



Acorn Meadows

BROUGHTON

A BEAUTIFUL COLLECTION OF 4 & 5 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



HOMES YOU'LL LOVE INSIDE OUT®



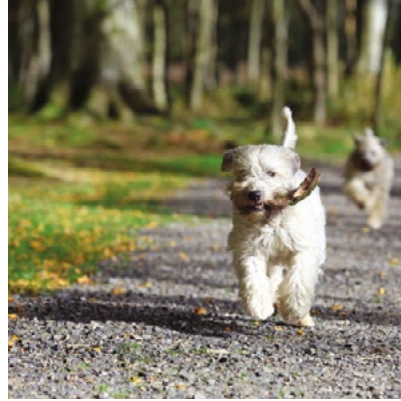
A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

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.



BROUGHTON

ACORN MEADOWS

In this charming semi-rural village location, just north of Preston, Acorn Meadows enjoys a host of outstanding amenities and excellent transport links across the North West. This stunning collection of spacious, light and airy homes sits within this beautiful setting of existing trees and hedgerows.

Each home has been positioned to take full advantage of its surroundings, and the materials used have been selected to complement and blend comfortably with other homes in the area. Acorn Meadows will be a special place to call home.

The village of Broughton is steeped in history and offers a warm, friendly community feel. This semi-rural location is perfectly placed with Preston City Centre 4 miles south offering all the amenities you would expect; to the west is the vibrant coastal area of The Fylde; and to the north is the Lake District, now a Unesco World Heritage site.

THE PERFECT SURROUNDINGS

As you would expect from a location surrounded by so much countryside, Lancashire has plenty to offer. Explore outstanding scenery from the rugged Bowland Fells and Pennine Hills to the flat coastal plain The Fylde. Nearby, you can take advantage of the Preston Guild Wheel, which provides 21 miles of scenic cycling and walking for all the family around Preston.

There are also several country parks and nature reserves to visit within Lancashire. For the sporty types, there are two nearby golf clubs, a tennis club, cricket club and sports centre. The village of Broughton has some handy local amenities including a convenience store, hairdresser and two petrol stations. Eating out locally; the Italian Orchard, only a two minute drive offers modern classic Italian dining in a beautiful setting, while a bit further on the Broughton Inn offers a cosy atmosphere and casual dining. For family entertainment, the Flower Bowl is only a 10-minute drive up the road and has a cinema, restaurants, crazy golf, curling and ten pin-bowling.

All information was correct at the time of printing.



GREAT TRANSPORT LINKS

Acorn Meadows is ideally located, situated with the M6 and M55 close by, giving you excellent access to the North West. Directly south, Preston city centre can be reached in 15 minutes by car, dependant on traffic. You'll find Blackpool and The Fylde to the west, east is Blackburn and heading north takes you to Lancaster and the Lake District.

Further afield, Manchester and Liverpool are about an hours drive. There are several regular bus services, providing easy access to Preston City Centre. From Preston Train Station you can access mainline train routes to many major UK cities

SUPERB SCHOOLS & AMENITIES

There are three schools in Broughton: Broughton Pre-School is an award-winning nursery that caters for children from 2 to 5 years old. Broughton Church of England Primary School can trace its origins back to the reign of Henry VIII making it the oldest primary school still in existence in the UK.

For children aged 11-16, Broughton High School currently has just over 900 students and was judged by Ofsted as Outstanding. The school has a strong academic tradition and enjoys an excellent reputation.

For the 'weekly shop,' there's an ASDA superstore close-by, and you will no doubt be a regular visitor at Deepdale Shopping Park, home to many high street fashion outlets, department stores and restaurants. Preston city centre has plenty of retail options to take your fancy, including the Victorian splendour of the Miller Arcade. It's not just all high-street names, Preston also offers indoor and outdoor markets, fresh Lancashire produce, and a variety of boutique and independent shops.

All information was correct at the time of printing.



