

LOVELL
HOMES

PRESENTS



LAUREL GATE
WHITBURN

WELCOME TO



Laurel Gate is an outstanding new development of 2, 3 & 4-bedroom homes just a stone's throw from Whitburn Beach. Set only minutes from Whitburn Point Nature Reserve, this exclusive development is surrounded by stunning coastline, impressive beach walks and breathtaking views, with a cycle path running through the site that connects to the existing route along Augusta Terrace and leads directly to Whitburn Coastal Park.

Whitburn is only a 5-minute drive to Seaburn, and here you'll find a bustling seaside promenade lined with amazing restaurants, lively bars and music venues such STACK. The centre of Sunderland is within easy reach for some retail therapy, home to The Bridges shopping centre offering a wide range of high street retailers.

You can be on the A19 within 15-minutes making Laurel Gate perfect for commuters. Seaburn Metro Station is just under 10-minutes from the development with regular services to the centre of Sunderland, Gateshead, Newcastle City Centre and Newcastle Airport. If you're looking to travel further afield, Sunderland Train Station offers services to Newcastle, York & London.



Souter Lighthouse, Whitburn



Whitburn Beach



City of Sunderland



Sunderland Bridges



Whitburn Windmill



Stack Seaburn



Souter Lighthouse



Shopping in Sunderland City Centre



Penshaw Monument



Marsden



WHITBURN, A PERFECT PLACE TO WATCH YOUR FAMILY GROW

Whitburn is a charming coastal village where history, nature, and local life come together.

Best known for its iconic Grade II-listed windmill, the area offers stunning cliff-top views and rare limestone rock formations that make for unforgettable walks along the coast. Perfect for dog walkers, nature lovers can explore the Whitburn Point Local Nature Reserve, a thriving haven for bird populations and picturesque seascapes.

There is a lively food and drink scene on the doorstep, with everything from craft ales, cocktails and fresh local fish. Whitburn is just a short trip from Roker, where children can enjoy the miniature steam train at Roker Park or the seaside fun of the Marine Walk play area.

Just along the coast in Seaburn, STACK serves up vibrant street food, live music, and sport on the big screen.

Blending heritage, coastal beauty, and a warm community spirit, Whitburn is a place to live, relax, and make lasting memories.



IDEALLY LOCATED

Laurel Gate is ideally placed for transport...



and attractions...



*Distances taken from Google Maps. **Fastest train times taken from thetrainline.com



