

LOVELL
HOMES

PRESENTS

**SOUTH
OTTERINGTON**

Please drive carefully

SAINTS



GREEN

AT PEGGY'S FIELD

WELCOME TO

SAINTS

GREEN
AT PEGGY'S FIELD

In the Vale of Mowbray, halfway between the attractive market towns of Northallerton and Thirsk lies the pretty village of South Otterington. Here, our Saints Green development gives you the chance to buy a home that has been sympathetically configured for modern living and designed in harmony with the surrounding area. With its picturesque rural setting, lively community, and good connections, South Otterington is the perfect place to put down roots and feel right at home.



South Otterington Bridge

PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



All interior images from Show Homes at Cornish Park



In Saints Green 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.



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* 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

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

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

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.

YORKSHIRE WARMTH

South Otterington's idyllic rural setting is enhanced by being only six miles from Northallerton. Northallerton, which describes itself as the 'Heart of Yorkshire', has a wealth of amenities with a thriving selection of independent shops (including the renowned deli and food hall, Lewis & Cooper) as well as twice-weekly markets that attract shoppers from far and wide. Its pubs, cafes and restaurants provide congenial meeting places, and its leisure centre provides a range of activities for all the family. To the south, Thirsk, viewed as the gateway to the North Yorkshire Moors, was the home of author, Alf White, better known as his fictional alter ego, James Herriot. It also boasts a famous racecourse, dating back to Queen Victoria's reign, which hosts around 14 flat races a year.

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The Everyman Northallerton



Barkers Arcade Northallerton



Thirsk Market Place

LIVE LIFE TO THE FULL



Peggy's Field, South Otterington



Northallerton



Church of St Andrew, South Otterington

There are plenty of activities to entertain the whole family from adventure playgrounds to farm parks, and stately homes and arboretums to falconry. Step back in time with the Wensleydale Railway where you can 'enjoy a living museum experience' and which puts on events throughout the year including the popular Polar Express, sure to delight children of all ages. Have a fun day out at the annual North Yorkshire County Show at Otterington Hall or enjoy the line up at the Deer Shed Festival with its mix of music, comedy and so much more. And further afield, magnificent, medieval York is within easy reach or, alternatively, grab your bucket and spade and head for the golden beaches of Scarborough.

THIS IS HERRIOT COUNTRY

South Otterington sits between two national parks: the North Yorkshire Moors and the Yorkshire Dales, iconic landscapes brought vividly to life by James Herriot's tales of the life of a country vet so memorably televised. Discover the rich archaeological, historical, and industrial heritage of the Dales and the North York Moors by exploring on foot, by bike and by car; immerse yourself in the wonders of the universe by stargazing at the Dark Sky Festival; or investigate an extraordinary network of limestone caves, including the famous Gaping Gill, carved over millennia. Take time to stroll among the ruins of Europe's most impressive medieval abbeys; experience the thrill of mountain biking in the Dalby Forest; and savour the delights of the Chocolate Factory in Thornton le Dale.



Otterington Shorthorn Inn



Thirsk Racecourse



Northallerton Railway Station

IDEALLY LOCATED

Saints Green 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.

FROM THE SOUTH

Travel north up the A1(M) and exit at Junction 50. Take the A61 north towards Thirsk. At the roundabout with the A167, take the first exit heading north towards Northallerton.

After approximately four miles, on entering South Otterington, Saints Green is on the left.

FROM THE NORTH

Travel south down the A1(M) and exit at Junction 51. Take the A684 towards Northallerton. After approximately five miles, take the third exit onto the A167, travelling south to South Otterington. After approximately 3 miles, on entering South Otterington, Saints Green is on the right at the south end of the village.



