

LOVELL
HOMES

PRESENTS



STEPHENSON
GRANGE
HOLMEWOOD



WELCOME TO



**STEPHENSON
GRANGE**
HOLMEWOOD

Whether you are buying your first home, upsizing to accommodate your growing family, or looking towards retirement, at Stephenson Grange in Holmewood you will find a stunning selection of 2, 3 and 4 bedroom homes built with you in mind. Close to the motorway and rail networks, Holmewood is supremely well-connected. The village is only five miles from Chesterfield and is only a short drive from one of England's most beautiful areas, the Derbyshire Peak District.



THIS IS THE LOVELL LIFE



Ingleby View Show Home

In Stephenson Grange you're not just buying somewhere to live – you are buying a beautifully constructed, distinctive home. With customer satisfaction our number one priority, all of our homes have been thoughtfully designed and created with contemporary lifestyles in mind and built to the highest standards. 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



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.





VILLAGE LIFE AND BEYOND...

Holmewood is a village with a close-knit community, within walking distance from Stephenson Grange you will find the village centre, comprising of its shops, doctor's surgery, post office and library. Close by, the memory of Holmewood's illustrious industrial heritage is reflected in the Five Pits Trail, a walking and cycling path that skirts the village and winds its way past the Williamthorpe Ponds Nature Reserve, a haven for wildlife and the site of the village's former colliery. Beyond village life there is so much more to discover...





Church of St Mary and All Saints



Five Pits Trail



Homewood aerial view

WORK, REST, AND PLAY



Holmewood Memorial Garden



Grassmoor Country Park



Chesterfield Market Hall

Living in Holmewood means that you have a wealth of opportunities for work, rest and play on your doorstep. Chesterfield, with its famous crooked church spire, was home to George Stephenson, the famous Victorian engineer known as the 'Father of the Railways' and after whom this development is named. These days Chesterfield is a thriving market town and a destination in its own right, with a selection of speciality markets (including its famous open-air market), independent shops, street festivals, parks and, of course, the Chesterfield to Staveley canal.

A little further afield and you can have a great day out at Chatsworth House, home to the Duke and Duchess of Devonshire. To the east of Holmewood, just over the M1 you can lose yourself in the Sherwood Forest Country Park of Robin Hood fame; meander around the medieval Hardwick Hall; or do a spot of wine tasting at Renishaw Hall vineyard. If the city lights beckon, Holmewood is equidistant from both Sheffield to the north and Nottingham to the south. And for those in search of adventure, the Peak District National Park can cater for all outdoor leisure pursuits from walking to climbing and from paragliding to horse riding.



Knifesmithgate, Chesterfield



Vicar Lane Shopping Centre



Wolfie Pond





IDEALLY LOCATED

Stephenson Grange is ideally placed for transport...



and attractions...



* Distances taken from Google Maps.

FROM THE SOUTH

Travel northbound on the M1 and leave at junction 29. Take the first exit onto the A6175 west towards Holmewood and Clay Cross. Continue on the A6175 through the first roundabout and at the second roundabout take the third exit onto the B6039 heading north. Continue on this road and you will find Stephenson Grange on the left.

FROM THE NORTH

Travel southbound on the M1 and leave at junction 29. Take the fourth exit onto the A6175 west towards Holmewood and Clay Cross. Continue on the A6175 through the first roundabout and at the second roundabout take the third exit onto the B6039 heading north. Continue on this road and you will find Stephenson Grange on the 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). Stephenson Grange 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



	FAIRHAVEN	HENBURY	LANSDOWN	NEWBURY	PUTTENHAM	OSBOURNE	RAVENSWORTH
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 Island Hood							•
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 and Enclosure		•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•
Chrome Towel-rail to En suite							•

	FAIRHAVEN	HENBURY	LANSDOWN	NEWBURY	PUTTENHAM	OSBOURNE	RAVENSWORTH
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 Vertical Internal Doors in White Finish			•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•
External							
White UPVC Windows	•	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•	•
Outside Tap							•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•

THE
DEVELOPMENT

**STEPHENSON
GRANGE**
HOLMEWOOD



THE DEVELOPMENT

STEPHENSON GRANGE

HOLMEWOOD

-  FAIRHAVEN
2 bedroom home
-  HENBURY
2 bedroom home
-  LANSDOWN
3 bedroom home
-  NEWBURY
3 bedroom home
-  PUTTENHAM
3 bedroom home
-  OSBOURNE
3 bedroom home
-  RAVENSWORTH
4 bedroom home
-  AFFORDABLE
HOUSING



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. Nov 21.

