

LOVELL
HOMES

PRESENTS



DRUMMOND
PARK
LUDGERSHALL

WELCOME TO



DRUMMOND
PARK
LUDGERSHALL

Situated in the town of Ludgershall, which has military ties dating back to WWII, Drummond Park is a stunning collection of desirable 2, 3 and 4 bedroom homes being created in partnership with Homes England.

A development split into three distinct areas (High Street, Lanes and Farmstead), each drawing on the characteristics of the surrounding areas. The carefully considered selection of house styles available will ensure that people at all stages of the property ladder are well catered for.





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.



Ymyl Yr Afon showhome interior





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.



**DRUMMOND
PARK**
LUDGERSHALL



LIFE AT DRUMMOND PARK

Located on the eastern edge of Wiltshire, Ludgershall is well known for not only being the previous home to the Forces' Defence Medical Equipment Depot, but also for its long and well-recorded history with two notable landmarks.

The Royal Castle was home to Henry I and stayed in the hands of various Kings and Queens of England until the mid 1500s.

Nowadays only the outline of the two enclosures remain, along with the tower which dates back to the late 12th Century.

Head into Ludgershall's High Street and you'll find the surviving parts of a large medieval preaching cross. Originally standing over 6 metres tall, the cross would have been a prominent feature of the town in the Middle Ages, acting as a focal point for both religious processions and trade.

Drummond Park isn't lacking in local amenities, with a post office, a GP surgery and a variety of shops within the town, along with primary and secondary schools. The town also boasts two iconic pubs - the 16th century Queens Head and 17th century Crown Inn, the former of which has its own steakhouse restaurant.

Ludgershall is the perfect base for commuters, with major A-roads to the west and south of the town. You'll find yourself in a prime spot for travel to Andover or Salisbury, or for joining the M3 or M4 when needing to head further afield.





The Royal Castle



Queens Head



Preaching Cross

PLACES TO SEE, LOCATIONS TO EXPLORE



Woodhenge



Salisbury Cathedral

From Drummond Park you won't have far to travel to reach some of the most famous and historic sites in the area. Arguably the most iconic of them all is Stonehenge, the best known prehistoric monument in Europe. This wonder of the world has a history spanning 4,500 years, with the Stone Circle an engineering masterpiece. Just a few miles away is Woodhenge, a second Neolithic site formed of six concentric ovals of standing posts, discovered in 1925.

The city of Salisbury is situated at the south of the county, and as well as being home to an ornate medieval cathedral, features a working 14th century clock and an original copy of the Magna Carta! Combining the traditional with the original, Salisbury is the place to visit for everything from a day at the races, to a relaxing break at Larmer Tree Gardens, or one of the many specialist museums that can be found in and around the city. It's also a fantastic destination for a bite to eat or a spot of retail therapy, with the city brimming with cosy restaurants and wonderful boutique shops.

Ludgershall itself sits on the edge of the North Wessex Downs, a stunning expanse of countryside made up of rolling fields and ancient woodlands. This Area of Outstanding Natural Beauty is the perfect location for a country walk or to simply admire one of the many white horses that have been carved into the Wiltshire hills.



