LOVELL
HOMES

PRESENTS

TEMPLARS GREEN

BALDOCK

TEMPLARS GREEN
BALDOCK

WELCOME TO TEMPLARS GREEN, AN EXCITING DEVELOPMENT OF 2, 3 AND 4 BEDROOM SEMI-DETACHED AND DETACHED HOMES, PERFECTLY DESIGNED FOR TODAY'S LIFESTYLES IN THE DESIRABLE NORTH HERTFORDSHIRE TOWN OF BALDOCK.

Built by Lovell, one of the UK's leading housebuilders, and bringing an exciting new community to this highly regarded location, Templars Green offers everyone from first time buyers and families seeking to 'rightsize,' through to downsizers the perfect combination of suburban tranquillity, lifestyle and ease.

Our modern, energy efficient homes with well-conceived interiors and ample green space offer great places to live, within a vibrant market town setting that's rich in historic and cultural appeal, not to mention convenience.

When it comes to location, Baldock has it all; a friendly neighbourhood with superb amenities, excellent schooling options for all ages, beautiful surrounding countryside, charming nearby towns and excellent transport connections – direct rail links mean you can be in Cambridge in only 26 minutes or London King's Cross in just 36 minutes.



FEEL AT HOME IN TEMPLARS GREEN

Baldock Town Centre

LIFE AT TEMPLARS GREEN

Founded as a medieval market town by the Knights Templar between 1128 and 1148 and one of the county's oldest settlements, Baldock today boasts a fascinating mix of history, character and everyday convenience.

The town's historical roots are revealed in its medieval street layout, ancient coaching inns and historic landmarks. These sit side-by-side with modern must-haves; everything from artisan bakeries, to independent boutiques and eateries - great places for shopping, socialising and recreation.

Community spirit is strong – every May, the Baldock Festival draws people together from across the county to celebrate local arts, music, food, and Baldock's former tradition of brewing.



Baldock Town Centre


National Cycle Route






Westminster Bridge, London

Whether popping into town to pick up provisions, meeting friends for a coffee, following a leisurely Sunday brunch with a ramble in the glorious Hertfordshire countryside, or hopping on a train for all the buzz of central London, Templars Green puts a world of choice and convenience within reach.

BALDOCK
HIGH STREET
0.9 miles

BALDOCK
STATION
0.7 miles

36 MINS TO
KING'S CROSS
LONDON

THINGS TO DO

FOOD FOR THOUGHT

For a market town of its size, Baldock is rich in culinary options. From traditional pub fayre try the Old White Horse or George IV, or take your pick from a range of restaurants including Italian, Mediterranean-inspired, Indian and Chinese. Catching up over coffee and cake or a light lunch? Tapps Café and Pixies are must-visits.





Local footpaths



GREEN SPACE

Baldock boasts a range of parks and green spaces, perfect for leisurely strolls or weekend picnics. Accessing the wider great outdoors is easy too with the walking trails and open views of Weston Hills Nature Reserve right on your doorstep and the Chiltern Hills and Hertfordshire Way both within easy reach.



STAYING ACTIVE

Baldock offers clubs and classes for all manner of sports and activities. Head to the Knights Templar Sports Centre complete with a four-court sports hall, netball courts, a 3G artificial football pitch and three grass pitches or Avenue Park Sports and Social Club, with its outdoor gym. North Herts Leisure Centre features a wave pool and flumes, while for cyclists, a number of routes and trails are available, catering for skills levels and preferences.

Nearby Letchworth Garden City offers more in the way of parks and further leisure facilities.





PLACES TO SEE, LOCATIONS TO EXPLORE

Ivel Springs Nature Reserve


Knebworth House


Hitchin Lavender Farm

For culture, arts, entertainment, sports, shopping and so much more, a city fix – or a short everyday commute - is easy with two direct trains an hour from Baldock to London King's Cross and also to Cambridge.

There's plenty to do in North Hertfordshire without travelling far.

Check out Royston Cave, a man-made spectacle under the streets of Royston, complete with medieval religious carvings; pick your own lavender and enjoy homemade cakes at Hitchin Lavender Farm; or for woodland walks and picnics, where better than local nature reserve, Norton Common.