Acorn Meadows

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	SHERBOURNE	GUILDFORD
KITCHEN		
4 ring gas hob in stainless steel	✓	✗
5 ring gas hob in stainless steel†	✓	✓
Built in microwave	✓	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood	✓	✓
Integrated 70/30 fridge freezer	✓	✓
Integrated Dishwasher	✓	✓
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	✓	✓
External tap	✓	✓

	SHERBOURNE	GUILDFORD
BATHROOM & EN-SUITE		
Towel rail to cloakroom, bathroom † & master bedroom en-suite 1	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath †	✓	✗
Choice of wall tiling to bathroom and master bedroom en-suite 1 & guest bedroom en-suite 2*	✓	✓
Thermostatically controlled shower and low profile shower tray in master bedroom en-suite 1 & guest bedroom en-suite 2	✓	✓

	SHERBOURNE	GUILDFORD
GENERAL		
White painted interior doors with chrome furniture	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
Wardrobes to bedroom 1	✓	✓

	SHERBOURNE	GUILDFORD
ELECTRICAL		
External lighting to front	✓	✓
External lighting to rear	✓	✓
TV point to lounge / family room †	✓	✓
TV point to master bedroom	✓	✓
Shaver socket to master bedroom en-suite 1	✓	✓
Recessed chrome spotlights to kitchen, bathroom, master bedroom en-suite 1 & guest bedroom en-suite 2	✓	✓
White sockets and switches throughout	✓	✓
Telephone point to hall	✓	✓

	SHERBOURNE	GUILDFORD
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	✓	✓

	SHERBOURNE	GUILDFORD
ENERGY SAVING FEATURES		
High efficiency gas central heating (natural gas)	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓

† Where applicable
* Subject to build stage



Acorn Meadows

BROUGHTON

A stunning collection of 4 & 5 bedroom homes

- MELTON II**
 (43)
 5 bedroom detached home
 with integral double garage
- MALBOROUGH II**
 (37)
 5 bedroom detached home
 with integral double garage
- KINGSMOOR II**
 (32)
 5 bedroom detached home
 with integral double garage
- LAURIESTON II**
 (33 & 36)
 5 bedroom detached home
 with detached double garage

- HEDDON II**
 (39)
 5 bedroom detached home
 with integral single garage
- HAMPSFIELD II**
 (77)
 4 bedroom detached home
 with integral single garage
- DUKESWOOD II**
 (78)
 4 bedroom detached home
 with integral single garage



MELTON II 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (GUILDFORD)

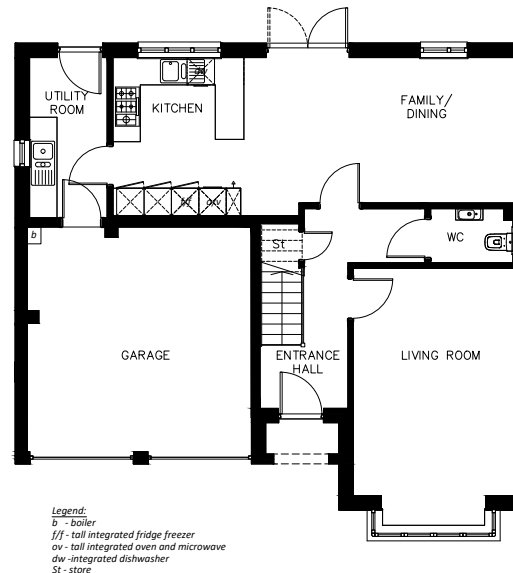


This cleverly designed five-bedroom detached home oozes kerb appeal, with its wide frontage and large bay window.

The entrance hall leads you into a light and airy living room with walk-in box bay window to the front, and stunning open-plan kitchen/family room to the rear. The kitchen includes a wide range of premium appliances and has French doors leading to the secure rear garden. Also accessing both the kitchen and double garage, is a useful laundry room with sink and space for both your washing machine and tumble drier.

Upstairs, there are five bedrooms leading from the landing. The master bedroom has its own luxury en-suite. The guest bedroom also has an en-suite shower room, while bedrooms 3, 4 and 5 share a capacious family bathroom which comprises a bath as well as a separate shower cubicle.

A useful library - or IT area - is accommodated on the top landing.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	5639.5mm x 3522.5mm	18' 6" x 11' 7"
Kitchen/Family Area	3815mm x 3072mm (min)	18' 4" x 11' 4"
Dining	5598mm x 3462.5mm (max)	10' 5" x 10' 1"
Cloakroom	1185mm (max) x 1803mm (max)	3' 11" x 5' 11"
Utility	3513mm (max) x 1700mm (max)	11' 6" x 5' 7"
Garage	4922mm x 4908mm	16' 2" x 16' 1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4219.5mm x 3000mm	13' 10" x 9' 10"
En-suite	3143mm x 2110mm (max)	10' 4" x 6' 11"
Bedroom 2	3245mm x 2910mm	10' 8" x 9' 7"
En-suite	2110mm x 1676mm (max)	6' 11" x 5' 6"
Bedroom 3	3447.5mm x 3421mm	11' 4" x 11' 3"
Bedroom 4	3421mm x 3245mm	11' 3" x 10' 8"
Bedroom 5	3334mm x 2066mm	10' 11" x 6' 9"
Bathroom	3421mm (max) x 2675mm (max)	11' 3" x 8' 9"

