

LOVELL  
HOMES

PRESENTS



THE  
SYCAMORES

KIRK ELLA

WELCOME TO



THE  
**SYCAMORES**

KIRK ELLA

The Sycamores is an exciting new development in the village of Kirk Ella, situated on the western fringe of Hull. Carefully designed with modern lifestyles in mind, you'll find a home at The Sycamores to suit you, regardless of your stage of life. Close to the attractive heart of the village, this high quality development has much to offer whether you are upsizing, downsizing, or simply looking for that perfect home where you can live the life you want. The village is a thriving community with several amenities including good schools, a leisure centre, post office, hairdressers, pubs and a village hall.



## A LITTLE INSPIRATION GOES A LONG WAY



Stephenson Grange Show Home

In The Sycamores 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 The Sycamores. 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.**



THE  
**SYCAMORES**  
KIRK ELLA

\* Subject to build stage from our selected range



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

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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

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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

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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.

  
THE  
**SYCAMORES**  
KIRK ELLA

## A WARM WELCOME IN THE WOLDS

It is easy to see why Kirk Ella was so popular with successful Hull merchants in the nineteenth century: perched on the edge of the Wolds of the East Riding of Yorkshire with easy access to rolling countryside, it is also very close to the city of Hull with its vibrant cultural life and its expanding renewable energy sector contributing to the area's growing economic prosperity. Just to the south of the village lies the iconic Humber Bridge and the Humber Country Park, created out of a chalk quarry which gives it its characteristic chalk 'cliffs'. Here you can relax by cycling, walking, and picnicking among the meadows and woodlands and enjoy nature in all its glory. Alternatively, you can play a round or two of golf at the local golf club or enjoy walking along the Yorkshire Wolds Way adjacent to the Humber.







Hull centre



Hull Golf Club



Maritime Museum

## HULL: A MODERN CITY FOR MODERN LIFE



Princes Quay



The Deep



St Andrews Church

Hull was the UK's City of Culture between 2017 and 2021 and the rejuvenating effect of that accolade can be seen everywhere. The city has become a destination in its own right, celebrating its history and diversity with year round festivals, concerts, exhibitions, comedy, and drama, embracing both the traditional and the alternative. The redevelopment of the historic docks means that you can enjoy some retail therapy at the Princes Quay shopping centre, stop for a coffee or bite to eat at one of the many cafes and restaurants along the Marina, or stroll to the Humber and visit The Deep aquarium and the Maritime Museum.

See Hull's extraordinary history unfold at the Streetlife Museum or follow one of the many heritage trails around the city or, for a more contemporary experience, visit Bankside Gallery, a celebration of street art inspired by an original Banksy artwork in Hull.

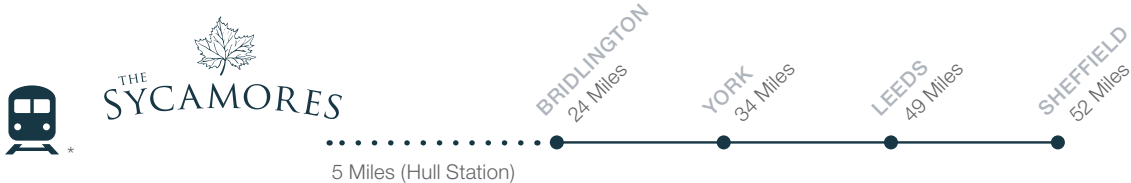
To complement the city lights of Hull, the rolling Wolds of the East Riding are on your doorstep with attractive market towns like Beverley only a short drive away. Beverley's famous Minster which dates back to the 13th century provides the town with its distinctive backdrop to its medieval lanes and markets as well as playing host to its Early Music Festival. Beverley racecourse is famous for its flat racing and the Folk Festival is a major draw. For a family day out, visit Bridlington with its wide sandy beaches, promenade, harbour and traditional seaside entertainment to keep everyone happy! Closer to home, there is more fun to be had with water at the Welton Waters Adventure Centre where you can learn to sail, canoe and windsurf.



THE  
SYCAMORES  
KIRK ELLA

# IDEALLY LOCATED

The Sycamores is ideally placed for transport...



and attractions...

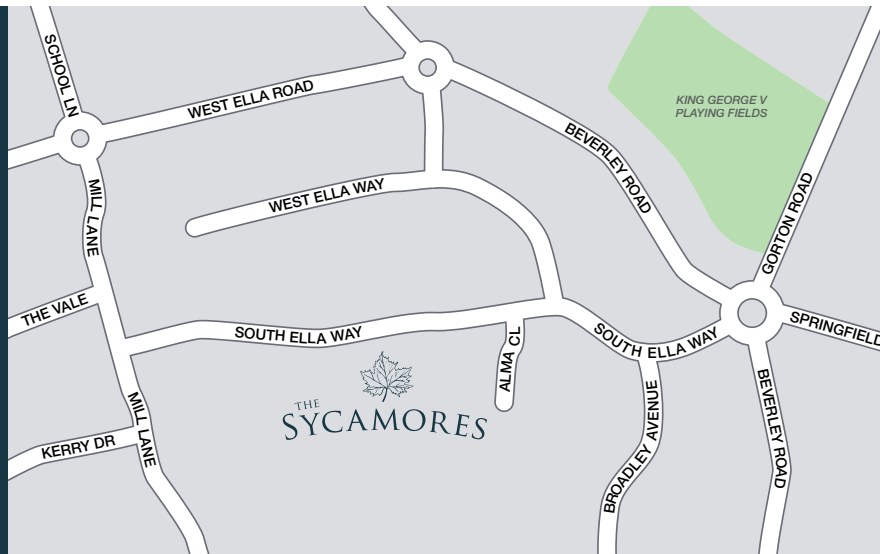


\* Distances taken from Google Maps.

