

LOVELL  
HOMES

PRESENTS



## WELCOME TO



Just four miles inland from the pristine shores of the illustrious North Norfolk coastline lies Park View, in the idyllic Georgian market town of Holt.

Adjacent to the breathtaking expanses of Holt Country Park, Park View offers homeowners the unique opportunity to immerse themselves in the natural beauty of their surroundings, with the picturesque woodland and captivating trails just moments from their doorstep.

The exquisite collection of 2, 3 & 4 bedroom homes and 2 bedroom bungalows epitomises both elegance and functionality. Whether you're a dynamic young professional, a blossoming family, or seeking the perfect abode for your next life chapter, Park View offers a stylish selection of homes to meet every need.

Embracing the ethos of sustainability and sophistication, each home boasts Fibre Broadband as a standard feature, ensuring seamless connectivity for modern lifestyles. Each ground floor has Underfloor Heating, allowing for the even distribution of heat in an energy-efficient manner. Moreover, the incorporation of Air Source Heat Pumps showcases a commitment to environmental responsibility, providing an eco-conscious alternative to conventional gas boiler systems.





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. 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.**



Briarswood showhome interior





**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 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 PARK VIEW

Nestled amidst the picturesque landscapes of North Norfolk, the quaint market town of Holt, with its cobbled streets and historic buildings, offers a delightful escape for residents and visitors alike. Whether you're drawn to its vibrant arts scene, its rich heritage, or its proximity to natural wonders, living at Park View promises a wealth of enriching experiences.

Holt's bustling high street is a treasure trove of independent boutiques, galleries, and antique shops, along with the renowned Bakers & Larners department store which has been a focal point of the town for over 250 years. Here, you can immerse yourself in a world of unique treasures, from artisanal crafts to gourmet delicacies. Nearby, the historic Byfords offers a charming blend of café culture and boutique accommodation, inviting you to indulge in delicious homemade treats and other tempting delights.

Gresham's School, a prestigious educational institution, adds to the town's cultural allure. Founded in 1555, the school boasts a rich history and a commitment to academic excellence, making it a cornerstone of the local community.

Nature enthusiasts will find solace in the tranquil surroundings of Holt Country Park, a picturesque oasis immediately to the south of Park View. Meander along scenic trails, through woodlands and heathlands, and immerse yourself in the sights and sounds of the Norfolk countryside. Holt is also a gateway to the Norfolk Coast Area of Outstanding Natural Beauty, where sweeping vistas and pristine beaches await exploration.

Indulge your senses with a visit to one of Holt's charming tearooms or cafes, where you can savour delicious homemade treats and locally sourced fare. From traditional cream teas to gourmet delights, Holt's culinary scene is a reflection of its commitment to quality and authenticity.

Holt is also home to the North Norfolk Railway, affectionately known as the Poppy Line, with a station conveniently located in the heart of town. Step aboard a vintage steam train and embark on a nostalgic journey through the stunning Norfolk countryside, passing picturesque villages and scenic landscapes along the way.





Byfords



Hetty's House Tea Room



Hoppers Yard



## PLACES TO SEE, LOCATIONS TO EXPLORE



Blakeney Point



Walsingham Abbey

Venture beyond Holt's borders to discover the hidden gems of North Norfolk. Just a five mile drive away lies the picturesque village of Blakeney, renowned for its stunning coastal scenery and thriving wildlife. Embark on a boat trip to Blakeney Point, home to a colony of seals, or explore the quaint streets lined with flint cottages and artisanal shops.

For a taste of history and culture, head to nearby Walsingham, a medieval pilgrimage site steeped in legend and tradition. Visit the Shrine of Our Lady of Walsingham, a place of pilgrimage for centuries, and explore the beautiful village with its charming tearooms and ancient abbey ruins.

Explore the coastal town of Cromer, famous for its historic pier and delicious seafood. Take a stroll along the promenade, sample freshly caught fish and chips, or visit the Cromer Museum to learn about the town's maritime heritage.

