

LOVELL  
HOMES

PRESENTS



THE PADDOCKS

— BEVERLEY —

WELCOME TO



THE **PADDOCKS**  
— BEVERLEY —

The Paddocks, named in celebration of the town's famous racecourse, is an exciting new development in a popular part of Beverley, one of the most attractive market towns in the East Riding of Yorkshire. Nominated as one of the best places to live by the Sunday Times, Beverley is deservedly popular: good local schools, plenty of open space, excellent transport links and a strong civic culture has wide appeal for both residents and visitors alike.

Each home at The Paddocks is gas-free and includes air source heat pumps to reduce their environmental impact. This means you can look forward to a greener home in a thriving town.



Beverley Minster

## PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION

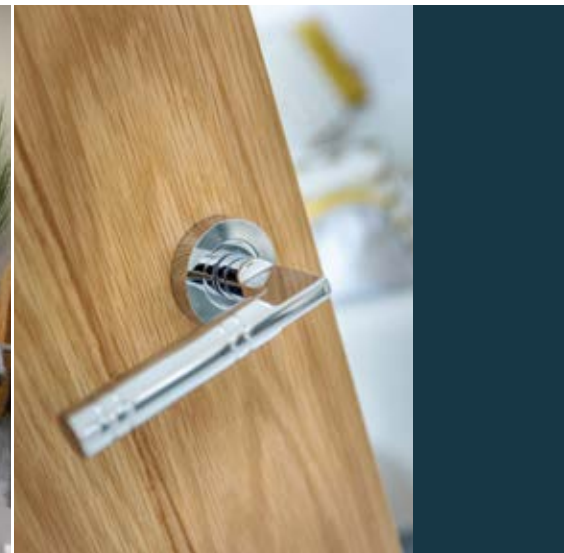


In The Paddocks you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from a selection of two, three and four bedroom homes, all of which are designed and built to the highest standards. Each home has been thoughtfully created with modern lifestyles in mind such as open-plan kitchen/dining with French doors to the rear garden. 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 furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations\* range, we are able to offer a wide variety 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, 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



**SQV**  
STYLE  
QUALITY  
VALUE

IT'S WHAT MAKES  
OUR HOMES UNIQUE

**At Lovell we believe your home should be more than just 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 a variety 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 offer, with 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. Talk to us about the purchase options that are available.



THE **PADDOCKS**  
— BEVERLEY —

## A TOWN WITH DISTINCTIVE CHARACTER

Beverley's famous medieval Minster is the town's most distinctive landmark. Surrounded by a network of medieval lanes and charming Georgian and Victorian streets, the Minster's gothic splendour meant it could stand in for Westminster Abbey in ITV's popular drama, 'Victoria'.

But the town's heritage is just part of the story. The old and new co-exist harmoniously, with all the facilities and amenities you would expect of a thriving, bustling town. The modern Flemingate Shopping Centre sitting in the shadow of the Minster, offers a welcome dose of retail therapy with its mix of well-known and independent brands. Markets are also a much-loved feature of the town with a weekly Saturday market proving a particularly popular draw. And to relax, there are plenty of lively bars, restaurants, coffee shops, and pubs, including some very quirky ones!

