

LOVELL
HOMES

PRESENTS



LOCKE GARDENS
AT GLAN LLYN

IN PARTNERSHIP WITH



WELCOME TO



LOCKE GARDENS
AT GLAN LLYN

Located to the east of Newport, Locke Gardens is home to a stylish collection of new 2, 3 and 4 bedroom homes which forms part of the growing community at Glan Llyn.

The carefully selected range of house styles available will ensure that the development appeals to everyone from first time buyers and growing families, to empty nesters and those looking to downsize.





Golwg Y Bryn showhome interior

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. 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.



Golwg Y Bryn showhome interior


LOCKE GARDENS
AT GLAN LLYN



SOV
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 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.



LIFE AT LOCKE GARDENS

Living at Glan Llyn you'll find yourself not only with acres of green space to enjoy right on your doorstep, but also in an enviable position for accessing the bright lights of the city whenever you please.

For a spot of retail therapy or for meeting up with friends for a drink or a bite to eat, Newport is the ideal place. From the familiar high street names and eateries in Friars Walk, to the independent shops and cafes located throughout the rest of the city, you'll soon find that you're spoilt for choice.

Newport is a thriving city, with lots of hidden gems to discover. For a night out, Clytha Park Road provide an eclectic mix of restaurants and bars to visit, before finishing off the evening enjoying a show at The Riverfront or live music in 'Le Pub'.

When it's time to pick up those day-to-day essentials you've got an even shorter distance to travel! On the edge of Glan Llyn is Newport Retail Park, providing access to a whole host of outlets and a major supermarket. You'll also find a gym, a cinema, and a variety of chain restaurants to suit all tastes at the adjacent Newport Leisure Park.

With a convenient location just to the south of the M4, Newport is also the perfect option for those making the daily commute to and from Cardiff or across the bridge into Bristol and beyond.

What more could you want!



LOCKE GARDENS
AT GLAN LLYN



Belle Vue Park



Friars Walk



The Riverfront



Kingsway Centre



PLACES TO SEE, LOCATIONS TO EXPLORE



Newport Transporter Bridge



Tredegar House

Newport has a rich maritime and industrial heritage, and at one point was said to have the largest extent of water in any dock in the world. Today, the city is home to one of only six operational Transporter Bridges worldwide. Built in the early 1900s as a means of transporting workers across the River Usk, this remarkable structure dominates the skyline and is a fond reminder of the area's proud past.

Also at the heart of Newport's history is Tredegar House. Inherited by the influential Morgan family in the mid 17th century, this country mansion on the edge of the city is one of the architectural wonders of Wales. Situated in 90 acres of beautiful gardens and parkland, it's the perfect setting for a leisurely stroll.

Head south from Locke Gardens and you'll discover the Newport Wetlands. This stunning 438 hectare nature reserve is a haven for wildlife on the edge of the city, and provides glorious views of the Severn estuary all year round.

Of course, from your new home at Glan Llyn you're only 16 miles from the capital. It means that for a days shopping in St David's Centre, attending a game at the Principality Stadium or a night out in Mermaid Quay, you've never got far to go.

For a more relaxing weekend getaway, the nearby Celtic Manor Resort is home to three championship golf courses, along with a 5-star hotel, health club and spa. The resort was host to the 2010 Ryder Cup - the only time the event has been held in Wales.