The Norfolk Broads beckon with their network of serene waterways and abundant wildlife. Rent a boat or join a guided tour to explore this unique landscape, where you can spot rare birds, cruise past windmills, and soak up the tranquility of the countryside.

In Holt and its surrounding areas, every corner reveals a new delight, whether it's a hidden tearoom, a scenic walking trail, or a charming coastal village. With a home at Park View you can immerse yourself in the timeless beauty and enchanting allure of North Norfolk – where every moment is an opportunity for discovery and wonder.



Cromer Promenade and Pier



Norfolk Broads



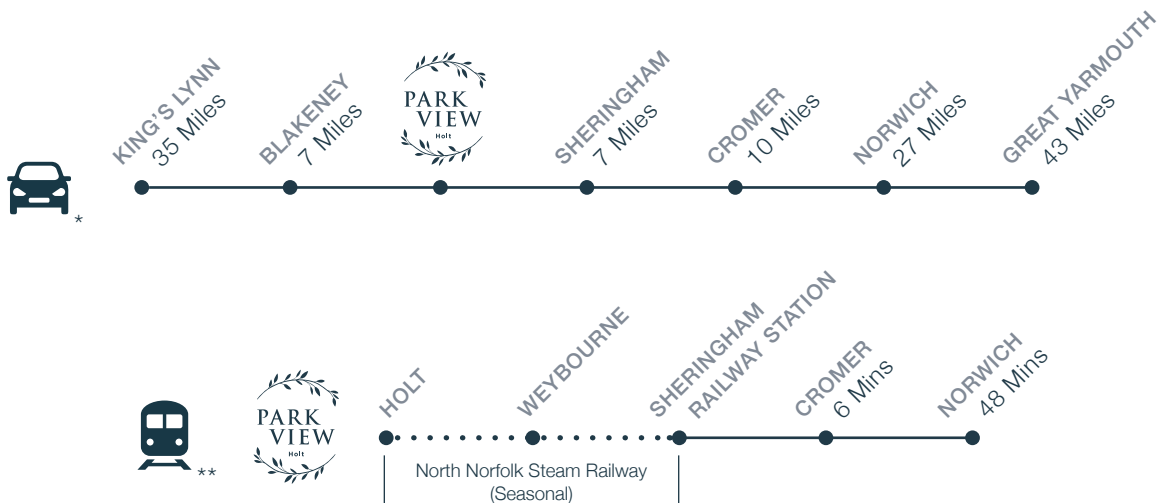


## IDEALLY LOCATED

Perfectly situated for travel on the A148, Park View is handily placed for exploring North Norfolk, with the seaside towns of Sheringham and Cromer less than 10 miles away. Alternatively, you can discover some of the county's most stunning scenery via the North Norfolk Railway, before changing at Sheringham for a mainline service to Norwich.



North Norfolk Steam Railway



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

## FROM CROMER / THE EAST

Head West along the A148, following signs for Holt/King's Lynn. Upon reaching Holt, take the first exit at the roundabout onto Nightjar Road. At the end of the road, turn right onto Hempstead Road. After a quarter of a mile, turn left onto Charles Road and then take the second left onto Beresford Road. Park View will be located at the end of the road.



## FROM FAKENHAM/THE WEST

Head East along with A148, following signs for Cromer. Upon reaching Holt take the first exit at the roundabout before turning right onto Hempstead Road. After a quarter of a mile, turn right onto Charles Road and then take the second left onto Beresford Road. Park View will be located at the end of the road.



# 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

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.






Park View, Beresford Road, Holt, Norfolk, NR25 6UH

T: 01263 200 036



 @lovell\_homes

 /lovellhomes

[lovell.co.uk](http://lovell.co.uk)

**LOVELL**  
HOMES

A **MORGAN SINDALL GROUP** COMPANY