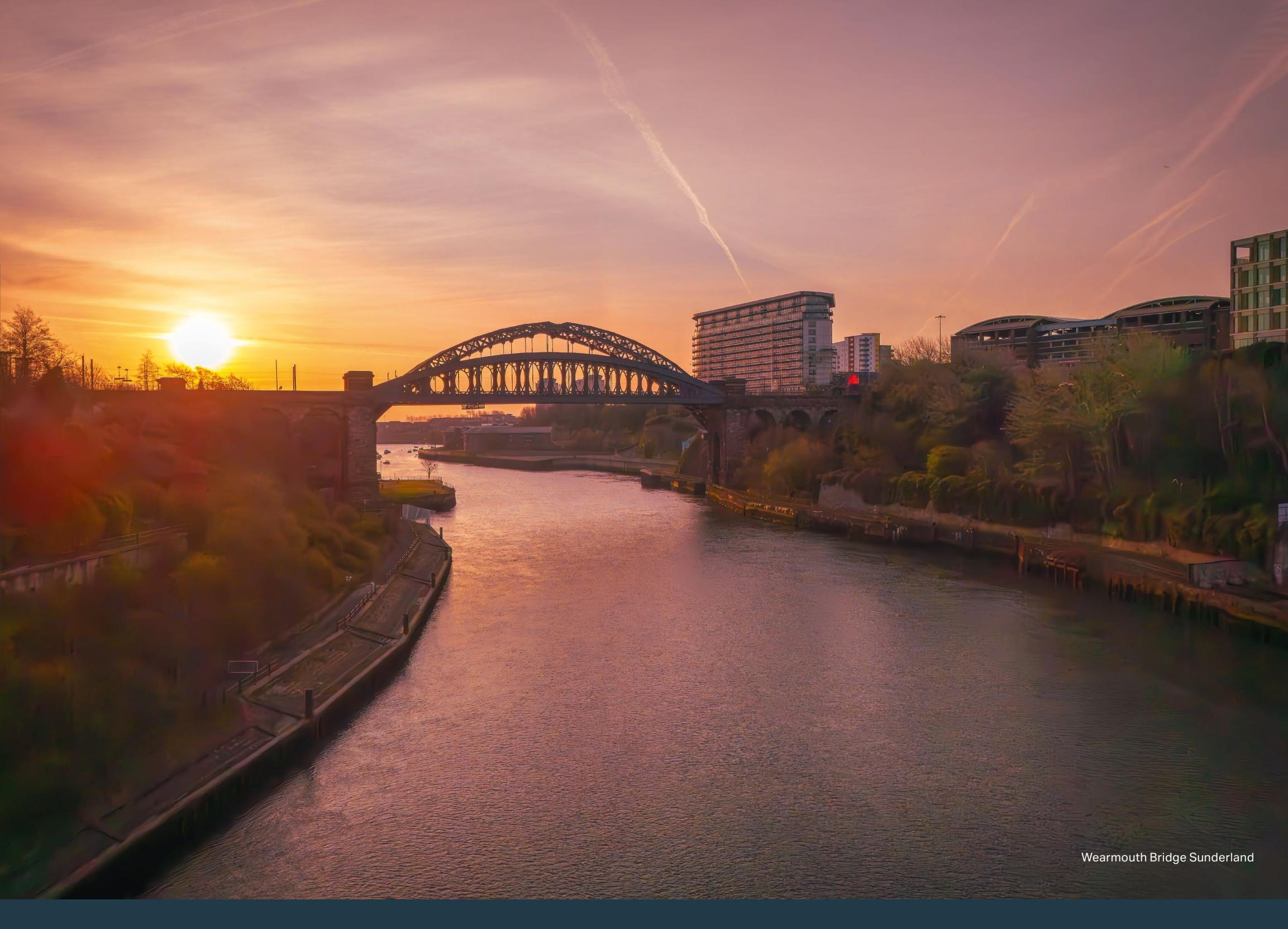
Seaburn Beach



HOW TO FIND US



*Distances taken from Google Maps.



Wearmouth Bridge Sunderland



IT'S WHAT
MAKES OUR
HOMES UNIQUE





At Lovell we believe your home should be more than just the right location at the right price – it should also be a true reflection of your personality and style.

That's why every Lovell home has Style, Quality and Value 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 all about contemporary design and the latest in stylish fixtures and fittings. With the Lovell Inspirations range you can inject your personality into your new home by adding a variety of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the high specification and workmanship every one of our properties offer, with meticulous attention to detail you will simply love.

V

EXCEPTIONAL VALUE

Most of all, you will love how affordable a Lovell home can be. The reservation process is made easy with our dedicated sales professionals and we offer a variety of purchase options.



LAUREL GATE
WHITBURN



PERSONALISE YOUR HOME WITH A LITTLE INSPIRATION



Make your house a home by choosing from our stunning range of options and extras, all carefully selected from trusted manufacturers. From interior design features to more practical options, there is so much to choose from to help you personalise your blank canvas.

The earlier you reserve the more choice you have. We will always try our best to accommodate your home Inspirations, but they are build-stage dependant, so the earlier you reserve the better.



You can choose from:



KITCHENS



APPLIANCES



TILES & BATHROOMS



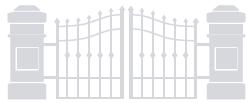
FLOORING



WARDROBES



FIXTURES & FITTINGS



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be in a new 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

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). Briarswood 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.



