

LOVELL
HOMES

PRESENTS



TIXALL VIEW
GREAT HAYWOOD

WELCOME TO



TIXALL VIEW
GREAT HAYWOOD

Tixall View is a stunning collection of homes, situated in the picturesque village of Great Haywood. Lying on the River Trent and nestled beside an Area of Outstanding Natural Beauty, Great Haywood provides a stunning rural setting, along with easy access to the A51 for commuting to Rugeley and nearby towns.

Within close proximity of many useful amenities, Tixall View adds ease to everyday life and provides the perfect location for couples and growing families alike.



CGI of Tixall View street scene. CGIs are indicative only, external finishes, features and road treatments may vary.



Somerford Park show home interior



Somerford Park show home interior

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 extraordinary 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 extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character 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.



Somerford Park show home interior



Somerford Park show home interior



TIXALL VIEW
GREAT HAYWOOD



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

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.



TIXALL VIEW
GREAT HAYWOOD



LIFE AT TIXALL VIEW

Surrounded by rolling fields, canals, and green spaces, Great Haywood is a stunning location to call home for the whole family.

With its elevated position, the development looks across Great Haywood to the smaller village of Tixall, which is home to the 16th-century Tixall Gatehouse - all that remains of Tixall Hall which was demolished in 1927. To the west of the development, you have Shugborough Hall, a beautiful National Trust owned property with a museum and gardens to explore at your leisure.

Tixall View's excellent position means you have the county town of Stafford at your disposal just 7 miles away, for amenities and family days out. Meanwhile, Great Haywood itself has a lovely Canalside Farm Shop and the Lockhouse Tea Rooms, plus a doctor's surgery, pharmacy, post office, dentist and the village pub. You'll also find 8 schools within 5 miles of Tixall View, including 3 Outstanding Ofsted rated primary schools.



TIXALL VIEW
GREAT HAYWOOD



Cannock Chase



Great Haywood Canal



Cannock Shopping Centre



St Stephen Church

PLACES TO SEE, LOCATIONS TO EXPLORE



GoApe



Shugborough Hall

Situated in central Staffordshire, our homes are in a great position for exploring all that the county has to offer. Whether you're walking amongst the free-roaming monkeys at Trentham Forest, exploring the medieval English cathedral in Lichfield, or cycling down the challenging mountain bike trails in the Cannock Chase valleys, there is something for everyone. And of course, the younger members of the family are well-catered for, with an abundance of soft play areas, children's farms and both outdoor and indoor activity centres.

Stoke-on-Trent, Birmingham and Burton upon Trent are all within reach of home, giving you all of the benefits of large cities, whilst still being able to return home at the end of the day to a tranquil countryside setting. For an evening's entertainment, why not head to Stafford's Gatehouse theatre which features comedy acts and shows all year round. Alternatively, Cannock Chase Forest hosts a range of events throughout the year, such as the spectacular Forest Live festival.



Essex Bridge, Great Haywood



J.R.R. Tolkien's former cottage



TIXALL VIEW
GREAT HAYWOOD

IDEALLY LOCATED

Commuting from Tixall View is simple, with the A51 lying just minutes away to take you south to Birmingham, or north, up to Stoke-on-Trent. Buses run regularly through Great Haywood between Stafford and Lichfield. You'll also have the railway stations of Rugeley and Stafford, offering excellent links across the country, and Birmingham International Airport is less than 35 miles away.



Great Haywood Canal



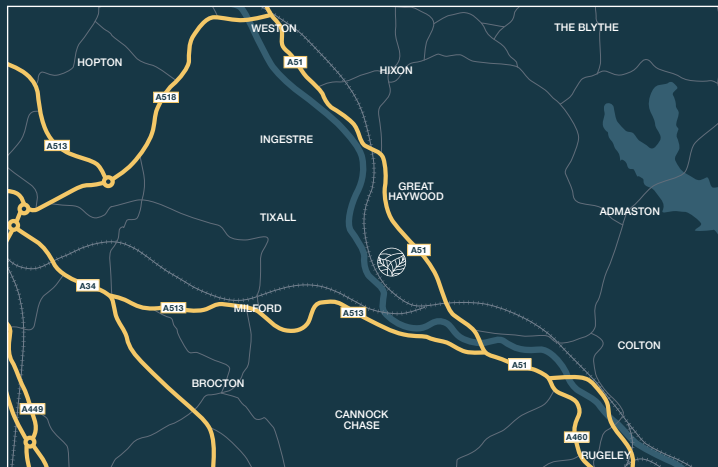
Countryside View



* Distances and times taken from Google Maps.