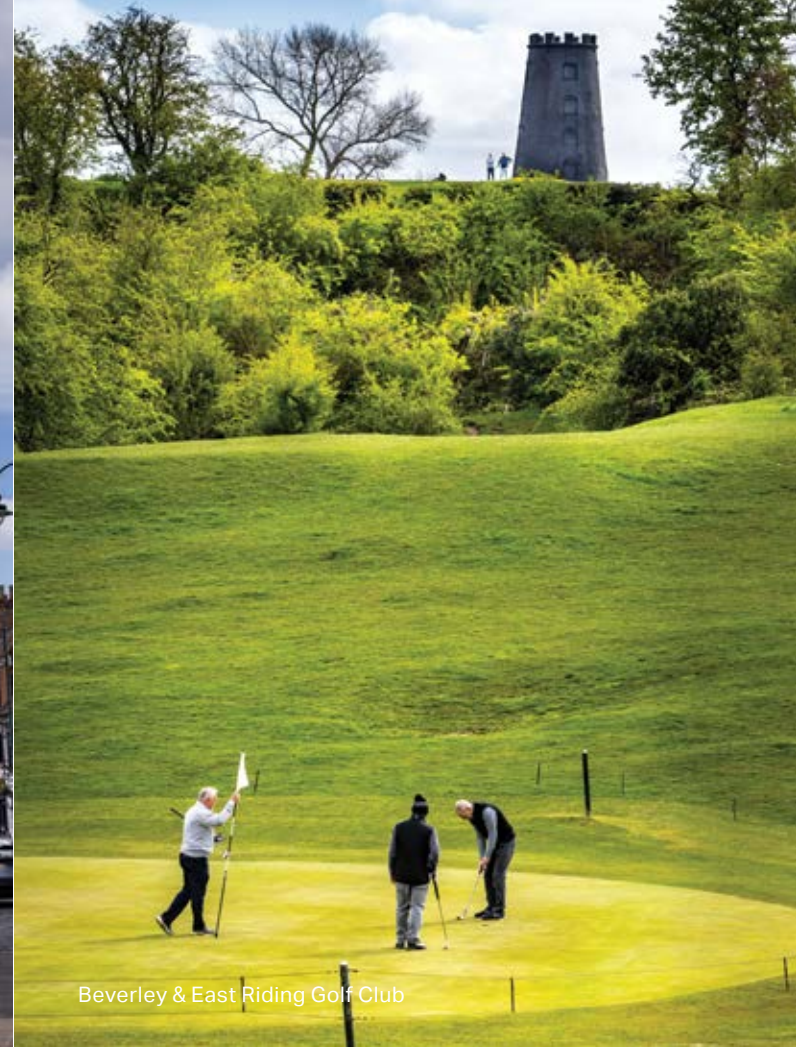


THE **PADDOCKS**  
— BEVERLEY —





Beverley Town Centre



Beverley & East Riding Golf Club



Flemingate, Beverley



Beverley Westwood



East Riding College

## FESTIVAL TOWN



Beverley hosts several events throughout the year including a well-regarded folk festival, a biennial puppet festival, food, literature, and jazz festivals, as well as an annual Christmas tree festival and Early Music festival at the Minster. The East Riding Theatre showcases live music, drama, and poetry and literature readings, and Beverley Racecourse is famous for its flat racing held throughout the summer, providing a wonderful venue for family days out. The Westwood, where the racecourse is found, is common land on which Beverley residents have grazed their cattle for centuries and which remains an important recreational amenity for the whole town. It is also the site of the oldest inland golf club in Yorkshire, the Beverley & East Riding Golf Club, whose course is dominated by another local landmark, the Black Mill.

## DISCOVER THE WOLDS

Beyond the town lie the scenic Yorkshire Wolds and a coastline of stunning beaches and nature reserves. Explore a network of picture postcard villages and market towns, tranquil lanes and gently undulating countryside captured so evocatively by artist David Hockney. Walkers will be delighted by the proximity of several long-distance trails that go via Beverley, including the Yorkshire Wolds Way and the Minster Way, between Beverley and York. Going by bike is another great way to discover the beauty of the area, and the circular Yorkshire Wolds cycle route starting in Beverley, is the perfect route for weekend leisure rides. With York, Hull, Leeds and Scarborough all within easy reach, Beverley is the ideal place to live.



Beverley Racecourse



The Treasure House

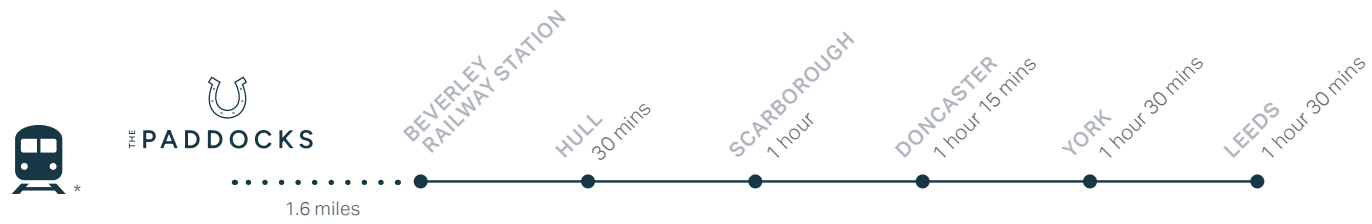


Rose & Crown Pub and Dining



# IDEALLY LOCATED

The Paddocks is ideally placed for transport...



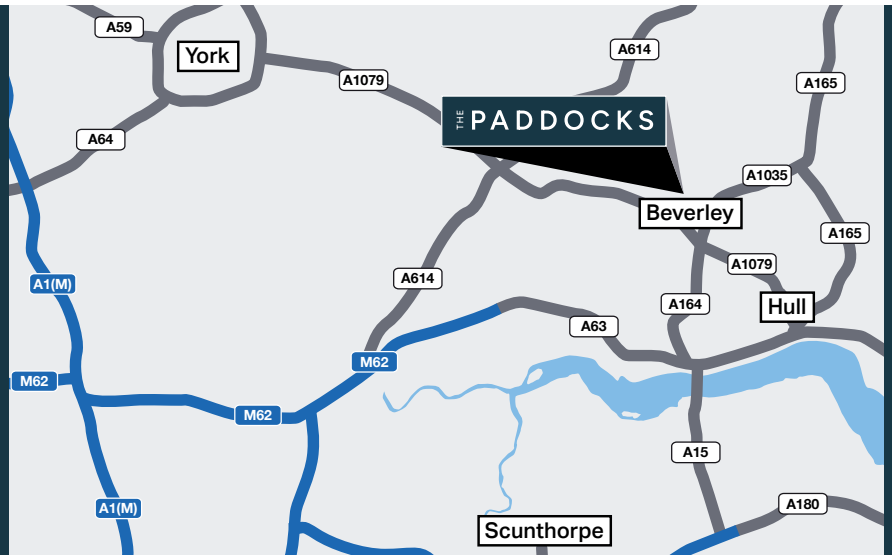
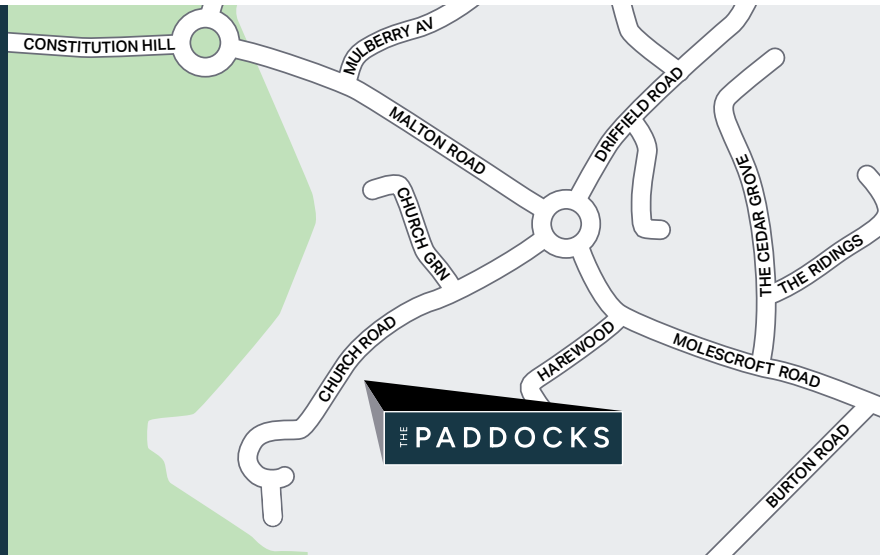
and attractions...



