



# Whittingham Fold

**GOOSNARGH**

A BEAUTIFUL COLLECTION OF 3 & 4 BEDROOM HOMES



**ēlan**

HOMES YOU'LL LOVE INSIDE OUT®



## HOMES YOU'LL LOVE INSIDE OUT®



A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



## WHITTINGHAM FOLD, GOOSNARGH



From quiet countryside to bustling city in just 15 minutes, Whittingham Fold's idyllic surroundings are largely made up of rural farmland and leafy green space yet these homes are only a stone's throw from Preston, a city twice voted the best in the North West.

Whittingham Fold is also close to major transport links like the M6 for a swift commute to Manchester, Liverpool and more. A direct train from Preston Station, only 7 miles away, will have you in London or Edinburgh in just over 2 hours.

## ON YOUR DOORSTEP

The vibrant city of Preston has all the high street stores, museums, art galleries, bars, and gyms you could ask for, while nearby Longridge brings the small-town charm of carefully curated independent shops, a friendly local library, family-owned butcher and tempting tea rooms like the Old Station Cafe.

Longridge also plays host to much loved annual Field Day that sees a parade of themed floats and marching bands make their way around the town each June; a tradition that seems to grow in popularity each year.

Supermarkets ranging from Booths and Sainsbury's to Aldi and Morrisons are all within easy reach, and for everyday essentials there is a pharmacy, 2 village stores, and a convenient corner shop a very short walk away.

All information was correct at the time of printing



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## EXPLORE MORE OF THE GREAT OUTDOORS

Surrounded by rolling countryside and dramatic landscapes, there's endless opportunity to soak up fresh air and stunning scenery. The wilds of the Forest of Bowland an Area of Outstanding Natural Beauty are waiting to be discovered to the north, and just to the south the Guild Wheel provides a 21 mile cycling and walking route, mainly off road; it's a scenic and safe way for all the family to explore.

If you want to get more hands-on with nature, local families love Brockholes Nature Reserve and Chipping's Bowland Wild Boar Park.

## GLORIOUS FOOD

The area is spoilt for choice when it comes to fantastic eateries and drinking spots. There are cafés scattered liberally throughout the region and award-winning restaurants abound; nearby Houghton Manor and The Italian Orchard come highly recommended.

A wealth of independent food and drink suppliers are making a name for themselves in the local area, such as Carron Lodge cheese makers, Goosnargh Gin, Mrs Dowsons Ice Cream, Little Town Dairy and many more.

## SCHOOLS, SPORTS AND SERVICES

There are a number of local primary schools to choose from, all rated "Good" by Ofsted, with nearby Grimsargh St Michael's boasting the coveted "Outstanding" award.

When it comes to healthcare provision, the area is well served by several trusted medical practices. In Longridge alone you'll find Berry Lane Medical Centre, Stonebridge Surgery and a community hospital.

For sports enthusiasts, Whittingham Fold is equidistant from Goosnargh Tennis Club and Whittingham Cricket Pitch. Longridge boasts facilities for badminton, basketball, hockey, squash and netball. The town also has its own cricket and football clubs.

If your family favours alternative sports activities there is a trampoline park, inflatable world, and Clip 'n' Climb centre in Preston, as well as a curling hall and 18-hole indoor crazy golf course near Bilsborrow.

All information was correct at the time of printing.



# Whittingham Fold

## GOOSNARGH

A beautiful collection of 3 & 4 bedroom homes



**GLOSSOP (10)**  
3 bedroom semi-detached home

**MARFORD (3 & 4)**  
3 bedroom detached home  
with integral single garage

**BRANDON (1 & 11)**  
4 bedroom detached home  
with detached / attached  
single garage

**STRATFORD (2 & 17)**  
4 bedroom detached home  
with detached single garage

**AVIEMORE (7 & 12)**  
3 bedroom detached home  
with detached single garage

**ROCHESTER (13 & 15)**  
4 bedroom detached home  
with integral single garage

**OAKHAM (6)**  
4 bedroom detached home  
with integral double garage

**ALVECHURCH (14 & 21)**  
4 bedroom detached home  
with integral single garage

**FAIRFORD (8, 16 & 18)**  
3 bedroom detached home  
\*18 with detached single garage

**SOUTHWOLD (19, 20)**  
4 bedroom detached home  
with integral single garage

**KENILWORTH SPECIAL (5)**  
4 bedroom detached home  
with attached double garage

**AFFORDABLE HOME (9)**

Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes and please note block paving colour is subject to material supplies. Please ask your Sales Executive for further details on this development.



## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	BARONIAL	REGENCY	SOVEREIGN
4 ring gas hob in stainless steel	✓	✓	✗
5 ring gas hob in stainless steel	✗	✗	✓
Built in microwave	✗	✓	✓
Built in single electric oven	✓	✓	✗
Built in double electric oven	✗	✗	✓
Stainless steel extractor hood **	✗	✓	✓
Free standing fridge / freezer	✓	✗	✗
Integrated 50/50 fridge freezer	✗	✓	✓
Integrated dishwasher	✗	✗	✓
Choice of modern quality fitted kitchen*	✓	✓	✓
Soft close kitchen cupboards	✓	✓	✓
Stainless steel single bowl sink with chrome taps	✓	✗	✗
Stainless steel 1 ½ bowl sink with chrome taps	✗	✓	✓
Pelmet lighting	✓	✓	✓
Plumbing for washing machine	✓	✓	✓

BATHROOM & EN-SUITE	BARONIAL	REGENCY	SOVEREIGN
Towel rail to bathroom and en-suite †	✗	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath †	✗	✓	✓
Choice of wall tiling to bathroom and en-suite / shower room*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✗	✓	✓
Thermostatically controlled shower in bathroom	✓	✗	✗

GENERAL	BARONIAL	REGENCY	SOVEREIGN
White painted interior doors with chrome furniture	✓	✓	✓
White finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Wardrobes to bedroom 1	✗	✗	✓
Floor tiling to kitchen and utility	✗	✗	✓