## From the M62 Junction 35/M18

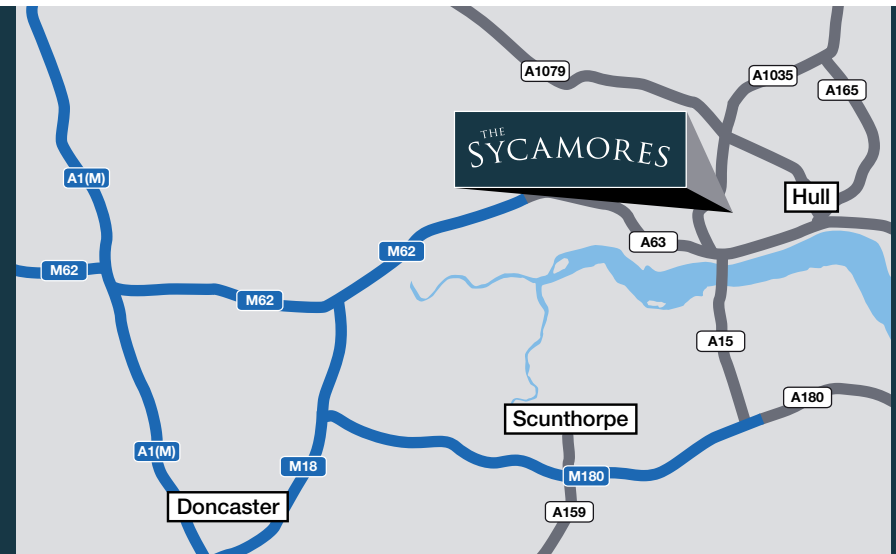
Follow the M62 north-east and continue onto the A63 towards Hull and the Humber Bridge for 40 miles. On Clive Sullivan Way, take the slip road towards Hessle to join the A15 (just before the Humber Bridge). At the Boothferry roundabout, take the second exit onto Boothferry Road (A1105).

After approximately a mile, at the next roundabout take the first exit onto Beverley Road (B1232) towards Kirk Ella. In just over a mile, take the first exit onto South Ella Way. Continue for 0.3 miles and you will find The Sycamores on your left.



## From the A15 Humber Bridge

Continue on the A15 north over Humber Bridge and follow the signs for A15 (Beverly). At the Boothferry roundabout, take the third exit onto Boothferry Road (A1105). After approximately a mile, at the next roundabout take the first exit onto Beverley Road (B1232) towards Kirk Ella. In just over a mile, take the first exit onto South Ella Way. Continue for 0.3 miles and you will find The Sycamores on your left.



# 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). The Sycamores 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



	HENBURY	LANSDOWN	NEWBURY	PUTTENHAM	OSBOURNE	PAVENHAM	ROSEBERRY	TATTENHOE	SOUTHWOLD
10 Year NHBC Warranty	•	•	•	•	•	•	•	•	•
<b>Kitchen</b>									
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 Island Hood							•		•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher							•	•	•
<b>Bathroom</b>									
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•
Chrome Towel-rail to Bathroom		•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
<b>Cloakroom</b>									
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
<b>En-Suite</b>									
Ideal Standard Sanitaryware	•	•	•	•	•	•	•	•	•
Mira Shower	•	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•	•
Chrome Towel-rail to En-Suite							•	•	•

	HENBURY	LANSDOWN	NEWBURY	PUTTENHAM	OSBOURNE	PAVENHAM	ROSEBERRY	TATTENHOE	SOUTHWOLD
<b>Electrics</b>									
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							•	•	•
<b>Internal and Decoration</b>									
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	•	•	•	•	•	•	•	•	•
Symphony Wardrobes to Bedroom 1								•	•
<b>External</b>									
White UPVC Windows	•	•	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•	•	•
Outside Tap to Rear							•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•	•



