

LOVELL
HOMES

PRESENTS



WENSUM GRANGE
FAKENHAM

WELCOME TO



WENSUM GRANGE
FAKENHAM

Wensum Grange is a stylish selection of 2, 3 & 4 bedroom homes situated in the historic town of Fakenham. Brimming with charm and style in a convenient and beautiful location, Wensum Grange is the perfect place to call 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.



Station Fields showhome interior



Station Fields showhome interior



Heath Farm 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.





SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Station Fields showhome 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.



WENSUM GRANGE
FAKENHAM



LIFE AT WENSUM GRANGE

Fakenham has been a market town since 1250 and indeed the location of its market has barely changed since that time. It is the largest town in North Norfolk and as a place to live its reputation has burgeoned, having recently been voted the 7th best to live in the Britain Quality of Life Survey.

And it's easy to see why. Fakenham's skyline is dominated by its fourteenth century parish church, and a leisurely walk around its charming streets – with an eclectic mix of shops and eateries – will take you to the historic marketplace. Look closely and you'll see printing locks, a lasting reminder of the town's printing industry heritage.

Just 10 miles from the beautiful North Norfolk coast, a stone's throw from the River Wensum and surrounded by beautiful countryside, Wensum Grange offers the ideal living location. A real gem of the area is Fakenham Racecourse, offering the ideal day out to immerse yourself in 110 years of racing history, or spend some time at the breath taking surrounding golf course. For growing families, education is particularly well served via seven schools and colleges within three miles including infants & nursery, juniors & Fakenham Academy, Norfolk.



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Fakenham Racecourse

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Millers Walk Shopping Centre



Fakenham Golf Course

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PLACES TO SEE,
LOCATIONS TO EXPLORE

Wensum Grange isn't short of illustrious neighbours with the Queen's 600 acre retreat, the Royal Sandringham Estate, positioned west of Fakenham in the Norfolk Coast Area of Outstanding Natural Beauty.

Another local highlight is Holkham Hall - A Palladian style mansion built between 1734 and 1764. The beautifully landscaped park and lake, farming exhibition, gallery, cafés and shops make this a very popular tourist destination on the North Norfolk coast especially during the summer months, when a visit to Holkham beach is a must.

Norwich has its own international airport when the mood takes you to explore even further afield.



On the doorstep is Pensthorpe Natural Park, a great family day out which has a truly spectacular 300 acres of reserve to explore, packed full of diverse habitats, indoor and outdoor adventure play areas as well as a shop and courtyard cafe.

You're also never far away from the natural beauty and leisure amenities of Wells-next-the-sea, your closest seaside town and the perfect place to relax and explore whatever the weather.





Wensum Grange is well placed for transport. There are local bus services from the town.



* Distances and times taken from Google Maps.

FROM NORWICH / THE SOUTH

From Norwich join the Northern Distributor Rd/A1270 and A1067 Pensthorpe Rd to Fakenham for approximately 25 miles. At the roundabout, turn right and stay on the A1067, then continue until the A148 roundabout. At the roundabout turn left onto the A148. Approximately 1 mile turn left onto Water Moor Lane, then turn left onto Rudham Stile Lane and the development will be on your left.

FROM KING'S LYNN / THE WEST

From King's Lynn follow the A148 and Hardwick Rd to Queen Elizabeth Way/A149 for one and a half miles. Take A148 to Fakenham for approximately 22 miles. At the roundabout take the first exit and stay on the A148. Approximately 1 mile turn right onto Water Moor Lane. Turn left onto Rudham Stile Lane and the development will be on your left.



FROM CROMER / THE EAST

Take the A148 out of Cromer to Fakenham, approximately 22 miles, then turn left onto Water Moor Lane, Fakenham. Turn left onto Rudham Stile Lane and the development will be 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!



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). Borland Walk 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.



WENSUM GRANGE
FAKENHAM

THE DEVELOPMENT



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CGIs are indicative, external finishes and features may vary.



