

LOVELL
HOMES

PRESENTS

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE

WELCOME TO

LOVELL HOMES AT

SWINFEN VALE

BEVERIDGE LANE
COALVILLE

Swinfen Vale is the next exciting phase in the creation of South East Coalville. Set on the edge of the charming village of Ellistown, it features a superb choice of thoughtfully designed one, two, three and four-bedroom homes. Blending contemporary design with high specifications, this development gives first-time buyers, growing families and right-sizers alike the unique opportunity to become part of a vibrant, forward-looking new community. One that includes a new primary school, shops, amenities and open public spaces.

Another great reason to choose this development has to be its excellent location. Located in the idyllic National Forest, it places you a few short miles from the town of Coalville, as well as a handy commute away from Ashby-de-la-Zouch and Leicester. As a truly one-of-a-kind place to live, Swinfen Vale is somewhere you'll be proud to call home.



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



MODERN LIVING AT ITS FINEST



Balderton Rise show home interior



Balderton Rise show home interior

We're proud to build houses that become homes of distinction. Championing customer satisfaction, we take great care and consideration into designing each property, so it combines the latest building techniques with traditional skills. As a result, you are assured that meets the highest standards in modern living, with those finishing touches that set it apart from the norm.

At Lovell, we understand that we're not just building houses, we are creating homes where families flourish and memories are made. This is why great care and consideration goes into crafting each and every property. By ensuring a harmonious blend of comfort, style and practical design, your new home goes above and beyond every expectation.

Thanks to our commitment to putting homeowners first, we offer modern living at its finest. To make your house feel like a home from the moment you walk through the door, we offer a selection of upgrades that give you the opportunity to add personal touches that matter most. This is all part of our Inspiration* range, with more options being available the earlier you reserve.

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

* Subject to build stage from our selected range



Balderton Rise show home interior



Balderton Rise show home interior



Balderton Rise show home interior

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BEVERIDGE LANE
COALVILLE



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.

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE



LIFE IN ELLISTOWN & COALVILLE

Swinfen Vale's exceptional location offers friendly neighbourhood living in a relaxed countryside setting. Located on the border of Ellistown, you'll be part of an established Leicestershire village as well as the wider South East Coalville development. The village has handy convenience stores, a post office, takeaways and a welcoming pub. It also holds yearly events which include a summer fete, fireworks display and Christmas market.

As a sustainable new community, South East Coalville includes a local quarter featuring shops and facilities for everyday needs, all of which sit next door to a new Aldi. There's also a new primary school in addition to the existing ones nearby, while for older children, there are several secondary schools in the area.

Just up the road, Coalville town centre has a wealth of shopping, dining and entertainment options. Here, high street names rub shoulders with independent shops, while welcoming pubs, cafes and restaurants cater to all tastes. It's also home to Century Theatre which hosts music, shows and plays.

Leicester is only half an hour's drive away. A shopper's paradise, the city centre has every big-name retailer you could wish for and a seemingly endless selection of places to eat and drink, as well as entertainment for all ages.

You'll be as spoilt for choice when it comes to sport and leisure. South East Coalville is being developed to include sports and playing fields, play areas and parkland. There's also Whitwick and Coalville Leisure Centre up the road, which includes a gym, two pools, fitness studios, sports hall, Clip 'n Climb wall and adventure trail. Or if golf's your game, there are a number of local courses.



Sence Valley Forest Park



Memorial Clock Tower Coalville



Century Theatre

Belvoir Shopping Centre Coalville



Whitwick & Coalville Leisure Centre

DAYS OUT ON THE DOORSTEP



Sence Valley Forest Park



Mount St. Bernard Abbey



Bardon Hill

Get ready for life in the heart of the National Forest with its impressive rolling woodland, varied landscape and mile after mile of walking and cycling trails. With so much to see and do, nearby attractions include Sence Valley Forest Park, Bardon Hill, Mount St Bernard Abbey and 1620s House & Garden.

If you're looking for action and adventure, try Conkers Discovery Centre near Ashby-de-la-Zouch which offers a barefoot walk, play area, train, splash park, 4D cinema, treetop walk and a Chelsea Flower Show garden. Or for an adrenaline-fuelled time head to Drayton Manor Resort with its theme park and a zoo.

If you prefer something more educational, but every bit as fun, have an out-of-this-world time at the National Space Centre in Leicester. Here, the whole family will enjoy 150 interactive experiences, including the UK's largest planetarium.

Alternatively, if you prefer more history and culture on your day trips, there's King Richard III Visitor Centre also in Leicester, or Great Central Railway in Loughborough where you can step back in time travelling on a steam train.

With so much on the doorstep, no two trips need be the same no matter what your interests.



National Space Centre



Drayton Manor Resort



King Richard III Visitor Centre

LOVELL HOMES AT

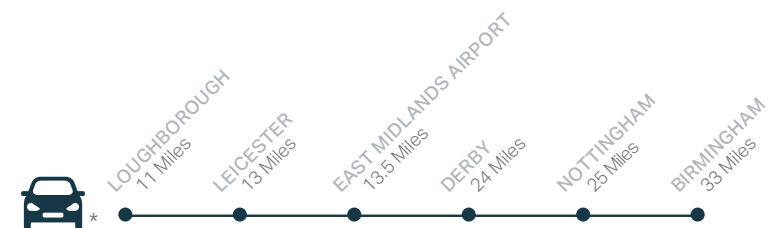
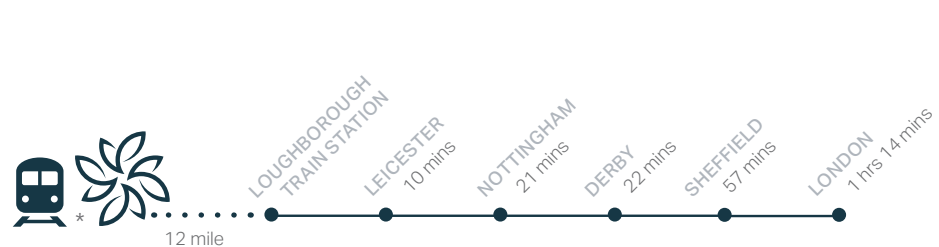


SWINFEN VALE

BEVERIDGE LANE
COALVILLE

TRAVEL MADE SIMPLE

Swinfen Vale is conveniently located whether it's for the daily commute or a longer journey, thanks to good road connections across Leicestershire and beyond. You can be on the M1 in under 10 minutes, or head onto the A50 and be in Leicester in just half an hour. Derby is just 20 minutes up the A38, Nottingham is equally easy to reach at around 40 minutes, while Birmingham is an hour away.