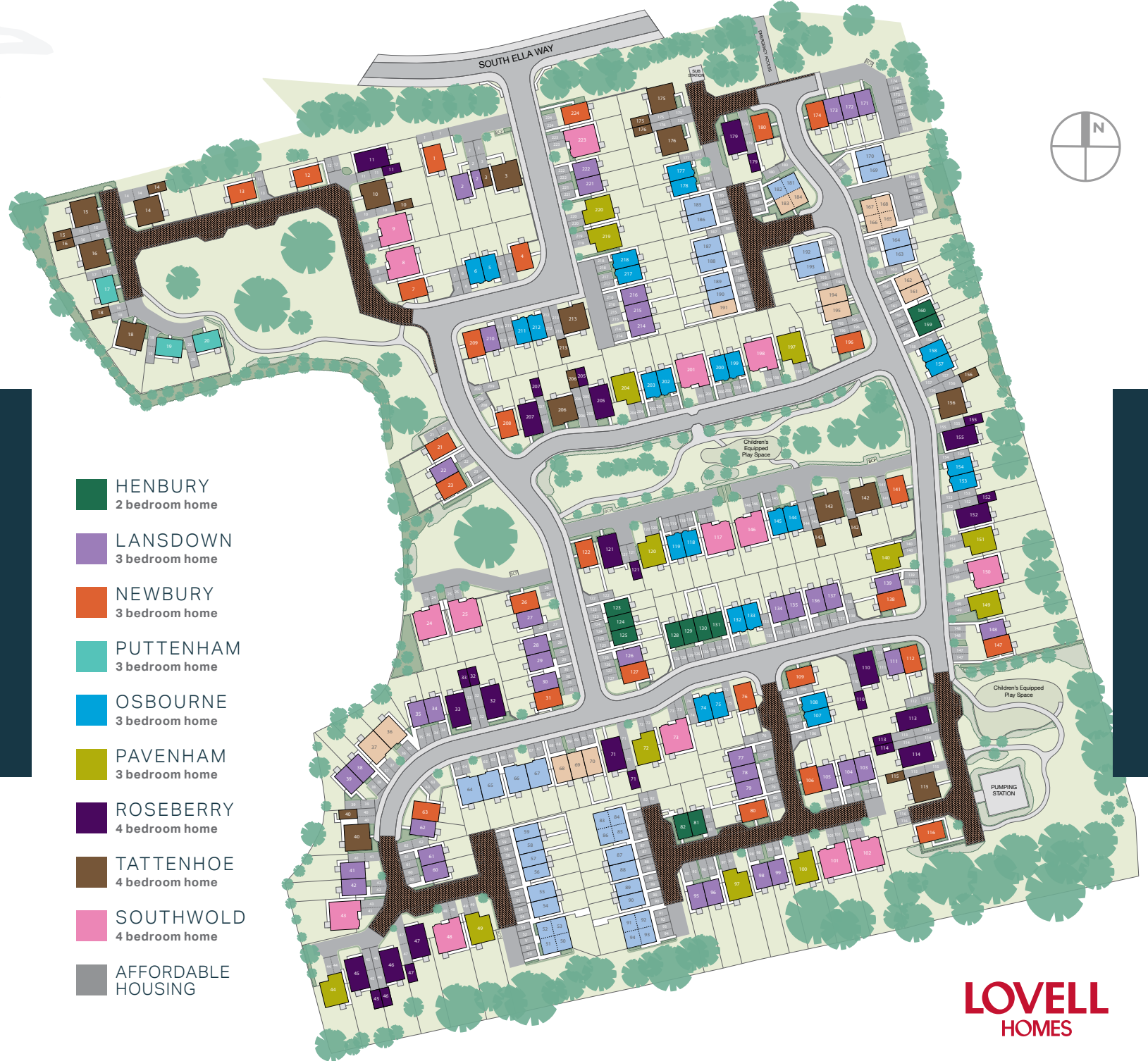
# THE DEVELOPMENT



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. July 24.

- Shared Ownership  
EAST RIDING COUNCIL
- EAST RIDING COUNCIL

- HENBURY  
2 bedroom home
- LANSDOWN  
3 bedroom home
- NEWBURY  
3 bedroom home
- PUTTENHAM  
3 bedroom home
- OSBOURNE  
3 bedroom home
- PAVENHAM  
3 bedroom home
- ROSEBERRY  
4 bedroom home
- TATTENHOE  
4 bedroom home
- SOUTHWOLD  
4 bedroom home
- AFFORDABLE HOUSING



**LOVELL**  
HOMES

HENBURY  
2 bedroom home

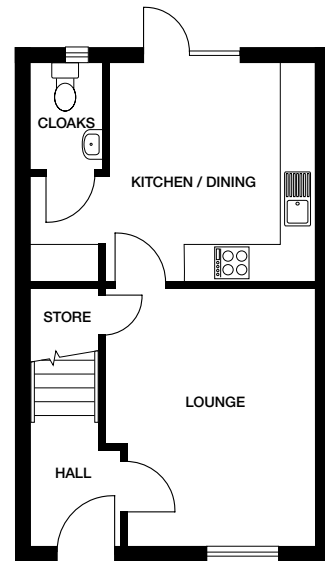
  
THE  
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CGIs are indicative, external finishes and features may vary.

