



**Heath Farm** Heath Farm, Holt NR25 6JU  
T: 01263 223 497 E: heathfarm.sales@lovell.co.uk

 @lovell\_uk  /lovellhomes  
lovellnewhomes.co.uk



**LOVELL**  
HOMES  
A MORGAN SINDALL GROUP COMPANY

**LOVELL**  
HOMES

Welcome to



A stunning collection of  
2, 3, 4 and 5 bedroom homes.



Gallus Fields exterior

## Attractively remote, amply connected

Situated just four miles inland from the renowned North Norfolk coastline in the picturesque Georgian market town of Holt, you'll find homes with just as much style and charm as their location. No matter if you're a young professional, growing family, retiring to the area or looking to downsize, the range of house styles available at Heath Farm ensures that everyone is well catered for.

The town itself has a thriving main area leading to a fascinating warren of streets, giving you plenty to explore. Choose Heath Farm for your new home and you'll be able to enjoy a great choice of boutiques and independent shops, all on your doorstep.

Conveniently located for the A148, Holt is handily placed with the seaside towns of Sheringham and Cromer both within 10 miles. If you're looking to commute to the city, Norwich is only 22 miles away.





Cwrt William Jones, Monmouth



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.



Gallus Fields show home interior



Gallus Fields show home interior

# S

## INSPIRING STYLE

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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

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We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

# V

## EXCEPTIONAL VALUE

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





Holt Railway Station

## Life at Heath Farm

Holt retains an old-fashioned unique allure, and is perhaps the most popular tourist destination in North Norfolk that isn't directly on the coast.

To the West of Holt is Holt Country Park; a one hundred acre woodland with beautiful walks for the family along with fantastic cycling routes. For a slice of history you just need to head North to the highly rated Muckleburgh Military Collection, or if you like romantic ruins, don't miss Baconsthorpe Castle.

If looking for a day out by the sea, why not travel via the North Norfolk Railway? The Poppy Line has a station in Holt, which allows you to travel to Sheringham, via Weybourne.