Head south to Knebworth House and Gardens, a grand estate with an adventure playground, dinosaur trail and great seasonal calendar of events. Or treat the little ones to a trip to Standalone Farm in Letchworth for animal feeding sessions and tractor rides.


British Museum

EDUCATION FOR EVERY GENERATION

With a choice of 'Good' and 'Outstanding' Ofsted rated education settings*- along with highly regarded additional options nearby - families can be assured in their children's learning journey from the earliest years through to sixth form and beyond.



NURSERY

Weston Way Nursery School, Baldock
Ofsted rating: Outstanding

Puddleducks Day Nursery, Baldock
Ofsted rating: Good

Glebe Kids, Letchworth
Ofsted rating: Outstanding

PRIMARY

St John's Primary School, Baldock
Ofsted rating: Good

Hartsfield Junior Mixed & Infant School, Baldock (ages 4-7)
Ofsted rating: Good

St Marys Infants School, Baldock (ages 4-7)
Ofsted rating: Good

Samuel Lucas Junior Mixed and Infant School, Hitchin
Ofsted rating: Outstanding

SECONDARY

The Knights Templar School, Baldock
Ofsted rating: Good

Hitchin Girls School
Ofsted rating: Outstanding

Hitchin Boys School
Ofsted rating: Outstanding

*Ofsted ratings correct at time of print.

PRIVATE EDUCATION

Nearby independent and specialist schools in Hitchin and Letchworth broaden educational options.

St Christopher School, Letchworth Garden City
Co-educational (ages 2–18)

St Francis' College and Nursery,
Letchworth Garden City (Girls aged 3–18)

Kingshott School, nr Hitchin
Co-educational prep school

FURTHER EDUCATION

For students, including those choosing to stay at home and save on rent and living costs by commuting to campus, Baldock offers excellent rail links to some of the world's most prestigious universities and colleges, and places London's leading institutions comfortably within reach.

Cambridge *26 minutes*
London King's Cross *36 minutes*
Hatfield *40 minutes*









Computer Generated Image of Templars Green

INTERIORS AND LAYOUTS

SPACES PEOPLE LOVE COMING HOME TO

" Loving my first Lovell home - the layout and design are great."

Source: HomeViews - Vista, AL10 & Hatfield Rise, AL10



Interior photography of previous Lovell development

DESIGNED FOR MODERN LIVING

These light-filled homes are designed with calm, well-considered interiors and quality finishes throughout, creating spaces that feel personal, relaxed and easy to live in. Modern layouts are paired with stylish kitchens and spacious living areas offering comfort, flexibility and room to unwind.

Each newly built home is highly energy-efficient with air source heat pump and EV charging point included. With lower running costs and no maintenance surprises, you can focus on the fun part – adding your style, your furniture, and your personality to a home that's ready when you are.

GREEN SURROUNDINGS

OFF STREET PARKING

HIGH SPECIFICATION



Photography of previous Lovell development



Indicative kitchen specification

SPACES PEOPLE LOVE COMING HOME TO

"Modern, bright and well laid out, with spacious open-plan living and plenty of natural light"

Source: HomeViews - Vista, AL10 & Hatfield Rise, AL10

IDEALLY LOCATED

Baldock sits close to the A1, marking the intersection of two ancient roads: the Icknield Way considered the oldest road in Britain, extending from Buckinghamshire to Norfolk, and the Great North Road.

Baldock station offers excellent connectivity to London, Cambridge and beyond. The nearest airport is London Luton.

FROM THE NORTH

Approaching from the A1: Take the A507 exit toward Baldock, proceed along North Road becoming Station Road, then Clothall Road. At the roundabout take the first exit onto Wallington Road, at the next roundabout, take the third exit onto Yeomanry Drive, turning right into Aleyn Way where Templars Green is located at the end.

Approaching from the A10, take the third exit at the roundabout onto the A505, stay on the A505 until the B656 exit towards Baldock (Royston Road.) Continue on Royston Road, taking the first exit at the roundabout onto Clothall Road. At the next roundabout take the first exit onto Wallington Road, followed by third exit at the next roundabout onto Yeomanry Drive, turning right into Aleyn Way where Templars Green is located at the end.