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). Saints Green 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

SAINTS

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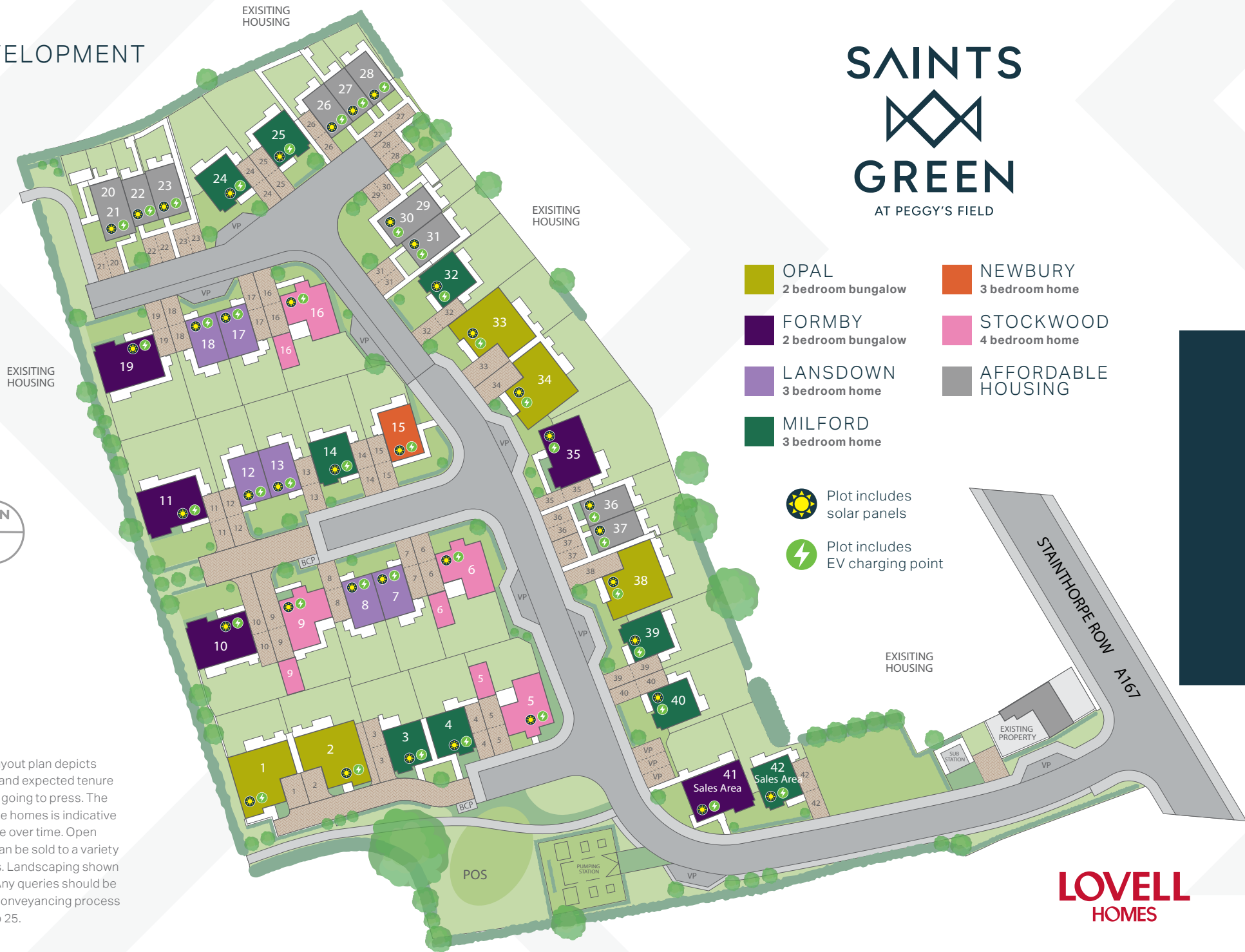
CGI images are indicative only, landscaping and boundary finishes vary by plot.

THE DEVELOPMENT



SAINTS GREEN



AT PEGGY'S FIELD



- OPAL**
2 bedroom bungalow
- FORMBY**
2 bedroom bungalow
- LANDSOWN**
3 bedroom home
- MILFORD**
3 bedroom home
- NEWBURY**
3 bedroom home
- STOCKWOOD**
4 bedroom home
- AFFORDABLE HOUSING**

-  Plot includes solar panels
-  Plot includes EV charging 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. Feb 25.

