

LOVELL
HOMES

PRESENTS



**AUGUSTUS
GRANGE**

Haverfordwest

IN PARTNERSHIP WITH



WELCOME TO



AUGUSTUS GRANGE

Haverfordwest

Situated towards the western edge of Wales, with its dramatic coastal landscapes, Augustus Grange is a stunning development of two and three bedroom homes.

Perfect for young professionals, families or those looking to rightsize, the choice of house styles available ensures that everyone is well catered for.



Druidston Haven Beach



Bowlers Green, Milford showhome 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.



St Edmund's Park, Lansdown showhome interior



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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

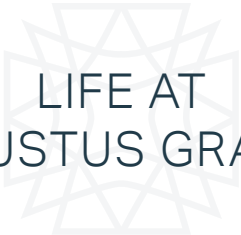
EXCEPTIONAL VALUE

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.



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LIFE AT AUGUSTUS GRANGE

The county town of Pembrokeshire, Haverfordwest is a location full of charm and character. The Western Cleddau runs through the centre of town, dissecting the main streets full of shops and restaurants, and the iconic castle towers above it, dominating the skyline.

Haverfordwest Town Museum, located in the castle's grounds, is a hub for finding out more about the rich heritage. Here you'll find artefacts from not only the castle, but the whole town, along with a wide collection of works from local artists.

A weekly farmers market can be found at Riverside Shopping, where you'll be able to take your pick from a whole host of home-produced products. Many seasonal events are held here too, providing attractions and entertainment for all ages. Withybush Retail Park is situated on the northern edge of town and is perfect to buy those larger purchases for your new home, with high street names such as M&S and Next.

With a home at Augustus Grange you'll also benefit from exceptional local amenities. Families will find a diverse selection of schools, catering to every educational need and ensuring a bright future for their children. Withybush Hospital provides peace of mind to residents with its comprehensive medical services and for those seeking leisure and recreation, the state-of-the-art leisure centre offers a plethora of activities, from swimming to fitness classes, fostering a healthy and active lifestyle.



Haverfordwest Riverside Shopping



Haverfordwest Castle



Picton Castle

PLACES TO SEE, LOCATIONS TO EXPLORE



The county of Pembrokeshire is the perfect location for exploring. From the glorious bays found at the feet of the imposing cliffs, to the picturesque views you'll meet when heading along the 186-mile coastal path, there's an abundance of places to discover and fall in love with.

Acres of golden sands are within reach for you to admire and enjoy, with the Blue Flag beaches at Broad Haven and Newgale less than 10 miles away. Another must-see location is the cathedral-topped St. Davids, where Wales' patron saint was born over 1,500 years ago. This may be Britain's smallest city, but provides some of the most magnificent coastal scenery in the county. Just along the road from St. Davids is Whitesands Bay, renowned as being one of the best tourist beaches in the world. In the opposite direction is Solva, home to a charming high street and bustling quay.

The Blue Lagoon, a former slate quarry, sits within the Pembrokeshire Coast National Park in Abereiddy. As well as being popular with adventure groups who jump from the platforms into the blue-green water below, it's also the ideal setting for you to enjoy a spot of kayaking. Heading out onto the water you can take the opportunity to explore the many coves, caves and secluded beaches that can be found in this spectacular bay.



