

### From the North East

Head South West along the A148, following signs for King's Lynn. Take the second exit at the roundabout, continuing along the A148 and passing the Knights Hill Hotel. After a further mile and a half, turn left onto the A148 Wootton Road (signposted Gaywood). Continue for a mile, and turn right onto Marsh Lane. You will find Orchard Place situated on the right.

### From the South

Head North along the A149 Queen Elizabeth Way, then take the first exit at the roundabout onto the A1076 (signposted Gaywood). Pass Queen Elizabeth Hospital and continue for one mile, then turn right onto the A148 Wootton Road. After a further half mile, turn left onto Marsh Lane. You will find Orchard Place situated on the right.

# Orchard Place King's Lynn



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[lovellnewhomes.co.uk](http://lovellnewhomes.co.uk)



Working in Partnership

Borough Council of  
King's Lynn &  
West Norfolk



**LOVELL**  
HOMES

A MORGAN SINDALL GROUP COMPANY

**LOVELL**  
HOMES

## Introduction

The 2, 3 and 4 bedroom homes for sale at Orchard Place provide the perfect base for young professionals, growing families and downsizers.

Located to the North East of the market town of King's Lynn, you'll find yourself in an area of Norfolk that features a modern commercial centre set in a place that's steeped in history.

Home to the only surviving 18th century town walk in Norfolk, a 12th century

castle and a rich maritime heritage, there's plenty to explore about the town's past. Coupled with a vibrant shopping centre, an annual entertainments festival and many other cultural and sporting venues, this stunning location really does offer the best of both worlds.



Corn Exchange



King's Lynn High Street



King's Lynn Minster



Red Mount Chapel Park and Garden



South Quay

welcome

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.



Firs Park showhome interior



It's what makes our homes unique



Firs Park showhome interior

## Lovell Life

**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. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality.

Lovell homes are always 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.



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.

*home sweet home*



River Great Ouse

## The Location

**With a new home at Orchard Place, you'll never be short of things to do.**

Shopaholics need not travel further than the Vancouver Quarter to satisfy their retail needs. The centre is home to a host of high-street names and independent retailers, along with a great choice of restaurants and cafes.

As you'd expect, there are plenty of places worth visiting in the area. To the North you'll find Castle Rising. This 12th century castle is one of the most famous in

England, bursting with things to see and discover both inside and out.

In the centre of town is the Lynn Museum, which tells the story of West Norfolk's history. With thousands of objects, displays and audio guides on offer, there's something for the whole family to enjoy.

For an evening out, why not visit the Corn Exchange? This popular entertainment venue hosts everything from opera to pantos. Afterwards you can take advantage of one of the main bars

and eateries King's Lynn has to offer.

If you need to travel further afield, the town is in the perfect spot for commuters too with convenient transport links. The A47 runs West towards Peterborough and East to Norwich, whilst the A10 provides access to Cambridge. In addition, the town's railway station offers a direct route in to London via King's Cross, in under two hours.

What more could you ask for?

*town life*

# Development Layout

## Bramley

2 bedroom home

## Jazz

2 bedroom home

## Spartan

3 bedroom home

## Braeburn

3 bedroom home

## Gala

3 bedroom home

## Russet

4 bedroom home

## Lambourne

4 bedroom home

## Pippin

4 bedroom home

## Affordable Housing

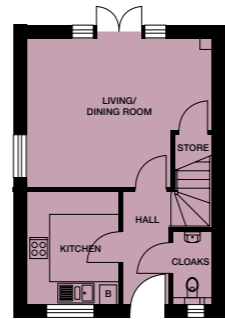
This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a home buyer cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



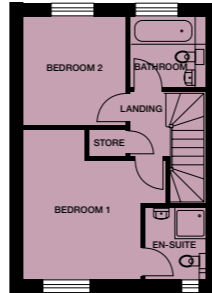
# Orchard Place



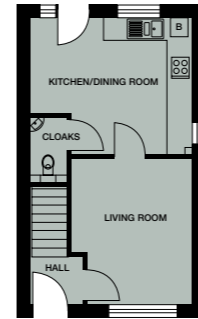
CGI shows plots 107 and 108.  
CGIs are indicative, external finishes and features may vary.