THE SPECIFICATION



	OPAL	FORMBY	LANSDOWN	MILFORD	NEWBURY	STOCKWOOD
10 Year NHBC Warranty	•	•	•	•	•	•
Kitchen						
Choice of Symphony Kitchen Units*	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•
Zanussi Brushed Steel Double Electric Oven	•	•	•	•	•	
Bosch Brushed Steel Double Electric Oven						•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•	•	•	
Bosch Brushed Steel 5 Ring Gas Hob						•
Brushed Steel Splashback to Hob	•	•	•	•	•	•
Electrolux Brushed Steel Chimney Hood	•	•	•	•	•	
Bosch Brushed Steel Chimney Hood						•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•
Zanussi Integrated Dishwasher						•
Bathroom						
Ideal Standard Sanitaryware	•	•	•	•	•	•
Mira Shower	•					
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*		•	•	•	•	•
Towel-rail to En-Suite						•

	OPAL	FORMBY	LANSDOWN	MILFORD	NEWBURY	STOCKWOOD
Electrics						
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•	•
Fibre / Broadband	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen						•
Chrome Downlighters to Kitchen	•	•	•	•	•	•
Chrome Downlighters to Bathroom	•	•	•	•	•	•
Chrome Downlighters to En-Suite						•
Shaver Socket to Bathroom						•
Internal and Decoration						
Combination Boiler	•	•	•	•	•	
Cylinder and Boiler						•
Stelrad Compact Radiators	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•
5 Panel Internal Doors in White Finish	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•
External						
White UPVC Windows	•	•	•	•	•	•
White UPVC French Door	•	•	•	•	•	•
Outside Tap to Rear						•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used. *Subject to build stage. July 24.



OPAL
2 bedroom home

SAINTS

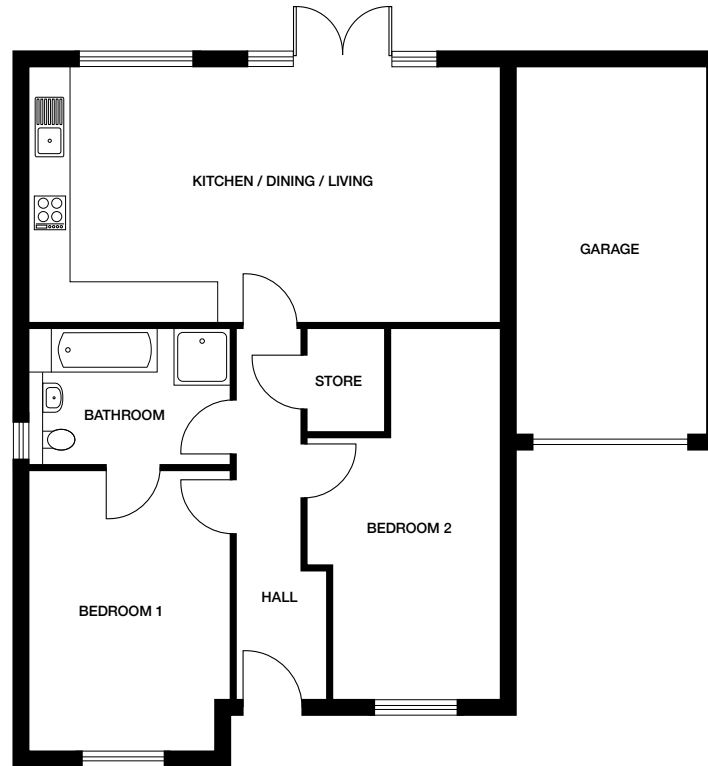
GREEN
AT PEGGY'S FIELD

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OPAL

2 bedroom home

Plots 1, 2, 33, 34, 38



Ground floor

Kitchen / Dining / Living 7498mm x 4090mm 24' 7" x 13' 5"

Bedroom 1 4483mm x 3178mm 14' 8" x 10' 5"

Bedroom 2 5881mm x 3076mm (max) 19' 3" x 10' 1"

Bathroom 3172mm x 2183mm 10' 5" x 7' 2"

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. July 24.



