

LOVELL  
HOMES

PRESENTS



LINKWOOD  
GREEN

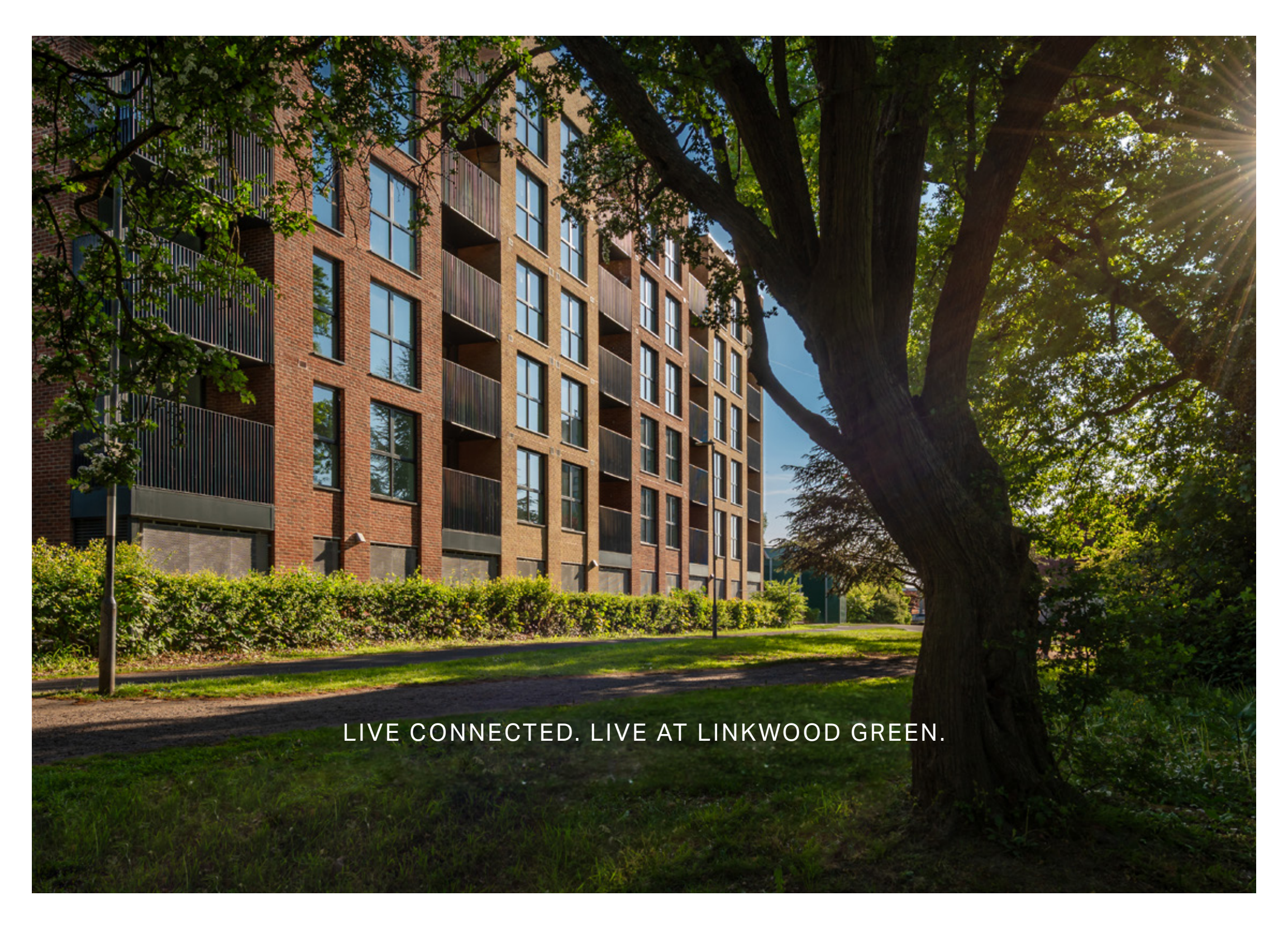


WELCOME TO LINKWOOD GREEN, A COLLECTION OF BEAUTIFULLY DESIGNED ONE AND TWO BEDROOM APARTMENTS, SET AMONG MATURE TREES JUST MOMENTS FROM THE HEART OF HATFIELD TOWN CENTRE.

Built by Lovell, one of the UK's leading housebuilders, and forming a key part of Hatfield's exciting ongoing regeneration, Linkwood Green brings contemporary town-centre living to those who value lifestyle, location and ease.

Each modern, well-considered home offers a sense of calm, while remaining close to everyday amenities. Hatfield Station is just a short walk away, with London King's Cross around 25 minutes by train, making commuting straightforward and convenient. The grounds of nearby Hatfield House provide a beautiful setting for weekends spent outdoors, with the Hertfordshire countryside right on your doorstep.

Offering the perfect balance between urban connectivity and countryside calm, Linkwood Green presents an ideal opportunity to be part of Hatfield's bright and ever-evolving future.



LIVE CONNECTED. LIVE AT LINKWOOD GREEN.



## A NEW WAY OF LIVING IN HATFIELD

Convenience and choice sit at the heart of life at Linkwood Green. From popping out for your morning coffee, to lazy Sunday brunches at The Stable Yard, making the most of the Hertfordshire countryside or hopping on a train into the buzz of central London, everything feels within easy reach.



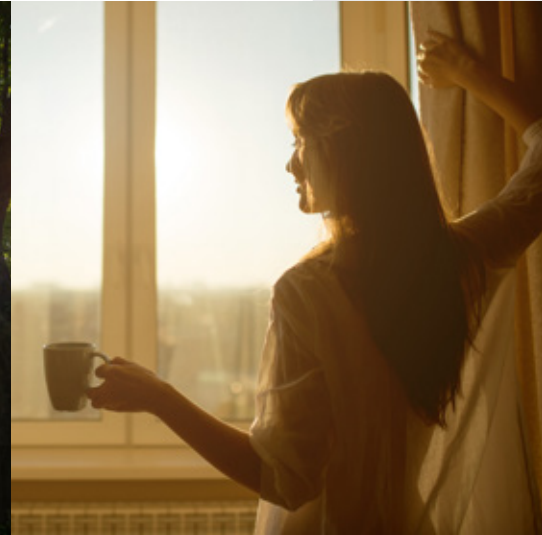
TOWN CENTRE  
LOCATION



11 MINS WALK TO  
HATFIELD STATION



25 MINS TO KING'S  
CROSS STATION



“Hatfield offers plenty to do right on your doorstep, and many of the perks of living in London, without the price tag.”