# HENBURY

## 2 bedroom home

Plots 81, 82, 123, 124, 125, 128, 129, 130, 131, 159, 160

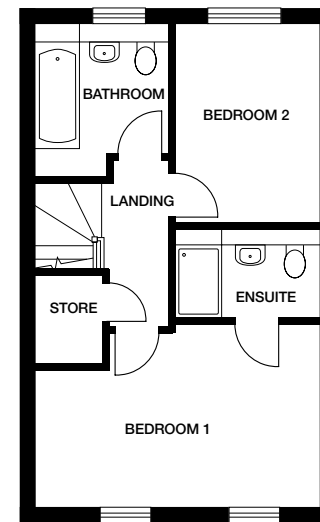


### Ground floor

**Kitchen / Dining** 4685mm x 3520mm 15' 4" x 11' 7"

**Lounge** 3555mm x 4202mm 11' 8" x 13' 9"

**Cloaks** 1084mm x 1654mm 3' 7" x 5' 5"



### First floor

**Bedroom 1** 4685mm x 2935mm 15' 4" x 9' 8"

**En suite** 2416mm x 1457mm 7' 11" x 4' 9"

**Bedroom 2** 2416mm x 3217mm 7' 11" x 10' 7"

**Bathroom** 2156mm x 2442mm 7' 1" x 8'

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. July 21.

# LANSDOWN

3 bedroom home

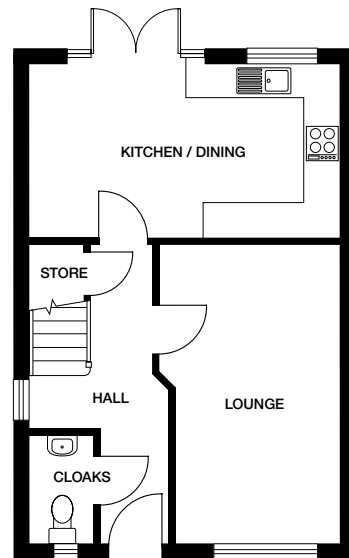
  
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CGIs are indicative, external finishes and features may vary.

# LANSDOWN

## 3 bedroom home

Plots 2, 22, 27, 28, 29, 30, 34, 35, 38, 39, 41, 42, 60, 61, 62, 77, 78, 79, 95, 96, 98, 99, 103, 104, 105, 111, 126, 134, 135, 136, 137, 139, 148, 171, 172, 173, 210, 214, 215, 216, 221, 222

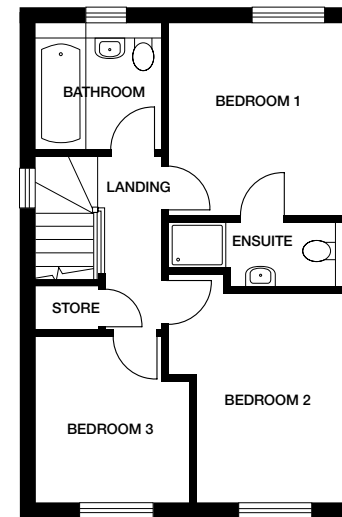


Ground floor

**Kitchen / Dining** 5248mm x 2872mm 17' 3" x 9' 5"

**Lounge** 3136mm x 4973mm 10' 3" x 16' 4"

**Cloaks** 910mm x 1760mm 3' x 5' 9"



First floor

**Bedroom 1** 3085mm x 3181mm 10' 1" x 10' 5"

**En suite** 2042mm x 1121mm 6' 8" x 3' 8"

**Bedroom 2** 2624mm x 3450mm 8' 7" x 11' 3"

**Bedroom 3** 2535mm x 2738mm 8' 4" x 9'

**Bathroom** 2070mm x 1970mm 6' 9" x 6' 6"

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NEWBURY

3 bedroom home

  
THE  
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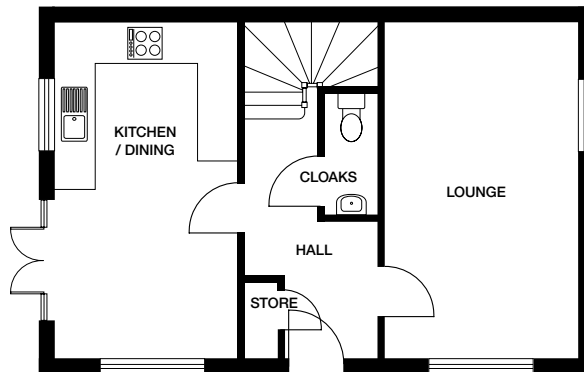
CGIs are indicative, external finishes and features may vary.

# NEWBURY

## 3 bedroom home

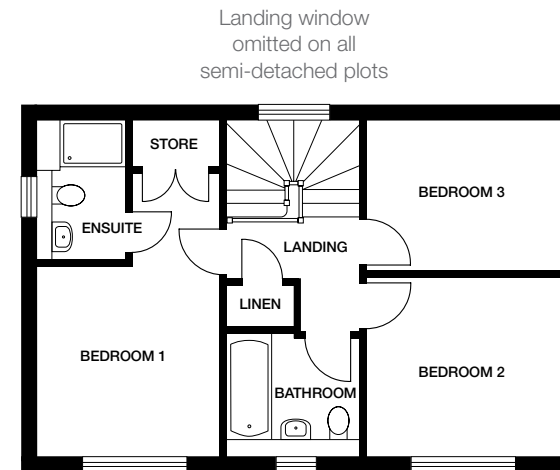
Detached Plots 1, 4, 7, 12, 13, 21, 76, 80, 109, 116, 122, 141, 180, 196, 208, 224

