

LOVELL
HOMES

PRESENTS

BLOSSOMFIELD

THORP ARCH



WELCOME TO



Nestling between the villages of Thorp Arch and Walton, and close to the beautiful market town of Wetherby, you will find the perfect place to live regardless of your stage in life. Blossomfield has been thoughtfully planned and has excellent transport links to local amenities and services. If a lively community, strong neighbourly spirit, and great connections tick the right boxes for you then you'll love our Blossomfield development in Thorp Arch.



Thorp Arch Bridge

COME TO LIFE IN YOUR NEW LOVELL HOME



Ingleby View Show Home

At Blossomfield you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from two, three or four bedroom homes all of which are designed and built to the highest standards. Each home has been thoughtfully created with contemporary lifestyles in mind and so, regardless of your stage in life, there will be one to suit you at Blossomfield. And, of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose those furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations* range, we are able to offer a wide range of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve your new home, the more choice you'll have.

Ask our Sales Executives for more details on our Inspirations range.



* Subject to build stage from our selected range



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.



TIME TO BLOSSOM

Bookworms and football fans will be intrigued to know that Blossomfield's close neighbours include the British Library and Leeds United's training ground. Thorp Arch itself is an attractive village with active cricket and tennis clubs and a friendly social scene with popular events held throughout the year, from bonfire night fireworks and Christmas carols to bingo and quiz nights. Nearby Boston Spa, across the River Wharfe from Thorp Arch, retains its architectural elegance from its heyday as a spa town and now boasts a range of independent shops, schools, bars and restaurants.



A RARE FIND

An archaeological excavation was carried out on behalf of Lovell on land off Walton Road, Wetherby, where a highly decorated 'Dragonesque' plate brooch was found dating between AD 69-175. The brooch has been fully conserved and analysed and has been donated by Lovell to Leeds Museum and Galleries, where it will go on display.



Thorp Arch Village



Wetherby War Memorial



Local area

WETHERBY: A RACING CERTAINTY



Pax Inn, Thorp Arch



River Wharfe, Wetherby



All Saints Church, Thorp Arch

Wetherby, just three miles from Blossomfield, has several claims to fame not least its reputation as the 'acknowledged champion of floral displays in Yorkshire'. Famous also for its racecourse, host to both National Hunt and flat fixtures, there is evidence that both the Romans and Vikings raced horses along the north bank of the River Wharfe all those centuries ago. Close to the A1, the Great North Road, Wetherby has retained its popularity as a place to visit, work, and shop. Its long-established Thursday Market, Farmers' Market, restaurants, and cafes are the perfect draw for those wishing to while away a few hours in this historic market town.

Further afield there is no shortage of things to do and see. As you would expect in this part of Yorkshire, there are many wonderful places to visit: Bramham Park, where the Leeds Festival is currently staged; Harewood House and its stunning gardens and art collection; and Stockeld Park with round the year activities for all the family, to name but a handful. The city of York with its magnificent Minster, medieval streets and Viking history is very accessible, as are both Leeds and Harrogate, both jewels in Yorkshire's crown. For those wanting to venture further afield, the North Yorkshire moors and the Yorkshire Dales are just over an hour's drive away with their magnificent walking, panoramic views, and historic, ruin abbeys.



Wetherby Town Hall



Boston Spa



IDEALLY LOCATED

Blossomfield is ideally placed for transport...



