



BIRCHFIELD
Court
SWINTON

A BEAUTIFUL COLLECTION OF 3, 4 & 5 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



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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 end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little 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.



BIRCHFIELD COURT, SWINTON

Birchfield Court is an attractive, gated development, situated less than 6 miles north west of Manchester City centre. A stunning community of 18 3, 4 & 5 bedroom homes.

Swinton is home to several pubs, wine bars and restaurants, all within walking distance of Birchfield Court, including Albert's and Siena. Monton is a mile away with a range of restaurants and cocktail bars along the high street. Just 3 miles away sits the picturesque leafy suburb of Worsley which offers fantastic dining experiences such as George's Dining and Worsley Old Hall.

Easily accessible supermarkets are Morrisons and Aldi. Swinton Square shopping centre offers a wealth of famous high street retailers, banks, coffee houses and cafés as well as fantastic independent shops. The Town Centre is also home to the exciting new £5 million community hub, Swinton Gateway, housing an impressive library, council, health and children's services, as well as local NHS services.

INCREDIBLE SPORTS & CULTURE

Whether you're a jogger, dog walker or just want somewhere to relax and connect with nature, there are several green spaces nearby. Not least Moorside Park, with its public astroturf football pitch, basketball nets, small skate park and friendly bowling club. Swinton Greenway is a 7km off-road path which connects Swinton and Monton.

Looking to get active? Swinton has a local Football Club, Cricket Club and several Golf Clubs in the surrounding area. There are a number of gyms locally and David Lloyd Leisure Club is located 3.5 miles away in Trafford City.

Manchester City Centre is less than 6 miles away. Few cities can better it for the diversity of things to do. From world-renowned football teams, the music scene and nightlife, to its galleries, museums, exhibitions, restaurants and shopping opportunities.

Even closer is The Trafford Centre, one of the largest and most popular indoor shopping and leisure destinations in the UK. If you prefer skiing to shopping, try the Chill Factor indoor skiing and snowboarding slope next door. Salford Quays, the creative hub for TV, radio and art and home to MediaCityUK and the Lowry Centre, is 5 miles away from Birchfield Court and easily accessible both by car and public transport.



EXCELLENT TRANSPORT LINKS

Swinton is ideally situated for easy access to Manchester via the nearby A580 (East Lancashire Road) as well as the M60 ring road, which provides great links to Liverpool and Warrington as well as locations further afield such as Chester, Birmingham and London.

Several bus routes connect the area to Manchester City Centre, Bolton, Trafford, Ashton and Salford. Multiple bus stops are located on Worsley Road offering frequent services every 15 minutes.

Swinton and Moorside railway stations are located within 1 mile of Birchfield Court, offering regular services into Manchester City Centre as well as destinations throughout the North West.

Travelling further afield? Manchester Airport is approximately 13 miles from Swinton and is easily accessible both by car and public transport.

OUTSTANDING SCHOOLS & SERVICES

Birchfield Court is an ideal location for families with several highly recommended schools nearby, all rated either “Good” or “Outstanding” by OFSTED.

The Deans Primary School, St Peter’s Church of England Primary School, Moorside High School and Co-Op Academy Swinton are all within walking distance.

The universities of Manchester, Manchester Metropolitan and Salford are all easily accessible from Birchfield Court by both car and public transport.

All information was correct at the time of printing



BIRCHFIELD Court

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	REGENCY
KITCHEN	
4 ring gas hob in stainless steel	✓
Built in microwave	✓
Built in single electric oven	✓
Stainless steel extractor hood	✓
Integrated 50/50 Fridge Freezer	✓
Choice of modern quality fitted kitchen*	✓
Soft close kitchen cupboards	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓
Pelmet lighting	✓
Plumbing for washing machine	✓
BATHROOM & EN-SUITE	
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 †	✓