LAUREL GATE

WHITBURN



- FAIRHAVEN**
2 bedroom home
Plots 30 & 31
- LANSDOWN**
3 bedroom home
27, 28 & 29
- LANSDOWN+**
3 bedroom home
Plots 10, 11, 13, 14, 24 & 25
- NEWBURY**
3 bedroom home
Plots 1, 9, 12, 22, 23, 26 & 32
- MILFORD**
3 bedroom home
Plots 2, 5, 15, 16 & 19
- RAMSEY**
4 bedroom home
Plots 3 & 4
- RAVENSWORTH**
4 bedroom home
Plots 17, 18, 20 & 21
- AFFORDABLE RENT**
Plots 6, 7 & 8

* First Homes
▲ Discount Market Value

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. October 25.

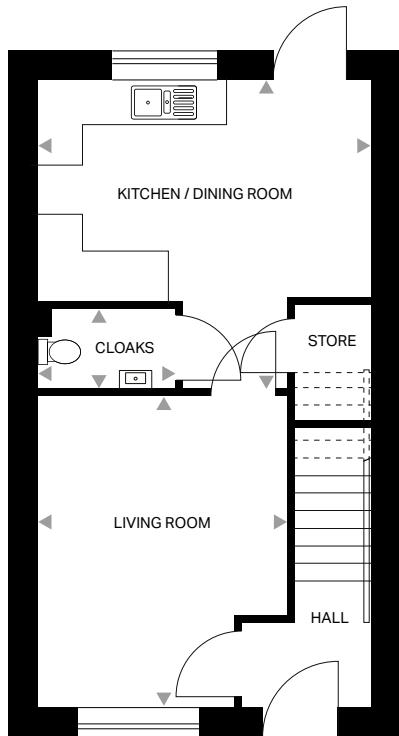


FAIRHAVEN

2 bedroom home

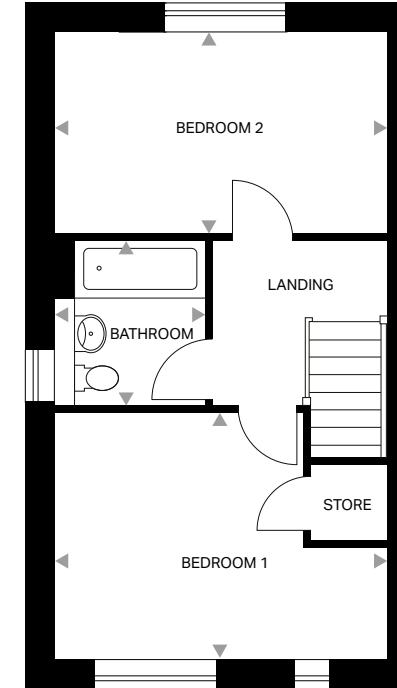
LOVELL
HOMES

FAIRHAVEN – 2 bedroom home



GROUND FLOOR

Living Room	4040mm x 3257mm	13'3" x 11'7"
Kitchen/Dining Room	4044mm x 4347mm	13'3" x 14'3"
Cloaks	1812mm x 1024mm	5'11" x 3'4"



FIRST FLOOR

Bedroom 1	3212mm x 4347mm	10'6" x 14'3"
Bedroom 2	2618mm x 4347mm	8'7" x 14'3"
Bathroom	2110mm x 1980mm	6'11" x 6'6"