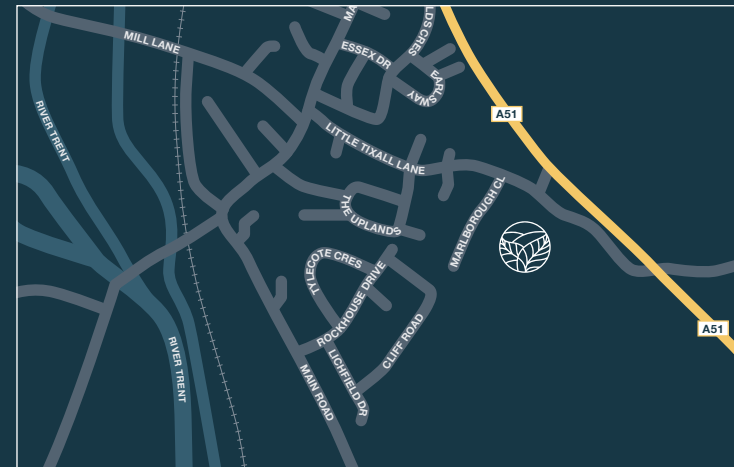
FROM THE NORTH

Join the A51 heading south into Great Haywood. Continue along the A51 past Great Haywood. Turn right onto Little Tixall Lane and you will see Tixall View straight ahead.



FROM THE SOUTH

Join the A51 heading north into Great Haywood. Continue to follow the A51 and then turn left onto Little Tixall Lane. You will find Tixall View on your right.



Use Sat Nav postcode **ST18 0SF**



TIXALL VIEW
GREAT HAYWOOD



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). Tixall View 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 DEVELOPMENT



TIXALL VIEW
GREAT HAYWOOD





TIXALL VIEW

GREAT HAYWOOD



- DRAYTON**
3 bedroom bungalow
Plots 63, 64, 65, 66 & 67
- MAYLANDS**
3 bedroom home
Plots 69 & 74
- MILFORD**
3 bedroom home
Plots 62, 70 & 76
- NEWBURY**
3 bedroom home
Plots 1, 3, 22, 24, 25, 36, 68, 71, 72 & 77
- RICHMOND**
4 bedroom home
Plots 2, 16, 21, 31, 34, 39, 40, 41, 42 & 51

- ROCHESTER**
4 bedroom home
Plots 4, 73 & 75
- REDBOURNE**
4 bedroom home
Plots 15, 17, 18, 19 & 23
- WOODBURY**
5 bedroom home
Plots 13, 14, 27, 29, 30, 32, 33, 35, 37, 38, 48 & 50
- CHASLEY**
5 bedroom home
Plots 20, 26, 28 & 49
- AFFORDABLE HOUSING**
- SALES ARENA**

S/S indicates Substation
Correct at time of print December 2021

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.



DRAYTON
3 bedroom bungalow



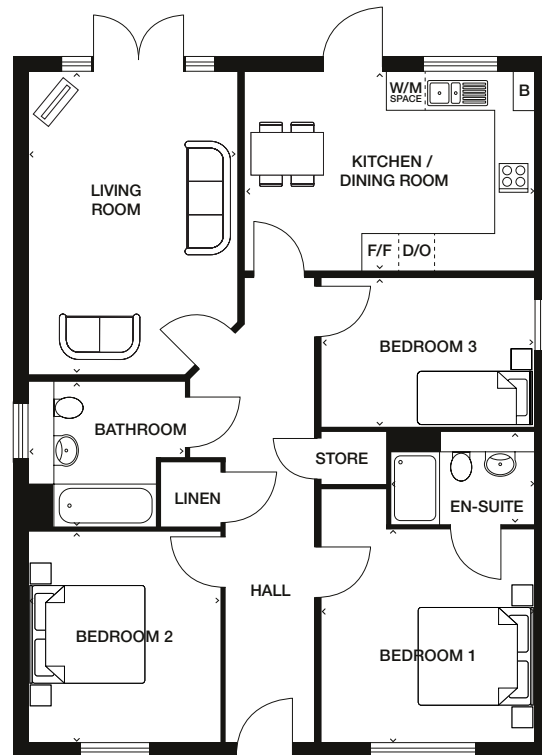
TIXALL VIEW
GREAT HAYWOOD



CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

DRAYTON

3 bedroom bungalow



Ground floor

Kitchen/Dining Room 4711mm x 3225mm 15'5" x 10'6"

Living Room 3443mm x 4955mm 11'3" x 16'3"

