

LOVELL
HOMES

PRESENTS



VISTA
HATFIELD



DISCOVER THE MANY SECRET CHARMS OF HATFIELD, A SOUGHT-AFTER DESTINATION FOR THOSE WANTING TO BECOME PART OF A WELL-ESTABLISHED COMMUNITY AND STAY CONNECTED.

Vista is an exciting new development nestled next to the town centre in the heart of Hatfield. Built by one of the UK's top house builders Lovell, this development forms part of Hatfield's bold and ambitious regeneration plan to provide contemporary homes to new and existing residents, who love the local community, its location, and the unique amenities which the area has to offer.

Think modern one and two bedroom apartments designed around a landscaped boulevard courtyard with amenities on your doorstep. All homes make the most of open plan living, with stylish kitchens, work from home space and private balconies to enjoy. And being a new build means energy efficient features are high on the agenda... good for the planet and your pocket.



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

LIFE AT VISTA



Convenience and choice are at the heart of Vista living. From popping out for your morning coffee, spending lazy Sundays brunching in The Stable Yard, making the most of the beautiful Hertfordshire countryside or jumping on the train back to bustling London (via a short stroll to Hatfield Station), everything is at your fingertips. You choose where you want to be, when you want!



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CONNECTION. CONVENIENCE. OPPORTUNITY.

From an ancient village steeped in history, to a modern commuter's dream, Hatfield has transformed into a town which makes the most of the charming countryside surroundings and the superb connections to the Capital and beyond. It's home to the University of Hertfordshire with its 32,000 students, studying 550 degree options across two vibrant campuses as well as Hatfield Business Park, one of the UK's most successful mixed-use parks with over 3.5 million sq.ft. of business space.

Whether you're looking for outdoor adventures, a laid-back lifestyle, or even a new place to work from home, Vista gives you the opportunity to live life on your own terms.



THE GALLERIA

SHOPPING AND ENTERTAINMENT

From your morning croissant to the weekly supermarket shop, your everyday needs are conveniently covered with the town centre on your doorstep! A short walk away is The Galleria, Hatfield's complete entertainment destination with big brand outlets and well-known high street shops as well as many restaurants, bars and a cinema to choose from. Or lose yourself wandering around The Stable Yard in the grounds of Hatfield House with its eclectic independent shops and eateries.



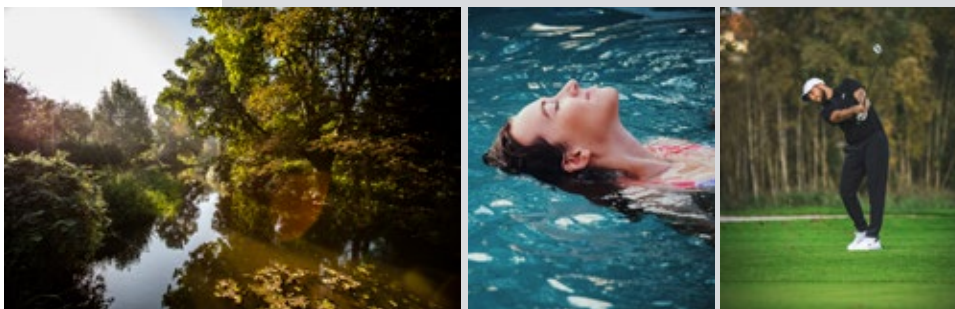
COACH HOUSE



PARK STREET

FOOD, DRINK AND NIGHTLIFE

Sample cuisines from all around the world thanks to a diverse food scene in Hatfield, as well as local produce straight from the Farmers' Market (held on the first Saturday of every month). There's a range of great gastropubs, town centre watering holes and countryside inns to enjoy – not forgetting Hatfield's very own live music venue, The Forum.



HATFIELD PARK

KEEPING ACTIVE

Looking after your wellbeing and keeping active is made that little bit easier at Vista, with an array of gym, swim and sporting facilities on your doorstep, including Hatfield Swim Centre, Reflex Health & Fitness and David Lloyd - not to mention the 7 golf courses within a 6-mile radius! Or just soak up the natural beauty of the Hertfordshire countryside with the many walking and cycling routes on offer.



STANBOROUGH PARK

ST ALBANS AND WELWYN GARDEN CITY

Just a few miles down the road lies St Albans, famed for its amazing history as well as a booming cafe culture, thriving food and nightlife scene and winding shopping streets. You'll be spoilt for choice! For anyone wanting a workout, you can even walk or cycle from Hatfield House to St Albans Cathedral via the traffic-free Alban Way.

Nearby Welwyn Garden City combines department stores and The Howard Centre in a leafy town centre, providing relaxed shopping and strolls among its many open spaces, parks and lakes.



THE CAPITAL

With so much to do in the local area, it's easy to forget that London is just 25 minutes away! When you hear the city calling, just hop on a train and enjoy everything the capital has to offer.