WENSUM GRANGE

FAKENHAM

■ BIN COLLECTION POINT
 ★ SUBJECT TO CLEARANCE OF PLANNING CONDITIONS

- THE HENBURY**
 2 bedroom home
 Plots 2 and 71.
- THE LANSDOWN**
 3 bedroom home
 Plots 12 and 13.
- THE NEWBURY**
 3 bedroom home
 Plots 3, 5, 34, 57 and 70.
- THE NEWBURY A**
 3 bedroom home
 Plots 8, 11 and 35.
- THE OSBOURNE**
 3 bedroom home
 Plots 9 and 10.
- THE SILVERDALE**
 4 bedroom home
 Plots 1, 6, 7, 21, 23, 36 and 69.
- THE RICHMOND**
 4 bedroom home
 Plots 4, 14, 22, 24, 25, 56 and 72.
- CLARION HOUSING**

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 SPECIFICATION



WENSUM GRANGE
FAKENHAM





SPECIFICATION

All housetypes include:

- **10 year NHBC Warranty** • 2 Year emergency cover • Combi-boiler central heating system/cylinders
 - **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 • Integrated dishwasher 3 & 4 bed homes (only)
 - Recessed lighting to the kitchen • Under unit lighting to the kitchen • Plumbing for washing machine
 - **Vinyl flooring** to kitchen
- **White Kohler sanitaryware** • **Porcelanosa wall tiles*** to bathrooms, cloakrooms and en-suites** • Shaver socket to bathroom
 - Vinyl flooring to bathrooms, cloakrooms and en-suites** • **Mira taps & fittings**
 - Chrome towel radiator to bathroom in 3 & 4 bed homes (only) • Chrome towel radiator to en-suites in 4 bed homes (only)
 - Low maintenance GRP fibre colour grained front door and rear door
 - UPVC double-glazed windows and French doors (where specified on plans) • White satin internal doors
 - **Symphony wardrobes** to master bedroom of 4 bed homes
 - Chrome internal ironmongery • White sockets & switches, TV & BT sockets
 - Chrome downlighters (please ask sales executive for details) • Media plate to lounge • Chrome door bell
 - White emulsion walls and ceilings • White satinwood 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 house type *** Refer to landscaping and boundary treatment plan

HENBURY

2 bedroom home



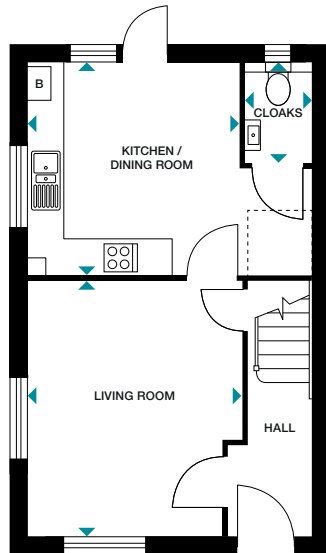
WENSUM GRANGE
FAKENHAM

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HENBURY

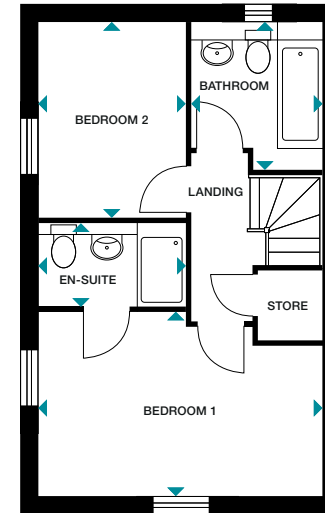
2 bedroom home

Plots 2 and 71



Ground floor

Living Room 3509mm x 4187mm (max) 11'6" x 13'8" (max)
Kitchen/Dining Room 3485mm x 4635mm (max) 11'5" x 15'2" (max)
Cloaks 1056mm x 1627mm 3'5" x 5'4"



First floor

Bedroom 1 4635mm x 3007mm (max) 15'2" x 9'10" (max)
En-suite 2403mm x 1352mm 7'10" x 4'5" (max)
Bedroom 2 2403mm x 3198mm 7'10" x 10'5"
Bathroom 2119mm x 2406mm (max) 6'11" x 7'10" (max)

Please note: Plot 2 is handed.