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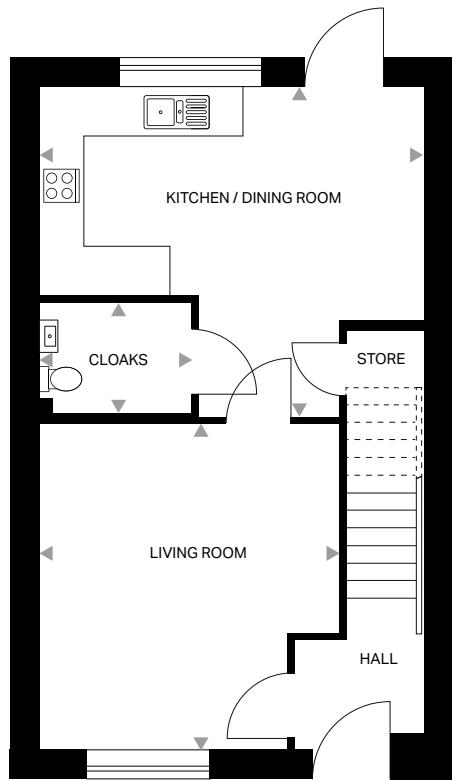
LANSDOWN

3 bedroom home

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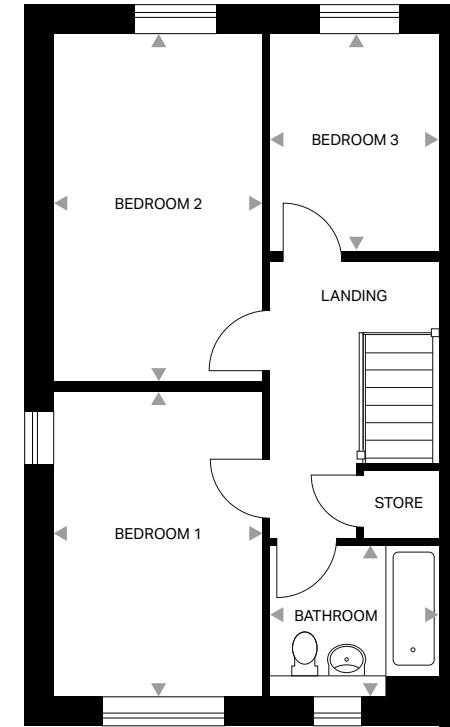


LANSDOWN – 3 bedroom home



GROUND FLOOR

Living Room	4233mm x 3932mm	13'10" x 12'11"
Kitchen/Dining Room	4301mm x 5022mm	14'1" x 16'5"
Cloaks	1433mm x 2012mm	4'8" x 6'7"



FIRST FLOOR

Bedroom 1	3960mm x 2718mm	12'12" x 8'11"
Bedroom 2	4532mm x 2718mm	14'10" x 8'11"
Bedroom 3	2843mm x 2216mm	9'4" x 7'3"
Bathroom	1975mm x 2212mm	6'5" x 7'3"

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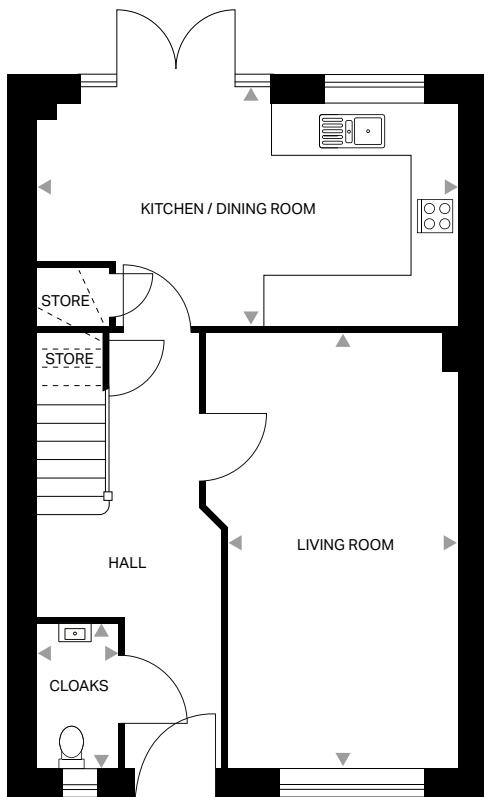