ELECTRICAL	BARONIAL	REGENCY	SOVEREIGN
External lighting to front	✓	✓	✓
External lighting to rear	✗	✗	✓
TV point to lounge / family room †	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom †	✓	✓	✓
Shaver socket to en-suite	✗	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✗	✓	✓
White sockets and switches throughout	✓	✓	✓
Chrome finish sockets and switches to kitchen, lounge, bedroom 1 and white to all other areas	✗	✗	✓
Telephone point to hall or lounge and study	✓	✓	✓
Burglar alarm system	✗	✗	✓

SAFETY & SECURITY	BARONIAL	REGENCY	SOVEREIGN
Interconnected smoke detectors	✓	✓	✓
Windows and doors with high security lockable handles	✓	✓	✓
24 hour customer care (2 years)	✓	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓	✓

ENERGY SAVING FEATURES	BARONIAL	REGENCY	SOVEREIGN
High efficiency gas central heating (natural gas)	✓	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓	✓
Photovoltaic solar panel system	✓	✓	✓

† Where applicable

\* Subject to build stage

\*\* Integrated extractor hoods to all Baronial Homes

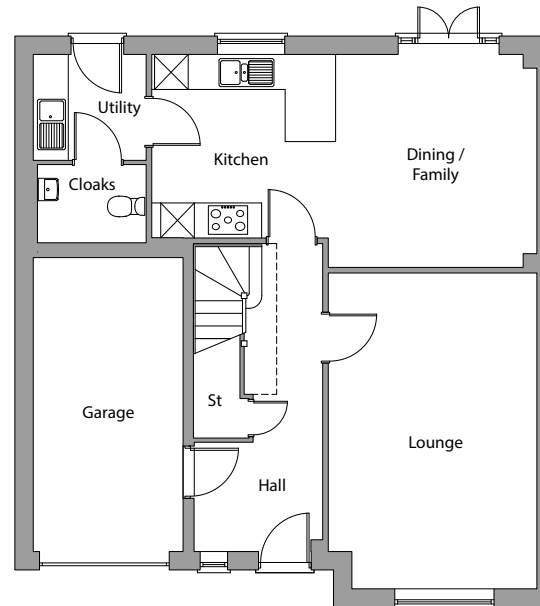
# ALVECHURCH (LTH)\*\* 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)



The Alvechurch is a beautiful 4 bedroom detached home that offers well designed accommodation over 2 floors and an integral garage.

The ground floor consists of a spacious kitchen / family / dining room with French doors leading out to the garden, a utility room, cloakroom and a separate lounge to the front.

To the first floor there is an en-suite to bedroom 1, a handy shower room to the second bedroom and a family bathroom to accommodate the remaining 2 bedrooms.

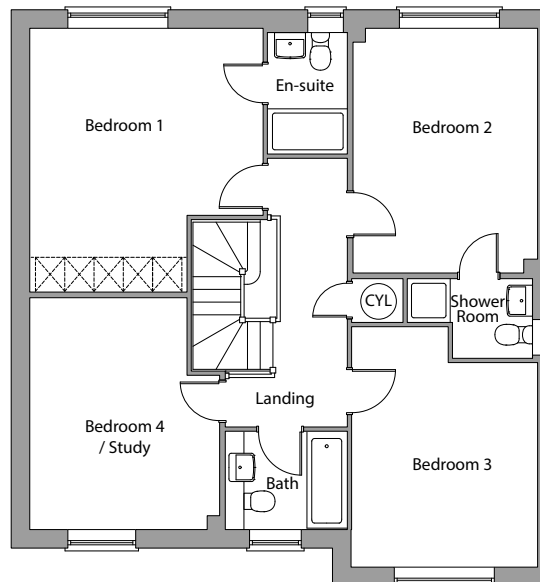


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.58m* x 3.67m*	18'4" x 12'11"
Kitchen / Family / Dining	6.82m* x 3.75m*	22'5" x 12'4"
Utility	1.96m x 1.85m	6'5" x 6'1"
Cloakroom	1.90m x 1.44m	6'3" x 4'9"
Garage	5.24m x 2.67m	17'2" x 8'9"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.63m* x 4.09m*	15'2" x 13'5"
En-suite	2.18m x 1.38m	7'2" x 4'7"
Bedroom 2	4.29m* x 3.23m*	14'1" x 10'7"
Shower Room	2.20m* x 1.38m*	7'3" x 4'6"
Bedroom 3	4.22m* x 3.25m*	13'10" x 10'8"
Bedroom 4 / Study	4.06m* x 3.32m*	13'4" x 10'11"
Bathroom	2.13m x 1.70m	7'0" x 5'7"



Total Area - 1,591 ft<sup>2</sup>

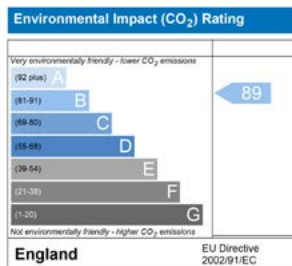
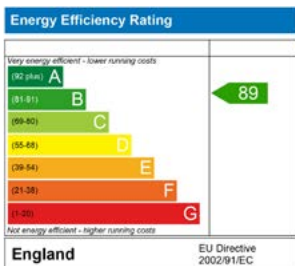
\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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\*\* Lifetime Homes are built to support the changing needs of individuals and families at different stages of life.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT



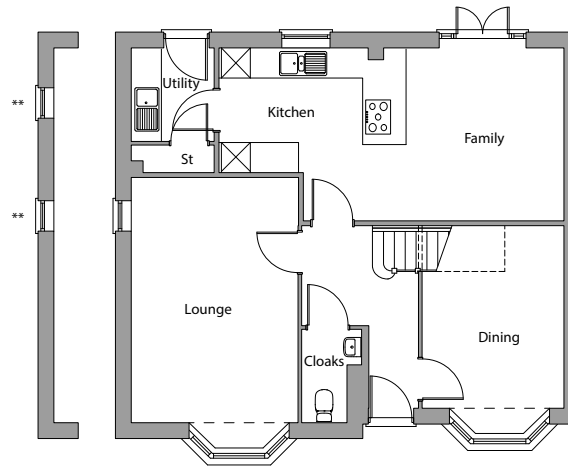
# STRATFORD 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)



The Stratford is a spacious family home with a striking exterior that would appeal to many prospective buyers.