HATFIELD HOUSE

The grounds of this elegant country house provide a beautiful outdoor escape to enjoy on sunny days. It also plays host to exciting events such as festivals, live music, theatre productions, cinema evenings and the annual fireworks display – as well as being home to The Stable Yard with its shops and studios. A truly unique experience.

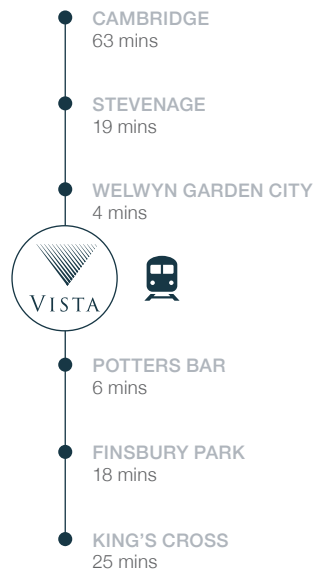


CELLAR DOOR WINES



THE OAK HOUSE YOGA

IDEALLY LOCATED TO BE WHERE YOU WANT, WHEN YOU WANT



Staying connected

Located a short 12 minutes stroll (0.5 miles) away from Hatfield Rail Station, Vista is perfectly located for those looking for easy access into London (only 25 minutes into King's Cross) and beyond.

Further afield

Great road connections make it easy to live, work and explore all Hertfordshire has to offer.

Welwyn Garden City	3.3 miles
St Albans	5.5 miles
Hertford	7.7 miles
Stevenage	11.4 miles
Luton Airport	13.1 miles
Stansted Airport	28.7 miles

Shopping and entertainment

Keep the mind, body and soul active by walking or cycling to get where you need to go. Good for you and good for the planet!

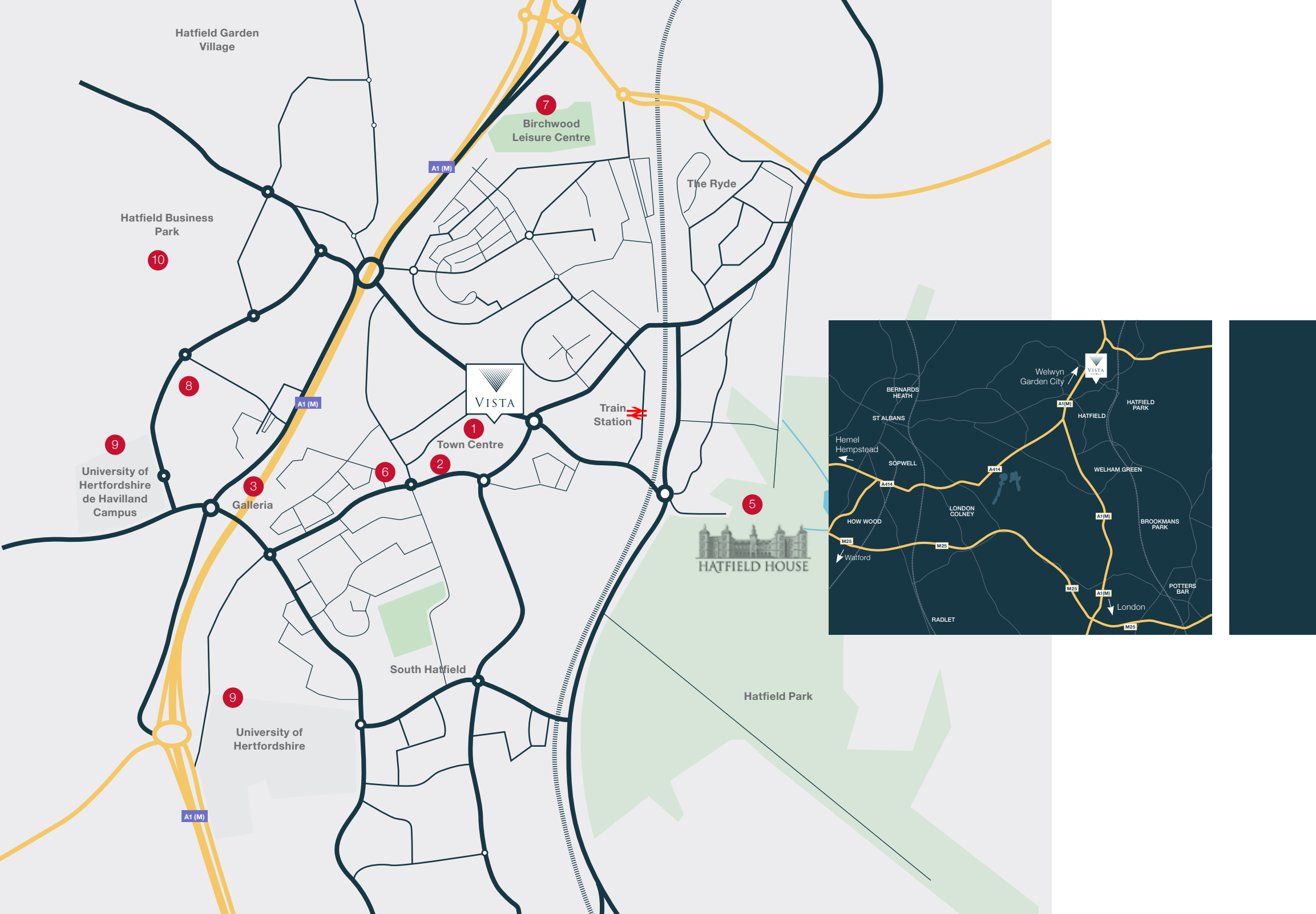
1. Hatfield town centre	1 min walk
2. Asda superstore	6 min walk
3. The Galleria	6 min cycle
4. The Stable Yard	6 min cycle
5. Hatfield House	7 min cycle