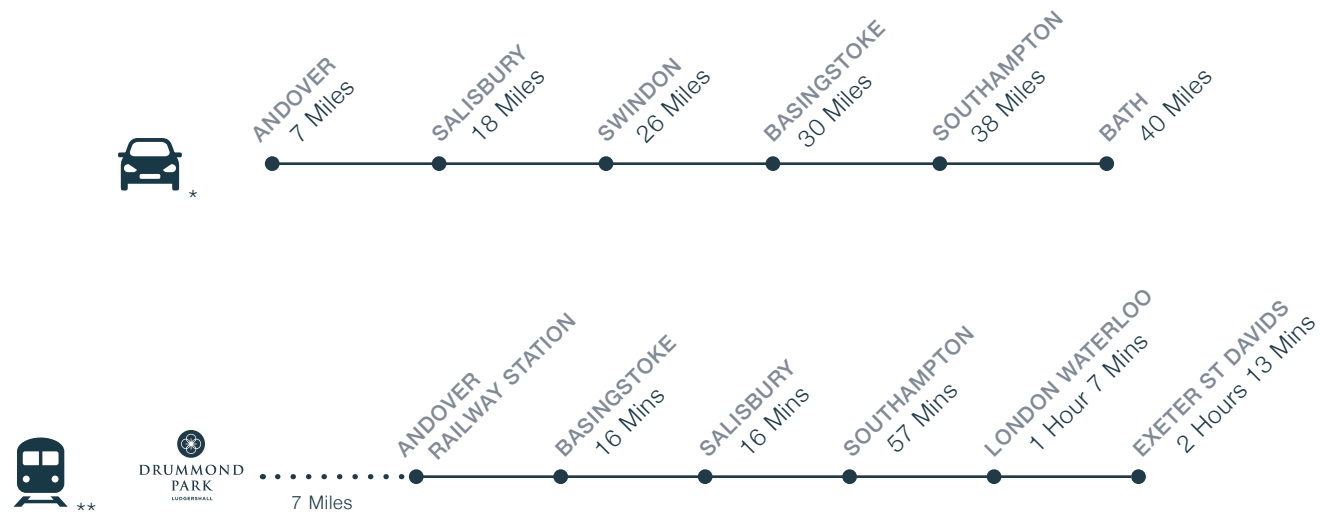
North Wessex Downs



Alton Barnes White Horse

IDEALLY LOCATED

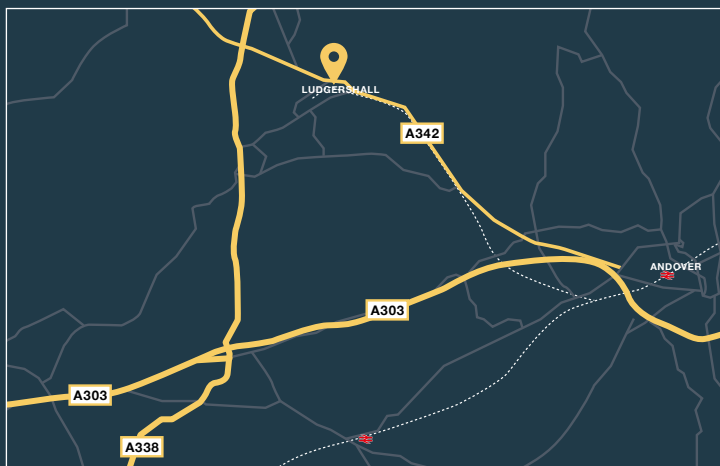
Served by an excellent road network, Ludgershall is in a prime spot for travel throughout the south of England. For longer journeys, the railway station in nearby Andover is operated by South Western railway, providing services northeast bound to London Waterloo, and westbound to Exeter.



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

FROM ANDOVER

Head west along the A303, passing Thruxton Motorsport Centre and Aerodrome, before exiting onto the A338 (signposted Tidworth). Continue along the A338, passing through Tidworth and on towards Marlborough. Upon reaching the junction with the A342, turn right following signs for Ludgershall. Continue for half a mile before reaching Drummond Park, which is situated on your right.



FROM TIDWORTH

Head north along the A338. Upon reaching the junction with the A342, turn right following signs for Ludgershall. Continue for half a mile before reaching Drummond Park, which is situated on your right.



FROM THE M4

Exit the M4 at Junction 15 and head south along the A346, firstly towards Marlborough and then Burbage. After passing through Burbage, join the A338 (signposted Salisbury and Tidworth). Upon reaching the junction with the A342, turn left towards Ludgershall. Continue for half a mile before reaching Drummond Park, which is situated 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). Drummond Park 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