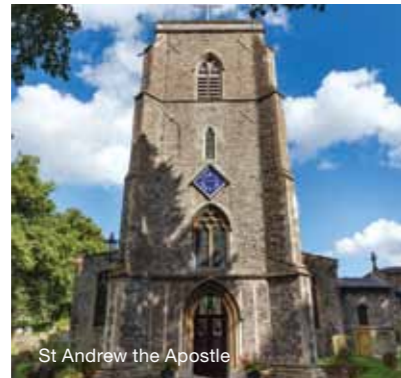




Bakers & Larners of Holt



Cley next the Sea



St Andrew the Apostle



Gresham's School

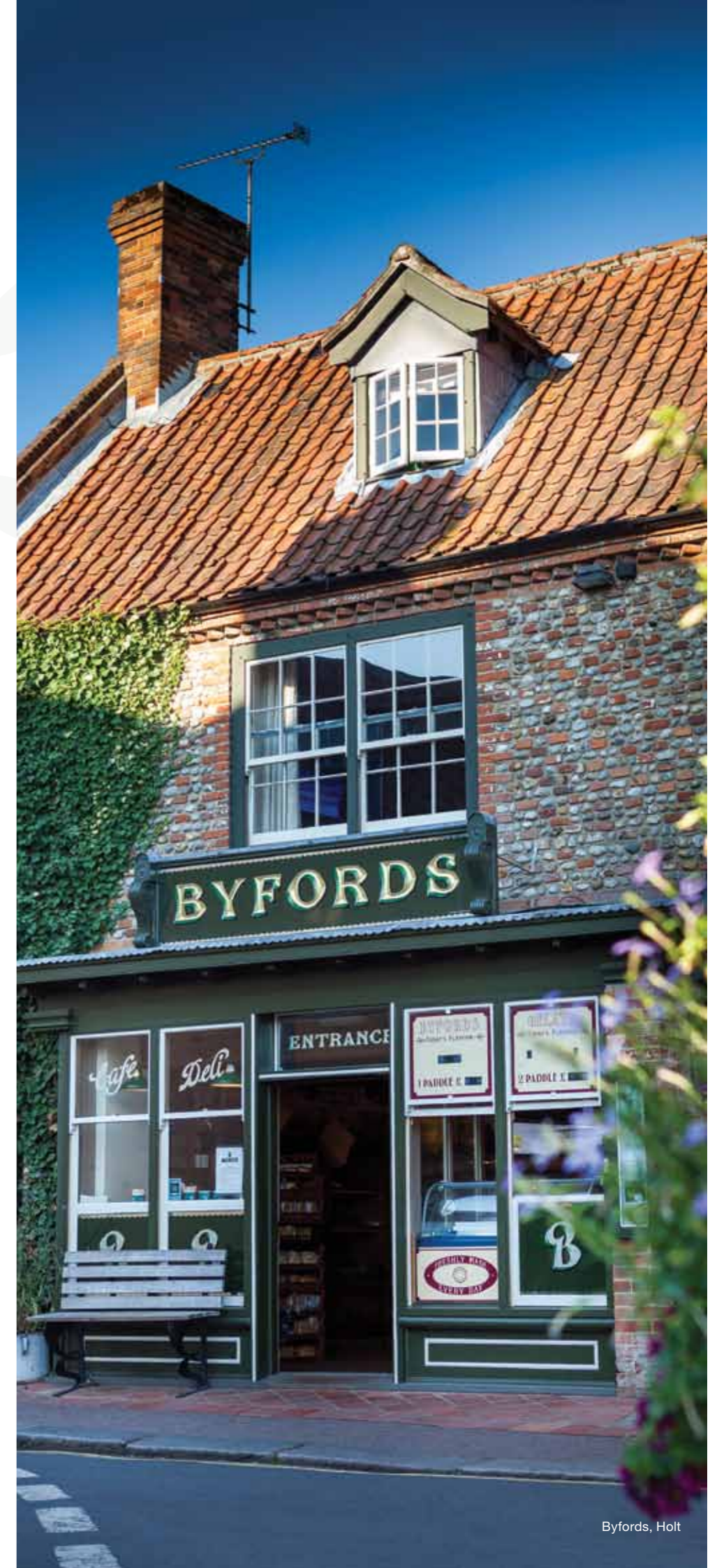
The town has an excellent reputation for retail, and is the first port of call for many when seeking special gifts and homeware. Take a trip into the centre of town and you'll find outlets selling artwork, books, clothing, jewellery and more.

Bakers & Larners of Holt have been providing the people of North Norfolk with a unique, quality shopping experience since 1770. The County Department store offers everything from wines & spirits to garden plants and tools, from exotic foods to soft furnishings.

Fancy a bite to eat? The renowned Byfords is ideal for coffee, a working lunch, leisurely meal or overnight stay. In addition, there's a wide variety of cuisines on offer within the town.

For the younger generation the acclaimed Gresham's School is within the town offering private education places for 2 to 18 years olds.

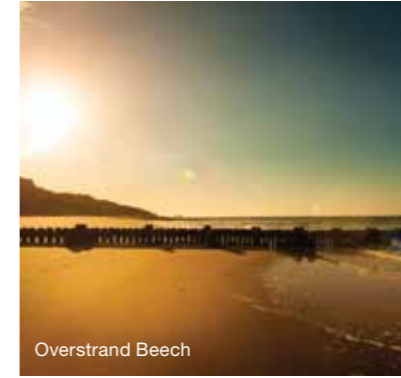
You might have all sorts of reasons for living at Heath Farm; but be prepared - with everything in the area you're going to find friends and relatives have all kinds of reasons to visit you, too!



Byfords, Holt



Norwich Cathedral



Overstrand Beach



Norfolk Broads



Blakeney



The Royal Arcade

Within reach you will find the beautiful Norfolk countryside with many pretty villages and market towns, the world-famous Norfolk Broads, and a stunning coastline.

From Heath Farm you're just a ten mile drive from the heart of the Cromer. The town is popular with holiday makers, and it's easy to see why. Here you'll find beautiful beaches and great places to eat, along with its famed pier which can be traced back as far as the 14th Century. Blakeney, just a few miles further south, is a village not to be missed. Whether it's the winding streets lined with flint cottages, the Nature Reserve, or the unspoilt beauty of the marshland coast, you cannot fail to be impressed by its rural charm.