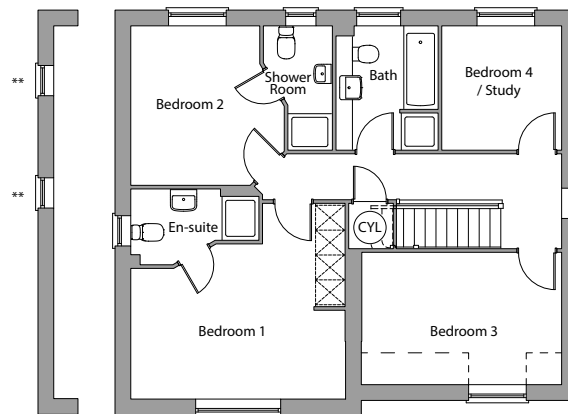
Inside, the ground floor features separate lounge and dining rooms at the front of the property and to the rear, there is a modern open plan kitchen / family room, together with a separate utility room.

Upstairs, there's a family bathroom and 4 generously sized bedrooms, one of which could also be used as a study. Bedroom 1 benefits from an en-suite. Bedroom 2 has a modern shower room.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.54m* x 3.42m*	18'2" x 11'3"
Kitchen / Family	7.10m* x 3.54m*	23'4" x 11'7"
Dining	4.24m* x 2.90m*	13'11" x 9'6"
Utility	1.90m x 1.67m	6'3" x 5'6"
Cloakroom	1.90m x 0.90m	2'11" x 6'3"



## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.42m* x 4.04m*	14'6" x 13'3"
En-suite	2.63m* x 1.55m*	8'8" x 5'1"
Bedroom 2	3.28m* x 3.16m*	10'9" x 10'4"
Shower Room	2.55m* x 1.40m*	8'4" x 4'7"
Bedroom 3	4.12m x 2.72m	13'6" x 8'11"
Bedroom 4 / Study	2.55m x 2.46m	8'4" x 8'1"
Bathroom	2.55m* x 2.08m*	8'4" x 6'10"

Total Area - 1,489 ft<sup>2</sup>

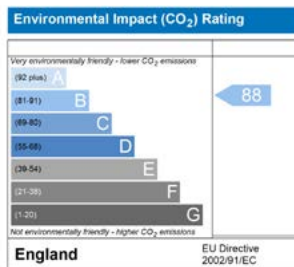
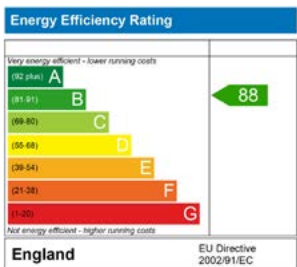
\*Indicates maximum dimension

\*\* Please note windows in these areas on plot 2 only.

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## PRE-EPC & ENVIRONMENTAL ASSESSMENT





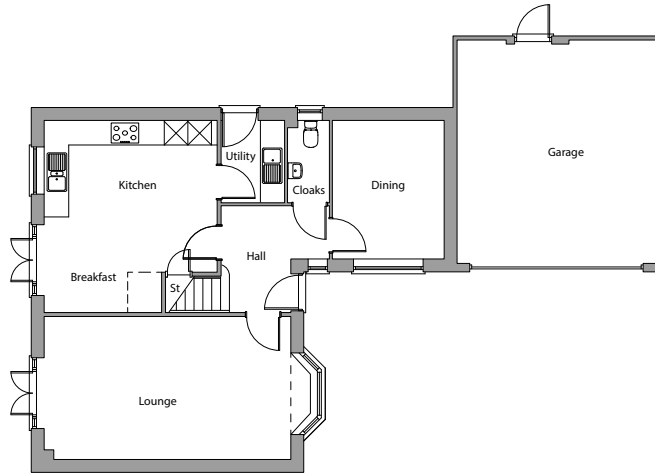
# KENILWORTH SPECIAL 4 BEDROOM DETACHED HOME WITH ATTACHED DOUBLE GARAGE (SOVEREIGN)



The Kenilworth Special is a beautiful family home which features 4 bedrooms and an attached double garage.

The ground floor consists of a spacious kitchen / breakfast area with French doors leading out to the garden, along with a utility room, cloakroom, a large lounge and a separate dining room to the front of the home.

To the first floor bedroom 1 has an en-suite, bedroom 2 has a connected shower room. Bedroom 3 and bedroom 4 / study share the main bathroom.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.72m* x 3.59m*	22'11" x 11'9"*
Kitchen / B'fast	4.84m* x 4.35m*	15'10" x 14'3"*
Dining	3.47m x 2.80m	11'5" x 9'2"
Utility	2.06m x 1.58m	6'9" x 5'2"
Cloakroom	2.06m* x 1.04m*	6'9" x 3'5"*
Garage	5.68m* x 5.29m*	18'8" x 17'4"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.79m* x 3.47m*	12'5" x 11'5"*
En-suite	2.55m* x 1.55m*	8'4" x 5'1"*
Bedroom 2	3.63m* x 3.24m*	11'11" x 10'8"*
Shower Room	2.48m* x 1.05m*	8'2" x 3'5"*
Bedroom 3	3.63m* x 2.88m*	11'11" x 9'5"*
Bedroom 4 / Study	2.90m x 2.73m	9'6" x 9'0"
Bathroom	2.55m* x 2.09m*	8'4" x 6'10"*

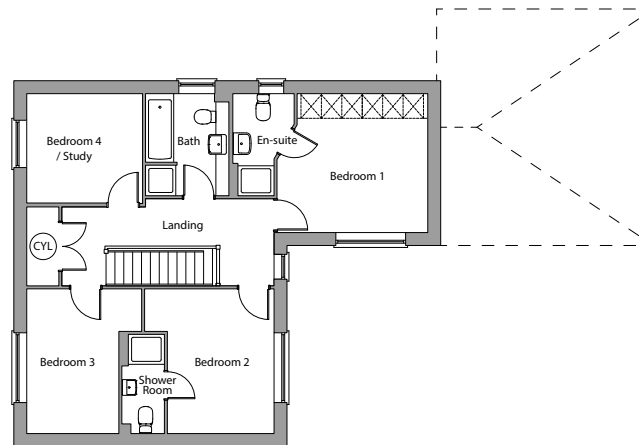
Total Area - 1,473 ft<sup>2</sup>

\*Indicates maximum dimension

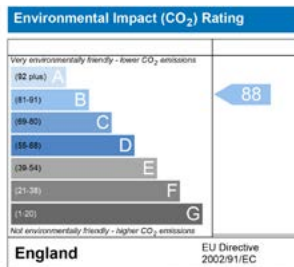
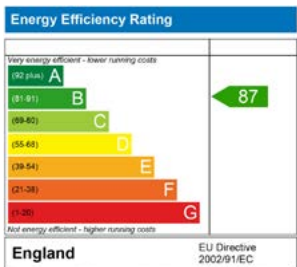
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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Plot 5 is handed.



