

LOVELL  
HOMES  
PRESENTS



EDWARD'S  
BIRCH  
MORPETH

WELCOME TO



Edward's Birch is an exclusive development of 3, 4 & 5 bedroom homes located on the outskirts of the historic Northumberland town of Morpeth.

The development is in an idyllic location backing on to beautiful rolling countryside and woodland.

Morpeth Town Centre is less than 10-minutes away and here you will find an old market style town with cobbled streets lined with shops, bars and restaurants.

Edward's Birch is less than a 15-minute drive to the breathtaking Northumberland Coastline, and you can be in the popular towns of Amble and Alnwick in less than half an hour.

Morpeth is a commuter's dream, with the A1 just a stone's throw away, and a train station conveniently located just outside the Town Centre. The station is part of the East Coast Mainline with services as far as Edinburgh and London.



St George's Church and Telford Bridge



Amble Harbour



Northumberland Coast



Millennium Bridge Newcastle-Gateshead



Cragside Rothbury



Rothbury Hills



Telford Bridge Morpeth



Shopping in Newcastle



Newcastle Quayside



Druridge Bay



## MORPETH, NORTHUMBERLAND, A PERFECT PLACE TO WATCH YOUR FAMILY GROW

Morpeth is a traditional market town with plenty of Northumberland charm. It boasts stylish high streets, modern shopping centres, upmarket bars and a wide range of places to eat.

Historic streets and quirky farmers' markets showcase its unique heritage and beauty.

For a luxury high street experience, head to Sanderson Arcade where you can shop 'til you drop.

You can find even more shops along Bridge Street and Newgate Street. The first Saturday of the month opens the door to a traditional shopping trip at the Morpeth's Farmers' Market.

Pick up local produce, including fresh pies, homemade pickles, as well as artisan breads, cheeses, and fruit chutneys that are perfect to add to your picnic basket for a day out at Carlisle Park.

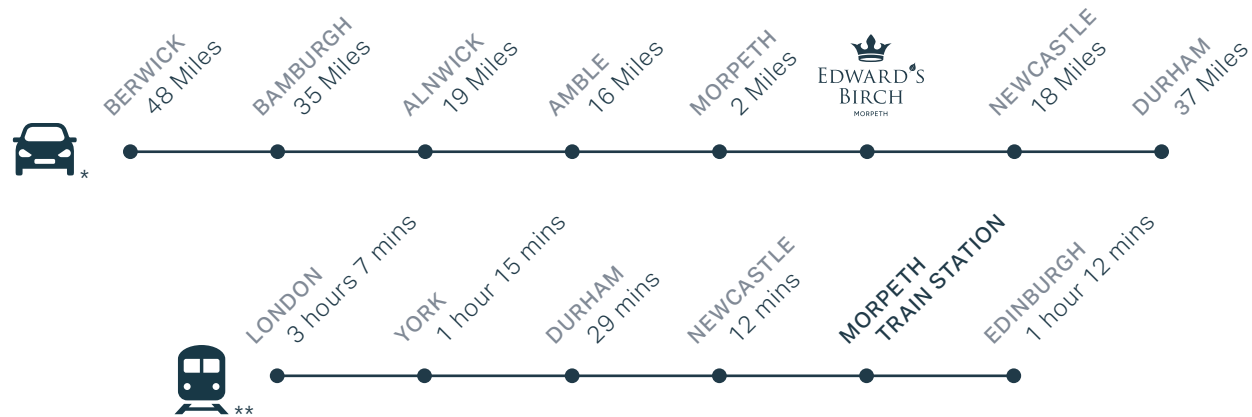
Carlisle Park is home to colourful woodland pathways, romantic river rowing on the River Wansbeck, a tennis court and excellent events can be enjoyed throughout the year. For a spot of family fun, there is a paddling pool, play area and aviary. The pristine Northumberland coastline is within easy reach with its hidden bays, impressive castles along the dramatic shoreline and more than 30-miles of unspoilt beaches.

Travel on the East Coast Line with trains to Edinburgh and London from Morpeth train station. Arriva run a number of bus services around Morpeth, and further afield, plus, the A1(M) is close by offering an easy commute across the region.

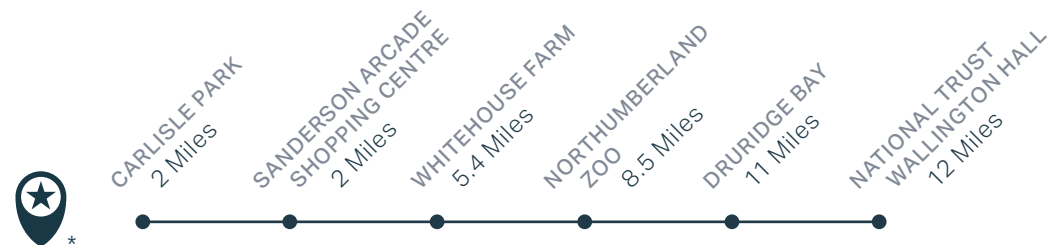


## IDEALLY LOCATED

Edward's Birch is ideally placed for transport...



and attractions...



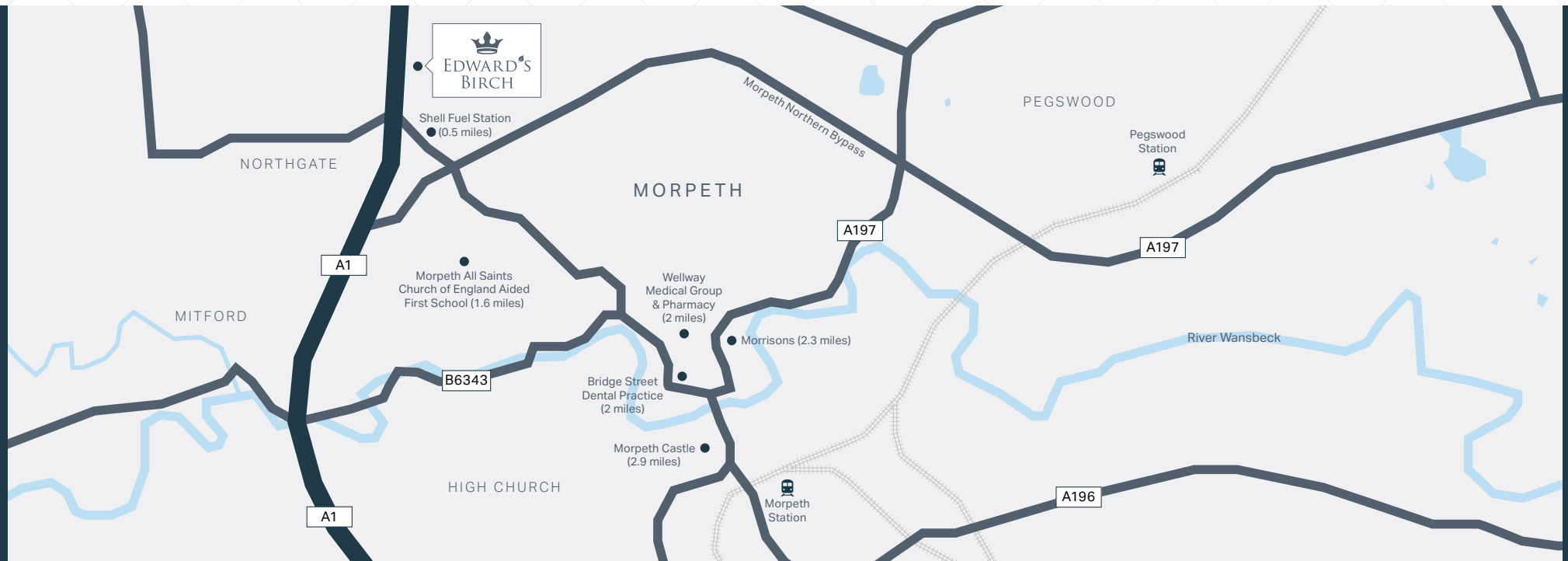
\*Distances taken from Google Maps. \*\*Fastest train times taken from thetrainline.com