Phil Spencer, via Move IQ



## CONNECTION. CONVENIENCE. OPPORTUNITY.

From its historic roots as an ancient village to its current role as a thriving, modern commuter town, Hatfield has grown into a place that blends everyday living with strong connections to London and beyond. Shops, cafés, bars, leisure facilities and leafy lanes are all close by, making it effortless to move between work, social life and downtime.

So whether your days are spent outdoors, in the city, or somewhere in between, Linkwood Green offers a perfectly-placed, flexible way of life, where it's easy to put down roots and shape your future in exactly the way you choose.



## A TOWN EVOLVING FOR THE FUTURE

Phil Spencer, from Location, Location, Location, named Hatfield one of the UK's top commuter towns, and it's easy to see why. Long-term, carefully-planned regeneration is transforming the town centre, creating places that feel more connected, more vibrant and even better suited to modern life.



New homes, reimagined public spaces and an evolving mix of shops, cafés and leisure destinations are bringing fresh energy to the heart of Hatfield. Led by Lovell, in partnership with Welwyn Hatfield Borough Council and Homes England, this work is laying the foundations for a diverse, thriving and future-focused community. It forms part of Hatfield 2030+, a long-term regeneration programme focused on improving homes, public spaces, connectivity and everyday life in the town centre.

Nearby Hatfield Rise captures the momentum of this transformation. A contemporary mixed-use neighbourhood, it brings together modern homes with retail and leisure spaces, adding to a more active, welcoming town-centre atmosphere.

“Good shops, restaurants and everyday essentials all close by”

Source: [homeviews.com](https://www.homeviews.com) - Vista, AL10   
& Hatfield Rise, AL10  by Lovell Homes

# HATFIELD'S TRANSFORMATION



## WHERE COMMUNITIES GROW

**£128**  
MILLION  
REGENERATION  
INVESTMENT

**3000+**  
NEW HOMES

**£12.5**  
MILLION STATION  
UPGRADE

## AND BUSINESSES THRIVE

**GLOBAL**  
EMPLOYERS INCLUDING  
OCADO | PORSCHE |  
AFFINITY WATER | DHL

**3.5M**  
SQ FT OF  
COMMERCIAL  
SPACE\*

**10,000+**  
EMPLOYEES

## LINKWOOD GREEN AND VISTA HATFIELD

### A LOVELL-LED VISION FOR HATFIELD'S FUTURE

Linkwood Green and Vista form a central part of Hatfield's wider regeneration, bringing new homes together with shops, cafés and leisure spaces at the heart of the town. Delivered by Lovell in partnership with Welwyn Hatfield Borough Council, it has helped create a more active, welcoming town centre. And for residents of Linkwood Green, this means even more everyday essentials, places to eat and drink, and town-centre convenience close to home.

\*Hatfield Business Park. Source <https://www.commercialnewsmedia.com/archives/110289>



## THINGS TO DO

### SHOPPING AND ENTERTAINMENT

From shopping sprees to evenings out, Hatfield town centre provides a wide range of outlets and amenities. Close by, The Galleria brings together well-known brands, restaurants, bars and a cinema, while The Stable Yard at Hatfield House offers a more eclectic mix of independent retailers and eateries.



THE GALLERIA

430

ACRES OF  
GREEN SPACE  
WITHIN EASY REACH

4

PARKS WITHIN A  
10 MINUTE WALK



COACH HOUSE

### KEEPING ACTIVE

Staying active is easy at Linkwood Green, with a choice of gyms, swimming and sports facilities close by, including Hatfield Swim Centre, Reflex Health & Fitness and David Lloyd Hatfield, as well as a number of golf courses within easy reach. The surrounding Hertfordshire countryside also offers a variety of walking and cycling routes to enjoy.



PARK STREET

### FOOD, DRINK AND NIGHTLIFE

Hatfield offers a varied food and drink scene, from local cafés and gastropubs to global cuisines and nearby countryside inns. A regular farmers' market adds to the choice, alongside The Forum, a well-known local venue hosting live music and events throughout the year.





STANBOROUGH PARK

### ST ALBANS AND WELWYN GARDEN CITY

A short journey away, St Albans combines historic character with a lively café culture, independent shops and a well-established food and entertainment scene. For a more active option, the traffic-free Alban Way offers a popular walking and cycling route linking Hatfield and St Albans. Nearby Welwyn Garden City offers relaxed shopping, open spaces and lakes, with department stores and The Howard Centre set within a leafy town centre.



### THE CAPITAL

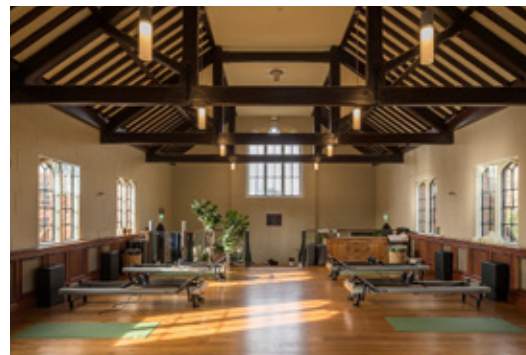
With so much to enjoy locally, it's easy to forget London is just 25 minutes away. When the electric buzz of the city calls, regular rail services connect Hatfield with King's Cross, opening up the full breadth of the capital's culture, shopping, dining and nightlife.

### HATFIELD HOUSE & THE STABLE YARD

The grounds of Hatfield House provide a beautiful outdoor setting for relaxed days close to home. Throughout the year, the estate hosts a programme of events and seasonal attractions, alongside The Stable Yard, home to independent shops, studios and cafés.



