

**LOVELL**  
HOMES

PRESENTS



BRYN CASTELL



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

## A HOME DESIGNED AROUND YOU



At Lovell, we understand that we're not simply building houses, we're creating homes that will be loved and cherished. Places where families come together, and lasting memories are made. This is why great care, consideration and attention to detail goes into each home we create. It allows us to promise you a home that combines space, style and comfort with each room designed around you and your daily needs.

All this means that no matter which home you choose, you can look forward to modern living at its finest. Like a spacious open-plan kitchen filled with high-quality finishes that brings everyone together. Because your home is unique to you, we also provide the option to choose from a range of designer upgrades. These let you add those personal touches that mean so much.

**Ask our Sales Executives for more details on our Inspirations range.**

\* Subject to build stage from our selected range



We have 2 and 3-bedroom homes available at Bryn Castell under the Tai Teg Low- Cost Home Ownership Scheme in North Wales. To be able to apply you must register and be approved by Tai Teg and meet the eligibility criteria for the property. Please visit the Tai teg website

**<https://taiteg.org.uk/en/the-tai-teg-process>**

for more information on eligibility and to complete the on-line application and submit for consideration.



STYLE  
QUALITY  
VALUE

SQV

It's what makes  
our homes unique

The Sycamores  
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

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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

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UNRIVALLED QUALITY

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

V

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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.



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## ENJOY THE BEST OF BOTH WORLDS

Perfectly positioned on the edge of Mold, New Brighton offers the best of both worlds—tranquil countryside living with everything you need close at hand. The village itself has a community centre which holds regular events. There's also a local bowls club to join and you can pop into The Arches Bar, Coffee House & Restaurant, which is part of the Beaumont Park Hotel, a short stroll away.

New Brighton is excellently placed for nearby primary and secondary schools. There's also the exciting development of Mynydd Isa Campus down the road, which will provide a state-of-the-art school that will host 43 nursery-age children, 600 primary pupils and 700 high school students.

Just a mile away is the thriving market town of Mold. Here, you'll find supermarkets and high street names rubbing shoulders with independent shops. There's also the acclaimed street market every Wednesday and Saturday, as well as the indoor market, both of which are not to be missed. Mold is also the place to go for a fantastic mix of cafes, bars and restaurants with something to suit every taste and occasion.

For unforgettable evenings out, look no further than Theatr Clwyd. As the biggest producing theatre in Wales, it boasts two main theatres, a cinema, cafe, bar and art galleries.

Mold also has an award-winning golf club on the other side of town. With its panoramic views and challenging course, it's a must for any avid golfer. And if golf's not your bag, Mold Leisure Centre offers a swimming pool, gym, fitness classes and more. You can also get your skates on at Deeside Ice Rink. It's only 5 miles away.

Finally, you're going to need a new diary for Mold's wide range of events. These include an annual Food and Drink Festival, the biggest carnival in Flintshire and an eclectic mix of music festivals such as Live on the Square, M-Fest and the North Wales Blues and Soul Festival.



Loggerheads Country Park



Daniel Owen Statue



King Street



Red Lion Pub



The Wheel Sculpture



Mold High Street Market



## BEAUTIFUL WELSH COUNTRYSIDE AND COASTLINE AWAITS



View over Mold

Bryn Castell is on the doorstep of The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. This means you have mile after mile of stunning Welsh countryside to discover. Nearby Loggerheads Country Park is home to a wealth of wildlife in a stunning historic setting. Then there's Moel Famau Country Park where you can hike to Moel Famau itself, which, as the highest hill in the Clwydian Range, rewards a 2-hour walk with breathtaking views.

If you prefer your days out a bit more relaxed, try Flint Castle which is the earliest of English-built castles in Wales, as well as its most unusual one. Followed by Greenfield Valley Heritage Park where 70 acres of woodland and 2,000 years of history come together in harmony. It's ideal for family days out, picnics and peaceful bike rides. Another amazing day out can be had at The Hawarden Estate, which is home to a farm shop, baker, deli, pub, explorer trail and yearly event, as well as historic castle, walled gardens and lakes.