Druridge Bay



## HOW TO FIND US



\*Distances taken from Google Maps.



Northumberland Countryside and Coastline



IT'S WHAT  
MAKES OUR  
HOMES UNIQUE





At Lovell we believe your home should be more than just the right location at the right price – it should also be a true reflection your personality and style.

That's why every Lovell home has Style, Quality and Value built-in from the start, making your new home somewhere you'll be proud to call your own.

S

### INSPIRING STYLE

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A Lovell home is all about contemporary design and the latest in stylish fixtures and fittings. With the Lovell Inspirations range you can inject your personality it to your new home by adding a variety of extras to make it truly your own.

Q

### UNRIVALLED QUALITY

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We are particularly proud of the high specification and workmanship every one of our properties offer, with maticulous attention to detail you will simply love.

V

### EXCEPTIONAL VALUE

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Most of all, you will love how affordable a Lovell home can be. The resevation process is made easy with our dedicated sales professionals and we offer a variety of purchase options.





## PERSONALISE YOUR HOME WITH A LITTLE INSPIRATION



Make your house a home by choosing from our stunning range of options and extras, all carefully selected from trusted manufacturers. From interior design features to more practical options, there is so much to choose from to help you personalise your blank canvas.

The earlier you reserve the more choice you have. We will always try our best to accommodate your home Inspirations, but they are build-stage dependant, so the earlier you reserve the better.



You can choose from:



KITCHENS



APPLIANCES



TILES & BATHROOMS



FLOORING



WARDROBES



FIXTURES & FITTINGS



## HOW TO PURCHASE

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



### REGISTER

Register your interest with Lovell and we will put you in touch with an 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). Briarswood 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.

**LOVELL**  
HOMES

# THE DEVELOPMENT - NORTH





-  **RAMSEY**  
4 bedroom home
-  **TILSWORTH**  
4 bedroom home
-  **SUNNINGDALE**  
4 bedroom home
-  **TATTENHOE**  
4 bedroom home
-  **SOUTHWOLD**  
4 bedroom home
-  **WOLLATON**  
5 bedroom home
-  **WALMERSLEY**  
5 bedroom home

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. Apr 25.

## THE DEVELOPMENT - SOUTH



-  Rent to Buy  
CASTLES & COAST  
HOUSING ASSOCIATION
-  Affordable Rent  
CASTLES & COAST  
HOUSING ASSOCIATION
-  Shared Ownership  
CASTLES & COAST  
HOUSING ASSOCIATION

-  MILFORD  
3 bedroom home
-  NEWBURY  
3 bedroom home
-  PRESTBURY  
3 bedroom home
-  ROCHESTER  
4 bedroom home
-  TILSWORTH  
4 bedroom home
-  SUNNINGDALE  
4 bedroom home

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. Apr 25.



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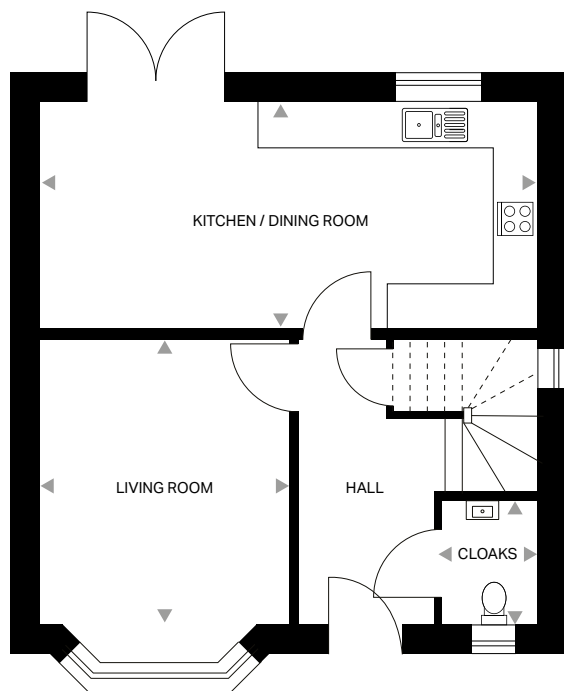


MILFORD

3 bedroom home

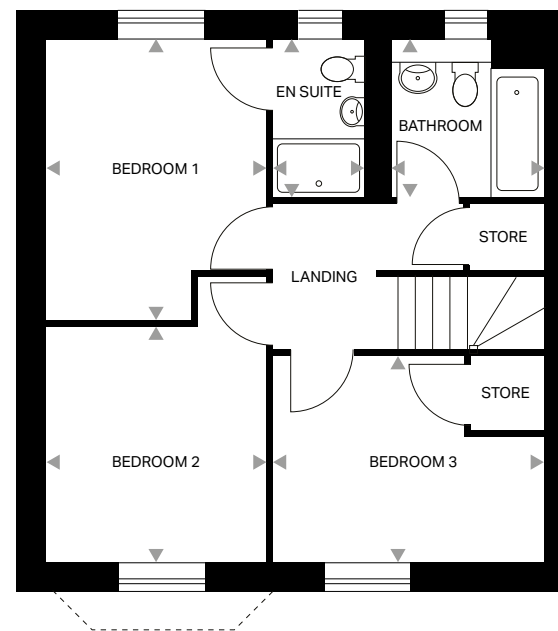
LOVELL  
HOMES

# MILFORD – 3 bedroom home



GROUND FLOOR

Kitchen/Dining Room	6,536mm x 2,973mm	21'5" x 9'9"
Living Room	3,280mm x 4,226mm	10'9" x 13'10"
Cloaks	1,269mm x 1,646mm	4'2" x 5'5"