FAIRHAVEN

2 bedroom home

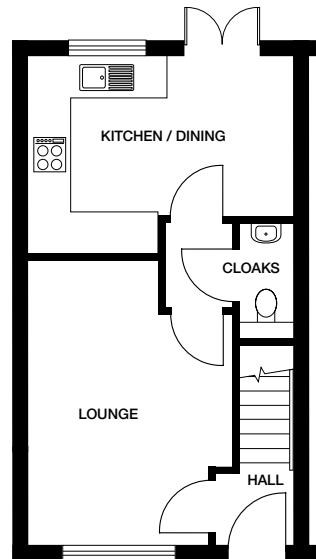


CGI shows plots 119 and 120
CGIs are indicative, external finishes and features may vary.

FAIRHAVEN

2 bedroom home

Plots 11, 47, 48, 50, 51, 68,
69, 71, 72, 119, 120

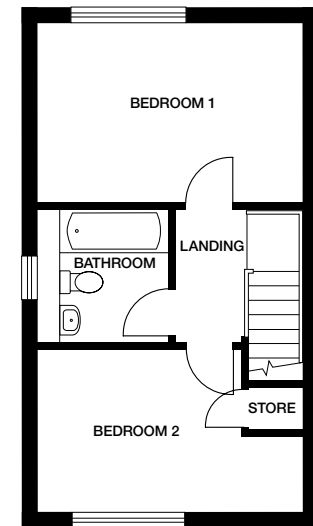


Ground floor

Kitchen / Dining 4123mm x 3027mm 13' 6" x 9' 11"

Lounge 3115mm x 4358mm 10' 2" x 14' 6"

Cloaks 895mm x 1810mm 2' 11" x 5' 11"



First floor

Bedroom 1 4123mm x 2737mm 13' 6" x 9'

Bedroom 2 4123mm x 2454mm 13' 6" x 8' 1"

Bathroom 1960mm x 2080mm 6' 5" x 7'

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. Feb 21.

HENBURY

2 bedroom home

**STEPHENSON
GRANGE**

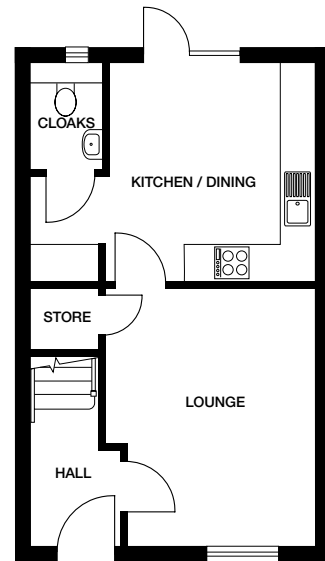
HOLMEWOOD

CGI shows plots 101 to 103
CGIs are indicative, external finishes and features may vary.

HENBURY

2 bedroom home

Plots 5, 6, 7, 19, 20, 96, 97, 98, 99, 100, 101, 102,
103, 129, 130, 144, 145, 146, 147, 148

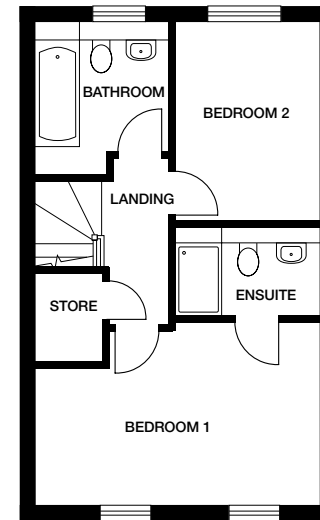


Ground floor

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. Feb 21.