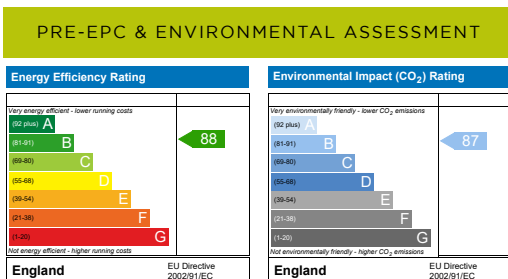
Total Area - 1,758 ft²



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 43 is handed.



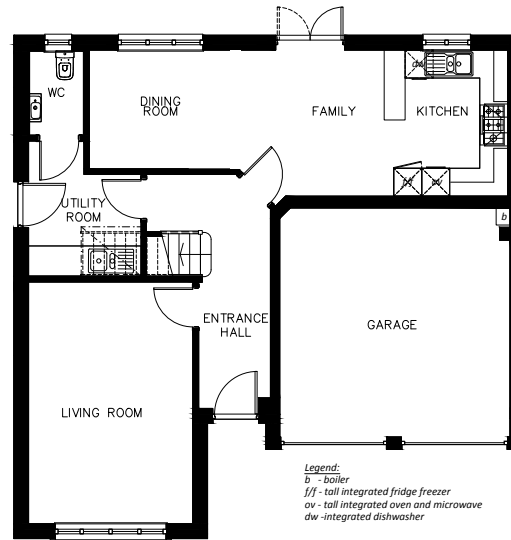
MALBOROUGH II 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (GUILDFORD)



This well designed, five-bedroom detached home with an integral double garage.

The kitchen is fitted with a wide range of appliances and not only has a raised breakfast bar, but also space for a large table. The kitchen's wide French doors invite you to take the dining experience outside on summer days. For more formal occasions, a separate dining room is included, conveniently adjoining the kitchen. The spacious utility room, which provides access to the garden, also connects directly to the WC/cloakroom.

Upstairs, the master bedroom has a walk-in wardrobe and en-suite shower room. A full-height window adds further character to this main bedroom. The double guest bedroom also has an en-suite shower room, while bedrooms 3, 4 and 5 share a well-appointed family bathroom.



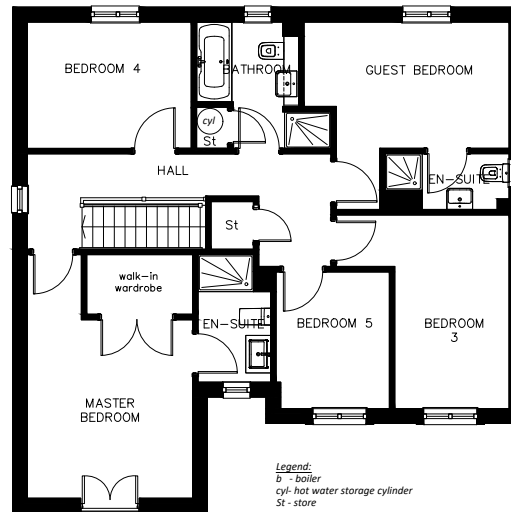
GROUND FLOOR

	Metres	Feet/Inches
Lounge	5187.5mm x 3522.5mm	17' 0" x 11' 7"
Kitchen/Family Area	3109mm x 2548.5mm	18' 10" x 10' 3"
Dining	5746mm x 3134.5mm	10' 2" x 8' 4"
Cloakroom	1804mm (max) x 1155.5mm (max)	5' 11" x 3' 9"
Utility	2413mm (max) x 2184mm (min)	7' 11" x 7' 2"
Garage	4987mm (max) x 4962mm (max)	16' 4" x 16' 4"