FIRST FLOOR

Bedroom 1	2,899mm x 3,662mm	9'6" x 12'0"
En-Suite	1,464mm x 2,070mm	4'10" x 6'10"
Bedroom 2	2,899mm x 3,094mm	9'6" x 10'2"
Bedroom 3	3,552mm x 2,720mm	11'8" x 8'11"
Bathroom	1,998mm x 2,070mm	6'7" x 6'10"

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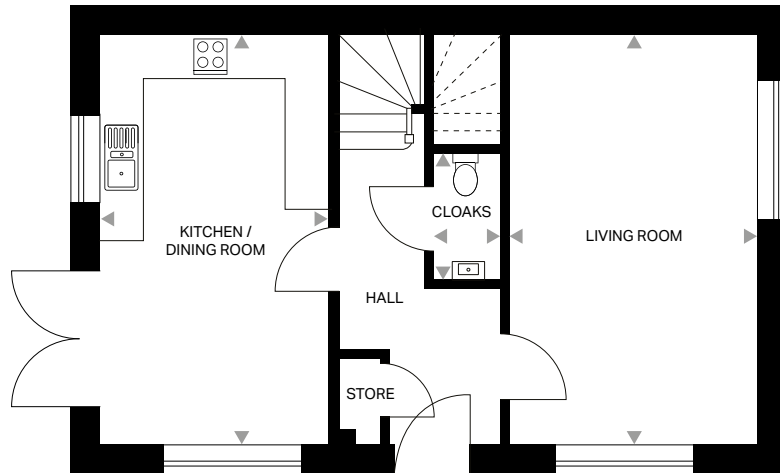
NEWBURY

3 bedroom home

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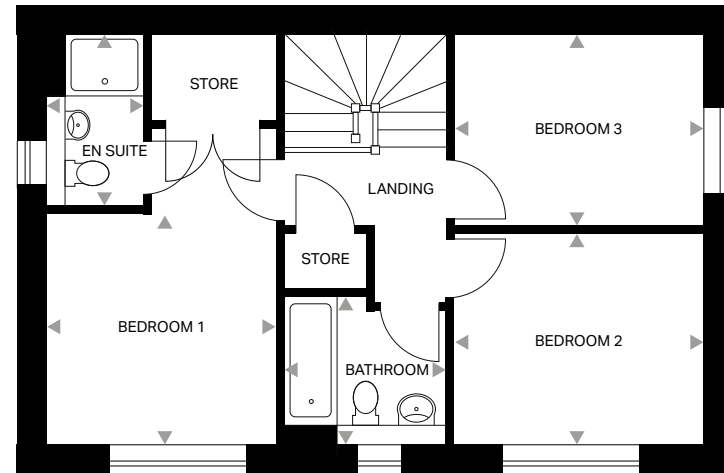
**LOVELL**  
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# NEWBURY – 3 bedroom home



## GROUND FLOOR

<b>Kitchen/Dining Room</b>	5,418mm x 3,031mm	17'9" x 9'11"
<b>Living Room</b>	5,418mm x 3,274mm	17'9" x 10'9"
<b>Cloaks</b>	1,680mm x 900mm	5'6" x 2'11"



## FIRST FLOOR

<b>Bedroom 1</b>	4,187mm x 3,031mm	13'9" x 9'11"
<b>En-Suite 1</b>	2,278mm x 1,285mm	7'6" x 4'3"
<b>Bedroom 2</b>	2,807mm x 3,306mm	9'3" x 10'10"
<b>Bedroom 3</b>	2,518mm x 3,306mm	8'3" x 10'10"
<b>Bathroom</b>	1,968mm x 2,128mm	6'5" x 7'0"

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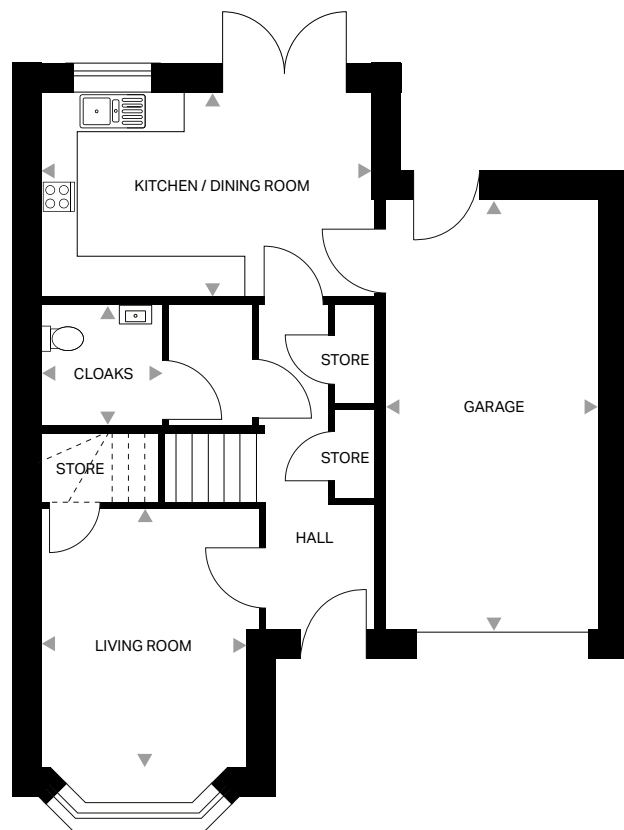


# PRESTBURY

3 bedroom home

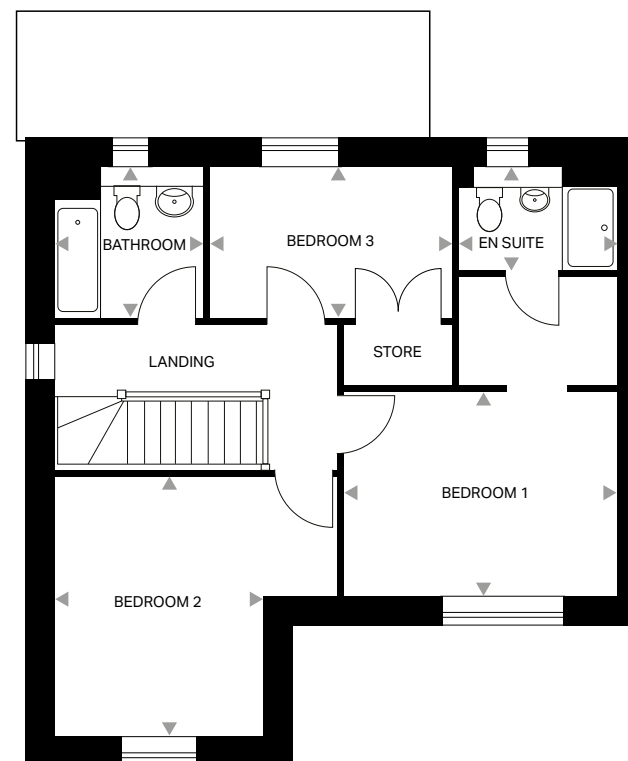
**LOVELL**  
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# PRESTBURY – 3 bedroom home