Bedroom 1 3515mm x 3455mm 11'6" x 11'4"

En-suite 1 2324mm x 1520mm 7'7" x 4'10"

Bedroom 2 3145mm x 3415mm 10'3" x 11'2"

Bedroom 3 3515mm x 2478mm 11'6" x 8'1"

Bathroom 2392mm x 2540mm 7'9" x 8'4"

Customers should note the computer generated images shown is an illustration of the Drayton house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

MAYLANDS
3 bedroom home

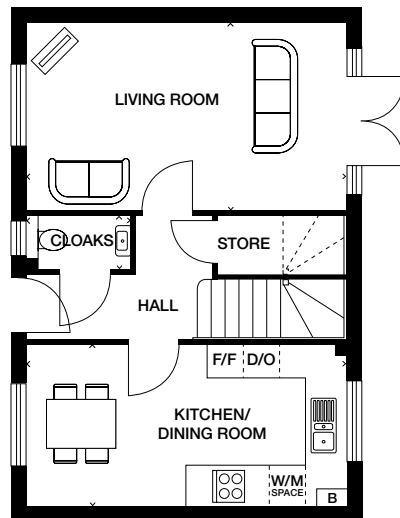


TIXALL VIEW
GREAT HAYWOOD



MAYLANDS

3 bedroom home

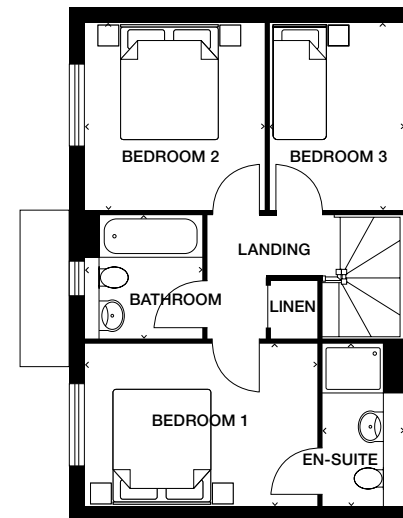


Ground floor

Kitchen/Dining Room 5237mm x 2655mm 17'2" x 8'8"

Living Room 5237mm x 3053mm 17'2" x 10'0"

Cloaks 1735mm x 900mm 5'7" x 2'10"



First floor

Bedroom 1 3857mm x 2655mm 12'7" x 8'8"

En-suite 1 1287mm x 2655mm 4'2" x 8'8"

Bedroom 2 2982mm x 3052mm 9'8" x 10'0"

Bedroom 3 2162mm x 3052mm 7'1" x 10'0"

Bathroom 1952mm x 2044mm 6'4" x 6'8"

Customers should note the computer generated images shown is an illustration of the Maylands house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

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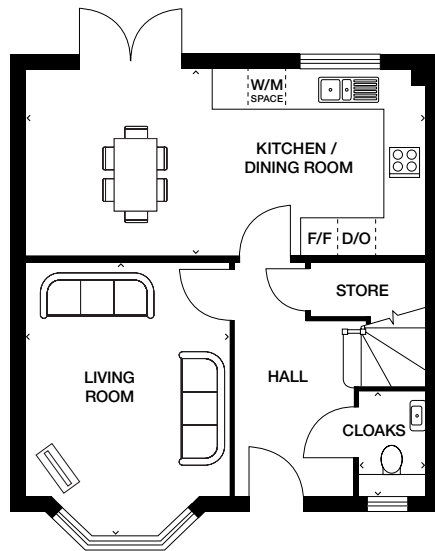
MILFORD
3 bedroom home



TIXALL VIEW
GREAT HAYWOOD



MILFORD
3 bedroom home

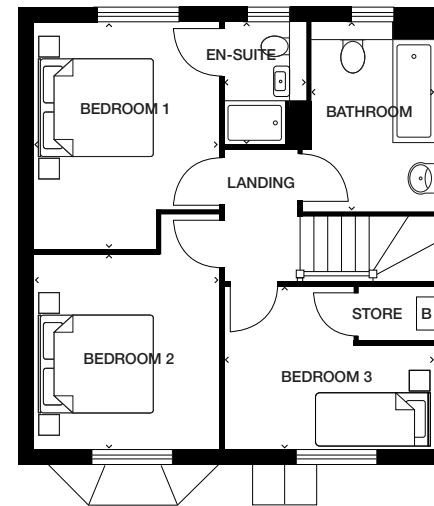


Ground floor

Kitchen/Dining Room 6474mm x 3009mm 21'2" x 9'9"