FIRST FLOOR

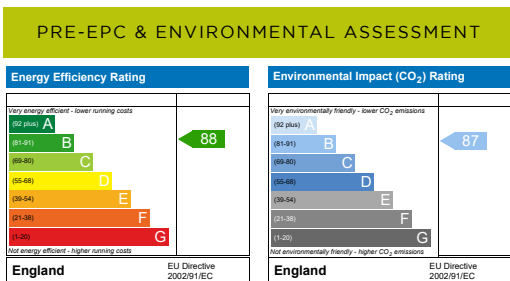
	Metres	Feet/Inches
Bedroom 1	3810mm x 3522.5mm	12' 6" x 11' 7"
En-suite	2722.5mm x 1547.5mm (max)	8' 11" x 5' 1"
Bedroom 2	2695mm (min) x 3685mm	8' 10" x 12' 1"
En-suite	1190mm (max) x 2645mm (max)	3' 11" x 8' 8"
Bedroom 3	4132.5mm x 2440mm	13' 7" x 8' 0"
Bedroom 4	2697.5mm x 3492.5mm	8' 10" x 11' 5"
Bedroom 5	2917.5mm x 2417.5mm	9' 7" x 7' 11"
Bathroom	2697.5mm (max) x 2175mm (max)	8' 10" x 7' 2"

Total Area - 1,671 ft²



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.



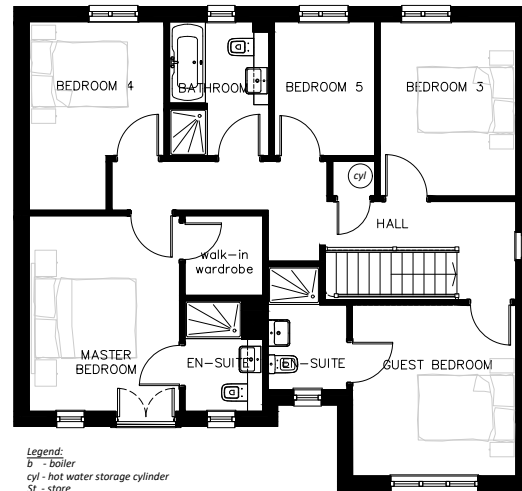
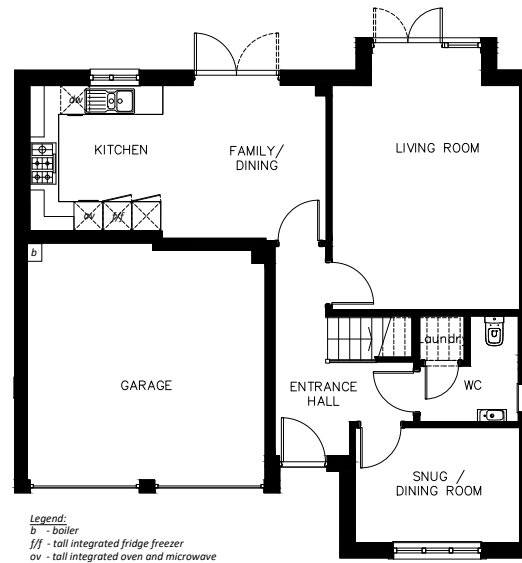
KINGSMOOR II 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (GUILDFORD)



The Kingsmoor is an impressive five-bedroom detached home that is bright and airy.

The well-appointed kitchen, with plenty of space for a kitchen table, has French doors to the garden. The living accommodation also includes an extra room that can be used as either a dining room or snug. From the hall, there is also a downstairs cloakroom which has a cleverly-concealed laundry zone.

Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with French doors and a Juliet balcony as well as a walk-in wardrobe and en-suite. The guest bedroom also has an en-suite shower room, whilst bedrooms 3, 4 and 5 are well served by the family bathroom with bath and separate shower.



GROUND FLOOR

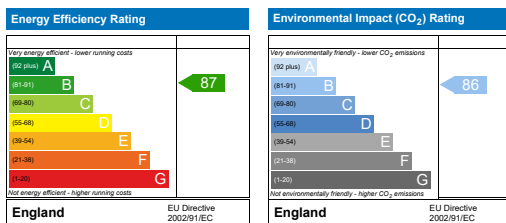
	Metres	Feet/Inches
Lounge	5334.5mm x 3892.5mm	17' 6" x 12' 9"
Kitchen/Dining	6152.5 (min) x 3018mm	20' 2" x 9' 11"
Family/Study	3410mm x 2387.5mm	11' 2" x 7' 10"
Cloakroom	1340mm x 2047mm	4' 4" x 6' 9"
Utility	725mm x 2047mm	2' 4" x 6' 9"
Garage	4916.5mm x 4935mm	16' 2" x 16' 2"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4083.5mm x 3137.5mm	13' 5" x 10' 4"
En-suite	2307.5mm x 1620mm (max)	7' 7" x 5' 4"
Bedroom 2	3571.5mm x 3410mm (max)	11' 9" x 11' 2"
En-suite	2571.5mm x 1647mm (max)	8' 5" x 5' 5"
Bedroom 3	3639.5mm x 2835mm	11' 11" x 9' 4"
Bedroom 4	3936.5mm (max) x 2815mm (max)	12' 11" x 9' 3"
Bedroom 5	2800mm x 2090mm	9' 2" x 6' 10"
Bathroom	2800mm (max) x 2070mm	9' 2" x 6' 9"