LANSDOWN

3 bedroom home

**STEPHENSON
GRANGE**

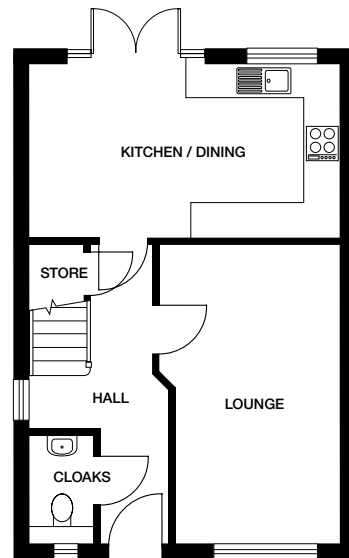
HOLMEWOOD

CGI shows plots 133 and 134
CGIs are indicative, external finishes and features may vary.

LANSDOWN

3 bedroom home

Plots 1, 2, 10, 14, 17, 18, 54, 55, 58, 66, 67, 108, 109,
117, 118, 126, 131, 133, 134, 141, 143, 151, 152, 155

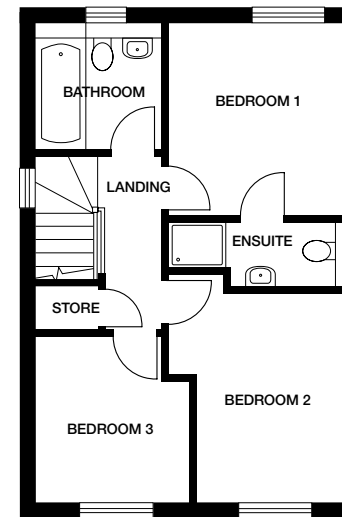


Ground floor

Kitchen / Dining 5248mm x 2862mm 17' 3" x 9' 5"

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

Cloaks 1000mm x 1750mm 3' 3" x 5' 9"



First floor

Bedroom 1 3085mm x 3175mm 10' 1" x 10' 5"

En suite 2042mm x 1097mm 6' 8" x 3' 7"

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

Bedroom 3 2525mm x 2725mm 8' 3" x 8' 11"

Bathroom 2060mm x 2050mm 6' 9" x 6' 9"

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. Feb 21.

NEWBURY

3 bedroom home

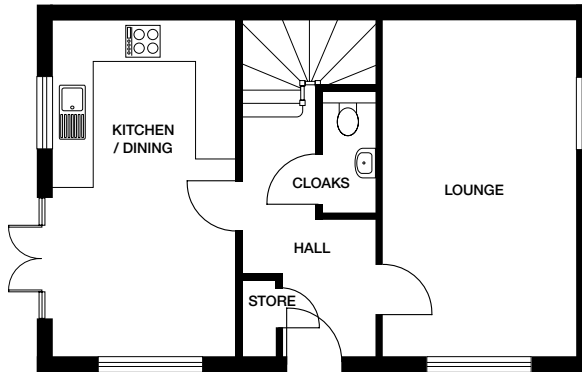


CGI shows plot 142
CGIs are indicative, external finishes and features may vary.

NEWBURY

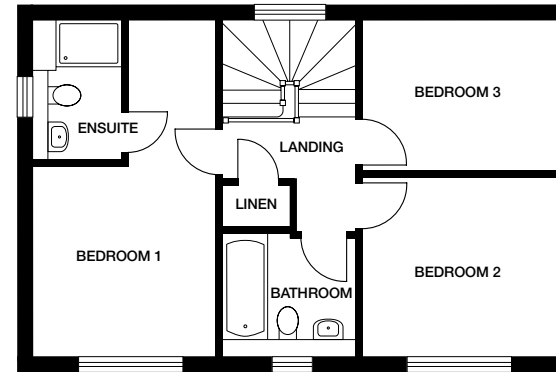
3 bedroom home

Detached Plots 37, 39, 60, 95, 123, 135, 150
 Semi Detached Plots 13, 59, 127, 132, 140, 142, 156



Ground floor

- Kitchen / Dining** 2971mm x 5472mm 9' 8" x 17' 11"
- Lounge** 3155mm x 5472mm 10' 4" x 17' 11"
- Cloaks** 894mm x 2026mm 2' 11" x 6' 7"



First floor

- Bedroom 1** 3018mm x 4645mm 9' 11" x 15' 2"
- En suite** 1400mm x 2270mm 4' 7" x 7' 5"
- 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"

Plots 31, 37, 39
 and 46 stair gable
 window omitted

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. Feb 21.