Newport Wetlands

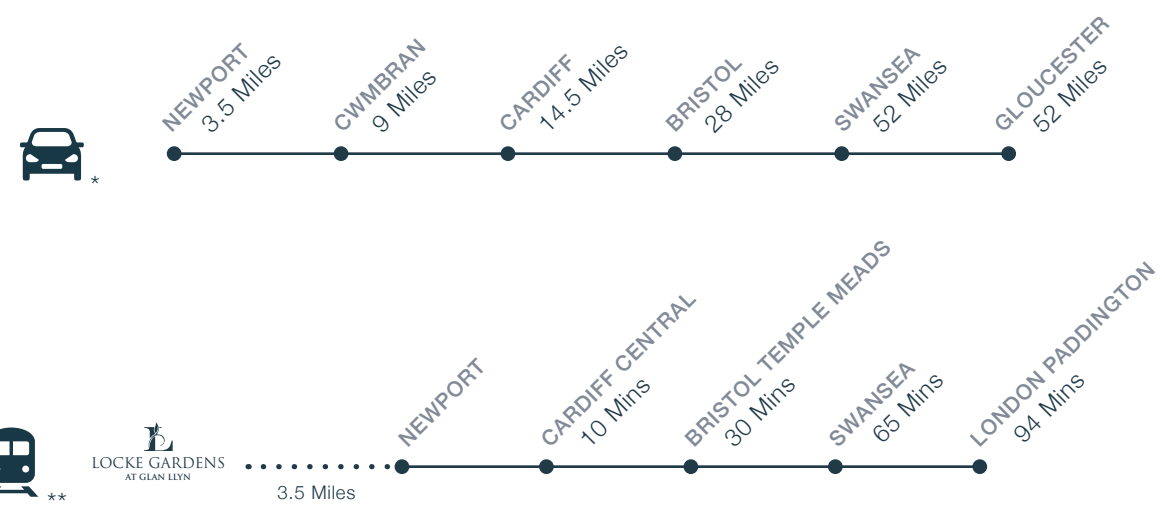


Celtic Manor Resort



IDEALLY LOCATED

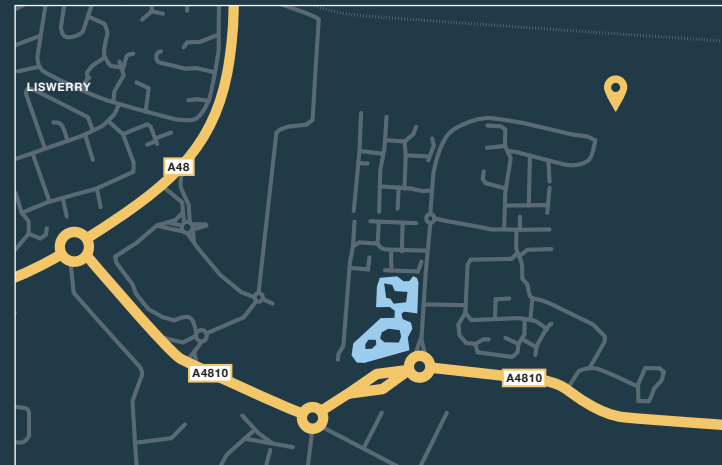
Locke Gardens is easily accessible by road and rail, with both the M4 and Newport railway station just 3.5 miles away. For both business and for leisure, you'll find yourself in a location that makes it easy to travel around South Wales and the South West of England.



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

FROM THE WEST

Exit the M4 at Junction 28, for Newport/Casnewydd/Risca/Brynmawr/A467. Keep right, before joining the A48. Continue along the A48 for four miles, passing over the River Usk, before reaching the Leeway Roundabout. From the roundabout take the second exit onto the A4810 Queensway Meadows. Take the first exit from the next two roundabouts, following signs for Glan Llyn until reaching Baldwin Drive. Continue along Baldwin Drive, going straight on at the roundabout and follow the road as it swings round to the right. Locke Gardens will be situated on your left.



FROM THE EAST

Exit the M4 at Junction 23a, and from the roundabout take the first exit onto the A4810. Continue for five miles, following signs for Glan Llyn. Take the second exit from the roundabout onto Baldwin Drive. Continue along Baldwin Drive, going straight on at the roundabout and follow the road as it swings round to the right. Locke Gardens will be situated 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 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

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. 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). Locke Gardens 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.




LOCKE GARDENS
AT GLAN LLYN

THE
DEVELOPMENT



LOCKE GARDENS
AT GLAN LLYN





LOCKE GARDENS AT GLAN LLYN



- GAINSBOROUGH**
2 bedroom home
- LAMBOURNE**
3 bedroom home
- LANSDOWN**
3 bedroom home
- MAYLAND**
3 bedroom home
- LEASIDE**
3 bedroom home
- MILFORD**
3 bedroom home
- OMBERSLEY**
4 bedroom home
- REDBOURNE**
4 bedroom home
- ROSEBERRY**
4 bedroom home
- RICHMOND**
4 bedroom home
- AFFORDABLE HOMES
FOR SHARED OWNERSHIP
WITH POBL**
- AFFORDABLE HOMES
FOR RENT WITH POBL**

FUTURE
DEVELOPMENT



FUTURE
LOVELL
DEVELOPMENT

FUTURE
DEVELOPMENT



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.