Looking for a day in the city? Norwich is a vibrant city with cultural and sporting activities, shopping, theatres and restaurants. It's rich history can be seen in its medieval street plan, and historic buildings such as the Cathedral and Castle.







## Lovell life

Every one of the homes we build is built with one crucial extra element: pride.

Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time. All of our homes are of extremely high quality and specification.

Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

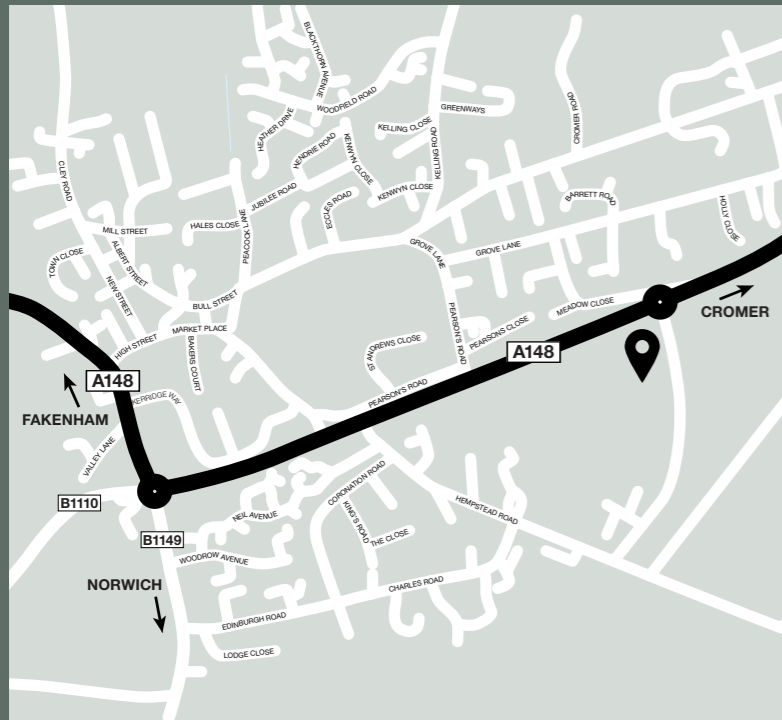
Most of all, once you step through the front door, we want you to know you're home.





**From Cromer / The East**

Head West along the A148, following signs for Holt/King's Lynn. Upon reaching Holt, you'll find Heath Farm situated on your left.



**From Fakenham/The West**

Head East along with A148, following signs for Cromer. Upon reaching Holt take the first exit at the roundabout, continuing on the A148. After a further half-mile you'll find Heath Farm situated on your right.





Gallus Fields show home interior

# How to purchase

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

## Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

## Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

## Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home - if you have one - proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

## You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way.

Your mortgage repayments usually start one month after completion.

## Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

## The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide - and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

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

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Heath Farm 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





**Iris**

2 bedroom home

**Snowdrop**

2 bedroom home

**Bluebell**

2 bedroom home

**Clover**

3 bedroom home

**Buttercup**

3 bedroom bungalow

**Poppy 2**

3 bedroom home

**Primrose**

3 bedroom home

**Harebell**

4 bedroom home

**Heather**

4 bedroom home

**Foxglove**

4 bedroom home

**Campion**

4 bedroom home

**Affordable Housing**

Development layout



S/S indicates Substation

Correct at time of print April 2021

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.

# The Snowdrop

2 bedroom house



CGIs are indicative, external finishes and features may vary.