Living Room 3309mm x 4392mm 10'9" x 14'4"

Cloaks 1045mm x 1625mm 3'5" x 5'4"



First floor

Bedroom 1 2990mm x 3692mm 9'9" x 12'1"

En-suite 1 1334mm x 1990mm 4'4" x 6'6"

Bedroom 2 2990mm x 3140mm 9'9" x 10'3"

Bedroom 3 3392mm x 2618mm 11'1" x 8'6"

Bathroom 1965mm x 3071mm 6'4" x 10'0"

Customers should note the computer generated images shown is an illustration of the Milford house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

NEWBURY

3 bedroom home

Dual Aspect



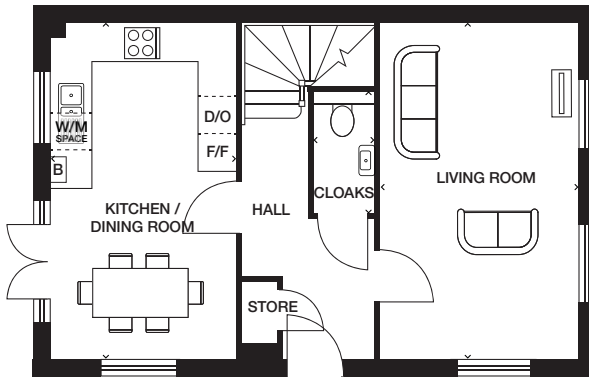
TIXALL VIEW
GREAT HAYWOOD



NEWBURY

3 bedroom home

Dual Aspect plots 1, 3, 71, 72 & 77

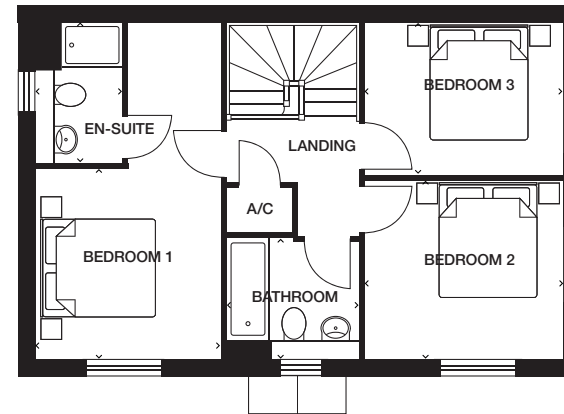


Ground floor

Kitchen/Dining Room 3023mm x 5462mm 9'10" x 17'9"

Living Room 3150mm x 5462mm 10'4" x 17'9"

Cloaks 1070mm x 2046mm 3'6" x 6'8"



First floor

Bedroom 1 3023mm x 3095mm 9'10" x 10'1"

En-suite 1 1405mm x 2275mm 4'7" x 7'5"

Bedroom 2 3150mm x 2905mm 10'4" x 9'6"

Bedroom 3 3150mm x 2465mm 10'4" x 8'1"

Bathroom 2253mm x 1965mm 7'4" x 6'5"

Customers should note the computer generated images shown is an illustration of the Newbury house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

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NEWBURY

3 bedroom home

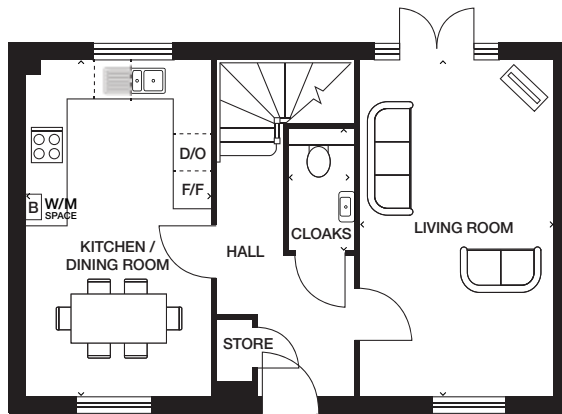
Single Aspect



TIXALL VIEW
GREAT HAYWOOD

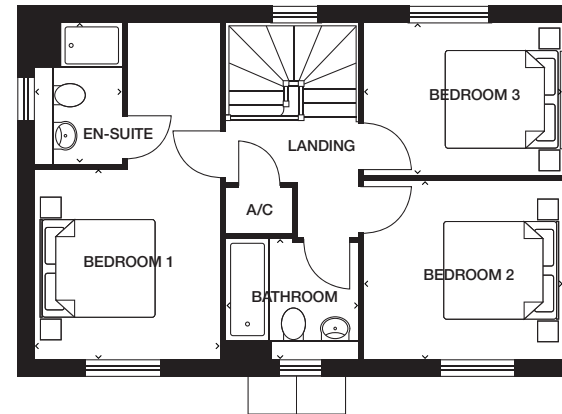


NEWBURY
3 bedroom home
Single Aspect plot 68



Ground floor

Kitchen/Dining Room 3023mm x 5462mm 9'10" x 17'9"
Living Room 3150mm x 5462mm 10'4" x 17'9"
Cloaks 1070mm x 2046mm 3'6" x 6'8"