\* Distances taken from Google Maps. Please note, train times shown are approximate and are intended to show an average timescale between stations.

# FIND US

The Paddocks  
Church Road, Beverley HU17 7EN



THE PADDOCKS  
— BEVERLEY —

# 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 Paddocks 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



THE **PADDOCKS**  
— BEVERLEY —



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



# THE DEVELOPMENT

- HENBURY  
2 bedroom home
- LANSDOWN  
3 bedroom home
- HENSALL  
3 bedroom home
- HAXEY  
3 bedroom home
- NEWBURY  
3 bedroom home
- MOBBERLEY  
3 bedroom home
- OSBOURNE  
3 bedroom home
- SUNNINGDALE  
4 bedroom home
- SOUTHWOLD  
4 bedroom home
- Shared Ownership  
EAST RIDING COUNCIL
- EAST RIDING  
COUNCIL

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. Feb 25.



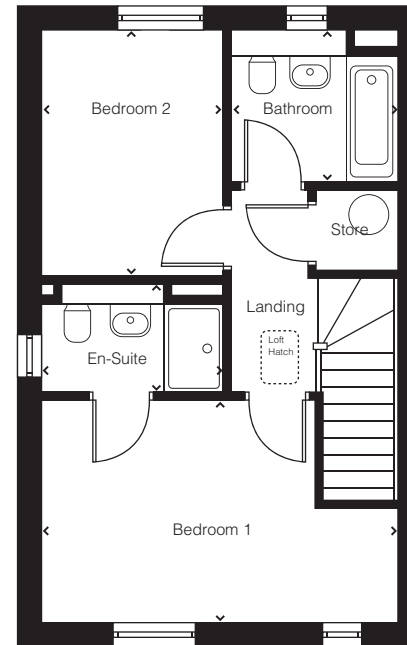
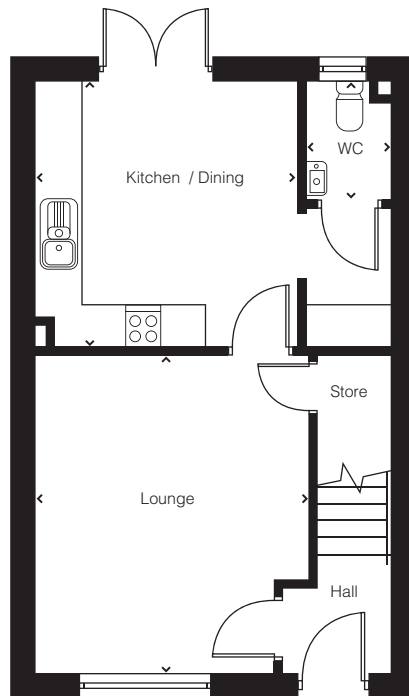


	HENBURY	HAXEY	LANSDOWN	HENSALL	NEWBURY	MOBBERLEY	OSBOURNE	SUNNINGDALE	SOUTHWOLD
<b>Electrics</b>									
White Slimline Sockets and Switches and Media Plate	●	●	●	●	●	●	●	●	●
Fibre / Broadband	●	●	●	●	●	●	●	●	●
BT Points to Lounge and Downstairs Store	●	●	●	●	●	●	●	●	●
TV Point to Lounge	●	●	●	●	●	●	●	●	●
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								●	●
<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	●	●	●	●	●	●	●	●	●
<b>External</b>									
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	●	●	●	●	●	●	●	●	●

HENBURY  
2 bedroom home



  
**HENBURY**  
**2 bedroom home**  
 Plots: 35, 36 & 37



**Ground Floor**

<b>Kitchen / Dining</b>	3530mm x 3500mm	11'7" x 11'6"
<b>Lounge</b>	4210mm x 3640mm	13'10" x 11'11"
<b>WC</b>	1095mm x 1560mm	3'7" x 5'1"

**First Floor**

<b>Bedroom 1</b>	4685mm x 2950mm	15'4" x 9'8"
<b>En-suite</b>	2425mm x 1470mm	7'11" x 4'10"
<b>Bedroom 2</b>	3225mm x 2425mm	10'7" x 7'11"
<b>Bathroom</b>	1970mm x 2165mm	6'6" x 7'1"

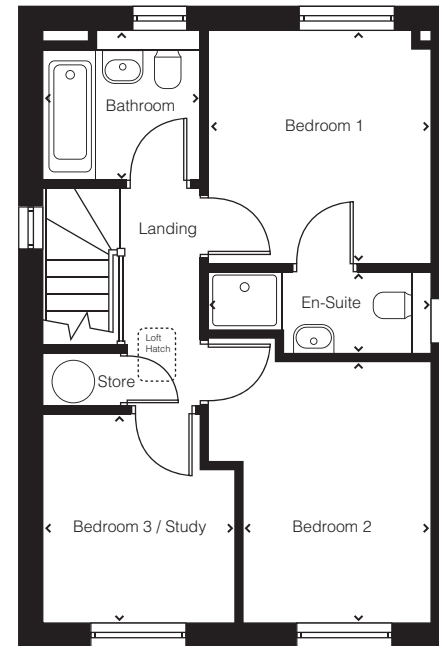
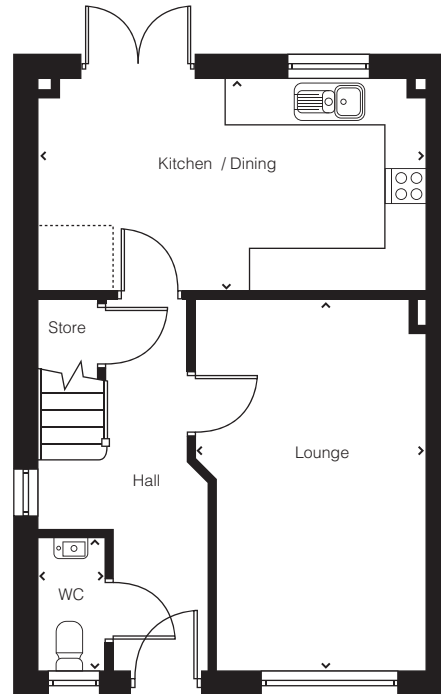
➤ **Longest measurement taken**