	REGENCY
GENERAL	
White painted interior doors with chrome furniture	✓
White finish to walls	✓
Smooth finish to walls and ceilings	✓
ELECTRICAL	
External lighting to front	✓
External lighting to rear	✓
TV point to lounge	✓
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	✓
Telephone point to hall or lounge and study	✓

	REGENCY
SAFETY & SECURITY	
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	
High efficiency gas central heating (natural gas)	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓
Internal/external charging point for electric vehicle	✓

† Where applicable
* Subject to build stage



BIRCHFIELD
Court
SWINTON

A stunning collection of 3, 4 & 5 bedroom homes

- THURSTON MAX**
 (2, 3 & 4)
 3 bedroom mews home

- ASHLEY**
 (10, 11, 14 & 15)
 4 bedroom semi-detached home
 *Plot 10 with detached single garage

- ASHLEY MAX**
 (5, 6, 7, 8, 9, 12, 13, 16 & 17)
 4 bedroom semi-detached / mews home
 *Plots 5 & 13 with detached single garage

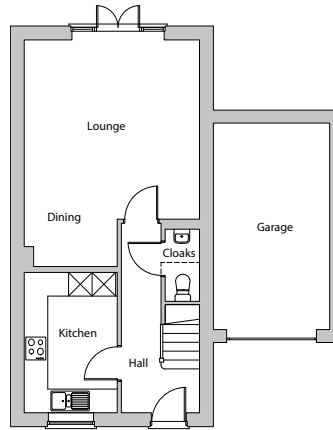
- DUNHAM**
 (1 & 18)
 5 bedroom detached home with integral single garage

- THE GATEHOUSES**

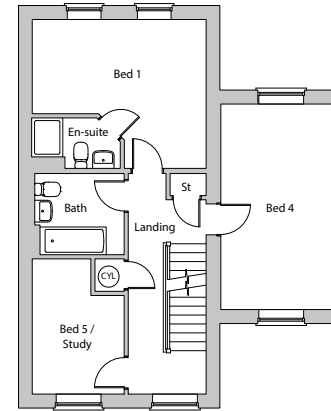


Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please ask your Sales Executive for further details on this development.

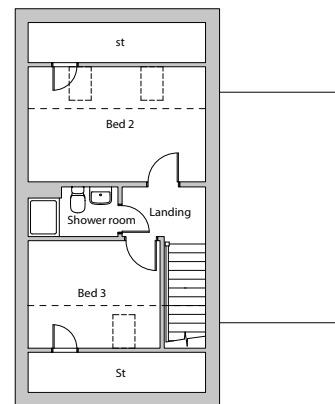
DUNHAM 5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	5.77m* x 4.47m*	18'11"* x 14'8"*
Kitchen	3.56m x 2.37m	11'8" x 7'9"
Cloakroom	1.83m x 0.88m	6'0" x 2'10"
Garage	5.24m x 2.96m	17'2" x 9'9"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.47m* x 3.76m*	14'8"* x 12'4"*
En-suite	2.26m* x 1.28m*	7'5"* x 4'2"*
Bedroom 4	5.19m x 2.91m	17'0" x 9'7"
Bedroom 5 / Study	3.42m* x 2.36m*	11'2"* x 7'9"*
Bathroom	2.36m* x 2.05m*	7'9"* x 6'9"*

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 2	4.47m x 2.94m	14'8" x 9'8"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"
Shower Room	2.26m* x 1.27m*	7'5"* x 4'2"*

Total Area - 1,461 ft²

*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.

Plot 1 is handed.

