFIELD



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SPECIFICATION

APARTMENTS

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference. To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors

Kitchen

- Plaza matt finish kitchen (Cashmere or Porcelain)
- Concrete effect laminate worktop with matching upstand
- Stainless steel splashback
- Stainless steel sink
- Zanussi oven
- Electrolux ceramic hob
- Zanussi built in extractor hood
- Zanussi integrated fridge freezer
- Zanussi dishwasher
- Zanussi free standing washer/dryer in utility cupboard
- Chrome downlighters
- LED under cupboard lighting

Bathroom

- Ceramic tiles applied around sanitaryware up to cill height (and returned)
- Ideal Standard white sanitaryware with chrome brassware
- Shaver socket
- Thermostatic shower
- Heated towel rail
- Chrome downlighters

En-Suites

- Ceramic tiles. Fully tiled shower cubicle and splash back to wash hand basin
- Ideal Standard white sanitaryware with chrome brassware
- Thermostatic shower
- Towel rail
- Chrome downlighters

Internal and decoration

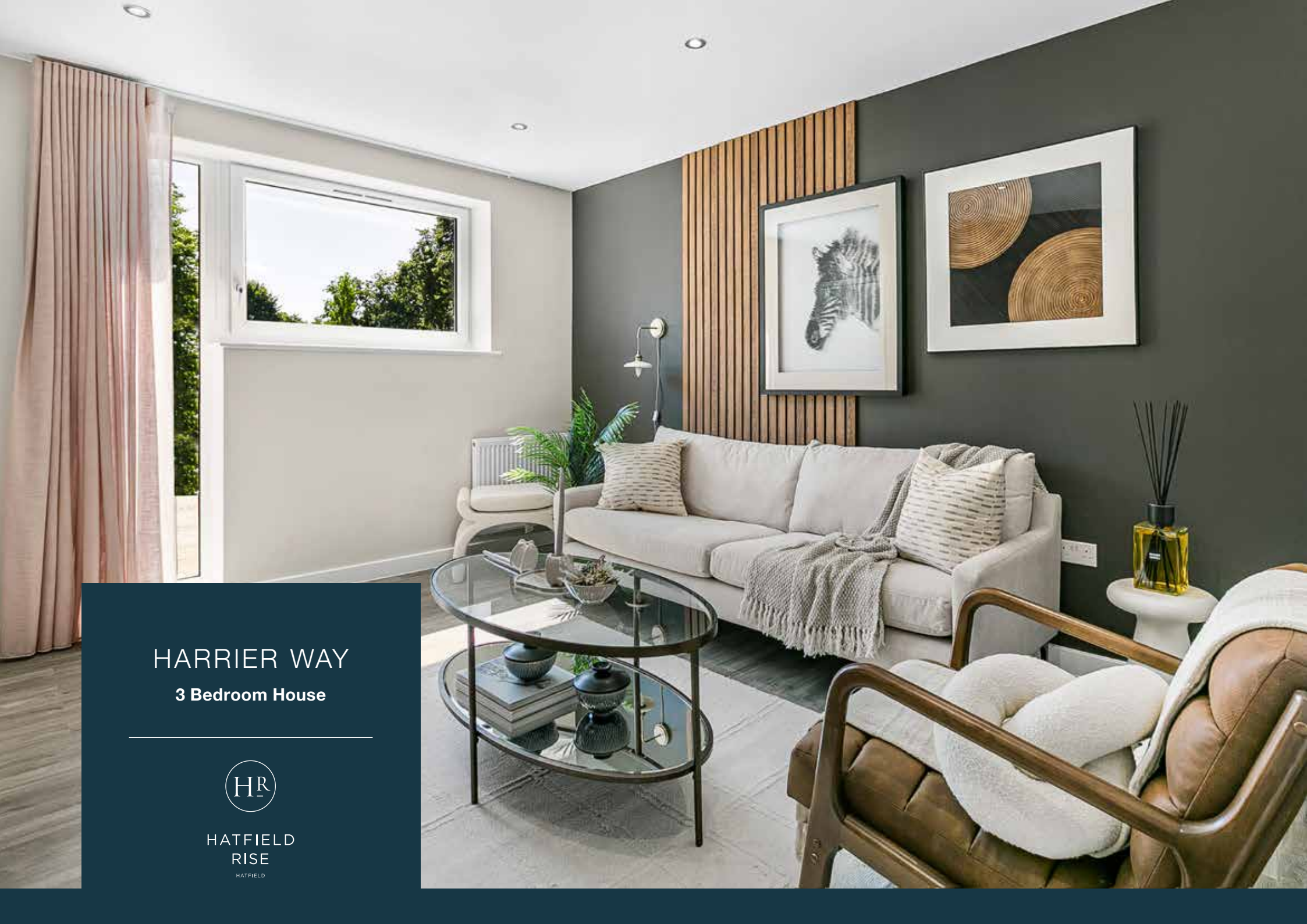
- White paint to walls and ceiling
- White satinwood finish to internal joinery
- Weathered Oak Amtico flooring to hallway, kitchen, lounge and bathroom/WC/en-suite
- Carpet to all other rooms
- Double glazed Upvc windows

