

LOVELL
HOMES

PRESENTS



BRYN CASTELL

WELCOME TO



BRYN CASTELL

Bryn Castell is a unique development of stunning 2, 3, 4 and 5 bedroom homes in the tranquil Welsh village of New Brighton. Thanks to the great choice of high specification homes, there's something to suit everyone from young professionals to growing families, and empty nesters to downsizers. So, whether it's your first home, or all-important next one, you're going to find somewhere that feels special from the moment you first step through the door.

Just as importantly, you can look forward to living in a welcoming community just a mile from the vibrant market town of Mold, with handy transport links to Chester, Liverpool and beyond. Add to this stunning countryside on your doorstep, which includes heather-clad hills and miles of sandy beaches, and it's easy to see that Bryn Castell is somewhere truly special to live.



CGIs are indicative only, external finishes, features and road treatments may vary.

A HOME DESIGNED AROUND YOU



All this means that no matter which home you choose, you can look forward to modern living at its finest. Like a spacious open-plan kitchen filled with high-quality finishes that brings everyone together. Because your home is unique to you, we also provide the option to choose from a range of designer upgrades. These let you add those personal touches that mean so much.

Ask our Sales Executives for more details on our Inspirations range.

* Subject to build stage from our selected range



Tennyson Fields
show home interior



Tennyson Fields
show home interior



Tennyson Fields
show home interior



Tennyson Fields
show home interior



At Lovell, we understand that we're not simply building houses, we're creating homes that will be loved and cherished. Places where families come together, and lasting memories are made. This is why great care, consideration and attention to detail goes into each home we create. It allows us to promise you a home that combines space, style and comfort with each room designed around you and your daily needs.



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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 homes 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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The Sycamores
show home interior

ENJOY THE BEST OF BOTH WORLDS

Perfectly positioned on the edge of Mold, New Brighton offers the best of both worlds—tranquil countryside living with everything you need close at hand. The village itself has a community centre which holds regular events. There's also a local bowls club to join and you can pop into The Arches Bar, Coffee House & Restaurant, which is part of the Beaumont Park Hotel, a short stroll away.

New Brighton is excellently placed for nearby primary and secondary schools. There's also the exciting development of Mynydd Isa Campus down the road, which will provide a state-of-the-art school that will host 43 nursery-age children, 600 primary pupils and 700 high school students.

Just a mile away is the thriving market town of Mold. Here, you'll find supermarkets and high street names rubbing shoulders with independent shops. There's also the acclaimed street market every Wednesday and Saturday, as well as the indoor market, both of which are not to be missed. Mold is also the place to go for a fantastic mix of cafes, bars and restaurants with something to suit every taste and occasion. For unforgettable evenings out, look no further than Theatr Clwyd. As the biggest producing theatre in Wales, it boasts two main theatres, a cinema, cafe, bar and art galleries.

Mold also has an award-winning golf club on the other side of town. With its panoramic views and challenging course, it's a must for any avid golfer. And if golf's not your bag, Mold Leisure Centre offers a swimming pool, gym, fitness classes and more. You can also get your skates on at Deeside Ice Rink. It's only 5 miles away.

Finally, you're going to need a new diary for Mold's wide range of events. These include an annual Food and Drink Festival, the biggest carnival in Flintshire and an eclectic mix of music festivals such as Live on the Square, M-Fest and the North Wales Blues and Soul Festival.



Loggerheads Country Park



Daniel Owen Statue



King Street



Red Lion Pub



The Wheel Sculpture



Mold High Street Market

BEAUTIFUL WELSH COUNTRYSIDE AND COASTLINE AWAITS

Looking for a wilder time? Then you've a choice of not one, but two zoos. First, is Chester Zoo, which is one of the UK's largest, with over 21,000 animals, including elephants, tigers and orangutans. The other is the Welsh Mountain Zoo, which might not be as big, but is truly picturesque as it overlooks Colwyn Bay and the Carneddau mountains in North Wales.