## PRE-EPC & ENVIRONMENTAL ASSESSMENT



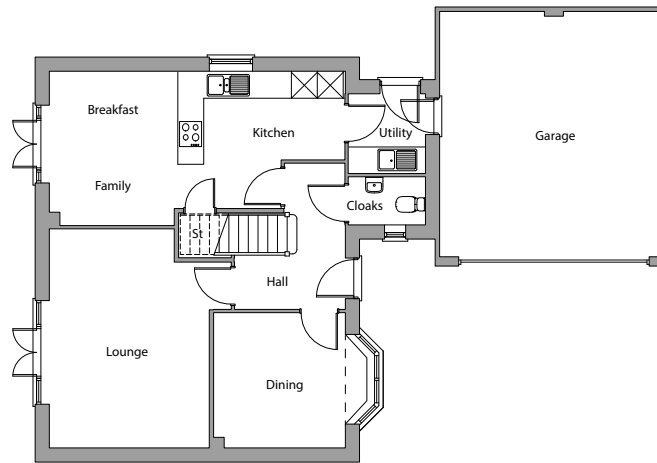
# OAKHAM 4 BEDROOM DETACHED HOME WITH ATTACHED DOUBLE GARAGE (REGENCY)



The Oakham is a highly impressive property which features an attached garage as an intrinsic part of its stunning design giving this home the wow factor.

On the ground floor, there's a generous sized kitchen, breakfast and family room, with adjacent utility room. The well proportioned lounge has French doors onto the garden, plus there is a separate dining room for more formal family occasions and entertaining.

Upstairs, there is bedroom 1 with en-suite, plus 3 further bedrooms (one being ideal for use as a study) plus a good sized family bathroom.

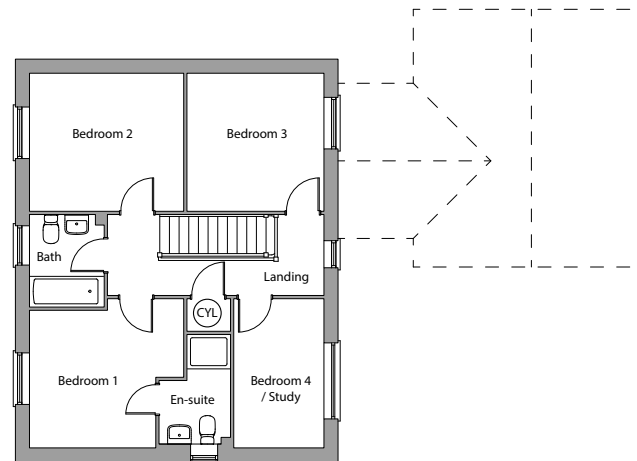


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.03m* x 3.65m*	16'6" x 12'0"
Kitchen / Family / B'fast	6.81m* x 3.54m*	22'4" x 11'7"
Dining	3.50m* x 3.09m*	11'6" x 10'2"
Utility	1.81m x 1.75m	5'11" x 5'9"
Cloakroom	1.75m x 1.08m	5'9" x 3'6"
Garage	5.68m x 5.29m	18'8" x 17'4"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.55m* x 3.43m*	11'8" x 11'3"
En-suite	2.60m* x 1.64m*	8'6" x 5'4"
Bedroom 2	3.55m x 3.18m	11'8" x 10'5"
Bedroom 3	3.18m x 3.15m	10'5" x 10'4"
Bedroom 4 / Study	3.43m x 2.06m	11'3" x 6'9"
Bathroom	2.12m* x 1.70m*	7'0" x 5'7"



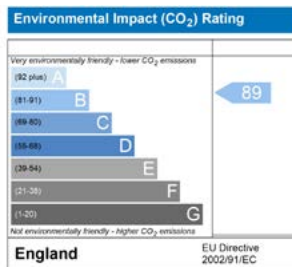
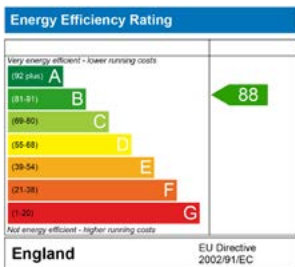
Total Area - 1,355 ft<sup>2</sup>

\*Indicates maximum dimension

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## PRE-EPC & ENVIRONMENTAL ASSESSMENT



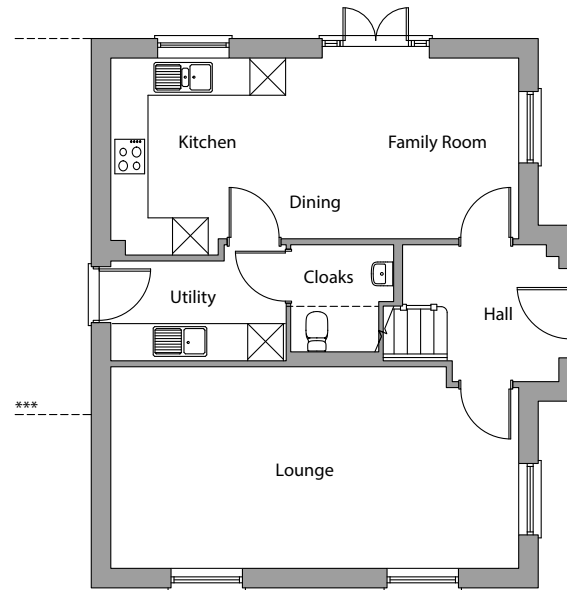
# BRANDON (LTH)\*\* 4 BEDROOM DETACHED HOME WITH ATTACHED / DETACHED SINGLE GARAGE (REGENCY)



The Brandon is a stunning double fronted property with plenty of traditional character and charm.