First floor

Bedroom 1 3023mm x 3095mm 9'10" x 10'1"
En-suite 1 1405mm x 2275mm 4'7" x 7'5"
Bedroom 2 3150mm x 2905mm 10'4" x 9'6"
Bedroom 3 3150mm x 2465mm 10'4" x 8'1"
Bathroom 2253mm x 1965mm 7'4" x 6'5"

Customers should note the computer generated images shown is an illustration of the Newbury house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

RICHMOND
4 bedroom home



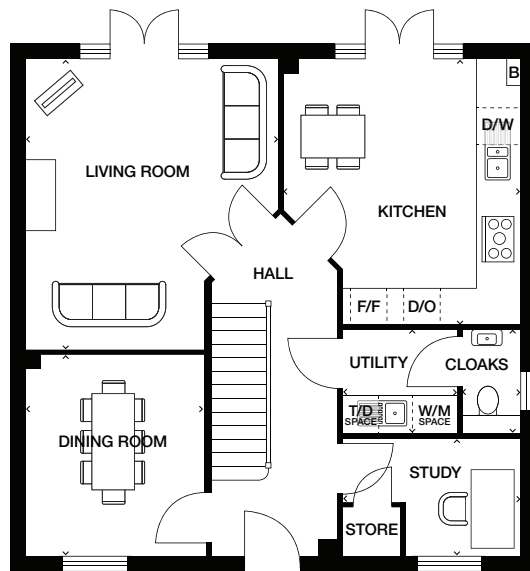
TIXALL VIEW
GREAT HAYWOOD



CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

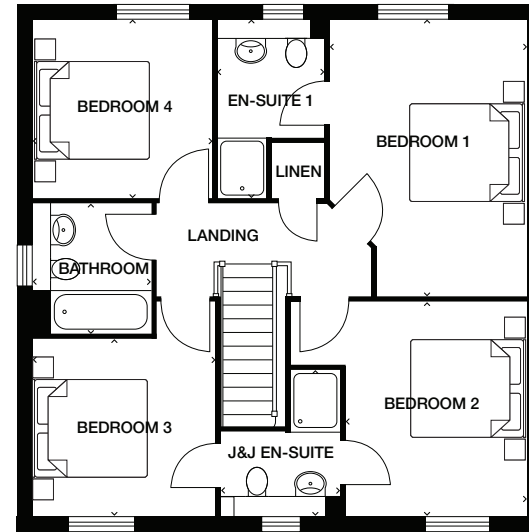
RICHMOND

4 bedroom home



Ground floor

- Kitchen** 3876mm x 4365mm 12'7" x 14'3"
- Living Room** 4126mm x 4802mm 13'5" x 15'8"
- Dining Room** 2940mm x 3267mm 9'6" x 10'7"
- Utility** 1902mm x 1696mm 6'2" x 5'6"
- Cloaks** 956mm x 1696mm 3'1" x 5'6"
- Study** 2952mm x 1915mm 9'7" x 6'3"



First floor

- Bedroom 1** 3241mm x 4543mm 10'6" x 14'9"
- En-suite 1** 1770mm x 2935mm 5'8" x 9'6"
- Bedroom 2** 2997mm x 3526mm 9'8" x 11'6"
- Bedroom 3** 3002mm x 2916mm 9'9" x 9'6"
- J&J En-suite** 2383mm x 1978mm 7'8" x 6'5"
- Bedroom 4** 2935mm x 2965mm 9'6" x 9'7"
- Bathroom** 1915mm x 2125mm 6'3" x 6'10"

Customers should note the computer generated images shown is an illustration of the Richmond house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