GAINSBOROUGH

2 bedroom home



LOCKE GARDENS
AT GLAN LLYN

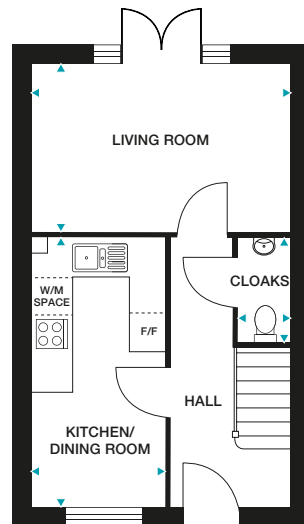


GAINSBOROUGH

2 bedroom home

663ft²

Plots 26, 27, 28, 29, 58, 59, 108, 116, 130, 131, 133,
134, 193, 194, 195, 224, 225, 226, 227 and 228

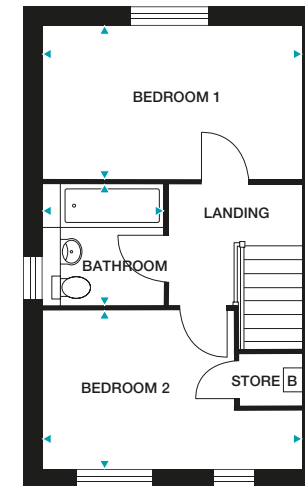


GROUND FLOOR

Kitchen/Dining Room 2260mm x 4459mm (max) 7'5" x 14'7" (max)

Living Room 4285mm x 2800mm 14'0" x 9'2"

Cloaks 897mm x 1800mm (max) 2'11" x 5'10" (max)



FIRST FLOOR

Bedroom 1 4285mm x 2540mm 14'0" x 8'4"

Bedroom 2 4285mm x 2627mm (max) 14'0" x 8'7" (max)

Bathroom 2073mm x 2030mm (max) 6'9" x 6'7" (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.

LOVELL
HOMES

LAMBOURNE
3 bedroom home


LOCKE GARDENS
AT GLAN LLYN

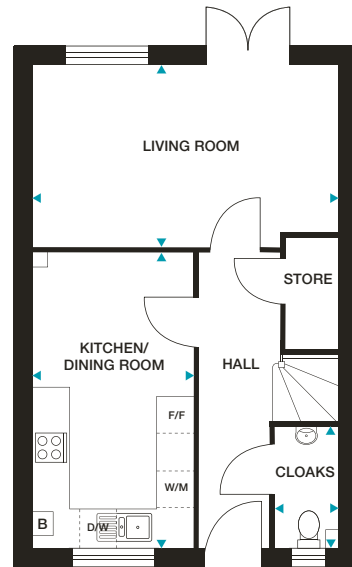


LAMBOURNE

3 bedroom home

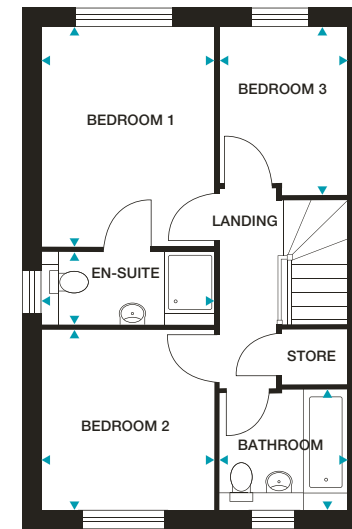
859ft²

Plots 7, 14, 54, 55, 57, 83, 93, 127, 138 and 206



GROUND FLOOR

- Kitchen/Dining Room** 2688mm x 4885mm (max) 8'9" x 16'0" (max)
- Living Room** 5073mm x 3050mm (max) 16'7" x 10'0" (max)
- Cloaks** 1072mm x 2010mm (max) 3'6" x 6'7" (max)



FIRST FLOOR

- Bedroom 1** 2863mm x 3647mm 9'4" x 11'11"
- En-suite** 2863mm x 1245mm (max) 9'4" x 4'1" (max)
- Bedroom 2** 2863mm x 2980mm 9'4" x 9'9"
- Bedroom 3** 2147mm x 2804mm (max) 7'0" x 9'2" (max)
- Bathroom** 2147mm x 2010mm (max) 7'0" x 6'7" (max)

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LANSDOWN
3 bedroom home


LOCKE GARDENS
AT GLAN LLYN

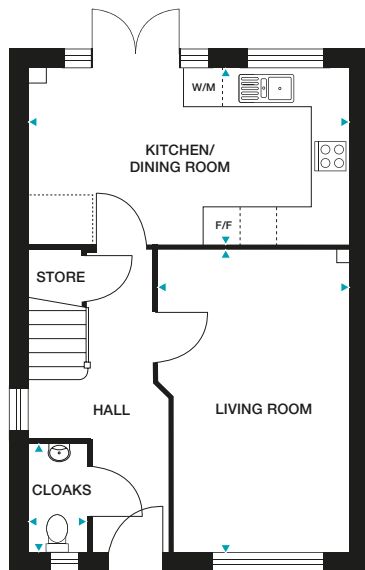


LANSDOWN

3 bedroom home

897ft²

Plots 4, 15, 16, 20, 56, 89, 107, 120, 121, 123, 142,
149, 152, 157, 164, 166, 205, 207, 209, 214 and 229

