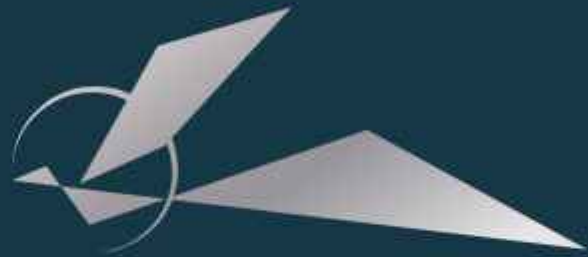


LOVELL
HOMES

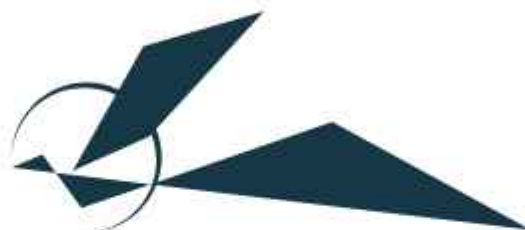
PRESENTS



PHOENIX
QUARTER

PENDLETON

WELCOME TO



PHOENIX QUARTER

Phoenix Quarter marks the next exciting phase in the acclaimed transformation of Pendleton in Salford. What makes this development so exciting is that each home is built with the latest energy efficient, low carbon features from top to bottom. Which means lower bills as well as low emissions of up to 80% compared to current standards.

As inspiring as the development's green credentials, is the range of properties on offer. With a choice of high quality 1 and 2 bed apartments, as well as 2, 3 and 4 bedroom homes, there's something to suit every taste and budget. Then there's Phoenix Quarter's excellent location, with nearby primary schools, a park and the centre of town all a stroll away, as well as the vibrant waterfront destination of Salford Quays two miles down the road. All of which makes this the ideal place to call home for first time buyers seeking somewhere special and growing families wanting more space.



CGIs are indicative only, external finishes, features and road treatments may vary.

A HOME DESIGNED AROUND YOU



Spinnaker Quarter show home interior



Spinnaker Quarter show home interior

At Lovell, we know what makes a house a home. It's that level of care and attention that means so much. It's why each property is meticulously designed and built to embody a sense of warmth and belonging. Creating a place where people come together to savour the best in life thanks to a harmonious mix of quality, style and space. So, no matter which home you choose, you can look forward to contemporary living at its finest. For example, each home's modern design ensures the kitchen is the hub of the house. Then, there's the high specification throughout as well as a wide choice of designer extras you can add for those truly personalised finishes.

At Lovell, we're dedicated to uniting traditional craftsmanship with the latest construction methods to deliver exceptional quality as standard. This means that your new home will seamlessly blend character, meticulous attention to detail and stylish designer features.

To make your space truly your own, we offer our Inspirations* range that gives you the freedom to select the fixtures and fittings that match your style. All work is carried out by our skilled craftsmen, ensuring that everything is just right from the moment you first walk in through the front door. We advise reserving early to take full advantage of the options available to make your mark on your new home. Then sit back and start looking forward to moving in with everything just as you wanted it.

Ask our Sales Executives for more details on our Inspirations range.