ROCHESTER
4 bedroom home

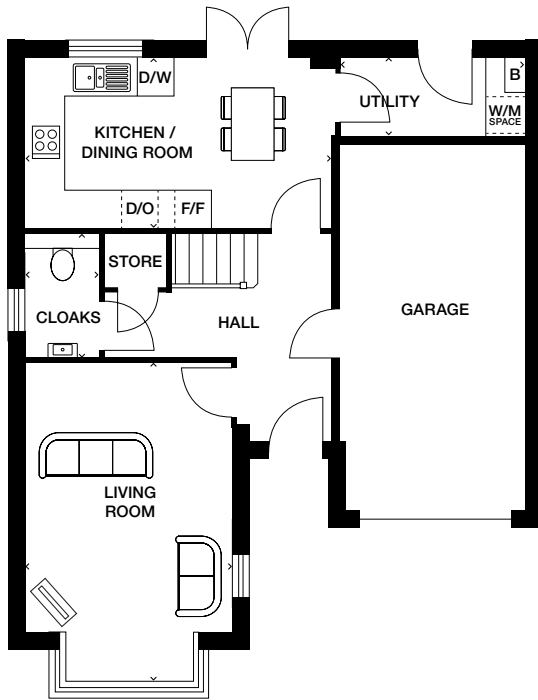


TIXALL VIEW
GREAT HAYWOOD



ROCHESTER

4 bedroom home



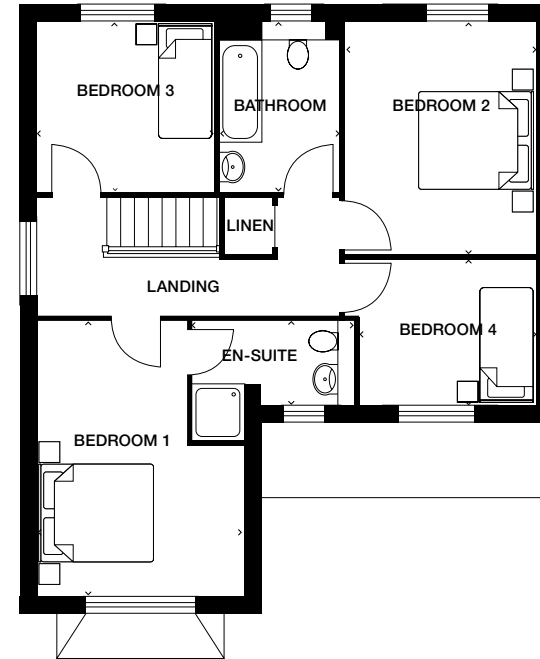
Ground floor

Kitchen/Dining Room 4940mm x 2755mm 16'2" x 9'0"

Living Room 3326mm x 4950mm 10'9" x 16'2"

Utility 2949mm x 1148mm 9'7" x 3'8"

Cloaks 1168mm x 2046mm 3'9" x 6'7"



First floor

Bedroom 1 3326mm x 4481mm 10'9" x 14'7"

En-suite 1 2649mm x 1340mm 8'7" x 4'4"

Bedroom 2 3140mm x 3788mm 10'3" x 12'4"

Bedroom 3 2893mm x 2755mm 9'5" x 9'0"

Bedroom 4 2890mm x 2370mm 9'5" x 7'8"

Bathroom 1945mm x 2755mm 6'4" x 9'0"

Customers should note the computer generated images shown is an illustration of the Rochester house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

REDBOURNE
4 bedroom home

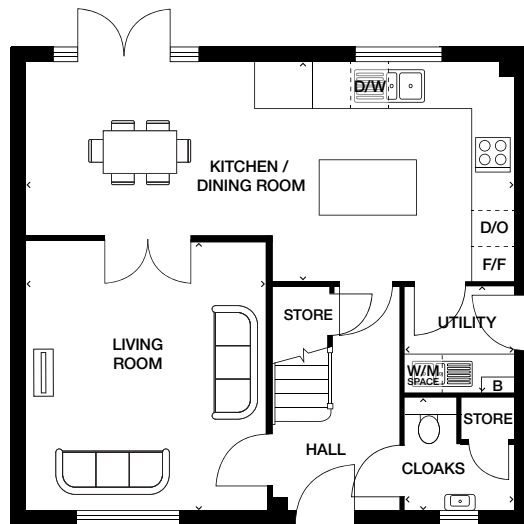


TIXALL VIEW
GREAT HAYWOOD



REDBOURNE

4 bedroom home



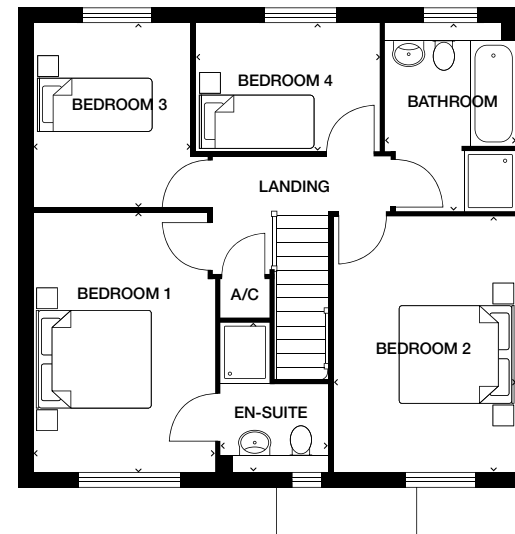
Ground floor

Kitchen/Dining Room 7937mm x 3545mm 26'0" x 11'6"