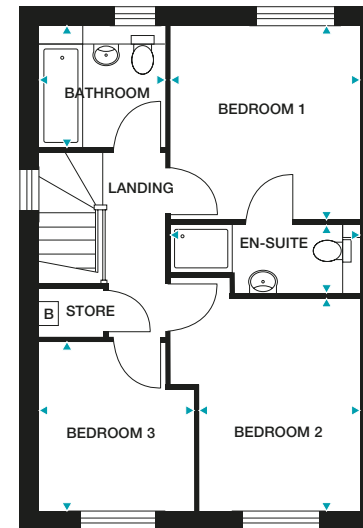


GROUND FLOOR

Kitchen/Dining Room 5298mm x 2912mm (max) 17'4" x 9'6" (max)

Living Room 3186mm x 5023mm (max) 10'5" x 16'5" (max)

Cloaks 950mm x 1800mm (max) 3'1" x 5'10" (max)



FIRST FLOOR

Bedroom 1 3125mm x 3221mm 10'3" x 10'6"

En-suite 3125mm x 1151mm (max) 10'3" x 3'9" (max)

Bedroom 2 2660mm x 3500mm 8'8" x 11'5"

Bedroom 3 2575mm x 2778mm (max) 8'5" x 9'1" (max)

Bathroom 2110mm x 2010mm (max) 6'11" x 6'7" (max)

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LOVELL
HOMES

MAYLAND
3 bedroom home


LOCKE GARDENS
AT GLAN LLYN

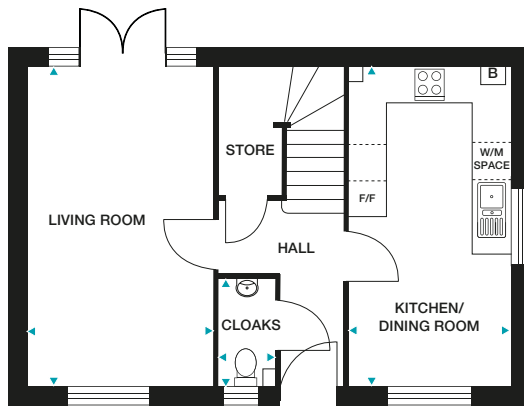


MAYLAND

3 bedroom home

912ft²

Plots 143, 158 and 220

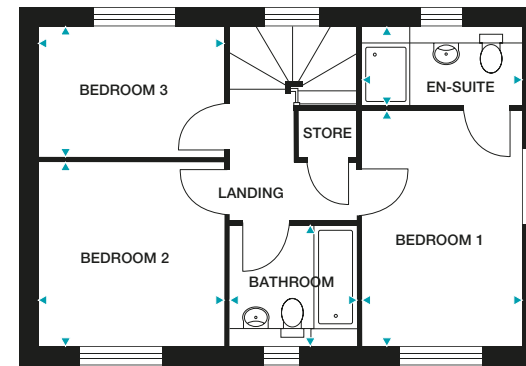


GROUND FLOOR

Kitchen/Dining Room 5298mm x 2676mm (max) 17'4" x 8'9" (max)

Living Room 5298mm x 3097mm 17'4" x 10'1"

Cloaks 1780mm x 949mm (max) 5'10" x 3'1" (max)



FIRST FLOOR

Bedroom 1 3917mm x 2676mm 12'10" x 8'9"

En-suite 1318mm x 2676mm (max) 4'3" x 8'9" (max)

Bedroom 2 3053mm x 3097mm 10'0" x 10'1"

Bedroom 3 2181mm x 3097mm 7'1" x 10'1"

Bathroom 2010mm x 2098mm (max) 6'7" x 6'10" (max)

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LOVELL
HOMES

LEASIDE
3 bedroom home


LOCKE GARDENS
AT GLAN LLYN



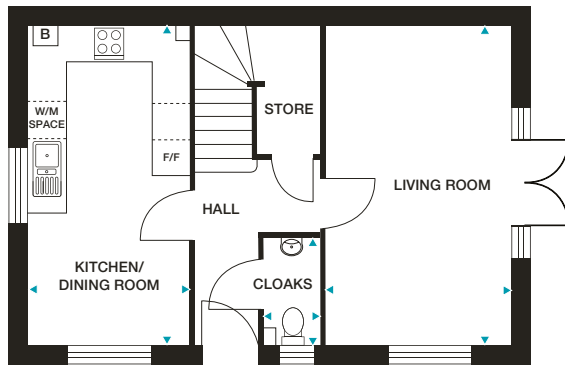
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