* Subject to build stage from our selected range



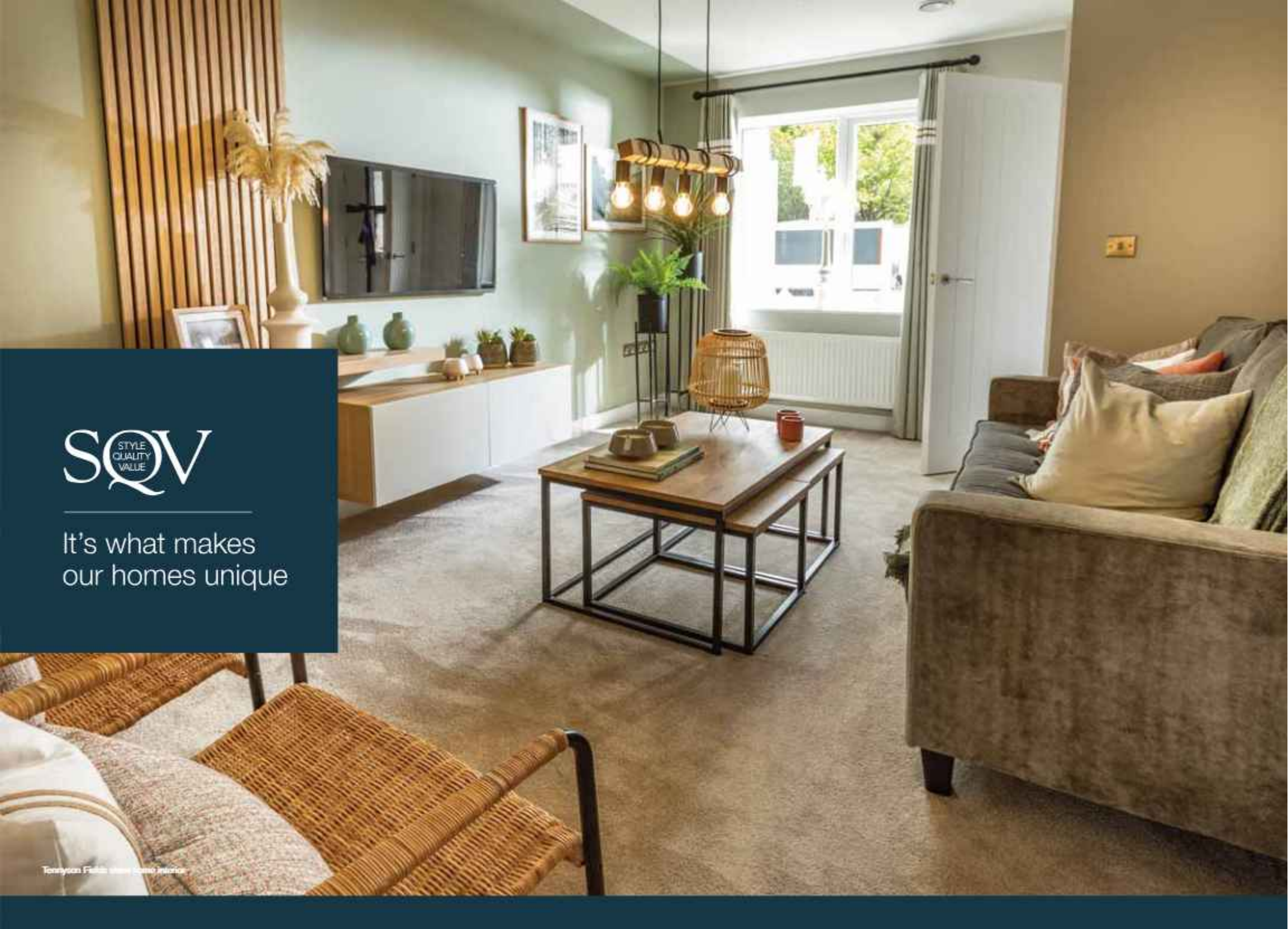
Terrynon Fields show home interior



Spinners Quarter show home interior



PHOENIX
QUARTER



SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

**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 homes 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.



PHOENIX
QUARTER



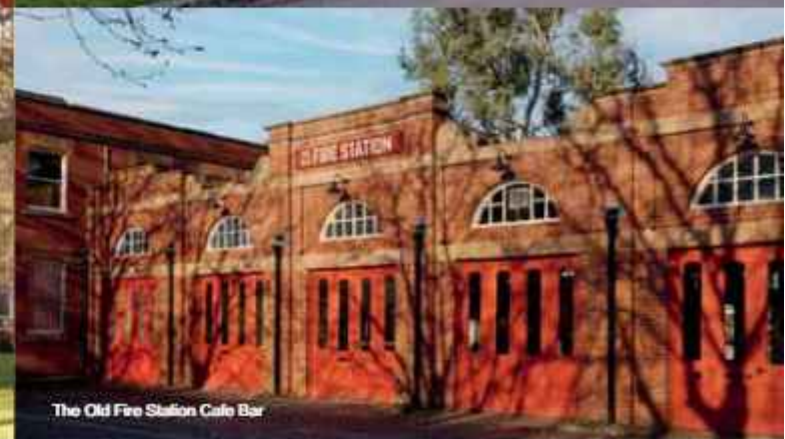
EVERYTHING'S ON YOUR DOORSTEP

Phoenix Quarter is ideally located in the heart of Salford. Which means you'll find all the amenities and everyday must-haves you could wish for within walking distance. Like the nearby Salford Shopping Centre where you'll find all your high street favourites as well as a bustling indoor market, while for the weekly big shop, there's a local Tesco Extra, Aldi, Lidl and Iceland. Closer still is Lark Hill Primary School and St Paul's CE Primary School, while for older children, there is a selection of secondary schools, as well as Pendleton Sixth Form College. And in the evening, the kids can enjoy Salford Youth Zone that offers 20+ activities every night for just 50p per visit.

Then, there's Salford Quays which you can walk to in half an hour. This hotspot packs everything you could want on a trip out into one non-stop square mile. Shopping, food and drink, art, drama, history and stunning architecture – it's all here. Plus, Salford Quays is home to Manchester United and Lancashire County Cricket Club.



PHOENIX
QUARTER



SPORT, LEISURE AND RELAXATION



There are two parks to enjoy that are both a stroll away. Langworthy Park, or Chimney Pot Park as it's known by the locals thanks to its magnificent views of the surrounding chimney pots, has a bowling green, playground and a five-a-side football pitch. A must-see is RHS Garden Bridgewater, which is one of Salford's newest attractions. Here you can take in 154 acres of glorious gardens that have been transformed on the former site of Worsley New Hall. And it's free to all Salford residents. If you prefer your sports and activities, there is Ordsall Leisure Centre as well as private gyms in the area to join. If you're into water sports or just fancy a splashing time, Salford Watersports Centre offers you everything from kayaking and paddleboarding to sailing and even open water swimming. On top of all this, Salford is packed with events all year long. From dragon boat racing to music festivals, there's always something going on.

Manchester city centre is just down the road. As a shopping destination it has it all, with big high street names rubbing shoulders with international brands and renowned department stores like John Lewis and Selfridges. At the same time designer boutiques, unique markets and independent shops are all waiting to be discovered. As are the seemingly endless choice of cafes, restaurants and bars, each as fresh and exciting as the last. Every bit as diverse are the city's attractions, with renowned museums, theatres and galleries providing rich cultural experiences. Manchester's nightlife is equally as famous, with a music scene that's always buzzing. Areas like the Northern Quarter and Ancoats add to the city's character, brimming with creative spots, quirky shops, and trendy eateries. With so much to discover, no two trips to Manchester will be the same.





TRAVEL WITH EASE

Whether you're heading near or far, it's a breeze travelling from Phoenix Quarter. First of all, Manchester city centre is just 2 miles away, making the daily commute a relaxing journey. Or, if you have to go further, you can hop onto the M602 from which you can get onto the M60, which as Manchester's outer ring road, opens up the rest of the country by car. Train travel is every bit as stress-free. Salford Crescent Station a 15-minute stroll away, from which you can catch a train to Manchester Victoria, Blackpool North, Leeds, Bolton, Preston and Clitheroe. You can even go straight to Manchester Airport in under half an hour. Can you think of a more relaxing way to start your next holiday?



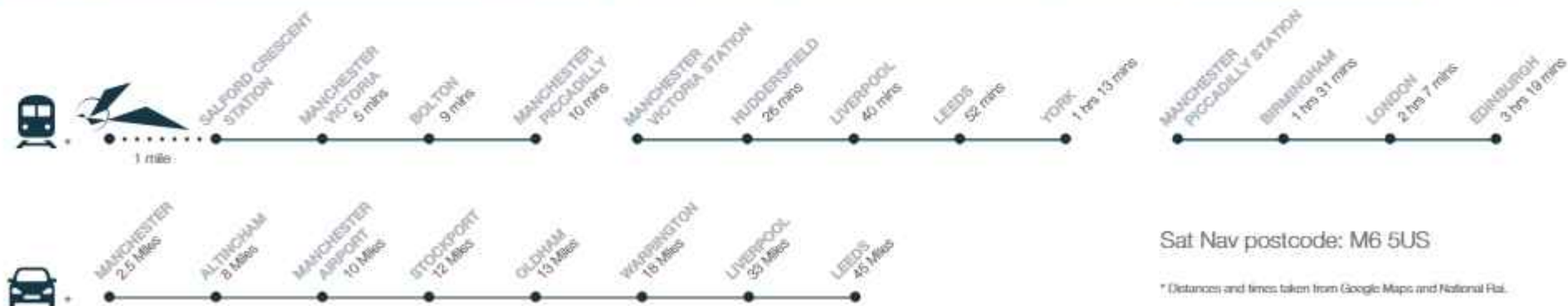
Lowry, Salford Quays



Old Trafford



Imperial War Museum, Salford Quays



FROM THE NORTH

Come off the M60 at junction 16 signposted A666 Salford, Kearsley. At the junction, turn left, signposted Swinton Salford A666. Go straight on until you see a sign for University of Salford (A6).

At the roundabout, take the second turning onto the A6. Stay on the A6 going past Salford University on your left. Get into the right-hand lane straight after the signpost Crescent & Chapel St area A6. Turn right at traffic lights onto Cross Lane. At the next roundabout take the second turning onto Churchill Way. After 0.6 miles, Phoenix Quarter is on your left.



FROM THE SOUTH

Follow M60 and M602 to the Regent Rd Roundabout in Salford. Take exit 3 from the M602. Merge onto the M60, then exit at junction 12 onto the M602 towards Salford. After 4.4 miles at junction 3, use the left lane to take the A5063 exit to Salford/Trafford Park. After 0.1 miles take Albion Way/A5063 and Cross Ln to Churchill Way. After 0.6 miles, Phoenix Quarter is on your left.

HOW TO PURCHASE

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



REGISTER

Register your interest with Lovell and we will put you in touch with our 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 (CPRTs). Phoenix Quarter 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.

THE SPECIFICATION



PHOENIX
QUARTER
PENDLETON

To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors, such as Mira and Symphony.