## Ground floor

### Kitchen

2572mm x 2565mm (max)  
8'5" x 8'5" (max)

### Dining Room (excl. bay)

2200mm x 2320mm  
7'2" x 7'7"

### Living Room

4623mm x 2875mm (max)  
15'2" x 9'5" (max)

### Cloaks

1000mm x 1750mm (max)  
3'3" x 5'8" (max)

## First floor

### Bedroom 1

4623mm x 2835mm (max)  
15'2" x 9'3" (max)

### En-suite

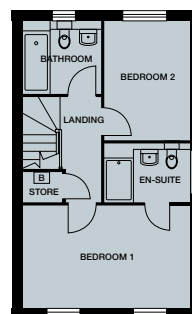
2400mm x 1650mm (max)  
7'10" x 5'5" (max)

### Bedroom 2

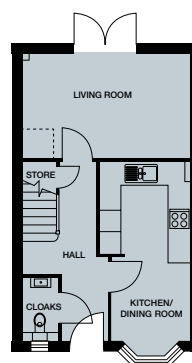
2400mm x 3275mm  
7'10" x 10'8"

### Bathroom

2160mm x 1975mm (max)  
7'7" x 6'5" (max)



First floor



Ground floor



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.

# The Bluebell

2 bedroom house

## Ground floor

### Kitchen/Dining Room

3425mm x 3560mm (max)  
11'2" x 11'8" (max)

### Living Room

3524mm x 4263mm (max)  
15'2" x 13'11" (max)

### Cloaks

1149mm x 1710mm (max)  
3'7" x 5'7" (max)

## First floor

### Bedroom 1

4637mm x 2985mm (max)  
15'2" x 9'9" (max)

### En-suite

2400mm x 1475mm (max)  
7'10" x 4'10" (max)

### Bedroom 2

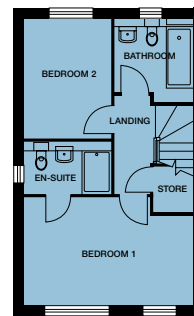
2400mm x 3300mm  
7'10" x 10'9"

### Bathroom

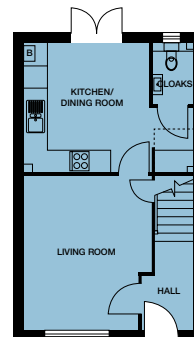
2174mm x 2050mm (max)  
7'1" x 6'8" (max)



CGIs are indicative, external finishes and features may vary.



First floor



Ground floor



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# The Clover

3 bedroom house



CGIs are indicative, external finishes and features may vary.

## Ground floor

### Kitchen/Dining Room

5312mm x 2898mm (max)  
17'5" x 9'6" (max)

### Living Room

3200mm x 5037mm (max)  
10'6" x 16'6" (max)

### Cloaks

1050mm x 1800mm (max)  
3'5" x 5'10" (max)

## First floor

### Bedroom 1

3149mm x 3225mm  
10'4" x 10'5"

### En-suite

3149mm x 1147mm (max)  
10'4" x 3'9" (max)

### Bedroom 2

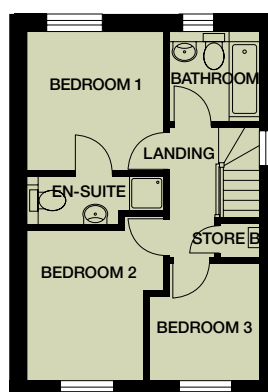
3149mm x 3500mm  
10'4" x 11'4"

### Bedroom 3

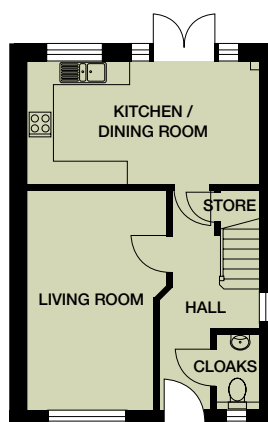
2575mm x 2775mm (max)  
8'5" x 9'1" (max)

### Bathroom

2100mm x 2125mm (max)  
6'10" x 6'11" (max)



First floor



Ground floor



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# The Buttercup

3 bedroom bungalow  
Plot 202

## Ground floor

### Kitchen/Dining Room

4775mm x 3280mm (max)  
15'8" x 10'9" (max)

### Living Room

3461mm x 4970mm (max)  
11'4" x 16'3" (max)

### Bedroom 1

3513mm x 4153mm  
11'6" x 13'7"

### En-suite

2360mm x 1550mm (max)  
7'8" x 5'1" (max)

### Bedroom 2

3190mm x 3460mm  
10'5" x 11'4"

### Bedroom 3/Study

3513mm x 2480mm  
11'6" x 8'1"

### Bathroom

2585mm x 2443mm (max)  
8'5" x 8'0" (max)



CGI shows plot 202.  
CGIs are indicative, external finishes and features may vary.



