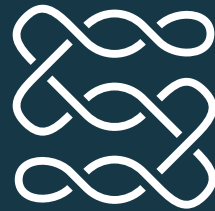


LOVELL
HOMES

PRESENTS



SAXON
SQUARE

MANCHESTER

WELCOME TO



SAXON SQUARE

MANCHESTER

Introducing Saxon Square, an exciting mix of 2, 3 and 4 bedroom homes, on the edge of the city. These contemporary homes will provide the perfect blend of modern living and urban convenience, with easy access to all the amenities that Manchester has to offer. With a range of stylish and spacious homes available, each one has been designed with modern living in mind. Whether you're a young professional, a growing family, or anyone in between, these homes are the perfect choice for anyone looking to make the most of all that Manchester has to offer.



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



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.

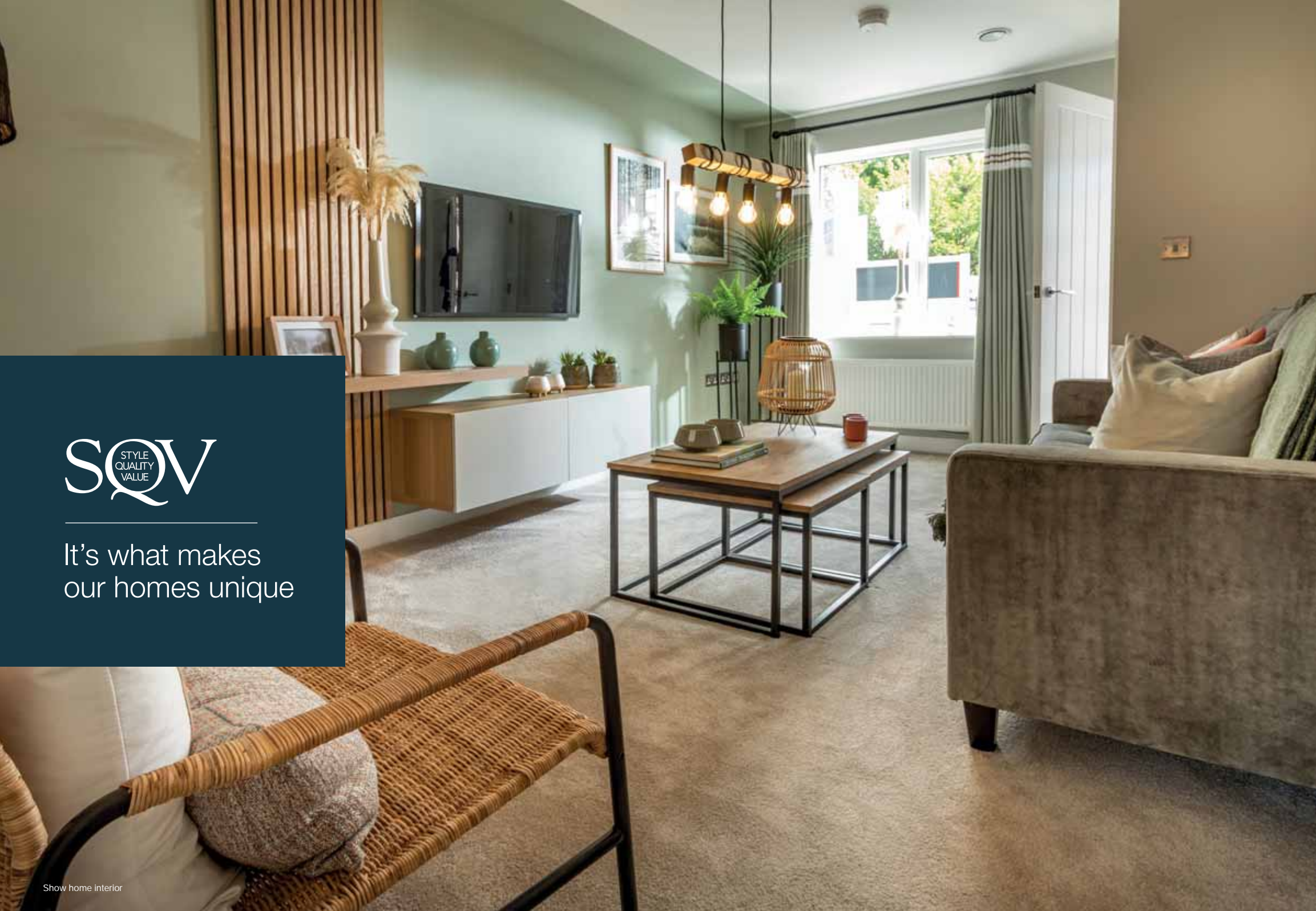
All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

