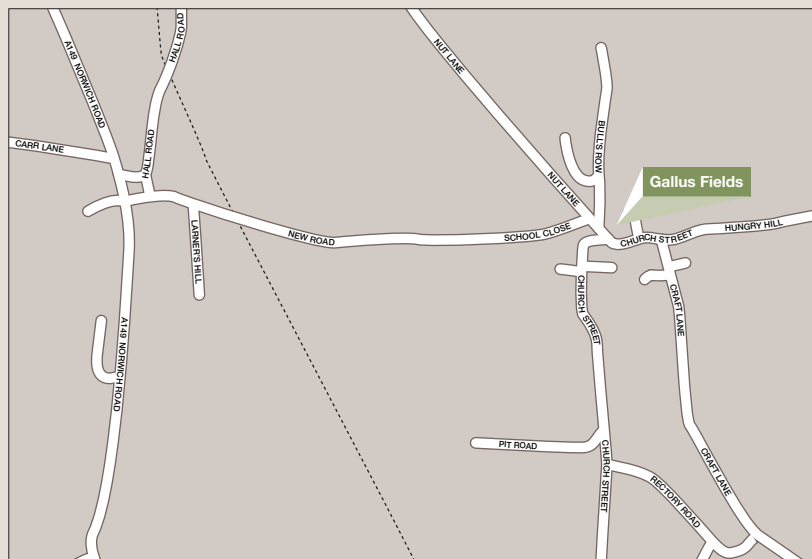


# How to find us



## From the A148

From Kings Lynn or Fakenham, follow the A148 towards Lynn and turn right onto the B1436. Continue for approximately two miles, bear left onto Old Mill Road and at Old Mill Farm take the right turn onto Carr Lane. Turn right onto the A149 and immediate left onto New Road which leads to School Close. Upon entering Northrepps, take a right onto Nut Lane, slight left onto Bull's Row and then an immediate left onto Church Street. You will see the entrance to Gallus Fields after 300ft.

## From Norwich City Centre

Take the A140 north from the city centre, past Norwich International Airport and continue to follow the road through two roundabouts before the A140 turns left and becomes the A149 Norwich Road. Continue on the A149 for approximately half a mile and turn right into New Road, which leads to School Close. As you enter the village of Northrepps turn right into Nut Lane, slight right onto Bull's Row and immediate left onto Church Street. Gallus Fields will be situated on the left after 300ft.

## Gallus Fields

Church Street, Northrepps NR27 0AA  
T: 01263 223471

Text Gallus to 84840

Cover image shows local landscape



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**lovellnewhomes.co.uk**

**LOVELL**  
**HOMES**

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# For the home you've always wanted

Immerse yourself in tranquil North Norfolk village life, with picturesque streets, a rich agricultural heritage and all the quintessential ingredients of the good life.

Nestled within a cluster of quaint villages and near to the Victorian seaside town of Cromer, Gallus Fields is a captivating setting, enriched by its breathtaking rural location, just a stone's throw from the coast and good transport links to the historic and vibrant city of Norwich.

A warren of quiet, tree-covered lanes will whisk you to the fishing boats at Cromer, or the independent village shops of Overstrand. Closer to home, you can enjoy all the benefits of village life in Northrepps by enjoying a meal in the local Foundry Arms public house while you decide how to explore the abundance of leisure activities on offer in this beautiful part of the country.

Welcome to





# Places to go people to see

Amongst the flint cottages and open fields, North Norfolk has natural beauty in abundance, coastal charm, delicious food and leisure activities aplenty.

With 93 miles of beautiful North Norfolk coastline on your doorstep, a lifetime of adventure awaits you, from boating on the Norfolk Broads and lazy cliff-top walks, cycling and exploring to community fetes and excellent places to eat and drink – Gallus Fields is your key to the good life. If you're a golfer, the Royal Cromer Golf Club has spectacular cliff top views and is widely regarded as one of the region's finest courses.

If you're growing a family, Northrepps Primary school occupies a traditional flint-and-brick Victorian building and has a high Ofsted rating, as well as an onsite pre-school playgroup for tiny tots and busy mums. With a choice of sought-after maintained and independent secondary schools close to your new home, plus transport links to the University of East Anglia, your family will be perfectly placed for those precious years.



Wroxham, Norfolk Broads



Northrepps Church



Norfolk Coastal Path



Cromer Pier





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.







Eades Place showhome interior



Eades Place showhome interior



Eades Place showhome interior

It's your  
home  
you  
choose

We take pride in hand-picking highly skilled tradesmen to execute our carefully considered designs – and we insist the finishing touches are anything but basic.

This is such an exciting time for you and you've probably got some plans of your own, to add those personal touches – with our Inspirations range\*, you can start before your home is even built.

The Inspirations step-by-step process allows you to choose from our wide range of standard finishes and upgrades including flooring, tiling, appliances, carpets and much more. You won't need to worry about ordering or installation, but remember, the earlier you reserve your new home, the more choice you'll have.

\*Subject to build stage from our selected range



# How to purchase

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!

## Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

## Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Advisor their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can recommend an independent financial advisor to help you.

Our Sales Advisor will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

## Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Advisors are always on hand to answer your questions.

## You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Advisor will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

## Moving in

Our Sales Advisor will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

## The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

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.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and 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).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Gallus Fields is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



Cromer Beach