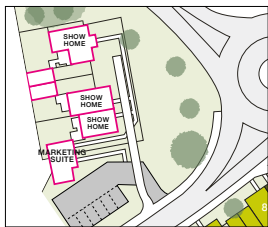
DRUMMOND
PARK
LUDGERSHALL





DRUMMOND PARK

- | | |
|--|-----------------------------|
| GAINSBOROUGH
2 bedroom home | MILFORD
3 bedroom home |
| LAMBERHURST
3 bedroom home | NEWBURY
3 bedroom home |
| LAMBOURNE
3 bedroom home | CAVENDISH
3 bedroom home |
| LANSDOWN
3 bedroom home | OMBERSLEY
4 bedroom home |
| LEASIDE
3 bedroom home | STOCKWOOD
4 bedroom home |
| MOTTRAM
3 bedroom home | ROSEBERRY
4 bedroom home |
| AFFORDABLE HOMES
FOR RENT FROM STONEWATER | |
| AFFORDABLE HOMES FOR SHARED
OWNERSHIP FROM STONEWATER | |



MARKETING SUITE
& SHOW HOMES



PHASE ILLUSTRATED

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
HOMES**

GAINSBOROUGH

2 bedroom home



DRUMMOND
PARK
LUDGERSHALL

HIGH STREET



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

GAINSBOROUGH

2 bedroom home



DRUMMOND
PARK
LUDGERSHALL

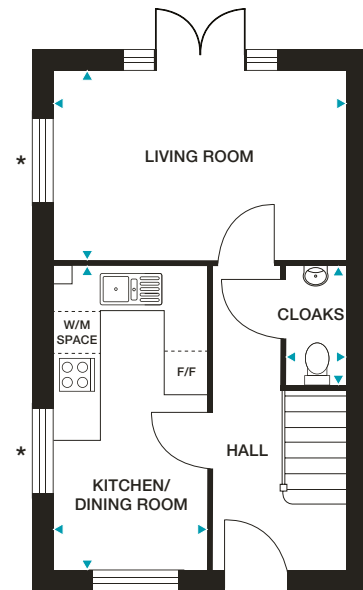
FARMSTEAD



GAINSBOROUGH

2 bedroom home

663ft²

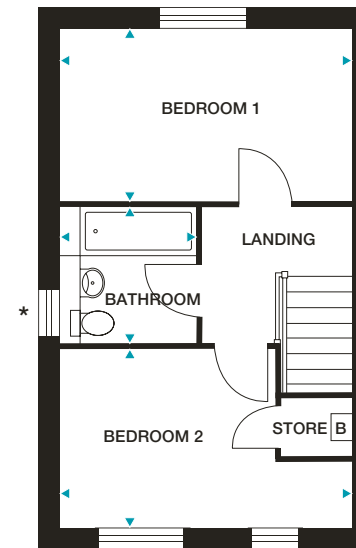


GROUND FLOOR

Kitchen/Dining Room 2220mm x 4419mm (max) 7'3" x 14'6" (max)

Living Room 4235mm x 2760mm 13'10" x 9'0"

Cloaks 859mm x 1770mm (max) 2'9" x 5'9" (max)



FIRST FLOOR

Bedroom 1 4235mm x 2500mm 13'10" x 8'2"

Bedroom 2 4235mm x 2587mm (max) 13'10" x 8'5" (max)

Bathroom 2000mm x 1970mm (max) 6'6" x 6'5" (max)

Please note: First-floor ceiling heights in two-storey homes within the High Street Character Area are higher than those provided in equivalent house types located within the Lanes and Farmstead Character Areas. All three-storey house types have consistent ceiling heights across all character areas.

PV panels to certain plots only. *Inclusion of window may vary from plot to plot. Please ask our Sales Executive for plot-specific information.