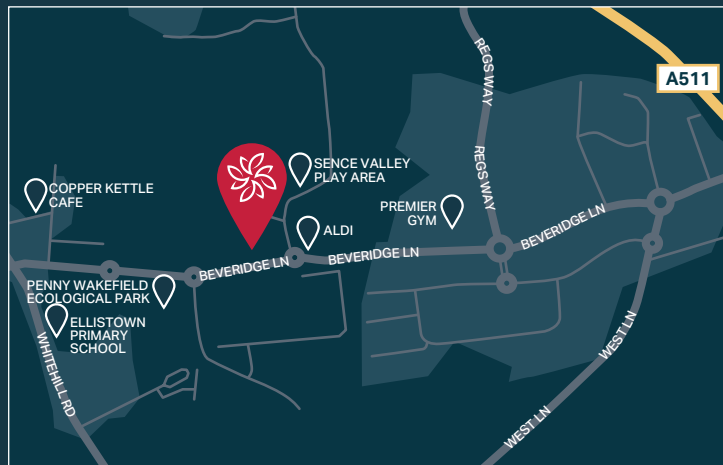


Sat Nav postcode: LE67 1FB

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

If you're travelling by train, Loughborough train station provides regular services south to London and north to Derby, Nottingham and Sheffield. Alternatively, you can head to Leicester station which is the second busiest station in the East Midlands.

Air travel is also a breeze with East Midlands Airport 20 minutes away. Offering flights across the globe, the world is your oyster. Though no matter where you're jetting off to, you'll soon be missing home.



FROM THE EAST

Take Junction 22 off the M1. At the junction follow signs for the A511 toward Coalville / Ashby-de-la-Zouch. Continue along the A511 until you reach Ellistown / Beveridge Lane area. Turn into Beveridge Lane. Follow this road until you see Swinfen Vale on your right



FROM THE WEST

Come off the A42 at Junction 13 and join the A511 toward Coalville / Ellistown. Continue on the A511 into Ellistown. Turn into Beveridge Lane and carry on this road until you see Swinfen Vale on your left.



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). The Orchards 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.

DEVELOPMENT LAYOUT

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE



CGI shows Hamilton Wharf exteriors and elevations are subject to change, external finishes, features and road treatments may vary.

DEVELOPMENT LAYOUT



- THE ELSEHAM**
1 bedroom home
Plots: 21, 22, 23, 24
- THE KINGFISHER**
2 bedroom home
Plots: 25, 39, 40, 41, 42, 44, 45, 46, 47, 48, 107, 108, 109, 110, 112, 144, 145, 146
- THE HAINSWORTH**
2 bedroom home
Plots: 9, 10, 11, 19, 20, 51, 52, 65, 66, 98, 99
- THE LAMBERHURST**
3 bedroom home
Plots: 53, 54, 57, 58, 86, 87, 92, 93
- THE LAMBOURNE**
3 bedroom home
Plots: 13, 34, 37, 56, 61, 73, 77, 78, 79, 119, 140
- THE LANSDOWN**
3 bedroom home
Plots: 2, 3, 4, 5, 6, 7, 28, 30, 31, 32, 49, 67, 81, 85, 94, 97, 122, 128, 137, 142, 143
- THE LEASIDE**
3 bedroom home
Plots: 12, 33, 38, 55, 62, 74, 120, 141
- THE NEWBURY**
3 bedroom home
Plots: 1, 8, 29, 43, 50, 68, 80, 84, 95, 96, 106, 111, 121, 129, 136
- THE PAINSWICK**
3 bedroom home
Plots: 63, 64, 88, 89, 90, 91, 130, 131, 134, 35
- THE RAMSEY**
4 bedroom home
Plots: 35, 36, 113, 114, 115, 116, 117, 118, 138, 139
- THE OMBERSLEY**
4 bedroom home
Plots: 26, 27, 59, 60, 69, 70, 71, 72, 82, 83, 123, 124, 125, 126, 127
- THE ROCHESTER**
4 bedroom home
Plots: 75, 76, 132, 133
- AFFORDABLE RENTED**
Plots: 14, 15, 16, 17, 18, 100, 101, 102, 103, 104, 105

Correct at the time of print – 20.5.2026

This development layout plan depicts the intended and development mix at the time of going to press however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. Elevations may vary, please see external layouts from Sales Executive.