Semi-detached Plots 23, 26, 31, 63, 106, 112, 127, 138, 147, 174, 209



Ground floor

<b>Kitchen / Dining</b>	3028mm x 5473mm	9' 11" x 17' 11"
<b>Lounge</b>	3212mm x 5473mm	10' 6" x 17' 11"
<b>Cloaks</b>	894mm x 2026mm	2' 11" x 6' 7"



First floor

<b>Bedroom 1</b>	3212mm x 4670mm	10' 6" x 15' 4"
<b>En suite</b>	1410mm x 2280mm	4' 8" x 7' 6"
<b>Bedroom 2</b>	3212mm x 2860mm	10' 6" x 9' 6"
<b>Bedroom 3</b>	3212mm x 2520mm	10' 6" x 8' 3"
<b>Bathroom</b>	2196mm x 1816mm	7' 2" x 6'

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# PUTTENHAM

3 bedroom home

  
THE  
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KIRK ELLA

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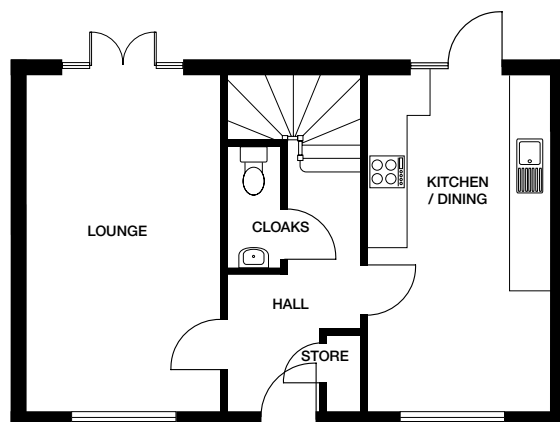




# PUTTENHAM

## 3 bedroom home

Plots 17, 19, 20

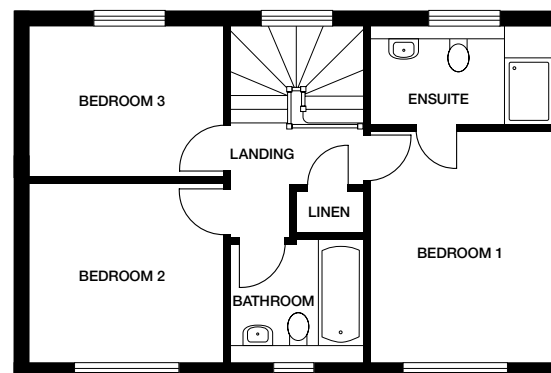


Ground floor

**Kitchen / Dining** 2971mm x 5473mm 9' 9" x 17' 11"

**Lounge** 3155mm x 5473mm 10' 4" x 17' 11"

**Cloaks** 894mm x 2026mm 2' 11" x 6' 8"



First floor

**Bedroom 1** 3018mm x 3809mm 9' 11" x 12' 6"

**En suite** 3018mm x 1550mm 9' 11" x 5' 1"

**Bedroom 2** 3202mm x 2900mm 10' 6" x 9' 6"

**Bedroom 3** 3202mm x 2460mm 10' 6" x 8' 1"

**Bathroom** 2176mm x 1950mm 7' 2" x 6' 5"

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OSBOURNE

3 bedroom home

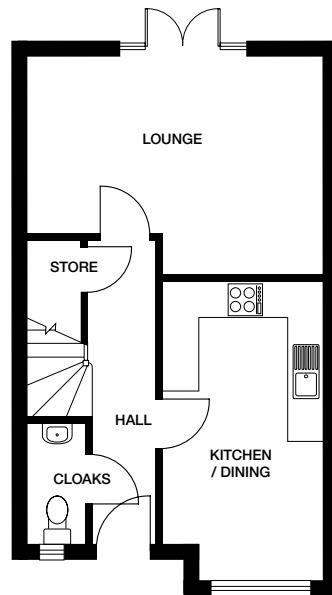
  
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KIRK ELLA

CGIs are indicative, external finishes and features may vary.

# OSBOURNE

## 3 bedroom home

Plots 5, 6, 74, 75, 107, 108, 118, 119, 132, 133, 144, 145, 153, 154,  
157, 158, 177, 178, 199, 200, 202, 203, 211, 212, 217, 218