Customers should note the computer generated image shown is an illustration of the Henbury house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

LANSDOWN  
3 bedroom home



  
**LANSDOWN**  
**3 bedroom home**  
 Plots: 7, 8, 20, 24, 25, 27 & 28



**Ground Floor**

<b>Kitchen / Dining</b>	5250mm x 2870mm	17'3" x 9'5"
<b>Lounge</b>	4985mm x 3145mm	16'4" x 10'4"
<b>WC</b>	1760mm x 910mm	5'9" x 3'0"

**First Floor**

<b>Bedroom 1</b>	3180mm x 3085mm	10'5" x 10'1"
<b>En-suite</b>	3085mm x 1120mm	10'2" x 3'8"
<b>Bedroom 2</b>	3460mm x 2620mm	11'4" x 8'7"
<b>Bedroom 3 / Study</b>	2740mm x 2535mm	9'0" x 8'4"
<b>Bathroom</b>	2070mm x 1970mm	6'9" x 6'6"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Lansdown house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

HENSALL

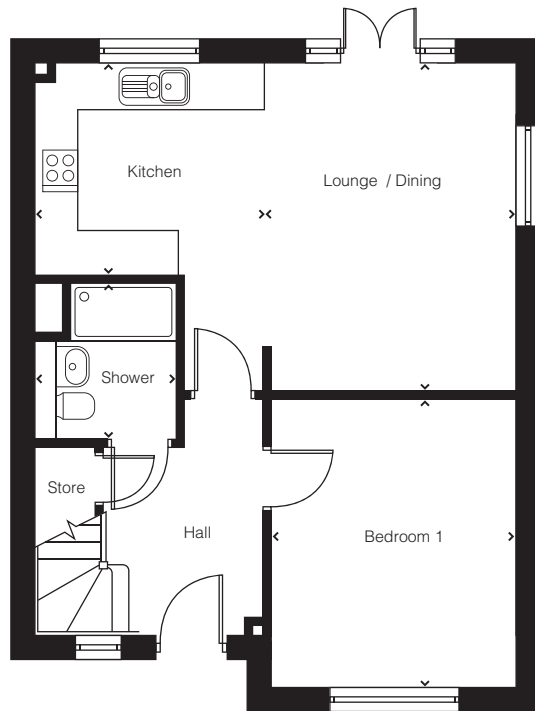
3 bedroom home



THE PADDOCKS  
BEVERLEY

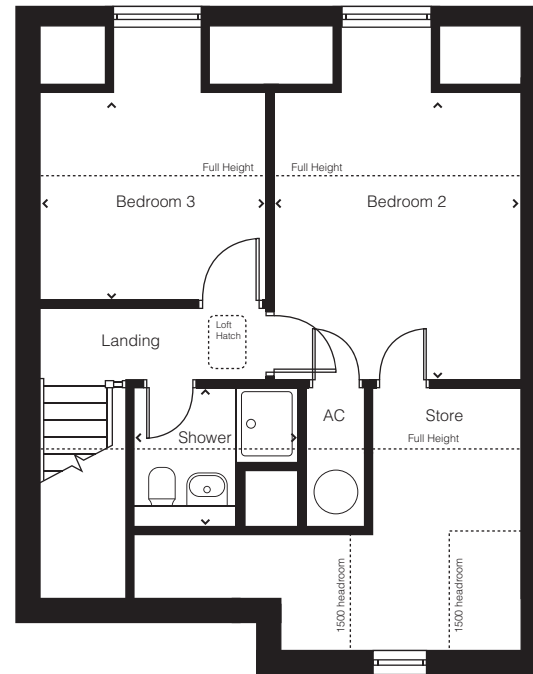
CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

  
**HENSALL**  
**3 bedroom home**  
 Plot: 41



Ground Floor

<b>Kitchen</b>	3050mm x 2815mm	10'0" x 9'3"
<b>Lounge / Dining</b>	3325mm x 4355mm	10'11" x 14'3"
<b>Bedroom 1</b>	3220mm x 3840mm	10'7" x 12'7"
<b>Shower</b>	2100mm x 1865mm	6'11" x 6'1"



First Floor

<b>Bedroom 2</b>	3750mm x 3300mm	12'4" x 10'10"
<b>Bedroom 3</b>	2710mm x 2980mm	8'11" x 9'9"
<b>Shower</b>	2200mm x 1865mm	7'3" x 6'1"