Ground floor



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.

# The Harebell

4 bedroom house



CGIs are indicative, external finishes and features may vary.

## Ground floor

### Kitchen/Dining Room

5973mm x 3590mm (max)  
19'7" x 11'9" (max)

### Living Room

3581mm x 5120mm  
11'9" x 16'9"

### Utility Room

1875mm x 1729mm (max)  
6'1" x 5'8" (max)

### Cloaks

1000mm x 1800mm (max)  
3'3" x 5'1" (max)

## First floor

### Bedroom 1

3728mm x 4874mm (max)  
12'2" x 15'11" (max)

### En-suite

2100mm x 1673mm (max)  
6'10" x 5'5" (max)

### Bedroom 2

3637mm x 3036mm  
11'11" x 9'11"

### Bedroom 3

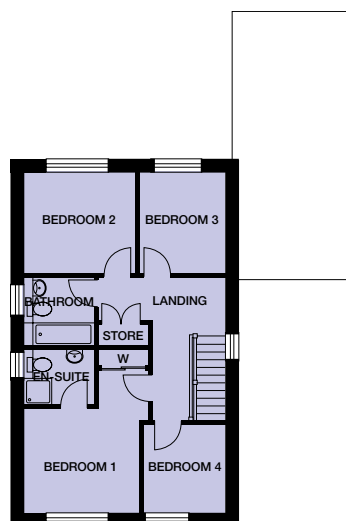
2600mm x 3036mm  
8'6" x 9'11"

### Bedroom 4

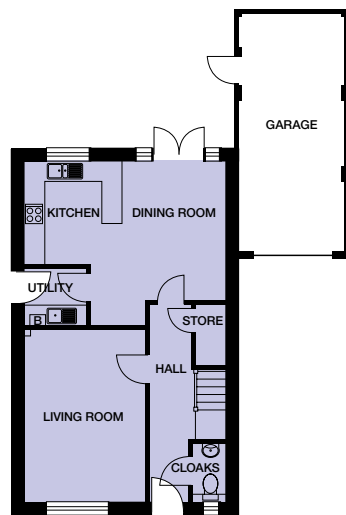
2182mm x 2713mm  
7'1" x 8'10"

### Bathroom

2100mm x 2100mm (max)  
6'10" x 6'10" (max)



First floor



Ground floor

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.

# The Heather

4 bedroom house

## Ground floor

### Kitchen

3937mm x 4481mm (max)  
12'11" x 14'8" (max)

### Living Room

4187mm x 4919mm (max)  
13'8" x 16'1" (max)

### Dining Room

3000mm x 3241mm (max)  
9'10" x 10'7" (max)

### Study

2949mm x 1890mm (max)  
9'8" x 6'2" (max)

### Utility Room

1885mm x 1725mm (max)  
6'2" x 5'7" (max)

### Cloaks

1002mm x 1725mm (max)  
3'3" x 5'7" (max)

## First floor

### Bedroom 1 (incl. wardrobe)

3286mm x 4584mm (max)  
10'9" x 15'0" (max)

### En-suite

1800mm x 2980mm (max)  
5'10" x 9'9" (max)

### Bedroom 2

3576mm x 3054mm  
11'8" x 10'0"

### Bedroom 3

3037mm x 2962mm  
9'11" x 9'8"

### Jack & Jill En-suite

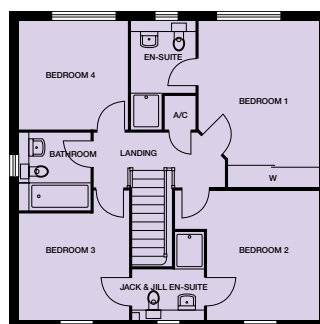
2006mm x 1404mm (max)  
6'7" x 4'7" (max)

### Bedroom 4

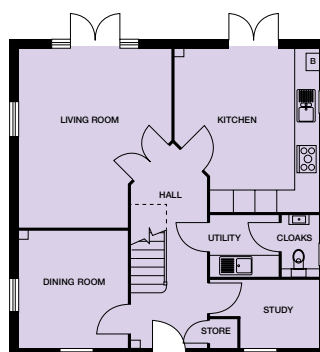
3010mm x 2980mm  
9'10" x 9'9"

### Bathroom

1993mm x 2155mm (max)  
6'6" x 7'0" (max)



First floor



Ground floor



Please note: No side elevation windows to plots 14 or 69.