GROUND FLOOR

Kitchen/Dining Room	4,855mm x 2,973mm	15'11" x 9'9"
Utility	1,203mm x 1,739mm	3'11" x 5'8"
Living Room	3,191mm x 4,244mm	10'6" x 13'11"
Cloaks	1,802mm x 1,739mm	5'11" x 5'8"



FIRST FLOOR

Bedroom 1	3,938mm x 2,965mm	12'11" x 9'9"
En-Suite	2,284mm x 1,489mm	7'6" x 4'11"
Bedroom 2	4,086mm x 3,750mm	13'5" x 12'4"
Bedroom 3	3,468mm x 2,183mm	11'5" x 7'2"
Bathroom	2,148mm x 2,163mm	7'1" x 7'1"

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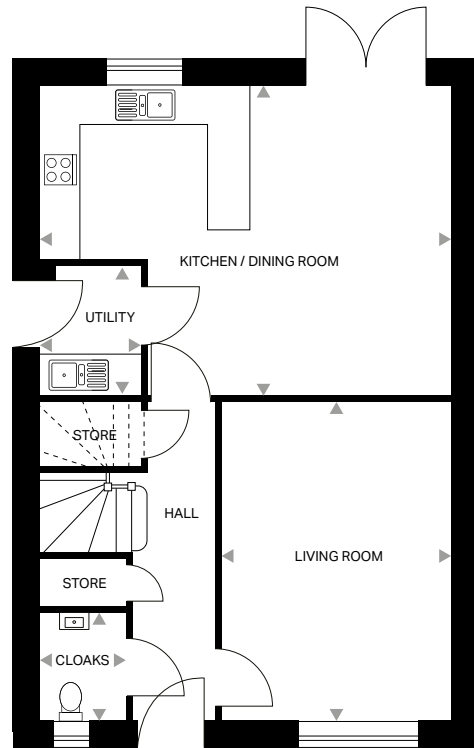
RAMSEY+

4 bedroom home

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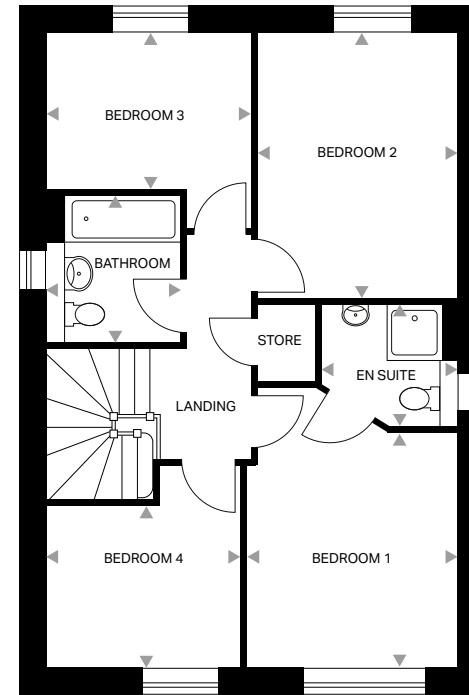
**LOVELL**  
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# RAMSEY+ – 4 bedroom home



GROUND FLOOR

<b>Kitchen/Dining Room</b>	6,094mm x 4,556mm	20'0" x 14'11"
<b>Utility</b>	1,483mm x 1,898mm	4'10" x 6'3"
<b>Living Room</b>	3,425mm x 4,676mm	11'3" x 15'4"
<b>Cloaks</b>	1,273mm x 1,598mm	4'2" x 5'3"



FIRST FLOOR

<b>Bedroom 1</b>	3,142mm x 4,118mm	10'4" x 13'6"
<b>En-Suite</b>	2,047mm x 1,772mm	6'9" x 5'10"
<b>Bedroom 2</b>	2,990mm x 3,896mm	9'10" x 12'9"
<b>Bedroom 3</b>	3,011mm x 2,886mm	9'11" x 9'6"
<b>Bedroom 4</b>	2,859mm x 2,986mm	9'5" x 9'10"
<b>Bathroom</b>	1,968mm x 2,154mm	6'5" x 7'1"

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A two-story brick house with a dark grey tiled roof. The house features a large front-facing gable and a smaller gable on the side. There are three windows visible: two on the upper floor and one on the ground floor. A dark grey garage door is located on the ground floor. The house is surrounded by a green lawn, a gravel driveway, and some shrubbery. The sky is blue with white clouds.

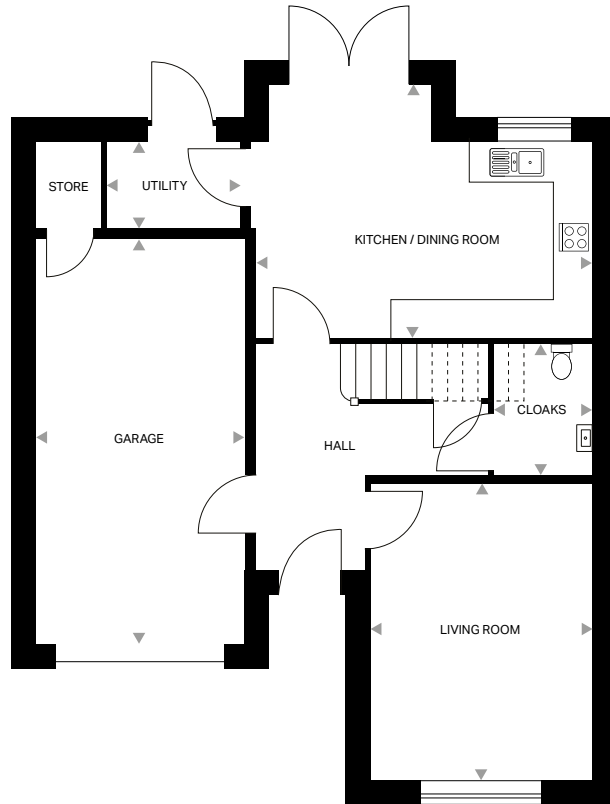
# ROCHESTER

4 bedroom home

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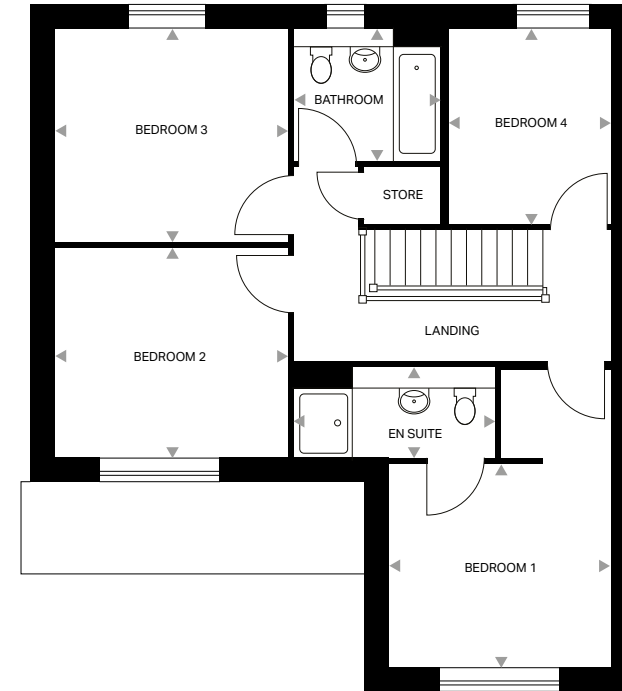
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# ROCHESTER – 4 bedroom home