➤ Longest measurement taken

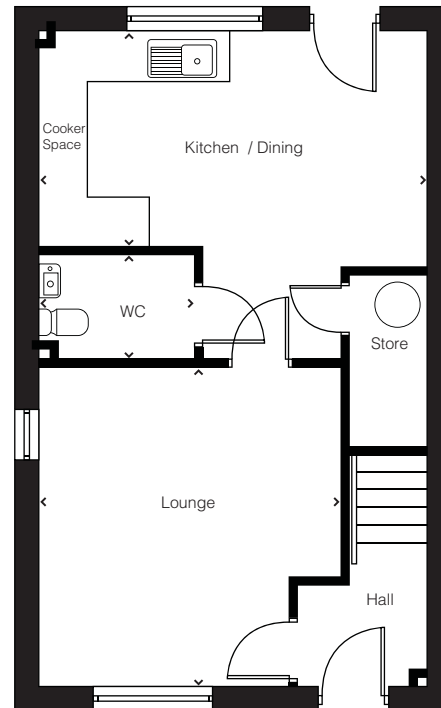
Customers should note the computer generated image shown is an illustration of the Hensall house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25



HAXEY  
3 bedroom home

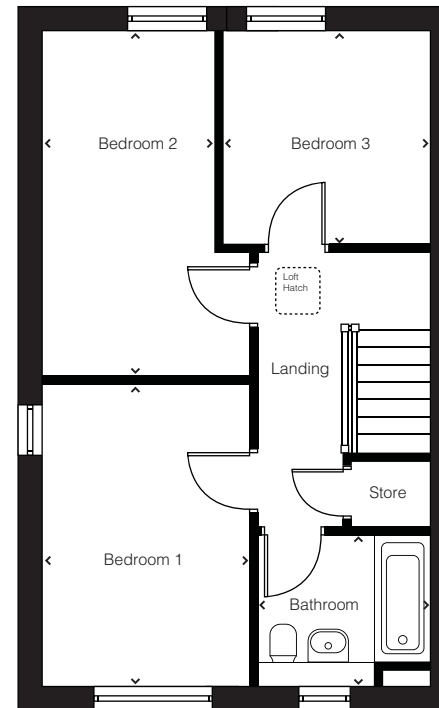


  
**HAXEY**  
**3 bedroom home**  
 Plots: 38, 39 & 40



Ground Floor

<b>Kitchen / Dining</b>	5020mm x 2770mm	16'6" x 9'1"
<b>Lounge</b>	3920mm x 4250mm	12'10" x 13'11"
<b>WC</b>	2000mm x 1400mm	6'7" x 4'7"



First Floor

<b>Bedroom 1</b>	3975mm x 2710mm	13'0" x 8'11"
<b>Bedroom 2</b>	4745mm x 2275mm	15'7" x 7'6"
<b>Bedroom 3</b>	2830mm x 2645mm	9'3" x 8'8"
<b>Bathroom</b>	2210mm x 1975mm	7'3" x 6'6"

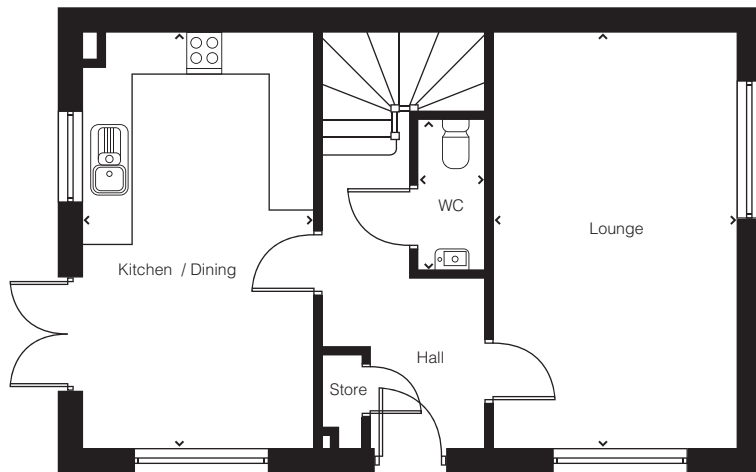
➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Haxey house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

NEWBURY  
3 bedroom home

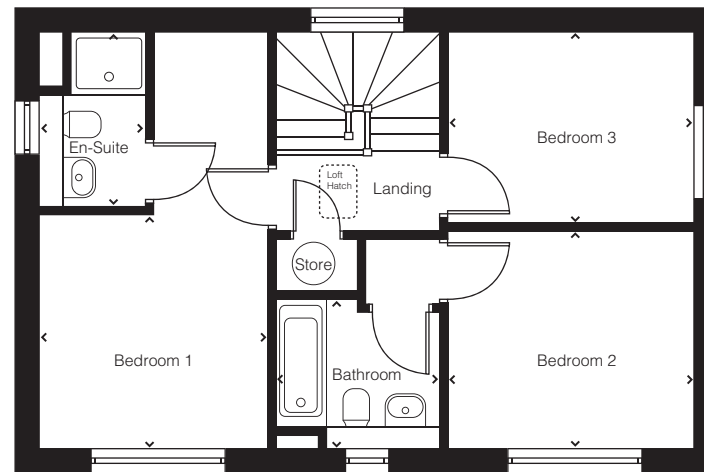



  
**NEWBURY**
  
**3 bedroom home**
  
 Plots: 6, 9, 23, 48 & 53



**Ground Floor**

<b>Kitchen / Dining</b>	5470mm x 3030mm	17'11" x 9'11"
<b>Lounge</b>	3210mm x 5470mm	10'6" x 17'11"
<b>WC</b>	2050mm x 895mm	6'9" x 2'11"



**First Floor**

<b>Bedroom 1</b>	3100mm x 3030mm	10'2" x 9'11"
<b>En-suite</b>	1410mm x 2280mm	4'7" x 7'6"
<b>Bedroom 2</b>	3210mm x 2860mm	10'6" x 9'4"
<b>Bedroom 3</b>	2520mm x 3210mm	8'3" x 10'6"
<b>Bathroom</b>	1970mm x 2195mm	6'6" x 7'2"