Keeping active

6. Hatfield Swim Centre	7 min walk
7. Birchwood Leisure Centre	10 min cycle
8. David Lloyd	13 min cycle

Destinations

9. University of Hertfordshire	8 min cycle
10. Hatfield Business Park	10 min cycle



Hatfield Garden Village

7
Birchwood Leisure Centre

The Ryde

Hatfield Business Park

10

A1 (M)

VISTA

Train Station

8

A1 (M)

1
Town Centre

6

2

5

HATFIELD HOUSE

9
University of Hertfordshire de Havilland Campus

3
Galleria

9

University of Hertfordshire

South Hatfield

Hatfield Park

A1 (M)





LOVELL HOMES



Hatfield Rise show home interior



Previous Lovell development

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.



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

Your new home at Vista has been designed with energy efficiency in mind, helping to reduce your bills as well as carbon footprint.



30% less water



80% less electricity for lighting



AA+ appliances



Modern technology



Energy efficient insulation

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 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.



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.





NEWTOWN HOUSE

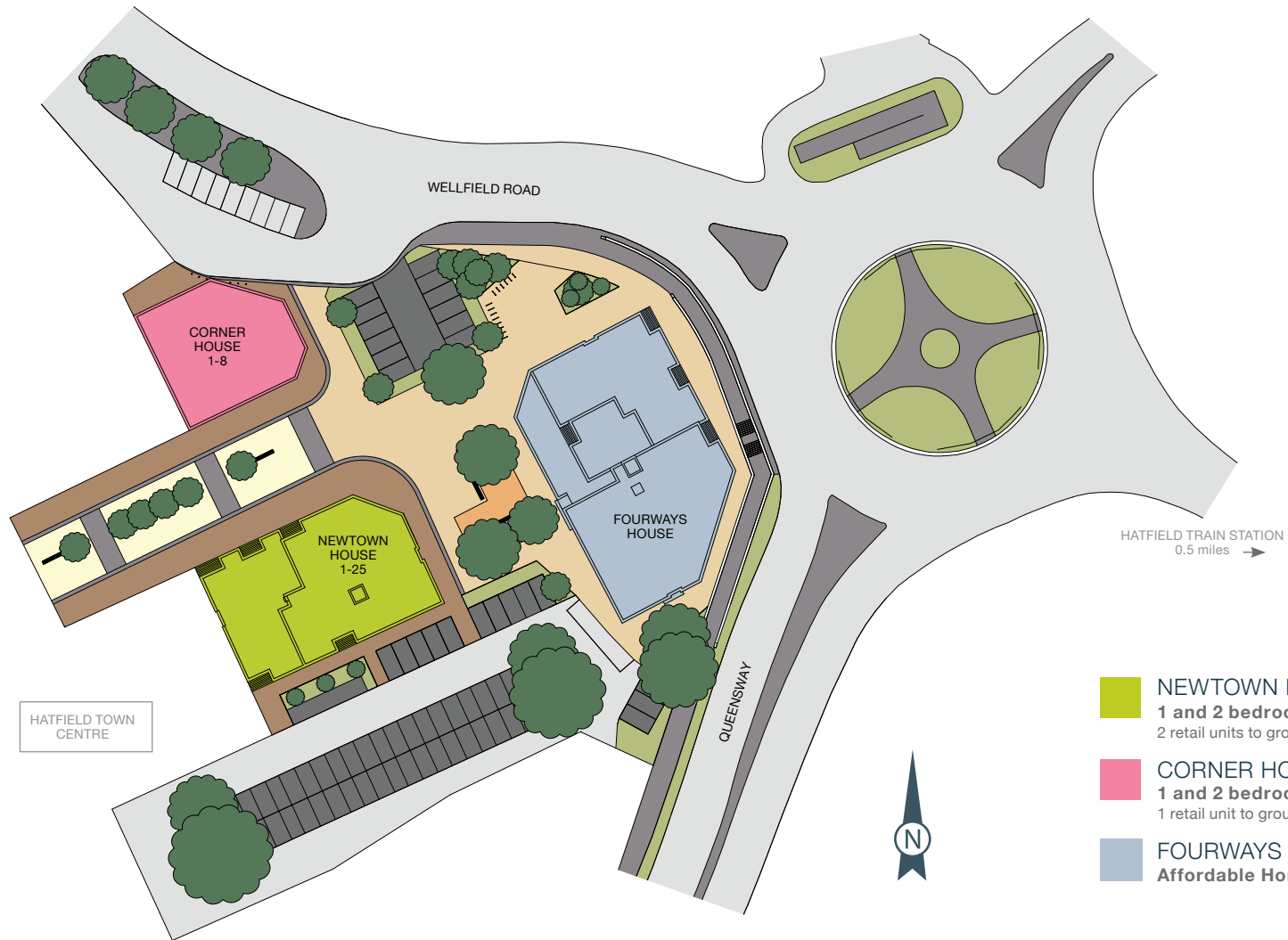
1 & 2 Bedroom Apartments



VISTA
HATFIELD

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

VISTA SITE PLAN



HATFIELD TOWN CENTRE

HATFIELD TRAIN STATION
0.5 miles →

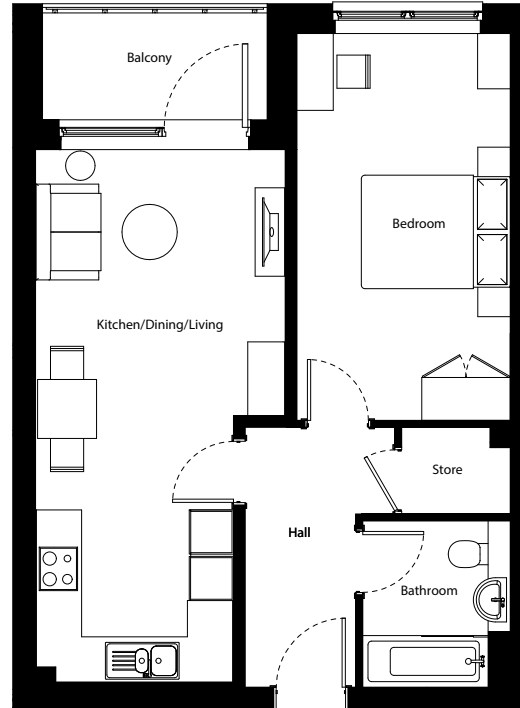
- NEWTOWN HOUSE**
1 and 2 bedroom apartments
2 retail units to ground floor
- CORNER HOUSE**
1 and 2 bedroom apartments
1 retail unit to ground floor
- FOURWAYS HOUSE**
Affordable Homes

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.

Correct at time of print

NEWTOWN HOUSE
APARTMENT TYPE 1

1 bedroom apartment
51.5sqm | 554sqft



Dimensions

Living/Dining/Kitchen 7236mm x 3387mm | 23'9" x 11'1"

Bedroom 1 5249mm x 2894mm | 17'3" x 9'6"

Plot numbers

B02-01-04

B02-02-04

B02-03-04

Floor

01

02

03

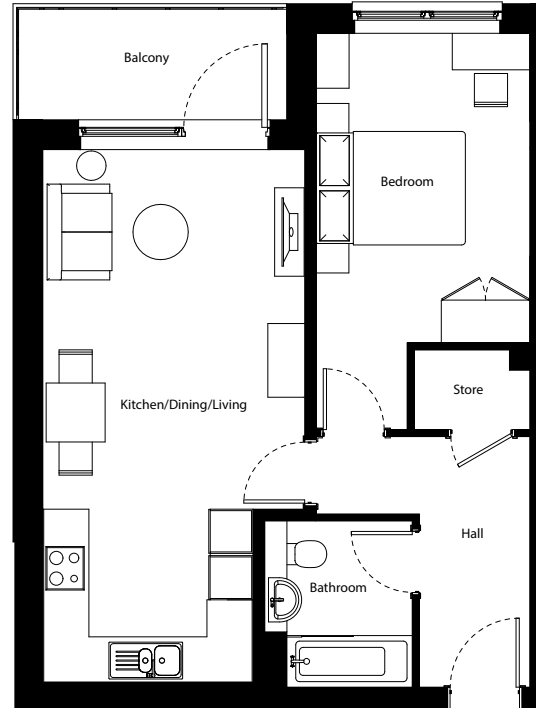
Floors 1-3



Customers should note the computer generated image shown is an illustration of Newtown House. External finishes, landscaping and roofing of final building may vary. Dimensions stated are maximum room measurements and 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 check individual plot details with our sales team. L denotes Lift.