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LAMBOURNE

3 bedroom home



DRUMMOND
PARK

LUDGERSHALL

LANES

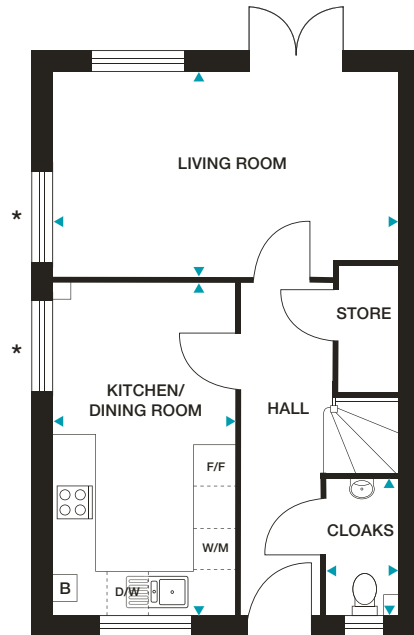


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LAMBOURNE

3 bedroom home

859ft²

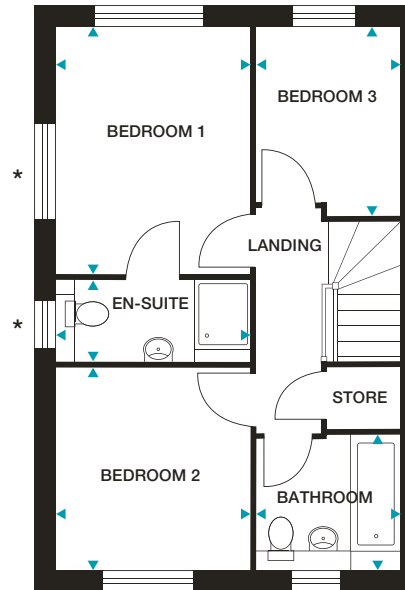


GROUND FLOOR

Kitchen/Dining Room 2648mm x 4845mm (max) 8'8" x 15'10" (max)

Living Room 5023mm x 3010mm (max) 16'5" x 9'10" (max)

Cloaks 1032mm x 1970mm (max) 3'4" x 6'5" (max)



FIRST FLOOR

Bedroom 1 2823mm x 3606mm 9'3" x 11'10"

En-suite 2823mm x 1215mm (max) 9'3" x 3'11" (max)

Bedroom 2 2823mm x 2940mm 9'3" x 9'7"

Bedroom 3 2107mm x 2763mm (max) 6'11" x 9'0" (max)

Bathroom 2107mm x 1970mm (max) 6'11" x 6'5" (max)

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LANSDOWN

3 bedroom home



DRUMMOND
PARK
LUDGERSHALL

HIGH STREET

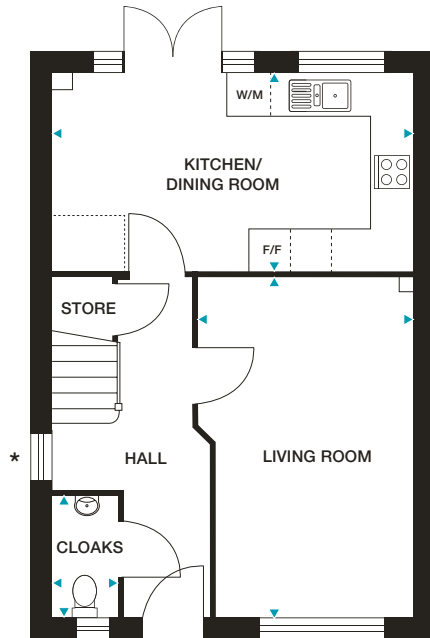


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LANSDOWN

3 bedroom home

897ft²

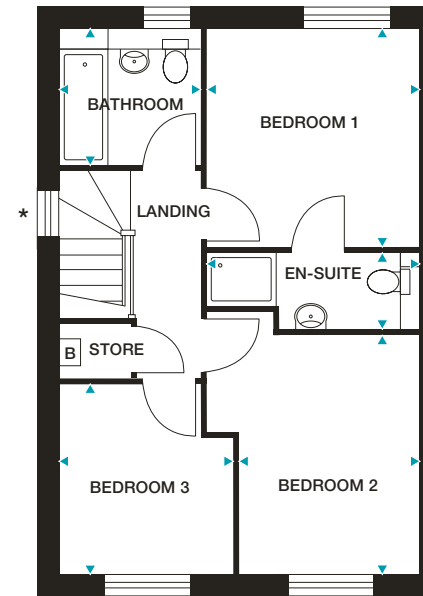


GROUND FLOOR

Kitchen/Dining Room 5248mm x 2872mm (max) 17'2" x 9'5" (max)