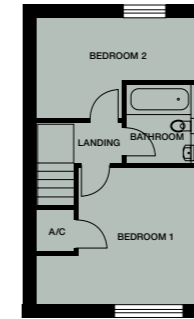
Ground floor



First floor



Ground floor



First floor



CGI shows plots 126 and 127.  
CGIs are indicative, external finishes and features may vary.

# Bramley

## 2 bedroom home

Plots 1, 43, 44, 52, 53, 79, 80, 84, 85, 86, 87, 90, 91, 94, 95, 107, 108, 110, 111, 112, 113, 128, 129

### Ground floor

**Kitchen**  
2459mm x 2990mm (max) 8'0" x 9'9" (max)

**Living/Dining Room**  
3958mm x 3810mm (max) 12'11" x 12'6" (max)

**Cloaks**  
1028mm x 1926mm (max) 3'4" x 6'3" (max)

### First floor

**Bedroom 1**  
3830mm x 4023mm (max) 12'6" x 13'2" (max)

**En-suite**  
1937mm x 1625mm (max) 6'4" x 5'4" (max)

**Bedroom 2**  
2766mm x 2936mm 9'0" x 9'7"

**Bathroom**  
2038mm x 1924mm (max) 6'8" x 6'3" (max)

Please note no side elevation windows to plots 43, 52, 84, 87, 90, 95, 110 and 113. Plots 79, 86, 87, 94, 95, 112, 113 and 128 are handed. Dimensions stated are within 50mm (2") but 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.

## 2 bedroom home

Plots 26, 27, 64, 65, 68, 69, 126, 127

### Ground floor

**Kitchen/Dining Room**  
4330mm x 3649mm (max) 14'2" x 11'11" (max)

**Living Room**  
3204mm x 3861mm 10'6" x 12'8"

**Cloaks**  
1026mm x 1735mm (max) 3'4" x 5'8" (max)

Please note plots 27, 65, 69 and 127 are handed. Dimensions stated are within 50mm (2") but 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.

# Jazz

### First floor

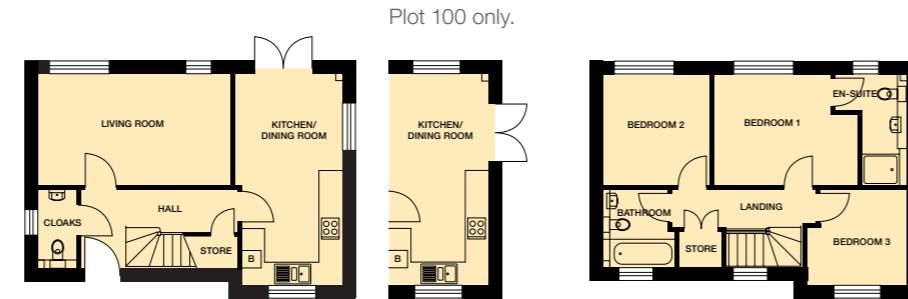
**Bedroom 1**  
4330mm x 3650mm (max) 14'2" x 11'11" (max)

**Bedroom 2**  
4330mm x 2693mm (max) 14'2" x 8'10" (max)

**Bathroom**  
1941mm x 2078mm (max) 6'4" x 6'9" (max)



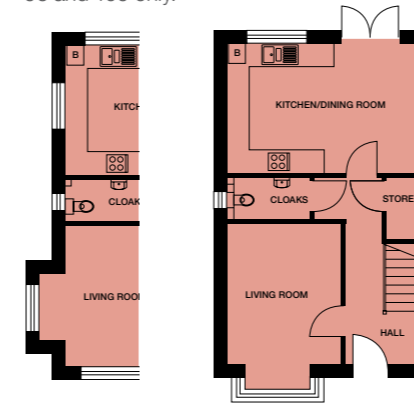
CGI shows plot 100.  
CGIs are indicative, external finishes and features may vary.



Ground floor

First floor

Plots 42, 78, 81,  
96 and 109 only.



Ground floor

First floor

Plot 89 only.



CGI shows plots 5 and 6.  
CGIs are indicative, external finishes and features may vary.