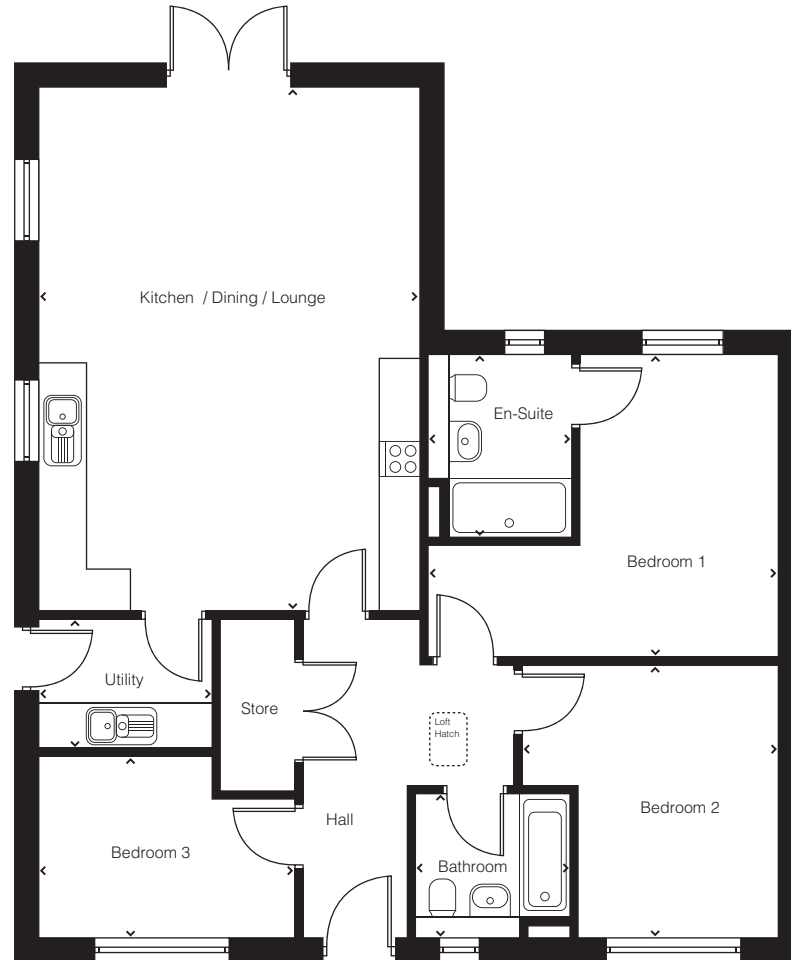
➤ **Longest measurement taken**

Customers should note the computer generated image shown is an illustration of the Newbury house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

MOBBERLEY  
3 bedroom home



MOBBERLEY  
3 bedroom home  
Plot: 15



Ground Floor

<b>Kitchen / Dining / Lounge</b>	7235mm x 5245mm	23'9" x 17'2"
<b>Utility</b>	2340mm x 1805mm	7'8" x 5'11"
<b>Bedroom 1</b>	4850mm x 4130mm	15'11" x 13'7"
<b>En-suite</b>	2485mm x 1970mm	8'2" x 6'6"
<b>Bedroom 2</b>	3835mm x 3575mm	12'7" x 11'9"
<b>Bedroom 3</b>	3495mm x 2545mm	11'5" x 8'4"
<b>Bathroom</b>	2170mm x 2030mm	7'1" x 6'8"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Mobberley house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