LEASIDE

3 bedroom home

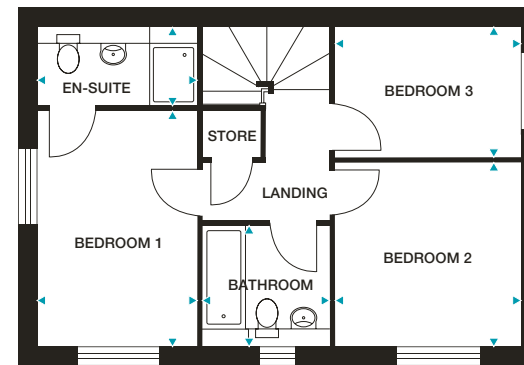
912ft²

Plots 5, 6, 13, 18, 22, 23, 30, 31, 35, 80, 85, 88, 106, 119, 125, 136, 139, 147, 148, 159, 169, 180, 186, 190, 198, 204, 208, 223 and 232



GROUND FLOOR

Kitchen/Dining Room 5298mm x 2676mm (max) 17'4" x 8'9" (max)
Living Room 5298mm x 3097mm 17'4" x 10'1"
Cloaks 1780mm x 949mm (max) 5'10" x 3'1" (max)



FIRST FLOOR

Bedroom 1 3917mm x 2676mm 12'10" x 8'9"
En-suite 1318mm x 2676mm (max) 4'3" x 8'9" (max)
Bedroom 2 3053mm x 3097mm 10'0" x 10'1"
Bedroom 3 2181mm x 3097mm 7'1" x 10'1"
Bathroom 2010mm x 2098mm (max) 6'7" x 6'10" (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.

MILFORD
3 bedroom home


LOCKE GARDENS
AT GLAN LLYN

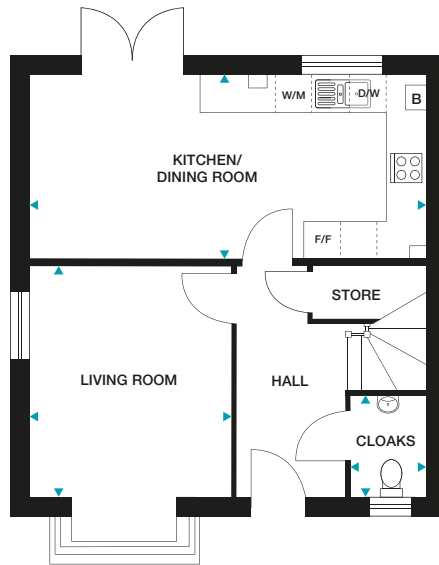


MILFORD

3 bedroom home

980ft²

Plots 3, 11, 17, 19, 34, 122, 146, 156,
165, 173, 177, 189, 213 and 219

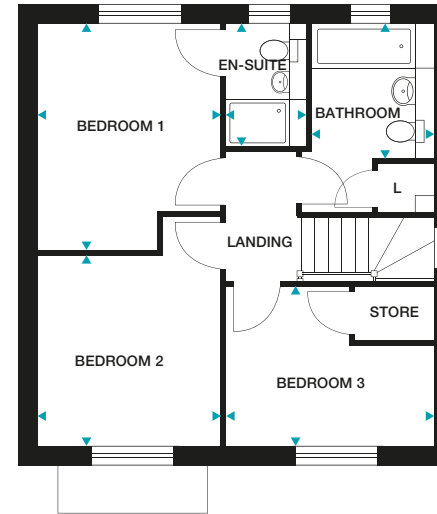


GROUND FLOOR

Kitchen/Dining Room 6535mm x 3070mm (max) 21'5" x 10'0" (max)

Living Room (excl. bay) 3354mm x 3815mm 11'0" x 12'6"

Cloaks 1246mm x 1663mm (max) 4'1" x 5'5" (max)



FIRST FLOOR

Bedroom 1 3070mm x 3737mm (max) 10'0" x 12'3" (max)

En-suite 1330mm x 2035mm (max) 4'4" x 6'8" (max)

Bedroom 2 3070mm x 3185mm 10'0" x 10'5"

Bedroom 3 3403mm x 2661mm (max) 11'2" x 8'8" (max)

Bathroom 2010mm x 2226mm 6'7" x 7'3"

Please note: Side elevation Living Room window to plot 213 only.

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.