FROM THE SOUTH

Approaching from the A1(M), exit at Junction 9, taking the third exit at the roundabout onto the A505. At the next roundabout, take the first exit onto London Road, B197. At the next roundabout, take the fourth exit onto South Road, taking the second exit at the following roundabout onto Wallington Road. At the next roundabout, take the third exit onto Yeomanry Drive, turning right into Aleyn Way where Templars Green is located at the end.



SAT NAV Postcode: SG7 6SU

* Average times taken from thetrainline.com. ** Times taken from Google Maps.


TEMPLARS GREEN
BALDOCK
NORTH ROAD
BYGRAVE ROAD
ROYSTON ROAD
B656
A505
CLOTHALL ROAD
HIGH ST
WESTON WAY
LONDON WAY
A507
Bedford
Cambridge
BIGGLESWADE
SHEFFORD
ROYSTON
MELDRETH
DUXFORD
BALDOCK
LETCHWORTH GARDEN CITY
WESTON
BUNTINGFORD
HITCHIN
STEVENAGE
Luton
London Stansted
A1
A1(M)
A10
M11



THE DEVELOPMENT

TEMPLARS GREEN
BALDOCK

CGIs are indicative, external finishes and features may vary.

TEMPLARS GREEN

BALDOCK



- BEANE — **2 bedroom home**
- CUFFLEY — **2 bedroom home**
- MIMRAM — **3 bedroom home**
- GADE — **3 bedroom home**
- COLNE — **4 bedroom home**
- THEOBALD — **4 bedroom home**

SALES OFFICE AND SHOWHOME

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.



BEANE

2 bedroom home

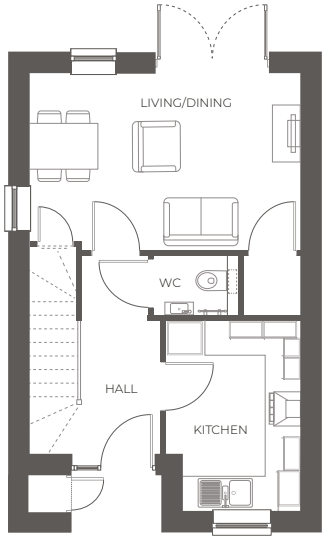
TEMPLARS GREEN
BALDOCK

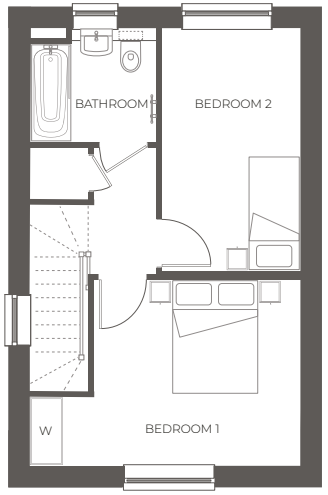
CGIs are indicative, external finishes and features may vary.

BEANE

2 bedroom home

70sqm I 753sqft





Ground floor

Kitchen 3.33m x 2.35m (10.90 x 7.70 ft)
Living/Dining Room 4.75m x 3.10m (15.58 x 10.16 ft)

First floor

Bedroom 1 4.75m x 3.24m (15.58 x 10.63 ft)
Bedroom 2 4.26m x 2.43m (13.99 x 7.97 ft)

Customers should note the computer generated image shown is an illustration of the Beane house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



CUFFLEY

2 bedroom home

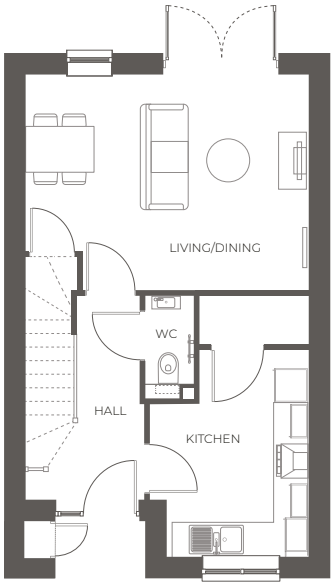
TEMPLARS GREEN
BALDOCK

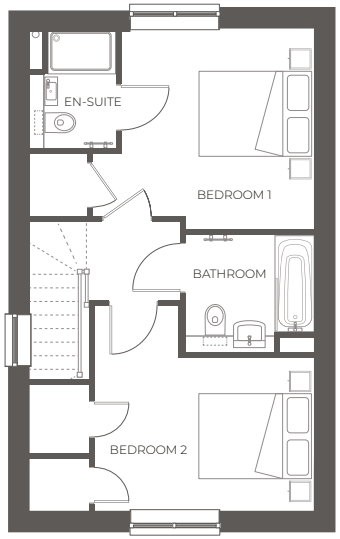
CGIs are indicative, external finishes and features may vary.