Looking for a wilder time? Then you've a choice of not one, but two zoos. First, is Chester Zoo, which is one of the UK's largest, with over 21,000 animals, including elephants, tigers and orangutans. The other is the Welsh Mountain Zoo, which might not be as big, but is truly picturesque as it overlooks Colwyn Bay and the Carneddau mountains in North Wales.

There's also the North Wales coastline to explore. Talacre Beach has miles of wind-swept golden sandy beach, beautiful dunes and the iconic Point of Ayr Lighthouse which dates back to 1776. For a more traditional family seaside trip, there's Prestatyn, Rhyl and Llandudno, with each offering its own unique charm and character. If you'd prefer a city trip, Chester is only 25-minutes by car. Ideal for taking in the many shops, rich history, café culture and seemingly non-stop entertainment.



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# COMMUTING MADE EASY

Whether you're heading near or far, living at Bryn Castell makes travelling a breeze. For starters, Mold town centre is less than 2 miles away for an easy daily commute and local amenities close to home. If you're going further afield, the A494 is right on your doorstep, connecting you quickly to the A55 North Wales Expressway. From here you can go northeast to the M56 and M53 for Chester, Liverpool and Manchester, or northwest to Rhyl, Colwyn Bay and Llandudno. Alternatively, you can head south along the A494 and be in Wrexham before you know it.

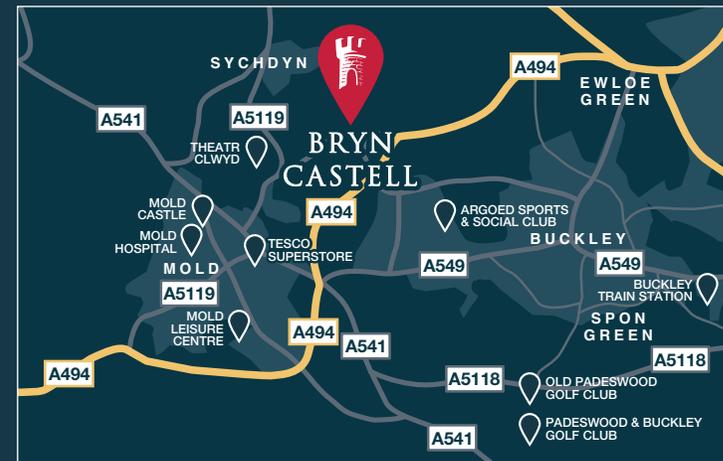


Sat Nav postcode: CH7 6ZA

\* Distances and times taken from Google Maps and National Rail.

## FROM THE EAST

Come off the North Wales Expressway/A55 at junction 33B onto A494, signposted Mold/Yr Wyddgrug. Go straight on the A494 for approximately 9 miles. At the roundabout with a Shell Garage on your right, go straight on to the A5119, signposted 'New Brighton'. At the traffic lights take the first right onto New Brighton Road. Carry on for 1 mile and Bryn Castell is on your right.



## FROM THE WEST

Follow the North Wales Expressway/A55 to Northop Rd/A5119 in Flintshire. Take exit 33, signposted Mold/Yr Wyddgrug Flint/Fflint. At the roundabout take the third exit following signs to Mold/Yr Wyddgrug A5119. Go straight on for 1.9 miles, then as you go through Soughton/Sychdyn turn left onto Pen-Y-Bryn. After 0.2 miles turn right onto New Brighton Road. Follow the road for half a mile and Bryn Castell is 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 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.



## 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). Bryn Castell 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.

THE  
SPECIFICATION



BRYN  
CASTELL

To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors, such as Mira and Symphony to name a few.

10-year NHBC warranty  
Gas central heating

#### **Kitchen**

- Fully fitted Symphony kitchens^
- Stainless steel sink with mixer tap
- Brushed steel oven
- Brushed steel gas hob
- Stainless steel splashback to hob
- Chimney hood
- Integrated fridge freezer
- Integrated dishwasher to 4 & 5 beds only

#### **Cloakroom**

- White contemporary sanitaryware
- Chrome fittings
- Ceramic splash back tiling^

#### **Bathroom**

- White contemporary sanitaryware
- Chrome fittings
- Ceramic wall tiling^
- Chrome towel rail