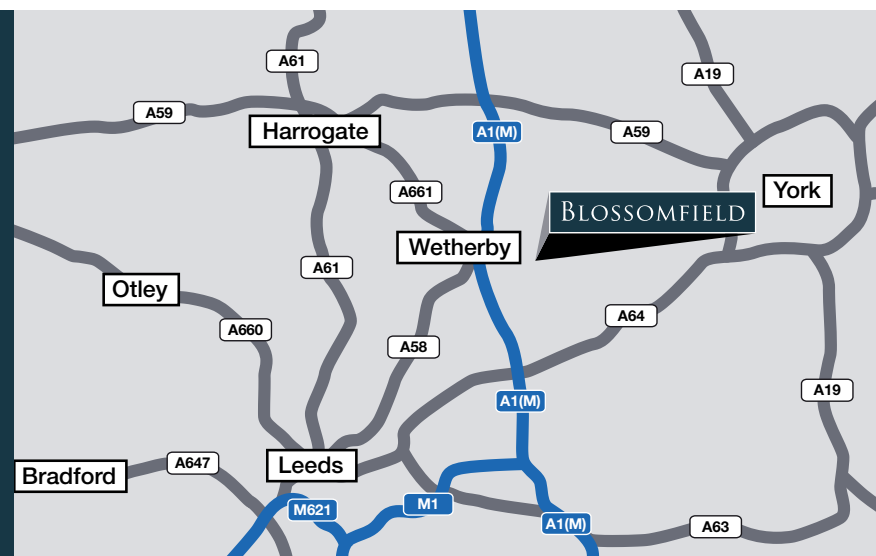
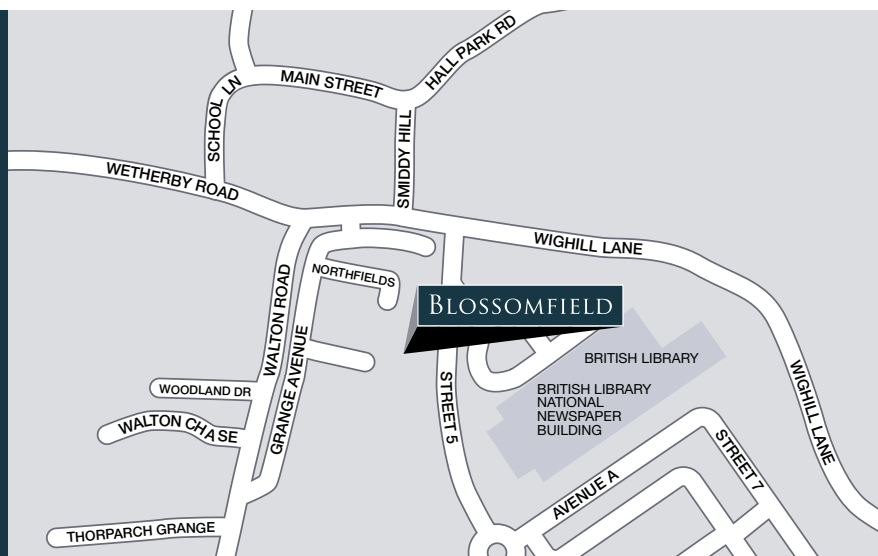
and attractions...



* Distances taken from Google Maps.

FROM THE NORTH AND THE SOUTH

Exit A1(M) at junction 45 and take the A659 towards Boston Spa. After approximately 1.5 miles turn left onto Bridge Road towards Thorp Arch. Cross over the River Wharfe into Thorp Arch and take a right onto Church Causeway. Continue onto Walton Road, after just over a mile at the junction take a right onto Wighill Lane. Then take the second road on the right onto Street 5. Blossomfield will be on your right 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!



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 Mortgage 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). Blossomfield 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 SPECIFICATION



	WIKE	HAWORTH	NEWBURY	OSBOURNE	PAVENHAM	REDBOURNE	TATTENHOE	SOUTHWOLD
10 Year NHBC Warranty	•	•	•	•	•	•	•	•
Kitchen								
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•
Single Bowl Stainless Sink to Utility					•	•	•	•
Zanussi Brushed Steel Single Electric Oven	•							
Zanussi Brushed Steel Double Electric Oven		•	•	•	•			
Bosch Brushed Steel Double Electric Oven						•	•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•	•	•			
Bosch Brushed Steel 5 Ring Gas Hob						•	•	•
Brushed Steel Splashback to Hob	•	•	•	•	•	•	•	
Electrolux Brushed Steel Chimney Hood	•	•	•	•	•			
Bosch Brushed Steel Chimney Hood						•	•	
Bosch Pop Up Extractor								•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher						•	•	•
Bathroom								
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•
Chrome Towel-rail to Bathroom		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
Cloakroom								
Ideal Standard Sanitaryware		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•	•
En-Suite								
Ideal Standard Sanitaryware		•	•	•	•	•	•	•
Mira Shower		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•	•
Chrome Towel-rail to En-Suite						•	•	•