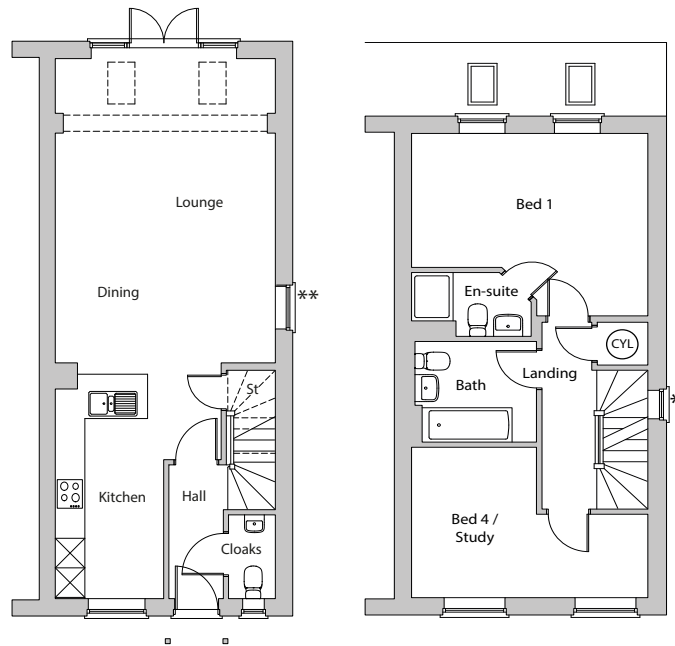
With 5 bedrooms over 3 floors, this substantial home has space to discover at every turn and enough bathrooms to ensure there's never a queue, even on the busiest family mornings.

This is a home that really understands how family life works, with lots of room to share downstairs, and lots of personal space amongst the 5 flexible bedrooms, including an elegant bedroom 1 with en-suite.

You could use bedroom 4, above the garage, as a second lounge, use bedroom 5 as a personal study for some peace and quiet, and use the top floor to give older teens a sense of independence. Or you can use all 5 as bedrooms as your family grows.

With the Dunham you can enjoy your home, your way, adapting it to whatever your family needs both now and in the future.

ASHLEY MAX 4 BEDROOM SEMI-DETACHED / MEWS HOME WITH DETACHED SINGLE GARAGE ° (REGENCY)



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	6.18m* x 4.47m*	20'3" x 14'8"
Kitchen	4.25m* x 3.37m*	14'0" x 11'1"
Cloakroom	1.70m x 0.95m	5'7" x 3'1"

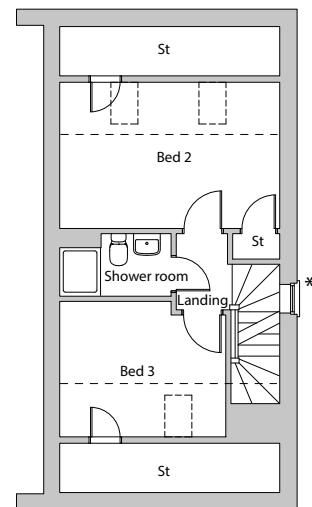
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.47m* x 3.72m*	14'8" x 12'2"
En-suite	2.26m* x 1.30m*	7'5" x 4'3"
Bedroom 4 / Study	4.47m* x 3.07m*	14'8" x 10'1"
Bathroom	2.36m* x 2.05m*	7'9" x 6'9"

The Ashley Max boasts beautiful 3 storey town house living. With a modern, 4 bedroom family-friendly layout that will grow with you.

Downstairs you'll find the hub of the home, with a large, open plan living area extended with French doors opening to the rear garden. Move up to the first floor and you'll find bedroom 1, complete with en-suite, along with a flexible room that can be used however you need, from a nursery or bedroom for the youngest, to a private study just for you.

Move up again and you'll find 2 further bedrooms, plus a shower room, making it perfect for teens who want their own space, or for boisterous kids who want a separate playroom / games room out of earshot of the adults relaxing below. Why squeeze your family into a standard home, when the Ashley Max is a home that fits your family.