THE ELSEHAM
1 bedroom home

LOVELL HOMES AT



SWINFEN VALE

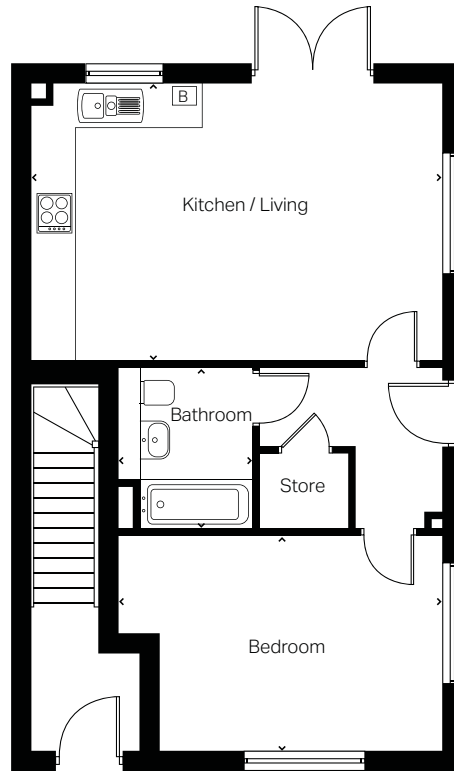
BEVERIDGE LANE
COALVILLE

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THE ELSEHAM

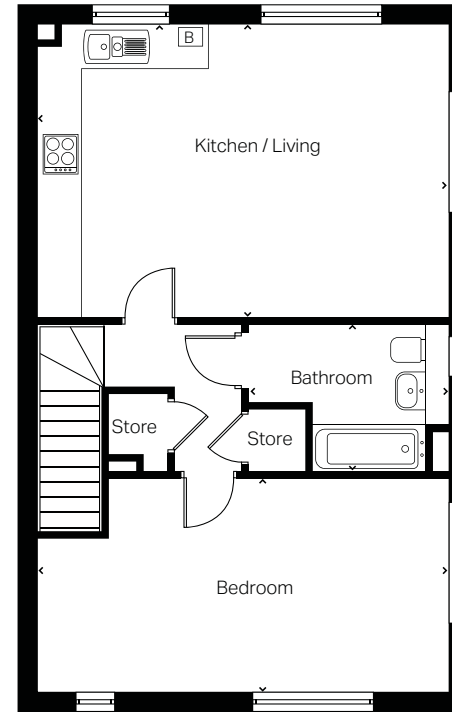
1 bedroom home

Ground floor plots: 21, 23
First floor plots: 22, 24



Ground Floor Maisonette

Kitchen/Living	5983mm x 4050mm	19'7" x 13'3"
Bedroom	4731mm x 3172mm	15'6" x 10'4"
Bathroom	2000mm x 2386mm	6'6" x 7'10"



First Floor Maisonette

Kitchen/Living	5983mm x 4275mm	19'7" x 14'0"
Bedroom	5983mm x 3112mm	19'7" x 10'2"
Bathroom	2210mm x 2931mm	7'3" x 9'7"

➤ Longest measurement taken

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LOVELL
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THE KINGFISHER
2 bedroom home

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE

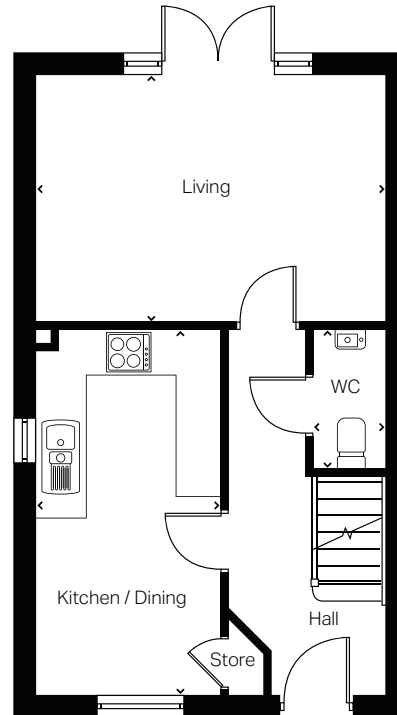


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THE KINGFISHER

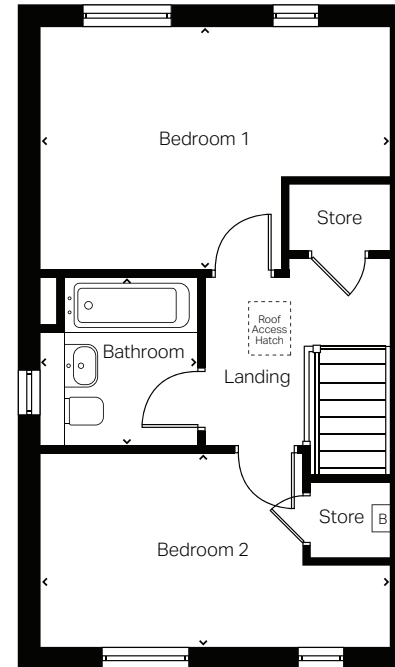
2 bedroom home

Plots. 25, 39, 40, 41, 42, 44, 45, 46, 47, 48
107, 108, 109, 110, 112, 144, 145, 146



Ground Floor

Living	4432mm x 3187mm	14'6" x 10'5"
Kitchen/Dining	4725mm x 2372mm	15'6" x 7'9"
WC	1833mm x 870mm	6'0" x 2'10"



First Floor

Bedroom 1	4432mm x 3160mm	14'6" x 10'4"
Bedroom 2	4432mm x 2527mm	14'6" x 8'3"
Bathroom	1958mm x 2132mm	6'5" x 6'11"

➤ Longest measurement taken

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LOVELL
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THE HAINSWORTH

2 bedroom home

LOVELL HOMES AT



SWINFEN VALE

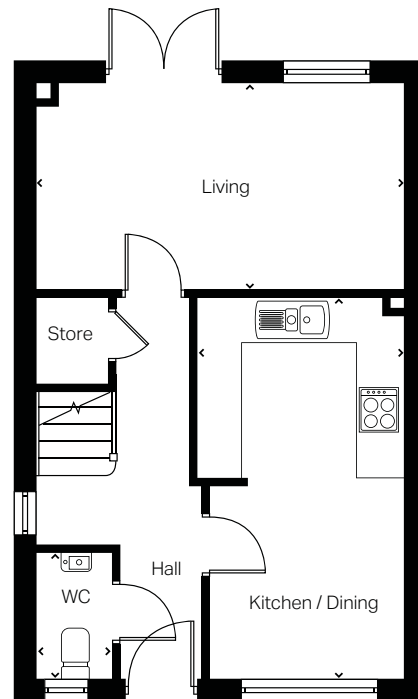
BEVERIDGE LANE
COALVILLE

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THE HAINSWORTH

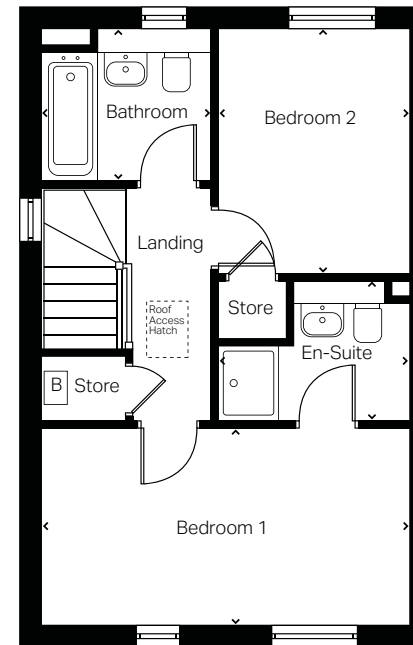
2 bedroom home

Plots. 9, 10, 11, 19, 20, 51, 52, 65, 66, 98, 99



Ground Floor

Living	4775mm x 2683mm	15'7" x 8'9"
Kitchen/Dining	5004mm x 2537mm	16'5" x 8'3"
WC	1648mm x 848mm	5'4" x 2'9"