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



Every home at Saxon Square has been designed with a modern lifestyle in mind. Offering practical living spaces where families can live and grow comfortably, with little maintenance required. And with customer satisfaction as our number-one priority, you can enjoy a distinctive home at extraordinary value for money.





It's what makes
our homes unique

Show home interior

**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 properties 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, especially with the range of purchase options available.



SAXON
SQUARE

WELCOME TO THE NEIGHBOURHOOD



As soon as you arrive at Sandal Street you can't help feeling part of an established community. Located in the heart of Miles Platting, Sandal Street is the next chapter in the exciting regeneration of the area. It places you in the ideal spot for work, rest and play in and around Manchester City Centre.

On your doorstep are a choice of local amenities such as convenience stores, takeaways and pubs, while a short drive away is an ever-handy 24-hour Asda Supercentre. Then, there is a choice of local parks to enjoy. These include nearby Victoria Mill Park which includes a play area and multi-use sports area.

Local schools are equally as convenient. For younger children there is Abbott Community Primary school rated outstanding and Park View Community Primary school rated good. For older pupils there is East Manchester Academy as well as Eden Girls' Leadership Academy both rated good.

Sports lovers will be spoilt for choice. Just down the road is Sportcity which is the largest concentration of sporting venues in Europe! These include the Etihad Stadium that's home to Manchester City Football Club, the Manchester Velodrome, Manchester Regional Arena and the National Squash Centre.

Last and by no means least, there is Manchester City Centre just minutes away. As a major shopping destination, you can explore its seemingly never-ending choice of high street stores, designer boutiques, colourful markets and independent shops. Also, there are the many bars, cafes and restaurants always offering somewhere new to try. Then, there is the huge variety of attractions ranging from museums, theatres and galleries to the nightlife and cool music scene.

Add to all this the vibrant areas of Ancoats and the Northern Quarter and it's safe to say that life at Sandel Street leaves you wanting for nothing.