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LANSDOWN
3 bedroom home



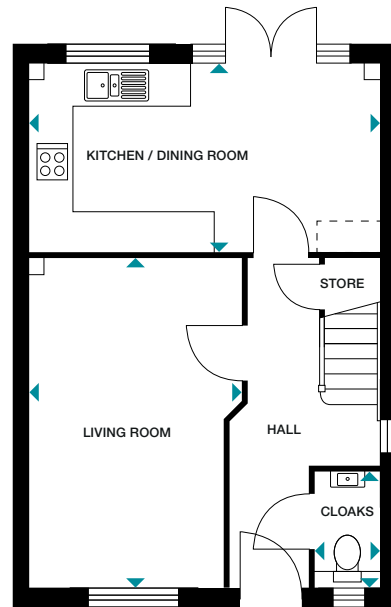
WENSUM GRANGE
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LANSDOWN

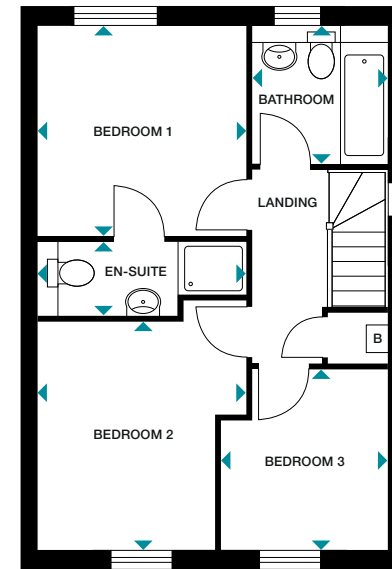
3 bedroom home

Plots 12 and 13



Ground floor

Living Room 3182mm x 4962mm (max) 10'5" x 16'3" (max)
Kitchen/Dining Room 5262mm x 2822mm 17'3" x 9'3"
Cloaks 1723mm x 954mm 5'7" x 3'1"



First floor

Bedroom 1 3131mm x 3152mm 10'3" x 10'4"
En-suite 3143mm x 1096mm (max) 10'3" x 3'7" (max)
Bedroom 2 3131mm x 3422mm (max) 10'3" x 11'2" (max)
Bedroom 3 2493mm x 2701mm (max) 8'2" x 8'10" (max)
Bathroom 2017mm x 2052mm (max) 6'7" x 6'8" (max)

Please note: Plot 12 is handed.

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HOMES

NEWBURY
3 bedroom home



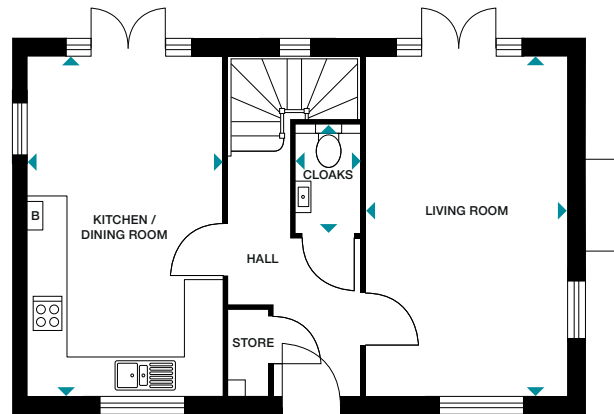
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NEWBURY

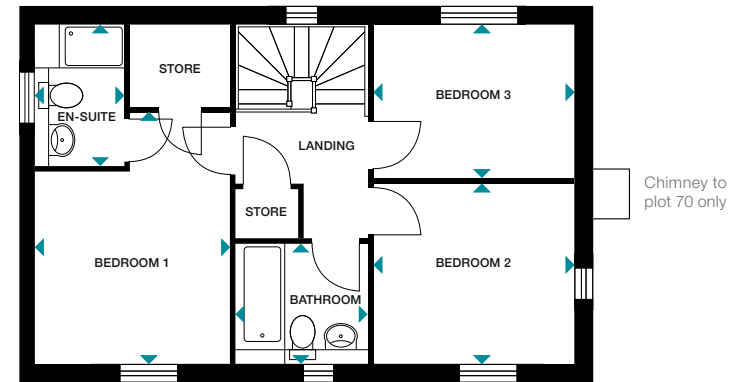
3 bedroom home

Plots 3, 5, 34, 57 and 70



Ground floor

Living Room 3200mm x 5423mm 10'6" x 17'9"
Kitchen/Dining Room 3039mm x 5423mm (max) 9'11" x 17'9" (max)
Cloaks 1025mm x 1725mm 3'4" x 5'7"



First floor

Bedroom 1 3038mm x 4021mm (max) 9'11" x 13'2" (max)
En-suite 1336mm x 2243mm 4'4" x 7'4" (max)
Bedroom 2 3201mm x 2876mm 10'6" x 9'5"
Bedroom 3 3201mm x 2433mm 10'6" x 7'11"
Bathroom 2112mm x 1900mm 6'11" x 6'2" (max)

Please note: No side window to plot 3 & 70 Dining Room or En-suite. Chimney to plot 70 Living Room only. Boiler position to plots 3 & 70 at front of Kitchen.