First Floor

Bedroom 1	4775mm x 2550mm	15'7" x 8'4"
En-Suite	1863mm x 2485mm	6'1" x 8'1"
Bedroom 2	2485mm x 3181mm	8'1" x 6'5"
Bathroom	2197mm x 1968mm	7'2" x 8'1"

➤ Longest measurement taken

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LOVELL
HOMES

THE LAMBERHURST
3 bedroom home

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE

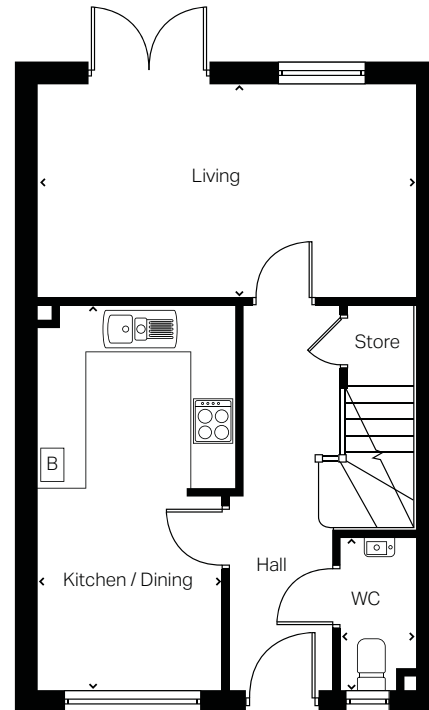


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THE LAMBERHURST

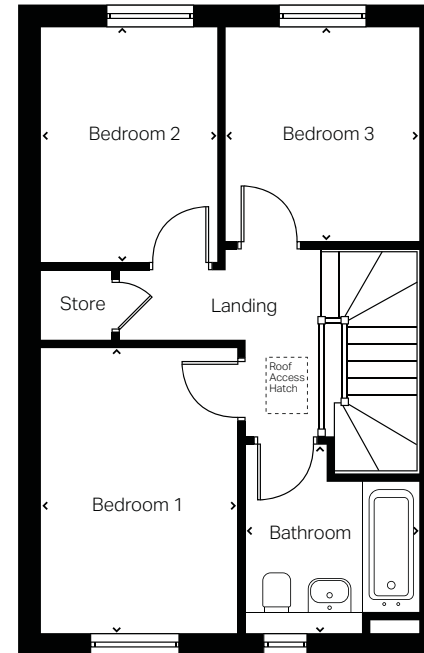
3 bedroom home

Plots. 53, 54, 57, 58, 86, 87, 92, 93



Ground Floor

Living	4895mm x 2789mm	16'0" x 9'11"
Kitchen/Dining	5013mm x 2560mm	16'5" x 8'4"
WC	963mm x 1968mm	3'1" x 6'5"



First Floor

Bedroom 1	3721mm x 2568mm	12'2" x 8'5"
Bedroom 2	2292mm x 3060mm	9'9" x 10'0"
Bedroom 3	2510mm x 2789mm	8'2" x 9'11"
Bathroom	2448mm x 2237mm	8'3" x 7'4"

➤ Longest measurement taken

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LOVELL
HOMES

THE LAMBOURNE

3 bedroom home

LOVELL HOMES AT



SWINFEN VALE

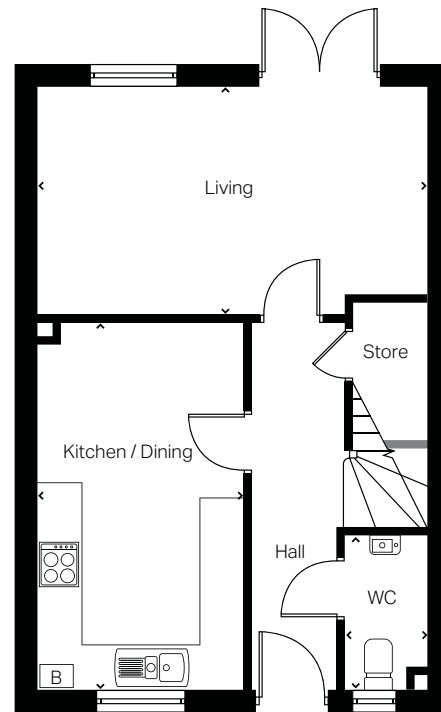
BEVERIDGE LANE
COALVILLE

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THE LAMBOURNE

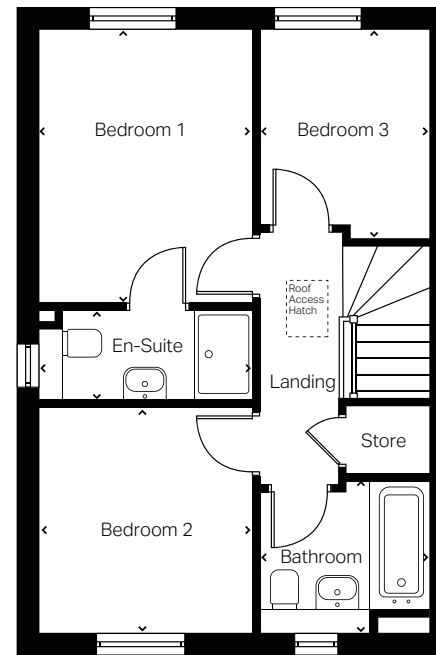
3 bedroom home

Plots. 13, 34, 37, 56, 61, 73, 77, 78, 79, 119, 140



Ground Floor

Living	2987mm x 5051mm	9'9" x 16'6"
Kitchen/Dining	2692mm x 4746mm	8'9" x 15'6"
WC	2002mm x 1054mm	6'8" x 3'5"