NEWTOWN HOUSE
APARTMENT TYPE 2

1 bedroom apartment
52.7sqm | 567sqft



Dimensions

Living/Dining/Kitchen 7236mm x 3553mm | 23'9" x 11'8"

Bedroom 1 4199mm x 2894mm | 13'9" x 9'6"

Plot numbers

B02-01-03

B02-02-03

B02-03-03

Floor

01

02

03

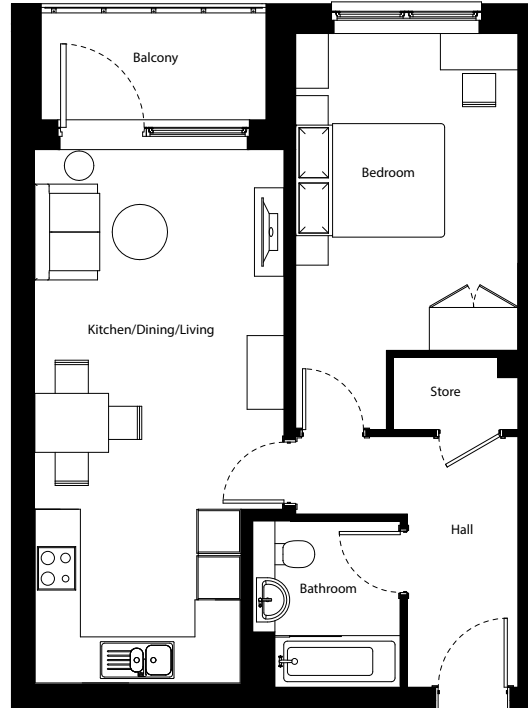
Floors 1-3



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NEWTOWN HOUSE
APARTMENT TYPE 3

1 bedroom apartment
52.6sqm | 566sqft



Dimensions

Living/Dining/Kitchen 7236mm x 3387mm | 23'9" x 11'1"

Bedroom 1 4299mm x 3013mm | 14'1" x 9'11"

Plot numbers

B02-01-05

B02-02-05

B02-03-05

Floor

01

02

03

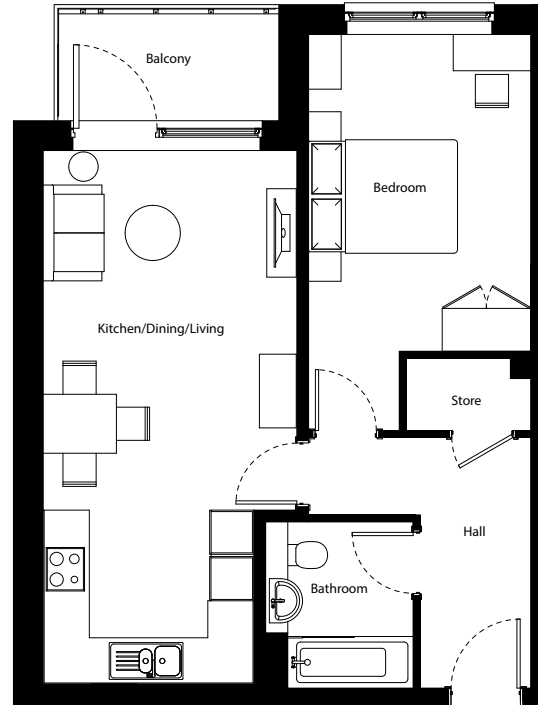
Floors 1-3



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NEWTOWN HOUSE APARTMENT TYPE 4

1 bedroom apartment
53sqm | 570sqft



Dimensions

Living/Dining/Kitchen 7236mm x 3440mm | 23'9" x 11'3"
4299mm x 3013mm | 14'1" x 9'11"