10-year NHBC warranty
Air Source Heat Pump

Kitchen

- Fully fitted Symphony kitchens^
- Stainless steel sink with mixer tap
- Brushed steel oven
- Induction hob
- Stainless steel splashback to hob
- Chimney hood
- Integrated fridge freezer
- Integrated dishwasher to 4 beds only

Cloakroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic splash back tiling^

Bathroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic wall tiling^
- Chrome towel rail

En-Suite

- White contemporary sanitaryware
- Chrome fittings
- Mira shower
- Ceramic tiling to shower cubicle^
- Ceramic tiling splashback to wash hand basin^
- Chrome towel rail to 4 beds only

Decoration

- White satinwood finish to internal joinery
- White emulsion ceilings and walls
- White finish to internal doors

External Windows and Doors

- Black UPVC timber effect front door
- Dark grey UPVC double-glazed windows
- Dark grey UPVC rear door and French doors

External Finishes

- Turf and planting to front garden*
- Timber fencing to rear boundaries*
- Paved patio area to rear*
- Solar PV panels to each plot, quantity & location tbc on a plot by plot basis

Lighting

- Chrome downlights to kitchen and bathroom
- Chrome downlights to en-suite to 4 beds only
- Pendant lighting to all other rooms

Electrical

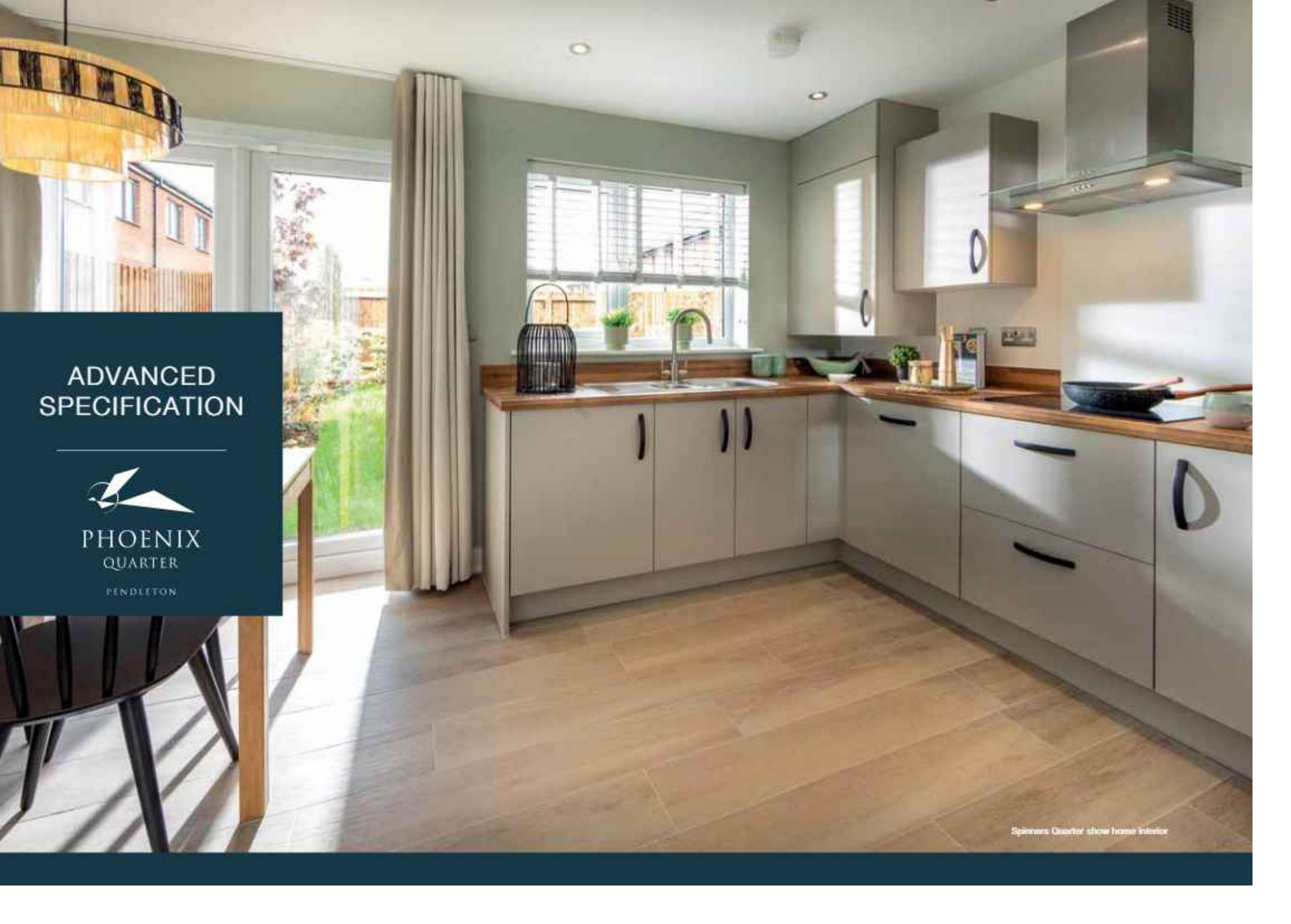
- White sockets and switches
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- Wired chrome door bell
- EV charger to each plot, position as per architects plan

Apartments

- Electric Panel heaters
- Hot water cylinder tank
- Black UPVC timber effect front door
- Cream UPVC double-glazed windows
- Cream balustrade to balcony & Juliet balconies

Specification correct at time of print however may change at any time – please speak to Sales Executive for confirmation.
^Choice available subject to build stage. See specific plot plans for extent of tiling to bathroom. *Subject to landscape drawings.

LOVELL
HOMES



ADVANCED
SPECIFICATION



PHOENIX
QUARTER
PENDLETON

Spinners Quarter show home interior

All of our new homes feature...

At Lovell, we're passionate about creating places and communities with sustainability at their core, and Phoenix Quarter is no exception. Our energy-efficient homes are designed and built to lower energy bills while reducing environmental impact so you can live a greener life with ease.



Air Source Heat Pumps

Air Source Heat Pumps are the amazingly energy efficient way to heat your home for less. A revolutionary piece of technology, they draw heat from the air outside and use it to create heat and hot water inside. Working even on cold days, they're highly efficient with every 1 kWh of electricity being used to create between 12 to 4 kW of warmth. Using less energy means they're better for the environment as well as your pocket. Electric radiators are fitted to apartments.



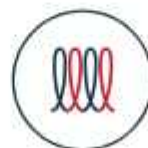
EV charging

Charging your electric vehicle couldn't be easier thanks to an external Model 3 Type 2 Smart Charger. Producing up to 7 kW of electricity an hour, which is the equivalent of around 30 miles of driving (depending on the spec of your car), you'll be topped up in no time whether off on the school run, commuting to work or out for the day.



Solar PV

Power your home with the latest Solar PV panels. Generating clean, renewable electricity, they help lower your bills while reducing your carbon footprint. Whether you're running appliances, charging devices or just keeping the lights on, you can make the most of free energy every day.



Induction hob

Say goodbye to old ways of cooking and hello to a state-of-the-art induction hob. This cleverly heats just the surface of the hob touching the pan. This means you're only heating what needs to be heated, saving energy while being more responsive. In addition, as there's no gas, you can look forward to better air quality every time you're cooking.



Hedgehog Holes in fences

Did you know that hedgehogs are endangered in the UK? To help our spiky little friends, we've put a small hole in the bottom of your fence panels. Called Hedgehog Highways, they help them find food and mates without encountering roads or other hazards. If you'd like to do your bit to help them, they like hibernating in leaf and wood piles. And love treats like meat-based cat food or cat biscuits, washed down with a little water from a saucer.



MVHR*

An MVHR system continuously extracts stale air from rooms while recovering heat from it. This heat is then transferred to fresh incoming air, which is filtered and distributed throughout the home. A whole-house ventilation system, it creates better air quality, improved energy efficiency and lower heating costs.

*Applicable to all apartments and plots 122-145



PHOENIX QUARTER

PENDLETON

DEVELOPMENT LAYOUT



CGIs are indicative only and elevations are subject to change, external finishes. Not for reproduction without express consent.