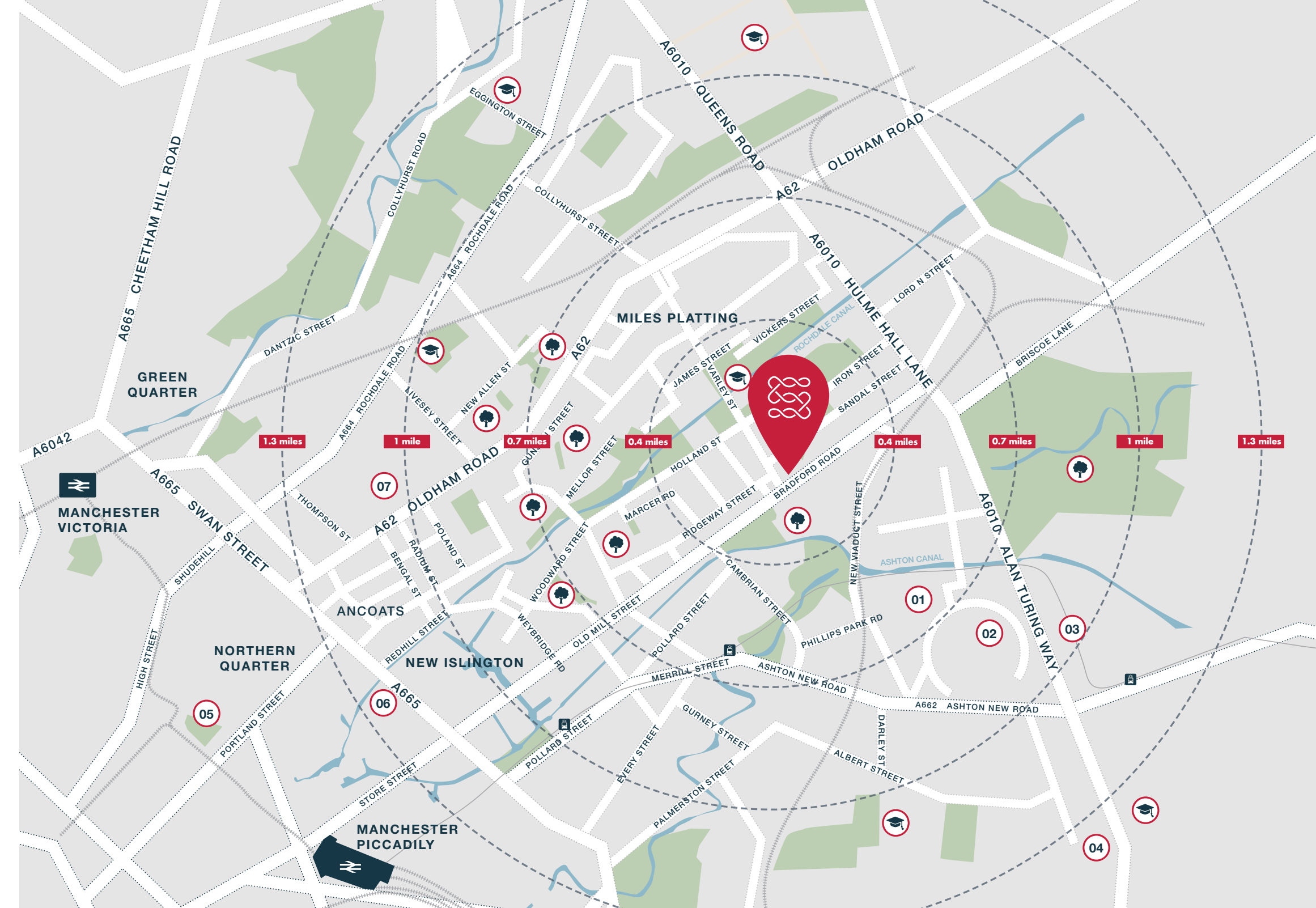
IDEALLY LOCATED

You can hop onto the East Manchester tramline at the Holt Town stop just a 10-minute stroll away. From here you can head into the city centre or Ashton-under-Lyne. Once in the city centre Piccadilly Station and Victoria Station have regular trains running the length and breadth of the UK.

Getting about by car is equally as easy. The A6010 is minutes away from which you can get onto A57(M), M60 and M602. Once again making it easy to travel around the country.



* Distances and times taken from Google Maps.



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.



NEARLEY 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 our 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). Saxon Square 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.



SAXON
SQUARE

THE
DEVELOPMENT



SAXON
SQUARE

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

Existing Housing

Existing Housing



SAXON SQUARE

Existing Housing

2 BED HOMES
 **LEXINGTON**
 Plot. 13

3 BED HOMES
 **STATELEY**
 Plots. 10, 11, 15, 16, 17, 18, 19, 25 & 28

 **OAKLEY**
 Plots. 12, 14, 26 & 27

4 BED HOMES
 **HEARTFORD**
 Plots. 02, 03, 04, 05, 06, 07, 08, 09 & 23

 **LEAFORD**
 Plots. 01, 20, 21, 22 & 24



Existing Housing



Towards Piccadilly Station

Bradford Road

Sabden Close

Varley Street

Sandal Street

Stracey Street

Sub Station

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. Any queries should be raised through the conveyancing process in the usual way.