There's also the North Wales coastline to explore. Talacre Beach has miles of wind-swept golden sandy beach, beautiful dunes and the iconic Point of Ayr Lighthouse which dates back to 1776. For a more traditional family seaside trip, there's Prestatyn, Rhyl and Llandudno, with each offering its own unique charm and character. If you'd prefer a city trip, Chester is only 25-minutes by car. Ideal for taking in the many shops, rich history, café culture and seemingly non-stop entertainment.



View over Mold



Loggerheads Country Park

Mold Castle

Bryn Castell is on the doorstep of The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. This means you have mile after mile of stunning Welsh countryside to discover. Nearby Loggerheads Country Park is home to a wealth of wildlife in a stunning historic setting. Then there's Moel Famau Country Park where you can hike to Moel Famau itself, which, as the highest hill in the Clwydian Range, rewards a 2-hour walk with breathtaking views.

If you prefer your days out a bit more relaxed, try Flint Castle which is the earliest of English-built castles in Wales, as well as its most unusual one. Followed by Greenfield Valley Heritage Park where 70 acres of woodland and 2,000 years of history come together in harmony. It's ideal for family days out, picnics and peaceful bike rides. Another amazing day out can be had at The Hawarden Estate, which is home to a farm shop, baker, deli, pub, explorer trail and yearly event, as well as historic castle, walled gardens and lakes.



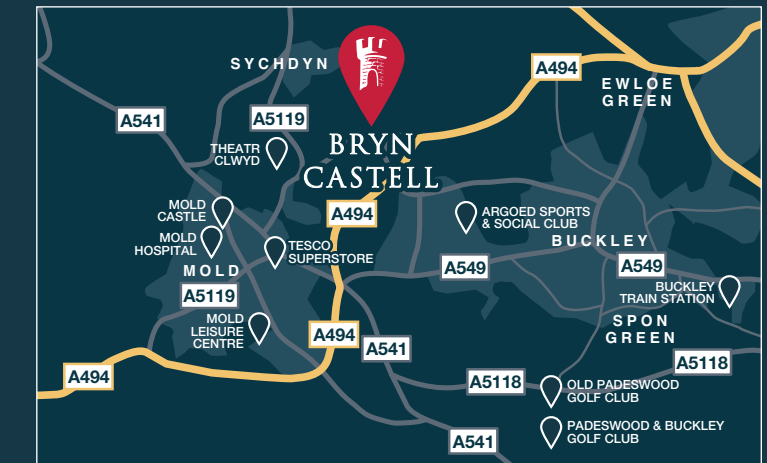
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COMMUTING MADE EASY

Whether you're heading near or far, living at Bryn Castell makes travelling a breeze. For starters, Mold town centre is less than 2 miles away for an easy daily commute and local amenities close to home. If you're going further afield, the A494 is right on your doorstep, connecting you quickly to the A55 North Wales Expressway. From here you can go northeast to the M56 and M53 for Chester, Liverpool and Manchester, or northwest to Rhyl, Colwyn Bay and Llandudno. Alternatively, you can head south along the A494 and be in Wrexham before you know it.

FROM THE EAST

Come off the North Wales Expressway/A55 at junction 33B onto A494, signposted Mold/Yr Wyddgrug. Go straight on the A494 for approximately 9 miles. At the roundabout with a Shell Garage on your right, go straight on to the A5119, signposted 'New Brighton'. At the traffic lights take the first right onto New Brighton Road. Carry on for 1 mile and Bryn Castell is on your right.



FROM THE WEST

Follow the North Wales Expressway/A55 to Northop Rd/A5119 in Flintshire. Take exit 33, signposted Mold/Yr Wyddgrug Flint/Fflint. At the roundabout take the third exit following signs to Mold/Yr Wyddgrug A5119. Go straight on for 1.9 miles, then as you go through Soughton/Sychdyn turn left onto Pen-Y-Bryn. After 0.2 miles turn right onto New Brighton Road. Follow the road for half a mile and Bryn Castell is on your left.



Sat Nav postcode: CH7 6ZA

* Distances and times taken from Google Maps and National Rail.

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). Bryn Castell 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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