PHOENIX QUARTER

PENDLETON



House Types

THE BROTHERTON 2 bedroom home

Plots: 40, 41, 42, 44, 45, 48, 49, 51, 52, 53, 62, 63, 64, 66, 67, 70, 71, 73, 74, 75, 85, 98, 100, 101, 102, 111, 112, 113

THE RILEY 3 bedroom home

Plots: 18, 19, 20, 21, 26, 27, 28, 29, 30, 31

THE FINNEY 3 bedroom home

Plots: 36, 37, 38, 39, 43, 50, 65, 72, 76, 77, 78, 79, 84, 86, 87, 88, 89, 94, 95, 96, 97, 99, 103, 104, 109, 110, 154, 155, 156, 157, 158, 159

THE RENSHAW 3 bedroom home

Plots: 46, 47, 68, 69

THE DELANEY 3 bedroom home

Plots: 146, 147, 148, 149, 150, 151, 152, 153

THE KEELING 3 bedroom home

Plots: 32, 33, 34, 35, 58, 59, 60, 61, 80, 81, 82, 83, 114, 115, 116, 117

THE ARMSTRONG 3 bedroom home

Plots: 124, 125, 126, 127, 128, 129, 130, 131, 136, 137, 138, 139, 140, 141, 142, 143

THE KINGSLEY 3 bedroom home

Plots: 2, 3, 4, 5, 8, 9, 10, 11

THE BRADSHAW 3 bedroom home

Plots: 13, 14, 15, 16, 17

THE SUMNER 4 bedroom home

Plots: 22, 23, 24, 25, 54, 55, 56, 57, 118, 119, 120, 121

THE ECCLESTON 4 bedroom home

Plot: 122, 145

THE BRIGHOUSE 4 bedroom home

Plots: 90, 91, 92, 93, 105, 106, 107, 108, 123, 132, 133, 134, 135, 144

THE EAGLETON 4 bedroom home

Plots: 1, 6, 7, 12

Apartment Types

THE DARBYSHIRE 2 bedroom apartments

Plots: 160 - 178

THE WORTHINGTON 1 & 2 bedroom apartments

Plots: 198 - 212

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.

LOVELL HOMES

THE FINNEY
3 bedroom home



PHOENIX
QUARTER
PENDLETON

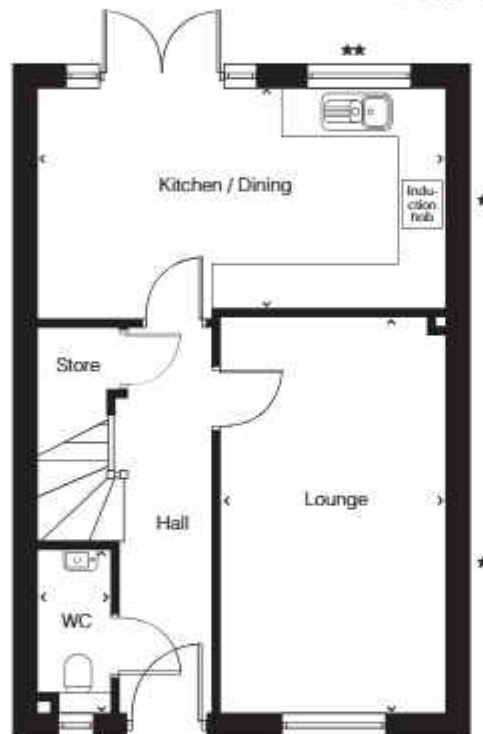
CGIs are indicative only and elevations are subject to change; external finishes, features and road treatments may vary.

THE FINNEY

3 bedroom home

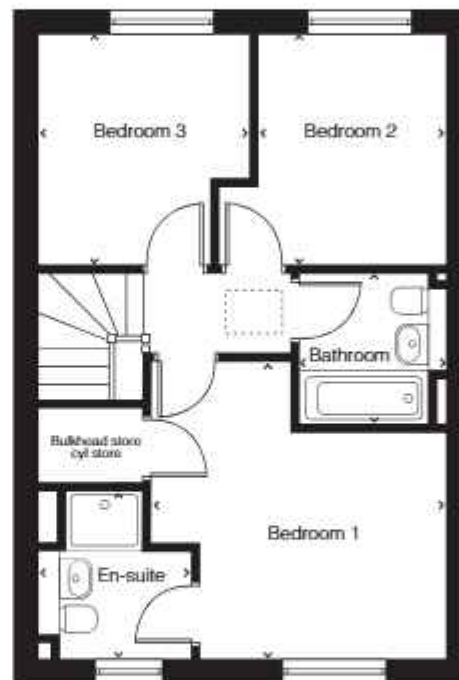
Plots: 36, 37, 38, 39, 43, 50, 65, 72, 76, 77, 78, 79, 84, 86, 87, 88, 89, 94, 95, 96, 97, 99, 103, 104, 109, 110, 154, 155, 156, 157, 158, 159

84 m² / 906 sqft



Ground Floor

Kitchen / Dining	5246mm x 2834mm	17'2" x 9'3"
Lounge	2945mm x 5111mm	9'8" x 16'9"
WC	900mm x 2098mm	2'11" x 6'10"



First Floor

Bedroom 1	3871mm x 3820mm	12'8" x 12'6"
En-suite	1950mm x 2098mm	6'5" x 6'10"
Bedroom 2	2959mm x 2978mm	9'8" x 9'9"
Bedroom 3	2709mm x 2978mm	8'10" x 9'9"
Bathroom	1903mm x 2012mm	6'3" x 6'7"

- ★ Additional windows to plots 39, 76, 154, 159
- ★★ Window omitted to plots 39, 76, 154, 159

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Finney house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE KINGSLEY
3 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE KINGSLEY

3 bedroom home

Plots: 2, 3, 4, 5, 8, 9, 10, 11

106 m² / 1141 sqft



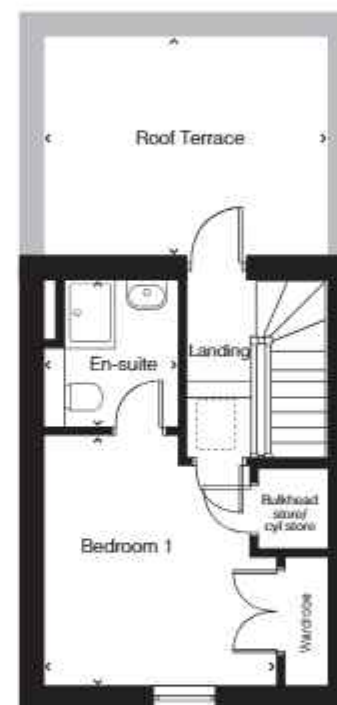
Ground Floor

Kitchen / Dining	4190mm x 3397mm	13'9" x 11'1"
Lounge	3197mm x 4689mm	10'6" x 15'4"
WC	1759mm x 1277mm	5'9" x 4'2"



First Floor

Bedroom 2	4190mm x 3397mm	13'9" x 11'1"
Bedroom 3	4190mm x 3050mm	13'9" x 10'0"
Bathroom	2000mm x 2185mm	6'6" x 7'2"



Second Floor

Bedroom 1	3530mm x 3761mm	11'7" x 12'4"
En-suite	1947mm x 2185mm	6'4" x 7'2"
Roof Terrace	4090mm x 3220mm	13'5" x 10'7"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Kingsley house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE SUMNER
4 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE SUMNER