LOVELL
HOMES



LEXINGTON
2 bedroom home



SAXON
SQUARE

LEXINGTON

2 bedroom home

Plot. 13



Ground Floor

Kitchen/Dining	2637mm x 3166mm	8'7" x 10'4"
Living room	3525mm x 4474mm	11'7" x 14'8"
Utility	1900mm x 1623mm	6'2" x 5'4"
Cloaks	1868mm x 1455mm	6'1" x 4'9"

First Floor

Bedroom 1	4618mm x 3437mm	15'1" x 11'3"
Bedroom 2	2371mm x 4203mm	7'9" x 13'9"
Bathroom	2147mm x 1963mm	7'0" x 6'5"

Please note: > Denotes points between which measurements are given.

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.

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STATELEY
3 bedroom home



SAXON
SQUARE



STATELEY

3 bedroom home

Plots. 10, 11, 15, 16, 17, 18, 19, 25 & 28



Ground Floor

Kitchen/Dining	2908mm x 4189mm	9'6" x 13'8"
Living room	5050mm x 3258mm	16'7" x 10'8"
Cloaks	1903mm x 1455mm	6'2" x 4'9"



First Floor

Bedroom 1	3717mm x 3258mm	12'2" x 10'2"
En-suite	1238mm x 2906mm	4'0" x 9'6"
Bedroom 2	2228mm x 3891mm	7'3" x 12'9"
Bedroom 3	2727mm x 2753mm	8'11" x 9'0"
Bathroom	2694mm x 2080mm	8'10" x 6'9"

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LOVELL
HOMES



OAKLEY
3 bedroom home



SAXON
SQUARE

OAKLEY

3 bedroom home

Plots. 12, 14, 26 & 27



Ground Floor

Kitchen/Dining	2780mm x 4554mm	9'1" x 14'11"
Living room	5047mm x 2893mm	16'6" x 9'7"
Cloaks	1903mm x 1455mm	6'2" x 4'9"

First Floor

Bedroom 1	2780mm x 4775mm	9'1" x 15'8"
Bedroom 2	2337mm x 4206mm	7'8" x 13'9"
Bedroom 3	2597mm x 2893mm	8'6" x 9'5"
Bathroom	2154mm x 1963mm	7'0" x 6'5"

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LOVELL
HOMES

HEARTFORD
4 bedroom home



SAXON
SQUARE



HEARTFORD

4 bedroom home

Plots. 02, 03, 04, 05, 06, 07, 08, 09 & 23



Ground Floor

Kitchen/dining	2790mm x 4545mm	9'1" x 14'10"
Living room	4950mm x 3760mm	16'2" x 12'4"
Cloaks	850mm x 1960mm	2'9" x 6'5"



First Floor

Bedroom 2	2640mm x 4210mm	8'8" x 13'9"
Bedroom 3	2170mm x 4095mm	7'1" x 13'5"
Bedroom 4	2660mm x 2860mm	8'8" x 9'4"
Bathroom	2210mm x 2000mm	7'4" x 6'4"



Second Floor

Bedroom 1	3790mm x 5500mm	12'5" x 18'0"
En-suite	1955mm x 2810mm	6'5" x 9'2"
Dressing Room	2880mm x 2810mm	9'5" x 9'2"