LOVELL
HOMES

OMBERSLEY
4 bedroom home



LOCKE GARDENS
AT GLAN LLYN

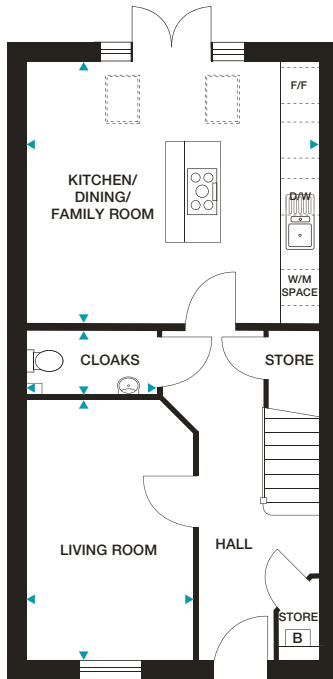


OMBERSLEY

4 bedroom home

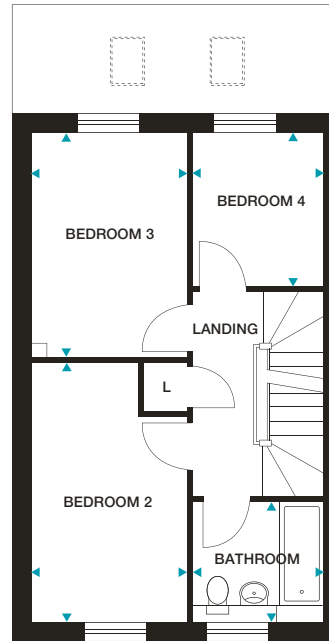
1173ft²

Plots 9, 10, 99, 100, 101, 102, 103, 104, 150, 151, 171, 172, 187 and 188



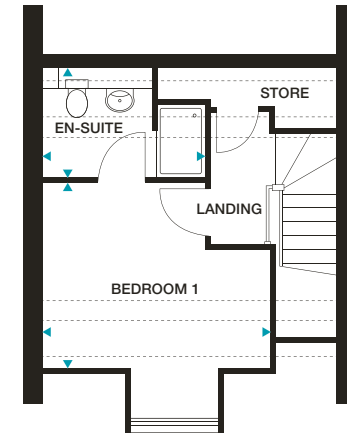
GROUND FLOOR

Kitchen/Dining/Family Room
4848mm x 4352mm (max) 15'10" x 14'3" (max)
Living Room 2787mm x 4332mm (max) 9'1" x 14'2" (max)
Cloaks 2186mm x 1091mm (max) 7'2" x 3'7" (max)



FIRST FLOOR

Bedroom 2 2619mm x 4309mm (max) 8'7" x 14'1" (max)
Bedroom 3 2620mm x 3738mm (max) 8'7" x 12'3" (max)
Bedroom 4 2165mm x 2572mm 7'1" x 8'5"
Bathroom 2165mm x 2007mm (max) 7'1" x 6'7" (max)



SECOND FLOOR

Bedroom 1 3774mm x 3100mm 12'4" x 10'2"
En-suite 2700mm x 1825mm (max) 8'10" x 5'11" (max)

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**LOVELL
HOMES**

REDBOURNE
4 bedroom home


LOCKE GARDENS
AT GLAN LLYN

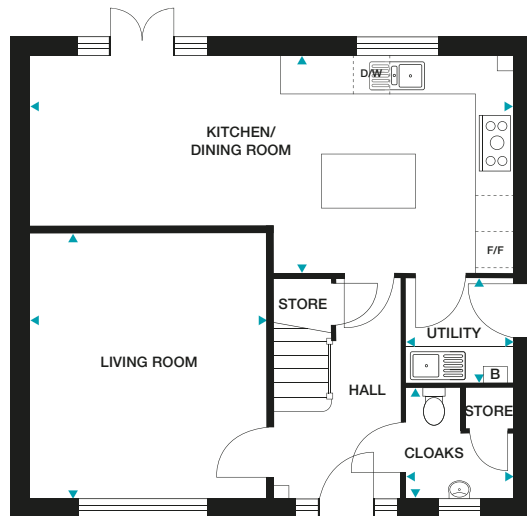


REDBOURNE

4 bedroom home

1243ft²

Plots 1, 21, 84, 105, 170, 181, 183, 184, 215, 216 and 218



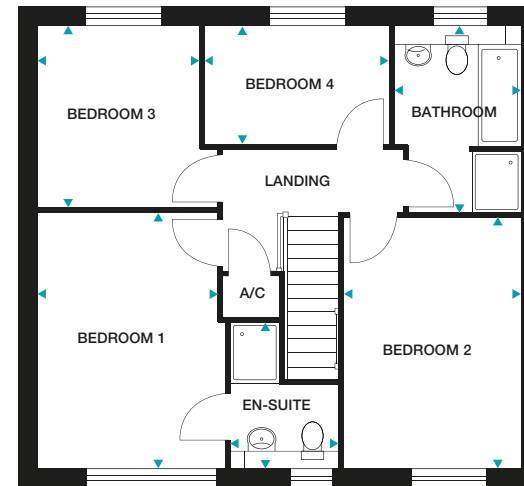
GROUND FLOOR

Kitchen/Dining Room 7998mm x 3590mm (max) 26'2" x 11'9" (max)