CUFFLEY

2 bedroom home

81sqm I 872sqft





Ground floor

Kitchen 4.58m x 2.73m (15.03 x 8.96 ft)
Living/Dining Room 4.99m x 3.82m (16.37 x 12.53 ft)

First floor

Bedroom 1 3.58m x 3.88m (11.75 x 12.73)
Bedroom 2 3.88m x 3.61m (12.73 x 11.84 ft)

Customers should note the computer generated image shown is an illustration of the Cuffley house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



MIMRAM

3 bedroom home

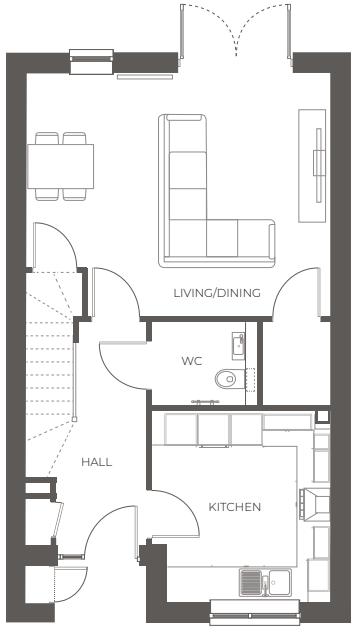
TEMPLARS GREEN
BALDOCK

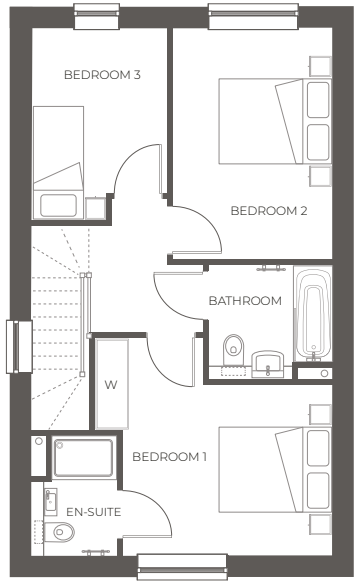
CGIs are indicative, external finishes and features may vary.

MIMRAM

3 bedroom home

95sqm I 1023sqft





Ground floor

Kitchen 3.34m x 3.09m (10.96 x10.14 ft)
Living/Dining Room 5.33m x 4.30m (17.49 x 14.11 ft)

First floor

Bedroom 1 3.84m x 4.21m (12.60 x 13.81 ft)
Bedroom 2 4.09m x 2.85m (13.42 x 9.35 ft)
Bedroom 3 3.42m x 2.41m (11.22 x 7.91 ft)

Customers should note the computer generated image shown is an illustration of the Mimram house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



GADE

3 bedroom home

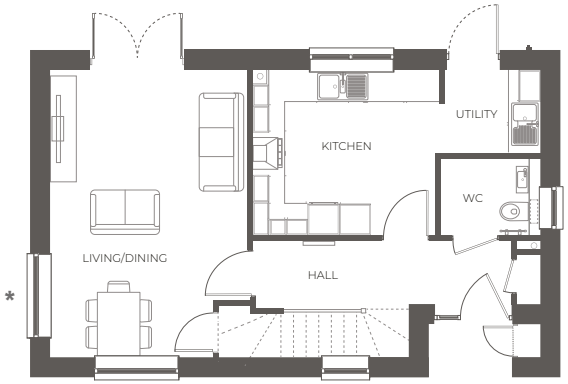
TEMPLARS GREEN
BALDOCK

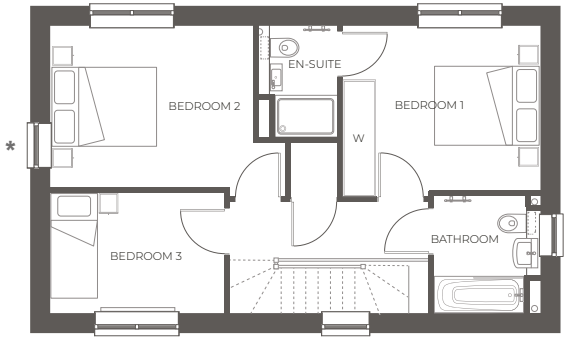
CGIs are indicative, external finishes and features may vary.