On the ground floor there is a spacious lounge which runs the entire length of the home with 3 windows to maximise the light. Mirroring this on the other side of the home is a generous sized kitchen / family room which has French doors off the family room that lead onto the garden.

Upstairs there are 4 well proportioned bedrooms off the landing. Bedroom 1 has an en-suite and overlooks the front of the house. Bedroom 2, 3 and 4 are served by the stylish family bathroom.

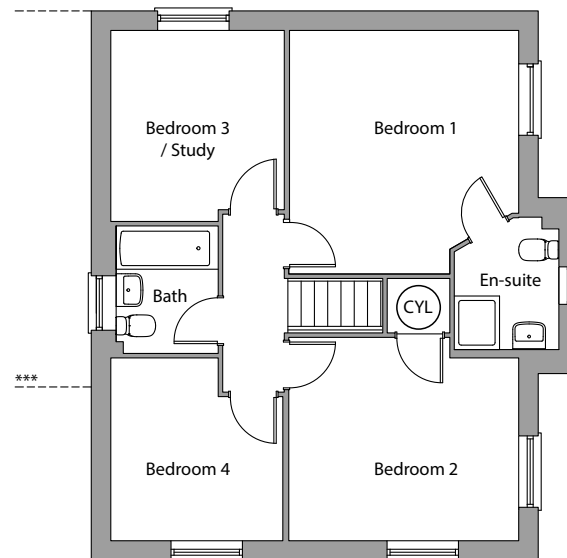


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.80m* x 3.34m*	22'4" x 10'11"*
Kitchen / Family / Dining	6.80m* x 3.26m*	22'4" x 10'8"*
Utility	2.91m x 1.63m	9'6" x 5'4"
Cloakroom	1.76m* x 1.70m*	5'9" x 5'7"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.05m* x 3.80m*	13'4" x 12'6"*
En-suite	2.18m* x 1.72m*	7'2" x 5'8"*
Bedroom 2	3.82m* x 3.38m*	12'7" x 11'1"*
Bedroom 3 / Study	3.16m* x 2.88m*	10'4" x 9'5"*
Bedroom 4	3.03m* x 2.85m*	9'11" x 9'4"*
Bathroom	2.10m* x 1.70m*	6'11" x 5'7"*



Total Area - 1,298 ft<sup>2</sup>

\*Indicates maximum dimension

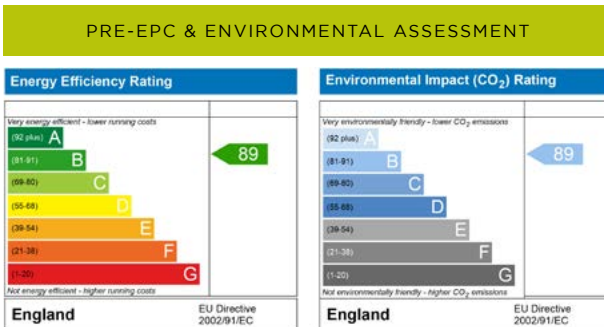
\*\*\* Plot 11 with attached single garage

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\*\* Lifetime Homes are built to support the changing needs of individuals and families at different stages of life.

Plot 11 is handed.





# ROCHESTER (LTH)\*\*

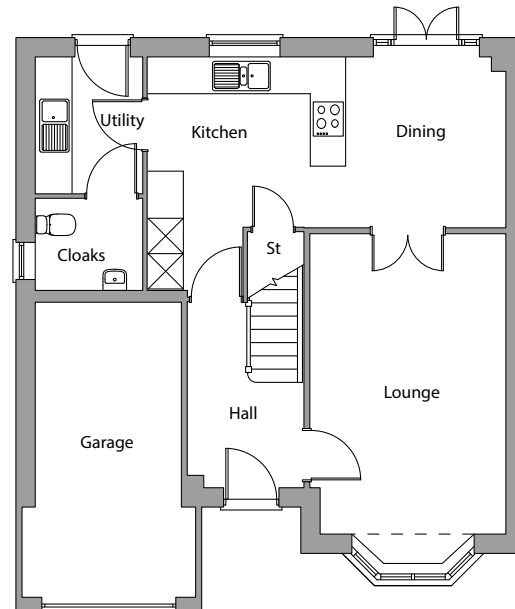
4 BEDROOM DETACHED HOME WITH ATTACHED SINGLE GARAGE (REGENCY)



The Rochester with its bay windowed lounge and integral garage has all the traditional charm you would expect.

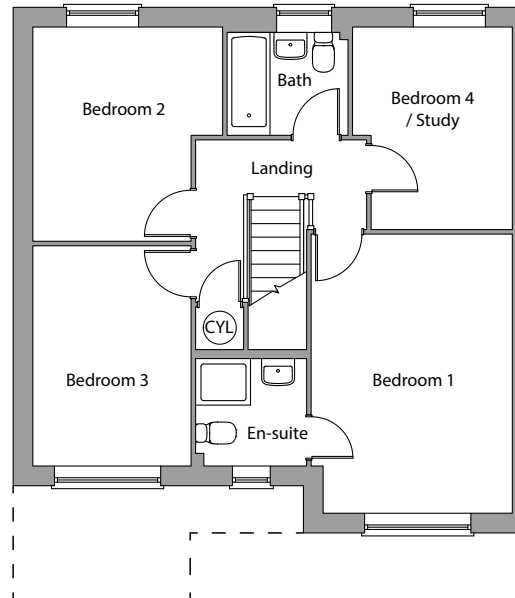
The Rochester is a substantial 4 bedroom home of the very highest quality, finished with a level of luxury and attention to detail you only get from Elan Homes. Details like French style doors out to the patio and double doors into the large lounge give the ground floor a real sense of sweeping style.