Living Room 3884mm x 4343mm 12'8" x 14'3"

Utility 1745mm x 1727mm 5'7" x 5'6"

Cloaks 1804mm x 1745mm 5'9" x 5'8"



First floor

Bedroom 1 3052mm x 4186mm 10'0" x 13'7"

En-suite 1 1355mm x 1793mm 4'5" x 5'9"

Bedroom 2 2906mm x 4119mm 9'5" x 13'5"

Bedroom 3 2983mm x 2635mm 9'8" x 8'7"

Bedroom 4 3031mm x 1957mm 9'10" x 6'4"

Bathroom 2085mm x 3050mm 6'9" x 10'0"

Customers should note the computer generated images shown is an illustration of the Redbourne house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

WOODBURY
5 bedroom home

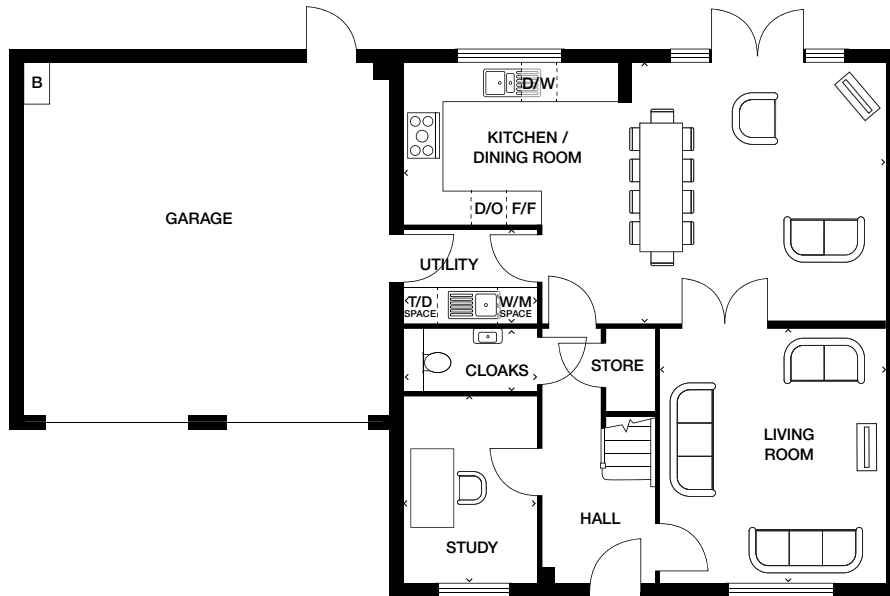


TIXALL VIEW
GREAT HAYWOOD



WOODBURY

5 bedroom home



Ground floor

Kitchen/Dining Room 8274mm x 4437mm 27'1" x 14'6"

Living Room 3855mm x 4353mm 12'6" x 14'2"

Study 2254mm x 3205mm 7'4" x 10'5"

Utility 2255mm x 1587mm 7'4" x 5'2"

Cloaks 2255mm x 1055mm 7'4" x 3'5"



First floor

Bedroom 1 6250mm x 5527mm 20'5" x 18'1"

En-suite 1 2150mm x 2405mm 7'0" x 7'9"

Bedroom 2 3902mm x 4793mm 12'8" x 15'7"

En-suite 2 2220mm x 2055mm 7'3" x 6'7"

Bedroom 3 3205mm x 4802mm 10'5" x 15'8"

Bedroom 4 2832mm x 4037mm 9'3" x 13'2"

Bedroom 5 3099mm x 2947mm 10'2" x 9'7"

Bathroom 2158mm x 1915mm 7'1" x 6'3"

Customers should note the computer generated images shown is an illustration of the Woodbury house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