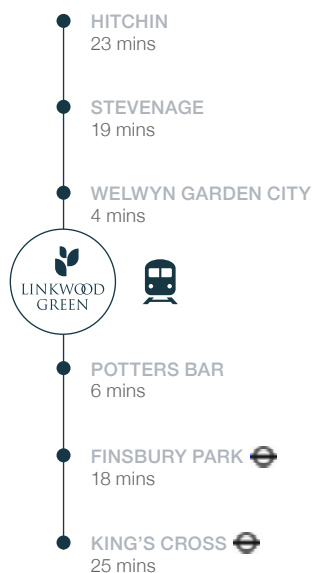
CELLAR DOOR WINES



THE OAK HOUSE YOGA



## IDEALLY LOCATED TO BE WHERE YOU WANT, WHEN YOU WANT



### Staying connected

Located a short 11-minute stroll (0.5 miles) away from Hatfield Rail Station, Linkwood Green 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

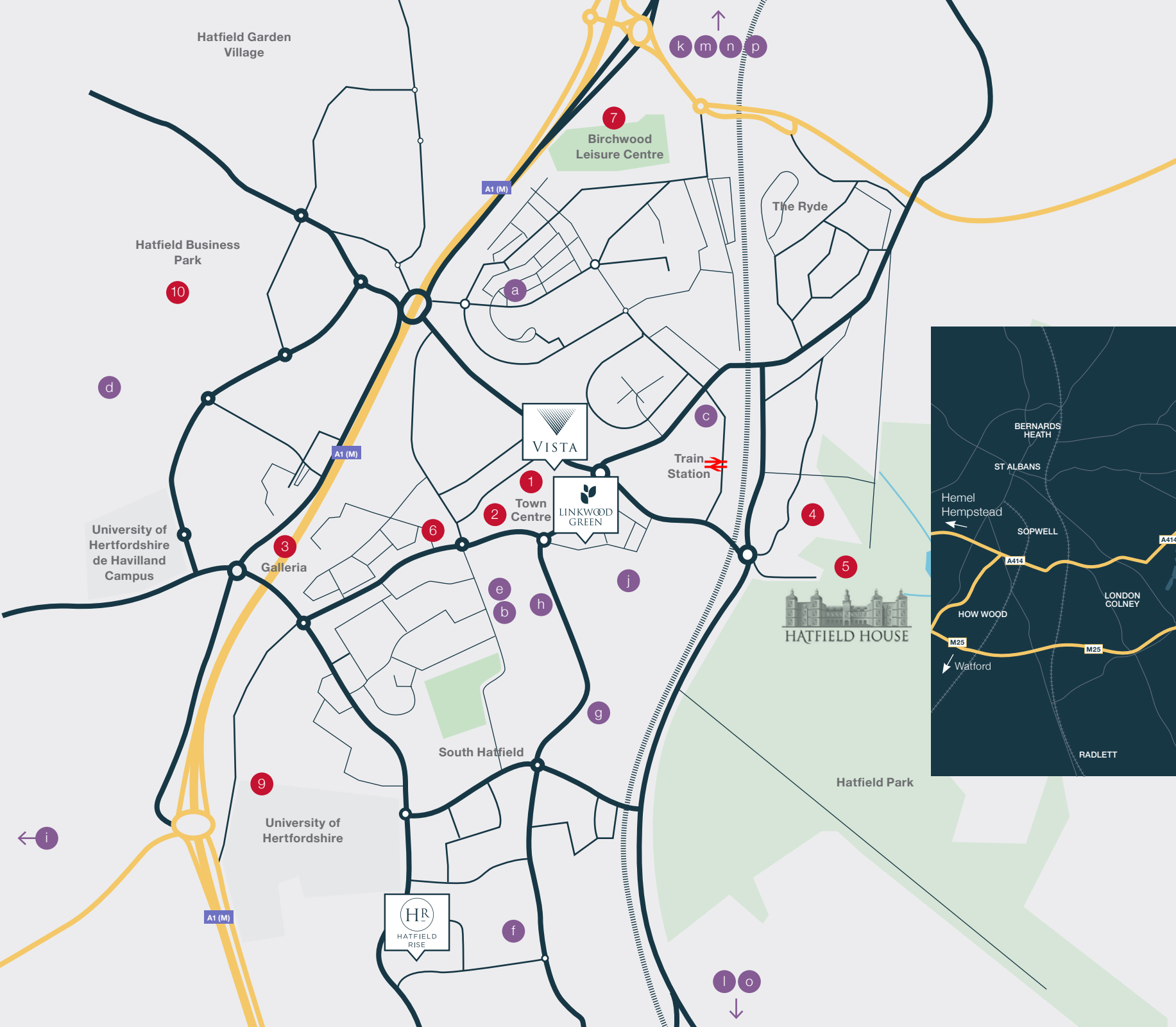
6. Hatfield Swim Centre	7 min walk
7. Birchwood Leisure Centre	10 min cycle
8. David Lloyd	13 min cycle

### Destinations

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

### Schools

See page 13 for details.





## EDUCATION THAT INSPIRES

Home to the University of Hertfordshire - a leading institution recognised for its strengths in science, healthcare, technology, engineering and business - Hatfield has long been shaped by education and innovation.

With more than 30,000 students from more than 100 countries, studying nearly 200 undergraduate and 400 postgraduate courses, the University brings global perspective, cultural diversity and year-round vibrancy to the town, supporting local businesses and sustaining a lively, well-connected community.

Hatfield also offers excellent rail links to some of the world's most prestigious universities, placing London's leading institutions comfortably within reach.





## OUTSTANDING FOUNDATIONS FOR GROWING MINDS

With an exceptional choice of 'Outstanding' Ofsted-rated education settings\* nearby - along with a wide range of highly regarded additional options - families can feel confident in their children's learning journey from the earliest years through to sixth form and beyond.

### NURSERY

- a. Birchwood Nursery School  
Ages 2-5  
*Ofsted rating: Outstanding*
- b. Squirrels Nurseries  
Ages 0-5  
*Ofsted rating: Outstanding*

### PRIMARY SCHOOLS

- c. Countess Anne School  
Ages 5-11  
*Ofsted rating: Outstanding*
- d. Howe Dell Primary School  
Ages 3-11  
*Ofsted rating: Good*
- e. Hatfield Community Free School  
Ages 4-11  
*Ofsted rating: Good*
- f. De Havilland Primary & Nursery  
Ages Nursery-11  
*Ofsted rating: Good*
- g. Oak View Primary & Nursery  
Ages Nursery-11  
*Ofsted rating: Good*

### SECONDARY SCHOOLS

- h. Bishop's Hatfield Girls' School  
Ages 11-18  
*Ofsted rating: Outstanding*
- i. Nicholas Breakspeare Catholic School  
Ages 11-18  
*Ofsted rating: Outstanding*
- j. Onslow St Audrey's School  
Ages 11-18  
*Ofsted rating: Good*
- k. Stanborough School  
Ages 11-18  
*Ofsted rating: Good*
- l. Chancellor's School  
Ages 11-18  
*Ofsted rating: Good*

### SPECIAL SCHOOLS

- m. Knightsfield School  
Ages 9-18  
*Ofsted rating: Outstanding*
- n. Lakeside School  
Ages 2-19  
*Ofsted rating: Outstanding*

### PRIVATE EDUCATION

- o. Queenswood Girls School  
Ages 11-18
- p. Sherrardswood School  
Ages 2-18

\*Ofsted ratings correct at time of print.



