

PRESENTS



HESSLE

WELCOME TO



HESSLE

With its impressive choice of four and five bedroom homes, this fantastic development offers an opportunity to live in vibrant Hessle. The Woodlands, named after a local nature reserve, the Humber Bridge Country Park, has been a haven for the local community and wildlife alike, set amongst woods, meadows, ponds and cliffs, and is also known locally as Little Switzerland. Equally as impressive is the range of local amenities that include a great choice of schools, plenty of open space and excellent transport links.

The Woodlands is a development that ticks every box.

What makes homes here even more desirable are their exceptional build quality and sustainability. Each home is gas-free and includes air source heat pumps to reduce their environmental impact as well as your heating bills. This means you can look forward to a greener home in a thriving community.



A LITTLE INSPIRATION MAKES A HOME YOUR OWN



Every property at The Woodlands is far more than just bricks and mortar. They are designed and built to be a home. So, whether you're searching for a four or five bedroom house, you can look forward to somewhere offering the very best in contemporary living. Each home has been thoughtfully created to complement today's busy lifestyle, such as spacious open-plan kitchen/ dining areas with French doors creating a light and airy space.

Then, there are the final touches that are yours to choose so it feels like home as soon as you walk through the door.

At Lovell, we believe in combining traditional craftsmanship with the latest construction techniques to give you outstanding quality as standard. It's why you're assured a home that is designed to offer a seamless blend of character, attention to detail and flair, with high specifications throughout. To create a space that feels uniquely yours, we offer you the freedom to personalise your new house, with everything fitted by our own skilled tradesmen. Our Inspirations* range allows you to choose your fixtures and fitting so you feel at home from day one. We recommend you reserve early to take advantage of all the options that let you put your stamp on your new home. And make moving in even more exciting, knowing that everything is just as you want it.

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

* Subject to build stage from our selected range







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.



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.



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.





Set on the north bank of the Humber Estuary, Hessle is a quaint town boasting stunning views of the iconic Humber Bridge. Here, you'll find an excellent choice of independent shops, handy services for daily needs and supermarkets. Hessle also caters for children of all ages with a range of junior and primary schools, as well as Hessle High School & Sixth Form College. Being in the heart of the East Riding of Yorkshire means you're never far from beautiful countryside, Hessle is located at the start of the Yorkshire Wolds Way and on the Trans Pennine Trail route. This means you can look forward to idyllic countryside on the doorstep as well as Hull city centre just down the road.

With the towns vibrant community spirit, yearly they host the Hessle Feast, where you can enjoy great food and drink, craft stalls, live music and more.





SO MUCH TO SEE AND DO



When you move to Hessle, you'll be neighbours with a number of must-visit villages. These include nearby Swanland with its impressive village pond, West Ella where you'll discover many traditional English cottages and historic Willerby. A little further afield is the bustling market town of Beverley with its majestic gothic minster. Travelling on from there, you'll reach Bridlington, a seaside resort that promises fun for all – come rain or shine. Then, of course, there are the Yorkshire Wolds to explore with their stunning landscapes and wildlife. With the 79-miles long Yorkshire Wolds Way National Trial starting at Hessle, the great outdoors begins as soon as you step out of the door. Whether walking, running, cycling or even horse riding, no two trips need ever be the same. One day you can be experiencing rugged coastline, the next taking in rolling hills and valleys.

Hull offers an impressive array of attractions and a vibrant cultural scene – all just a 20-minute drive away. A shopper's paradise, it has high-street favourites as well as unique independent stores that make every visit an interesting adventure. In the heart of the city, you'll find a choice of shopping centres and arcades, such as St. Stephen's Shopping Centre and Princes Quay, offering everything from fashion and beauty to tech and lifestyle. There are also the cobbled streets of the historic Old Town which lead you to a variety of quirky boutiques, artisan shops and antique stores. Also, make sure to visit the lovely Marina and colourful Fruit Market area, both brimming with independent shops, quirky cafés and stylish eateries. On top of all this, Hull is home to celebrated annual events, including the Freedom Festival, which is a dynamic celebration of art, culture and live performances, and Humber Street Sesh, the region's biggest independent music festival. For sports enthusiasts, Hull offers seemingly non-stop entertainment, with professional rugby league teams like Hull FC and Hull KR, as well as Hull City AFC for football fans.





PERFECTLY PLACED

The Woodlands is in the ideal location for the daily commute into Hull with the city centre 20 minutes away by car. Equally as handy to get to are Doncaster, Leeds and Sheffield, each around an hour away. For travelling further afield, there's easy access to the M62 and M18, from which you can then head across the country. Or, if you prefer to travel by train, Hessle Station is just down the road. From here you can head into Hull or travel over to Doncaster on any one of the regular services.