First Floor

Bedroom 1	2796mm x 3560mm	9'2" x 11'8"
En-Suite	2800mm x 1200mm	9'2" x 3'11"
Bedroom 2	2947mm x 2796mm	9'8" x 9'2"
Bedroom 3	2715mm x 2162mm	8'10" x 7'1"
Bathroom	2152mm x 1968mm	7'0" x 6'5"

➤ Longest measurement taken

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LOVELL
HOMES

THE LANSDOWN
3 bedroom home

LOVELL HOMES AT



SWINFEN VALE

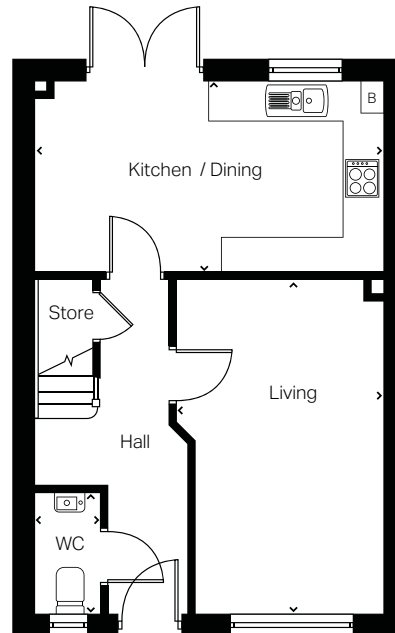
BEVERIDGE LANE
COALVILLE

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THE LANSDOWN

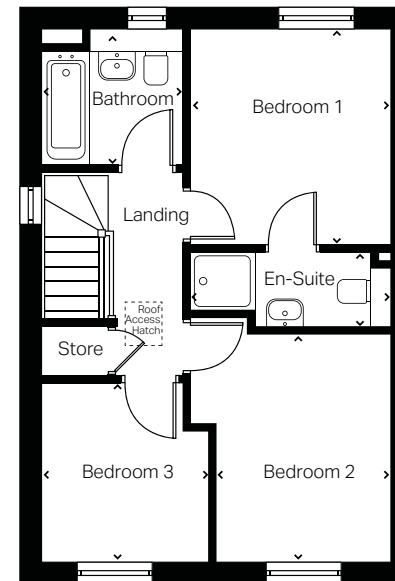
3 bedroom home

Plots. 2, 3, 4, 5, 6, 7, 28, 30, 31, 32, 49, 67, 81,
85, 94, 97, 122, 128, 137, 142, 143



Ground Floor

Living	3108mm x 4975mm	10'2" x 16'3"
Kitchen/Dining	5206mm x 2940mm	17'0" x 9'7"
WC	1758mm x 910mm	5'9" x 2'11"



First Floor

Bedroom 1	3298mm x 3058mm	10'9" x 10'0"
En-Suite	3098mm x 1096mm	10'0" x 3'7"
Bedroom 2	3058mm x 3424mm	10'0" x 11'2"
Bedroom 3	2492mm x 2658mm	8'2" x 8'8"
Bathroom	2042mm x 2044mm	6'8" x 6'8"

➤ Longest measurement taken

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LOVELL
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THE LEASIDE
3 bedroom home

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE

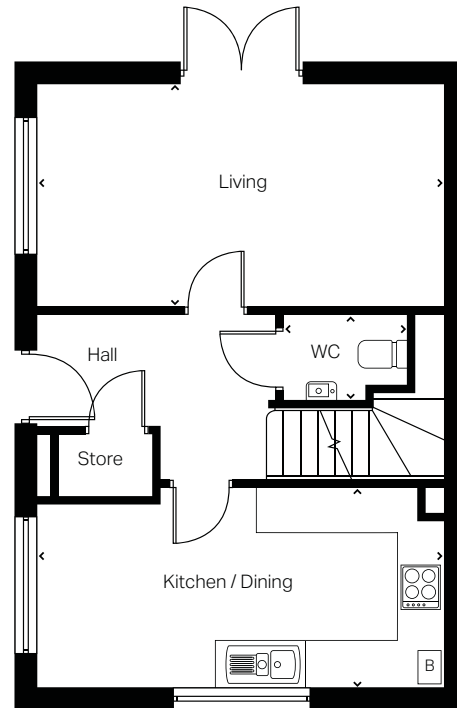


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THE LEASIDE

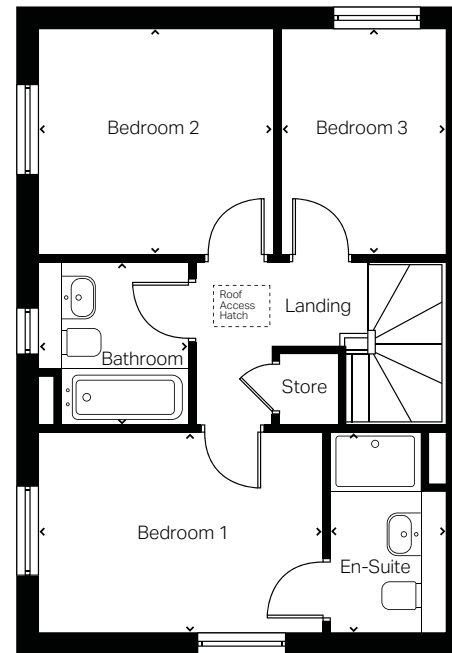
3 bedroom home

Plots. 12, 33, 38, 55, 62, 74, 120, 141



Ground Floor

Living	5306mm x 2912mm	17'4" x 9'6"
Kitchen/Dining	5306mm x 2609mm	17'4" x 8'6"
WC	1660mm x 1145mm	5'5" x 3'9"



First Floor

Bedroom 1	3470mm x 2667mm	12'8" x 8'9"
En-Suite	2607mm x 1473mm	8'6" x 4'9"
Bedroom 2	3074mm x 2944mm	10'1" x 9'7"
Bedroom 3	2139mm x 2944mm	7'0" x 9'7"
Bathroom	1958mm x 2186mm	6'5" x 7'0"

➤ Longest measurement taken

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LOVELL
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THE NEWBURY
3 bedroom home