	WIKE	HAWORTH	NEWBURY	OSBOURNE	PAVENHAM	REDBOURNE	TATTENHOE	SOUTHWOLD
Electrics								
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•	•	•	•
Fibre / Broadband	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen						•	•	•
Chrome Downlighters to Kitchen	•	•	•	•	•	•	•	•
Chrome Downlighters to Bathroom		•	•	•	•	•	•	•
Chrome Downlighters to En-Suite						•	•	•
Shaver Socket to Bathroom						•	•	•
Internal and Decoration								
Combination Boiler	•	•	•		•			
Cylinder and Boiler				•		•	•	•
Stelrad Elite Radiators	•							
Stelrad Compact Radiators		•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•
6 Panel Internal Doors in White Finish	•							
5 Panel Internal Doors in White Finish		•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•
Hammonds Wardrobes to Bedroom 1							•	•
External								
White UPVC Windows	•	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•	•
Outside Tap to Rear						•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•

- | | |
|---|--|
|  WIKE
2 bedroom home |  REDBOURNE
4 bedroom home |
|  HAWORTH
3 bedroom home |  TATTENHOE
4 bedroom home |
|  NEWBURY
3 bedroom home |  SOUTHWOLD
4 bedroom home |
|  OSBOURNE
3 bedroom home |  AFFORDABLE HOUSING |
|  PAVENHAM
3 bedroom home | |

THE DEVELOPMENT

BLOSSOMFIELD
THORP ARCH



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. Aug 21.

LOVELL
HOMES



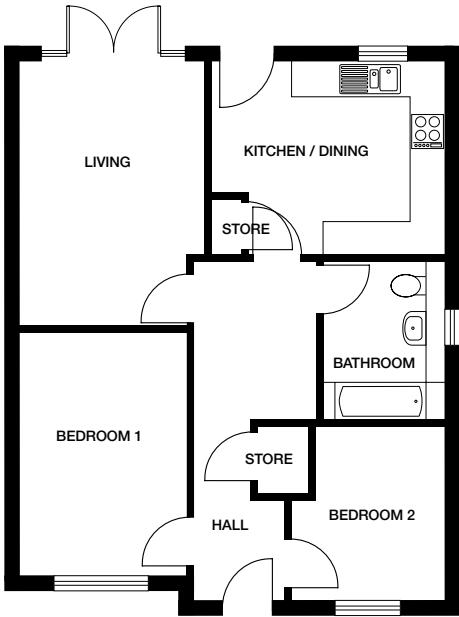
WIKE

2 bedroom home



CGIs are indicative, external finishes and features may vary.

WIKE
2 bedroom home
Plot 1



Ground floor

Kitchen / Dining	4388mm x 3562mm	14' 5" x 11' 8"
Living	3354mm x 4940mm	11' x 16' 2"
Bedroom 1	3100mm x 4490mm	10' 2" x 14' 9"
Bedroom 2	2850mm x 3217mm	9' 4" x 10' 7"
Bathroom	2249mm x 3008mm	7' 5" x 9' 10"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Aug 21.