LANSDOWN+

3 bedroom home

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LANSDOWN+ – 3 bedroom home



GROUND FLOOR

Living Room	5411mm x 2870mm	17'9" x 9'5"
Kitchen/Dining Room	2744mm x 5247mm	9'0" x 17'2"
Cloaks	1781mm x 1010mm	5'10" x 3'3"



FIRST FLOOR

Bedroom 1	4218mm x 3097mm	13'10" x 10'2"
En-Suite	1121mm x 3097mm	3'8" x 10'2"
Bedroom 2	3074mm x 3097mm	10'1" x 10'2"
Bedroom 3	3122mm x 2589mm	10'3" x 8'6"
Bathroom	1928mm x 2062mm	6'4" x 6'9"

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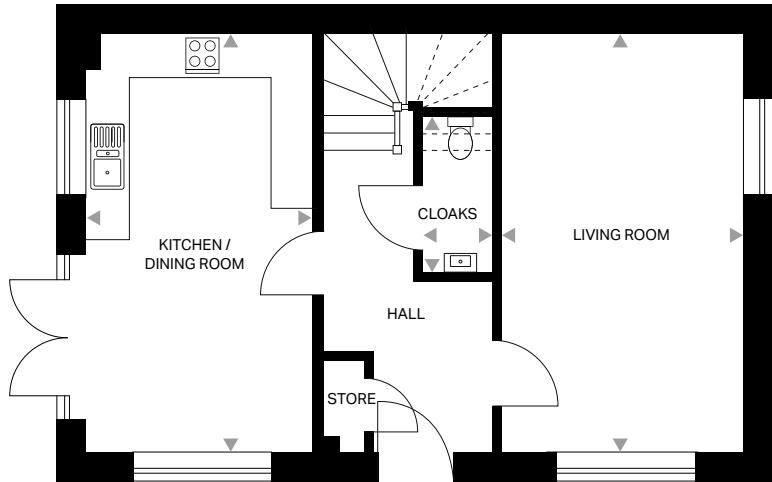


NEWBURY

3 bedroom home

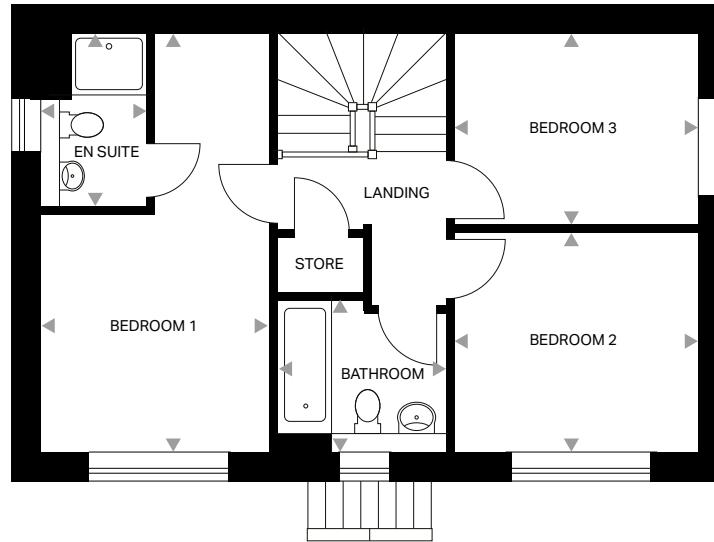
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HOMES

NEWBURY – 3 bedroom home



GROUND FLOOR

Living Room	5472mm x 3185mm	17'11" x 10'5"
Kitchen/Dining Room	5472mm x 2994mm	17'11" x 9'10"
Cloaks	2053mm x 900mm	6'8" x 2'11"



FIRST FLOOR

Bedroom 1	5472mm x 3000mm	17'11" x 9'10"
En-Suite	2278mm x 1412mm	7'5" x 4'7"
Bedroom 2	2862mm x 3217mm	9'4" x 10'6"
Bedroom 3	2522mm x 3185mm	8'3" x 10'5"
Bathroom	1987mm x 2197mm	6'6" x 7'2"