PUTTENHAM

3 bedroom home

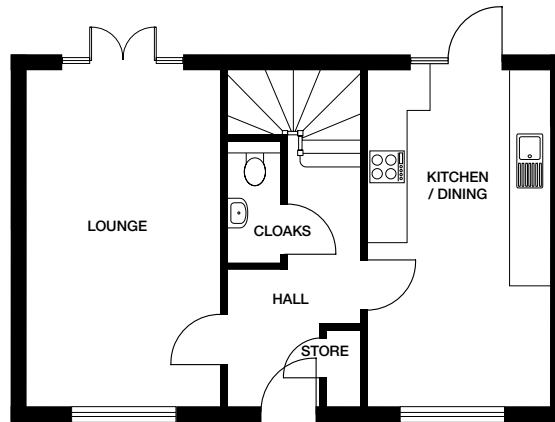


CGI shows plot 70
CGIs are indicative, external finishes and features may vary.

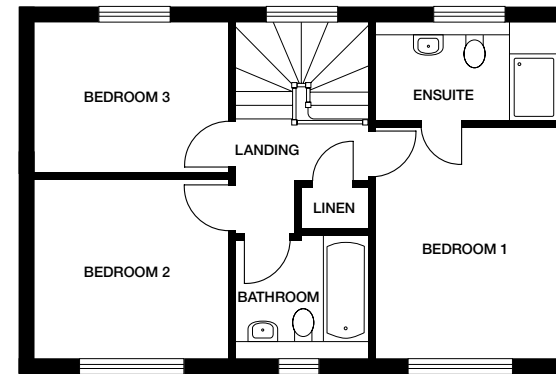
PUTTENHAM

3 bedroom home

Plots 12, 21, 35, 36, 38, 70, 136, 139



Plots 36, 38, 136 and 139 lounge gable window omitted



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"

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. Feb 21.



OSBOURNE

3 bedroom home

STEPHENSON
GRANGE

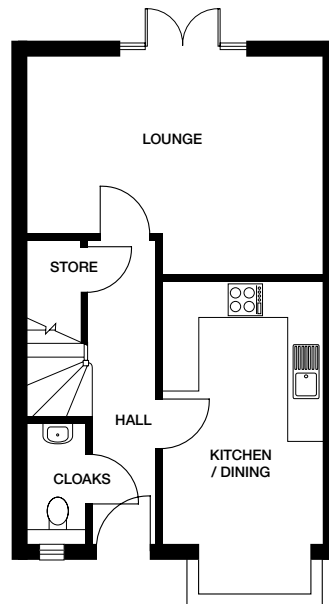
HOLMEWOOD

CGI shows plots 115 and 116
CGIs are indicative, external finishes and features may vary.

OSBOURNE

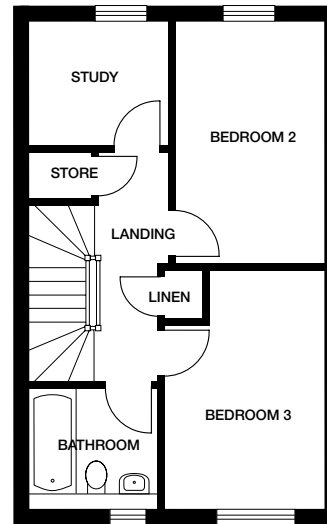
3 bedroom home

Plots 3, 4, 8, 9, 42, 43, 44, 45, 52, 53, 56, 57, 62, 63, 64, 65, 104, 105, 106, 107, 110, 111, 112, 113, 115, 116, 124, 125, 137, 138



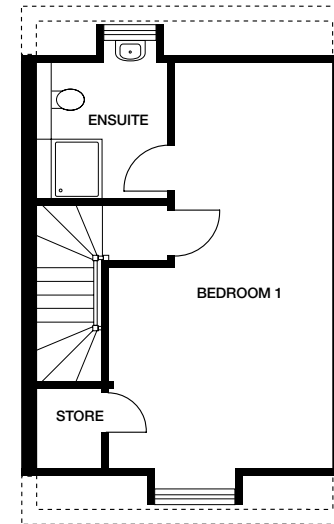
Ground floor

Kitchen / Dining 2748mm x 4297mm 9' x 14' 1"
Lounge 4910mm x 3538mm 16' 1" x 11' 7"
Cloaks 893mm x 1940mm 2' 11" x 6' 4"



First floor

Bedroom 2 2562mm x 3435mm 8' 5" x 11' 3"
Bedroom 3 2748mm x 4400mm 9' x 14' 5"
Bathroom 2050mm x 1940mm 6' 9" x 6' 4"
Study 2211mm x 1975mm 6' 11" x 6' 6"



Second floor

Bedroom 1 3798mm x 6799mm 12' 6" x 22' 4"
En suite 2111mm x 2267mm 6' 11" x 7' 5"

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. Feb 21.