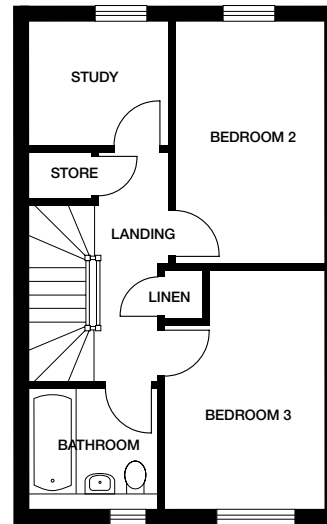


Ground floor

**Kitchen / Dining** 2748mm x 4858mm 9' x 15' 11"

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

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



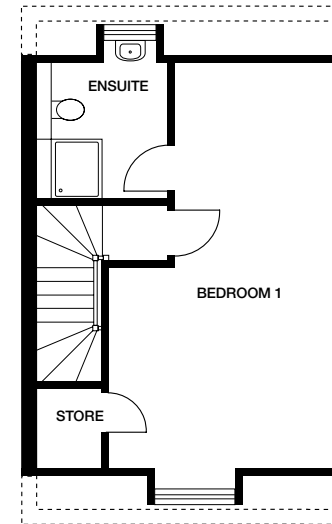
First floor

**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** 3798mm x 6799mm 12' 6" x 22' 4"

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

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# PAVENHAM

3 bedroom home

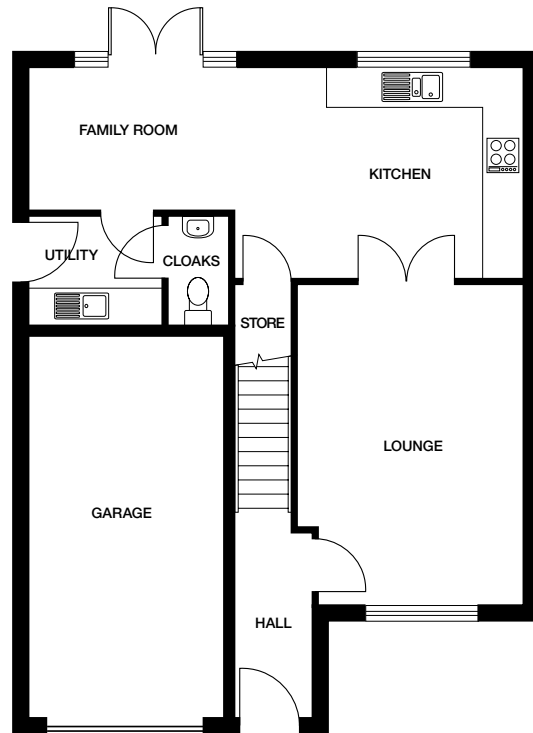
  
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# PAVENHAM

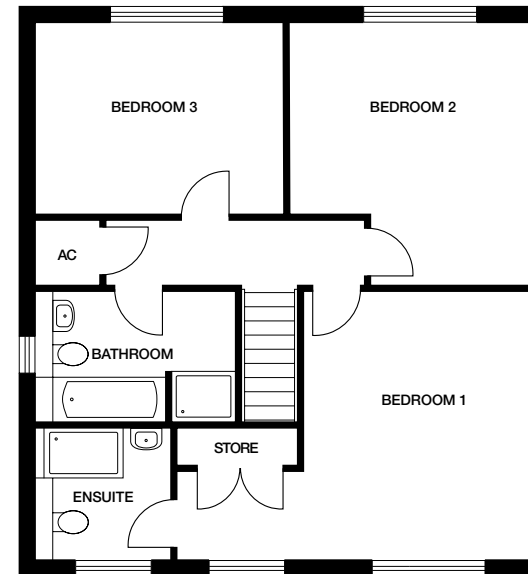
## 3 bedroom home

Plots 44, 49, 72, 97, 100, 120, 140, 149, 151, 197, 204, 219, 220



Ground floor

<b>Kitchen / Family Room</b>	7723mm x 2208mm	25' 4" x 7' 3"
<b>Utility</b>	2026mm x 1695mm	6' 8" x 5' 7"
<b>Cloaks</b>	934mm x 1695mm	3' 1" x 5' 7"
<b>Lounge</b>	3522mm x 5000mm	11' 7" x 16' 5"



First floor

<b>Bedroom 1</b>	3522mm x 4203mm	11' 7" x 13' 9"
<b>En suite</b>	2075mm x 2007mm	6' 10" x 6' 7"
<b>Bedroom 2</b>	3765mm x 4070mm	12' 4" x 13' 4"
<b>Bedroom 3</b>	3865mm x 2983mm	12' 8" x 9' 9"
<b>Bathroom</b>	3110mm x 2071mm	10' 2" x 6' 10"

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# ROSEBERRY

4 bedroom home

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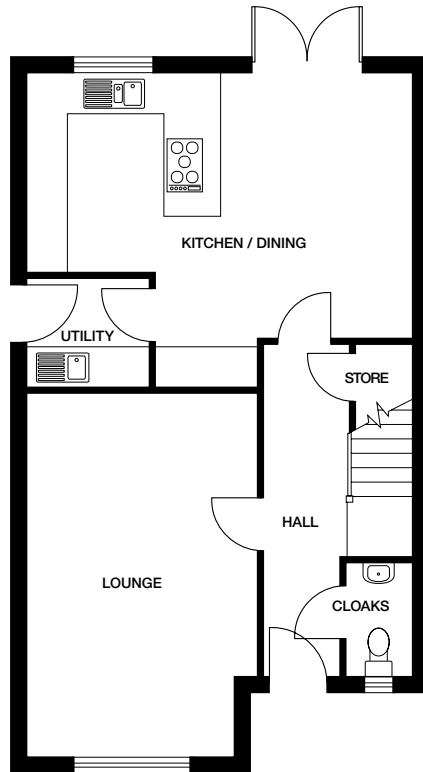
CGI images are indicative only, landscaping and boundary finishes vary by plot.