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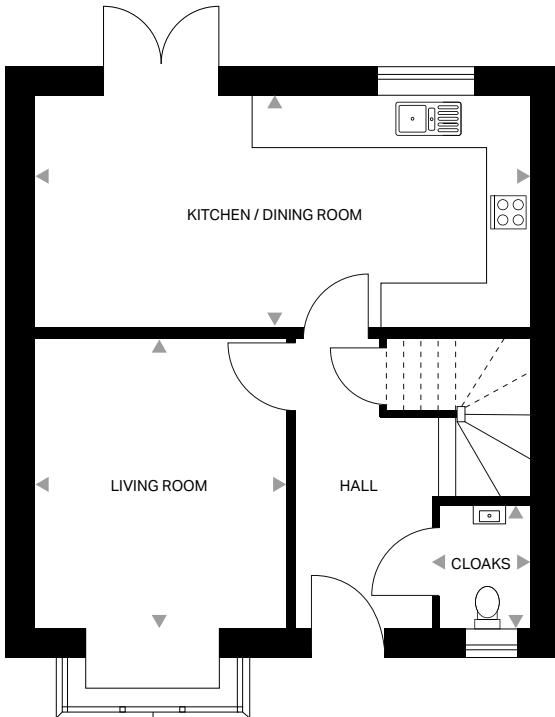


MILFORD

3 bedroom home

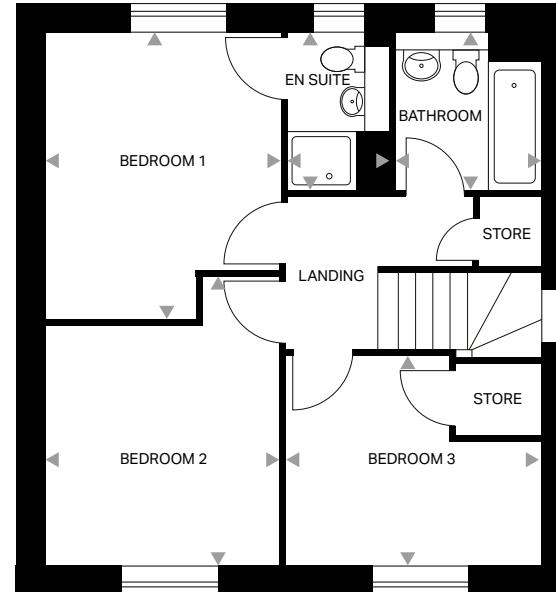
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MILFORD – 3 bedroom home



GROUND FLOOR

Living Room	3765mm x 3291mm	12'4" x 10'9"
Kitchen/Dining Room	3020mm x 6485mm	9'11" x 21'3"
Cloaks	1583mm x 1208mm	5'2" x 3'11"



FIRST FLOOR

Bedroom 1	3713mm x 3037mm	12'2" x 9'11"
En-Suite	2046mm x 1305mm	6'8" x 4'3"
Bedroom 2	3757mm x 3037mm	12'4" x 9'11"
Bedroom 3	2724mm x 3359mm	8'11" x 11'0"
Bathroom	2050mm x 1966mm	6'8" x 6'5"