4 bedroom home

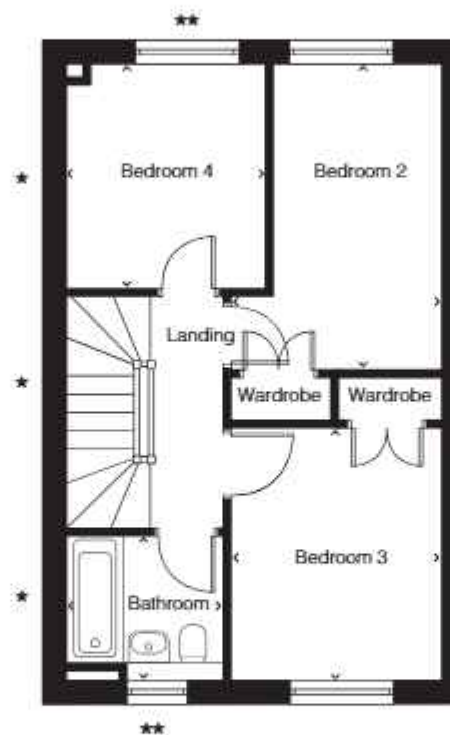
Plots: 22, 23, 24, 25, 54, 55, 56, 57, 118, 119, 120, 121

108 m² / 1165 sqft



Ground Floor

Kitchen / Dining	2600mm x 5036mm	8'6" x 16'6"
Lounge	4852mm x 2934mm	15'11" x 9'7"
WC	900mm x 1910mm	2'11" x 6'3"



First Floor

Bedroom 2	2750mm x 3983mm	9'0" x 13'1"
Bedroom 3	2750mm x 3324mm	9'0" x 10'11"
Bedroom 4	2564mm x 2934mm	8'5" x 9'7"
Bathroom	2014mm x 1910mm	6'7" x 6'3"



Second Floor

Bedroom 1	2750mm x 8059mm	9'0" x 26'5"
En-suite	2184mm x 2934mm	7'2" x 9'7"

- * Additional windows to plots 54, 121
- ** Window omitted to plots 54, 121

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Sumner house type and elevations are subject to change. External finishes, fixtures, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE BRADSHAW
3 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, fixtures and road treatments may vary.

THE BRADSHAW

3 bedroom home

Plots: 13, 14, 15, 16, 17

114 m² / 1236 sqft



Ground Floor

Kitchen / Lounge / Dining	4863mm x 7578mm	15'11" x 24'10"
WC	2470mm x 1500mm	8'1" x 4'11"



First Floor

Bedroom 2	2745mm x 4167mm	9'0" x 13'8"
En-suite	2745mm x 1000mm	9'0" x 3'3"
Bedroom 3	2607mm x 3052mm	8'6" x 10'0"
Bathroom	2150mm x 2006mm	7'0" x 6'7"



Second Floor

Bedroom 1	3865mm x 6952mm	12'8" x 22'9"
En-suite	1418mm x 2391mm	4'8" x 7'10"

- * Additional windows to plot 13
- ** Additional windows to plot 17

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Bradshaw house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE BRIGHOUSE

4 bedroom home



PHOENIX
QUARTER

PENDLETON

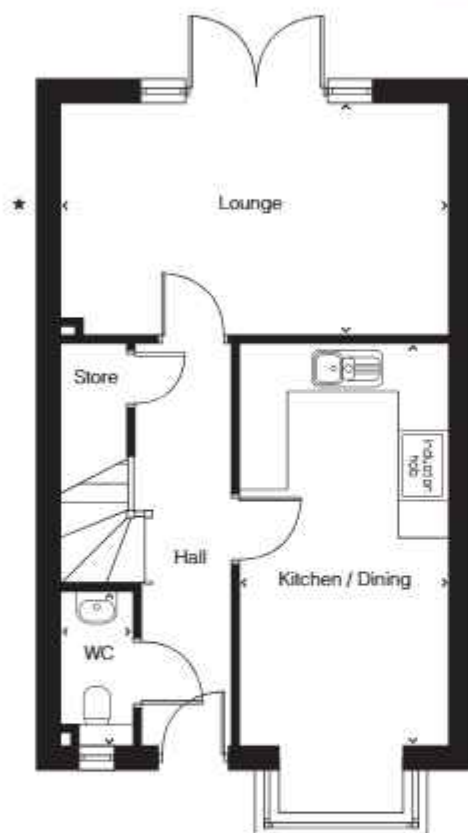
CGIs are indicative only and elevations are subject to change. external finishes, features and road treatments may vary.

THE BRIGHOUSE

4 bedroom home

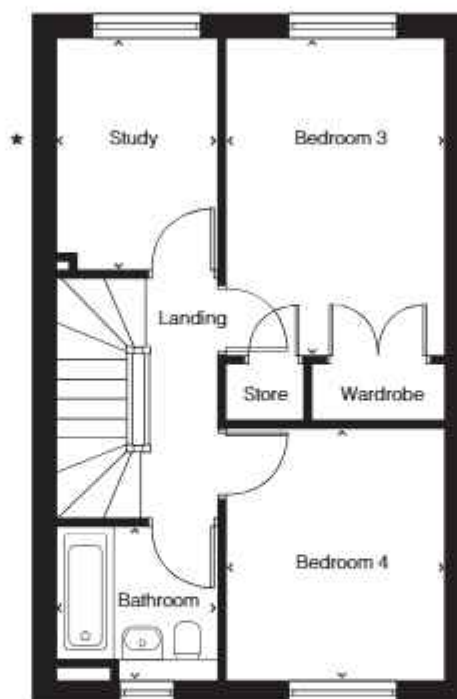
Plots: 90, 91, 92, 93, 105, 106, 107, 108, 123, 132, 133, 134, 135, 144

116 m² / 1250 sqft



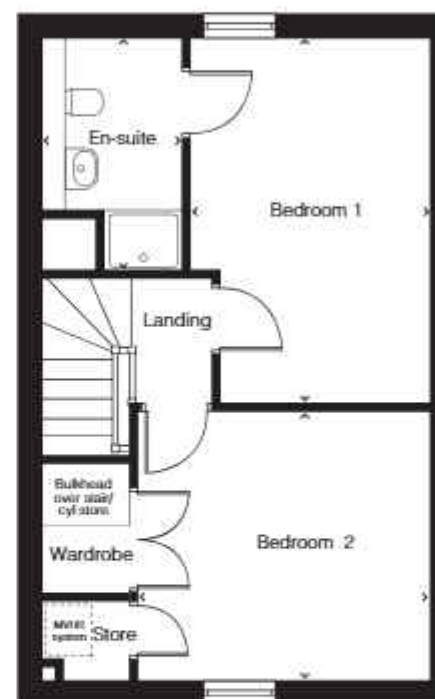
Ground Floor

Kitchen / Dining	2600mm x 5036mm	8'6" x 16'6"
Lounge	4852mm x 2934mm	15'11" x 9'7"
WC	900mm x 1910mm	2'11" x 6'3"



First Floor

Bedroom 3	2750mm x 3983mm	9'0" x 13'1"
Bedroom 4	2750mm x 3149mm	9'0" x 10'4"
Study	2014mm x 2934mm	6'7" x 9'7"
Bathroom	2014mm x 1910mm	6'7" x 6'3"



Second Floor

Bedroom 1	3014mm x 4596mm	9'11" x 15'1"
En-suite	1750mm x 2934mm	5'9" x 9'7"
Bedroom 2	3687mm x 3375mm	12'1" x 11'1"

* Additional windows to plots 133, 134

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Brighthouse house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE ECCLESTON