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CHASLEY
5 bedroom home

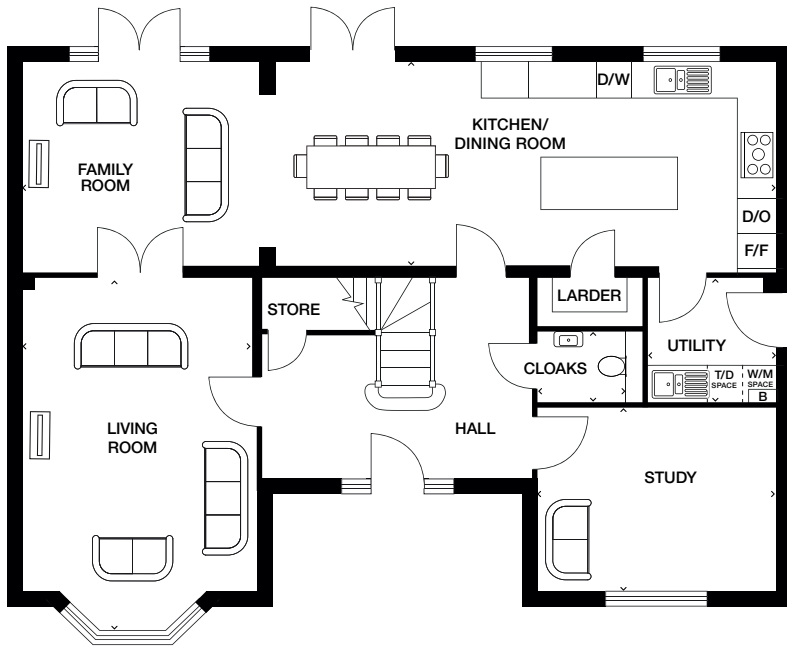


TIXALL VIEW
GREAT HAYWOOD

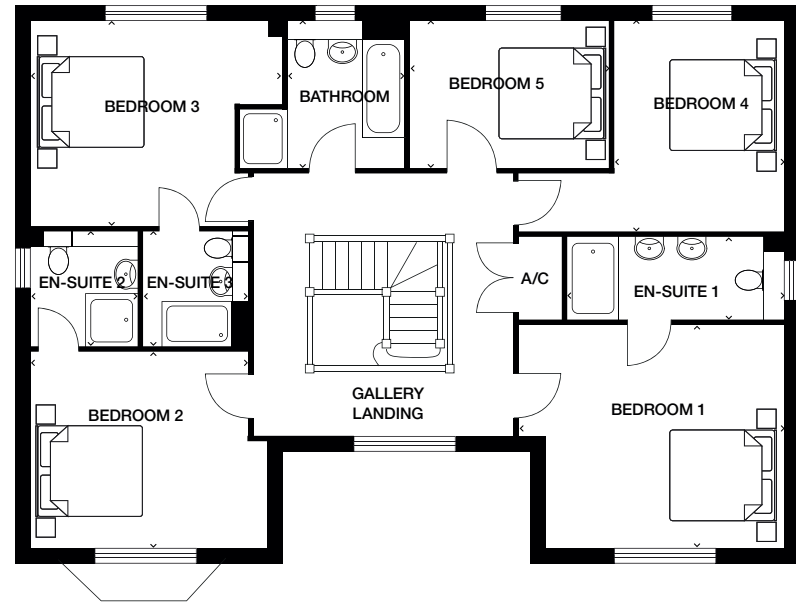


CHASLEY

5 bedroom home



Ground floor



First floor

Kitchen/Dining/Family Room 12999mm x 3567mm 42'7" x 11'7"

Living Room 4000mm x 5971mm 13'1" x 19'6"

Study 4000mm x 3090mm 13'1" x 10'1"

Utility 2145mm x 2152mm 7'0" x 7'0"

Cloaks 1762mm x 1250mm 5'8" x 4'1"

Bedroom 1 4542mm x 3827mm 14'9" x 12'6"

En-suite 1 3699mm x 1402mm 12'1" x 4'6"

Bedroom 2 3999mm x 3002mm 13'1" x 9'8"

En-suite 2 1810mm x 1981mm 5'10" x 6'5"

Bedroom 3 4335mm x 3506mm 14'2" x 11'5"

En-suite 3 1825mm x 1981mm 5'10" x 6'5"

Bedroom 4 2878mm x 3621mm 9'5" x 11'9"

Bedroom 5 3468mm x 2505mm 11'4" x 8'2"

Bathroom 2021mm x 2505mm 6'6" x 8'2"

Customers should note the computer generated images shown is an illustration of the Chasley house type. External finishes, landscaping, roofing and configuration may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

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TIXALL VIEW

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