GADE

3 bedroom home

97sqm I 1044sqft





Ground floor

Kitchen 5.35m x 3.11m (17.55 x 10.20 ft)
Living/Dining Room 5.47m x 3.80m (17.95 x 12.47 ft)

First floor

Bedroom 1 3.16m x 3.76m (10.37 x 12.34 ft)
Bedroom 2 4.51m x 3.07m (14.80 x 10.07 ft)
Bedroom 3 3.31m x 2.33m (10.86 x 7.64 ft)

*** Please note: window to plot 34 only**

Customers should note the computer generated image shown is an illustration of the Gade house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

COLNE

4 bedroom home

TEMPLARS GREEN
BALDOCK

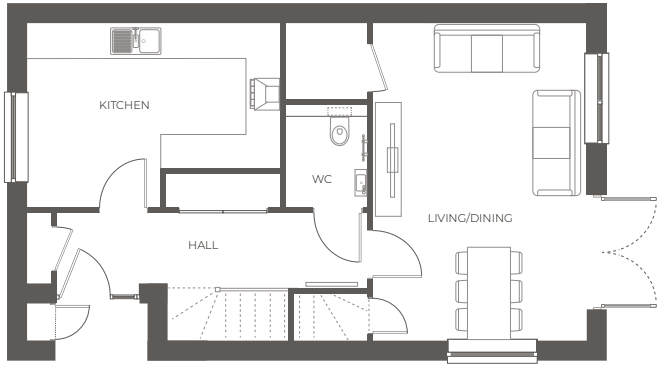


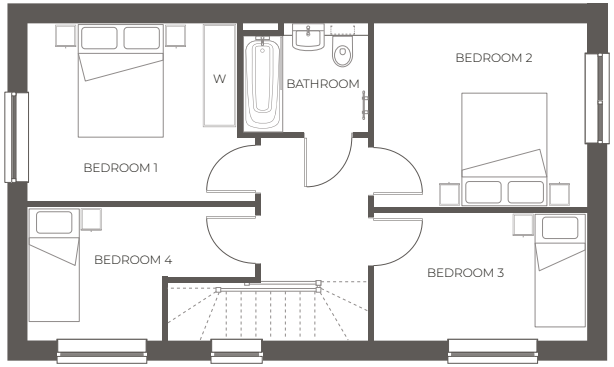
CGIs are indicative, external finishes and features may vary.

COLNE

4 bedroom home

106sqm I 1141sqft





Ground floor

Kitchen 4.41m x 3.22m (14.48 x 10.57 ft)
Living/Dining Room 5.54m x 3.71m (18.16 x 12.18 ft)

First floor

Bedroom 1 3.96m x 3.10m (13.00 x 10.17 ft)
Bedroom 2 3.71m x 3.20m (12.18 x 10.50 ft)
Bedroom 3 3.71m x 2.24m (12.18 x 7.33 ft)
Bedroom 4 3.96m x 2.34m Max (13.00 x 7.66 ft) Max

Customers should note the computer generated image shown is an illustration of the Colne house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