GROUND FLOOR

Kitchen/Dining Room	4,983mm x 3,812mm	16'4" x 12'6"
Utility	1,986mm x 1,279mm	6'6" x 4'2"
Living Room	3,281mm x 4,399mm	10'9" x 14'5"
Cloaks	1,448mm x 1,942mm	4'9" x 6'4"



FIRST FLOOR

Bedroom 1	3,281mm x 4,393mm	10'9" x 14'5"
En-Suite	2,956mm x 1,325mm	9'8" x 4'4"
Bedroom 2	3,433mm x 3,103mm	11'3" x 10'2"
Bedroom 3	3,433mm x 3,173mm	11'3" x 10'5"
Bedroom 4	2,404mm x 2,910mm	7'11" x 9'7"
Bathroom	2,177mm x 1,957mm	7'2" x 6'5"

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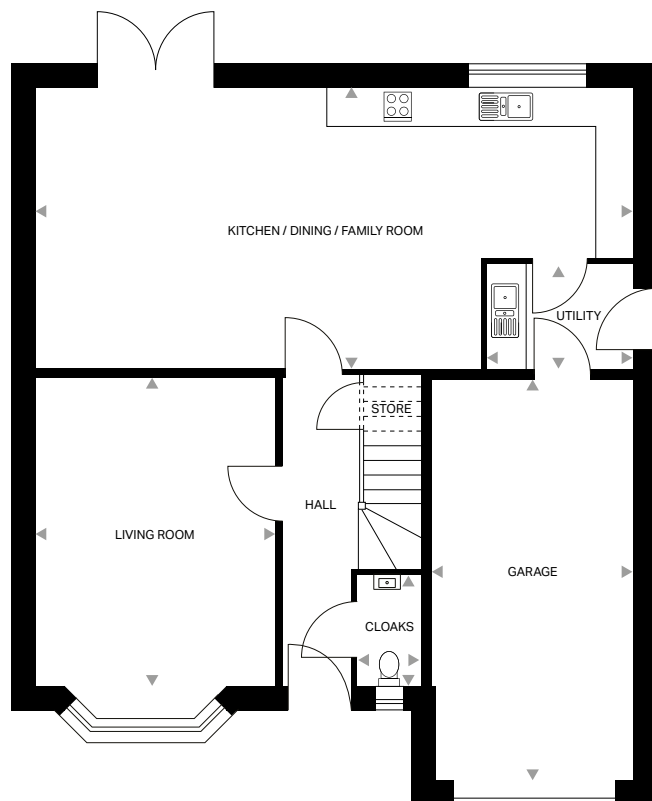
# SOUTHWOLD

4 bedroom home

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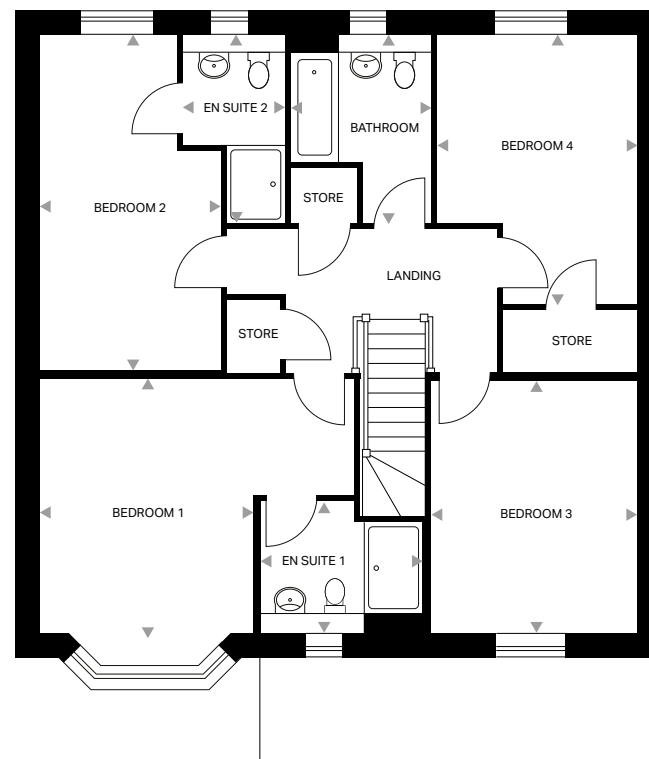


# SOUTHWOLD – 4 bedroom home



GROUND FLOOR

Kitchen/Dining/Family	9,243mm x 4,338mm	30'4" x 14'3"
Utility	2,264mm x 1,601mm	7'5" x 5'3"
Living Room	3,685mm x 4,774mm	12'1" x 15'8"
Cloaks	980mm x 1,707mm	3'3" x 5'7"



FIRST FLOOR

Bedroom 1	4,862mm x 4,392mm	15'11" x 14'5"
En-Suite 1	2,505mm x 2,030mm	8'3" x 6'8"
Bedroom 2	2,798mm x 5,193mm	9'2" x 17'0"
En-Suite 2	1,581mm x 2,904mm	5'2" x 9'6"
Bedroom 3	3,197mm x 3,899mm	10'6" x 12'9"
Bedroom 4	3,080mm x 4,165mm	10'1" x 13'8"
Bathroom	2,123mm x 2,901mm	7'0" x 9'6"

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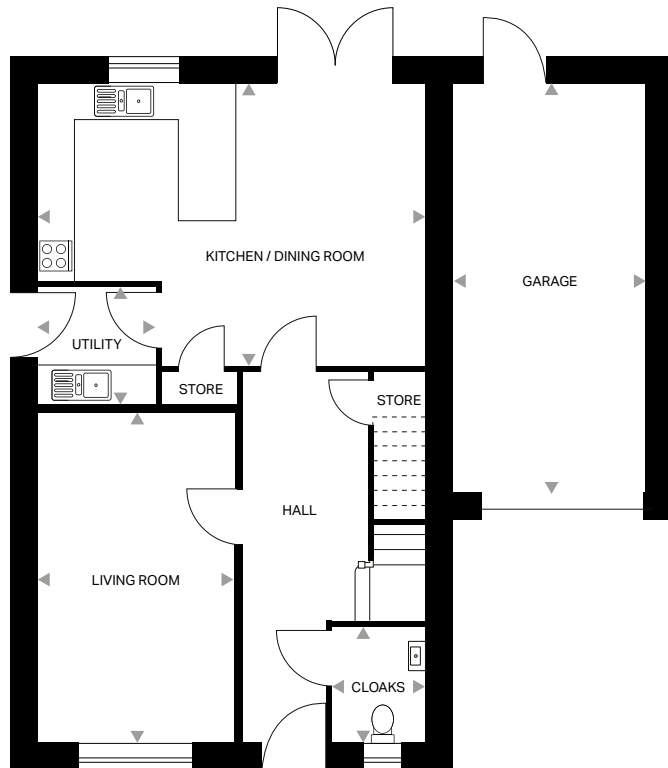