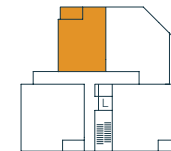
Plot numbers

B02-04-02

Floor

04

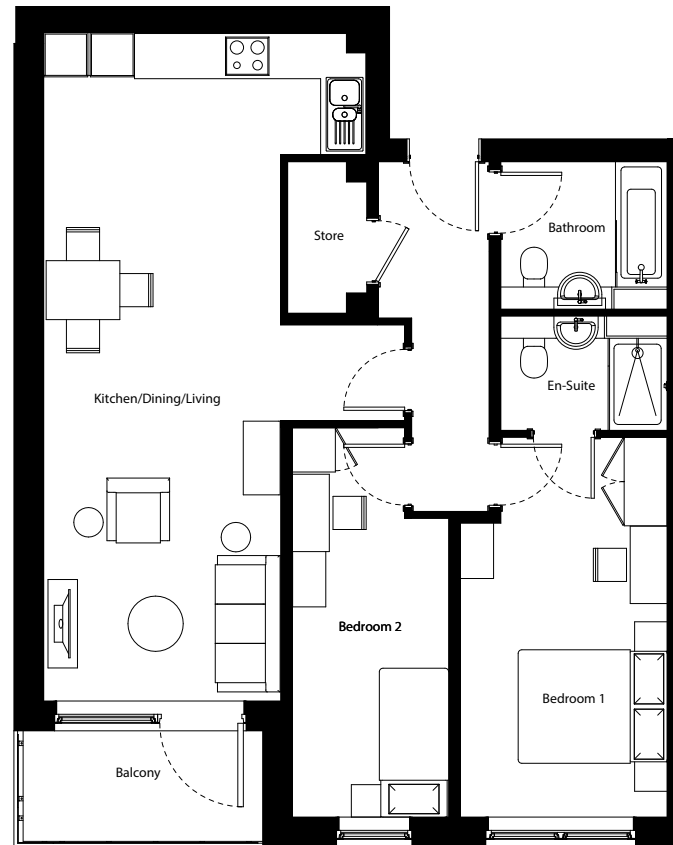
Floor 4



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NEWTOWN HOUSE
APARTMENT TYPE 6

2 bedroom apartment
77.8sqm | 837sqft



Dimensions

Living/Dining/Kitchen 9069mm x 3215mm | 29'9" x 10'7"

Bedroom 1 5152mm x 2805mm | 16'9" x 9'2"

Bedroom 2 5282mm x 2119mm | 17'4" x 6'11"

Plot numbers

B02-01-02

B02-02-02

B02-03-02

Floor

01

02

03

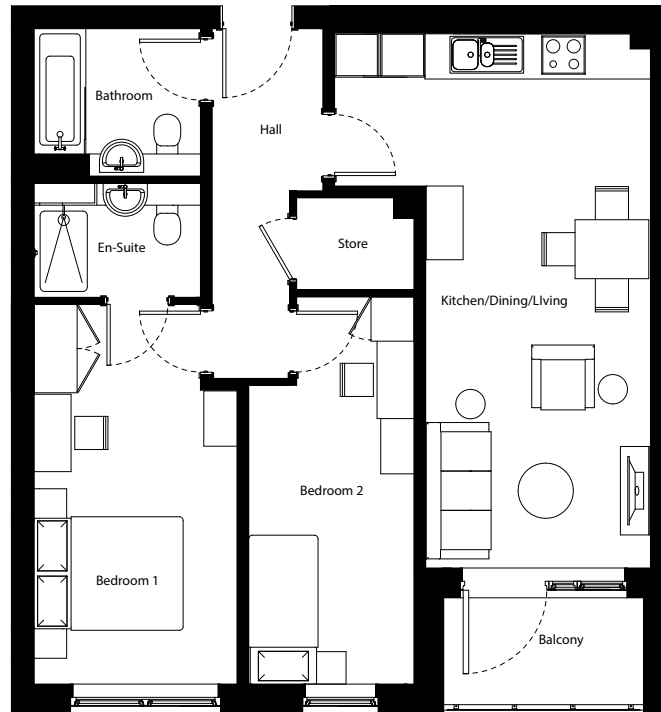
Floors 1-3



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NEWTOWN HOUSE
APARTMENT TYPE 7

2 bedroom apartment
69.3sqm | 745sqft



Dimensions

Living/Dining/Kitchen 7274mm x 3049mm | 23'10" x 10'0"

Bedroom 1 5152mm x 2750mm | 16'11" x 9'0"

Bedroom 2 5252mm x 2241mm | 17'3" x 7'4"

Plot numbers

B02-01-01

B02-02-01

B02-03-01

Floor

01

02

03

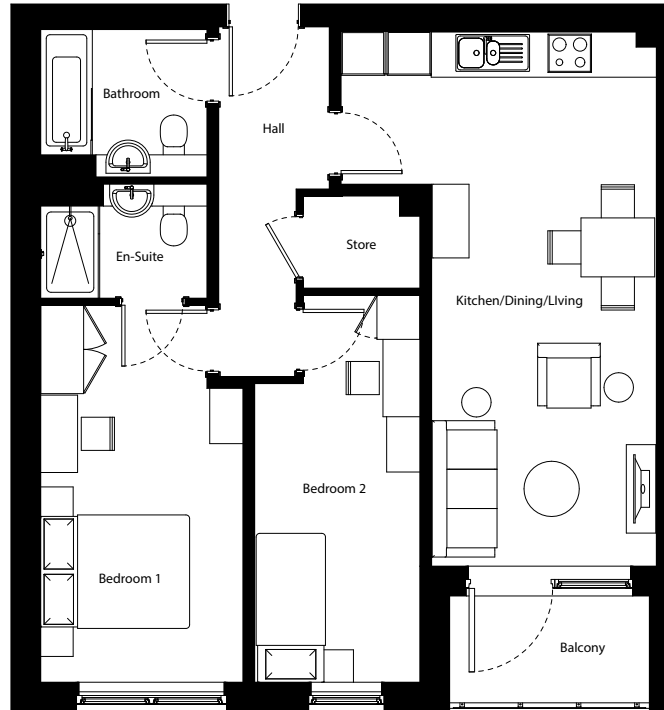
Floors 1-3



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NEWTOWN HOUSE
APARTMENT TYPE 8