# ROSEBERRY

1282

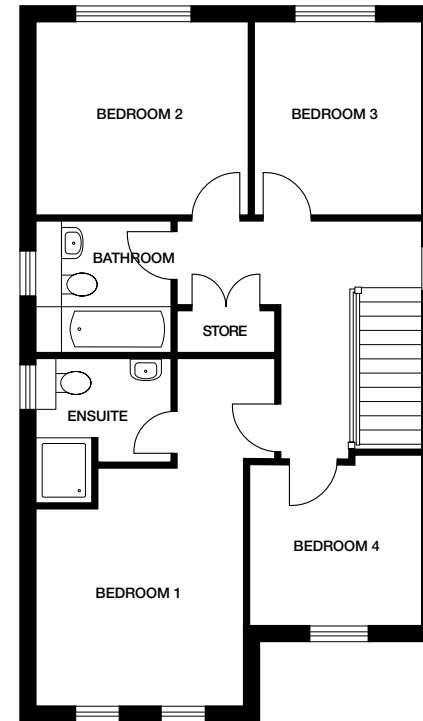
## 4 bedroom home

Plots 11, 32, 33, 45, 46, 47, 71, 110, 113, 114, 121, 152, 155, 179, 205, 207



Ground floor

<b>Kitchen / Dining</b>	5922mm x 4894mm	19' 5" x 16' 1"
<b>Utility</b>	1834mm x 1716mm	6' x 5' 8"
<b>Lounge</b>	3558mm x 5628mm	11' 8" x 18' 6"
<b>Cloaks</b>	960mm x 1760mm	3' 2" x 5' 9"



First floor

<b>Bedroom 1</b>	3110mm x 3659mm	10' 2" x 12'
<b>En suite</b>	1970mm x 2236mm	6' 6" x 7' 4"
<b>Bedroom 2</b>	3270mm x 2995mm	10' 9" x 9' 10"
<b>Bedroom 3</b>	2560mm x 2995mm	8' 5" x 9' 10"
<b>Bedroom 4</b>	2719mm x 2451mm	8' 11" x 8'
<b>Bathroom</b>	1970mm x 2059mm	6' 6" x 6' 9"

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# TATTENHOE

4 bedroom home

  
THE  
SYCAMORES  
KIRK ELLA

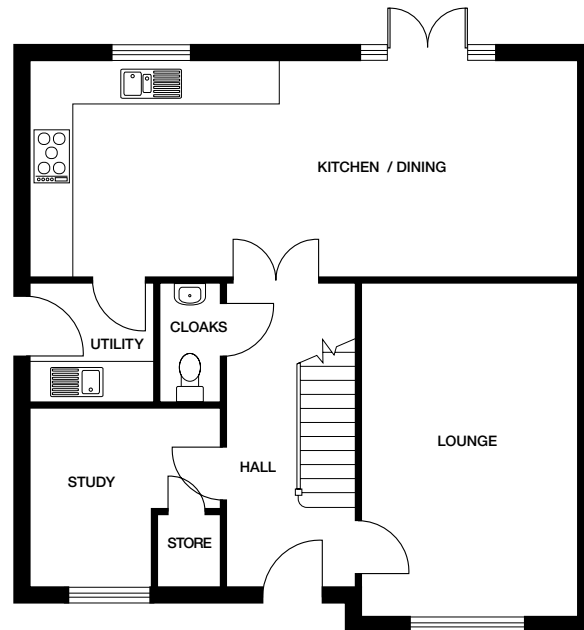
CGI images are indicative only, landscaping and boundary finishes vary by plot.



# TATTENHOE

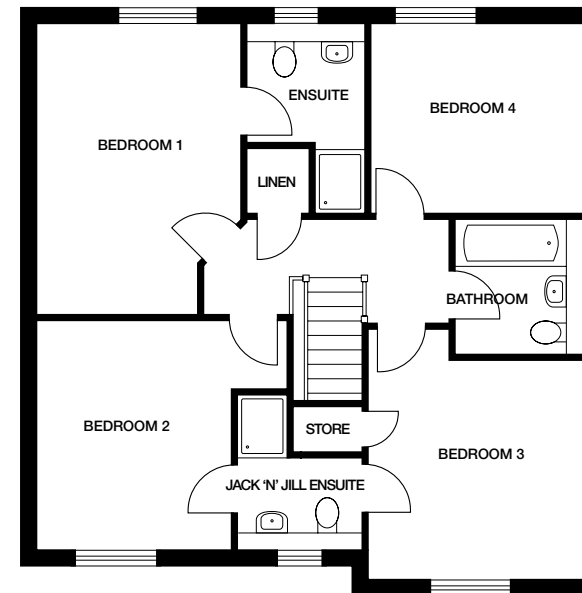
## 4 bedroom home

Plots 3, 10, 14, 15, 16, 18, 40, 115, 142, 143, 156, 175, 176, 206, 213



Ground floor

<b>Kitchen / Dining</b>	8510mm x 3375mm	27' 11" x 11' 1"
<b>Utility</b>	1875mm x 1865mm	6' 2" x 6' 1"
<b>Lounge</b>	3335mm x 5155mm	10' 11" x 16' 11"
<b>Study</b>	2908mm x 2747mm	9' 6" x 9'
<b>Cloaks</b>	930mm x 1865mm	3' 1" x 6' 1"