Computer generated image. CGLs are indicative only, finishes and features may vary.



## INTERIORS AND LAYOUTS



Computer generated image. CGIs are indicative only, finishes and features may vary.

### SPACES PEOPLE LOVE COMING HOME TO

“Loving my first Lovell home -  
the layout and design are great.”

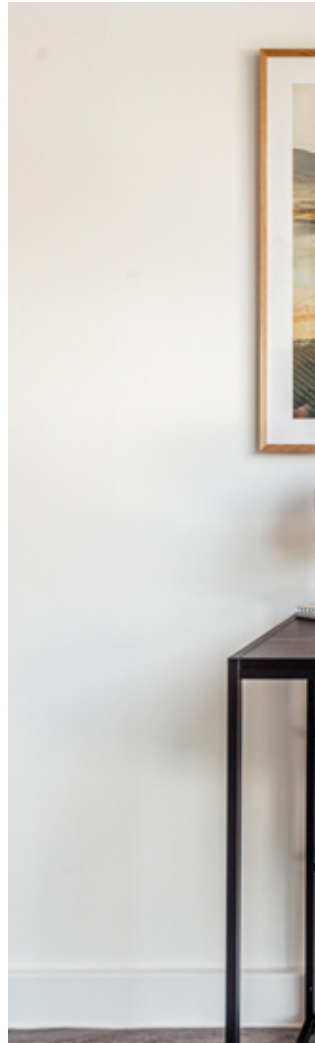
Source: HomeViews - Vista, AL10 & Hatfield Rise, AL10



## DESIGNED FOR MODERN LIVING

These light-filled homes are designed with calm, well-considered interiors and quality finishes throughout, creating spaces that feel personal, relaxed and easy to live in. Open-plan layouts are paired with stylish kitchens, dedicated work-from-home space and private balconies offering comfort, flexibility and room to unwind.

As newly built homes, each apartment is highly energy-efficient, with an advanced technology Nilan heat pump and underfloor heating. With lower running costs and no maintenance surprises, you can focus on the fun part – adding your style, your furniture, and your personality to a home that's ready when you are.



GREEN  
SURROUNDINGS



PARKING INCLUDED  
TO MOST HOMES



HIGH  
SPECIFICATION  
AND UNDERFLOOR  
HEATING



Computer generated image. CGIs are indicative only, finishes and features may vary.

**SPACES PEOPLE LOVE COMING HOME TO**

“Modern, bright and well laid out, with spacious open-plan living and plenty of natural light”



Computer enhanced image.



# LINKWOOD GREEN SITE PLAN

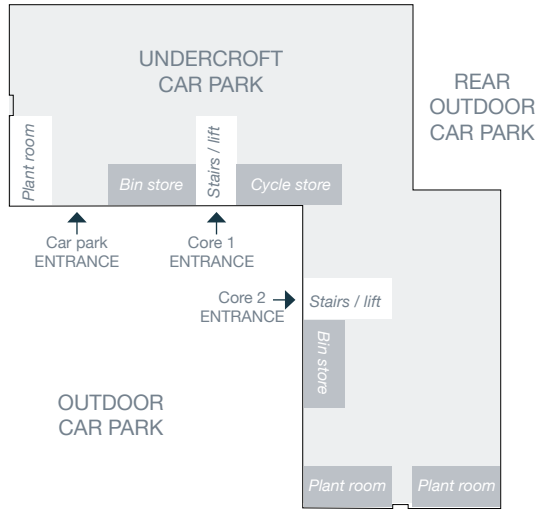
Linkwood Green offers stylish one- and two-bedroom apartments, each with its own private balcony and a choice of layouts to suit the way you live. From generous corner plots to top-floor homes with sweeping views, you can find the space that feels just right.



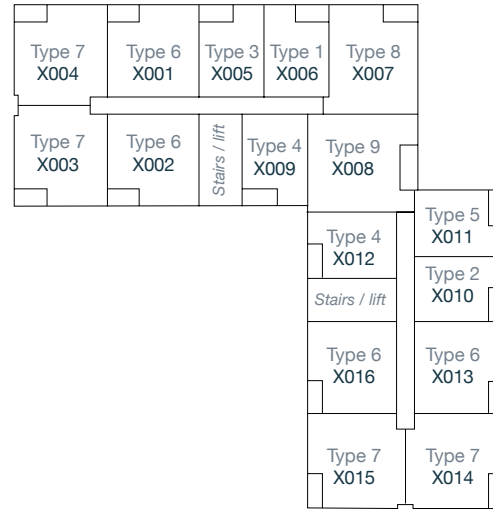
This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is indicative only. Any queries should be raised through the conveyancing process in the usual way.