HAWORTH

3 bedroom home

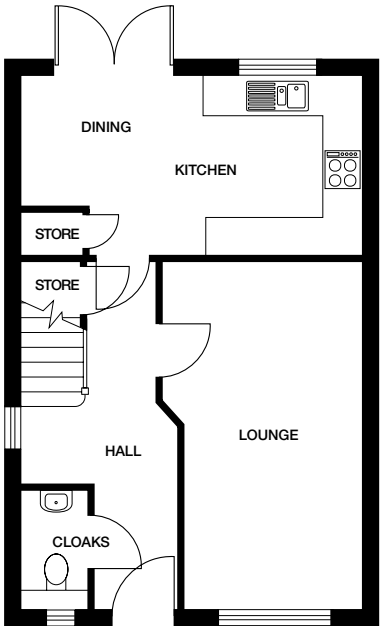


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HAWORTH

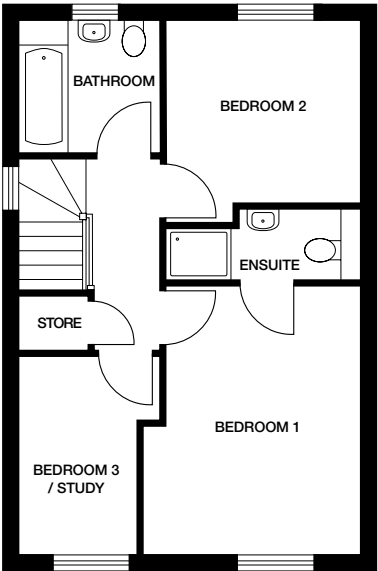
3 bedroom home

Plots 66, 67, 68, 69, 92, 93, 115, 116



Ground floor

- Kitchen / Dining** 5248mm x 2760mm 17' 3" x 9' 1"
- Lounge** 3145mm x 5432mm 10' 4" x 17' 10"
- Cloaks** 957mm x 1800mm 3' 2" x 5' 11"



First floor

- Bedroom 1** 3375mm x 4180mm 11' 1" x 19' 9"
- En suite** 3005mm x 1117mm 9' 10" x 3' 8"
- Bedroom 2** 3005mm x 2802mm 9' 10" x 9' 2"
- Bedroom 3 / Study** 1779mm x 3061mm 5' 10" x 10' 1"
- Bathroom** 2150mm x 2000mm 7' 1" x 6' 7"

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NEWBURY

3 bedroom home



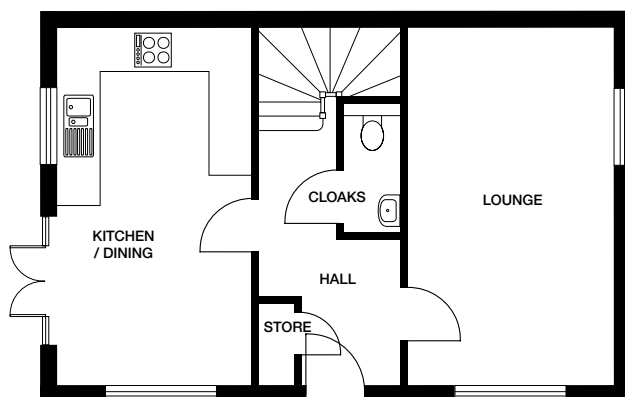
CGIs are indicative, external finishes and features may vary

NEWBURY

3 bedroom home

Plots 6, 8, 18, 22, 25, 61, 70, 100, 110, 114, 117

Window on staircase,
not applicable to plot 8

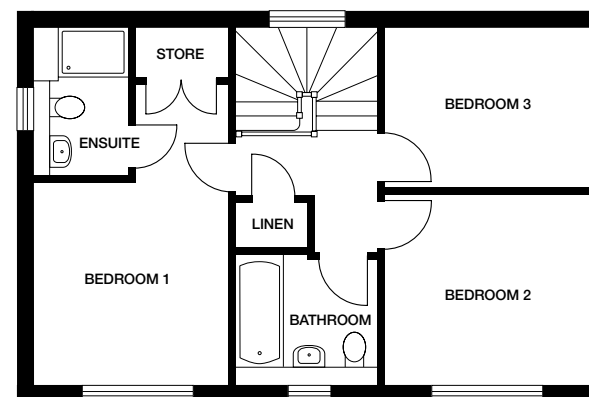


Ground floor

Kitchen / Dining 2992mm x 5473mm 9' 10" x 17' 11"

Lounge 3212mm x 5473mm 10' 6" x 17' 11"

Cloaks 894mm x 2026mm 2' 11" x 6' 7"



First floor

Bedroom 1 3212mm x 4670mm 10' 6" x 15' 4"

En suite 1410mm x 2280mm 4' 8" x 7' 6"

Bedroom 2 3212mm x 2860mm 10' 6" x 9' 5"

Bedroom 3 3212mm x 2520mm 10' 6" x 8' 3"

Bathroom 2160mm x 1816mm 7' 1" x 6'

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OSBOURNE

3 bedroom home

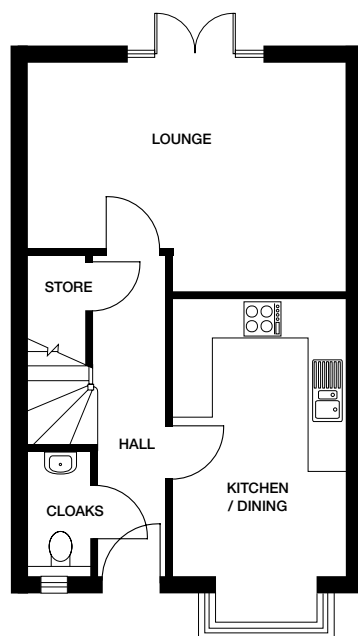


CGIs are indicative, external finishes and features may vary.