# SUNNINGDALE

4 bedroom home

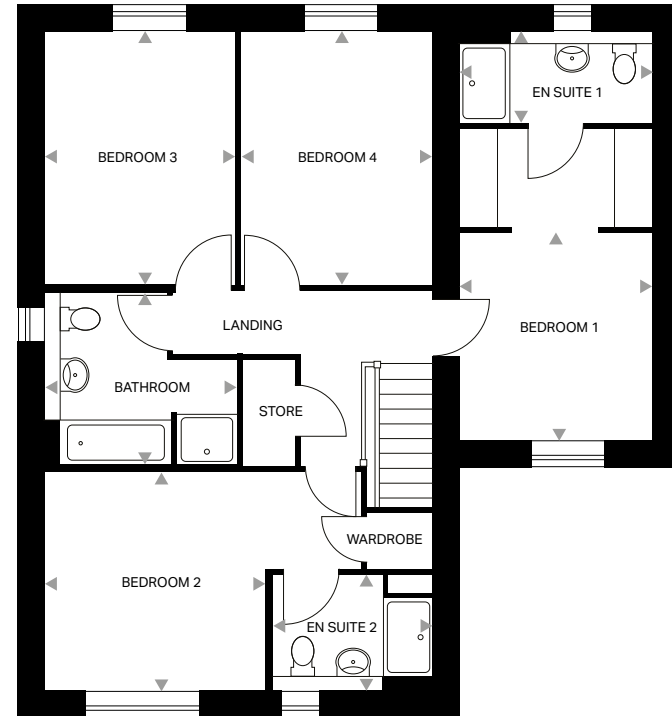
**LOVELL**  
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# SUNNINGDALE – 4 bedroom home



GROUND FLOOR

<b>Kitchen/Dining/Family</b>	5,984mm x 4,348mm	19'8" x 14'3"
<b>Utility</b>	1,835mm x 1,800mm	6'0" x 5'11"
<b>Living Room</b>	3,036mm x 5,077mm	10'0" x 16'8"
<b>Cloaks</b>	1,455mm x 1,798mm	4'9" x 5'11"



FIRST FLOOR

<b>Bedroom 1</b>	2,971mm x 4,803mm	9'9" x 15'9"
<b>En-Suite 1</b>	2,446mm x 1,798mm	8'0" x 5'11"
<b>Bedroom 2</b>	4,875mm x 3,363mm	16'0" x 11'0"
<b>En-Suite 2</b>	2,490mm x 1,840mm	8'2" x 6'0"
<b>Bedroom 3</b>	2,949mm x 3,902mm	9'8" x 12'10"
<b>Bedroom 4</b>	2,940mm x 3,902mm	9'8" x 12'10"
<b>Bathroom</b>	2,969mm x 2,631mm	9'9" x 8'8"

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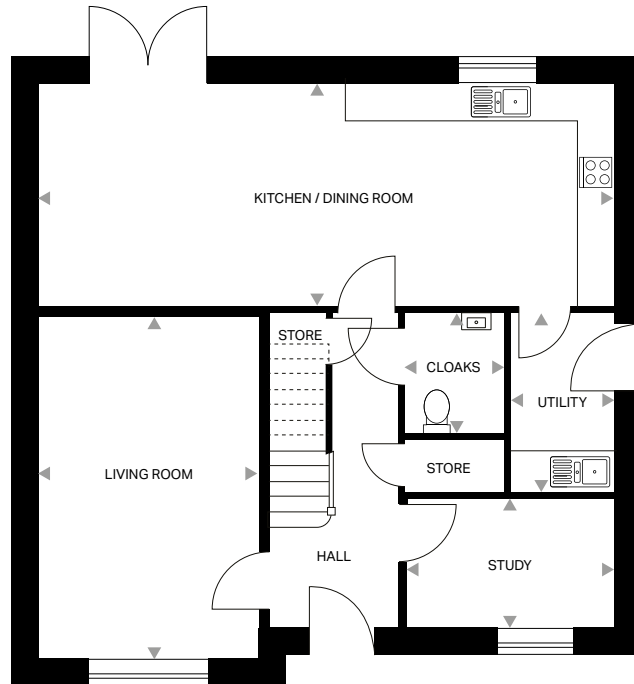


TATTENHOE+

4 bedroom home

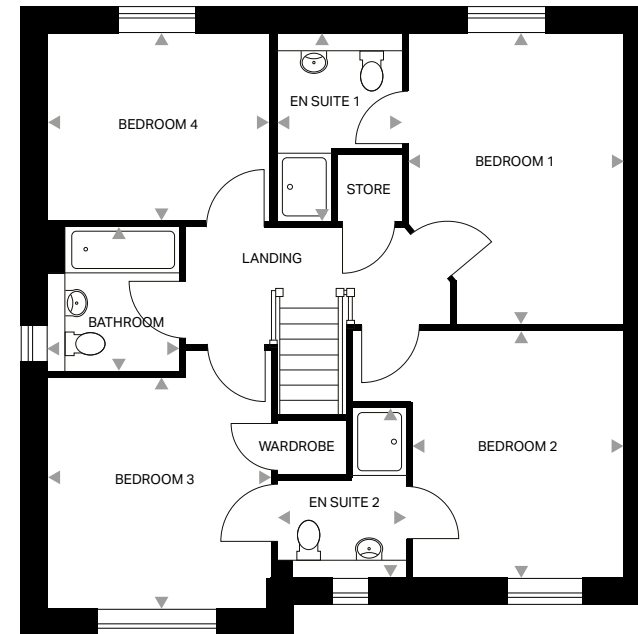
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# TATTENHOE+ – 4 bedroom home



GROUND FLOOR

<b>Kitchen/Dining Room</b>	8,569mm x 3,323mm	28'1" x 10'11"
<b>Utility</b>	1,550mm x 2,666mm	5'1" x 8'9"
<b>Living Room</b>	3,281mm x 5,096mm	10'9" x 16'9"
<b>Study</b>	3,093mm x 1,944mm	10'2" x 6'5"
<b>Cloaks</b>	1,482mm x 1,800mm	4'10" x 5'11"