Living Room 3944mm x 4404mm 12'11" x 14'5"

Utility 1790mm x 1769mm (max) 5'10" x 5'9" (max)

Cloaks 1790mm x 1838mm (max) 5'10" x 6'0" (max)



FIRST FLOOR

Bedroom 1 3098mm x 4241mm (max) 10'2" x 13'11" (max)

En-suite 1823mm x 2425mm (max) 5'11" x 7'11" (max)

Bedroom 2 2951mm x 4157mm 9'8" x 13'7"

Bedroom 3 2680mm x 3019mm 8'9" x 9'10"

Bedroom 4 3062mm x 1976mm 10'0" x 6'5"

Bathroom 2130mm x 3103mm (max) 6'11" x 10'2" (max)

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LOVELL
HOMES

ROSEBERRY
4 bedroom home



LOCKE GARDENS
AT GLAN LLYN

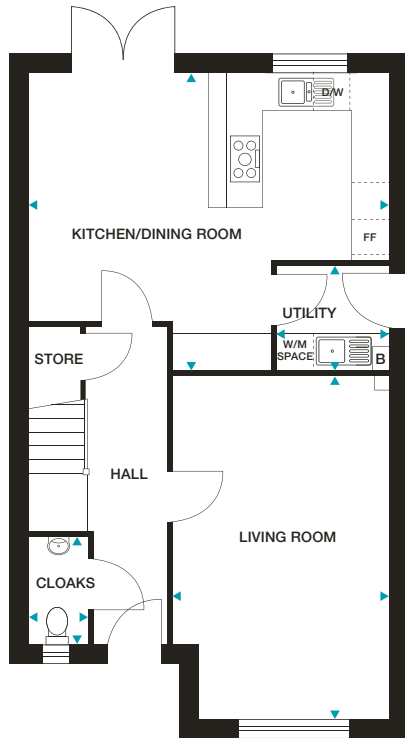


ROSEBERRY

4 bedroom home

1282ft²

Plots 2, 8, 12, 137, 145, 153, 155, 182,
185, 210, 217, 230 and 231



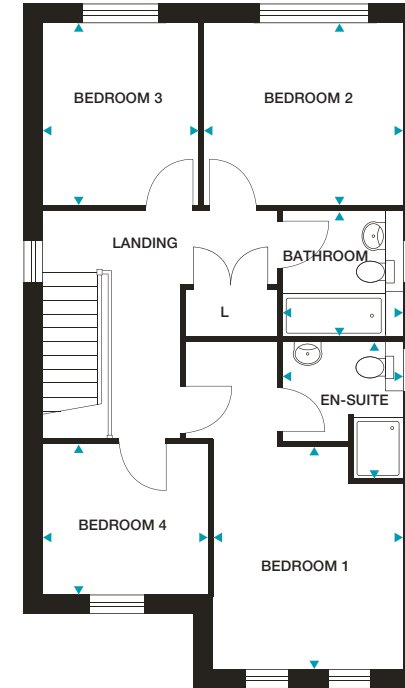
GROUND FLOOR

Kitchen/Dining Room 5972mm x 4945mm (max) 19'7" x 16'2" (max)

Living Room 3598mm x 5680mm (max) 11'9" x 18'7" (max)

Utility 1874mm x 1758mm (max) 6'1" x 5'9" (max)

Cloaks 1000mm x 1800mm (max) 3'3" x 5'10" (max)



FIRST FLOOR

Bedroom 1 3160mm x 3614mm 10'4" x 11'10"

En-suite 2010mm x 2364mm (max) 6'7" x 7'9" (max)

Bedroom 2 3310mm x 3035mm 10'10" x 9'11"

Bedroom 3 2599mm x 3035mm 8'6" x 9'11"

Bedroom 4 2759mm x 2491mm 9'0" x 8'2"

Bathroom 2010mm x 2100mm (max) 6'7" x 6'10" (max)