# Spartan

## 3 bedroom home

Plots 9, 25, 54, 57, 60, 61, 82, 100, 130

### Ground floor

**Kitchen/Dining Room**  
2859mm x 5585mm (max) 9'4" x 18'3" (max)  
**Living Room**  
5101mm x 2948mm 16'8" x 9'8"  
**Cloaks**  
1026mm x 2087mm (max) 3'4" x 6'10" (max)

### First floor

**Bedroom 1**  
3095mm x 2944mm 10'1" x 9'7"  
**En-suite**  
1926mm x 2958mm (max) 6'3" x 9'8" (max)  
**Bedroom 2**  
2849mm x 2944mm 9'4" x 9'7"  
**Bedroom 3**  
2669mm x 2537mm (max) 8'9" x 8'3" (max)  
**Bathroom**  
1709mm x 2074mm (max) 5'7" x 6'9" (max)

Please note plots 25 and 61 are handed. Dimensions stated are within 50mm (2") but 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.

## 3 bedroom home

Plots 2, 5, 6, 7, 8, 18, 19, 29, 34, 35, 36, 40, 41, 42, 51, 62, 63, 78, 81, 83, 88, 89, 92, 93, 96, 109, 114

### Ground floor

**Kitchen/Dining Room**  
5115mm x 3426mm (max) 16'9" x 11'2" (max)  
**Living Room (exc. bay)**  
3051mm x 3760mm 10'0" x 12'4"  
**Cloaks**  
1063mm x 2200mm (max) 3'7" x 7'2" (max)

### First floor

**Bedroom 1**  
2819mm x 3063mm 9'3" x 10'0"  
**En-suite**  
1664mm x 2219mm (max) 5'5" x 7'3" (max)  
**Bedroom 2**  
3069mm x 2918mm 10'0" x 9'6"  
**Bedroom 3**  
1921mm x 2977mm 6'3" x 9'9"  
**Bathroom**  
1935mm x 2275mm (max) 6'4" x 7'5" (max)

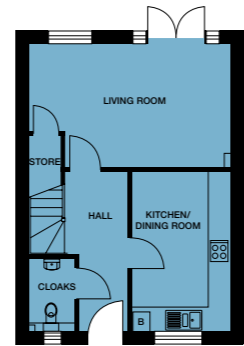
Plots 6, 7, 18, 40, 42, 51, 62, 81, 83 and 109 are handed. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements.

# Braeburn

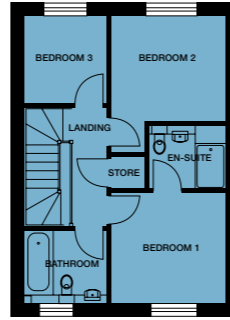




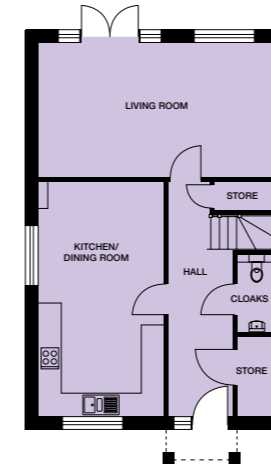
CGI shows plots 66 and 67.  
CGIs are indicative, external finishes and features may vary.



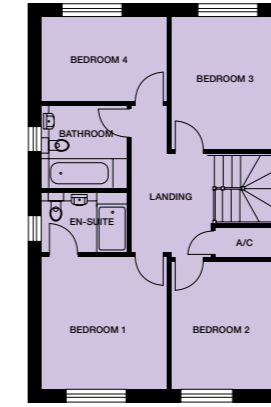
Ground floor



First floor



Ground floor



First floor



CGI shows plot 45.  
CGIs are indicative, external finishes and features may vary.

# Gala

## 3 bedroom home

Plots 11, 12, 14, 20, 28, 31, 32, 55, 58, 59, 66, 67, 103, 104, 124

### Ground floor

**Kitchen/Dining Room**  
2626mm x 4226mm (max) 8'7" x 13'10" (max)

**Living Room**  
5342mm x 3284mm (max) 17'6" x 10'9" (max)

**Cloaks**  
1208mm x 1926mm (max) 3'11" x 6'3" (max)

### First floor

**Bedroom 1**  
3059mm x 2918mm 10'0" x 9'6"

**En-suite**  
2035 x 1693 (max) 6'6" x 5'5" (max)

**Bedroom 2**  
3059mm x 2821mm 10'0" x 9'3"

**Bedroom 3**  
2194mm x 2321mm 7'2" x 7'7"

**Bathroom**  
2207mm x 1945mm (max) 7'2" x 6'4" (max)

Please note plots 12, 14, 20, 32, 55, 59, 67, 103, 104 and 124 are handed. Dimensions stated are within 50mm (2") but 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.