Living Room 3146mm x 4983mm (max) 10'3" x 16'4" (max)

Cloaks 910mm x 1760mm (max) 2'11" x 5'9" (max)



FIRST FLOOR

Bedroom 1 3085mm x 3181mm 10'1" x 10'5"

En-suite 3085mm x 1121mm (max) 10'1" x 3'8" (max)

Bedroom 2 2620mm x 3460mm 10'3" x 11'4"

Bedroom 3 2535mm x 2738mm (max) 8'5" x 8'11" (max)

Bathroom 2070mm x 1970mm (max) 6'9" x 6'5" (max)

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LOVELL
HOMES

MOTTRAM
3 bedroom home



DRUMMOND
PARK
LUDGERSHALL

HIGH STREET

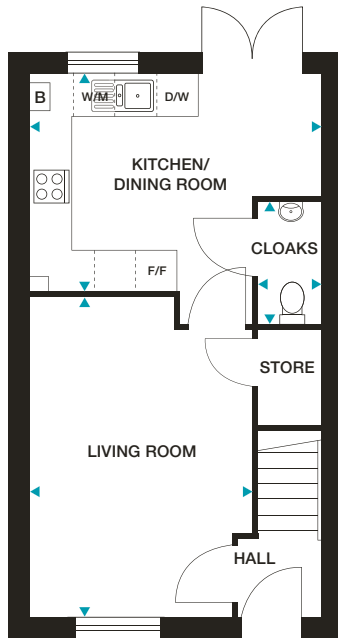


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MOTTRAM

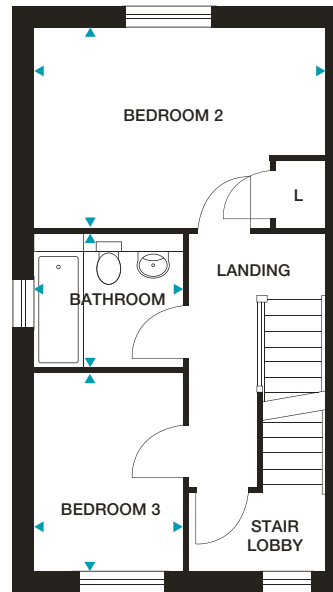
3 bedroom home

969ft²



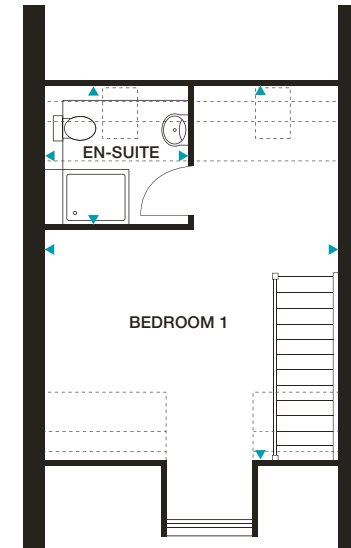
GROUND FLOOR

Kitchen/Dining Room 4235mm x 3170mm (max) 13'10" x 10'4" (max)
Living Room 3242mm x 4685mm (max) 10'7" x 15'4" (max)
Cloaks 900mm x 1785mm (max) 2'11" x 5'10" (max)



FIRST FLOOR

Bedroom 2 4235mm x 2911mm (max) 13'10" x 9'6" (max)
Bedroom 3 2161mm x 2894mm 7'1" x 9'5"
Bathroom 2161mm x 1957mm (max) 7'1" x 6'5" (max)



GROUND FLOOR

Bedroom 1 4235mm x 5498mm (max) 13'10" x 18'0" (max)
En-suite 2060mm x 2040mm (max) 6'9" x 6'8" (max)

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 PV panels to certain plots only. Please ask our Sales Executive for plot-specific information.