LOVELL HOMES AT



SWINFEN VALE

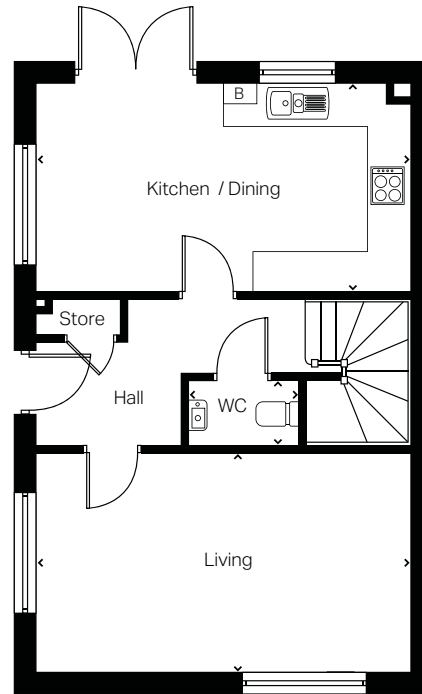
BEVERIDGE LANE
COALVILLE

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

THE NEWBURY

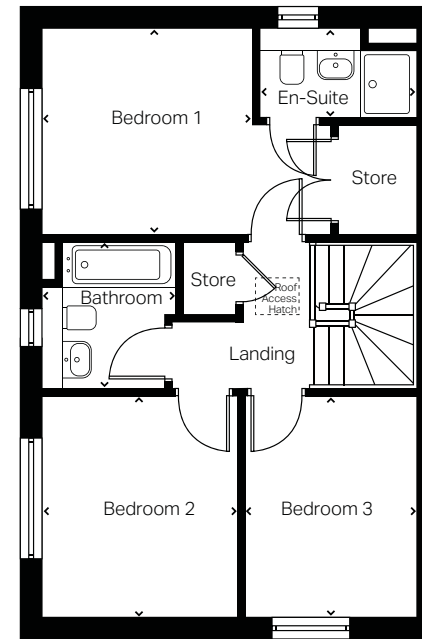
3 bedroom home

Plots. 1, 8, 29, 43, 50, 68, 80, 84, 95,
96, 106, 111, 121, 129, 136



Ground Floor

Living	3505mm x 5417mm	10'10" x 17'9"
Kitchen/Dining	5417mm x 3063mm	17'9" x 10'0"
WC	1680mm x 900mm	5'6" x 2'11"



First Floor

Bedroom 1	4187mm x 3063mm	13'8" x 10'0"
En-Suite	2277mm x 1282mm	7'5" x 4'2"
Bedroom 2	3305mm x 2807mm	10'10" x 9'2"
Bedroom 3	3305mm x 2517mm	10'10" x 8'3"
Bathroom	1957mm x 2125mm	6'5" x 6'11"

➤ Longest measurement taken

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LOVELL
HOMES

THE PAINSWICK
3 bedroom home

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE

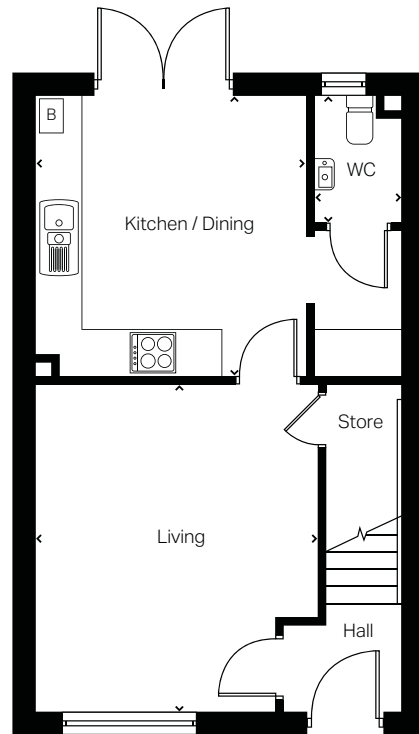


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THE PAINSWICK

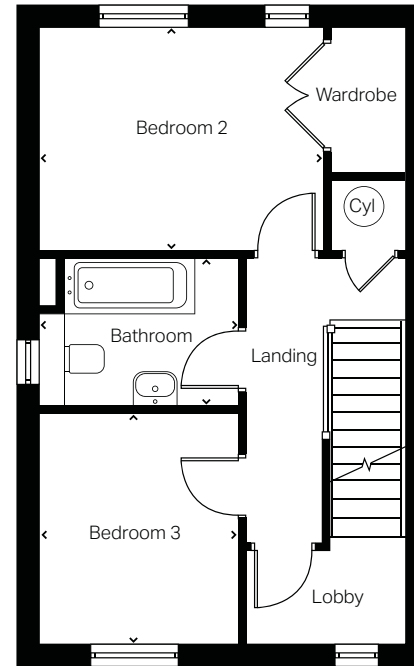
3 bedroom home

Plots. 63, 64, 88, 89, 90, 91, 130, 131, 134, 135



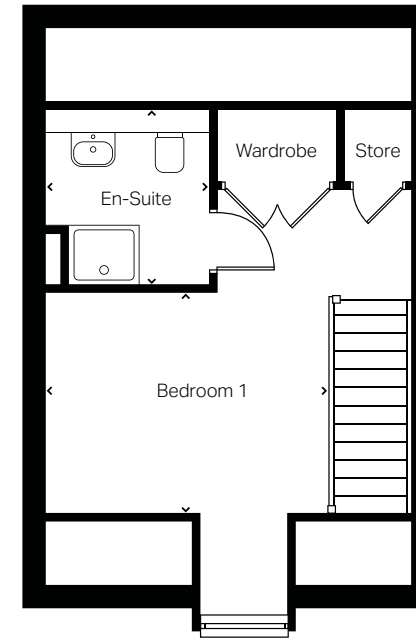
Ground Floor

Living	3167mm x 4198mm	11'10" x 13'9"
Kitchen/Dining	3602mm x 3475mm	11'9" x 11'4"
WC	1609mm x 1094mm	5'3" x 3'7"



First Floor

Bedroom 2	2866mm x 3629mm	9'4" x 11'10"
Bedroom 3	2539mm x 2955mm	8'3" x 9'8"
Bathroom	2539mm x 1886mm	8'3" x 6'2"