Upstairs 4 large bedrooms off the central landing ensure there is space for everyone.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.55m* x 3.28m*	18'2" x 10'9"
Kitchen / Dining	6.05m* x 3.94m*	19'10" x 12'11"
Utility	2.28m x 1.79m	7'6" x 5'10"
Cloakroom	1.78m x 1.55m	5'10" x 5'1"
Garage	5.01m x 2.48m	16'5" x 8'2"



## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.61m* x 3.31m*	15'2" x 10'10"
En-suite	1.82m* x 1.75m*	6'0" x 5'9"
Bedroom 2	3.53m* x 3.12m*	11'7" x 10'3"
Bedroom 3	3.63m x 2.60m	11'11" x 8'6"
Bedroom 4 / Study	3.34m* x 2.62m*	10'11" x 8'7"
Bathroom	1.99m* x 1.70m*	6'6" x 5'7"

Total Area - 1,226 ft<sup>2</sup>

\*Indicates maximum dimension

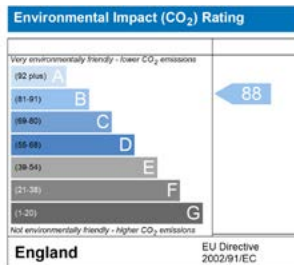
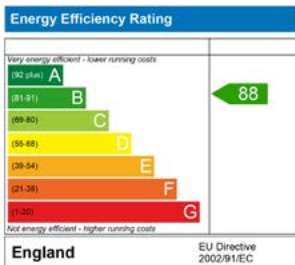
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Plot 13 is handed.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT



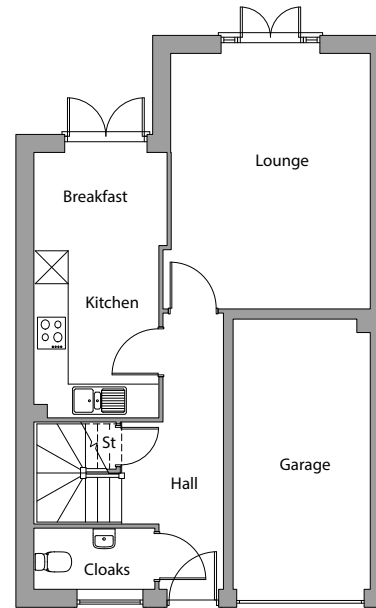
# MARFORD 3 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Marford is a lovely family home and has been carefully designed to maximise all available space including an integral single garage.

The modern kitchen / dining room has French doors leading out onto the garden, next to which is the spacious lounge also with French doors. There is a handy cloakroom off the hall.

Upstairs, off the landing, is bedroom 1 with its own en-suite. Completing the floor are 2 more bedrooms, one of which could be utilised as a study, plus a family bathroom.

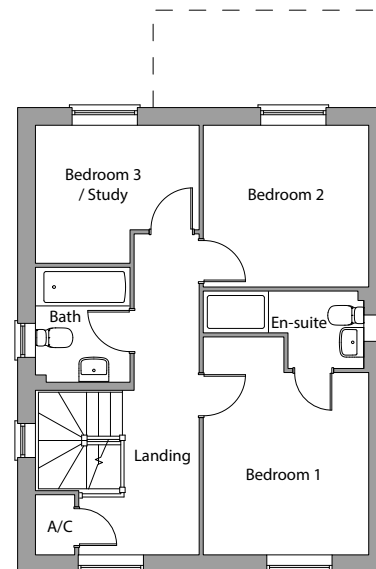


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.62m x 3.59m	15'2" x 11'9"
Kitchen / B'fast	4.80m* x 2.39m*	15'9"* x 7'10"*
Cloakroom	2.17m x 1.07m	7'1" x 3'6"
Garage	4.92m* x 2.50m*	16'2"* x 8'2"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.34m x 3.00m	10'11" x 9'10"
En-suite	2.94m* x 1.41m*	9'8"* x 4'7"*
Bedroom 2	3.00m x 2.96m	9'10" x 9'8"
Bedroom 3 / Study	2.97m* x 2.52m*	9'9"* x 8'3"*
Bathroom	2.10m* x 1.70m*	6'11"* x 5'7"*



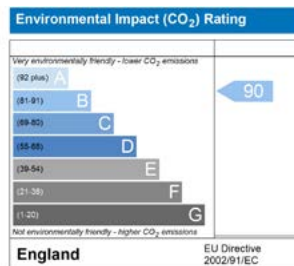
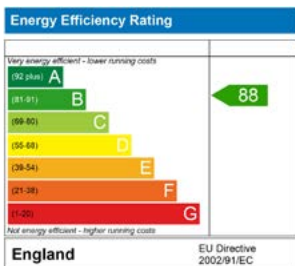
Total Area - 975 ft<sup>2</sup>

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT



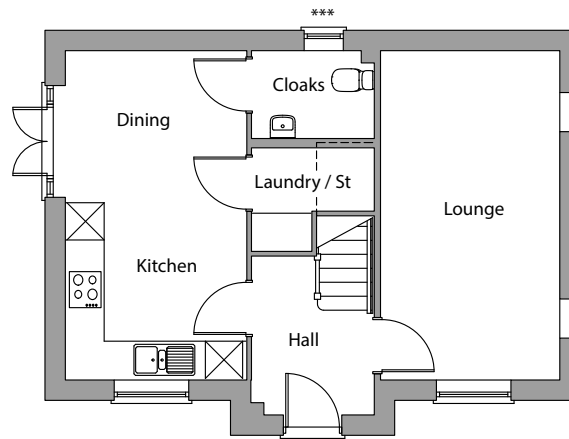
# FAIRFORD (LTH)\*\* 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE# (REGENCY)



The Fairford is an impressive 3 bedroom detached home which boasts an attractive dual aspect design as well as offering a traditional appearance.

Off the welcoming hall is the spacious lounge which runs the entire length of the property. Mirroring the lounge is the modern kitchen / dining room which comes complete with a utility and handy cloakroom.

Upstairs are 3 good sized bedrooms and a family bathroom. Bedroom 1 has its own en-suite and plenty of space for wardrobes / storage.