External

- Bike store
- Recycling Bin Enclosure
- Secure parking space to all apartments

Electrical and Security

- Video/Audio Access Control
- BT connection points to lounge and master bedroom
- TV aerial outlet and Sky Q to lounge
- Combination boiler
- Smoke detector
- Carbon monoxide detector
- 10 year NHBC Warranty

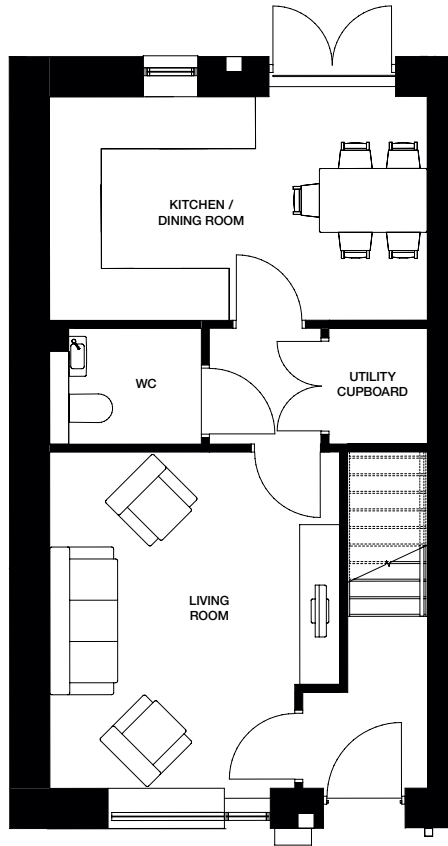


HARRIER WAY
3 Bedroom House



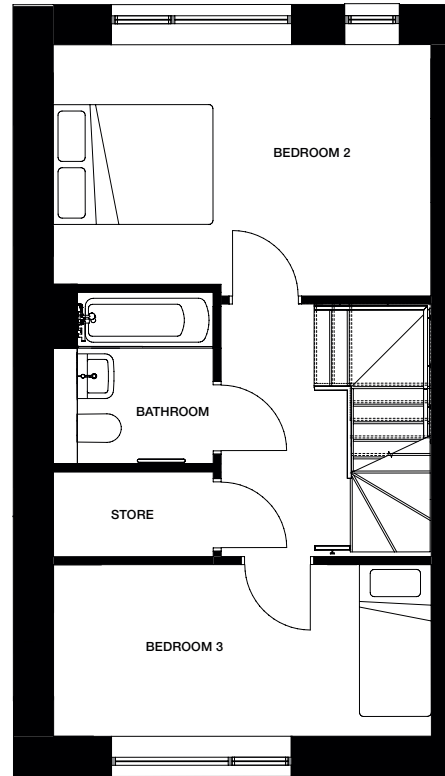
HATFIELD
RISE
HATFIELD

HARRIER WAY
3 bedroom house
105sqm | 1130sqft*
 *1,157sqft for end terraces



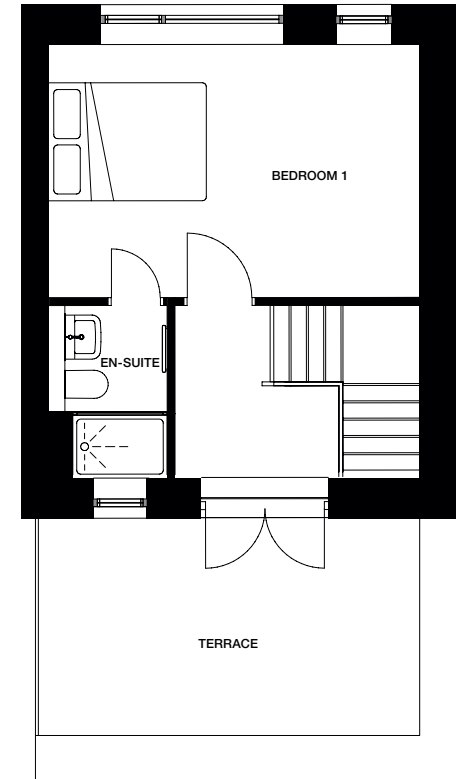
Ground floor

Kitchen / Dining Room 4730mm x 2800mm 15'6" x 9'2"
Living Room 4210mm x 3630mm 13'9" x 11'11"



First floor

Bedroom 2 4730mm x 3000mm 15'6" x 9'10"
Bedroom 3 4730mm x 2148mm 15'6" x 7'0"



Second floor

Bedroom 1 4730mm x 3146mm 15'6" x 10'4"

Doors 2, 4, 6, 8, 10, 12, 14 & 16

External finishes, landscaping and roofing of final building may vary. 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 check individual plot details with our sales team.





SPECIFICATION

HOUSES

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference. To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors

Kitchen

- Cranbrook Platinum kitchen
- Concrete effect laminate worktops with matching upstand
- Stainless steel splashback
- Stainless steel 1.5 bowl sink
- Zanussi double oven
- Electrolux gas stainless steel hob
- Zanussi extractor hood
- Zanussi integrated fridge freezer