# APARTMENT LOCATOR

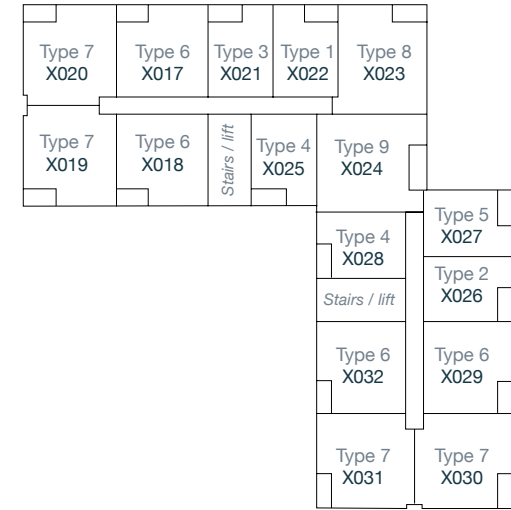
**Ground Floor**



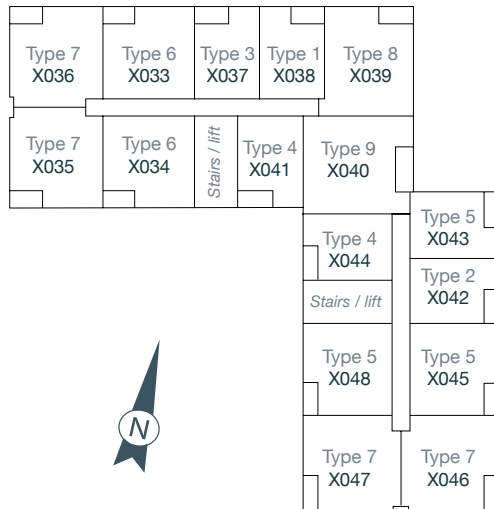
**First Floor**



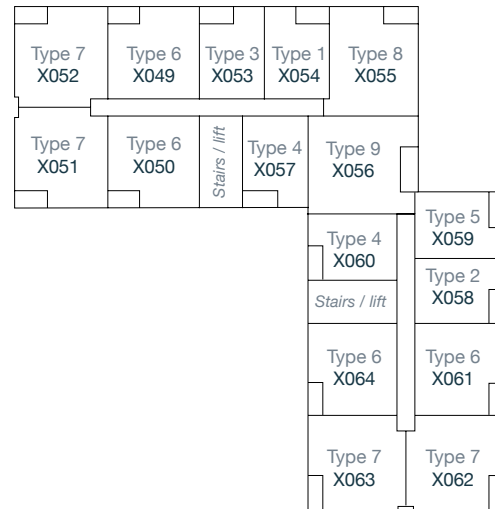
**Second Floor**



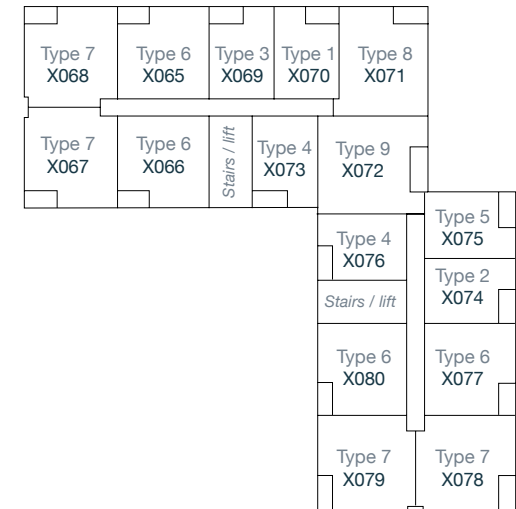
**Third Floor**



**Fourth Floor**



**Fifth Floor**





## APARTMENT TYPE 1

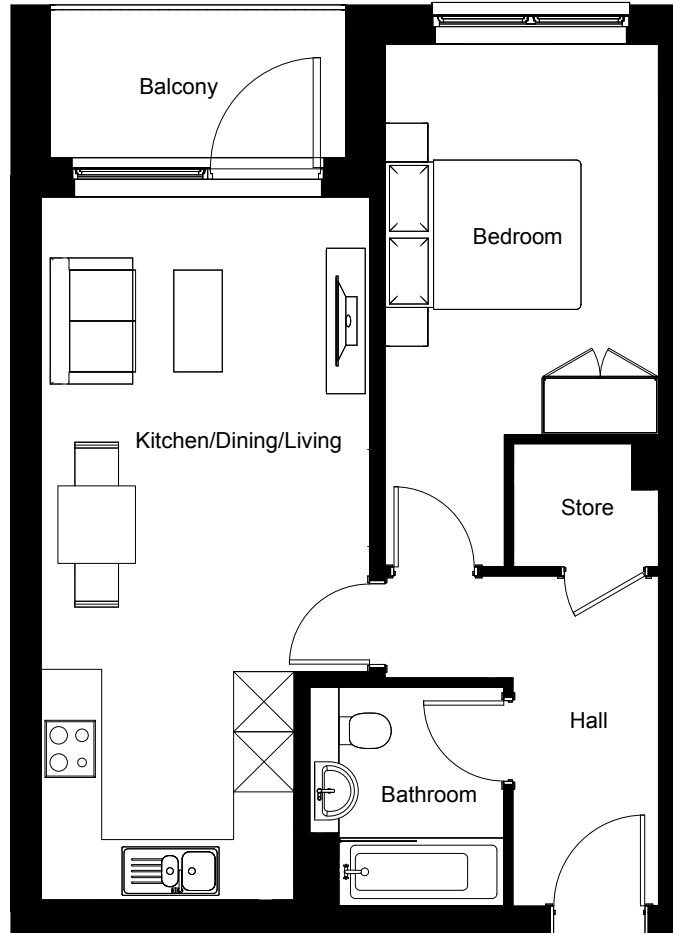
**1 bedroom apartment**  
**50.8sqm | 547sqft**

Floors 1-5



Plot numbers Floor

X006	Level 1
X022	Level 2
X038	Level 3
X054	Level 4
X070	Level 5



### Dimensions

**Living/Dining/Kitchen** 7.3m x 3.4m | 23'11" x 11'2"

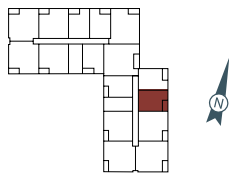
**Bedroom 1** 5.2m x 2.8m | 17'1" x 9'2"



## APARTMENT TYPE 2

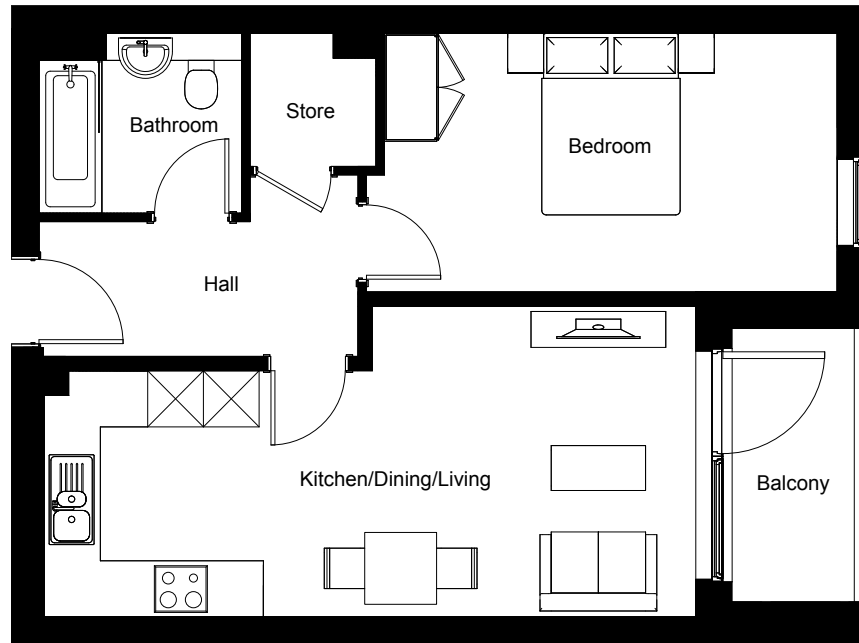
**1 bedroom apartment**  
**50.9sqm | 548sqft**