First floor

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

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# SOUTHWOLD

4 bedroom home

  
THE  
**SYCAMORES**  
KIRK ELLA

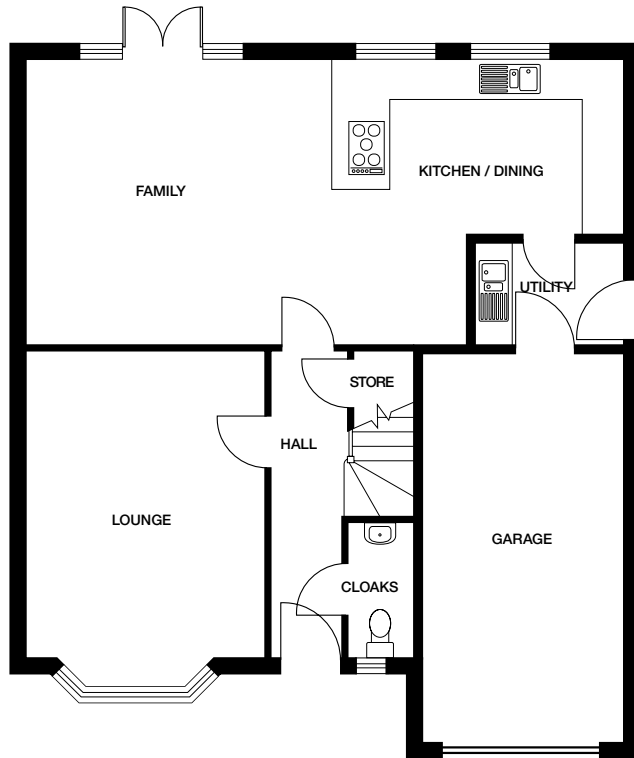
CGI images are indicative only, landscaping and boundary finishes vary by plot.

# SOUTHWOLD

1709

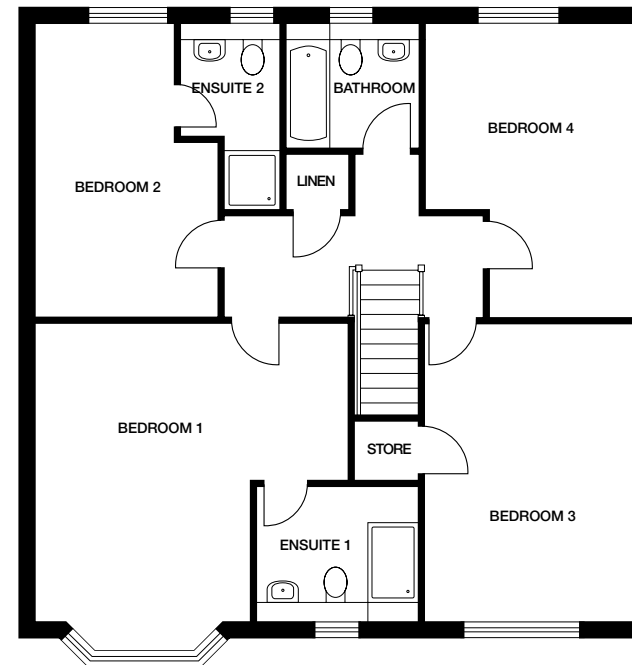
## 4 bedroom home

Plots 8, 9, 24, 25, 43, 48, 73, 101, 102, 117, 146, 150, 198, 201, 223



Ground floor

<b>Kitchen / Dining</b>	4830mm x 4395mm	15' 10" x 14' 5"
<b>Family</b>	4468mm x 4395mm	14' 8" x 14' 5"
<b>Utility</b>	2322mm x 1600mm	7' 7" x 5' 3"
<b>Lounge</b>	3674mm x 4754mm	12' 1" x 15' 7"
<b>Cloaks</b>	986mm x 2063mm	3' 3" x 6' 9"



First floor

<b>Bedroom 1</b>	4885mm x 4605mm	16' x 15' 1"
<b>En suite 1</b>	2577mm x 2000mm	8' 5" x 6' 7"
<b>Bedroom 2</b>	2817mm x 4600mm	9' 3" x 15' 1"
<b>En suite 2</b>	1581mm x 2863mm	5' 2" x 9' 5"
<b>Bedroom 3</b>	3175mm x 4573mm	10' 5" x 15'
<b>Bedroom 4</b>	3170mm x 4600mm	10' 5" x 15' 1"
<b>Bathroom</b>	2100mm x 1970mm	6' 11" x 6' 6"

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# THE SYCAMORES

KIRK ELLA

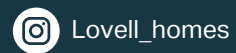
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