St. Davids



Blue Lagoon

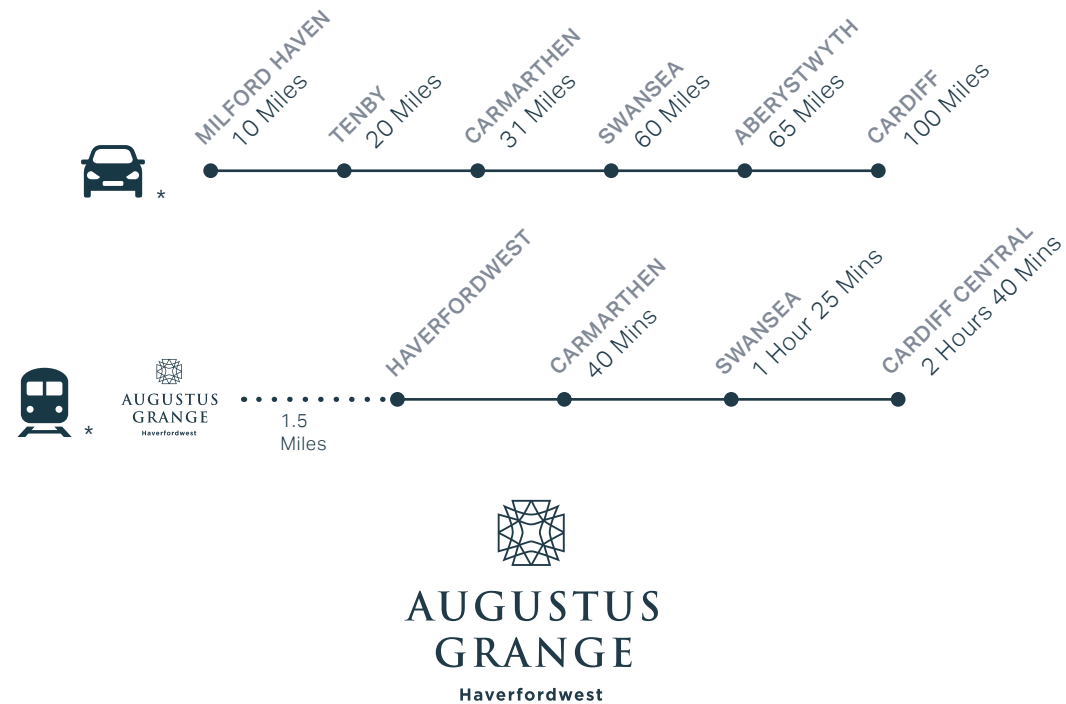


**AUGUSTUS
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IDEALLY LOCATED

Augustus Grange is easily accessible by road and rail, with Haverfordwest railway station less than 2 miles away. There are services southwards towards Milford Haven, and east/northwards to Manchester Piccadilly via Swansea, Cardiff Central and Hereford. There is also a direct bus service to Aberystwyth from outside the station.



* Distances and times taken from Google Maps.

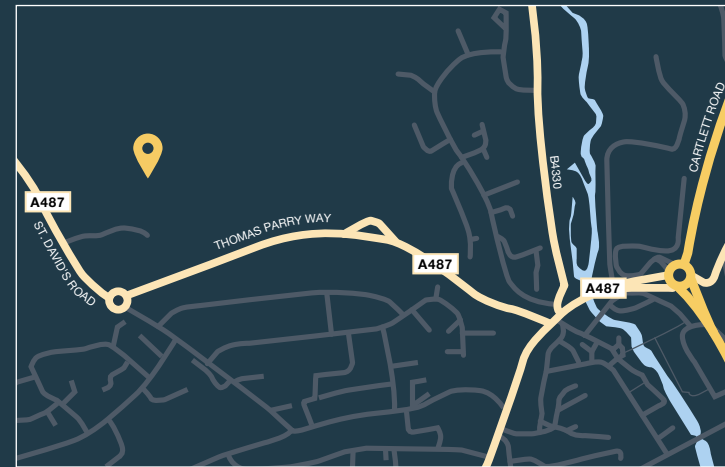
FROM THE EAST

Head west along the A40 until reaching the Scotchwell Roundabout. Take the 1st exit, and then the 3rd exit from the Salutation Square Roundabout onto Cartlett Road. At Bridgend Square Roundabout, take the 1st exit onto the A487, then turn right at the traffic lights onto Thomas Parry Way. Continue for 0.5 miles, taking the 2nd exit from the next roundabout onto St. David's Road, where you'll find Augustus Grange on your right.



FROM THE NORTH

Head south along the A40 until reaching the Withybush Roundabout. Take the 3rd exit onto Fishguard Road (signposted A40 Haverfordwest), then the 2nd exit at the next roundabout onto Sydney Rees Way. At Bridgend Square Roundabout, take the 3rd exit onto the A487, then turn right at the traffic lights onto Thomas Parry Way. Continue for 0.5 miles, taking the 2nd exit from the next roundabout onto St. David's Road, where you'll find Augustus Grange on your right.



FROM MILFORD HAVEN

Head north along the A4076, following signs for Haverfordwest. Upon reaching Merlin's Bridge Roundabout, take the 2nd exit onto the A487 Merlin's Hill. At the next roundabout take the 2nd exit onto Milford Road, then use the right-hand lane to turn left onto Albert Street. Take the 1st right onto Barn Street, continuing along the A487. When reaching the next roundabout, take the 2nd exit, continuing on the A487, before turning left at the traffic lights onto Thomas Parry Way. Continue for 0.5 miles, taking the 2nd exit from the next roundabout onto St. David's Road, where you'll find Augustus Grange on your right.