OSBOURNE

3 bedroom home

Plots 9, 10, 11, 12, 94, 95, 96, 97

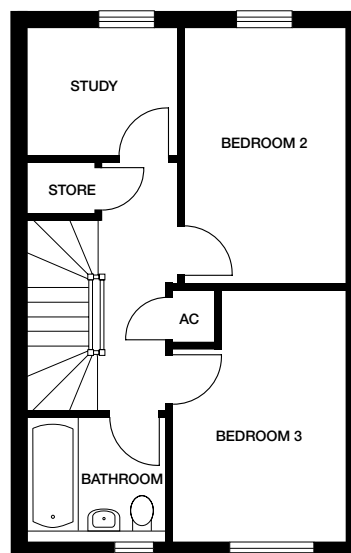


Ground floor

Kitchen / Dining 2755mm x 4295mm 9' x 14' 1"

Lounge 4910mm x 3560mm 16' 1" x 11' 8"

Cloaks 919mm x 1970mm 3' x 6' 6"



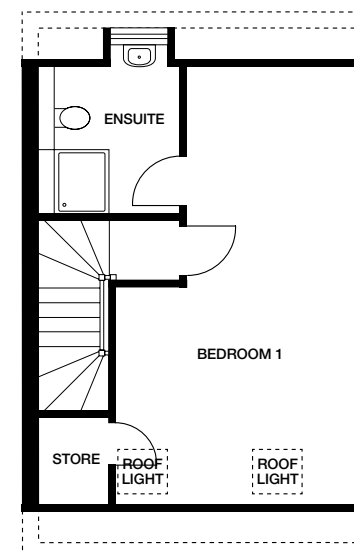
First floor

Bedroom 2 2572mm x 3875mm 8' 5" x 12' 9"

Bedroom 3 2758mm x 3980mm 9' 1" x 13' 1"

Bathroom 2059mm x 1970mm 6' 9" x 6' 6"

Study 2245mm x 1974mm 7' 4" x 6' 6"



Second floor

Bedroom 1 3805mm x 6960mm 12' 6" x 22' 10"

En suite 2120mm x 2372mm 6' 11" x 7' 9"