# Russet

## 4 bedroom home

Plots 10, 16, 24, 30, 37, 39, 45, 106, 119, 121, 123

### Ground floor

**Kitchen/Dining Room**  
3334mm x 6234mm (max) 10'11" x 20'5" (max)

**Living Room**  
6260mm x 3526mm 20'6" x 11'6"

**Cloaks**  
1026mm x 2025mm (max) 3'4" x 6'7" (max)

### First floor

**Bedroom 1**  
3335mm x 3515mm 10'11" x 11'6"

**En-suite**  
2247mm x 1625mm (max) 7'4" x 5'4" (max)

**Bedroom 2**  
2836mm x 3387mm 9'3" x 11'1"

**Bedroom 3**  
2837mm x 3537mm 9'3" x 11'7"

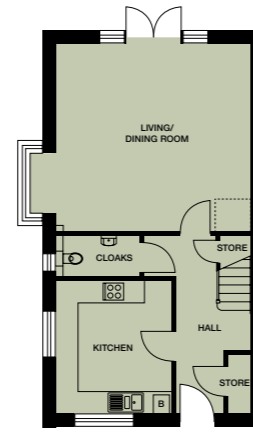
**Bedroom 4**  
3334mm x 2246mm 10'11" x 7'4"

**Bathroom**  
2207mm x 2247mm (max) 7'2" x 7'4" (max)

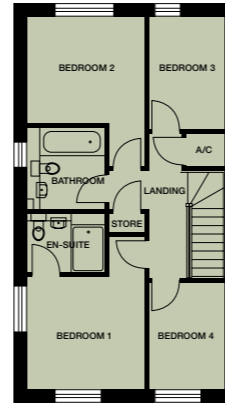
Please note plots 24, 30, 39 and 106 are handed. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements.



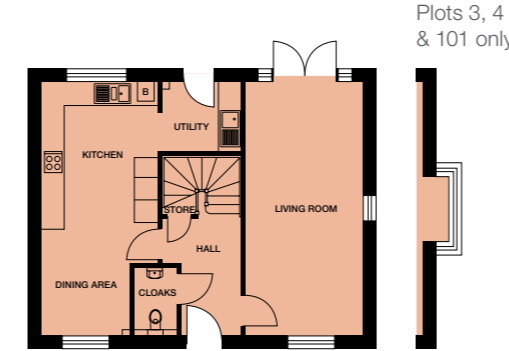
CGI shows plot 56.  
CGIs are indicative, external finishes and features may vary.



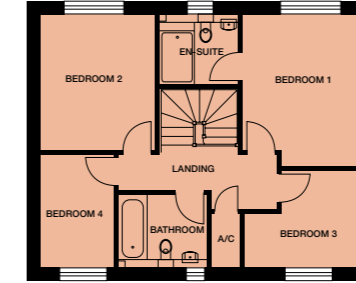
Ground floor



First floor



Ground floor



First floor



CGI shows plot 3.  
CGIs are indicative, external finishes and features may vary.

# Lambourne

4 bedroom home  
Plots 13, 21, 56, 102, 125

## Ground floor

**Kitchen**  
3177mm x 3646mm (max) 10'5" x 11'11" (max)  
**Living/Dining Room (exc. bay)**  
5360mm x 5126mm 17'7" x 16'9"  
**Cloaks**  
2325mm x 1113mm (max) 7'7" x 3'7" (max)

## First floor

**Bedroom 1**  
3187mm x 3048mm 10'5" x 10'0"  
**En-suite**  
2131mm x 1616mm (max) 6'11" x 5'3" (max)  
**Bedroom 2**  
3188mm x 2911mm 10'5" x 9'6"  
**Bedroom 3**  
2083mm x 3074mm 6'10" x 10'1"  
**Bedroom 4**  
2084mm x 2903mm 6'10" x 9'6"  
**Bathroom**  
2131mm x 2243mm (max) 6'11" x 7'4" (max)

Please note plots 13 and 102 are handed. Dimensions stated are within 50mm (2") but 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.