FIRST FLOOR

<b>Bedroom 1</b>	3,207mm x 4,340mm	10'6" x 14'3"
<b>En-Suite 1</b>	1,849mm x 2,808mm	6'1" x 9'3"
<b>Bedroom 2</b>	3,141mm x 3,679mm	10'4" x 12'1"
<b>En-Suite 2</b>	1,904mm x 2,536mm	6'3" x 8'4"
<b>Bedroom 3</b>	3,338mm x 3,445mm	10'11" x 11'4"
<b>Bedroom 4</b>	3,295mm x 2,808mm	10'10" x 9'3"
<b>Bathroom</b>	1,968mm x 2,133mm	6'5" x 7'0"

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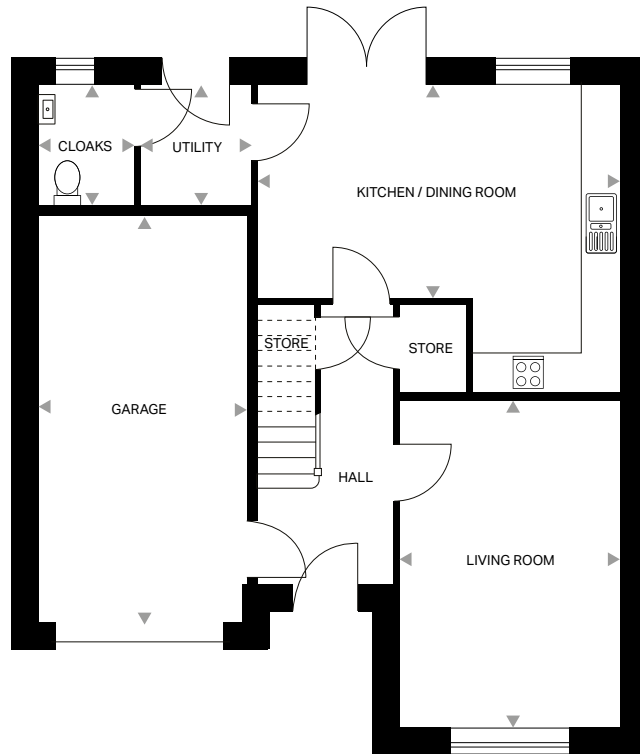
# TILSWORTH

4 bedroom home

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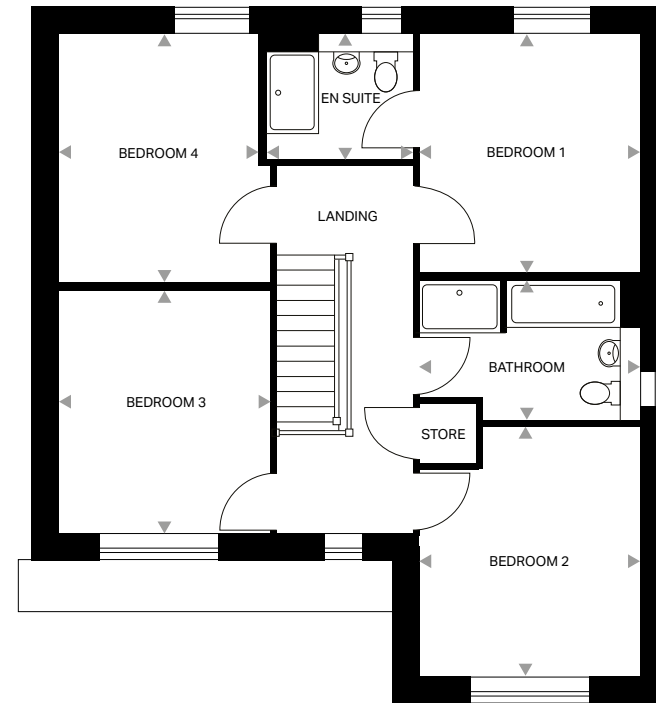
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# TILSWORTH – 4 bedroom home



GROUND FLOOR

Kitchen/Dining Room	5,400mm x 4,590mm	17'9" x 15'1"
Utility	1,647mm x 1,808mm	5'5" x 5'11"
Living Room	3,281mm x 4,866mm	10'9" x 16'0"
Cloaks	1,450mm x 1,808mm	4'9" x 5'11"



FIRST FLOOR

Bedroom 1	3,284mm x 3,564mm	10'9" x 11'8"
En-Suite	2,177mm x 1,882mm	7'2" x 6'2"
Bedroom 2	3,281mm x 3,724mm	10'9" x 12'3"
Bedroom 3	3,192mm x 3,617mm	10'6" x 11'10"
Bedroom 4	3,005mm x 3,708mm	9'10" x 12'2"
Bathroom	3,281mm x 2,074mm	10'9" x 6'10"

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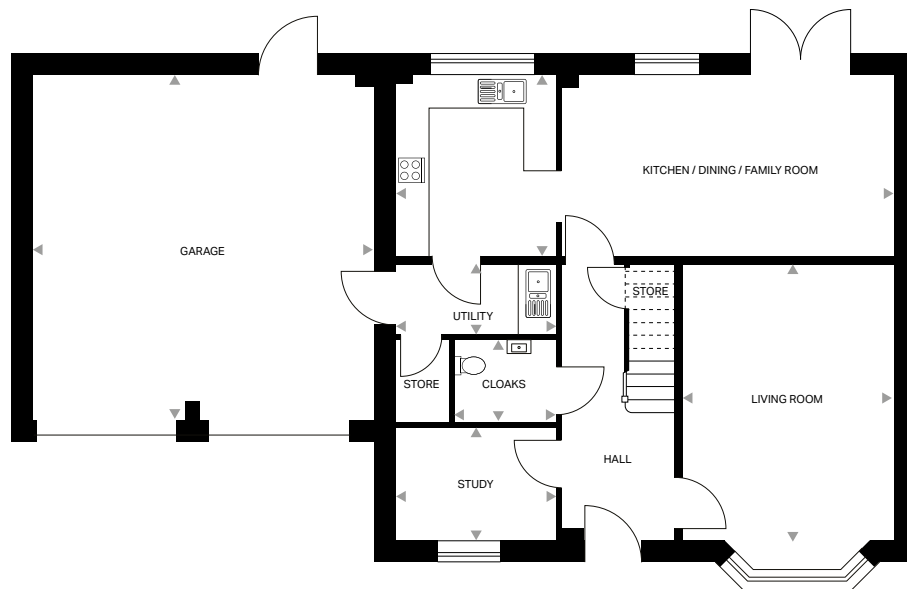
# WALMERSLEY