FORMBY

2 bedroom home

SAINTS

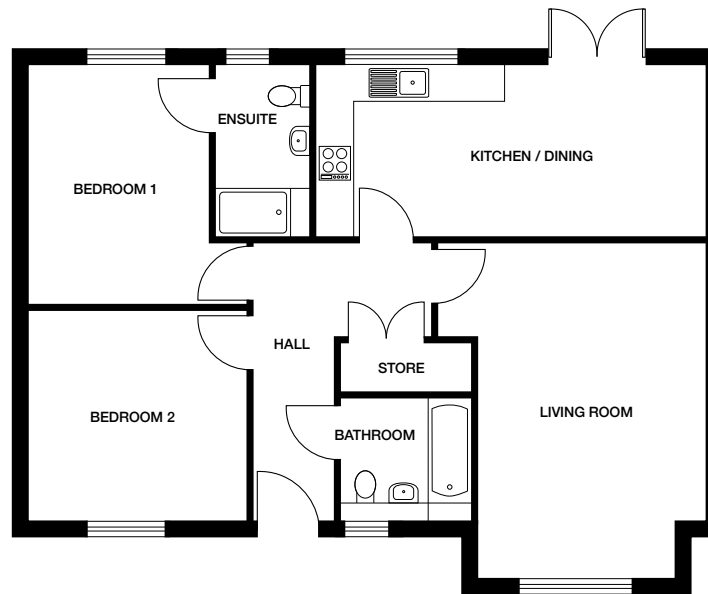
GREEN
AT PEGGY'S FIELD

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FORMBY

2 bedroom home

Plots 10, 11, 19, 35, 41



Ground floor

Kitchen / Dining 6201mm x 2733mm 20' 4" x 8' 11"

Lounge 5342mm x 4236mm (max) 17' 6" x 13' 11"

Bedroom 1 3813mm x 3435mm (max) 12' 6" x 11' 3"

En suite 2733mm x 1488mm 8' 11" x 4' 10"

Bedroom 2 3362mm x 3456mm 11' x 11' 4"

Bathroom 2116mm x 1949mm 6' 11" x 6' 5"

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LANSDOWN

3 bedroom home

SAINTS

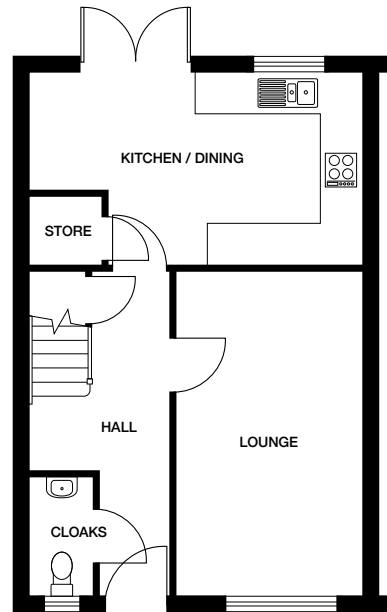
GREEN
AT PEGGY'S FIELD

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LANSDOWN

3 bedroom home

Plots 7, 8, 12, 13, 17, 18

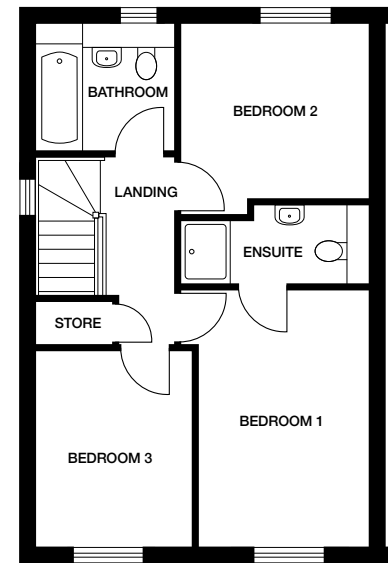


Ground floor

Kitchen / Dining 5247mm x 3026mm (max) 17' 2" x 9' 11"

Lounge 5138mm x 2951mm 16' 10" x 9' 8"

Cloaks 1817mm x 954mm 5' 11" x 3' 1"



First floor

Bedroom 1 4080mm x 2979mm 13' 5" x 9' 9"

En suite 2985mm x 1230mm 9' 9" x 4'

Bedroom 2 2980mm x 2991mm (max) 9' 9" x 9' 10"

Bedroom 3 3070mm x 2459mm 10' 1" x 8' 1"

Bathroom 2173mm x 1969mm 7' 1" x 6' 5"