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NEWBURY A
3 bedroom home



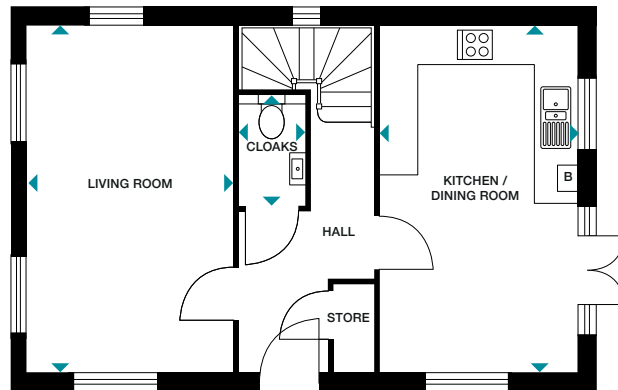
WENSUM GRANGE
FAKENHAM

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NEWBURY A

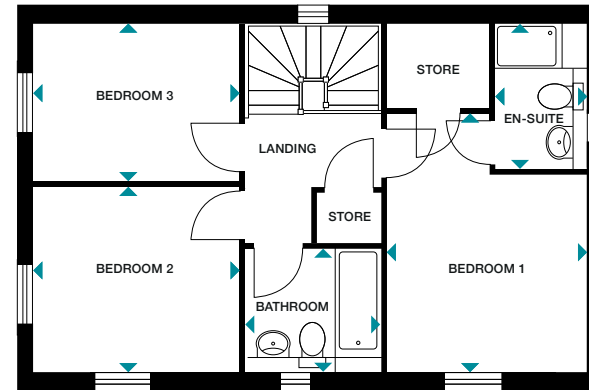
3 bedroom home

Plots 8, 11 and 35



Ground floor

Living Room 3200mm x 5423mm 10'6" x 17'9"
Kitchen/Dining Room 3039mm x 5423mm (max) 9'11" x 17'9" (max)
Cloaks 1025mm x 1725mm 3'4" x 5'7"



First floor

Bedroom 1 3038mm x 4021mm (max) 9'11" x 13'2" (max)
En-suite 1336mm x 2243mm 4'4" x 7'4" (max)
Bedroom 2 3201mm x 2876mm 10'6" x 9'5"
Bedroom 3 3201mm x 2443mm 10'6" x 8'0"
Bathroom 2112mm x 1900mm 6'11" x 6'2" (max)

Please note: Plot 11 is handed.

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OSBOURNE
3 bedroom home



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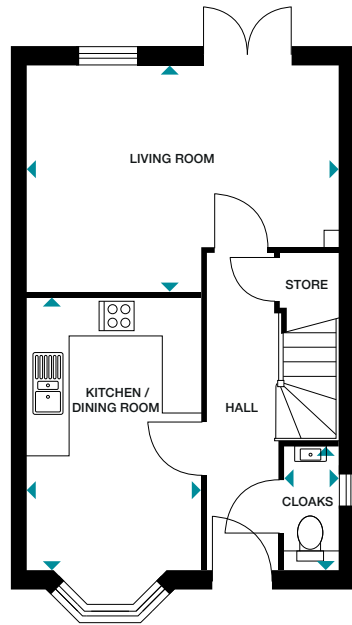


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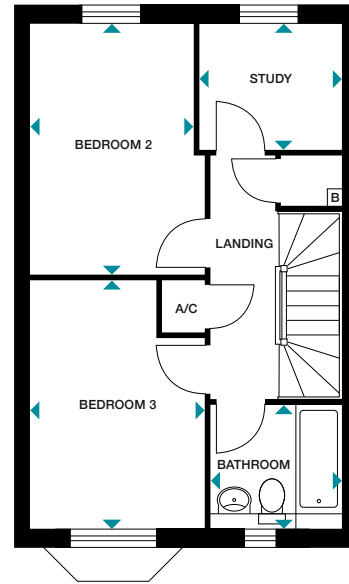
OSBOURNE