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 an 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

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). Augustus 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.



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THE DEVELOPMENT



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



AUGUSTUS GRANGE

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EXISTING RESIDENTIAL DEVELOPMENT

OPEN FIELDS

FUTURE RESIDENTIAL DEVELOPMENT

 THE GAINSBOROUGH
2 bedroom home

 THE LAMBOURNE
3 bedroom home

 THE LANSDOWN
3 bedroom home

 THE MILFORD
3 bedroom home

★ HOMES AVAILABLE WITH SHARED OWNERSHIP, SELLING ON BEHALF OF POBL.

 AFFORDABLE HOMES TO RENT WITH POBL

 BIN COLLECTION POINT

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.



LOVELL
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THE
GAINSBOROUGH
2 bedroom home



AUGUSTUS
GRANGE

Haverfordwest



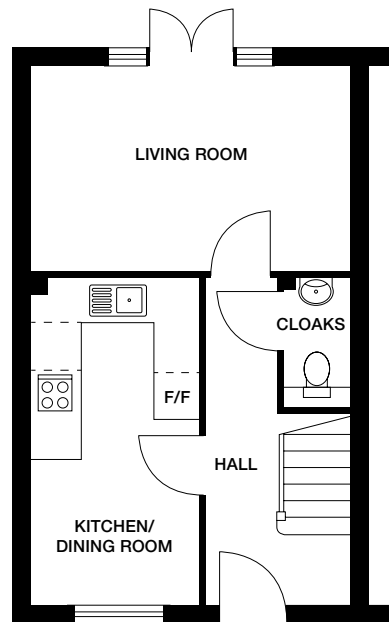
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THE GAINSBOROUGH

2 bedroom home

Plots 44*, 45*, 89* and 90*

↕ 663 ft²

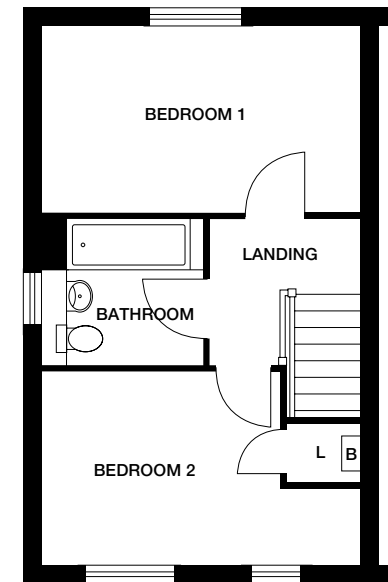


GROUND FLOOR

Kitchen/Dining Room 2260mm x 4459mm (max) 7'5" x 14'7" (max)

Living Room 4285mm x 2800mm 14'0" x 9'2"

Cloaks 897mm x 1800mm (max) 2'11" x 5'10" (max)



FIRST FLOOR

Bedroom 1 4285mm x 2540mm 14'0" x 8'4"

Bedroom 2 4285mm x 2627mm 14'0" x 8'7"

Bathroom 2010mm x 2030mm (max) 6'7" x 6'7" (max)

* Homes available with Shared Ownership, selling on behalf of Pobl.

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.

LOVELL
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THE
LAMBOURNE
3 bedroom home



AUGUSTUS
GRANGE
Haverfordwest



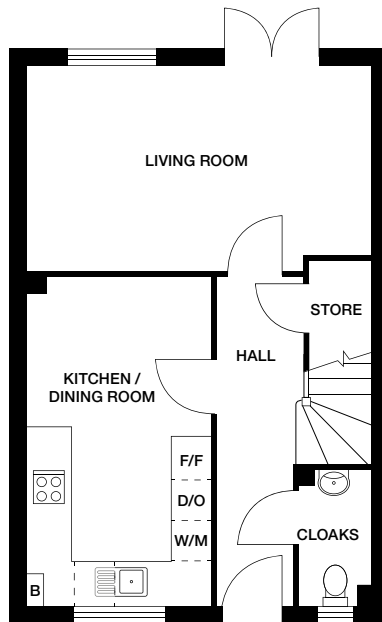
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THE LAMBOURNE