4 bedroom home



PHOENIX
QUARTER

PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE ECCLESTON

4 bedroom home

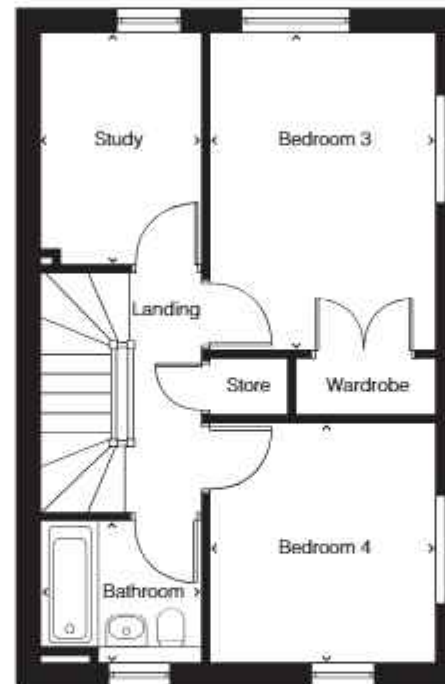
Plot: 122, 145

116 m² / 1250 sqft



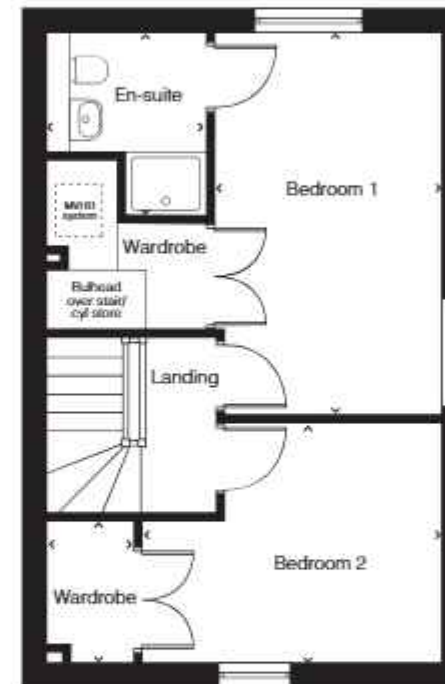
Ground Floor

Kitchen / Dining	3709mm x 3120mm	12'2" x 10'3"
Lounge	4852mm x 2934mm	15'11" x 9'7"
WC	900mm x 1910mm	2'11" x 6'3"



First Floor

Bedroom 3	2750mm x 3983mm	9'0" x 13'1"
Bedroom 4	2750mm x 3149mm	9'0" x 10'4"
Study	2014mm x 2934mm	6'7" x 9'7"
Bathroom	2014mm x 1910mm	6'7" x 6'3"



Second Floor

Bedroom 1	2889mm x 4821mm	9'6" x 15'10"
En-suite	1875mm x 2300mm	6'2" x 7'6"
Bedroom 2	3799mm x 3149mm	12'5" x 10'4"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Eccleston house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE EAGLETON
4 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change; external finishes, fixtures and road treatments may vary.

THE EAGLETON

4 bedroom home

Plots: 1, 6, 7, 12

120 m² / 1302 sqft



* Additional windows
to plots 1, 12

Ground Floor

Kitchen / Dining	4208mm x 3512mm	13'9" x 11'6"
Lounge	3215mm x 4689mm	10'6" x 15'4"
WC	1777mm x 1277mm	5'10" x 4'2"

First Floor

Bedroom 3	4208mm x 3512mm	13'9" x 11'6"
Bedroom 4	4208mm x 3050mm	13'9" x 10'0"
Bathroom	2018mm x 2185mm	6'7" x 7'2"

Second Floor

Bedroom 1	3480mm x 3761mm	11'4" x 12'4"
En-suite	1965mm x 2185mm	6'5" x 7'2"
Bedroom 2	4208mm x 3976mm	13'9" x 13'1"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Eagleton house type and elevations are subject to change. External finishes, features, landscaping, mowing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE BROTHERTON

2 bedroom home



PHOENIX
QUARTER

PENDLETON

DGIs are indicative only and elevations are subject to change, external finishes, fixtures and hard treatments may vary.

THE BROTHERTON

2 bedroom home

Plots: 40, 41, 42, 44, 45, 48, 49, 51, 52, 53, 62, 63, 64, 66, 67, 70, 71, 73, 74, 75, 85, 98, 100, 101, 102, 111, 112, 113

70 m² / 754 sqft



Ground Floor

Kitchen / Dining	2580mm x 3082mm	8'5" x 10'1"
Lounge	3481mm x 4640mm	11'5" x 15'2"
Utility	1903mm x 2006mm	6'3" x 6'7"
WC	1903mm x 900mm	6'3" x 2'11"



First Floor

Bedroom 1	4571mm x 3384mm	15'0" x 11'1"
Bedroom 2	2315mm x 4249mm	7'7" x 13'11"
Bathroom	2150mm x 2006mm	7'0" x 6'7"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Brotherton house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE RENSHAW
3 bedroom home



PHOENIX
QUARTER
PENDLETON

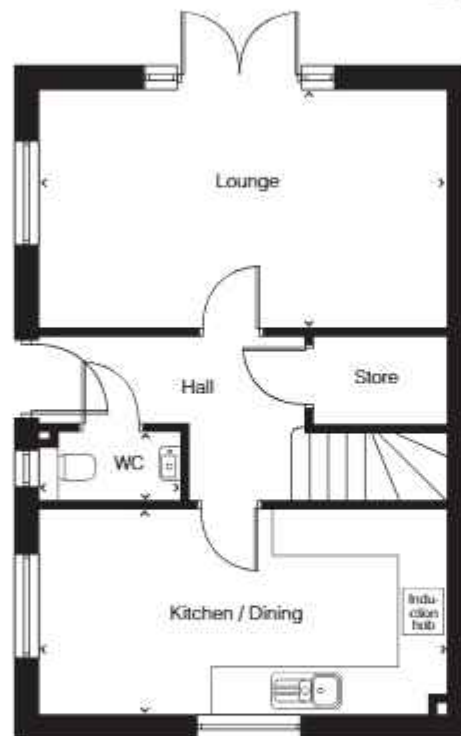
CGIs are indicative only and elevations are subject to change. External finishes, fixtures and road treatments may vary.

THE RENSHAW

3 bedroom home

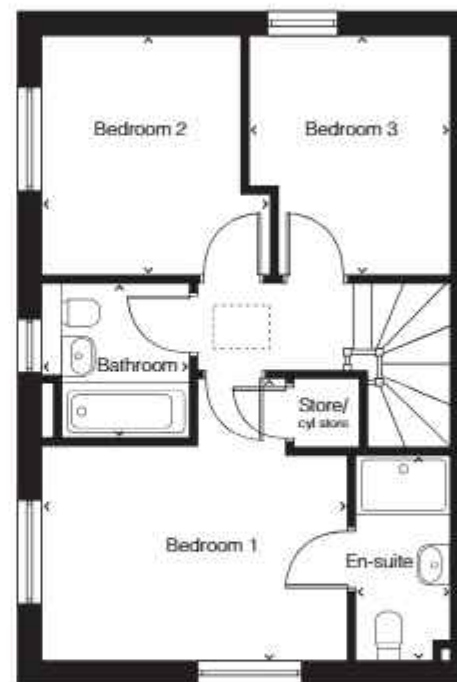
Plots: 46, 47, 68, 69

84 m² / 909 sqft



Ground Floor

Kitchen / Dining	5246mm x 2600mm	17'2" x 8'6"
Lounge	5246mm x 3100mm	17'2" x 10'2"
WC	1810mm x 900mm	5'11" x 2'11"