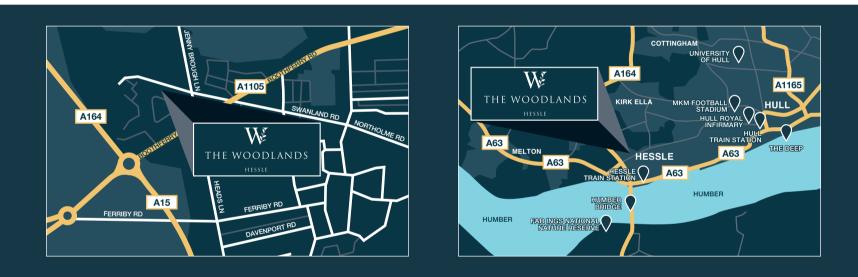




Sat Nav postcode: HU13 0JT

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 second exit staying on Boothferry Road towards Hessle A1105. Turn left at the next set of traffic lights onto Heads Lane. Take the second left, then The Woodlands is a few hundred yards on the left.



FROM THE A15 HUMBER BRIDGE

Continue on the A15 north over Humber Bridge and follow the signs for A15 (Beverley). At the Boothferry roundabout, take the third exit onto Boothferry Road (A1105). After approximately a mile, at the next roundabout take the second exit staying on Boothferry Road towards Hessle A1105. Turn left at the next set of traffic lights onto Heads Lane. Take the second left, then The Woodlands is a few hundred yards 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!



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). The Woodlands 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



	BURNBY	TATTENHOE	SOUTHWOLD	WOODBURY
10 Year Premier Guarantee Warranty	•	•	•	•
Kitchen Choice of Symphony Kitchen Units* Soft Close Doors and Drawers Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•
Sowl Stainless Sink to Kitchen Chrome Mixer Tap to Kitchen Single Bowl Stainless Sink to Utility Electrolux Brushed Steel Single Electric Oven	•	•	•	•
Bosch Brushed Steel Double Electric Oven Electrolux Brush Steel 4 Ring Ceramic Hob Bosch Brushed Steel 5 Ring Ceramic Hob Brushed Steel Splashback to Hob Electrolux Brushed Steel Chimpey Hood	•	•	•	•
Electrolux Brushed Steel Chimney Hood Bosch Brushed Steel Chimney Hood Electrolux Integrated Fridge Freezer Electrolux Integrated Dishwasher	•	•	•	•
Bathroom / Shower room 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		•	•	•

	BURNBY	TATTENHOE	SOUTHWOLD	WOODBURY
Electrics				
White Slimline Sockets and Switches and Media Plate	•	•	•	•
Fibre / Broadband	•	•	•	•
BT Points to Lounge and Downstairs Store	•	•	•	•
TV Point to Lounge	•	•	•	•
Outside Light to Front of Property Under Unit LED Lighting in Kitchen	•	•	•	
Chrome Downlighters to Kitchen		•	•	
Chrome Downlighters to Bathroom / Shower Room		•	•	
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	•	•	•	•
Symphony Wardrobes to bed 1				
Estamal				
External Chartwell Green UPVC Windows				
Chartwell Green UPVC French Door		•	•	
Outside Tap to Rear				
Turf / Soft Landscaping to Front Garden			•	
Turf to Rear Garden			•	
Cycle Store (On Properties without a Garage)				
Air Source Heat Pumps to External		•	•	
Car Charging / EV Chargers to External	•	•	•	•





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 isindicative 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.

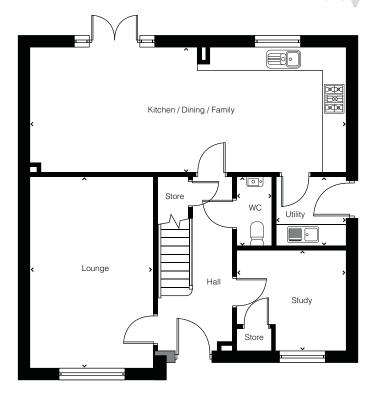


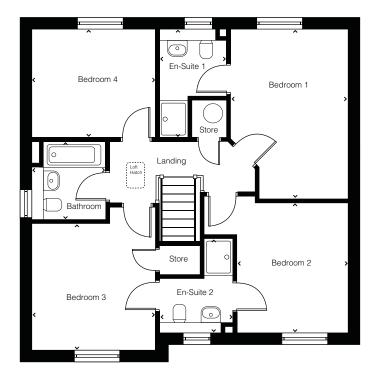


TATTENHOE

4 bedroom home

Plots: 27, 28, 29, 36, 39, 42, 46, 49, 50 & 54





Ground Floor

Lounge Study WC

Kitchen / Dining / Family 3370mm x 8510mm 11'1" x 27'11" 3335mm x 5155mm 10'11" x 16'11" 2890mm x 2745mm 9'6" x 9'0" 930mm x 1865mm 3'1" x 6'1"

