

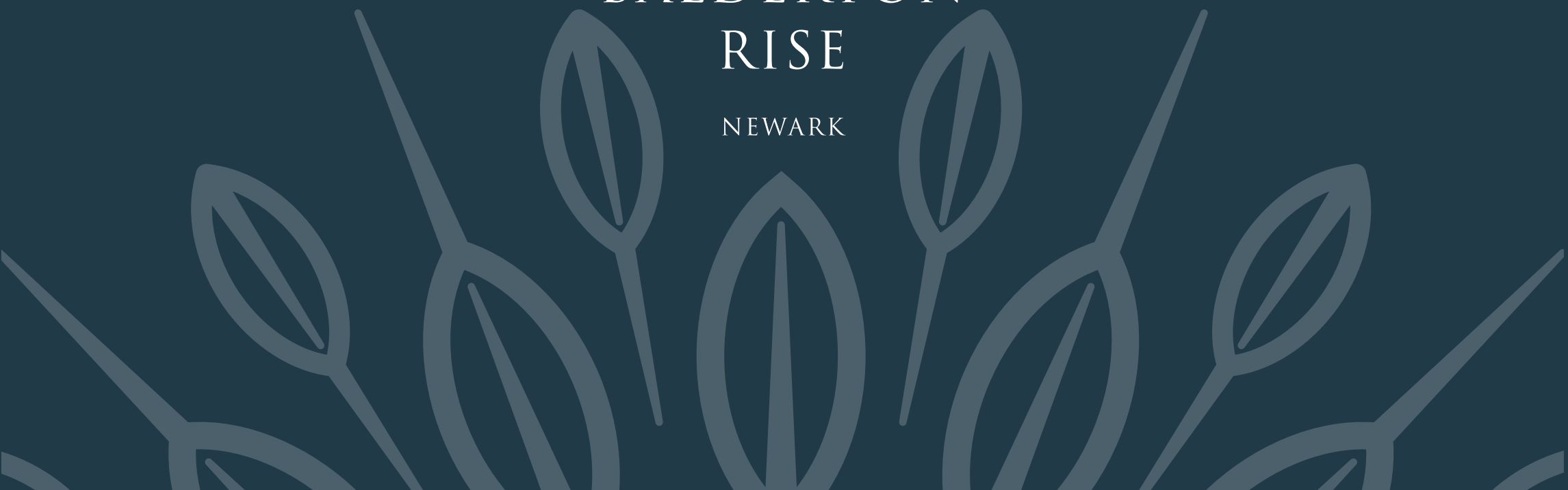
LOVELL
HOMES

PRESENTS



BALDERTON
RISE

NEWARK



WELCOME TO



BALDERTON RISE

NEWARK

Settled in the market town of Newark-on-Trent, Balderton Rise offers an exclusive collection of 1, 2, 3 and 4 bedroom homes, offering the perfect blend of modern living and countryside charm.

Close to the town centre, this vibrant development is ideally located for a range of buyers. Whether you are a first time professional seeking convenience, or looking to upsize or downsize, each home has been carefully designed to a high specification with modern living, style, comfort and functionality in mind.

Balderton benefits from a wide range of shops and amenities as well as good schools, parks and play areas. Just three miles from Newark Northgate Train Station and Newark Castle Station, providing seamless connectivity.





Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes, and we make customer satisfaction our number one priority. This means that you enjoy value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with the buyer in mind and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Spectrum@Houlton show home interior



BALDERTON
RISE



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 offer, 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.



BALDERTON
RISE



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

Local Schools & Education

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

Shops & Amenities

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

Transport

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

In Summary

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



BALDERTON
RISE



St Mary Magdalene Church, Newark on Trent



PLACES TO SEE, LOCATIONS TO EXPLORE



Royalist Canon sculpture in Sconce and Devon Park



Newark Castle, by the River Trent

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

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

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

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



Sherwood Forest, Nottinghamshire



The Buttermarket, Newark



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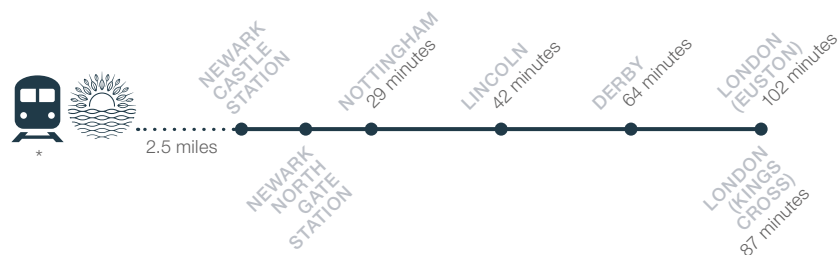
Balderton Rise offers superb transport links, making it an ideal choice for commuters. There are two local train stations within a close distance providing regular services across the UK. Conveniently situated just off the A1 and A46, Newark offers seamless access to major cities including Lincoln, Nottingham,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



Newark Town Lock



Newark Castle Train Station



*Distances taken from Google Maps. Please note, the train times shown are approximate and are intended to show an average travel time.

FROM THE NORTH

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

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

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

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



FROM THE SOUTH

Reaching Newark from the south is easy and scenic. Head north on the A1 toward Newark-on-Trent. Continue for approximately 20–30 miles, depending on your starting point.

As you approach Newark, take the exit signposted for Newark/B6326. At the top of the slip road, turn right onto the B6326, London Road, following signs for Newark and Balderton.

You'll soon pass The Grove Sports & Social Club on your right, a popular local venue.

Continue along London Road through a mix of residential and green spaces.

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

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



BALDERTON
RISE



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Development Name is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



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NEWARK

Hawton Lane, Balderton, NG24 3BU

T: 01636 314 241



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lovell.co.uk

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