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.

# The Foxglove

4 bedroom house

## Ground floor

### Kitchen

3950mm x 4334mm (max)  
12'11" x 14'2" (max)

### Living Room

4173mm x 7361mm (max)  
13'8" x 24'1" (max)

### Dining Room

2951mm x 3500mm (max)  
9'8" x 11'5" (max)

### Study

3000mm x 1901mm  
9'10" x 6'2"

### Utility Room

1974mm x 1750mm (max)  
6'5" x 5'8" (max)

### Cloaks

963mm x 1750mm (max)  
3'1" x 5'8" (max)

## First floor

### Bedroom 1

3948mm x 5648mm (max)  
12'11" x 18'6" (max)

### En-suite 1

1837mm x 2122mm (max)  
6'0" x 6'11" (max)

### Bedroom 2

4063mm x 3750mm (max)  
13'4" x 12'3" (max)

### En-suite 2

2046mm x 1400mm (max)  
6'8" x 4'7" (max)

### Bedroom 3

3312mm x 3620mm (max)  
10'9" x 11'10" (max)

### Bedroom 4

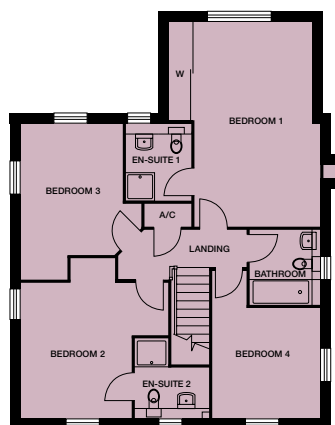
3001mm x 3050mm  
9'10" x 10'0"

### Bathroom

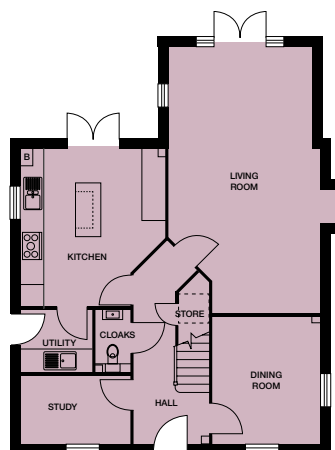
1951mm x 2100mm (max)  
6'4" x 6'10" (max)



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



First floor



Ground floor

Please note: No dining room side elevation window to plot 9.

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.



# The Campion

4 bedroom house  
Plots 8 and 70

## Ground floor

### Kitchen/Breakfast Room

5561mm x 3800mm (max)  
18'2" x 12'5" (max)

### Living Room

3723mm x 6986mm (max)  
12'2" x 22'11" (max)

### Dining Room

3723mm x 3200mm (max)  
12'2" x 10'6" (max)

### Study

3723mm x 2116mm (max)  
12'2" x 6'11" (max)

### Utility Room

1775mm x 2820mm (max)  
5'9" x 9'3" (max)

### Cloaks

2000mm x 1525mm (max)  
6'6" x 5'0" (max)

## First floor

### Bedroom 1

3948mm x 3885mm  
12'11" x 12'9"

### En-suite 1

2368mm x 1825mm (max)  
7'9" x 5'11" (max)

### Bedroom 2

3723mm x 3648mm (max)  
12'2" x 11'11" (max)

### En-suite 2

1915mm x 2009mm (max)  
6'3" x 6'7" (max)