Second Floor

Bedroom 1	5511mm x 3712mm	18'0" x 12'2"
En-Suite	2265mm x 2097mm	7'5" x 6'10"

➤ Longest measurement taken

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LOVELL
HOMES

THE RAMSEY
4 bedroom home

LOVELL HOMES AT



SWINFEN VALE

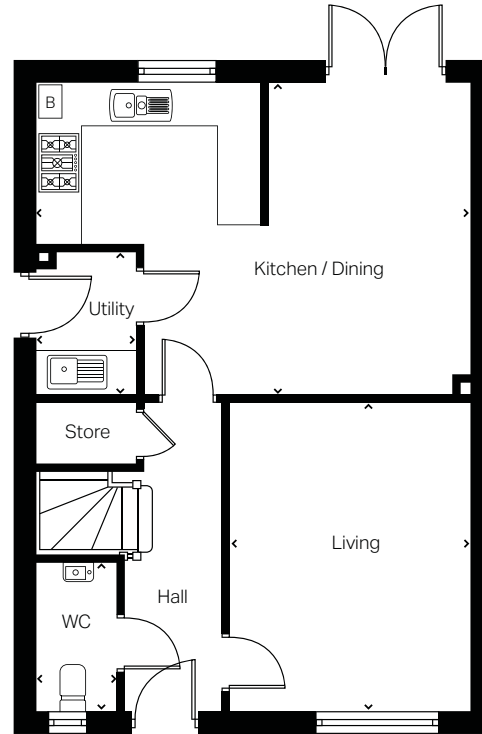
BEVERIDGE LANE
COALVILLE

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THE RAMSEY

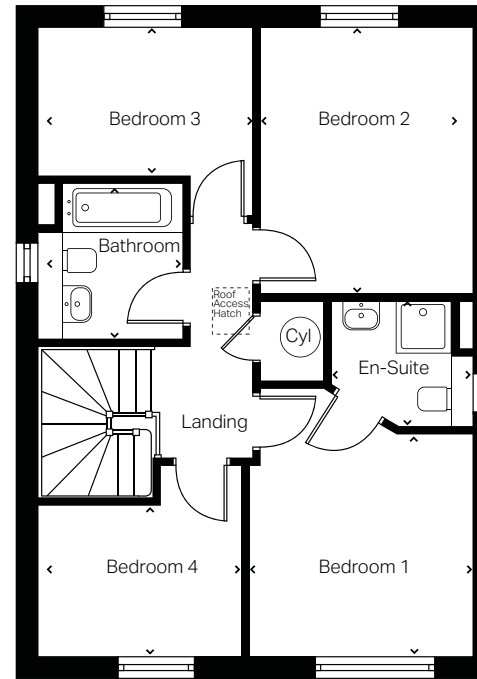
4 bedroom home

Plots: 35, 36, 113, 114, 115, 116,
117, 118, 138, 139



Ground Floor

Living	3377mm x 4260mm	11'1" x 13'11"
Kitchen/Dining	6007mm x 4297mm	19'8" x 14'1"
WC	2050mm x 1048mm	6'8" x 3'5"



First Floor

Bedroom 1	3688mm x 3056mm	12'1" x 10'0"
En-Suite	1961mm x 1790mm	6'5" x 5'10"
Bedroom 2	3635mm x 2904mm	11'11" x 9'6"
Bedroom 3	3011mm x 2021mm	9'10" x 6'7"
Bedroom 4	2859mm x 2050mm	9'4" x 6'8"
Bathroom	2181mm x 1968mm	7'1" x 6'5"

➤ Longest measurement taken

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LOVELL
HOMES

THE OMBERSLEY
4 bedroom home

LOVELL HOMES AT



SWINFEN VALE

BEVERIDGE LANE
COALVILLE

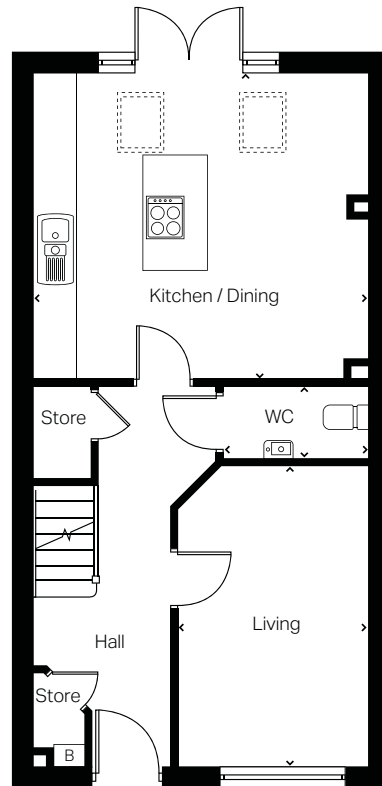


CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE OMBERSLEY

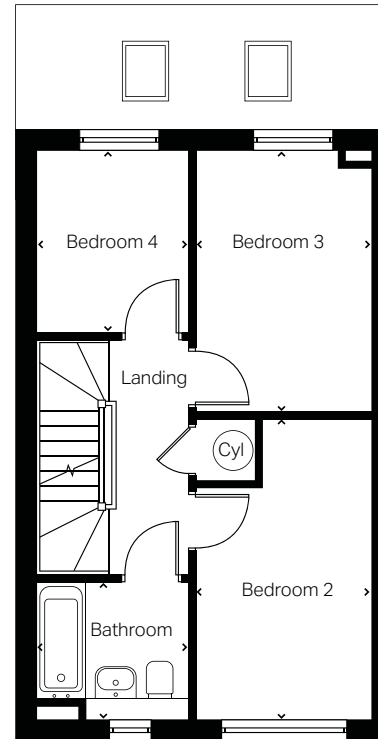
4 bedroom home

Plots. 26, 27, 59, 60, 69, 70, 71, 72, 82,
83. 123, 124, 125, 126, 127



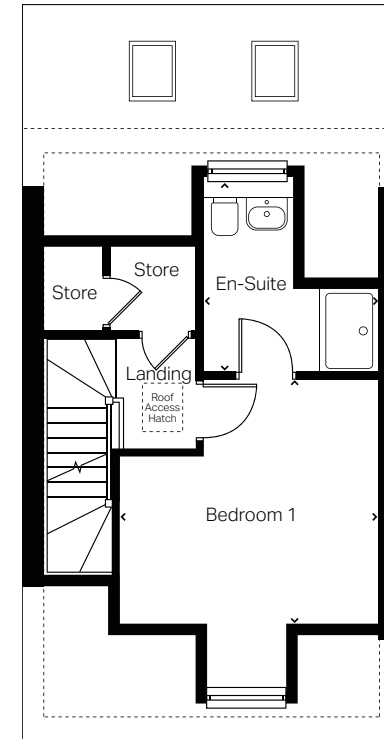
Ground Floor

Living	4289mm x 2664mm	14'0" x 8'8"
Kitchen/Dining	4763mm x 4253mm	15'7" x 13'11"
WC	2046mm x 1052mm	6'8" x 3'5"