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MILFORD
3 bedroom home

SAINTS

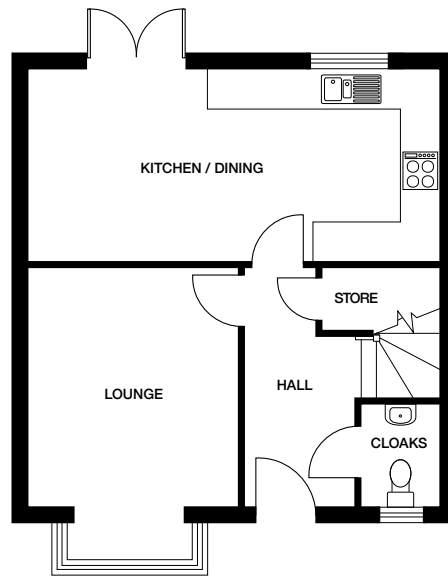
GREEN
AT PEGGY'S FIELD

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MILFORD

3 bedroom home

Plots 3, 4, 14, 24, 25, 32, 39, 40, 42

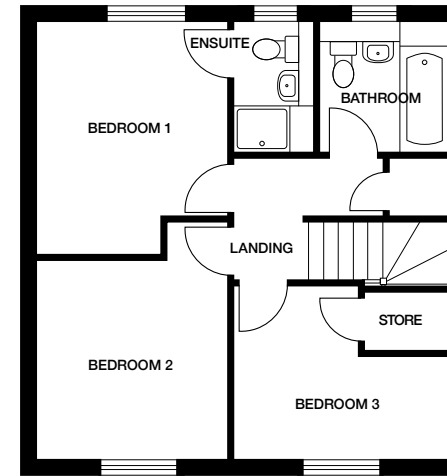


Ground floor

Kitchen / Dining 6485mm x 3020mm 21' 3" x 9' 11"

Lounge 4553mm (max) x 3314mm 14' 11" x 10' 10"

Cloaks 1599mm x 1206mm 5' 3" x 3' 11"



First floor

Bedroom 1 3701mm (max) x 3030mm 12' 2" x 9' 11"

En suite 2060mm x 1300mm 6' 9" x 4' 3"

Bedroom 2 3754mm x 3030mm 12' 4" x 9' 11"

Bedroom 3 3363mm x 2725mm (max) 11' x 8' 11"

Bathroom 2060mm x 1970mm 6' 9" x 6' 5"

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NEWBURY
3 bedroom home

SAINTS

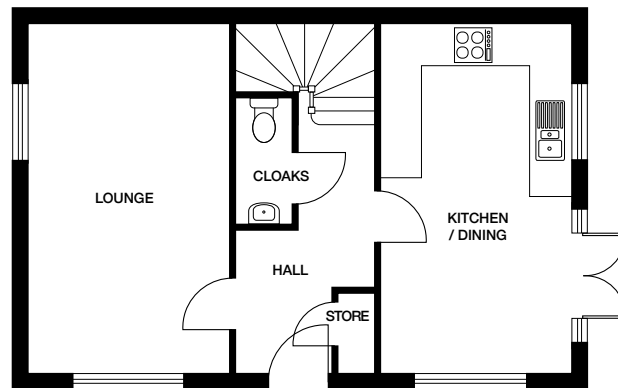
GREEN
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NEWBURY

3 bedroom home

Plot 15

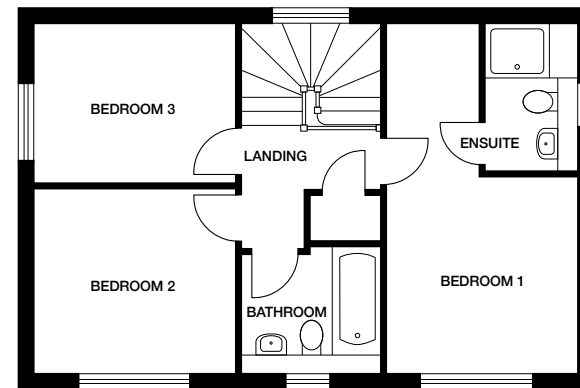


Ground floor

Kitchen / Dining 5475mm x 3029mm 17' 11" x 9' 11"