SECOND FLOOR

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 2	4.47m x 2.97m	14'8" x 9'9"
Bedroom 3	3.37m* x 2.75m*	11'1" x 9'0"
Shower Room	2.26m* x 1.27m*	7'5" x 4'2"

Total Area - 1,349 ft²

*Indicates maximum dimension

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

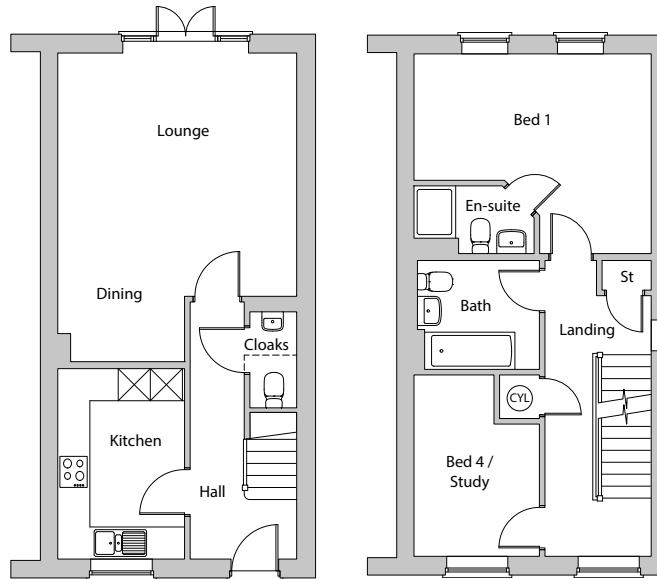
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 5, 7, 8, 12 & 16 are handed.

**Please note windows omitted to these areas on plot 8.

° Plots 5 & 13 only with detached single garage.

ASHLEY 4 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE ° (REGENCY)



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	5.77m* x 4.47m*	18'11" x 14'8"
Kitchen	3.56m x 2.37m	11'8" x 7'9"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

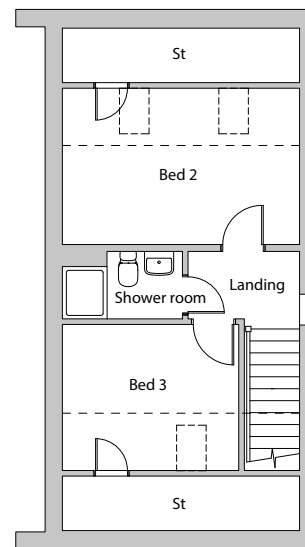
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.47m* x 3.76m*	14'8" x 12'4"
En-suite	2.26m* x 1.28m*	7'5" x 4'2"
Bedroom 4 / Study	3.42m* x 2.36m*	11'2" x 7'9"
Bathroom	2.36m* x 2.05m*	7'9" x 6'9"

The Ashley takes 3 storey town house living to new heights, with a flexible, 4 bedroom family friendly layout that you'll love.

Downstairs you'll find the hub of the home, with a large, open plan living area that is made for the fun of family life. Move up to the first floor and you'll find bedroom 1, complete with en-suite, along with a flexible room that can be used however you need, from a nursery or bedroom for the youngest, to a private study just for you.

Move up again and you'll find 2 further bedrooms, plus a shower room, making it perfect for teens who want their own space, or for boisterous kids who want a separate playroom / games room out of earshot of the adults relaxing below. Why squeeze your family into a standard home, when the Ashley is a home that fits your family.



SECOND FLOOR

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 2	4.47m x 2.94m	14'8" x 9'8"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"
Shower Room	2.26m* x 1.27m*	7'5" x 4'2"