THEOBALD

4 bedroom home

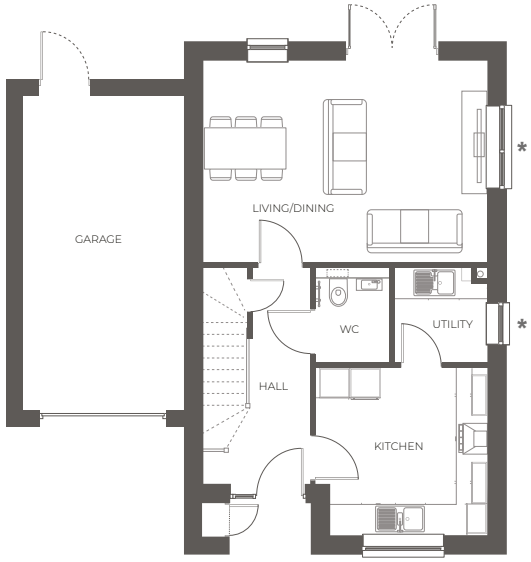
TEMPLARS GREEN
BALDOCK

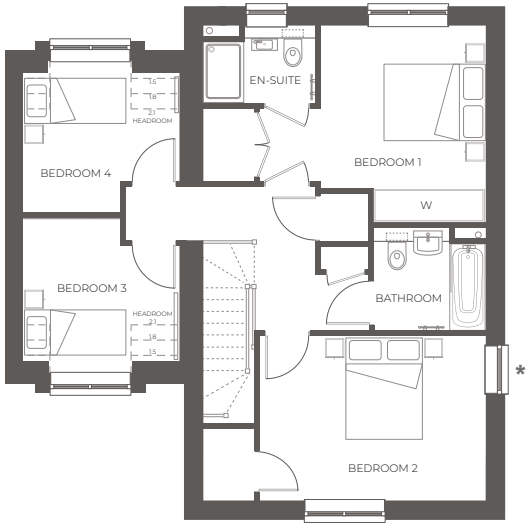
CGIs are indicative, external finishes and features may vary.

THEOBALD

4 bedroom home

120sqm I 1292sqft





Ground floor

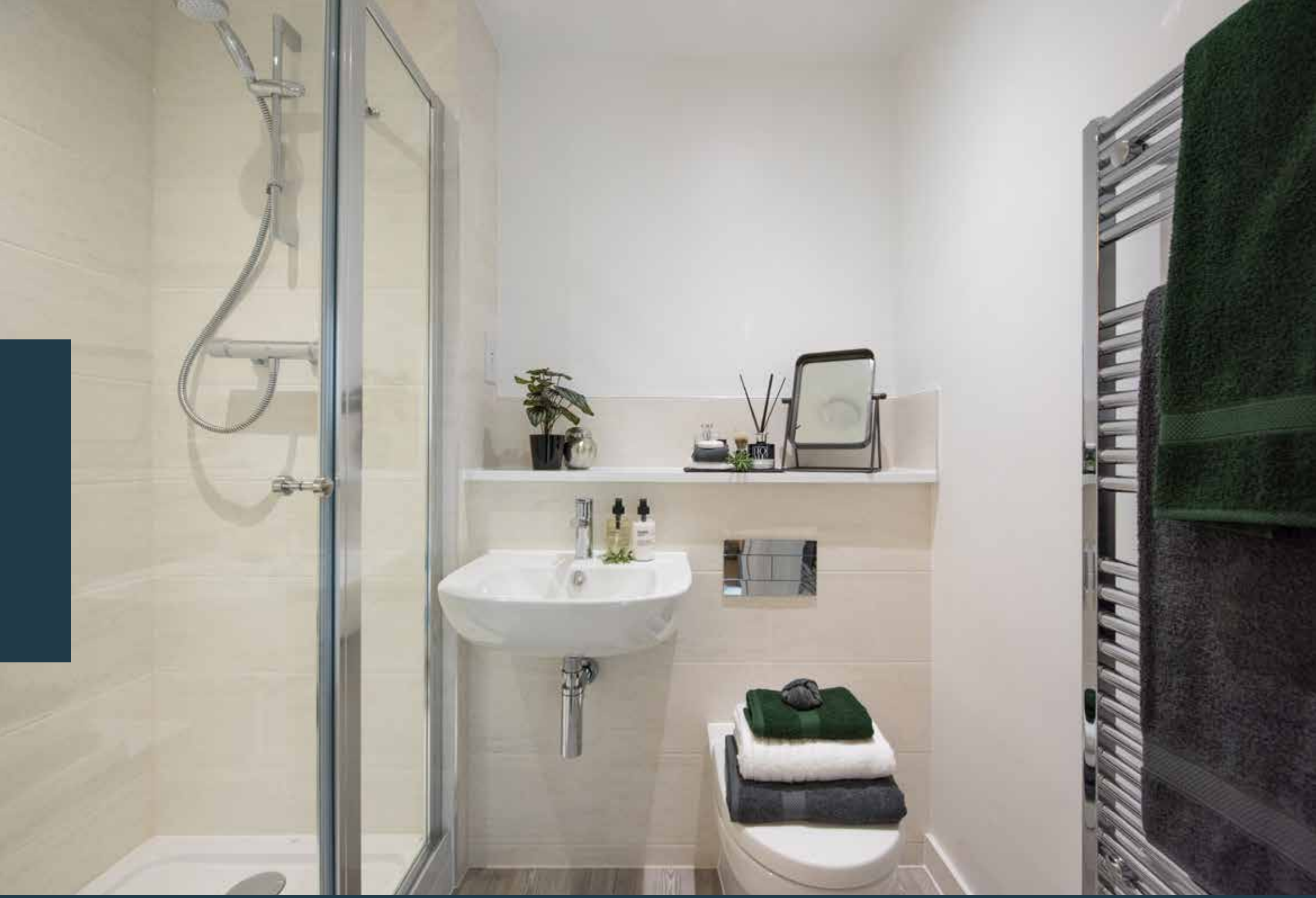
Kitchen 3.26m x 3.37m (10.70 x 11.06 ft)
Living/Dining Room 5.69m x 4.08m (18.67 x 13.39 ft)