Lounge 5475mm x 3203mm 17' 11" x 10' 6"

Cloaks 2048mm x 881mm 6' 9" x 2' 11"



First floor

Bedroom 1 5475mm (max) x 3014mm 17' 11" x 9' 11"

En suite 2280mm x 1410mm 7' 6" x 4' 7"

Bedroom 2 3212mm x 2860mm 10' 6" x 9' 4"

Bedroom 3 3191mm x 2520mm 10' 6" x 8' 3"

Bathroom 2183mm x 1816mm 7' 2" x 5' 11"

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STOCKWOOD

4 bedroom home

SAINTS

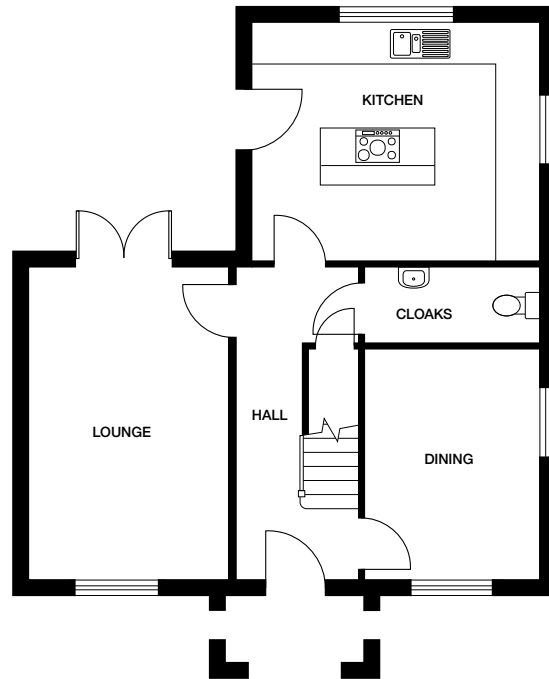
GREEN
AT PEGGY'S FIELD

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STOCKWOOD

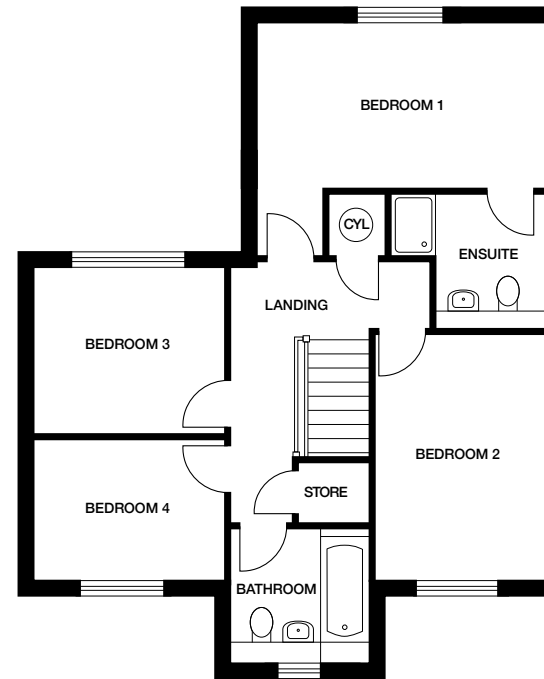
4 bedroom home

Plots 5, 6, 9, 16



Ground floor

Kitchen	4460mm x 3833mm	14' 7" x 12' 7"
Dining	3649mm x 2720mm	12' x 8' 11"
Lounge	4910mm x 3112mm	16' 1" x 10' 2"
Cloaks	2719mm x 1157mm	8' 11" x 3' 9"



First floor

Bedroom 1	4460mm x 3715mm (max)	14' 7" x 12' 2"
En suite	2377mm (max) x 2146mm	7' 9" x 7'
Bedroom 2	3870mm x 2720mm	12' 8" x 8' 11"
Bedroom 3	3057mm x 2632mm	10' x 8' 8"
Bedroom 4	3057mm x 2185mm	10' x 7' 2"
Bathroom	2098mm x 2097mm	6' 10" x 6' 10"

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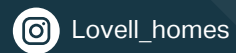
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