Floors 1-5



Plot numbers Floor

X010	Level 1
X026	Level 2
X042	Level 3
X058	Level 4
X074	Level 5



### Dimensions

**Living/Dining/Kitchen** 7.3m x 3.4m | 24' x 11'2"

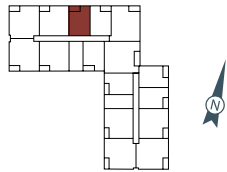
**Bedroom 1** 5.4m x 2.8m | 17'8" x 9'3"



## APARTMENT TYPE 3

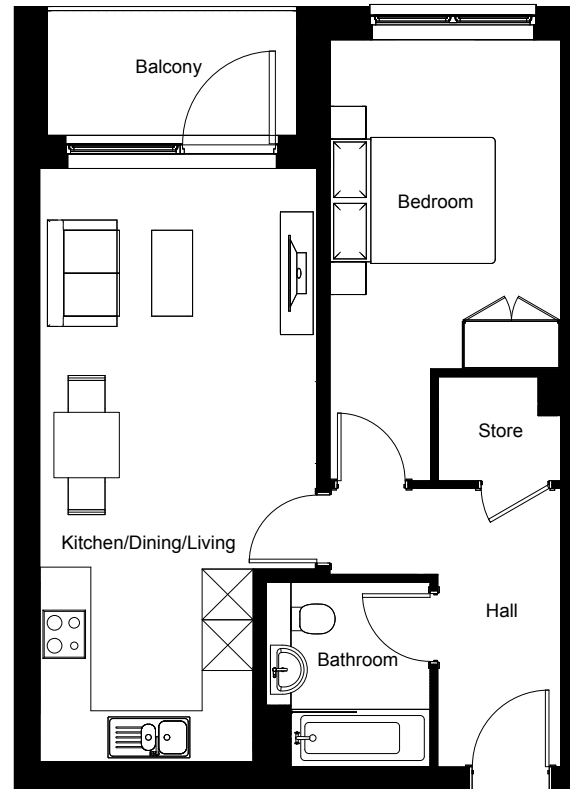
**1 bedroom apartment**  
**51sqm | 549sqft**

Floors 1-5



Plot numbers Floor

X005	Level 1
X021	Level 2
X037	Level 3
X053	Level 4
X069	Level 5



### Dimensions

**Living/Dining/Kitchen** 7.3m x 3.4m | 23'11" x 11'2"

**Bedroom 1** 5.4m x 2.8m | 17'8" x 9'3"



Computer generated image. CGIs are indicative only, finishes and features may vary.



## APARTMENT TYPE 4

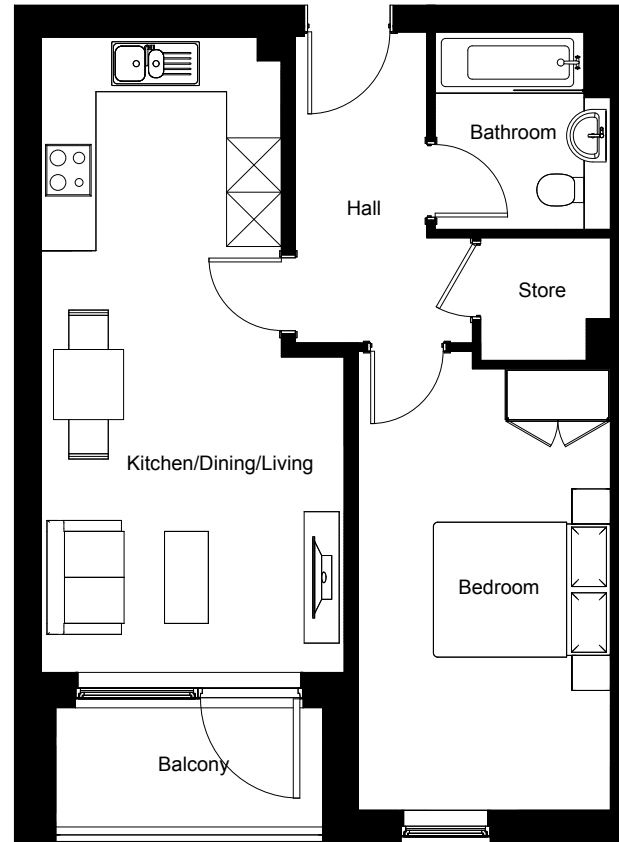
**1 bedroom apartment**  
**52sqm | 560sqft**

Floors 1-5



Plot numbers Floor

X009	Level 1
X012*	Level 1
X025	Level 2
X028*	Level 2
X041	Level 3
X044*	Level 3
X057	Level 4
X060*	Level 4
X073	Level 5
X076*	Level 5



### Dimensions

**Living/Dining/Kitchen** 7.3m x 3.5m | 23'11" x 11'6"

**Bedroom 1** 5.2m x 2.9m | 17'2" x 9'5"

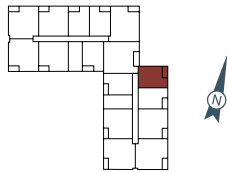
\* Denotes handed apartments. External finishes, landscaping and roofing of final building may vary. Dimensions stated are maximum room measurements and within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Furniture illustrated is for indicative purposes only. Dimensions for such purposes must be verified against actual site measurements. Please check individual plot details with our sales team.



