

Parkside Carlisle



LOVELL



Heysham Park



River Eden



Hadrian's Wall



Carlisle Castle

Life at Parkside will be a stroll in the park - these two and three bedroom homes are just across the road from Heysham Park - a mile long stretch of greenery with playgrounds and sporting facilities.

Lovell believe that every one of their homes is of a standard you won't find anywhere else; our promise of 'SQV'. An exceptional build quality and high specification finish come as standard, but with SQV you're guaranteed a home that delivers so much more.

S Inspiring Style
Stylish living is what you want in a new home, and a Lovell home is well known for its contemporary design features.

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 though, you'll love just how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



welcome

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

The Location

This location means superb commuting and easy travelling, including the Carlisle Northern Development Route. The A689 gives direct access to the M6, while Carlisle mainline station gives you national rail links.

Parkside lies near the Eden River in the village of Newtown, just three miles to the West of Carlisle.

From your new home at this stunning development, you can readily enjoy city life and culture. The Lanes Shopping Centre is just 2 miles away, with top names in food and fashion.

Bringing up a family? Within half a mile, you'll find a good selection of primary and junior schools and a choice of secondary schools a little further afield.

Please ask our sales advisors for more information on local schools and nearby attractions.



River Eden



Tullie House Museum



Carlisle Station



Carlisle Cathedral

Lifestyle

HEYSHAM PARK

THOMLINSON AVENUE

DEVELOPMENT BY
RIVERSIDE GROUP

Beckton
2 bedroom home

Foxglove
3 bedroom home

Hamilton
2 bedroom home

Granley
3 bedroom home

Singleton
2 bedroom home

Henley
3 bedroom home

Bramley
3 bedroom home

Holly
3 bedroom home

EXISTING
HOUSING

EXISTING
HOUSING

EXISTING
HOUSING

EDWARD BOYLE CLOSE

EDWARD BOYLE CLOSE

THOMLINSON AVENUE

RAFFLES AVENUE

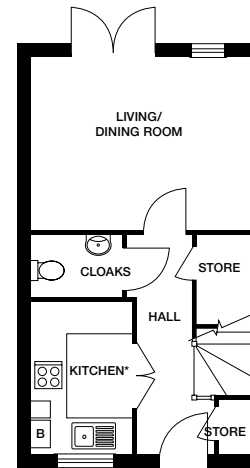
This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process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

our homes

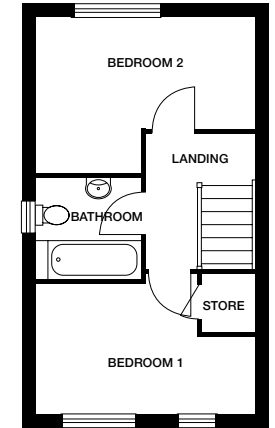




CGI shows plots 32 and 33.
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

The Beckton

2 bedroom home
Plots 16, 17, 18, 19, 28, 29, 32 and 33.

Ground floor

Kitchen*

1838mm x 2790mm (max) 6'0" x 9'1" (max)

Living/Dining Room

3961mm x 3142mm 12'11" x 10'3"

Cloaks

1638mm x 1128mm (max) 5'4" x 3'8" (max)

First floor

Bedroom 1

3961mm x 2338mm 12'11" x 7'8"

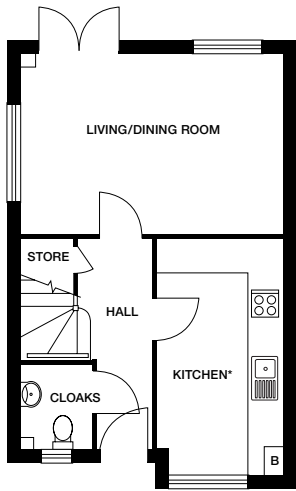
Bedroom 2

3961mm x 2753mm (max) 12'11" x 9'0" (max)

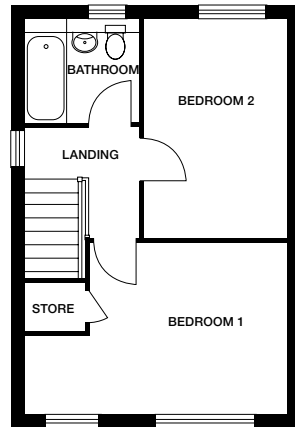
Bathroom

1913mm x 1970mm (max) 6'3" x 6'5" (max)

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Ground floor



First floor



CGI shows plot 4. CGIs are indicative, external finishes and features may vary.

2 bedroom home
Plots 4, 5, 8, 39, 40 and 43.

The Hamilton

Ground floor

Kitchen*

2314mm x 4279mm (max) 7'7" x 14'0" (max)

Living/Dining Room

4762mm x 3306mm (max) 15'7" x 10'10" (max)

Cloaks

1075mm x 1313mm (max) 3'6" x 4'3" (max)

First floor

Bedroom 1

4763mm x 3132mm (max) 15'7" x 10'3" (max)

Bedroom 2

2619mm x 4003mm 8'7" x 13'1"

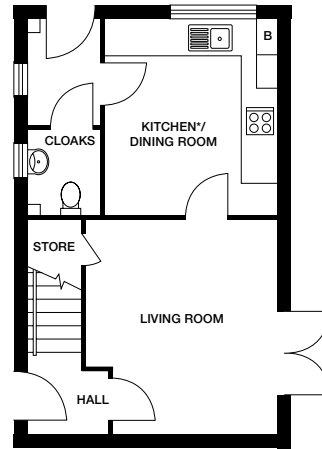
Bathroom

2068mm x 1887mm (max) 6'9" x 6'2" (max)

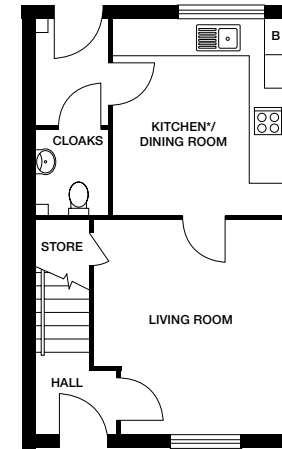
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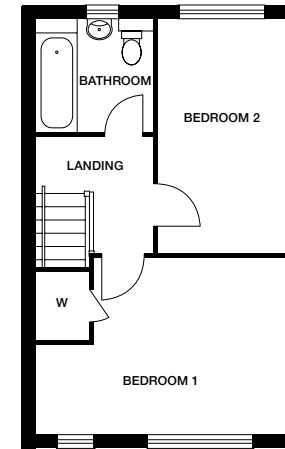
CGI shows plots 30 and 31.
CGIs are indicative, external finishes and features may vary.



Plot 30 only.



Plots 31, 34 and 35.



Plots 30, 31, 34 and 35.

Ground floor

First floor

The Singleton

2 bedroom home
Plots 30, 31, 34 and 35.

Ground floor

Kitchen*/Dining Room

3138mm x 3563mm (max) 10'3" x 11'8" (max)

Living Room

3496mm x 3910mm (max) 11'5" x 12'9" (max)

Cloaks

1310mm x 1567mm (max) 4'3" x 5'1" (max)

First floor

Bedroom 1

4524mm x 3202mm (max) 14'10" x 10'6" (max)

Bedroom 2

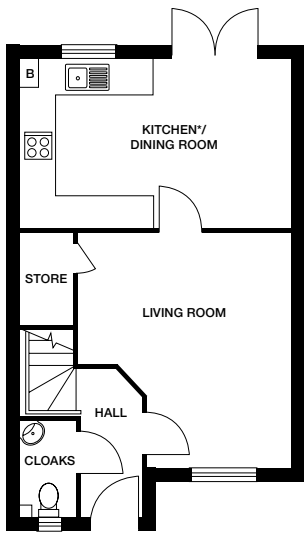
2301mm x 4270mm 7'6" x 14'0"

Bathroom

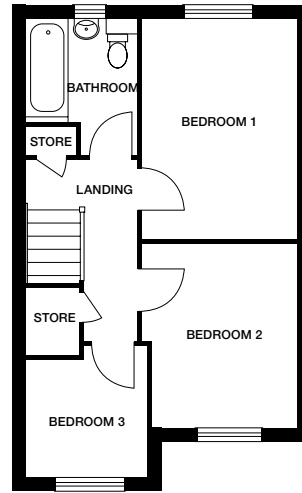
2148mm x 1833mm (max) 7'0" x 6'0" (max)

Please note: Bedroom 1 and Bedroom 2 window positions differ to Plot 30. Landing window to Plot 30 only.

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Ground floor



First floor



CGI shows plot 25. CGIs are indicative, external finishes and features may vary.

3 bedroom home
Plots 10, 11, 14, 15, 25 and 26.

The Bramley

Ground floor

Kitchen*/Dining Room

4917mm x 3090mm (max) 16'1" x 10'1" (max)

Living Room

3881mm x 4270mm (max) 12'8" x 14'0" (max)

Cloaks

1011mm x 1300mm 3'3" x 4'3"

First floor

Bedroom 1

2826mm x 3989mm 9'3" x 13'1"

Bedroom 2

2827mm x 3372mm (max) 9'3" x 11'0" (max)

Bedroom 3

2215mm x 2378mm (max) 7'3" x 7'9" (max)

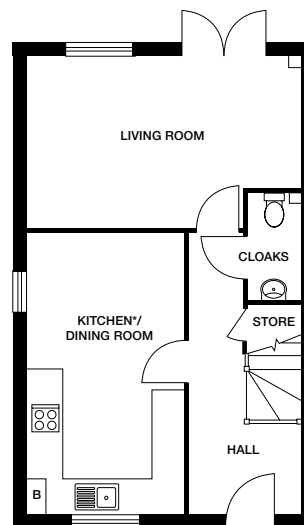
Bathroom

2016mm x 2277mm (max) 6'7" x 7'5" (max)

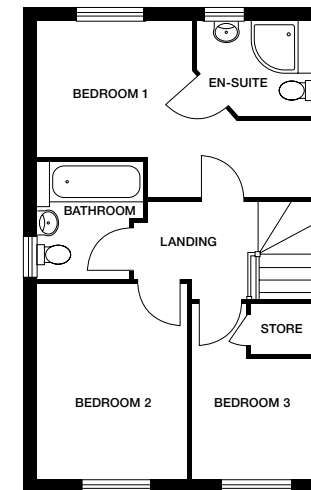
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CGI shows plot 24.
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

The Foxglove

3 bedroom home
Plots 7, 20, 21, 24, 27 and 42.

Ground floor

Kitchen*/Dining Room

2876mm x 5148mm (max) 9'5" x 16'10" (max)

Living Room

4974mm x 3111mm (max) 16'3" x 10'2" (max)

Cloaks

937mm x 1362mm 3'0" x 4'5"

First floor

Bedroom 1

4949mm x 3224mm (max) 16'2" x 10'6" (max)

En-suite

2104mm x 1737mm (max) 6'10" x 5'8" (max)

Bedroom 2

2705mm x 3537mm 8'10" x 11'7"

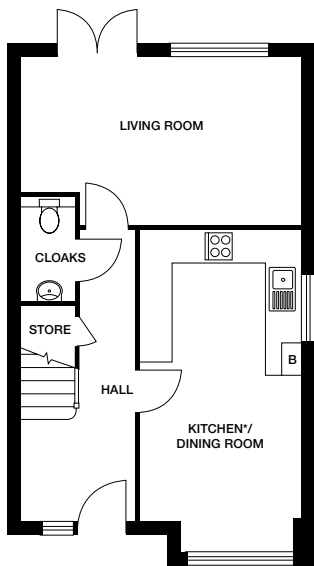
Bedroom 3

2193mm x 3168mm (max) 7'2" x 10'4" (max)

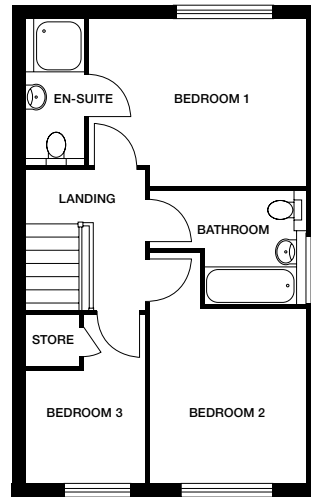
Bathroom

1722mm x 2139mm (max) 5'7" x 7'0" (max)

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Ground floor



First floor



CGI shows plots 12 and 13. CGIs are indicative, external finishes and features may vary.

3 bedroom home
Plots 9, 12, 13, 36, 37 and 44.

The Granley

Ground floor

Kitchen*/Dining Room

2953mm x 6208mm (max) 9'8" x 20'4" (max)

Living Room

5073mm x 3054mm (max) 16'7" x 10'0" (max)

Cloaks

939mm x 1031mm 3'2" x 5'7"

First floor

Bedroom 1

3960mm x 3037mm (max) 12'11" x 9'11" (max)

En-suite

1038mm x 2440mm 3'4" x 8'0"

Bedroom 2

2841mm x 4197mm (max) 9'3" x 13'9" (max)

Bedroom 3

2156mm x 3051mm (max) 7'0" x 10'0" (max)

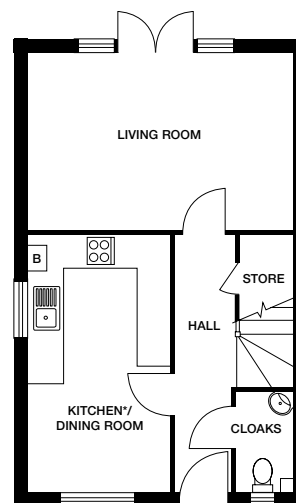
Bathroom

2653mm x 2108mm (max) 8'8" x 6'11" (max)

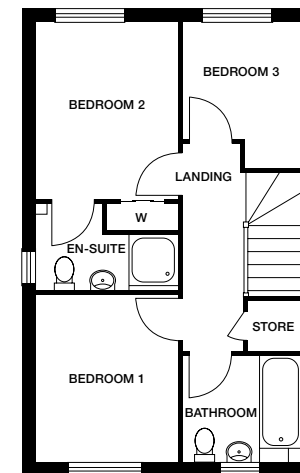
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CGI shows plots 1 and 2.
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

The Henley

3 bedroom home
Plots 1, 2, 22 and 23.

Ground floor

Kitchen*/Dining Room

2587mm x 4688mm (max) 8'5" x 15'4" (max)

Living Room

4805mm x 3235mm 15'9" x 10'7"

Cloaks

1020mm x 1828mm (max) 3'4" x 6'0" (max)

First floor

Bedroom 1

2587mm x 3088mm 8'5" x 10'1"

Bedroom 2

2587mm x 3772mm (max) 8'5" x 12'4" (max)

En-suite

2587mm x 1481mm 8'5" x 4'10"

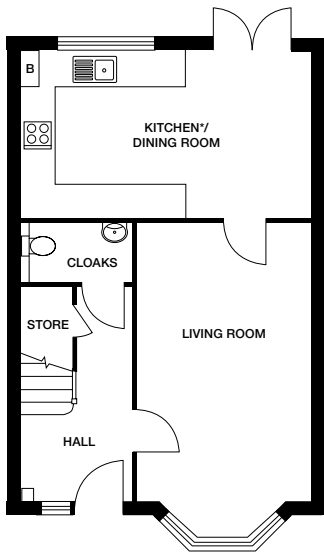
Bedroom 3

2143mm x 2653mm (max) 7'0" x 8'8" (max)

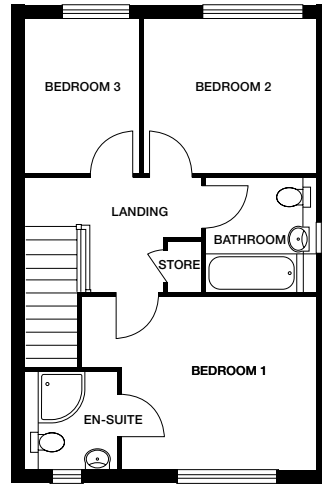
Bathroom

2143mm x 1725mm 7'0" x 5'7"

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Ground floor



First floor



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

3 bedroom home
Plots 3, 6, 38 and 41.

The Holly

Ground floor

Kitchen*/Dining Room

5247mm x 3029mm (max) 17'2" x 9'11" (max)

Living Room

3178mm x 5118mm (max) 10'5" x 16'9" (max)

Cloaks

2045mm x 1128mm (max) 6'8" x 3'8" (max)

First floor

Bedroom 1

4172mm x 3145mm (max) 13'8" x 10'3" (max)

En-suite

1691mm x 1800mm (max) 5'6" x 5'10" (max)

Bedroom 2

3138mm x 2794mm 10'3" x 9'2"

Bedroom 3

2084mm x 2794mm 6'10" x 9'2"

Bathroom

1784mm x 2108mm 5'10" x 6'11"

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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.

Specification

10 year NHBC Warranty
Baxi Duotek 2 combi boiler

Kitchen

Astracast bowl and a half sink
Bosch stainless steel gas hob
Bosch brushed steel single oven
Bosch chimney hood
Indesit integrated fridge freezer
Indesit integrated washing machine
Worktop upstands
Ceramic tile flooring

Bathroom

White Kohler sanitaryware

Half wall tiling behind wash hand basin and to side of bath
Full wall tiling to either end of bath
Mira chrome electric shower (where En-suite)
Mira Coda thermostatic shower (where no En-suite)
Wall mirror provided

En-suite

White Kohler sanitaryware
Shower enclosure and tray with Mira Coda thermostatic shower
Fully tiled shower enclosure*
Splashback tiling to wash hand basin

Cloakroom

White Kohler sanitaryware
Single course splashback above wash hand basin*

Internal/external windows and doors

IG GRP front door
PVC-u double-glazed windows, rear door and French doors
4 panel colonial doors
Chrome internal ironmongery

Electrical

Brushed steel sockets and switches
TV socket to living room and Bedroom 1
BT socket to living room and Bedroom 1

Spotlights in Kitchen, Cloaks, Bathroom and En-suite
Hard wired chrome bell push and chime
Pendant light fitting to all other rooms

Decoration

White emulsion walls
White gloss to woodwork

Security

Mains-operated smoke detectors to all floors

Outside

Closeboard fencing to rear boundary
Natural paving flags to patio area
Turf to front and rear gardens

* Choice of tiles, subject to build stage.

a quality finish



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.

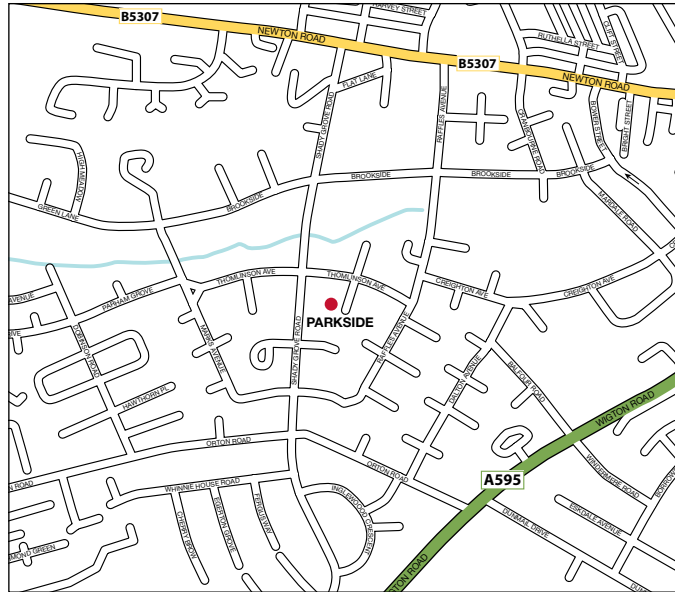
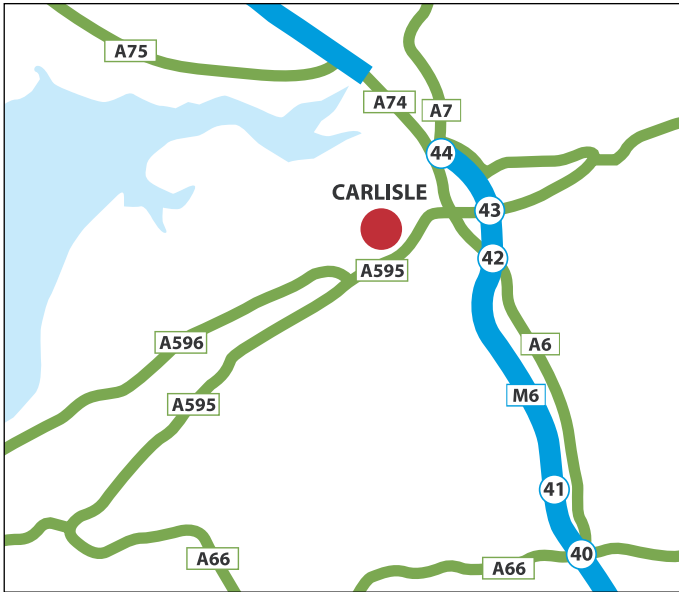
We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and

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. Parkside 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.

how to purchase



From the North

Follow the A7 towards Carlisle City Centre. At the Hardwicke Circus roundabout take the fourth exit onto the A595 Castle Way then, after a further half a mile, take the third exit at the roundabout onto the B5307 Caldcoates. Continue for just over two miles, then turn left on to Shady Grove Road. Take the third left onto Thomlinson Avenue, where you'll find Parkside situated on your right.

From the South

Exit the M6 at Junction 43 and take the first exit at the roundabout onto the A69 Warwick Road. After approximately one mile turn right, following the A69. Continue along the A69 Victoria Place for a further half mile, then at the crossroads, turn right onto the A7 Georgian Way. At the Hardwicke Circus roundabout take the fourth exit onto the A595 Castle Way then, after a further half a mile, take the third exit at the roundabout onto the B5307 Caldcoates. Continue for just over two miles, then turn left on to Shady Grove Road. Take the third left onto Thomlinson Avenue, where you'll find Parkside situated on your right.



Parkside
 22 Edward Boyle Close
 Carlisle
 CA2 7FB

T: 01228 370 890

 @lovell_uk  /lovellhomes

lovellnewhomes.co.uk

LOVELL

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