Total Area - 1,607 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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 32 is handed.

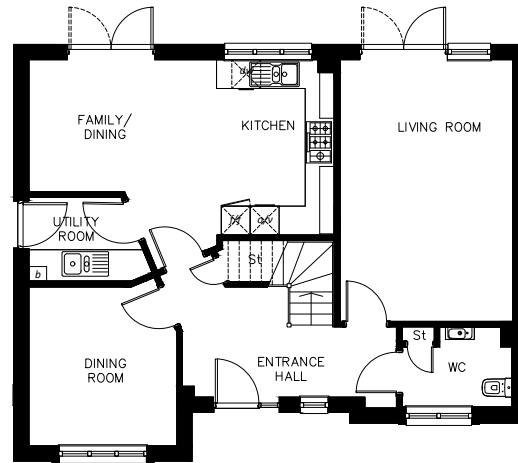
LAURIESTON II 5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (GUILDFORD)



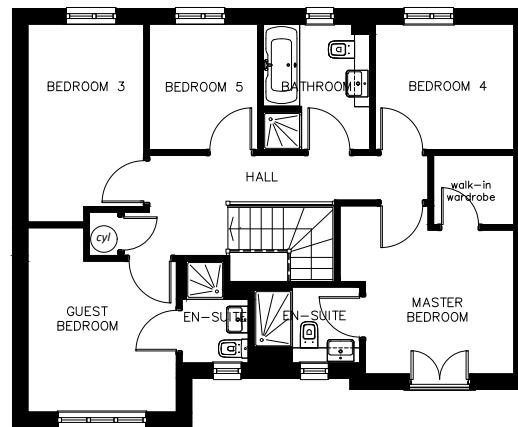
The Laurieston is a perfectly-proportioned five-bedroom detached home with detached double garage.

Its spacious entrance hall leads to an open-plan kitchen/breakfast/family room with space for dining and seating areas. The kitchen is fitted with a wide range of appliances and French doors from the family area open onto the garden for al-fresco dining. The living room also has French doors onto the garden, while the dining room is perfect for entertaining. The utility room also provides direct access to the garden. From the hall, there is also a downstairs cloakroom.

Upstairs, there are five bedrooms leading from the galleried landing, four of which are double-size. The master bedroom has a walk-in wardrobe, French doors with a Juliet balcony, and an en-suite shower room. The guest bedroom has an en-suite shower room, while bedrooms 3, 4 and 5 share the well-appointed family bathroom.



Legend:
 b - boiler
 J/F - tall integrated fridge freezer
 ov - tall integrated oven and microwave
 dw - integrated dishwasher
 St - store