2 bedroom apartment
69.2sqm | 745sqft



Dimensions

Living/Dining/Kitchen 7259mm x 3049mm | 23'10" x 10'0"

Bedroom 1 5116mm x 2743mm | 16'9" x 9'0"

Bedroom 2 5252mm x 2241mm | 17'3" x 7'4"

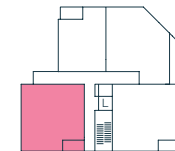
Plot numbers

B02-04-01

Floor

04

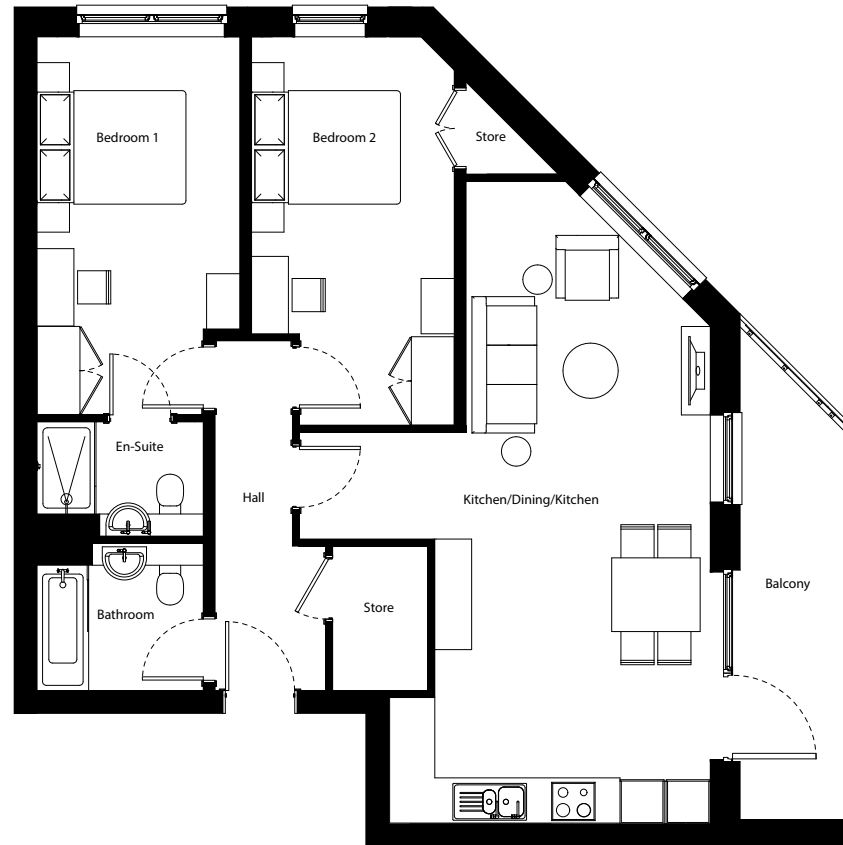
Floor 4



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NEWTOWN HOUSE
APARTMENT TYPE 9

2 bedroom apartment
81.2sqm | 874sqft



Dimensions

Living/Dining/Kitchen 8721mm x 3738mm | 28'7" x 12'3"

Bedroom 1 5129mm x 2750mm | 16'10" x 9'0"

Bedroom 2 5270mm x 2750mm | 17'3" x 9'0"