- Zanussi dishwasher
- Zanussi integrated washer/dryer
- Chrome downlighters
- LED under cupboard lighting

Bathroom

- Ceramic tiles applied around sanitaryware up to cill height (and returned)
- Ideal Standard white sanitaryware with chrome brassware
- Shaver socket
- Thermostatic shower
- Heated towel rail
- Chrome downlighters

En-Suites

- Ceramic tiles. Fully tiled shower cubicle and splash back to wash hand basin
- Ideal Standard white sanitaryware with chrome brassware
- Thermostatic shower
- Towel rail
- Chrome downlighters

Internal and decoration

- White paint to walls and ceiling
- White satinwood finish to internal joinery
- Weathered Oak Amtico flooring to hallway, kitchen, lounge and bathroom/WC/en-suite
- Carpet to landings, bedrooms and stairs
- Double glazed Upvc windows

External

- Chrome doorbell
- Bike store
- Recycling bin enclosure

Electrical and Security

- Video/Audio Access Control
- Composite front door
- BT connection points to lounge and master bedroom
- TV aerial outlet and Sky Q to lounge
- Combination boiler
- Smoke detector
- Carbon monoxide detector
- Wiring for burglar alarm
- 10 year NHBC Warranty

T: 020 3993 3558
hatfieldrise.co.uk

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



LOVELL
HOMES

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). Hatfield Rise 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.



HATFIELD RISE

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