## 4 bedroom home

Plots 3, 4, 15, 17, 22, 23, 33, 38, 101, 105, 120, 122

## Ground floor

**Kitchen/Dining Room**  
3061mm x 6710mm (max) 10'0" x 22'0" (max)  
**Living Room (exc. bay)**  
3126mm x 6710mm 10'3" x 22'0"  
**Utility Room**  
2111mm x 1846mm (max) 6'11" x 6'0" (max)  
**Cloaks**  
1125mm x 1801mm (max) 3'8" x 5'10" (max)

## First floor

**Bedroom 1**  
3136mm x 4015mm (max) 10'3" x 13'2" (max)  
**En-suite**  
2089mm x 1844mm (max) 6'10" x 6'0" (max)  
**Bedroom 2**  
3083mm x 3603mm 10'1" x 11'9"  
**Bedroom 3**  
3113mm x 2593mm (max) 10'2" x 8'6" (max)  
**Bedroom 4**  
1997mm x 3017mm 6'6" x 9'10"  
**Bathroom**  
2361mm x 1946mm (max) 7'9" x 6'4" (max)

Plots 4, 105, 120 and 123 are handed. Dimensions stated are within 50mm (2") but 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.

# Pippin



# Specification

**Housetypes also include:**

Gas central heating with combi-boiler	■	■	■	■	■				
Gas central heating with condensing boiler						■	■	■	
<b>Kitchen</b>									
Zanussi integrated stainless steel single oven	■	■							
Zanussi integrated stainless steel double oven	□	□	■	■	■	■	■	■	■
Zanussi 4-burner stainless steel gas hob	■	■	■	■	■	■	■	■	■
Space and plumbing for dishwasher	■	■	■	■	■				
Integrated dishwasher	□	□	□	□	□	■	■	■	
Integrated fridge freezer	□	□	□	□	□	■	■	■	

**Bathroom**

Mira Agile EV chrome mixer shower	□	■	□	□	□	□	□	□	
Mira Elevate bath screen	□	■	□	□	□	□	□	□	
Porcelanosa wall tiles	■	■	■	■	■	■	■	■	■
Full height tiling around bath	□	■	□	□	□	□	□	□	
<b>En-suite</b>									
Mira Agile EV chrome mixer shower	■		■	■	■	■	■	■	■
Mira Platinum rear-fed shower	□		□	□	□	□	□	□	
Mira Elevate shower enclosure	■		■	■	■	■	■	■	■
Mira flight shower tray	■		■	■	■	■	■	■	■
Porcelanosa wall tiles	■		■	■	■	■	■	■	■

We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

Bramley  
Jazz  
Spartan  
Braeburn  
Gala  
Russet  
Lambourne  
Pippin

Bramley  
Jazz  
Spartan  
Braeburn  
Gala  
Russet  
Lambourne  
Pippin

□ Available as part of our Inspirations Range. Please ask for details and prices.

**All housetypes include:**

- 10-year NHBC Warranty • Symphony kitchen with soft close • Post formed laminate worktop and upstand • Mira brassware • 1½ bowl stainless steel kitchen sink and mixer tap
- Brushed steel splashback to hob • Brushed steel chimney hood • Vinyl flooring to kitchen & wet rooms • Space and plumbing for washing machine • White Kohler sanitaryware
- Shaver sockets to Bathrooms & En-suites\* • LED downlighters to Kitchens, Bathrooms and En-suites\* • Media plate to Living Room • TV points to all Bedrooms and Kitchen
- Telephone points to Hall, Living Room, Bedroom 1 & smallest bedroom • Compact thermostatic radiators • White UPVC windows & French doors • White emulsion ceilings & walls
- 4 panel internal doors in white satinwood finish & chrome ironmongery • White satinwood finish to internal joinery • Turfed front garden • Brushed steel lamp with PIR activation to front & rear

\*Where applicable

*a quality finish*



### 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 Executive 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 put you in touch with an independent financial advisor to help you.

Our Sales Executive 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 Executives 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 Executive 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 Executive 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. Orchard Place 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.

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

*how to purchase*