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PAVENHAM

3 bedroom home

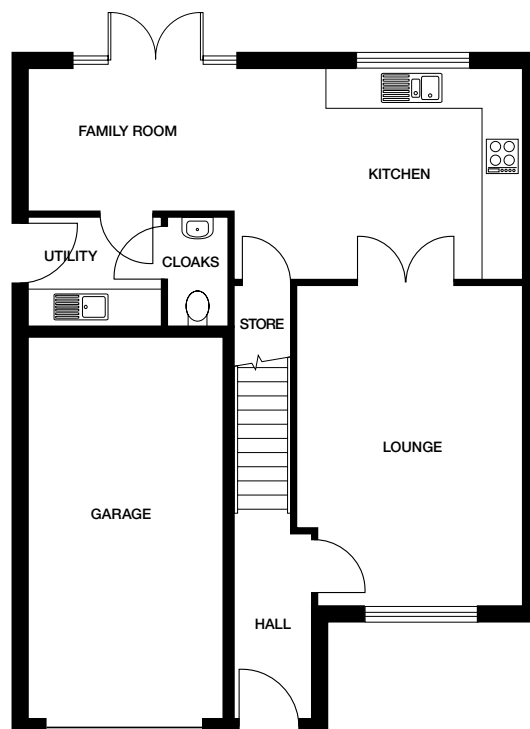


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PAVENHAM

3 bedroom home

Plots 2, 5, 16, 24, 51, 57, 59, 65, 99, 102, 109, 112



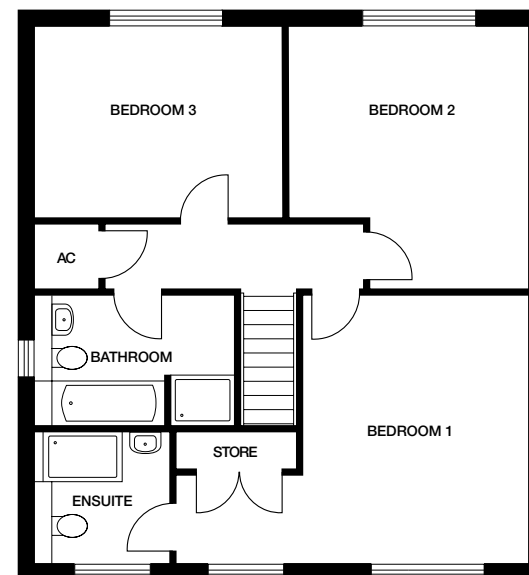
Ground floor

Kitchen / Family Room 7723mm x 3248mm 25' 4" x 10' 8"

Utility 2026mm x 1695mm 6' 8" x 5' 7"

Cloaks 934mm x 1695mm 3' 1" x 5' 7"

Lounge 3522mm x 5000mm 11' 7" x 16' 5"



First floor

Bedroom 1 3522mm x 4203mm 11' 7" x 13' 9"

En suite 2075mm x 2007mm 6' 10" x 6' 7"

Bedroom 2 3765mm x 4102mm 12' 4" x 13' 5"

Bedroom 3 3865mm x 2983mm 12' 8" x 9' 9"

Bathroom 3110mm x 2103mm 10' 2" x 6' 11"

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REDBOURNE

4 bedroom home

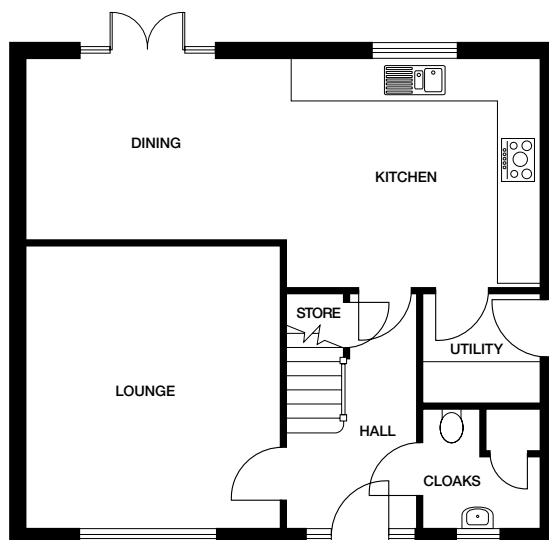


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REDBOURNE

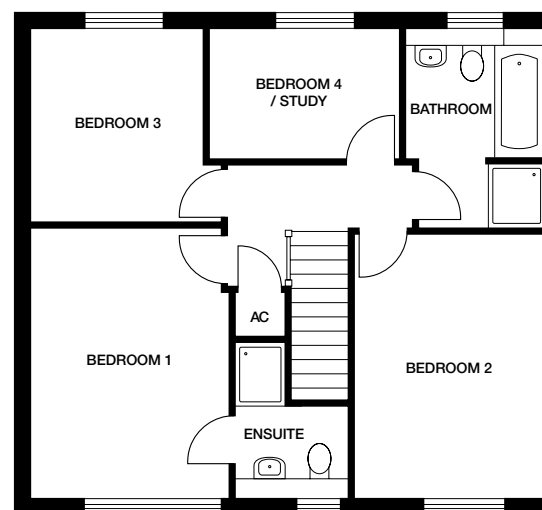
4 bedroom home

Plots 7, 15, 17, 19, 23, 48, 52, 55, 91, 98, 101, 107, 108, 113, 118



Ground floor

Kitchen / Dining	7948mm x 3550mm	26' 1" x 11' 8"
Utility	1750mm x 1739mm	5' 9" x 5' 8"
Lounge	3894mm x 4354mm	12' 9" x 14' 3"
Cloaks	1750mm x 1798mm	5' 9" x 5' 11"