## APARTMENT TYPE 5

**1 bedroom apartment**  
**52.1sqm | 561sqft**

Floors 1-5



Plot numbers Floor

X011	Level 1
X027	Level 2
X043	Level 3
X059	Level 4
X075	Level 5



### Dimensions

**Living/Dining/Kitchen** 7.3m x 3.6m | 23'11" x 11'9"

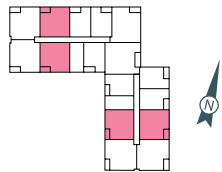
**Bedroom 1** 5.5m x 2.8m | 18' x 9'2"



## APARTMENT TYPE 6

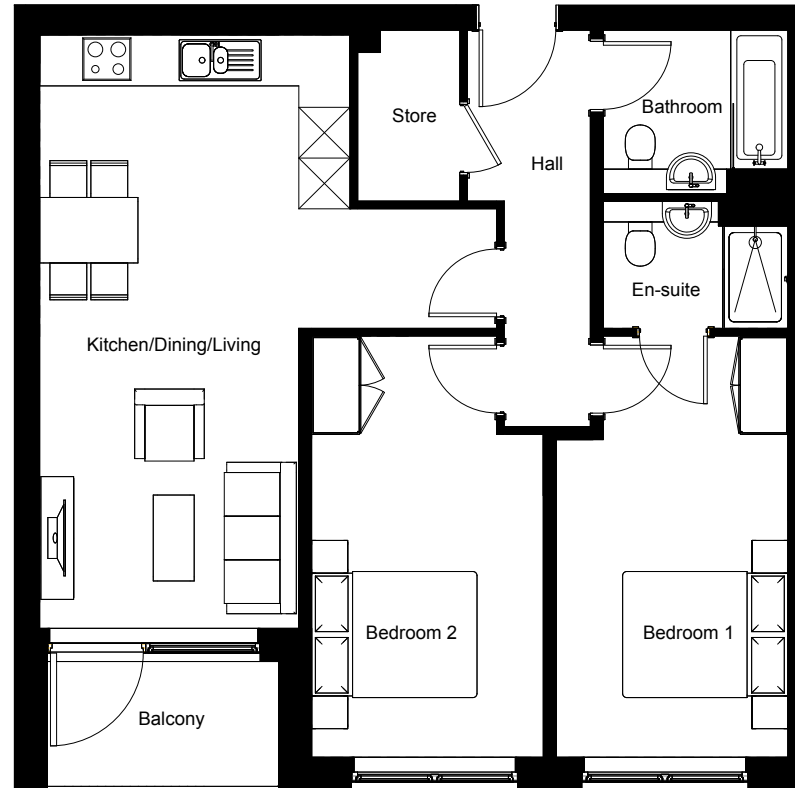
**2 bedroom apartment**  
**76sqm | 818sqft**

Floors 1-5



Plot numbers Floor

X001*   X002	Level 1
X013   X016*	Level 1
X017*   X018	Level 2
X029   X032*	Level 2
X033*   X034	Level 3
X045   X048*	Level 3
X049*   X050	Level 4
X061   X064*	Level 4
X065*   X066	Level 5
X077   X080	Level 5



### Dimensions

**Living/Dining/Kitchen** 7.3m x 5.6m | 23'11" x 18'4"

**Bedroom 1** 5.1m x 2.8m | 16'9" x 9'3"

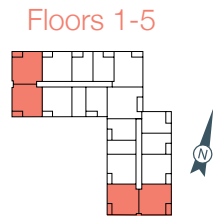
**Bedroom 2** 5.1m x 2.8m | 16'9" x 9'3"

\* Denotes handed apartments. 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. Furniture illustrated is for indicative purposes only. Dimensions for such purposes must be verified against actual site measurements. Please check individual plot details with our sales team.



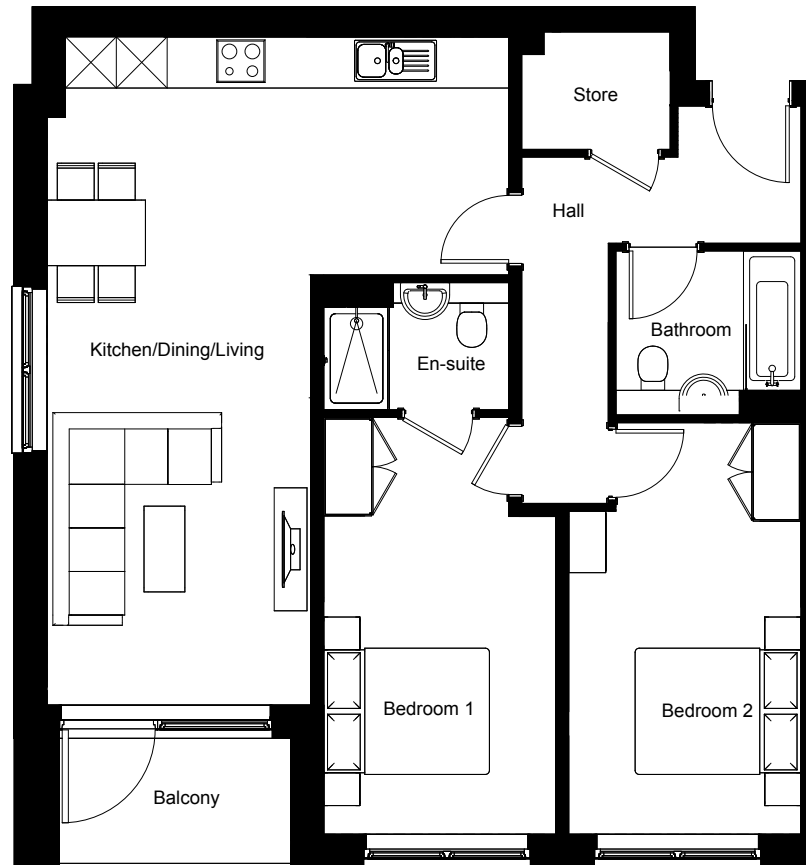
## APARTMENT TYPE 7

**2 bedroom apartment**  
**83sqm | 893sqft**



### Plot numbers Floor

X003   X004*	Level 1
X014   X015*	Level 1
X019   X020*	Level 2
X030   X031*	Level 2
X035   X036*	Level 3
X046   X047*	Level 3
X051   X052*	Level 4
X062   X063*	Level 4
X067   X068*	Level 5
X078   X079*	Level 5



### Dimensions

**Living/Dining/Kitchen** 8.1m x 5.6m | 26'9" x 18'6"

**Bedroom 1** 5.1m x 2.8m | 16'9" x 9'3"

**Bedroom 2** 5.1m x 2.8m | 16'9" x 9'3"

\* Denotes handed apartments. 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. Furniture illustrated is for indicative purposes only. Dimensions for such purposes must be verified against actual site measurements. Please check individual plot details with our sales team.