Total Area - 1,276 ft²

*Indicates maximum dimension

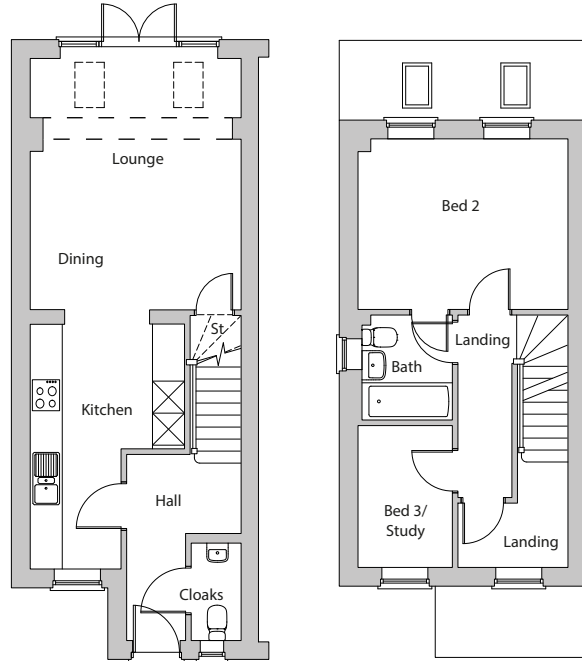
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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Plots 10 & 14 are handed.

°Plot 10 with detached single garage.

THURSTON MAX 3 BEDROOM MEWS HOME (REGENCY)



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.70m* x 3.95m*	15'5" x 13'0"
Kitchen	4.58m* x 2.89m*	15'0" x 9'6"
Cloakroom	1.82m x 0.94m	6'0" x 3'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 2	3.95m x 3.21m	13'0" x 10'6"
Bedroom 3 / Study	2.67m x 1.78m	8'9" x 5'10"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 1 / Dressing	6.95m* x 3.95m*	22'10" x 13'0"
En-suite	1.92m x 1.87m	6'4" x 6'2"

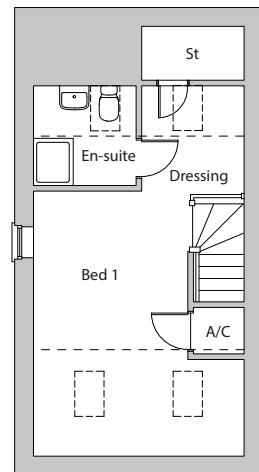
Total Area - 1,097 ft²

*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.

Plots 3 & 4 are handed.



SECOND FLOOR

The Thurston Max is a stunning 3 bedroom home with a fabulous entertaining space to the ground floor.

On the ground floor, you'll find an open plan living / dining with French doors opening out to the rear garden. To the front of the home is the modern kitchen, directly off the hallway is a cloakroom for your convenience.

To the first floor is a spacious bedroom 2 to the back of the home and bedroom 3 / study to the front of the home. There is also a contemporary family bathroom.

The second floor boasts the spacious bedroom 1 with a gorgeous dressing area and modern en-suite.

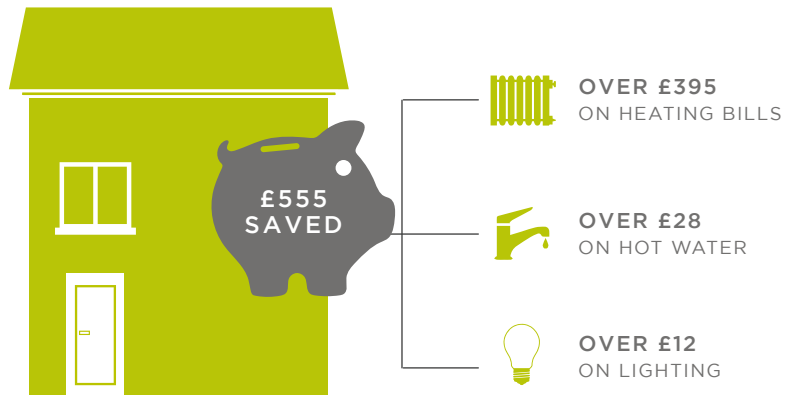


GREEN SPACE, LIVING SPACE, YOUR SPACE

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 George's Dining
- 2 Amans
- 3 Vesuvio
- 4 Siena
- 5 Puccini
- 6 Albert's
- 7 Phoenix Cafe
- 8 Farmers Arms
- 9 British Raj
- 10 The Glass House
- 11 Koi Sushi
- 12 The Cottage
- 13 Worsley Old Hall