#### **En-Suite**

- White contemporary sanitaryware
- Chrome fittings
- Mira shower
- Ceramic tiling to shower cubicle^
- Ceramic tiling splashback to wash hand basin^
- Chrome towel rail to 4 & 5 beds only

#### **Decoration**

- White satinwood finish to internal joinery
- White emulsion ceilings and walls
- White finish to internal doors

#### **External Windows and Doors**

- Black front door
- White UPVC double-glazed windows
- White UPVC rear door and French doors

#### **External Finishes**

- Turf and planting to front garden\*
- Timber fencing to rear boundaries\*
- Paved patio area to rear\*
- Outside tap to rear of property to 4 & 5 beds only
- Solar PV panels, quantity & location tbc on a plot by plot basis

#### **Lighting**

- Chrome downlights to kitchen
- Chrome downlights to bathroom
- Chrome downlights to en-suite to 4 & 5 beds only
- Pendant light fitting to all other rooms

#### **Electrical**

- White sockets and switches
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- Wired chrome door bell

Specification correct at time of print however may change at any time – please speak to Sales Executive for confirmation.  
^Choice available subject to build stage. See specific plot plans for extent of tiling to bathroom. \*Subject to landscape drawings.



# BRYN CASTELL



**THE AVON**  
2 bedroom home  
Plots: 31, 32, 33, 58, 59, 60

**THE GRIDALE**  
3 bedroom home  
Plot: 54

**THE WENTWORTH**  
3 bedroom home  
Plots: 4, 6, 8, 12, 13, 19, 38, 39, 51, 52, 53, 55, 69, 70

**THE HALDON**  
3 bedroom home  
Plots: 3, 5, 7, 9, 20, 36, 37, 41, 48

**THE SELWOOD**  
3 bedroom home  
Plots: 2, 35, 86

**THE ARDEN**  
3 bedroom home  
Plots: 16, 17, 18, 42, 43, 56, 57, 61, 62, 63, 64, 65, 66, 67, 68

**THE DOLBY**  
3 bedroom home  
Plots: 40, 49, 50

**THE WYRE**  
3 bedroom home  
Plots: 10, 15, 34, 44

**THE HATFIELD**  
4 bedroom home  
Plots: 11, 14, 23, 24, 30, 46

**THE ENNERDALE**  
4 bedroom home  
Plots: 22, 29

**THE HOLT**  
4 bedroom home  
Plots: 25, 28, 47, 89

**THE SHERWOOD**  
5 bedroom home  
Plots: 27, 87, 88

**THE DELAMERE**  
5 bedroom home  
Plots: 1, 21, 26, 45, 90

MARKETING SUITE & SHOW HOMES

LOVELL CHOICE HOMES (LOW COST HOME OWNERSHIP)

NORTH WALES HOUSING



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.



THE AVON  
2 bedroom home



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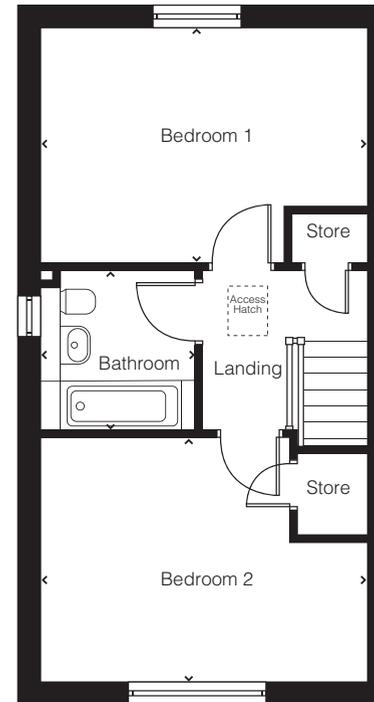
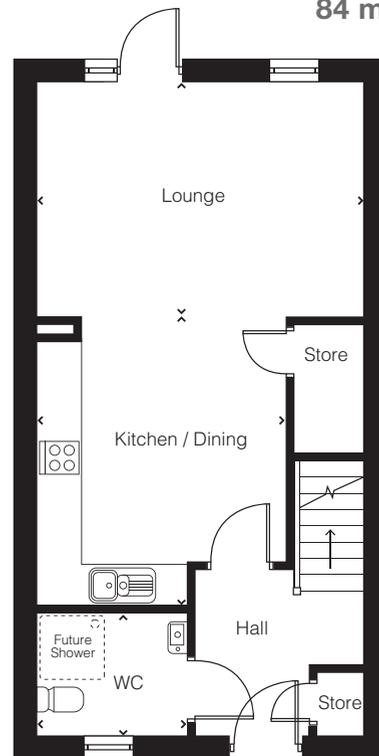
CGIs are indicative only and elevations are subject to change. external finishes, features and road treatments may vary.