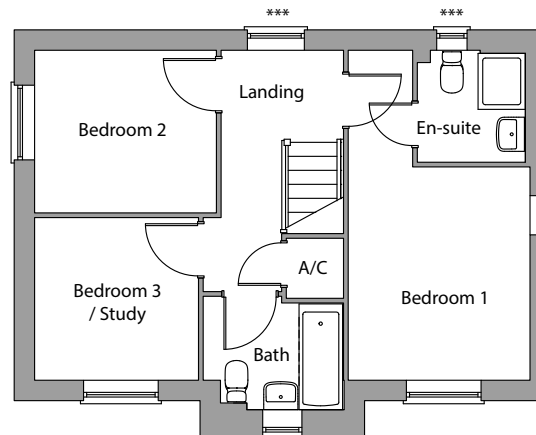


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen / Dining	5.25m x 2.88m	17'3" x 9'5"
Laundry / Store	1.94m* x 1.64m*	6'4"* x 5'4"*
Cloakroom	1.94m* x 1.38m*	6'4"* x 4'6"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.76m* x 1.71m*	5'9"* x 5'7"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3 / Study	2.59m x 2.57m	8'6" x 8'5"
Bathroom	2.23m* x 1.70m*	7'4"* x 5'7"*



Total Area - 933 ft<sup>2</sup>

\*Indicates maximum dimension

\*\*\* Please note windows in these areas on plots 8 & 16 only.

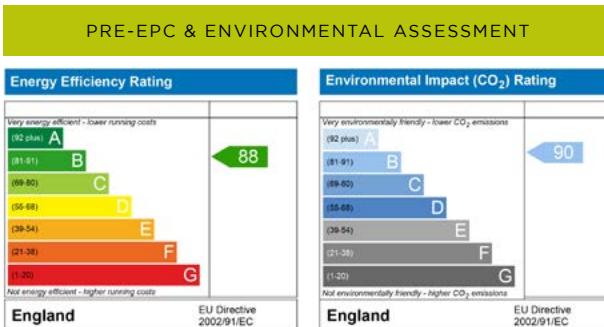
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

\*\* Lifetime Homes are built to support the changing needs of individuals and families at different stages of life.

# Plots 8 & 16 parking space only.

Plot 8, 16 & 18 are handed.



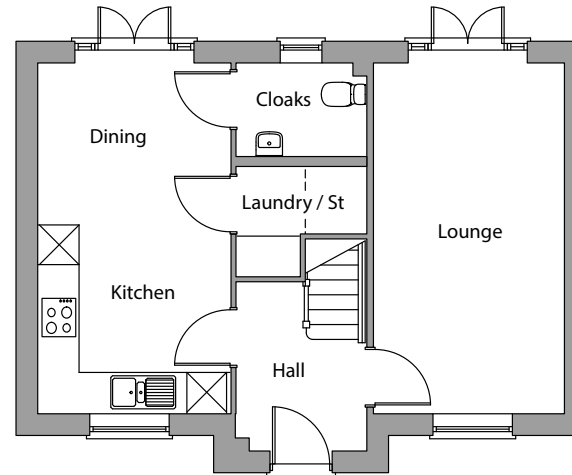
# AVIEMORE (LTH)\*\* 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Aviemore is a beautifully proportioned home with a traditional layout that makes the most of the overall space.

The layout on the ground floor includes a spacious lounge with French doors, a cloakroom, utility room and an open-plan kitchen / dining room with French doors that lead out into the garden.

Upstairs are 3 well proportioned bedrooms and a contemporary family bathroom. Bedroom 1 also benefits from an en-suite.

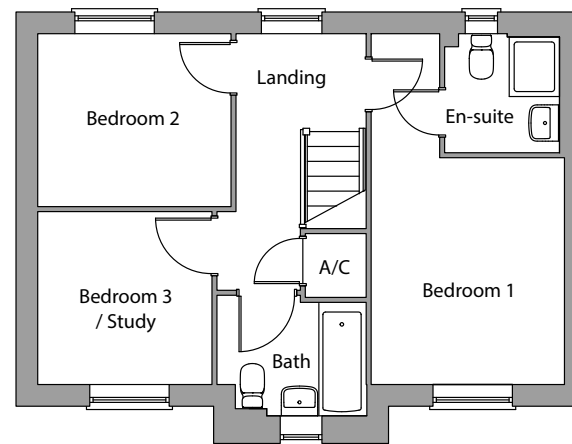


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen / Dining	5.25m x 2.88m	17'3" x 9'5"
Laundry / Store	1.94m* x 1.64m*	6'4"* x 5'4"*
Cloakroom	1.94m* x 1.38m*	6'4"* x 5'0"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.76m* x 1.71m*	5'9"* x 5'7"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3 / Study	2.59m x 2.57m	8'6" x 8'5"
Bathroom	2.23m* x 1.81m*	7'4"* x 5'11"*



Total Area - 933 ft<sup>2</sup>

\*Indicates maximum dimension

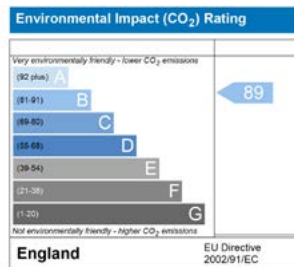
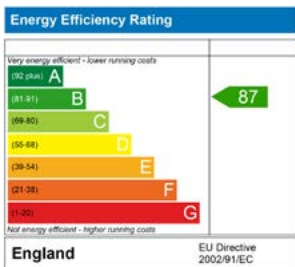
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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Plot 12 is handed.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT





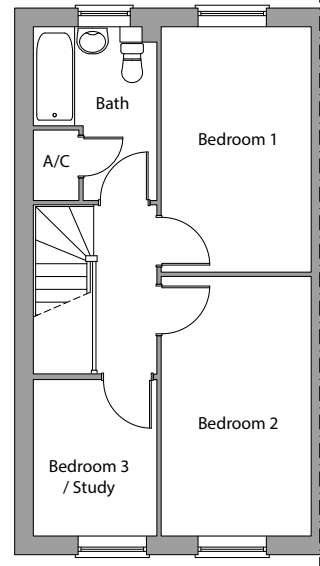
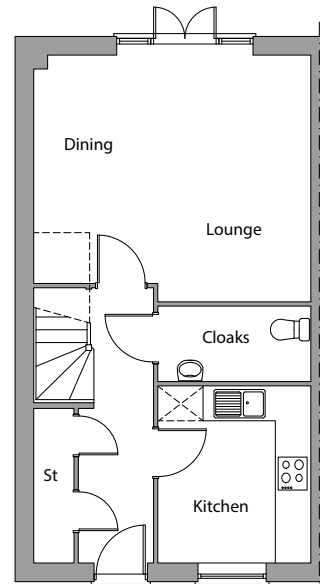
# GLOSSOP (LTH)\*\* 3 BEDROOM SEMI-DETACHED HOME (BARONIAL)



The Glossop is an attractive three bedroom home offering stylish living.