SPORTS & LEISURE

- 14 Worsley Golf Club
- 15 Worsley Park Golf Club
- 16 Chill Factor
- 17 Legoland Discovery Centre
- 18 Old Trafford
- 19 Bounce Trampoline
- 20 Ellesmere Sports Club
- 21 Monton Sports Club
- 22 Pure Gym


RETAIL

- 23 Marks & Spencer Food Hall
- 24 The Trafford Centre
- 25 Morrisons
- 26 Asda
- 27 Tesco Express
- 28 Matalan
- 29 Co-op

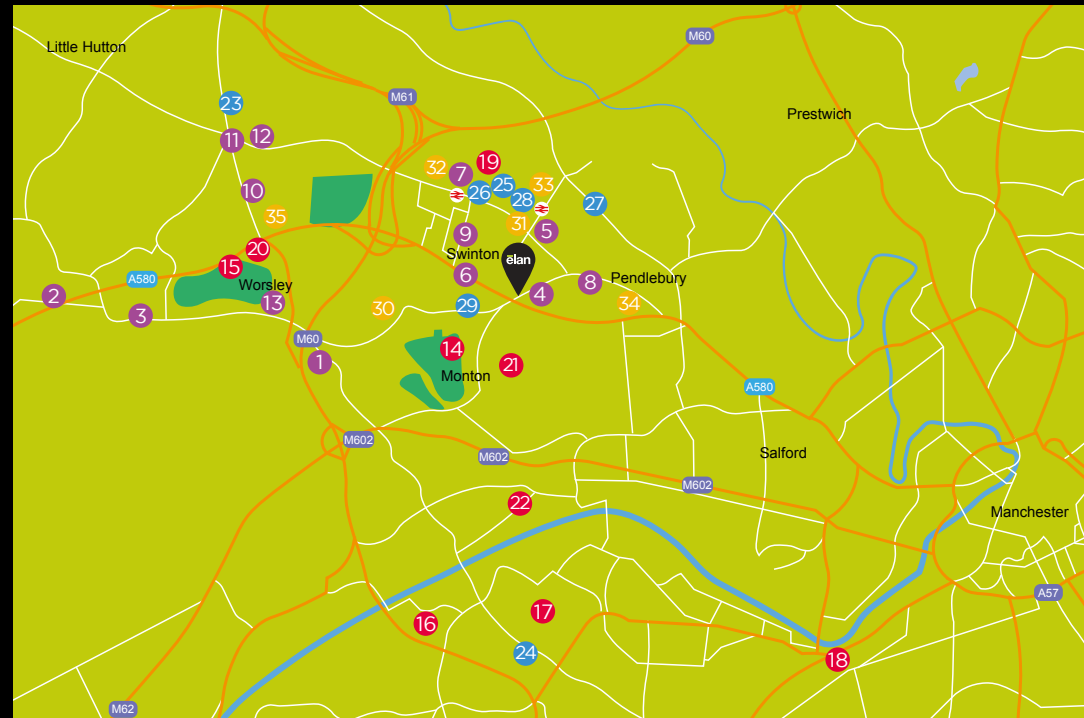
EDUCATION

- 30 Bridgewater High School
- 31 St Peter's Church of England Primary School
- 32 St Ambrose Barlow RC High School
- 33 Co-op Academy Swinton
- 34 Springwood Primary School
- 35 Ellenbrook Community Primary School

TRAIN STATION

-  Moorside (0.6 miles)
-  Swinton (1.4 miles)

All correct at the time of printing



Destinations



- Manchester 5.4 miles
- The Trafford Centre 5.5 miles
- Bolton 7.4 miles
- Manchester Airport 14.1 miles
- Rochdale 15.8 miles
- Liverpool 30.4 miles

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