First floor

Bedroom 1 3.99m x 4.42m (13.09 x 14.50 ft)
Bedroom 2 4.58m x 3.34m (15.03 x 10.96 ft)
Bedroom 3 3.14m x 3.04m (10.30 x 9.98)
Bedroom 4 3.14m x 3.04m (10.30 x 9.98)

*** Please note: window to plot 42 only**

Customers should note the computer generated image shown is an illustration of the Theobald house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



SPECIFICATION

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference. To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors.

KITCHEN
- Symphony Woodbury or Urban range wall base and wall units
- Symphony laminate worktops
- Symphony Opaque glass or Alusplash splash back
- AGA Rangemaster stainless steel bowl sink
- Mira single mixer tap
- Electrolux ceramic hob and extraction hood
- Electrolux double oven
- Electrolux fridge/freezer and integrated dishwasher
- Electrolux washing machine
- Chrome downlighters
- LED under cupboard lighting

BATHROOM
- Ideal Standard sanitaryware with chrome brassware
- Porcelanosa 'Madagascar range' ceramic wall tiles
- Ceramic tiles applied around sanitaryware
- Shaver socket
- Thermostatic shower
- Heated towel rail
- Chrome downlighters

EN-SUITES
- Ideal Standard sanitaryware with chrome brassware
- Porcelanosa 'Madagascar range' ceramic wall tiles
- Fully tiled shower cubicle and splash back to wash hand basin
- Thermostatic shower
- Towel rail
- Chrome downlighters

INTERNAL AND DECORATION
- White paint to walls and ceilings
- White gloss finish to internal joinery
- Amtico flooring to hallway, kitchen, lounge, bathroom, en-suite
- Carpets to stairs, landing and bedrooms
- Double glazed Upvc windows

EXTERNAL
- EV charger
- Deta external light fittings
- Outside tap in garden
- Landscaped front gardens
- Turfed rear gardens

HEATING, ELECTRICAL AND SECURITY
- Ideal Air Source Heat Pump
- Honeywell Central Heating Programmer
- BT Connection Point
- TV Aerial Outlet - Sky Q / Freeview in lounge
- TV point in master bedroom
- Double sockets with Type A & Type C USB in lounge, kitchen and master bedroom
- Smoke detector
- Heat detector
- 10 year NHBC Warranty

Upgrade Options: exclusively available for early reservations

A choice of granite worktops, wardrobes and larger patio areas are available, allowing you to add personal touches to your new home.*

* Choices available subject to build stage.
Specification correct at time of print however may change at any time - please speak to a Sales Executive for confirmation.

LOVELL HOMES

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 HOMES









Your new home at Templars Green has been designed with energy efficiency in mind, helping to reduce your bills as well as your carbon footprint.

30% less water

80% less electricity for lighting

AA+ appliances

Modern technology

Energy efficient insulation

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, require minimal maintenance and they stand the test of time.

All 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.





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 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.

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). Templars 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.



Computer Generated Image of Templars Green

TEMPLARS GREEN

Templars Green, 31 Aleyn Way, Baldock SG7 6SU

T: 07990 136231

NEW HOMES QUALITY CODE

@lovell_homes

/lovellhomes

newhomes.lovell.co.uk

LOVELL HOMES

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