On the ground floor is a lounge / dining area with French doors opening out into the garden, the kitchen and a handy downstairs cloakroom.

The first floor consists of 2 good sized bedrooms, a flexible third bedroom which could double as a study plus the family bathroom.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.83m* x 4.31m*	15'10" x 14'2"*
Kitchen	3.08m x 2.66m	10'1" x 8'9"
Cloakroom	2.66m x 1.30m	8'9" x 4'3"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.27m x 2.60m	14'0" x 8'6"
Bedroom 2	4.52m x 2.60m	14'10" x 8'6"
Bedroom 3 / Study	2.73m x 2.13m	9'0" x 7'0"
Bathroom	3.01m* x 2.13m*	9'11" x 7'0"*

Total Area - 940ft<sup>2</sup>

\*Indicates maximum dimension

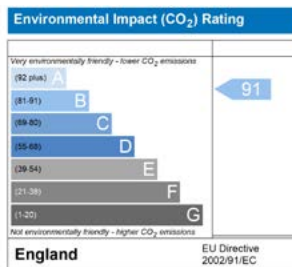
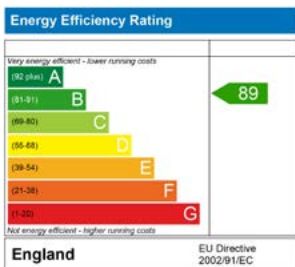
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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\*\* Lifetime Homes are built to support the changing needs of individuals and families at different stages of life.

Plot 9 is handed.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT



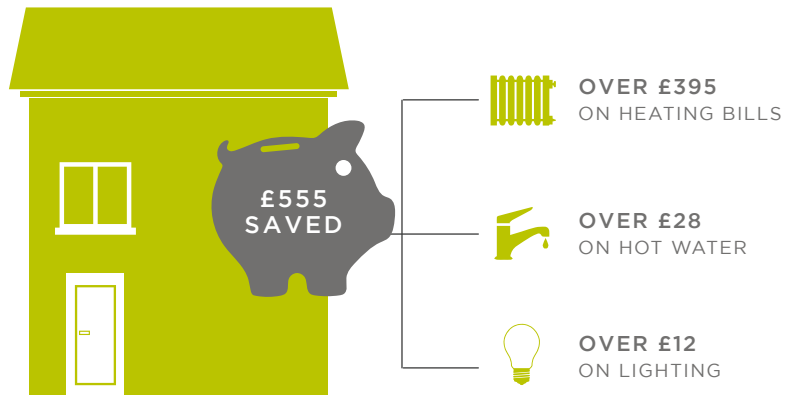


GREEN SPACE, LIVING SPACE, YOUR SPACE

## SAVE ANNUALLY WHEN YOU BUY NEW

### SAVE UP TO £555 ON BILLS ANNUALLY

When you buy a new build home compared to a older home



Statistics from HBF report 2022

Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

Research conducted by the HBF found that living in a new build could cut your energy bills in half compared to living in older homes.

The report finds that new build properties offer lower running costs for all household utilities. On average, new build purchasers save an annual £395 on heating bills, over £28 on hot water and over £12 on lighting. In total, the yearly household bill for owners of older properties in this dataset was £890, almost twice as much as the annual bill for a new homeowner, which was £455.



## OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984)

#### BARS & RESTAURANTS

- 1 The Stags Head
- 2 The Plough
- 3 Angels
- 4 Derby Arms
- 5 Guy's Eating Establishment
- 6 The Italian Orchard
- 7 Cast Iron Grill
- 8 Pizzeria Bella Maria
- 9 The Broughton Inn
- 10 Tap & T'ales
- 11 The Black Bull
- 12 Haighton Manor

#### SPORTS & LEISURE

- 13 Whittingham Sports & Social Club
- 14 Whittingham & Goosnargh Cricket Club
- 15 Goosnargh & Whittingham Tennis Club
- 16 Preston Golf Club
- 17 Red Rose Leisure
- 18 Longridge Golf Club
- 19 Clip 'N' Climb Preston
- 20 Ashton & Lea Golf Club




#### RETAIL

- 21 Morrisons
- 22 Booths
- 23 St George's Shopping Centre
- 24 Marks & Spencer
- 25 ASDA Superstore
- 26 ALDI
- 27 Little Town Farm Shop

#### EDUCATION

- 28 St. Francis Catholic Primary School
- 29 Goosnargh Oliversons C of E Primary School
- 30 Longridge High School
- 31 Broughton High School
- 32 Sherwood Primary School
- 33 Broughton-in-Amounderness C of E Primary School
- 34 Fulwood Academy
- 35 Alston Lane Catholic Primary School

#### TRAIN STATION

-  Preston Train Station (7.4 miles)
-  Salwick Train Station (9.3 miles)
-  Langho Train Station (11.9 miles)



All correct at the time of printing



#### Destinations

Preston	6.4 miles
Blackburn	13 miles
Blackpool	17.9 miles
Bolton	27.3 miles



#### WHITTINGHAM FOLD

Henry Littler Way,  
Goosnargh,  
Lancashire,  
PR3 2JG

T: 01706 438 158

E: [whittinghamfold.sales@elan-homes.co.uk](mailto:whittinghamfold.sales@elan-homes.co.uk)

W: [www.elan-homes.co.uk/developments/whittingham-fold](http://www.elan-homes.co.uk/developments/whittingham-fold)



ELAN HOMES LTD

Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ

T: 0845 481 8801 F: 0845 481 8802 W: [elan-homes.co.uk](http://elan-homes.co.uk)