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LEAFORD
4 bedroom home



SAXON
SQUARE



LEAFORD

4 bedroom home

Plots. 01, 20, 21, 22 & 24



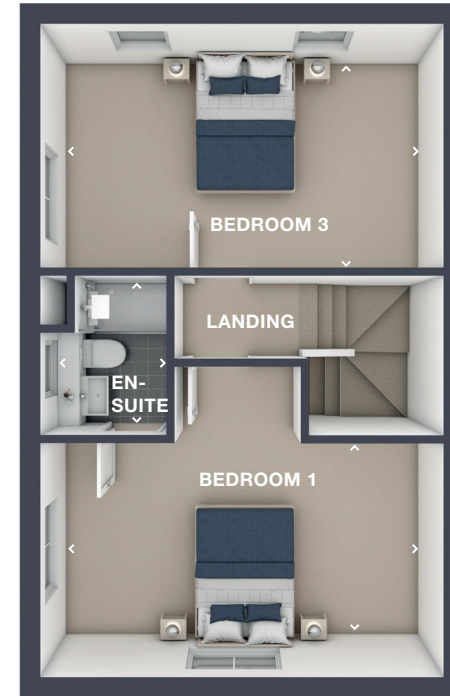
Ground Floor

Kitchen/dining	5160mm x 3000mm	16'11" x 9'10"
Living room	5160mm x 3100mm	16'11" x 10'2"
Cloaks	1815mm x 1060mm	5'11" x 3'5"



First Floor

Bedroom 2	5160mm x 3000mm	16'11" x 9'10"
Bedroom 4	2860mm x 3410mm	9'3" x 11'2"
Bathroom	2200mm x 3130mm	7'3" x 10'3"



Second Floor

Bedroom 1	5160mm x 3000mm	16'11" x 9'10"
En-suite	1600mm x 2070mm	5'3" x 6'9"
Bedroom 3	5160mm x 3130mm	16'11" x 10'3"

Please note: > Denotes points between which measurements are given.

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THE
SPECIFICATION



SAXON
SQUARE

Show home interior



**SAXON
SQUARE**



THE SPECIFICATION

Style and quality are built into every home at The Gateway, with each property having been designed to offer the highest specifications both inside and out. In fact, it is Lovell Homes unique blend of Style, Quality and Value, or SQV as we call it, that sets our homes apart.

Thanks to the premium finishes included as standard, you can be assured a house that you will be proud to call your home.

All homes include:

- High efficiency combi boiler
- Central Heating
- TV & BT sockets to living room and one bedroom
- Downlighters to kitchens, bathrooms and en-suites**
- Pendant light fittings to all other rooms
- Mains-operated smoke detectors to all floors with battery back up
- Wall mounted rear security floodlight
- Black front door
- Secured by Design UPVC rear door and French doors**
- Steel railings to front boundaries, with intermittent brick piers •
- Timber fencing to rear garden boundaries •
- Paved patio area to rear garden •
- Tarmac driveway



KEY

* Choice of tiling subject to build stage

** Depending on house type

^ Provision of appliances subject to physical space available within kitchen and/or utility areas

- In all cases please refer to the landscaping and boundary treatment plan

**LOVELL
HOMES**

SQV
STYLE
QUALITY
VALUE

Silver:
Lexington
Stateley
Oakley

Gold:
Heartford
Leaford

KITCHEN

Double fan assisted oven in brushed steel^	■	■
Brushed steel 4 ring gas hob	■	
Brushed steel 5 ring gas hob		■
Stainless steel splash back	■	■
Chimney hood	■	
Chimney hood with stainless steel canopy		■
Integrated fridge freezer^	■	■
Integrated dishwasher^	■	■
Integrated washing machine^	□	□
1 1/2 bowl stainless steel sink with mixer tap	■	■
Ceramic floor tiles*	■	■

BATHROOM

Contemporary sanitaryware	■	■
Walls with WC and wash hand basin tiled to cill height *	■	■
Full height wall tiling behind bath*	■	■
Shower fitting to bath	■	■
Chrome heated towel rail	■	■
Ceramic floor tiles*	■	■

ENSUITE**

Contemporary sanitaryware	■	■
Fully tiled shower cubicle*	■	■
Half wall tiling behind WC and splashback to wash hand basin*	■	■
Ceramic floor tiles*	■	■
Chrome heated towel rail		■

ELECTRICAL

Electric car charging point	■	■
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Key ■ Silver ■ Gold



Available as an optional extra subject to build stage.



SAXON SQUARE

Development located at:
Sabden Close, Manchester M40 7AR

Sales Office:
1 Garforth Avenue, Manchester M4 6JS

T: 0161 516 0789



 @lovell_homes  /lovellhomes

lovell.co.uk

LOVELL HOMES

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