RAVENSWORTH

4 bedroom home

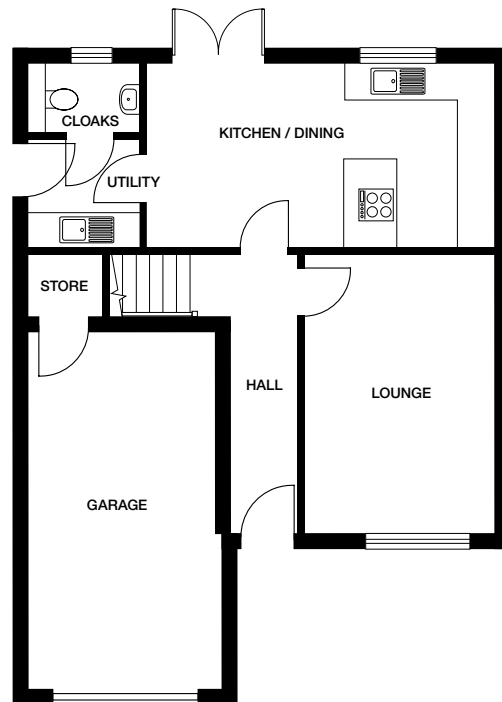
**STEPHENSON
GRANGE**
HOLMEWOOD

CGI shows plot 154
CGIs are indicative, external finishes and features may vary.

RAVENSWORTH

4 bedroom home

Plots 15, 16, 41, 61, 114, 121, 122, 128, 149, 153, 154



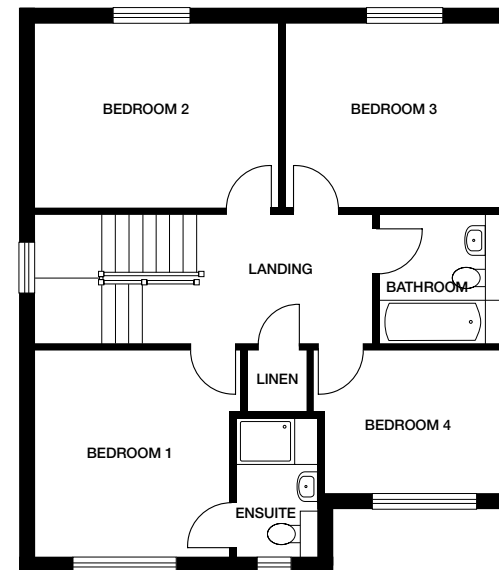
Ground floor

Kitchen / Dining 5860mm x 3087mm 19' 2" x 10' 1"

Lounge 3136mm x 4685mm 10' 3" x 15' 4"

Cloaks 1800mm x 1090mm 5' 11" x 3' 7"

Utility 1800mm x 1834mm 5' 11" x 6'



First floor

Bedroom 1 3214mm x 3417mm 10' 6" x 11' 3"

En suite 1358mm x 2266mm 4' 5" x 7' 5"

Bedroom 2 4063mm x 3049mm 13' 4" x 10'

Bedroom 3 3547mm x 3049mm 11' 8" x 10'

Bedroom 4 2935mm x 2404mm 9' 7" x 7' 11"

Bathroom 1950mm x 2156mm 6' 5" x 7' 1"

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. Feb 21.

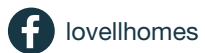
STEPHENSON GRANGE

HOLMEWOOD

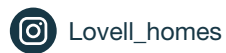
Chesterfield Road, Holmewood, Chesterfield S42 5TG

Tel: 01246 643 212

Email: sales.stephensongrange@lovell.co.uk



lovell.co.uk



LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY