

LATER
LIVING
by LOVELL



SANDCASTLES

SCARBOROUGH





A SELECT life on the coast

At our development in Middle Deepdale, Scarborough, we are creating a new, prestigious community of two and three bedroom bungalows, chalet bungalows and cottage apartments. Our Later Living homes have been thoughtfully designed to offer a completely modern approach to age exclusive living and to enhance your lifestyle choices.

When it comes to making a move in later life we know how important it is to get it right. Imagine being able to combine beautifully styled, spacious living with an energy efficient home that meets your requirements for today, while being easy to adapt should your needs change in the future. This fresh and flexible approach is the difference we offer with our Later Living homes.

‘It’s all about you –
Your Choice, Your Control, Your Home’



CREATE
YOUR
PERFECT
HOME

Later Living by Lovell **SELECT**



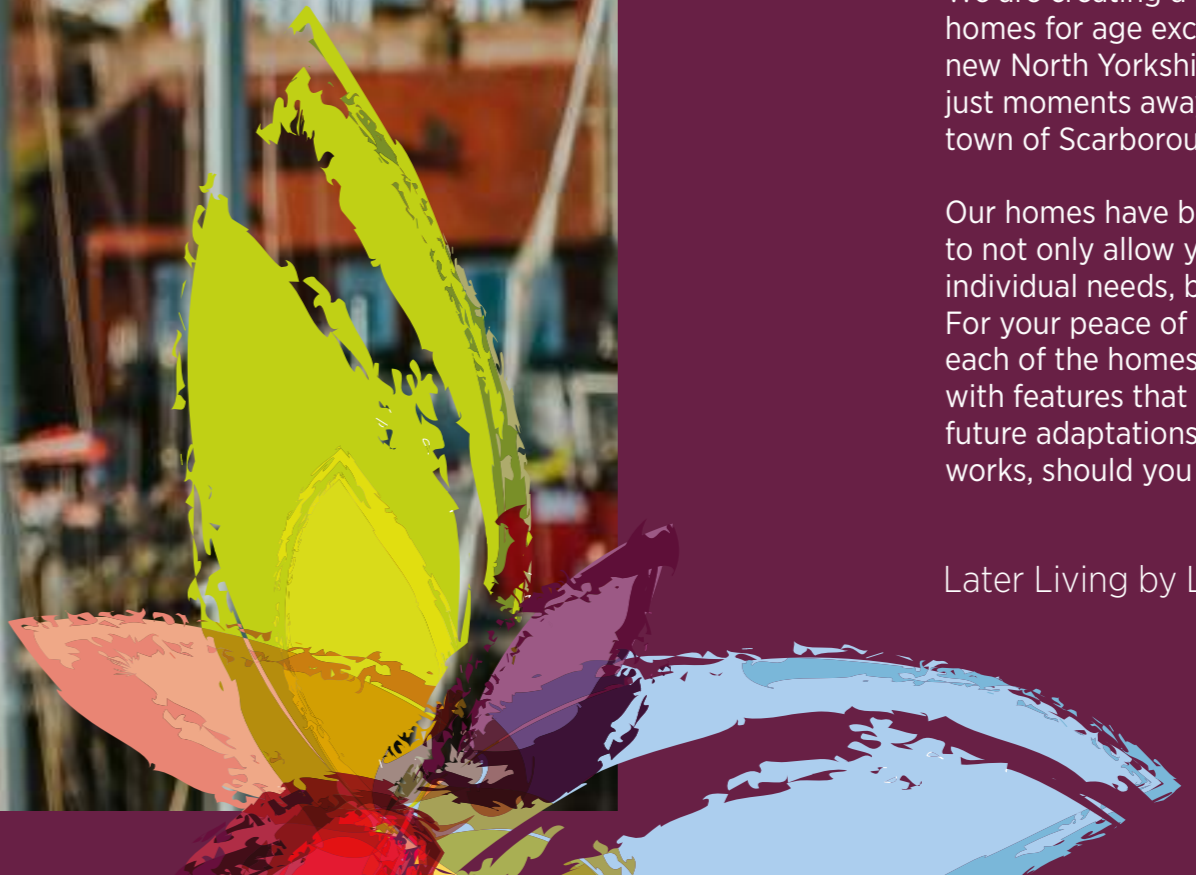
CHOOSE ADAPT CUSTOMISE LOVE

YOU have the freedom to personalise your new home to fit your lifestyle now and for the future.

We are creating a prestigious community of homes for age exclusive later living in this brand new North Yorkshire village of Middle Deepdale, just moments away from the iconic coastal town of Scarborough.

Our homes have been thoughtfully designed to not only allow you to personalise to your individual needs, but also adapt in the future. For your peace of mind we have designed each of the homes within the Later Living range with features that allow for the completion of future adaptations, without the need for major works, should you need to do so.

Later Living by Lovell **SELECT**



CAREFULLY CURATED

A place to call home that is energy efficient, affordable, and carefully designed to enhance your lifestyle, surrounded by a supportive community, allowing you to enrich your health and wellbeing.

We offer 2 and 3 bedroom bungalows, 3 bedroom chalet bungalows, 2 bedroom houses and 2 bedroom cottage apartments. These homes blend adaptive and innovative designs together with trusted methods of construction to create quality homes that our customers have confidence in.

Sandcastles is all about choice and adaptability; creating a unique experience through the freedom to customise your home to suit your individual taste and style.

Our lifelong Later Living homes aspire to give you everything you will ever need in your later years, but only at a time when you need it.

By listening to our customers and understanding that every person's aspirations are individual to their needs, we have designed quality homes that can be tailored to suit, while situated within a welcoming and lively community that will help to support your health and wellbeing.

Our Later Living homes are freehold, allowing you to invest in both a lifestyle you will love, and a lifelong home as individual as you are.





IT'S WHAT MAKES OUR
HOMES UNIQUE

At Later Living by Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and taste.

That's why every Later Living 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 Later Living home is contemporarily designed with classic touches, featuring the latest in stylish fixtures and fittings, but that's not all. With the Later Living by Lovell SELECT range you can add all sorts of extras to make it meet your needs and truly be your own.

Q

UNRIVALLED QUALITY

We have designed every home to a superior specification and with the workmanship of our 5* builders, Lovell, every one of our properties is built with a rigorous attention to detail that you will simply love and appreciate.

V

EXCEPTIONAL VALUE

Owning your new home is surprisingly easy and affordable with expert support from our team of professionals, making your buying experience a priority and supporting you every step of the way to your new life at Sandcastles, Scarborough.

INDIVIDUAL CHOICE

Choice and customisation is what makes a Later Living by Lovell home unique for you.

Our homes are built with a range of hidden design features which take care of what the future might bring, so that you can get on with enjoying life to the full with the peace of mind that no matter what life holds in the future your home can accommodate you.

By understanding what our customers are looking for in a new home and the lifestyle they aspire to lead, we have been able to design every Sandcastles home with you in mind.

Throughout our homes you will find an impressive specification offering luxurious touches throughout including; quality wall tiles, elegant and comfortable floor finishes and carefully coordinated kitchen cabinetry worktops and glass splash backs, all at no extra cost.

However, because we understand how important it is for your home to work for you and for it to feel like your very own, we have developed the **SELECT*** specification range, providing a choice of upgrades:

- **EMPOWERED** range for accessibility
- **SMART** range for support through technology
- **PREMIUM** range for those extra little touches of luxury.

These specially curated optional extras allow you to extend the individuality of your home, creating your space to suit your needs and aspirations, both now and in the future.

* Choice of SELECT Specification upgrades subject to build stage





SELECT* SPECIFICATION

Simply providing you with choice and control.

SMART RANGE
A collection of carefully curated assistive technology which will make your home Smart, providing intelligent home management, discreet monitoring and sensors to meet your personal needs.

EMPOWERED RANGE
A collection of products and fixtures to improve access in and around your home discretely, in response to your personal needs.

PREMIUM RANGE
A collection of specially selected options for your home which offer an added touch of luxury, delivered to your personal choice.

* Choice of SELECT Specification upgrades subject to build stage



Future Proof

All our homes can be easily adapted in the future at reduced cost and little disruption by comparison to traditional housing. This is because all our homes have been designed and constructed with the future in mind. Our intelligent designs include easy 'knockout' panels, anchor points, drainage infrastructure and hidden wiring. So, should you wish to make adaptations at a later date, your home is ready to meet your exact requirements without the need and expense of major works.

Carbon footprint and climate change

Later Living by Lovell are committed to supporting the net carbon emissions transition. Our standard specification is designed to minimise emissions and reduce the cost of running your home including appliances that provide optimum efficiencies. In addition, the **SELECT** specification offers renewable technologies such as intelligent lighting, solar panels, battery storage and electric vehicle charging on both the driveway as well as in the garage.



Moving support

From the minute you select your new home the Lovell Later Living team will be there to support every step of your move. Our Customer Experience manager will be available to assist you in the design of your new home, helping you choose, adapt and customise your new home so that it is bespoke to you.

Through every step of the exciting journey to your new home we will be there to help; assisting you to sell your existing home, pack up, move and unpack while switching utilities etc., all through our Helping Hands service, if needed.

As our name suggests, we are committed to enabling you to live your later life to the full in your new home, within a community built with you in mind.



ASPIRATION
CHOICE
CONTROL

ALL PERSONAL TO YOU



SANDCASTLES SCARBOROUGH

Sandcastles, Middle Deepdale is less than 3 miles from Scarborough centre and has all the ingredients for a great place to live. Located on the coastline of the North Yorkshire Moors, it's allure owes much to being a historic British beach resort with a Victorian charm that, to this day, remains central to this busy coastal town's character.

Sandcastles is just a short journey from the sea front, shaped by high cliffs which are home to coastline paths that lead to the remains of Scarborough Castle. Viewing points from the medieval keep at the hilltop provides uninterrupted views of the two sandy bays below; the North Bay which offers classic British seaside activities, Peasholme Park, and the Amphitheatre while the South Bay which appears calmer and more nostalgic, hosting the Victorian Spa and providing views of the working harbour.

As well as the beach and abundance of beautiful shoreline scenery running north and south of the seafront, Scarborough is a bustling town, filled with retail options to suit all tastes and budgets.

The town centre shopping meets all the traditional high street needs while also allowing for retail, art and crafts exploration among the hidden streets that spread out and away into the old town.

**'It's all about you –
Your Choice, Your Control, Your Home'**

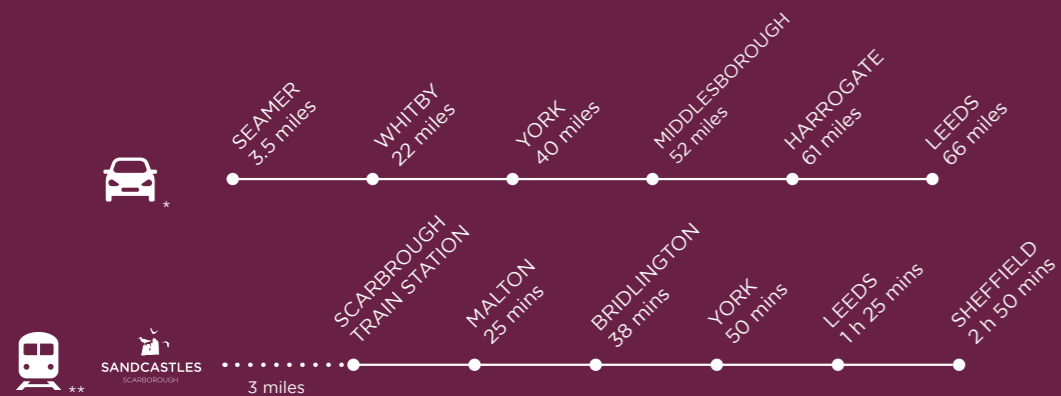
With a variety of leisure activities and attractions to cater for all ages; restaurants, cinemas, theatres, leisure village and even a casino, Scarborough offers something for everyone, from keeping fit to having a flutter!

Sandcastles, Middle Deepdale is ideally positioned within easy reach of Cayton Village, Cayton Bay Beach, Seamer, Filey, and Scarborough town centre, with easy connectivity to the nearby cities of York and Leeds and in the opposite direction, the medieval town of Whitby.

This immensely desirable location is within a new, growing community that offers an outdoor lifestyle when you wish; a walk down the dell which takes you via the nature reserve into the town or a round of golf at the local golf club.

But the choice is yours with the offer of traditional comforts of a local village life when you want to keep it simple, while still just a stone throw from a beach-side ice cream treat and seaside attractions.

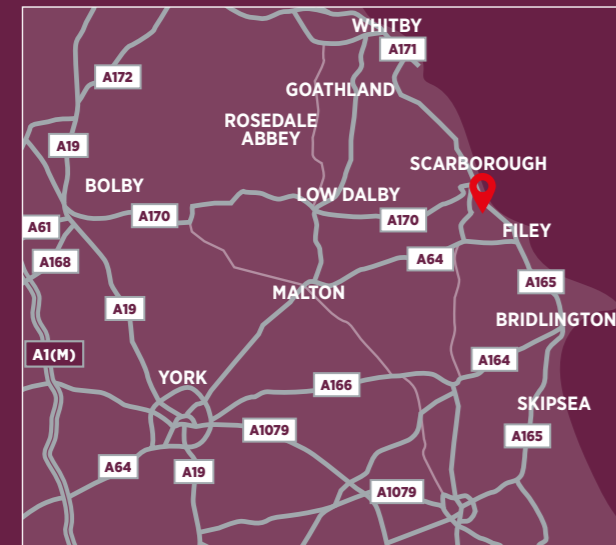
So, whether you are looking to take a calmer approach to life or want to maintain your life in the hustle and bustle, at Sandcastles you can select the lifestyle you want, creating the perfect, lifelong Later Living home, designed by us, selected by you, within a community where you can live your life well and to the full.



*Distances taken from Google Maps. **Fastest train times taken from thetrainline.com

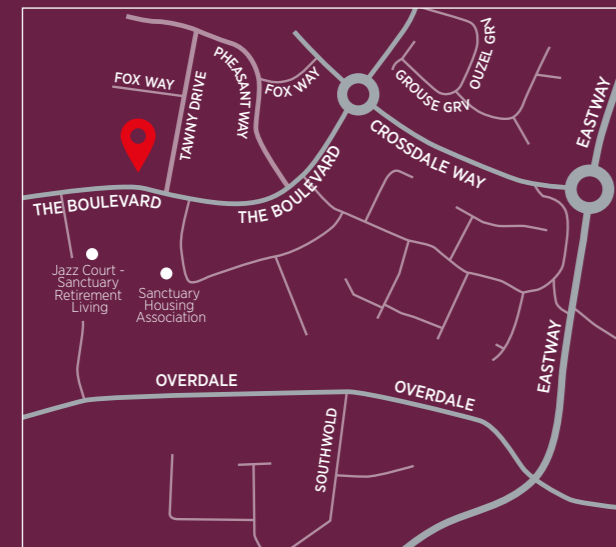


Sat Nav postcode: YO11 3PL



From Scarborough / The North

Head south on the A165, following the signs for Middle Deepdale/ Cayton. At the Eastway Roundabout take the right exit on to Eastway and follow signs for the Sandcastles Development.



From Malton / The West

Head east on the A64 headed towards Eastfield. At the Eastfield roundabout take the 3rd exit on to Musham Bank Road continuing on at the next roundabout onto the Westway. This then becomes the Eastway, at which point follow signs for the Sandcastles Development.



**YOUR
PERFECT
LOCATION**

Later Living by Lovell Sandcastles



HOW TO PURCHASE

Buying a new Later Living by 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 Later Living by Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. If you have a property to sell, we let you secure your dream home before your old one's sold on our Helping Hands service, where we will help you to manage the sale of your existing home. The reservation 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 and have secured a sale on your current home, there are two things to do:

- Inform your solicitor and give our Customer Experience manager 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 Customer Experience manager will make an appointment for you to come in to adapt and personalise your new home from our **SELECT** range (subject to build stage).

Exchanging contracts

Once you have confirmation from your solicitor that they are satisfied with their enquiries and you have received a letter from your lender providing you with a formal mortgage offer, if required, it will then be time to exchange contracts. To do so you will need to:

- Sign the documents to make a binding agreement to purchase.
- Pay the deposit which is sent to the Later Living by Lovell legal team along with the signed contract.

We want to make your move as stress free as possible and so we will support you to ensure that your solicitor ties any related sale property into the purchase of your new home and our Customer Experience manager and sales team will be on hand to answer your questions and to offer support and guidance throughout.

You're nearly there

When your new home is ready we will:

- Invite you to a familiarisation visit so that we can demonstrate your new home to you.
- Notify your solicitor, who will request the mortgage funds (if applicable) from you lender, and you will be asked to pay the remaining balance of the asking price.
- All monies are then forwarded to our solicitors, who will complete the deed to transfer the property into your name.

Remember that your Customer Experience manager and on-site sales team will work closely with you all the way.

Your mortgage repayments usually start one month after completion (if applicable).

Moving in

Upon financial completion you will be ready to move in, and so we will:

- Invite you to meet with our Customer Experience manager who will be delighted to hand you the keys to your new home.
- Ask you to sign the handover certificate and key receipt form.
- Confirm that we completed a full meter reading 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.

Please use our brochure as a style guide – and for detailed information on individual plots, ask our Customer Experience manager, who will be pleased to help you with accurate information relating to your preferred choice.

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 the actual measurements of your chosen new home. 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, due to supply and design changes.

Specification details are for guide purposes only and are subject to change without prior notice. However, should a replacement be required, this will be to an equal or higher standard, and you will be kept informed at all times if this affects your chosen home.

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. Sandcastles 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.



OUR HOMES

An exclusive selection of 2 & 3 bedroom luxury homes, designed with you in mind. A unique experience offering you the choice to select and customise to suit your lifestyle and your personal needs.

A SELECT life on the coast





SANDCASTLES

SCARBOROUGH

Future Housing
Development

Development
Under Construction



The Dell
Nature Reserve

Future link road with Bridge
over the Dell to connect the
A65 to the A64

THE BOULEVARD

Overdale
CP School

Public
Footpath

Maintenance
Access

Public Footpath

The Dell
Nature Reserve

NORTHWOLD ROAD

- ASTON**
3 Bedroom Chalet Bungalow
Plots: 2, 38, 39, 56, 57, 61, 69, 70, 81, 82
- MORGAN**
2 Bedroom Bungalow
Plots: 3, 4, 25, 26, 71, 72, 77, 78
- LOTUS**
3 Bedroom Bungalow
Plots: 13, 14, 19, 20
- WOLSELEY**
2 Bedroom House
Plots: 11, 12, 15, 16, 27, 42, 43
- LINCOLN**
2 Bedroom Bungalow
Plots: 1, 9, 10, 17, 18, 21-24, 30, 31, 36, 37, 46, 47, 50, 62, 63, 66
- AUSTIN**
2 Bedroom Ground
Floor Apartment
Plots: 73-76, 52-55
- JENSEN**
2 Bedroom Bungalow
Plots: 5-8, 28, 29, 32-35, 40, 41, 44, 45, 48, 49, 58, 64, 65, 67, 68, 79, 80, 83, 84
- MCLAREN**
2 Bedroom First
Floor Apartment
Plots: 73-76, 52-55
- SHOW HOMES
& SALES CENTRE**



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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.

ASTON

3 Bedroom Chalet Bungalow



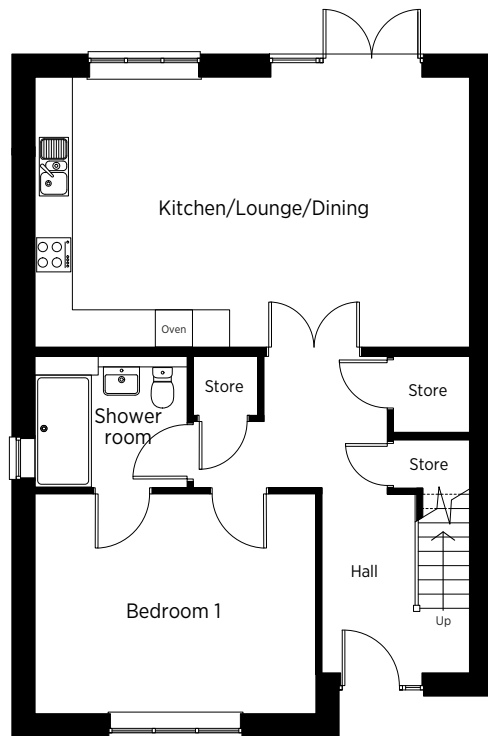
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SELECT specification



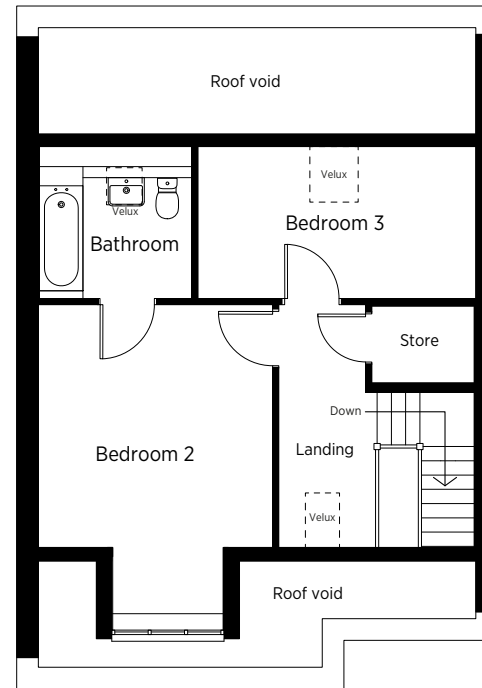
ASTON

3 Bedroom Chalet Bungalow



Ground Floor

Kitchen/Lounge/Dining	4350mm x 7000mm	14' 3" x 23' 0"
Bedroom 1	3550mm x 4530mm	11' 8" x 14' 10"
En-suite Shower	2100mm x 2450mm	6' 11" x 8' 0"



First Floor

Bedroom 2	4960mm x 3750mm*	16' 3" x 12' 4" *
Bedroom 3	2440mm x 4450mm	8' 0" x 14' 7"
En-suite Bathroom	2450mm x 2100mm	8' 0" x 6' 11"

* 116.4 sqm 1253 sqFt

* Represents maximum dimensions taken. 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. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. All overall designs and dimensions are subject to Planning Conditions. October 2022.

ASTON

Empowered

3 Bedroom Chalet Bungalow



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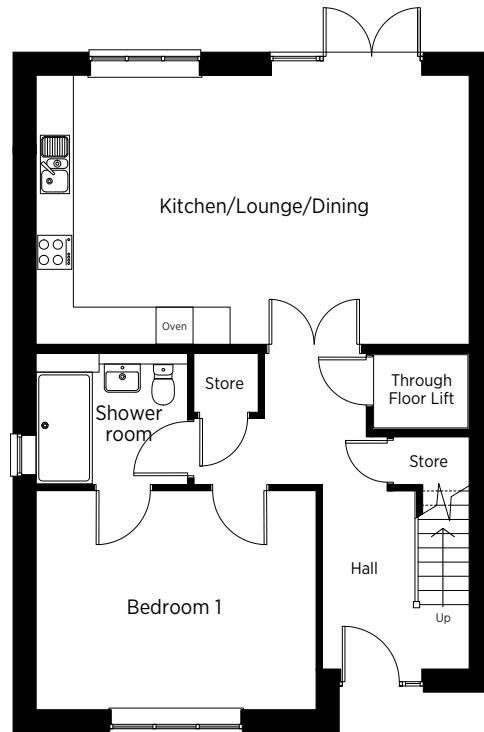
SELECT specification



ASTON

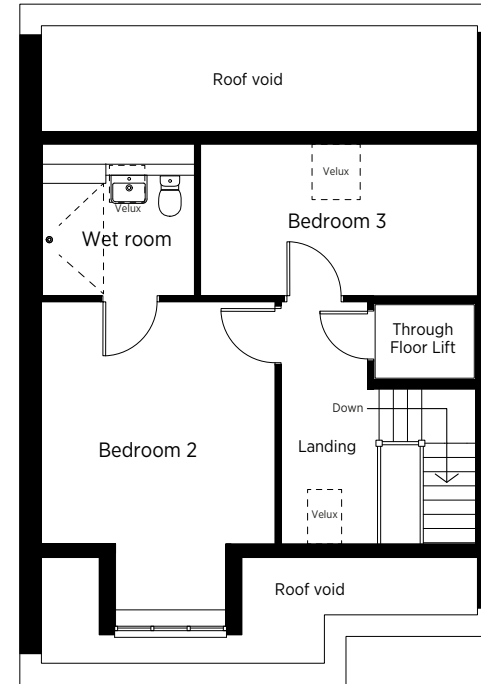
3 Bedroom Chalet Bungalow

Empowered



Ground Floor

Kitchen/Lounge/Dining	4350mm x 7000mm	14' 3" x 23' 0"
Bedroom 1	3550mm x 4530mm	11' 8" x 14' 10"
En-suite Shower	2100mm x 2450mm	6' 11" x 8' 0"



First Floor

Bedroom 2	4960mm x 3750mm*	16' 3" x 12' 4" *
Bedroom 3	2440mm x 4450mm	8' 0" x 14' 7"
En-suite Wet room	2450mm x 2100mm	8' 0" x 6' 11"

* 116.4 sqm 1253 sqFt

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JENSEN

2 Bedroom Bungalow



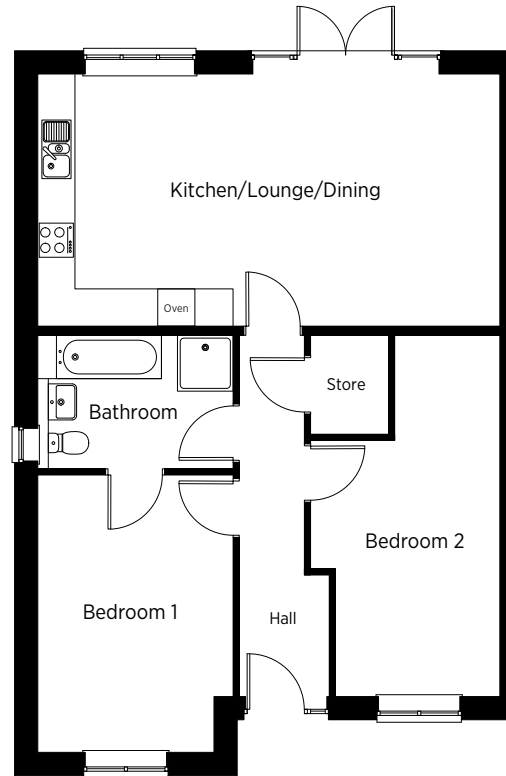
SANDCASTLES
SCARBOROUGH



SELECT specification

JENSEN

2 Bedroom Bungalow



Kitchen/Lounge/Dining	4060mm x 7450mm	13' 4" x 24' 5"
Bedroom 1	4460mm x 3150mm	14' 6" x 10' 4"
Bedroom 2	3050mm x 5830mm*	10' 0" x 19' 2" *
En-suite Bathroom	2150mm x 3150mm	7'1" x 10' 4"

* 77.4 sqm 833 sqFt


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MORGAN

2 Bedroom Bungalow

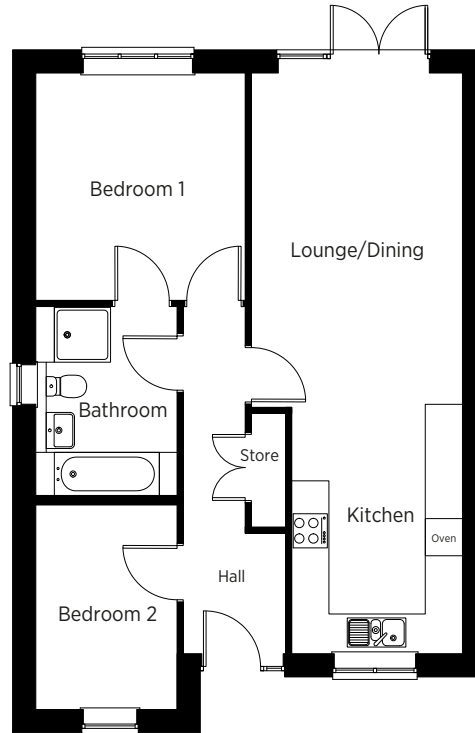


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SCARBOROUGH

SELECT specification 

MORGAN

2 Bedroom Bungalow



Lounge/Dining	3400mm x 5390mm	11' 2" x 17' 8"
Kitchen	2750mm x 3970mm	9' 0" x 13' 0"
Bedroom 1	3380mm x 3650mm	11' 1" x 11' 7"
Bedroom 2	2280mm x 3300mm	7' 6" x 10' 10"
En-suite Bathroom	2280 x 3050mm	7' 6" x 10' 1"

* 66.5 sqm 716 sqFt

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LINCOLN

2 Bedroom Bungalow



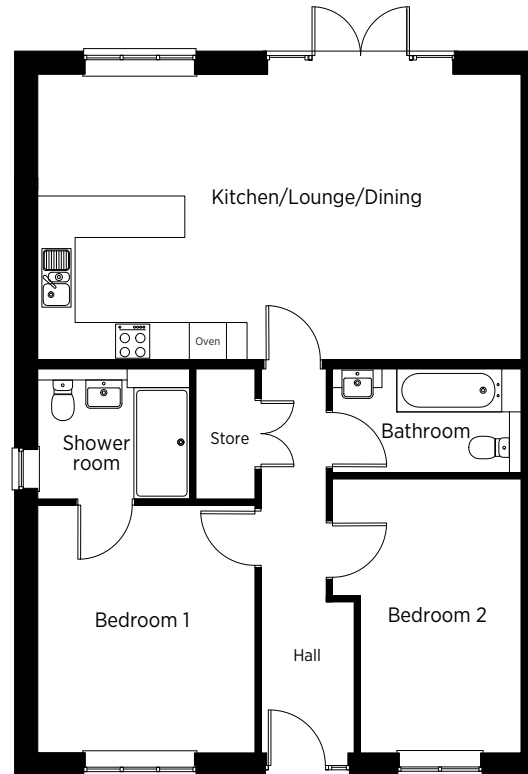
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SELECT specification 

LINCOLN

2 Bedroom Bungalow



Kitchen/Lounge/Dining	4600mm x 7790mm	15' 1" x 25' 7"
Bedroom 1	3970mm x 3500mm	13' 0" x 11' 6"
Bedroom 2	4410mm x 3040mm*	14' 6" x 10' 0" *
Bathroom	1680 x 3040mm	5' 6" x 10' 0"
En-suite Shower	2100mm x 2450mm	6' 11" x 8' 0"

* 85.2 sqm 917 sqFt

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LOTUS

3 Bedroom Bungalow



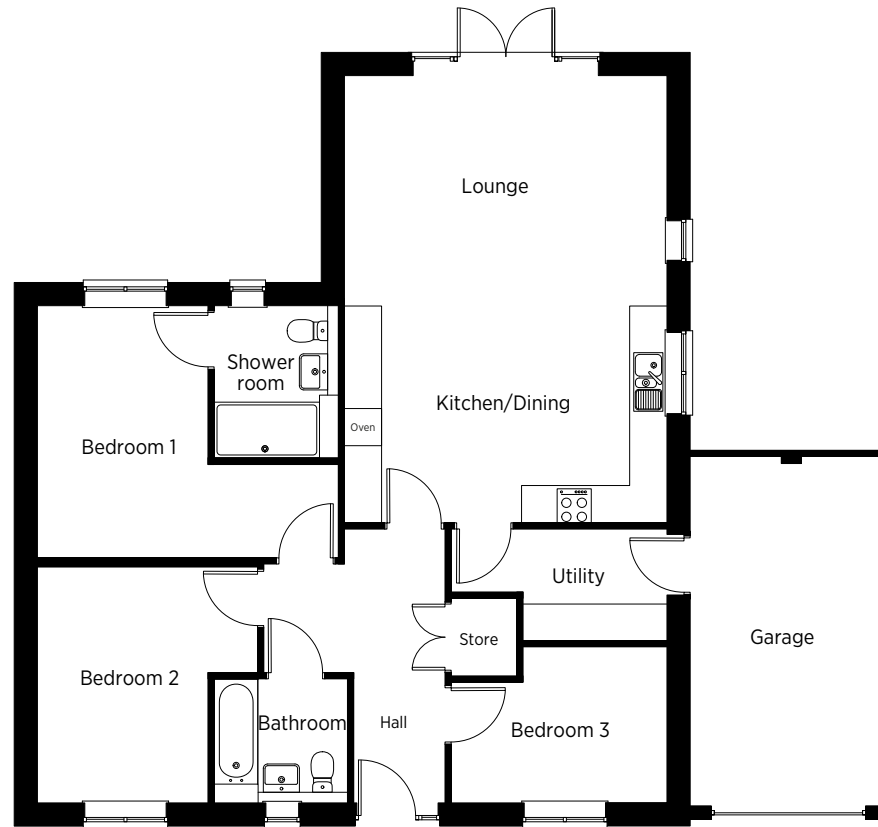
SANDCASTLES
SCARBOROUGH

SELECT specification



LOTUS

3 Bedroom Bungalow



Kitchen/Dining	3500mm x 5140mm	11' 6" x 16' 10"	Bedroom 3	2510mm x 3460mm*	8' 3" x 11' 4" *
Lounge	3670mm x 5200mm	12' 0" x 17' 1"	Bathroom	2000mm x 2150mm	6' 7" x 7' 1"
Bedroom 1	4850mm x 4060mm*	15' 11" x 13' 4" *	En-suite Shower	2450mm x 2000mm	8' 0" x 6' 7"
Bedroom 2	3800mm x 3550mm*	12' 6" x 11' 8" *			

* 100.6 sqm 1083 sqFt

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AUSTIN

2 Bedroom Ground Floor Apartment



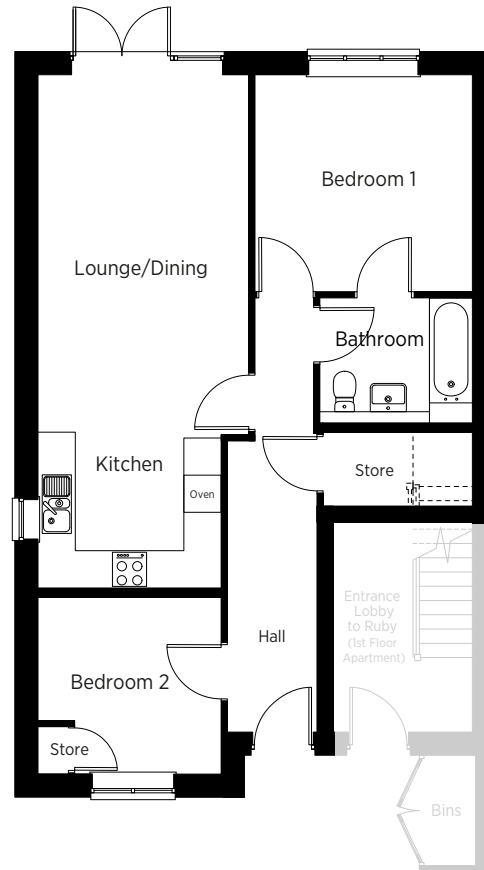
SANDCASTLES
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SELECT specification



AUSTIN

2 Bedroom Ground Floor Apartment



Ground Floor

Lounge/Dining	5800mm x 3390mm	19' 0" x 11' 1"
Kitchen	2950mm x 2470mm	9' 8" x 8' 1"
Bedroom 1	3500mm x 3500mm	11' 6" x 11' 6"
Bedroom 2	2950mm x 2850mm	9' 8" x 9' 4"
En-suite Bathroom	2450mm x 2000mm	8' 0" x 6' 7"

* 67 sqm 721 sqFt

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MCLAREN

2 Bedroom First Floor Apartment

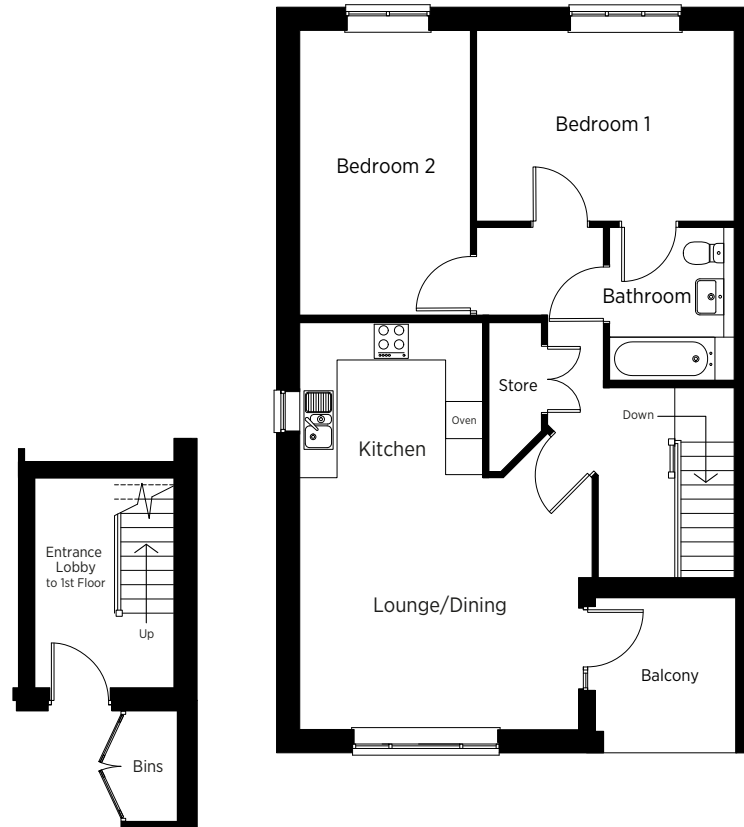


SANDCASTLES
SCARBOROUGH

SELECTspecification 

MCLAREN

2 Bedroom First Floor Apartment



Ground Floor

Access to apartment

First Floor

Lounge/Dining	4060mm x 4490mm	13' 4" x 14' 9"
Kitchen	2950mm x 2470mm	9' 8" x 8' 1"
Bedroom 1	3070mm x 4150mm	10' 1" x 13' 7"
Bedroom 2	4590mm x 2750mm	15' 1" x 9' 0"
En-suite Bath	2450mm x 2000mm	8' 0" x 6' 7"

* 78 sqm 840 sqFt

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MCLAREN


Empowered

2 Bedroom First Floor Apartment



SANDCASTLES

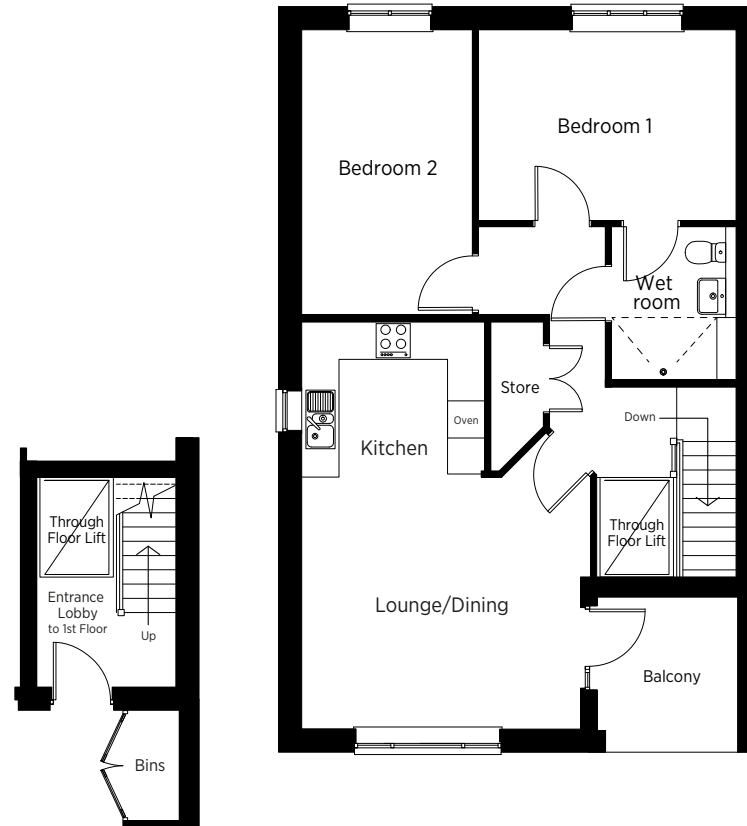
SCARBOROUGH

SELECTspecification 

MCLAREN

2 Bedroom First Floor Apartment

Empowered



Ground Floor

Access to apartment

First Floor

Lounge/Dining	4060mm x 4490mm	13' 4" x 14' 9"
Kitchen	2950mm x 2470mm	9' 8" x 8' 1"
Bedroom 1	3070mm x 4150mm	10' 1" x 13' 7"
Bedroom 2	4590mm x 2750mm	15' 1" x 9' 0"
En-suite Wet room	2450mm x 2000mm	8' 0" x 6' 7"

* 78 sqm 840 sqFt

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WOLSELEY

2 Bedroom House



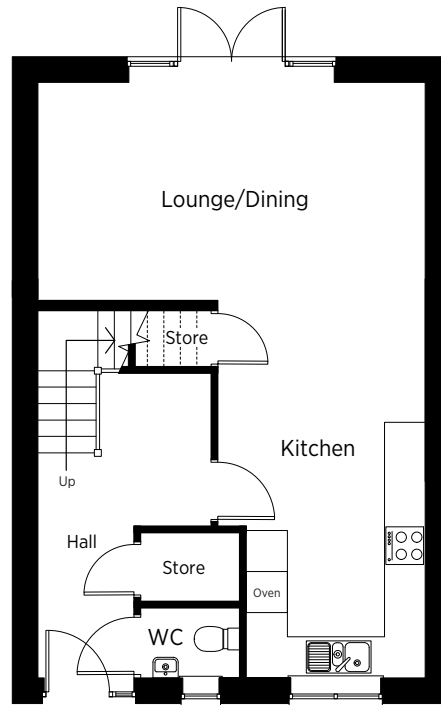
SANDCASTLES
SCARBOROUGH

SELECT specification



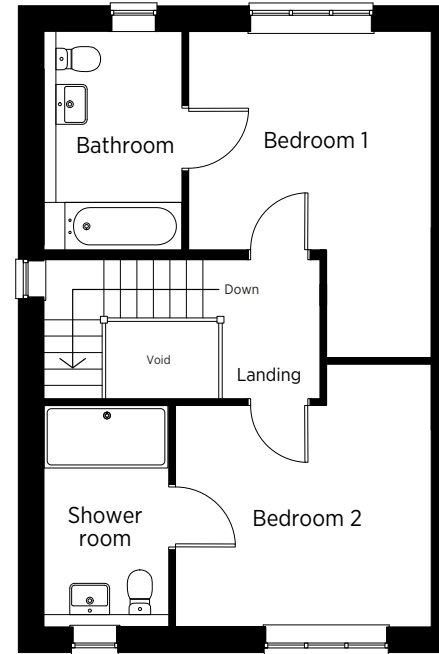
WOLSELEY

2 Bedroom House



Ground Floor

Kitchen/Lounge/Dining	5650mm x 8680mm	18' 6" x 28' 6"
WC	1440mm x 1020mm	4' 9" x 3' 4"



First Floor

Bedroom 1	3530mm x 3800mm	11' 7" x 12' 6"
Bedroom 2	3730mm x 3830mm	12' 3" x 12' 7"
En-suite Bath	2000mm x 3180mm	6' 7" x 10' 5"
En-suite Shower	1800mm x 3230mm	5' 11" x 10' 7"

* 98.2 sqm 1057 sqFt

* Represents maximum dimensions taken. 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. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. All overall designs and dimensions are subject to Planning Conditions. October 2022.

WOLSELEY

Empowered

2 Bedroom House



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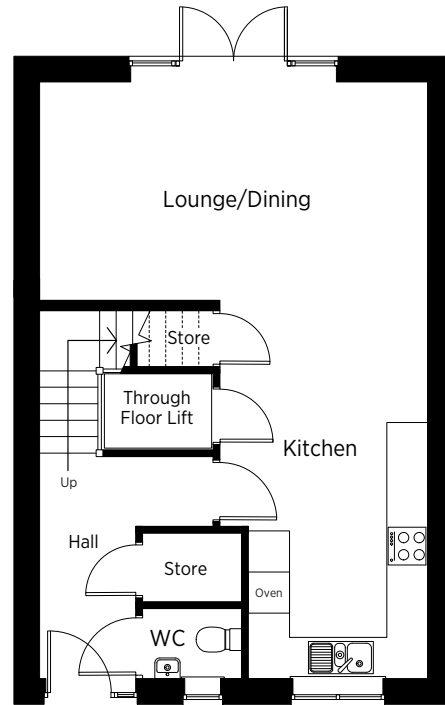
SELECT specification



WOLSELEY

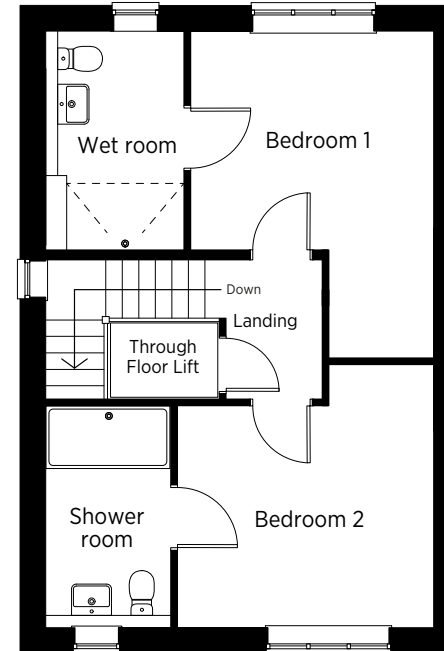
2 Bedroom House

Empowered



Ground Floor

Kitchen/Lounge/Dining	5650mm x 8680mm	18' 6" x 28' 6"
WC	1440mm x 1020mm	4' 9" x 3' 4"



First Floor

Bedroom 1	3530mm x 3800mm	11' 7" x 12' 6"
Bedroom 2	3730mm x 3830mm	12' 3" x 12' 7"
En-suite Wet room	2000mm x 3180mm	6' 7" x 10' 5"
En-suite Shower	1800mm x 3230mm	5' 11" x 10' 7"

* 98.2 sqm 1057 sqFt

* Represents maximum dimensions taken. 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. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. All overall designs and dimensions are subject to Planning Conditions. October 2022.



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