First floor

Bedroom 1	3058mm x 4201mm	10' x 13' 9"
En suite	1793mm x 2385mm	5' 11" x 7' 10"
Bedroom 2	2911mm x 4117mm	9' 7" x 13' 9"
Bedroom 3	2640mm x 2979mm	8' 8" x 9' 9"
Bedroom 4 / Study	3032mm x 1936mm	9' 11" x 6' 4"
Bathroom	2090mm x 3063mm	6' 10" x 10' 1"

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TATTENHOE

4 bedroom home



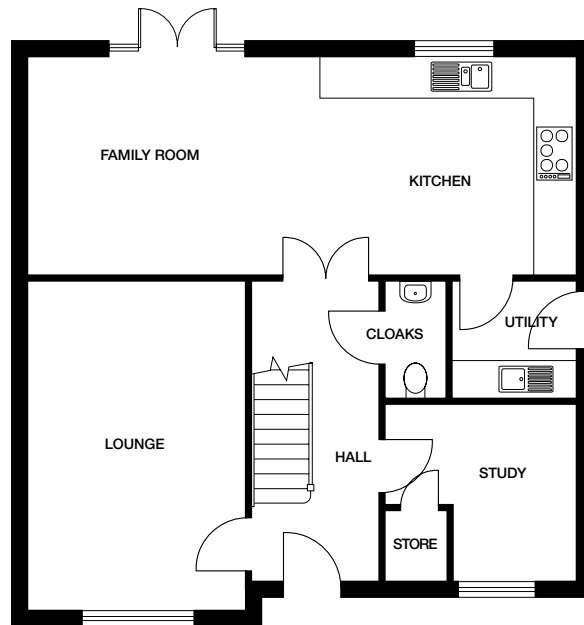
CGI images are indicative only, landscaping and boundary finishes vary by plot.

TATTENHOE

1528

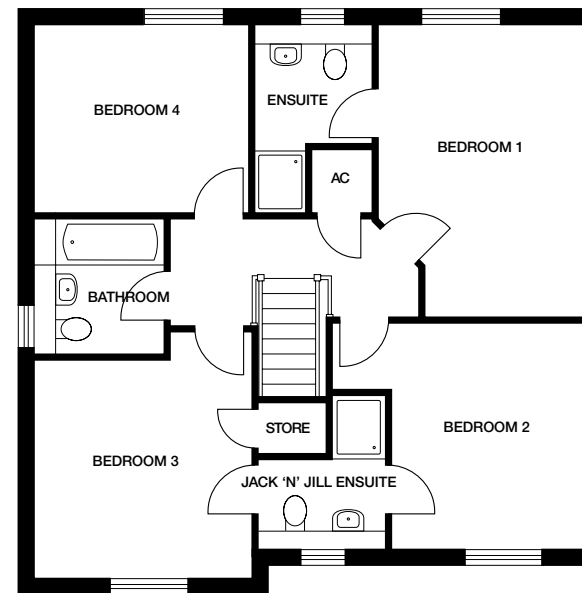
4 bedroom home

Plots 3, 13, 14, 20, 21, 53, 54, 56, 60, 62, 63, 64, 104, 106, 111, 119



Ground floor

Family Room / Kitchen	8510mm x 3375mm	27' 11" x 11' 1"
Utility	1875mm x 1865mm	6' 2" x 6' 1"
Lounge	3335mm x 5155mm	10' 11" x 16' 11"
Cloaks	930mm x 1865mm	3' 1" x 6' 1"



First floor

Bedroom 1	3147mm x 4549mm	10' 4" x 14' 11"
En suite	1870mm x 2920mm	6' 2" x 9' 7"
Bedroom 2	3002mm x 3531mm	9' 10" x 11' 7"
Bedroom 3	3335mm x 3392mm	10' 11" x 11' 2"
Jack 'n' Jill En suite	1930mm x 2388mm	6' 4" x 7' 10"
Bedroom 4	3307mm x 2920mm	10' 10" x 9' 7"
Bathroom	1970mm x 2125mm	6' 6" x 7'