3 bedroom home

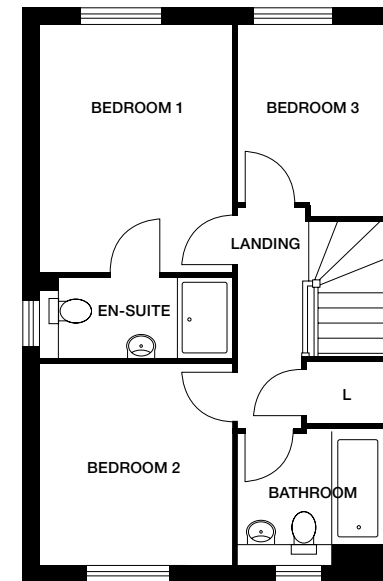
Plots 1*, 3*, 4*, 6*, 7*, 8, 10, 11, 13, 15, 16, 21, 22*, 23*, 24, 25, 26*, 31, 33, 34, 35, 36, 38*, 39*, 40*, 41, 66*, 71, 72*, 87*, 88*, 91*, 92*, 93*, 94*, 96*, 97*, 99*, 100*, 101*, 112* and 113*

↕ 859 ft²



GROUND FLOOR

Kitchen/Dining Room 2688mm x 4885mm (max) 8'10" x 16'0" (max)
Living Room 5073mm x 3050mm (max) 16'7" x 10'0" (max)
Cloaks 1072mm x 2010mm (max) 3'6" x 6'7" (max)



FIRST FLOOR

Bedroom 1 2863mm x 3647mm 9'4" x 11'11"
En-Suite 2863mm x 1230mm (max) 9'4" x 4'0" (max)
Bedroom 2 2863mm x 2995mm 9'4" x 9'10"
Bedroom 3 2147mm x 2804mm (max) 7'0" x 9'2" (max)
Bathroom 2147mm x 2010mm (max) 7'0" x 6'7" (max)

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LOVELL
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THE
LANSDOWN
3 bedroom home



AUGUSTUS
GRANGE

Haverfordwest



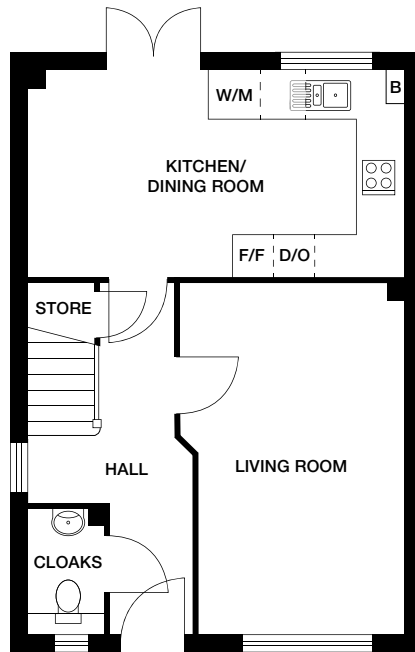
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

THE LANSDOWN

3 bedroom home

Plots 9, 12, 14, 17, 18, 19, 20, 27, 37, 43, 67*, 69, 70, 85, 95*, 98* and 115

↕ 898 ft²

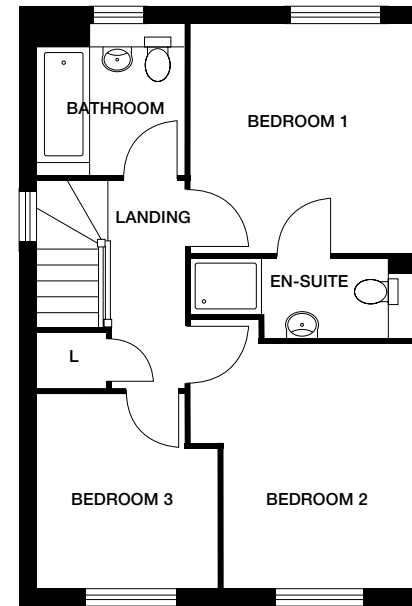


GROUND FLOOR

Kitchen/Dining Room 5298mm x 2912mm (max) 17'4" x 9'6" (max)

Living Room 3186mm x 5023mm (max) 10'5" x 16'5" (max)

Cloaks 950mm x 1800mm (max) 3'1" x 5'10" (max)



FIRST FLOOR

Bedroom 1 3125mm x 3221mm 10'3" x 10'7"

En-Suite 3125mm x 1151mm (max) 10'3" x 3'9" (max)

Bedroom 2 2660mm x 3500mm 8'8" x 11'5"

Bedroom 3 2575mm x 2778mm (max) 8'5" x 9'1" (max)

Bathroom 2110mm x 2010mm (max) 6'11" x 6'7" (max)