First Floor

Bedroom 2	4235mm x 2494mm	13'10" x 8'2"
Bedroom 3	3653mm x 2494mm	11'11" x 8'2"
Bedroom 4	2176mm x 2451mm	7'1" x 8'0"
Bathroom	1683mm x 2166mm	5'6" x 7'1"



Second Floor

Bedroom 1	3662mm x 4544mm	12'0" x 14'10"
En-Suite	2488mm x 2818mm	8'1" x 9'2"

➤ Longest measurement taken

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LOVELL
HOMES

THE ROCHESTER

4 bedroom home

LOVELL HOMES AT



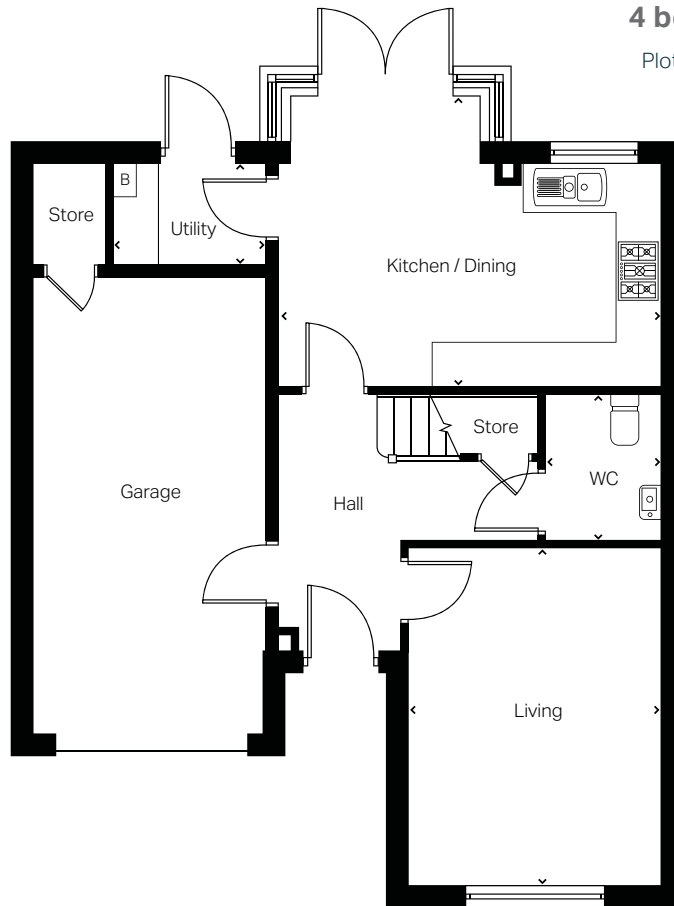
SWINFEN VALE

BEVERIDGE LANE
COALVILLE



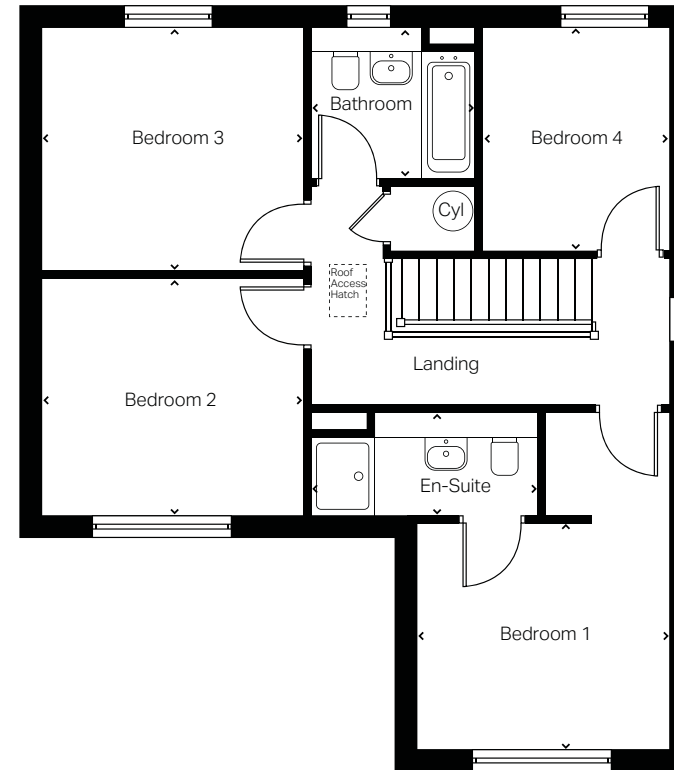
CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE ROCHESTER
4 bedroom home
Plots. 75, 76, 132, 133



Ground Floor

Living	3281mm x 4399mm	10'9" x 14'5"
Kitchen/Dining	3814mm x 4982mm	12'6" x 16'1"
Utility	1278mm x 2011mm	4'2" x 6'7"
WC	1942mm x 1500mm	6'4" x 4'11"



First Floor

Bedroom 1	4400mm x 3281mm	14'5" x 10'9"
En-Suite	2956mm x 1340mm	9'8" x 4'4"
Bedroom 2	3432mm x 3102mm	11'3" x 10'2"
Bedroom 3	3173mm x 3432mm	10'4" x 11'3"
Bedroom 4	2909mm x 2403mm	9'6" x 7'10"
Bathroom	1956mm x 2166mm	6'5" x 7'1"

➤ Longest measurement taken

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