Plot numbers

B02-01-06

B02-02-06

B02-03-06

B02-04-03

Floor

01

02

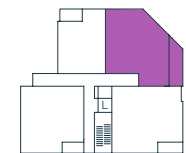
03

04

Floors 1-3



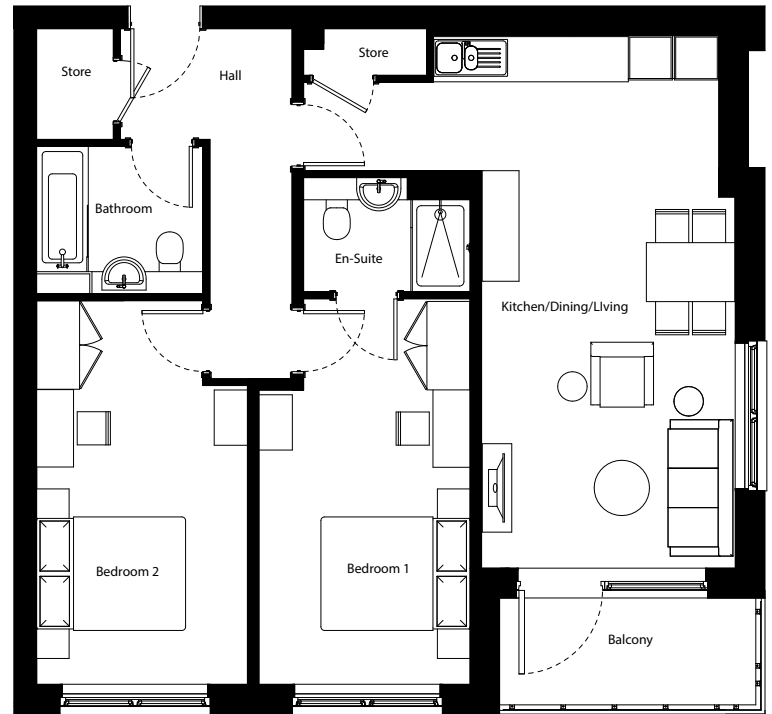
Floor 4



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NEWTOWN HOUSE
APARTMENT TYPE 10

2 bedroom apartment
78.1sqm | 841sqft



Dimensions

Living/Dining/Kitchen 7238mm x 3440mm | 23'9" x 11'3"
Bedroom 1 5228mm x 2858mm | 17'2" x 9'5"
Bedroom 2 5202mm x 2858mm | 17'1" x 9'5"

Plot numbers

B02-01-07
 B02-02-07
 B02-03-07
 B02-04-04

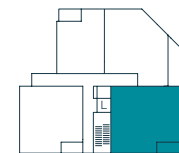
Floor

01
 02
 03
 04

Floors 1-3



Floor 4



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SPECIFICATION

APARTMENTS

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference. To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors.

Kitchen

- Indigo wall and base units
- Concrete effect worktops
- Stainless steel splashback
- Stainless steel bowl sink
- Zanussi double oven
- Zanussi ceramic 4 zone hob
- Telescopic integrated cooker hood
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Zanussi integrated washer/dryer
- Chrome downlighters
- LED under cupboard lighting

Bathroom

- Ideal Standard white sanitaryware with chrome brassware
- Ceramic tiles applied around sanitaryware
- Shaver socket
- Thermostatic shower
- Heated towel rail
- Chrome downlighters

En-Suites

- Ideal Standard white sanitaryware with chrome brassware
- Ceramic tiles. Fully tiled shower cubicle and splash back to wash hand basin
- Thermostatic shower
- Towel rail
- Chrome downlighters

Internal and decoration

- White paint to walls and ceiling
- White satinwood finish to internal joinery
- Urban Salvaged Timber Amtico flooring throughout
- Double glazed Upvc windows
- Pre fitted blinds to all windows

External

- Bike store
- Recycling Bin enclosure

Heating, Electrical and Security

- NILAN Unit - an electrically powered energy-efficient heating, hot water and ventilation system
- Underfloor heating to all rooms
- Video/audio access control
- BT connection points to lounge and master bedroom
- TV aerial outlet and Sky Q to lounge
- Smoke detector
- Carbon monoxide detector
- 10 year NHBC Warranty

NEWTOWN HOUSE BLOCK PLANS



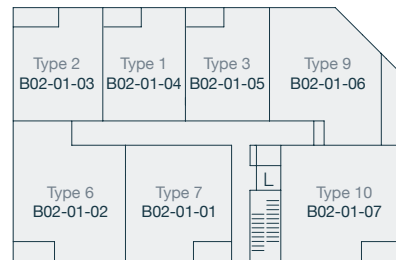
VISTA
HATFIELD

Ground Floor

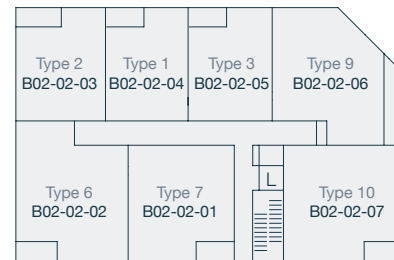


Entrance

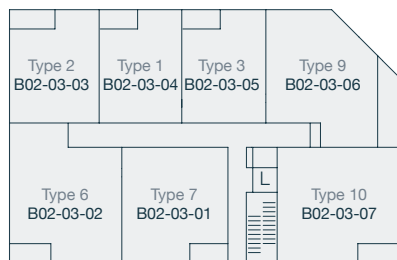
First Floor



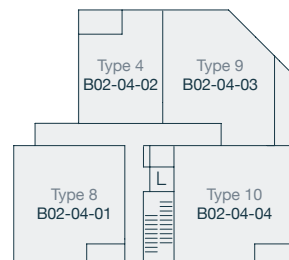
Second Floor



Third Floor



Fourth Floor



T: 01707 524 379
vistahatfield.co.uk



LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY





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 the floorplan brochures. 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). Vista 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.



VISTA
HATFIELD

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