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LOVELL
HOMES

NEWBURY
3 bedroom home



DRUMMOND
PARK
LUDGERSHALL

FARMSTEAD

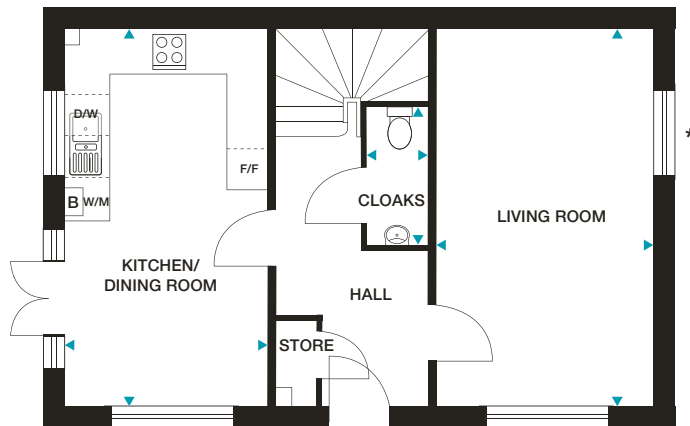


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NEWBURY

3 bedroom home

1015ft²

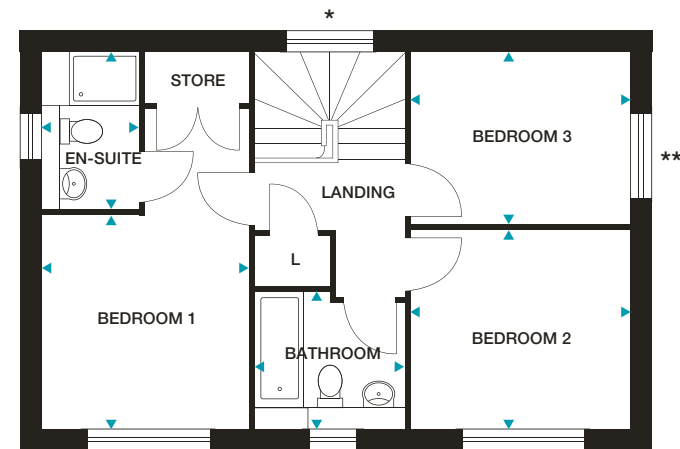


GROUND FLOOR

Kitchen/Dining Room 3028mm x 5473mm (max) 9'11" x 17'11" (max)

Living Room 3212mm x 5473mm 10'6" x 17'11"

Cloaks 893mm x 2048mm (max) 2'11" x 6'8" (max)



FIRST FLOOR

Bedroom 1 3028mm x 3100mm 9'11" x 10'2"

En-suite 1410mm x 2280mm (max) 4'7" x 7'5" (max)

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

Bedroom 3 3212mm x 2520mm 10'6" x 8'3"

Bathroom 2196mm x 1970mm (max) 7'2" x 6'5" (max)

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PV panels to certain plots only. *Inclusion of window may vary from plot to plot. ** Position of window may vary from plot to plot.

Please ask our Sales Executive for plot-specific information.

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LOVELL
HOMES

THE SPECIFICATION



DRUMMOND
PARK
LUDGERSHALL



SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • Combi-boiler/cylinders central heating system
- Symphony kitchen with soft closers to cupboards & drawers • Laminate Worktop with upstands • Fan assisted oven in brushed steel
 - Gas hob with cooker hood • Stainless steel splashback • 1 ½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
 - Chrome downlighters to kitchen** • Plumbing for washing machine
- White Ideal Standard sanitaryware • Porcelanosa wall tiles* to bathrooms, cloakrooms and en-suites**
 - Mira taps & fittings
- Low maintenance GRP composite front door • UPVC rear door
 - UPVC double-glazed windows and French doors** • White gloss internal doors
 - Chrome internal ironmongery • White sockets & switches, TV & BT sockets
 - Chrome downlighters** • Media plate to lounge and bedroom 1 • Chrome door bell
- White emulsion walls and ceilings • White gloss to woodwork • Mains-operated smoke detectors
- Timber 1800mm fence on timber posts*** • PIR activation external light to front door
 - Turf to front and rear gardens***

Please note: PV panels to certain plots only. Please ask a Sales Executive for plot specific details, quantities and locations.

* Choice of tiles subject to build stage

** Please check with Sales Executive for details of specific housetype

*** Refer to landscaping and boundary treatment plan



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