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RAMSEY

4 bedroom home

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RAMSEY – 4 bedroom home



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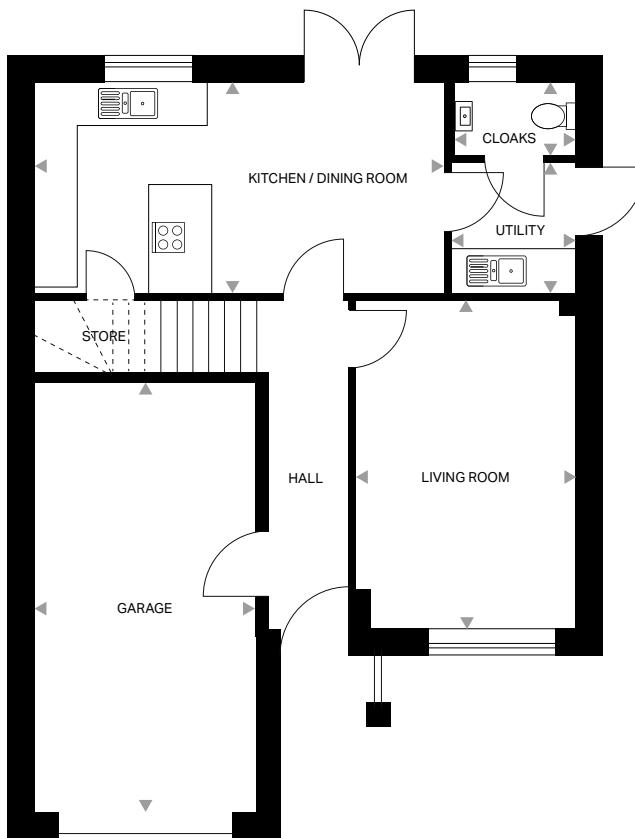


RAVENSWORTH

4 bedroom home

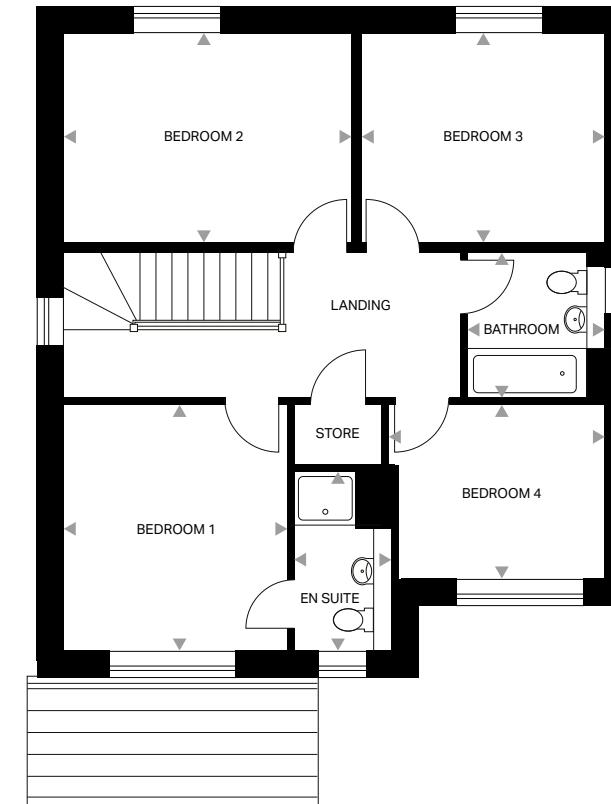
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RAVENSWORTH – 4 bedroom home



GROUND FLOOR

Living Room	4706mm x 3174mm	15'5" x 10'5"
Kitchen/Dining Room	3041mm x 5822mm	9'12" x 19'1"
Utility	1827mm x 1812mm	5'12" x 5'11"
Cloaks	1084mm x 1812mm	3'6" x 5'11"
Garage	6138mm x 3160mm	20'1" x 10'4"



FIRST FLOOR

Bedroom 1	3527mm x 3194mm	11'7" x 10'5"
En-Suite	2564mm x 1405mm	8'5" x 4'7"
Bedroom 2	3006mm x 4111mm	9'10" x 13'6"
Bedroom 3	3006mm x 3481mm	9'10" x 11'5"
Bedroom 4	2514mm x 3088mm	8'3" x 10'1"
Bathroom	2083mm x 1972mm	6'10" x 6'5"

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LAUREL GATE

WHITBURN

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