3 bedroom home

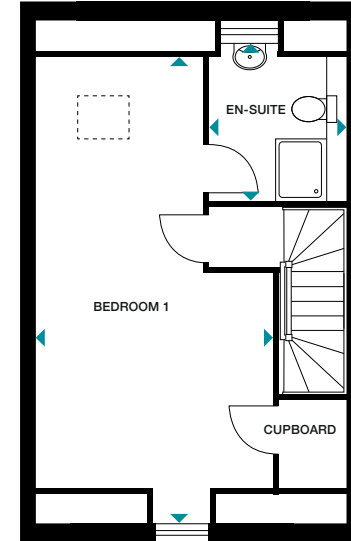
Plots 9 and 10



Ground floor



First floor



Second floor

Living Room 4852mm x 3527mm (max) 15'11" x 11'6" (max)
Kitchen/Dining Room 2701mm x 4252mm (max) 8'10" x 13'11" (max)
Cloaks 823mm x 1913mm 2'8" x 6'3"

Bedroom 2 2530mm x 3912mm (max) 8'3" x 12'10"
Bedroom 3 2705mm x 3873mm (max) 8'10" x 12'8" (max)
Study 2209mm x 1947mm 7'3" x 6'4"
Bathroom 2033mm x 1913mm 6'8" x 6'3" (max)

Bedroom 1 3766mm x 7006mm (max) 12'4" x 22'11" (max)
En-suite 2084mm x 2499mm (into dormer) 6'10" x 8'2" (max)

Please note: Plot 9 is handed.

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SILVERDALE
4 bedroom home



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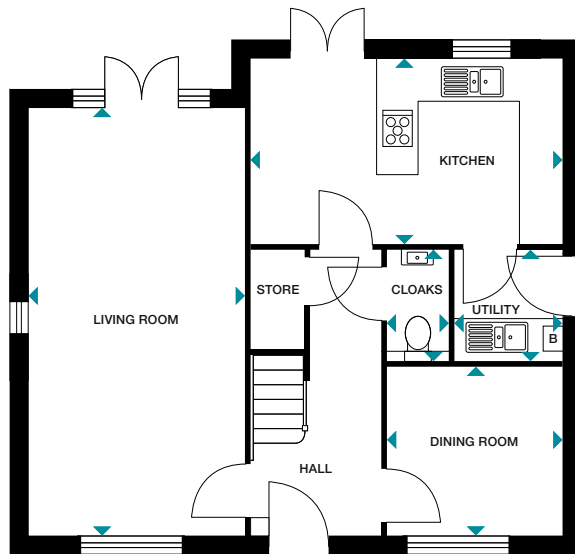


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SILVERDALE

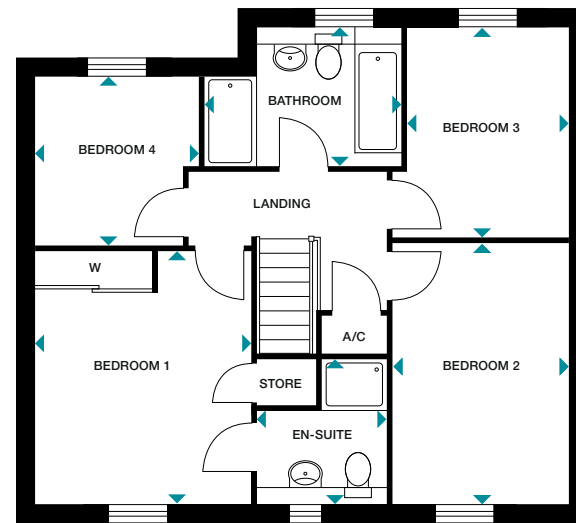
4 bedroom home

Plots 1, 6, 7, 21, 23, 36 and 69



Ground floor

Living Room 3362mm x 6682mm 11'0" x 21'11"
Kitchen 4860mm x 2880mm 15'11" x 9'5" (max)
Dining Room 2623mm x 2727mm 8'7" x 8'11"
Utility 1663mm x 1728mm 5'8" x 5'5" (max)
Cloaks 950mm x 1728mm (max) 3'1" x 5'8" (max)