# THE AVON

## 2 bedroom home

Plots: 31, 32, 33, 58, 59, 60

84 m<sup>2</sup> / 905 sqft



### Ground Floor

<b>Kitchen / Dining</b>	3476mm x 3975mm	11'5" x 13'0"
<b>Lounge</b>	3300mm x 4552mm	10'10" x 14'11"
<b>WC</b>	1712mm x 2101mm	5'7" x 6'11"

### First Floor

<b>Bedroom 1</b>	4552mm x 3290mm	14'11" x 10'9"
<b>Bedroom 2</b>	4552mm x 3443mm	14'11" x 11'3"
<b>Bathroom</b>	2147mm x 2263mm	7'0" x 7'5"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Avon house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL**  
HOMES

THE ARDEN  
3 bedroom home



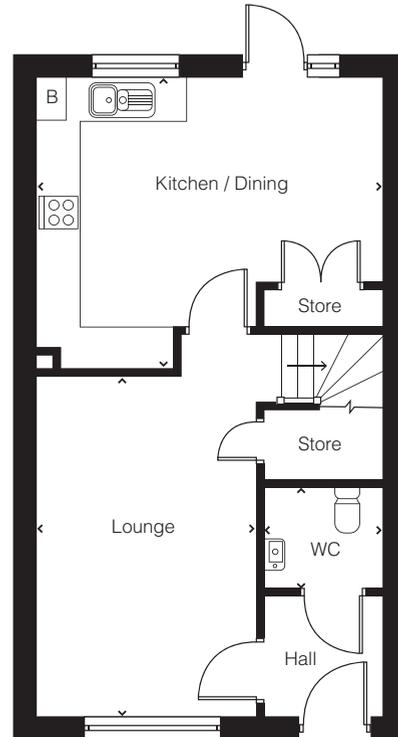
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# THE ARDEN

## 3 bedroom home

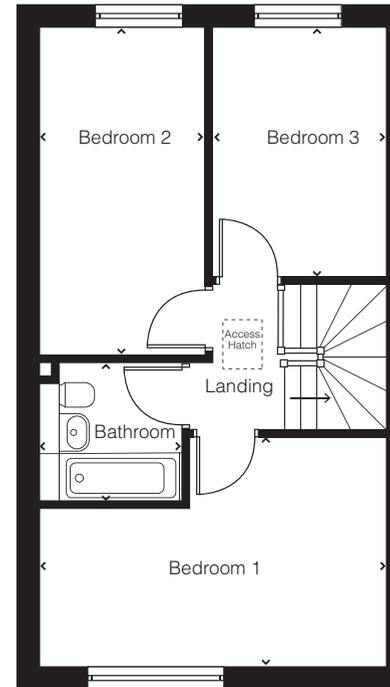
Plots: 16, 17, 18, 42, 43, 56, 57, 61, 62, 63, 64, 65, 66, 67, 68

89 m<sup>2</sup> / 960 sqft



### Ground Floor

<b>Kitchen / Dining</b>	4875mm x 4140mm	16'0" x 13'7"
<b>Lounge</b>	3080mm x 4814mm	10'1" x 15'9"
<b>WC</b>	1700mm x 1430mm	5'7" x 4'8"



### First Floor

<b>Bedroom 1</b>	4870mm x 3250mm	16'0" x 10'8"
<b>Bedroom 2</b>	2320mm x 4640mm	7'7" x 15'3"
<b>Bedroom 3</b>	2450mm x 3540mm	8'0" x 11'7"
<b>Bathroom</b>	1995mm x 1980mm	6'6" x 6'6"

➤ Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Arden house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. 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, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL**  
HOMES



# BRYN CASTELL

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[newhomes.lovell.co.uk](https://www.newhomes.lovell.co.uk)

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HOMES

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