## APARTMENT TYPE 8

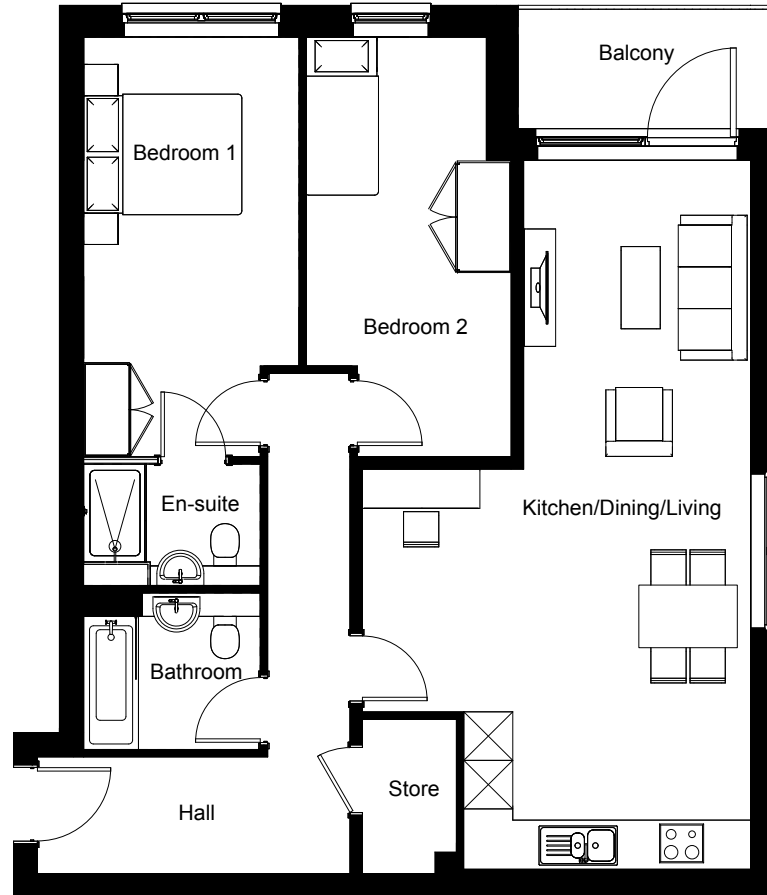
2 bedroom apartment  
86.5sqm | 932sqft

Floors 1-5



Plot numbers Floor

X007	Level 1
X023	Level 2
X039	Level 3
X055	Level 4
X071	Level 5



### Dimensions

**Living/Dining/Kitchen** 9m x 5m | 29'8" x 16'5"

**Bedroom 1** 5.4m x 2.8m | 17'9" x 9'2"

**Bedroom 2** 5.4m x 2.6m | 17'9" x 8'6"

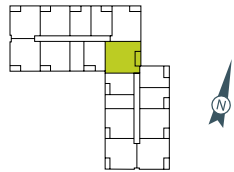
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## APARTMENT TYPE 9

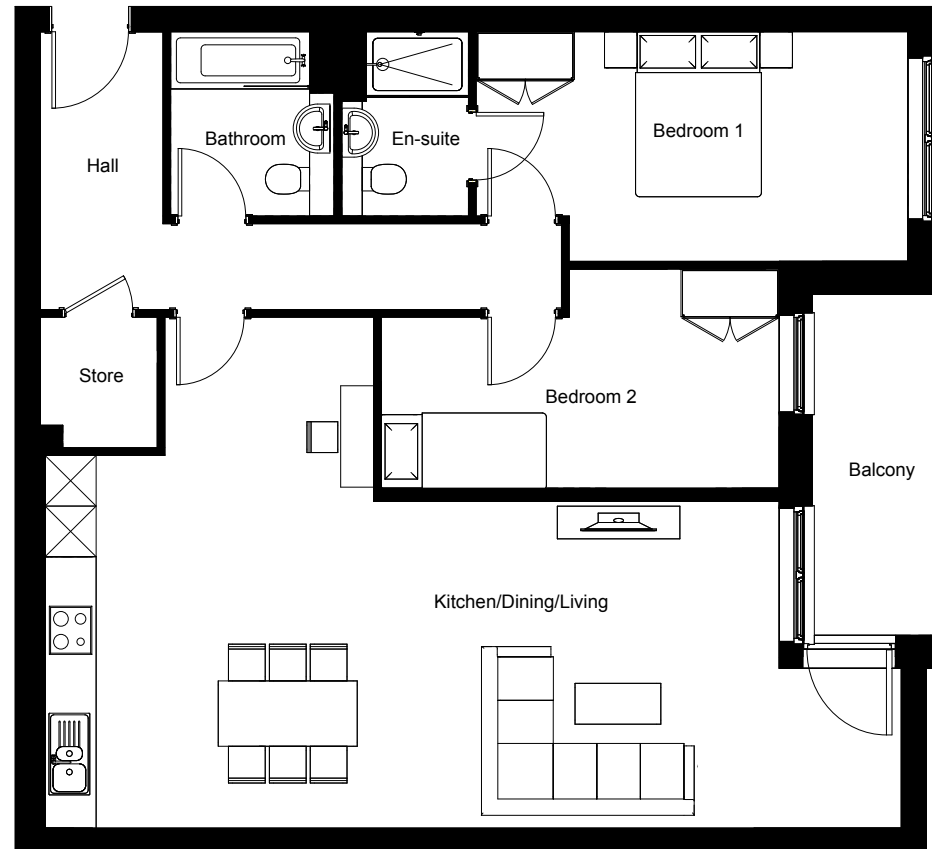
2 bedroom apartment  
95.5sqm | 1028sqft

Floors 1-5



Plot numbers Floor

X008	Level 1
X024	Level 2
X040	Level 3
X056	Level 4
X072	Level 5



### Dimensions

**Living/Dining/Kitchen** 10.5m x 6.3m | 34'5" x 20'8"

**Bedroom 1** 5.3m x 2.8m | 17'4" x 9'2"

**Bedroom 2** 4.9m x 2.7m | 16' x 8'10"



Computer generated image. CGIs are indicative only, finishes and features may vary.

# SPECIFICATION

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 single oven to some apartments\*
- Zanussi double oven to remaining apartments
- 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 splashback to wash hand basin
- Thermostatic shower
- Towel rail
- Chrome downlighters

## **Internal and decoration**

- White paint to walls and ceiling
- White gloss 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
- Undercroft car parking
- Outside car parking

## **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

Specification correct at time of print, however may change at any time - please speak to a Sales Executive for confirmation.

\* Single oven to apartments X006, X022, X028, X038, X044, X054, X060, X070, X076



## LOVELL HOMES

Every one of the homes we build is created 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**  
HOMES



Your new home at Linkwood Green 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.





Computer generated image. CGIs are indicative only, finishes and features may vary.

**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.

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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 properties 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.



LINKWOOD  
GREEN

# 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.



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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). Linkwood Green 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.





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# LOVELL HOMES

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