First floor

Bedroom 1 3362mm x 3946mm 11'0" x 12'11" (max)
En-suite 2248mm x 2022mm (max) 7'4" x 6'7" (max)
Bedroom 2 2738mm x 4073mm 8'11" x 13'4"
Bedroom 3 2510mm x 3272mm (max) 8'2" x 10'8"
Bedroom 4 2537mm x 2622mm (max) 8'3" x 8'7" (max)
Bathroom 3074mm x 2149mm (max) 10'1" x 7'0" (max)

Please note: Plot 23 is handed. No side window to plot 6 Living Room. Large window to Plot 7 & 69 Living Room side elevation.
Chimney and small window to plot 21 Living Room.

Dimensions stated are +/- 25mm (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.

RICHMOND
4 bedroom home



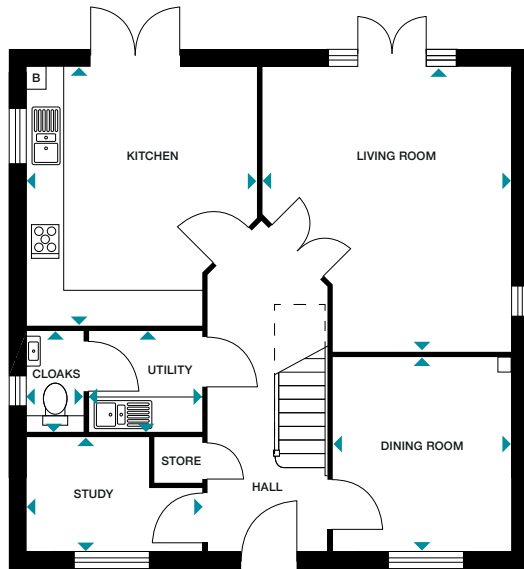
WENSUM GRANGE
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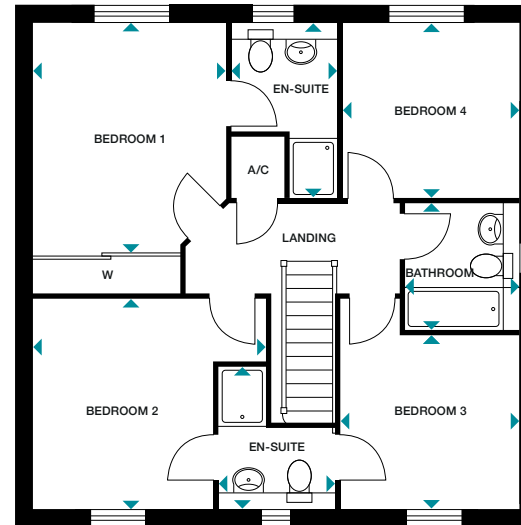
RICHMOND

4 bedroom home

Plots 4, 14, 22, 24, 25, 56 and 72



Ground floor



First floor

- Living Room** 4160mm x 4774mm (max) 13'7" x 15'8" (max)
- Kitchen** 3849mm x 4333mm (max) 12'7" x 14'2" (max)
- Dining Room** 2973mm x 3236mm 9'9" x 10'7"
- Utility** 1885mm x 1675mm 6'2" x 5'5" (max)
- Study** 2923mm x 1888mm (max) 9'7" x 6'2" (max)
- Cloaks** 924mm x 1675mm 3'0" x 5'5" (max)

- Bedroom 1** 3209mm x 4512mm (max) 10'6" x 14'9" (max)
- En-suite** 1749mm x 2906mm (max) 5'8" x 9'6" (max)
- Bedroom 2** 3878mm x 3498mm (max) 12'8" x 11'5" (max)
- Bedroom 3** 2973mm x 2885mm (max) 9'9" x 9'5"
- Jack & Jill En-suite** 1932mm x 2355mm (max) 6'4" x 7'8" (max)
- Bedroom 4** 2936mm x 2905mm 9'7" x 9'6"
- Bathroom** 1887mm x 2104mm 6'2" x 6'10" (max)

Please note: No side window in Living Room to Plots 14 & 56. Small side window to plots 22, 24 and 25 Living Room only. Plots 22, 24, 25 and 72 are handed.

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WENSUM GRANGE
FAKENHAM

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