First Floor

Bedroom 1	3958mm x 3619mm	13'0" x 11'10"
En-suite	1200mm x 2626mm	3'11" x 8'7"
Bedroom 2	2949mm x 3126mm	9'8" x 10'3"
Bedroom 3	2565mm x 3126mm	8'5" x 10'3"
Bathroom	1910mm x 2007mm	6'3" x 6'7"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Renshaw house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE DELANEY
3 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE DELANEY

3 bedroom home

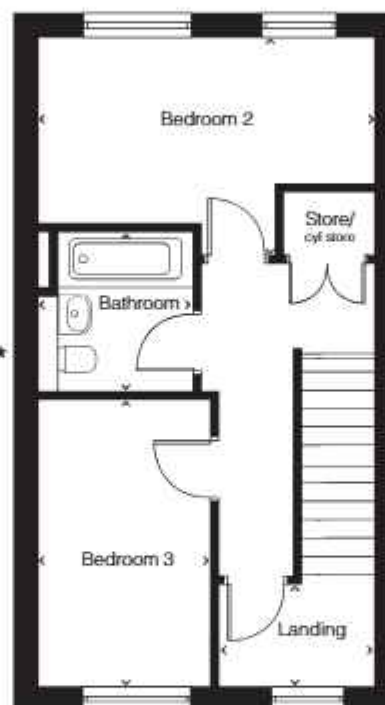
Plots: 146, 147, 148, 149, 150, 151, 152, 153

90 m² / 969 sqft



Ground Floor

Kitchen / Dining	4177mm x 3600mm	13'8" x 11'9"
Lounge	3179mm x 4371mm	10'5" x 14'4"
WC	1175mm x 1432mm	3'10" x 4'8"



First Floor

Bedroom 2	4177mm x 2737mm	13'8" x 9'0"
Bedroom 3	2130mm x 3518mm	7'0" x 11'6"
Bathroom	1910mm x 2014mm	6'3" x 6'7"



Second Floor

Bedroom 1	4177mm x 4346mm	13'8" x 14'3"
En-suite	2260mm x 2278mm	7'5" x 7'5"

- * Additional windows to plot 146
- ** Additional windows to plot 150

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Delaney house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

THE KEELING
3 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE KEELING

3 bedroom home

Plots: 32, 33, 34, 35, 58, 59, 60, 61, 80, 81, 82, 83, 114, 115, 116, 117

95 m² / 1027 sqft



Ground Floor

Kitchen / Dining	4402mm x 3712mm	14'5" x 12'2"
Lounge	3403mm x 4371mm	11'2" x 14'4"
WC	1175mm x 1432mm	3'10" x 4'8"



First Floor

Bedroom 2	4402mm x 2749mm	14'5" x 9'0"
Bedroom 3	2341mm x 3231mm	7'8" x 10'7"
Bathroom	1910mm x 2014mm	6'3" x 6'7"



Second Floor

Bedroom 1	4402mm x 4346mm	14'5" x 14'3"
En-suite	2259mm x 1879mm	7'5" x 6'2"

★ Additional windows to plots 32, 61, 83, 114

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Keeling house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES



THE ARMSTRONG
3 bedroom home



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

THE ARMSTRONG

3 bedroom home

Plots: 124, 125, 126, 127, 128, 129, 130, 131, 136, 137, 138, 139, 140, 141, 142, 143

101 m² / 1088 sqft



Ground Floor

Kitchen / Dining	4177mm x 3600mm	13'8" x 11'9"
Lounge	3179mm x 4371mm	10'5" x 14'4"
WC	1175mm x 1432mm	3'10" x 4'8"

First Floor

Bedroom 2	4177mm x 2737mm	13'8" x 9'0"
Bedroom 3	2130mm x 3518mm	7'0" x 11'6"
Bathroom	1910mm x 2014mm	6'3" x 6'7"

Second Floor

Bedroom 1	3179mm x 5821mm	10'5" x 19'1"
En-suite	2612mm x 2150mm	8'7" x 7'0"
Dressing	1477mm x 3538mm	4'10" x 11'7"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Armstrong house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

The Darbyshire
THE COLMAN
2 bedroom apartment

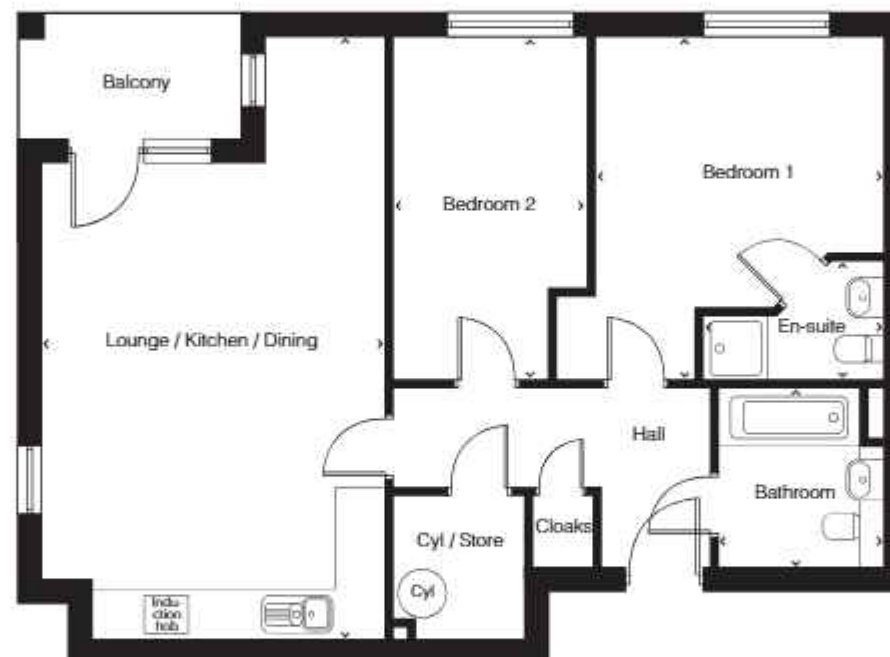


PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, fixtures and road treatments may vary.

The Darbyshire
THE COLMAN
 2 bedroom apartment
 Plots: 160, 161, 164, 165, 169, 170, 174, 175

67 m² / 721 sqft



Lounge / Kitchen / Dining	4166mm x 7336mm	13'8" x 24'1"
Bedroom 1	3535mm x 4176mm	11'7" x 13'8"
En-suite	2238mm x 1489mm	7'4" x 4'10"
Bedroom 2	2352mm x 4176mm	7'8" x 13'8"
Bathroom	2007mm x 2165mm	6'7" x 7'1"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Colman apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



LOVELL
 HOMES

The Darbyshire
THE BRANDT
2 bedroom apartment



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, fixtures and road treatments may vary.