5 bedroom home

**LOVELL**  
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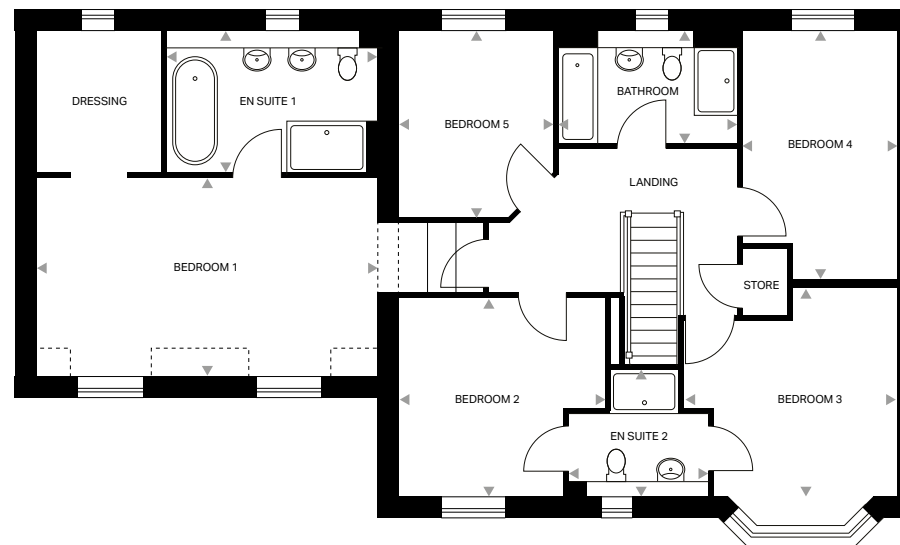


# WALMERSLEY – 5 bedroom home



GROUND FLOOR

Kitchen/Dining/Family	5,868mm x 3,188mm	19'3" x 10'6"
Utility	2,834mm x 1,250mm	9'4" x 4'1"
Living Room	3,726mm x 5,356mm	12'3" x 17'7"
Study	2,832mm x 2,007mm	9'4" x 6'7"
Cloaks	1,803mm x 1,450mm	5'11" x 4'9"



FIRST FLOOR

Bedroom 1	6,003mm x 5,594mm	19'10" x 18'4"
En-Suite 1	3,742mm x 2,501mm	12'3" x 8'2"
Dressing	2,201mm x 2,501mm	7'3" x 8'2"
Bedroom 2	3,622mm x 3,519mm	11'11" x 11'7"
En-Suite 2	2,464mm x 1,470mm	8'1" x 4'10"
Bedroom 3	3,783mm x 4,181mm	12'5" x 13'9"
Bedroom 4	2,478mm x 4,401mm	9'0" x 14'5"
Bedroom 5	2,712mm x 3,294mm	8'11" x 10'10"
Bathroom	3,153mm x 1,983mm	10'4" x 6'6"

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.

# WOLLATON

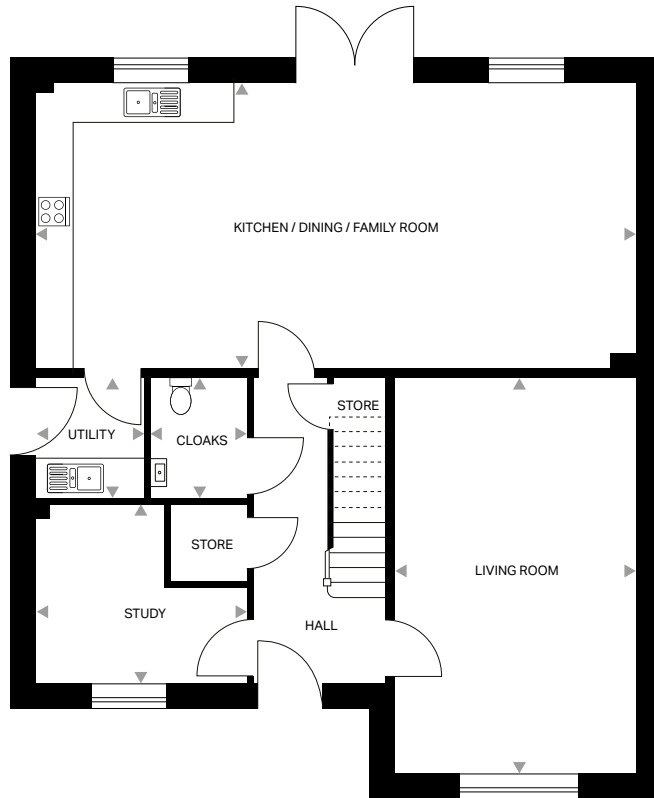
5 bedroom home

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**LOVELL**  
HOMES

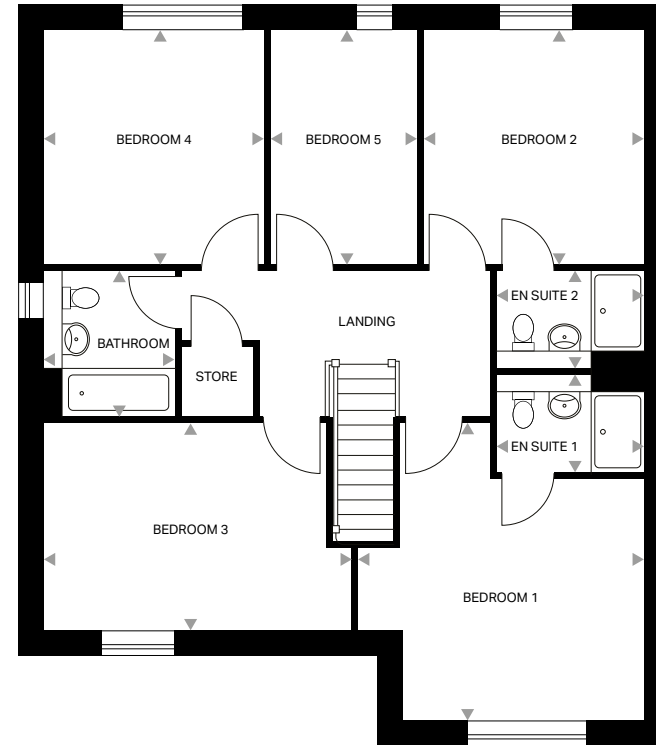


# WOLLATON – 5 bedroom home



GROUND FLOOR

<b>Kitchen/Dining/Family</b>	9,019mm x 4,278mm	29'7" x 14'0"
<b>Utility</b>	1,637mm x 1,800mm	5'4" x 5'11"
<b>Living Room</b>	3,620mm x 5,943mm	11'11" x 19'6"
<b>Study</b>	3,180mm x 2,698mm	10'5" x 8'10"
<b>Cloaks</b>	1,450mm x 1,800mm	4'9" x 5'11"



FIRST FLOOR

<b>Bedroom 1</b>	4,305mm x 4,476mm	14'1" x 14'8"
<b>En-Suite 1</b>	2,223mm x 1,452mm	7'4" x 4'9"
<b>Bedroom 2</b>	3,318mm x 3,517mm	10'11" x 11'6"
<b>En-Suite 2</b>	2,223mm x 1,452mm	7'4" x 4'9"
<b>Bedroom 3</b>	4,626mm x 3,123mm	15'2" x 10'3"
<b>Bedroom 4</b>	3,292mm x 3,517mm	10'10" x 11'6"
<b>Bedroom 5</b>	2,191mm x 3,517mm	7'2" x 11'6"
<b>Bathroom</b>	1,968mm x 2,161mm	6'5" x 7'1"

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