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OSBOURNE  
3 bedroom home

  
THE **PADDOCKS**  
BEVERLEY

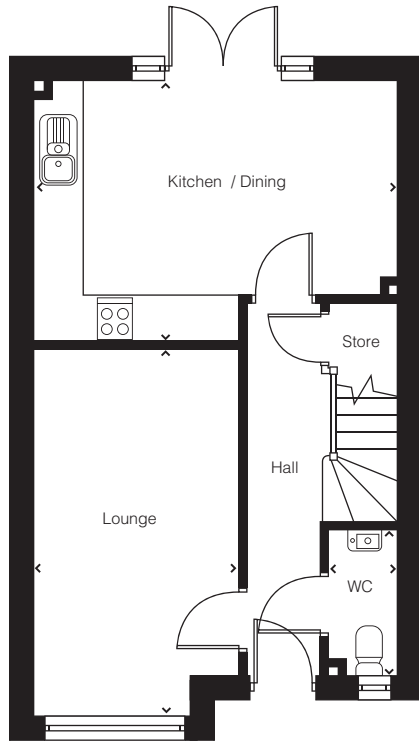


CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

# OSBOURNE

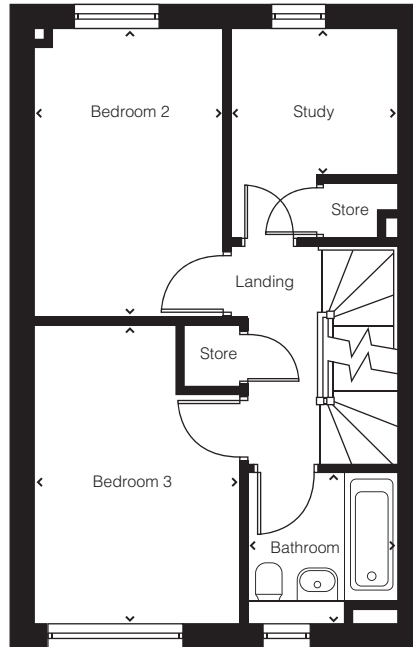
## 3 bedroom home

Plots: 13, 14, 21, 22, 29, 30, 32 & 33



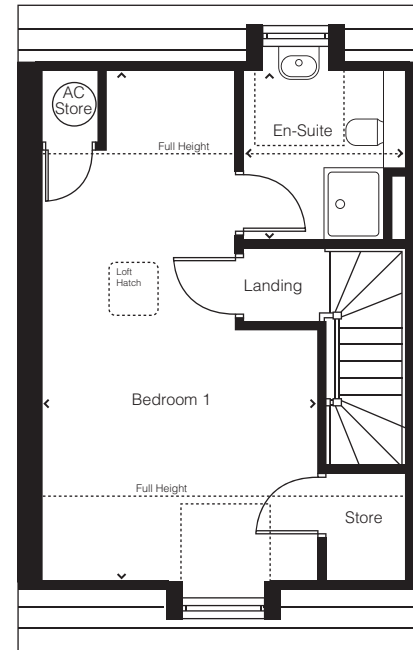
Ground Floor

<b>Lounge</b>	4950mm x 2755mm	13'13" x 9'0"
<b>Kitchen / Dining</b>	4910mm x 3465mm	16'1" x 11'4"
<b>WC</b>	1970mm x 920mm	6'6" x 3'0"



First Floor

<b>Bedroom 2</b>	3910mm x 2570mm	12'10" x 8'5"
<b>Bedroom 3</b>	3945mm x 2760mm	12'11" x 9'1"
<b>Study</b>	2245mm x 1975mm	7'4" x 6'6"
<b>Bathroom</b>	2060mm x 1970mm	6'9" x 6'6"



Second Floor

<b>Bedroom 1</b>	6960mm x 3805mm	22'10" x 12'6"
<b>En-suite</b>	2370mm x 2120mm	7'9" x 6'11"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Osbourne house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

1213

**LOVELL**  
HOMES



SUNNINGDALE  
4 bedroom home

  
THE PADDOCKS  
BEVERLEY

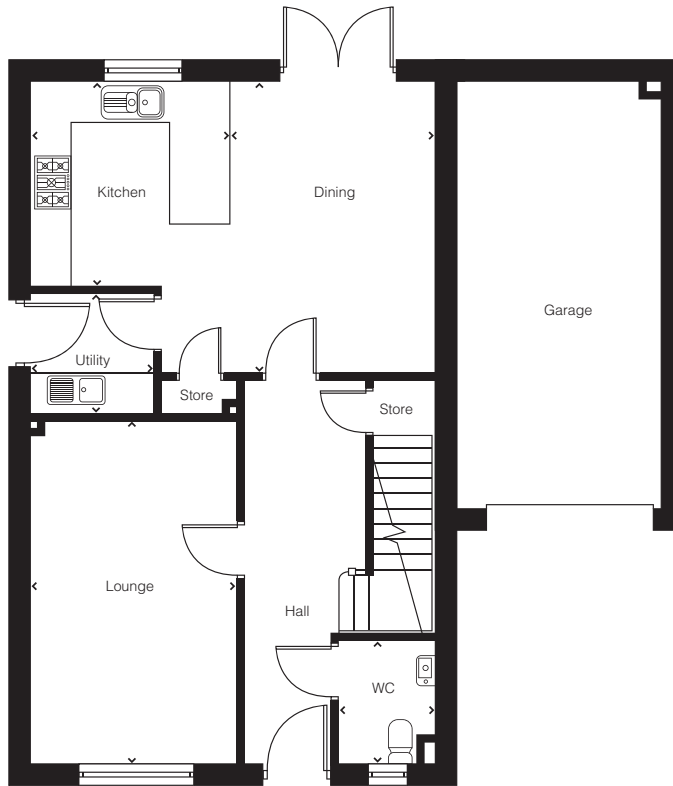


CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

# SUNNINGDALE

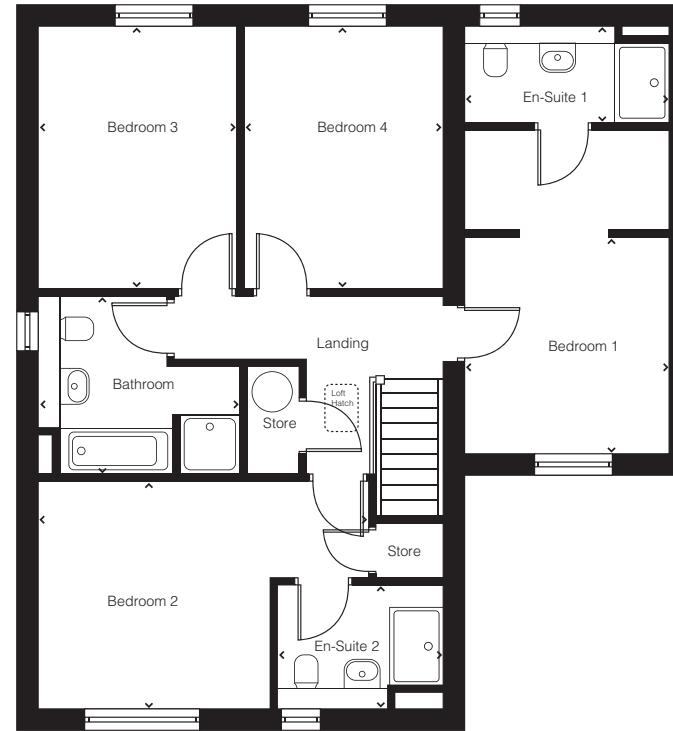
## 4 bedroom home

Plots: 4, 5, 10, 16, 31 & 34



Ground Floor

<b>Kitchen</b>	3075mm x 2975mm	10'1" x 9'9"
<b>Dining</b>	4375mm x 3055mm	14'4" x 10'0"
<b>Utility</b>	1825mm x 1800mm	6'0" x 5'11"
<b>Lounge</b>	5105mm x 3095mm	16'9" x 10'2"
<b>WC</b>	1825mm x 1480mm	6'0" x 4'10"