The Darbyshire
THE BRANDT
 2 bedroom apartment
 Plots: 162, 166, 167, 171, 172, 176, 177

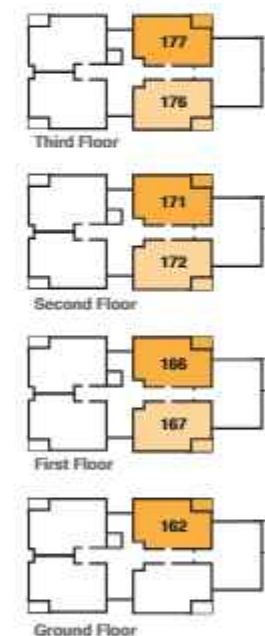
61m² / 657sqft



Lounge / Kitchen / Dining	4343mm x 6447mm	14'3" x 21'2"
Bedroom 1	3370mm x 4316mm	11'0" x 14'2"
En-suite	1345mm x 2168mm	4'5" x 7'1"
Bedroom 2	2344mm x 3156mm	7'8" x 10'4"
Bathroom	2170mm x 2025mm	7'1" x 6'7"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Brandt apartment type and deviations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



LOVELL
 HOMES

The Darbyshire
THE GIBSON
2 bedroom apartment



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, fixtures and road treatments may vary.

The Darbyshire
THE GIBSON
 2 bedroom apartment

Plots: 163, 168, 173, 178

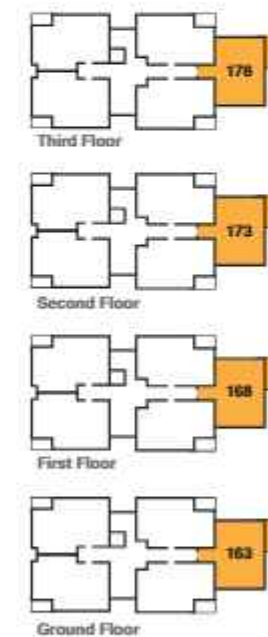
63.2m² / 680sqft



Lounge / Kitchen / Dining	6566mm x 3725mm	21'6" x 12'2"
Bedroom 1	3905mm x 3844mm	12'10" x 12'7"
Bedroom 2	2573mm x 4026mm	8'5" x 13'2"
Bathroom	2020mm x 2182mm	6'7" x 7'2"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Gibson apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



LOVELL
 HOMES

The Worthington
THE GLADWIN
2 bedroom apartment



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

The Worthington

THE GLADWIN

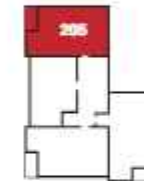
2 bedroom apartment

Plots: 198, 201, 205, 209

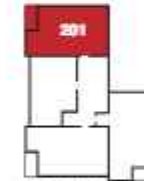
62.8m² / 676sqft



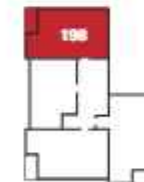
Third Floor



Second Floor



First Floor



Ground Floor

Lounge / Kitchen / Dining	5152mm x 6306mm	16'11" x 20'8"
Bedroom 1	3625mm x 3960mm	11'10" x 13'0"
Bedroom 2	2480mm x 3465mm	8'1" x 11'4"
Bathroom	2003mm x 3090mm	6'7" x 10'1"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Gladwin apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

The Worthington
THE ROE
1 bedroom apartment



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

The Worthington
THE ROE
1 bedroom apartment
 Plots: 202, 206, 210

50.7m² / 546sqft



Lounge / Kitchen / Dining	4688mm x 5470mm	15'4" x 17'11"
Bedroom 1	3845mm x 3574mm	12'7" x 11'8"
Bathroom	2022mm x 3074mm	6'7" x 10'1"



➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Roe apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
 HOMES

The Worthington

THE GREENWOOD

2 bedroom apartment



PHOENIX
QUARTER

PENDLETON

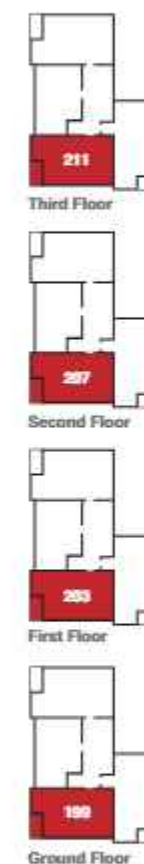
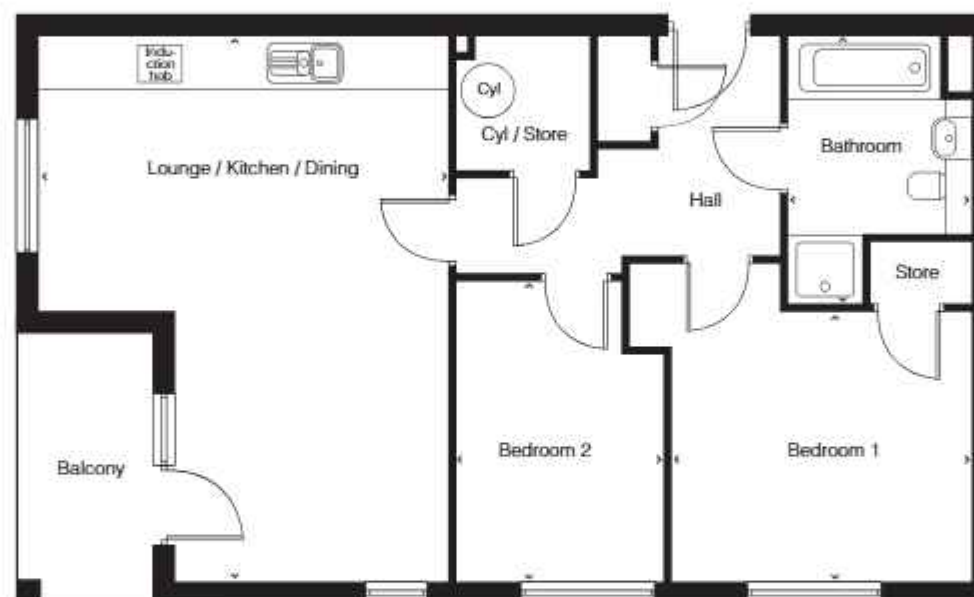
CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

The Worthington THE GREENWOOD

2 bedroom apartment

Plots: 199, 203, 207, 211

62.5m² / 673sqft



Lounge / Kitchen / Dining	4614mm x 6306mm	15'1" x 20'8"
Bedroom 1	3362mm x 3110mm	11'0" x 10'2"
Bedroom 2	2454mm x 3407mm	8'0" x 11'2"
Bathroom	2007mm x 3090mm	6'7" x 10'1"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Greenwood apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES

The Worthington
THE CHAPMAN
2 bedroom apartment



PHOENIX
QUARTER
PENDLETON

CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

The Worthington

THE CHAPMAN

2 bedroom apartment

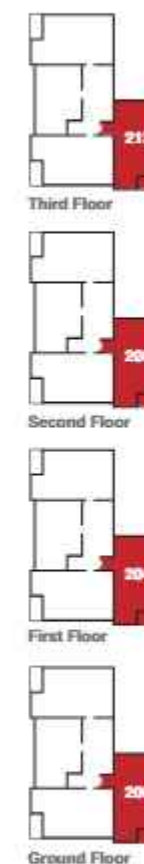
Plots: 200, 204, 208, 212

66.6m² / 717sqft



Kitchen	2819mm x 3521mm	9'3" x 11'6"
Lounge / Dining	3262mm x 4261mm	10'8" x 14'0"
Bedroom 1	3358mm x 3124mm	11'0" x 10'3"
Bedroom 2	2497mm x 3001mm	8'2" x 9'10"
Bathroom	2025mm x 2165mm	6'7" x 7'1"

➤ Longest measurement taken



Customers should note the computer generated image shown is an illustration of The Chapman apartment type and elevations are subject to change. External finishes, fixtures, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LOVELL
HOMES



PHOENIX QUARTER

PENDLETON

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