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RICHMOND
4 bedroom home


LOCKE GARDENS
AT GLAN LLYN

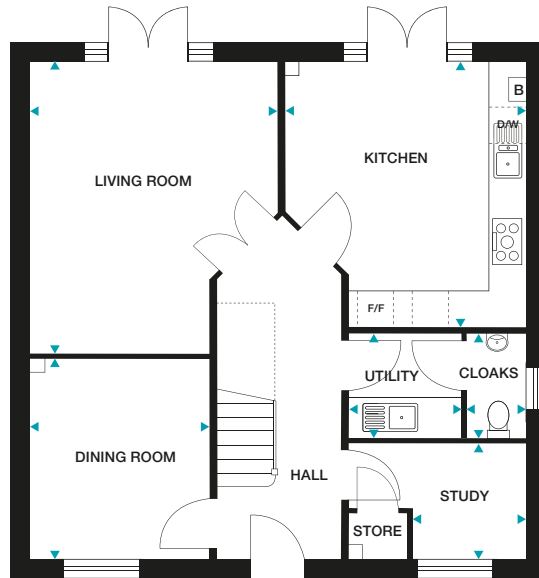


RICHMOND

4 bedroom home

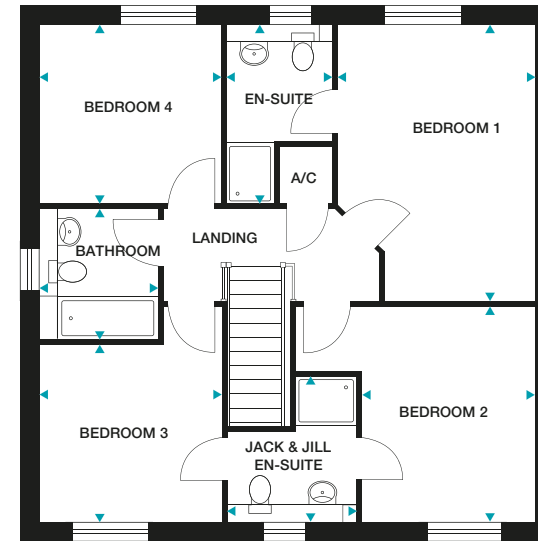
1437ft²

Plots 32, 33, 140, 141, 144 and 154



GROUND FLOOR

- Kitchen** 4009mm x 4400mm (max) 13'1" x 14'5" (max)
- Living Room** 4114mm x 4850mm (max) 13'6" x 15'10" (max)
- Dining Room** 3006mm x 3310mm (max) 9'10" x 10'10" (max)
- Study** 1913mm x 1917mm 6'3" x 6'3"
- Utility** 1897mm x 1780mm (max) 6'2" x 5'10" (max)
- Cloaks** 990mm x 1780mm (max) 3'3" x 5'10" (max)



FIRST FLOOR

- Bedroom 1** 3285mm x 4590mm (max) 10'9" x 15'0" (max)
- En-suite** 1759mm x 2980mm (max) 5'9" x 9'9" (max)
- Bedroom 2** 2888mm x 3570mm 9'5" x 11'8"
- Bedroom 3** 3053mm x 2937mm 10'0" x 9'7"
- Jack & Jill En-suite** 2156mm x 2427mm (max) 7'0" x 7'11" (max)
- Bedroom 4** 3053mm x 2980mm 10'0" x 9'9"
- Bathroom** 2010mm x 2180mm (max) 6'7" x 7'1" (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.

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THE SPECIFICATION



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SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • Combi-boiler/cylinders central heating system
- Symphony kitchen with soft closers to cupboards & drawers • Laminate Worktop with upstands • Fan assisted oven in brushed steel
 - Gas hob with cooker hood • Stainless steel splashback • 1 ½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
 - Chrome downlighters to kitchen** • Plumbing for washing machine
- White Ideal Standard sanitaryware • Porcelanosa wall tiles* to bathrooms, cloakrooms and en-suites**
 - Mira taps & fittings
 - Low maintenance GRP fibre colour grained front door • UPVC rear door
 - UPVC double-glazed windows and French doors** • White gloss internal doors
 - Chrome internal ironmongery • White sockets & switches, TV & BT sockets
 - Chrome downlighters** • Media plate to lounge • Chrome door bell
- White emulsion walls and ceilings • White gloss to woodwork • Mains-operated smoke detectors to all floors
- Timber 1800mm fence on timber posts*** • Paving slabs to patio area*** • Turf to front and rear gardens***
 - PIR activation external light to front door

* Choice of tiles subject to build stage

** Please check with Sales Executive for details of specific housetype

*** Refer to landscaping and boundary treatment plan





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