First Floor

<b>Bedroom 1</b>	3235mm x 2995mm	10'7" x 9'10"
<b>En-suite 1</b>	2995mm x 1450mm	9'10" x 4'9"
<b>Bedroom 2</b>	4945mm x 3395mm	16'3" x 11'2"
<b>En-suite 2</b>	2475mm x 1825mm	8'1" x 6'0"
<b>Bedroom 3</b>	3930mm x 2975mm	12'10" x 9'9"
<b>Bedroom 4</b>	3930mm x 2965mm	12'10" x 9'9"
<b>Bathroom</b>	2690mm x 2995mm	8'10" x 9'10"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of the Sunningdale house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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. Feb 25

SOUTHWOLD  
4 bedroom home

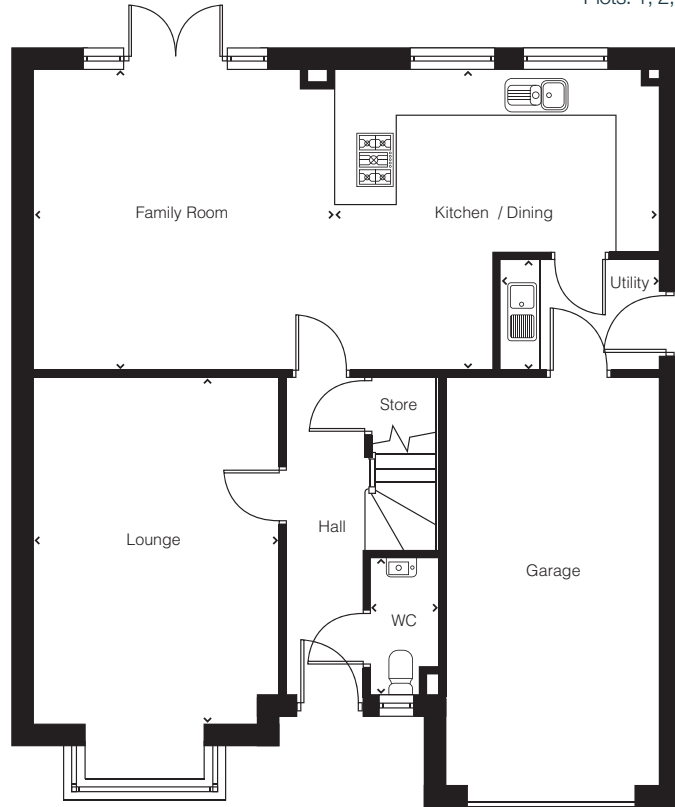
  
THE PADDOCKS  
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CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

# SOUTHWOLD

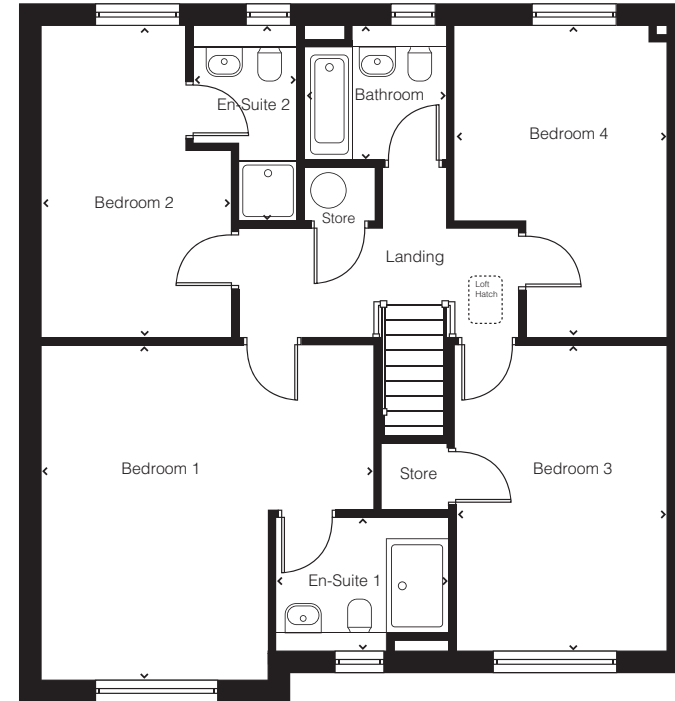
## 4 bedroom home

Plots: 1, 2, 3, 11, 12, 17, 18, 19 & 26



### Ground Floor

<b>Kitchen / Dining</b>	4825mm x 4395mm	15'10" x 14'5"
<b>Family Room</b>	4475mm x 4395mm	14'8" x 14'5"
<b>Lounge</b>	3675mm x 5205mm	12'1" x 17'1"
<b>Utility</b>	2320mm x 1600mm	7'7" x 5'3"
<b>WC</b>	995mm x 2030mm	3'3" x 6'8"



### First Floor

<b>Bedroom 1</b>	4925mm x 5020mm	16'2" x 16'6"
<b>En-suite 1</b>	2575mm x 2000mm	8'5" x 6'7"
<b>Bedroom 2</b>	4600mm x 2815mm	15'1" x 9'3"
<b>En-suite 2</b>	2865mm x 1580mm	9'5" x 5'2"
<b>Bedroom 3</b>	4570mm x 3175mm	15'0" x 10'5"
<b>Bedroom 4</b>	4600mm x 3170mm	15'1" x 10'5"
<b>Bathroom</b>	1970mm x 2100mm	6'6" x 6'11"

➤ Longest measurement taken

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