First Floor

Bedroom 1	4545mm x 3145mm	14'11" x 10'4"
En-suite 1	1870mm x 2920mm	6'2" x 6'7"
Bedroom 2	3000mm x 3530mm	9'10" x 11'7"
En-suite 2	1985mm x 2535mm	6'6" x 8'4"
Bedroom 3	3335mm x 3390mm	10'11" x 11'1"
Bedroom 4	2920mm x 3305mm	6'7" x 10'10"
Bathroom	2125mm x 1970mm	7'0" x 6'6"

> Longest measurement taken



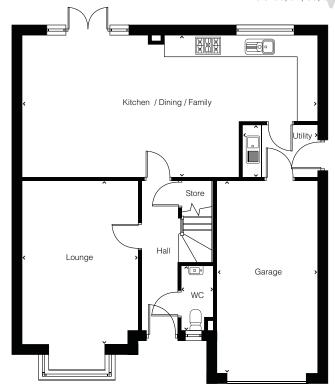
1530

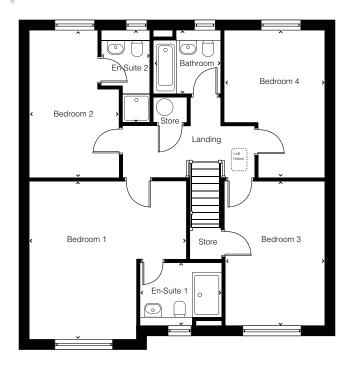


SOUTHWOLD

4 bedroom home

Plots: 30, 31, 33, 34, 35, 37, 38, 44, 45, 47, 48 & 51





Ground Floor

Kitchen / Dining / Family 9295mm x 4390mm 30'6" x 14'5" Lounge 3670mm x 5200mm 12'1" x 17'1" Utility 1600mm x 2320mm 5'3" x 7'7" WC 990mm x 2030mm 3'3" x 6'8" Garage 3100mm x 6050mm 10'2" x 19'10"

First Floor

Bedroom 1	5020mm x 4920mm	16'6" x 16'2"
En-suite 1	2575mm x 2000mm	8'5" x 6'7"
Bedroom 2	4600mm x 2815mm	15'1" x 9'3"
En-suite 2	2860mm x 1580mm	9'5" x 5'2"
Bedroom 3	4570mm x 3175mm	15'0" x 10'5"
Bedroom 4	3170mm x 4600mm	10'5" x 15'1"
Bathroom	2100mm x 1970mm	6'11" x 6'6"

> Longest measurement taken



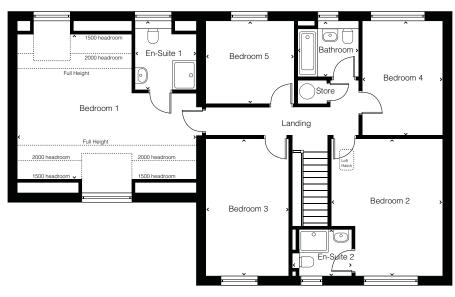


WOODBURY

5 bedroom home

Plots: 40, 41, 43, 52 & 53





Ground Floor

Kitchen / Dining / Family	8285mm x 4460mm	27'2" x 14'8"
Lounge	4350mm x 3850mm	14'3" x 12'8"
Utility	1645mm x 2255mm	5'5" x 7'5"
Study	2255mm x 3205mm	7'5" x 10'6"
WC	1050mm x 2255mm	3'5" x 7'5"
Garage	6310mm x 6085mm	20'8" x 20'0"

First Floor

Bedroom 1	6260mm x 5150mm	20'6" x 16'11"
En-suite 1	2095mm x 2140mm	6'10" x 7'0"
Bedroom 2	3905mm x 4815mm	12'10" x 15'10"
En-suite 2	1630mm x 2125mm	5'4" x 7'0"
Bedroom 3	2910mm x 4815mm	9'7" x 15'10"
Bedroom 4	4015mm x 2825mm	13'2" x 9'3"
Bedroom 5	3120mm x 2930mm	10'3" x 9'7"
Bathroom	2150mm x 1970mm	7'1" x 6'6"

> Longest measurement taken



1973



HESSLE

Heads Lane, Hessle, HU13 0JT **T:** 01482 904 501