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SOUTHWOLD

4 bedroom home



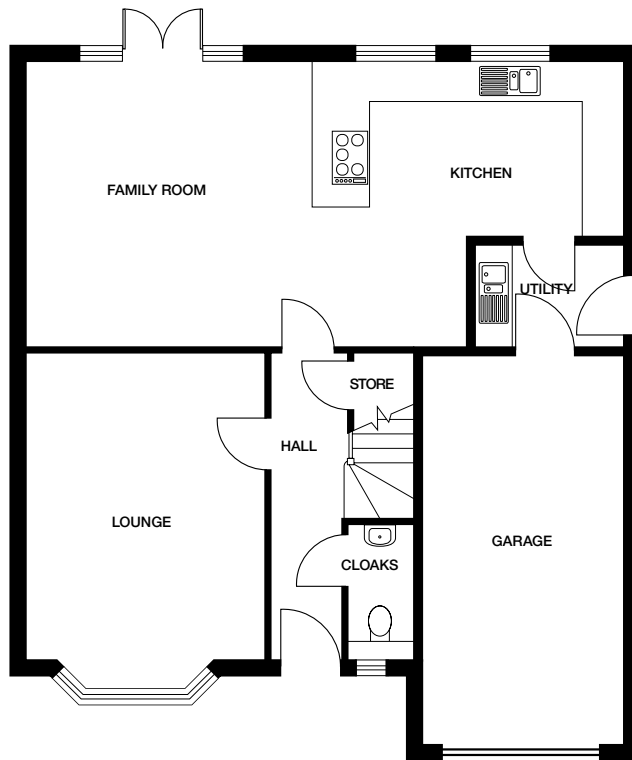
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SOUTHWOLD

1709

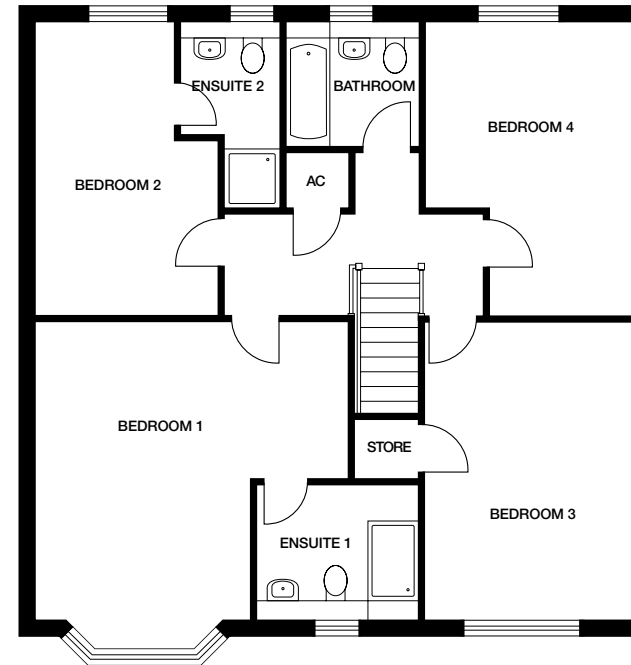
4 bedroom home

Plots 4, 49, 50, 58, 103, 105



Ground floor

Kitchen	4830mm x 4395mm	15' 10" x 14' 5"
Family Room	4468mm x 4395mm	14' 8" x 14' 5"
Utility	2322mm x 1600mm	7' 7" x 5' 3"
Lounge	3674mm x 4753mm	12' 1" x 15' 7"
Cloaks	985mm x 2032mm	3' 3" x 6' 8"



First floor

Bedroom 1	4885mm x 4605mm	16' x 15' 1"
En suite 1	2577mm x 2032mm	8' 5" x 6' 8"
Bedroom 2	2817mm x 4600mm	9' 3" x 15' 1"
En suite 2	1581mm x 2783mm	5' 2" x 9' 2"
Bedroom 3	3175mm x 4605mm	10' 5" x 15' 1"
Bedroom 4	3202mm x 4600mm	10' 6" x 15' 1"
Bathroom	2100mm x 1970mm	6' 11" x 6' 6"

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HOMES



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lovellhomes



Lovell_homes

lovell.co.uk

LOVELL
HOMES

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