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LOVELL
HOMES

THE
MILFORD
3 bedroom home



AUGUSTUS
GRANGE

Haverfordwest



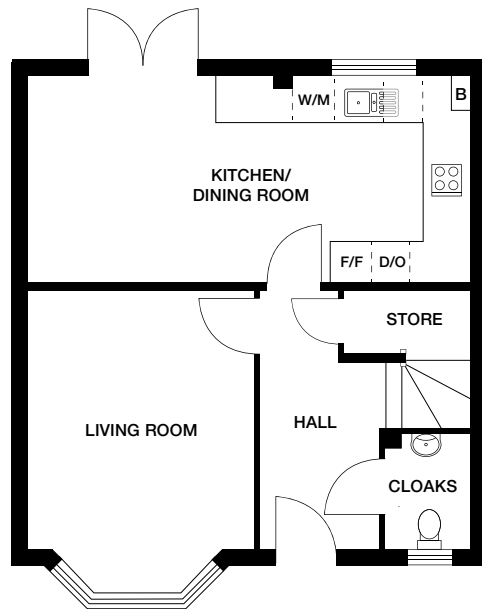
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THE MILFORD

3 bedroom home

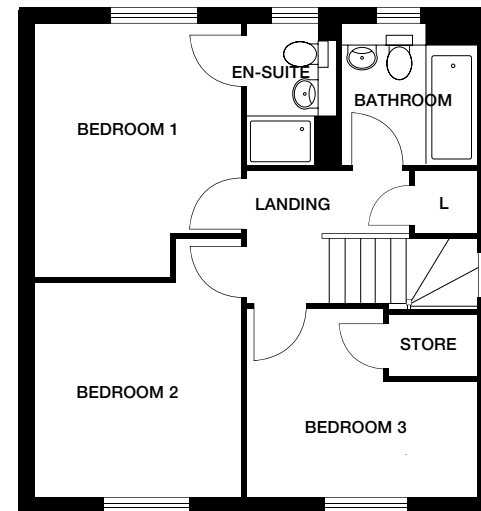
Plots 28, 32, 42, 68, 86 and 114

↕ 983 ft²



GROUND FLOOR

Kitchen/Dining Room 6535mm x 3070mm (max) 21'5" x 10'1" (max)
Living Room (inc. bay) 3354mm x 4452mm (max) 11'0" x 14'7" (max)
Cloaks 1246mm x 1663mm (max) 4'1" x 5'5" (max)



FIRST FLOOR

Bedroom 1 3070mm x 3753mm (max) 10'1" x 12'4" (max)
En-Suite 1330mm x 2100mm (max) 4'4" x 6'11" (max)
Bedroom 2 3070mm x 3169mm 10'1" x 10'5"
Bedroom 3 3403mm x 3253mm (max) 11'2" x 10'8" (max)
Bathroom 2010mm x 2100mm 6'7" x 6'11"

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LOVELL
HOMES

THE SPECIFICATION



AUGUSTUS
GRANGE

Haverfordwest



SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • Gas central heating • Photovoltaic roof panels
- Symphony fitted kitchen with soft closers to cupboards & drawers • Worktop with upstands • Fan assisted oven in brushed steel
 - Brushed steel gas hob with cooker hood • Stainless steel splashback • 1½ bowl stainless steel sink with mixer tap
 - Integrated fridge freezer • Space for washing machine* • Removable unit for dishwasher (3 bedroom homes only)
- Ideal Standard sanitaryware • Porcelanosa wall tiles* to bathrooms, cloakrooms and en-suites**
 - Birtley high performance, low maintenance front door • White satin internal doors
- White UPVC double-glazed windows, rear door and French doors (where specified on plans) • Chrome internal ironmongery
- White sockets and switches • TV, BT sockets & Chrome downlighters (please ask sales executive for details of positioning)
 - Pendant light fitting to all other rooms • Chrome door bell
- White emulsion walls and ceilings • White satin finish to woodwork
 - Mains-operated smoke detectors to all floors
- Timber 1800mm close board fence on timber posts*** • Turf to front and rear gardens*** • Paving slabs to patio area***
 - Black coach lamp to front door • Outdoor tap to rear of property

* Choice of tiles subject to build stage ** Please check with Sales Executive for details of specific housetype *** Refer to landscaping and boundary treatment plan



AUGUSTUS GRANGE

Haverfordwest

Augustus Grange, St. David's Road, Haverfordwest, SA61 2UR

T: 01437 468 079

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