### Bedroom 3

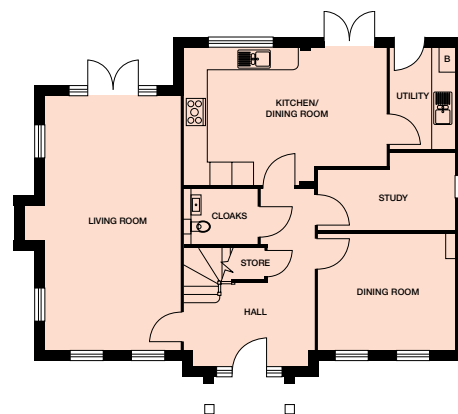
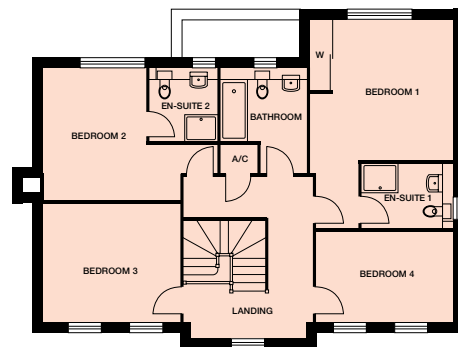
3775mm x 3275mm  
12'4" x 10'8"

### Bedroom 4

3723mm x 2500mm  
12'2" x 8'2"

### Bathroom

2120mm x 2710mm (max)  
6'11" x 8'10" (max)



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.



# A quality finish

We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation.

Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.



# Phase 5 specification

	Snowdrop	Bluebell	Clover	Harebell	Heather	Foxglove	Campion
Gas central heating with combi-boiler	■	■	■				
Gas central heating with condensing boiler				■	■	■	■
<b>Kitchen</b>							
Bosch integrated stainless steel single oven	■	■					
Bosch integrated stainless steel double oven			■	■	■	■	■
Bosch 4-burner stainless steel gas hob	■	■	■				
Bosch 5-burner stainless steel gas hob				■	■	■	■
Brushed steel chimney hood	■	■					
Brush steel and glass chimney hood			■	■	■	■	■
Bosch integrated dishwasher	□	□	■	■	■	■	■
<b>Bathroom</b>							
Half-height tiling to all walls	■	■	■	■	■	■	■
<b>En-suite</b>							
Mira Agile S EV Eco shower	■	■					
Mira Agile EV shower			■				
Mira Platinum rear-fed shower				■	■	■	■
Mira Elevate shower enclosure	■	■	■	■	■	■	■
Mira flight shower tray	■	■	■	■	■	■	■
Fully tiled shower enclosure, and half-height tiling to all walls	■	■	■	■	■	■	■
<b>Electrical</b>							
Plinth lighting to kitchen				■	■	■	■
Additional Telephone point to Bedroom 2	■	■					
Additional Telephone point to Bedroom 3			■				
Additional Telephone point to Bedroom 4/Study				■	■	■	■
<b>Bedroom</b>							
Wardrobes to Bedroom 1	□	□	□	■	■	■	■
<b>External</b>							
External tap to rear	□	□	□	■	■	■	■
Isolator under sink for future external tap connection	■	■	■				

\*Slimline Dishwasher □ Available as part of our Inspirations Range. Please ask for details and prices.

## All housetypes include:

10-year NHBC Warranty | Symphony kitchen with soft close | Laminate worktop and upstand |  
 1 1/2 bowl stainless steel kitchen sink and mixer tap | Brushed steel splashback to hob |  
 LED downlighter to kitchen wall units | Bosch integrated fridge freezer |  
 Space and plumbing for washing machine | Mira brassware | Ideal Standard sanitaryware |  
 Chrome towel warmer to Bathrooms and En-suites | Shaver sockets to Bathrooms & En-suites |  
 LED downlighters to Kitchens, Bathrooms and En-suites | Media plate to Living Room |  
 Telephone points to Hall, Living Room, Bedroom 1 and Study/smallest Bedroom |  
 USB sockets to Kitchen and all Bedrooms | TV points to Kitchen/Dining Room and all Bedrooms/Study |  
 Compact thermostatic radiators | White emulsion ceilings & walls |  
 White satinwood finish to internal joinery | Cream timber windows & French doors |  
 4 or 5 panel internal doors in white satinwood finish & chrome ironmongery |  
 Turfed front gardens | Brushed steel lamp with PIR activation to front and rear