Legend:
 b - boiler
 cyl - hot water storage cylinder
 St - store

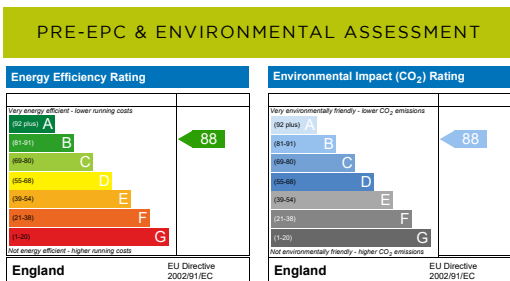
GROUND FLOOR

	Metres	Feet/Inches
Lounge	5435mm x 3585mm	17' 10" x 11' 9"
Kitchen/Family Area	3300mm (min) x 3072.5mm (max)	11' 11" x 8' 0"
Dining	3642.5mm (max) x 2443mm (max)	10' 10" x 10' 1"
Family Room	3894.5mm x 2743mm (min)	12' 9" x 9' 0"
Cloakroom	2270mm (max) x 1653mm (max)	7' 5" x 5' 5"
Utility	1740mm x 1911.5mm (min)	5' 9" x 6' 3"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	2987mm (min) x 3072.5mm (min)	9' 10" x 10' 1"
En-suite	1573mm (max) x 2187.5mm	5' 2" x 7' 2"
Bedroom 2	3122mm (min) x 3072.5mm (min)	10' 3" x 10' 1"
En-suite	2109.5mm x 1370mm	6' 11" x 4' 6"
Bedroom 3	4095.5mm (min) x 2400mm	13' 5" x 7' 10"
Bedroom 4	2600mm x 2865mm	8' 6" x 9' 5"
Bedroom 5	2600mm x 2237.5mm	8' 6" x 7' 4"
Bathroom	2600mm (max) x 2195mm (max)	8' 6" x 7' 2"

Total Area - 1,598 ft²



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 33 & 36 are handed.

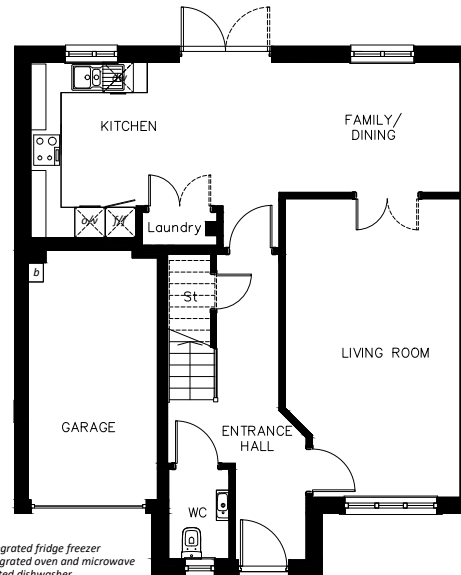
HEDDON II 5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (GUILDFORD)



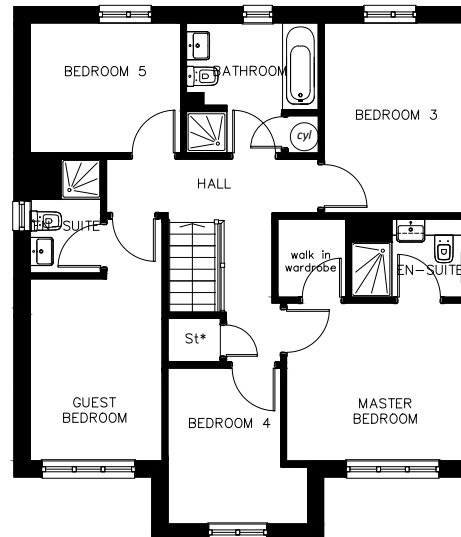
The Heddon is an impressive five-bedroom detached home with an integral single garage.

This home has a large living room which leads through glazed double doors to the open-plan kitchen/family room. The striking kitchen is big enough to accommodate a sizeable family dining table adjacent to the glazed French doors which lead to the garden. There is an innovative laundry zone. From the hall, there is also a downstairs cloakroom.

Upstairs there are five bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room. The guest bedroom has an en-suite shower room, while bedrooms 3, 4 and 5 share a spacious family bathroom.



Legend:
b - Boiler
ff - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store



Legend:
cyl - hot water storage cylinder
*St** - store with raised floor
St - store

GROUND FLOOR

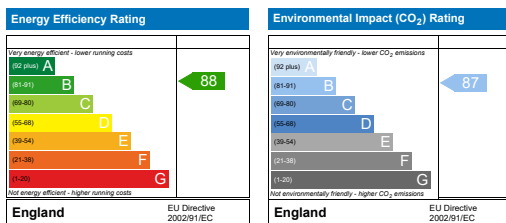
	Metres	Feet/Inches
Living room	5891mm (max) x 3447.5mm (max)	19' 4" x 11' 4"
Kitchen	5185mm (max) x 3512.5mm (min)	17' 0" x 11' 6"
Dining room	3172.5mm x 2568.5mm	10' 5" x 8' 5"
Cloaks	1771.5mm x 1191.5mm	5' 10" x 3' 11"
Garage	4922.5mm x 2550mm	16' 2" x 8' 4"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3093.5mm x 3447.5mm	10' 2" x 11' 4"
En-suite	2175.5mm x 1530mm (max)	7' 2" x 5' 0"
Bedroom 2	3567.5mm x 2585mm	11' 8" x 8' 6"
En-suite	2235mm x 1383.5mm (max)	7' 4" x 4' 6"
Bedroom 3	3731.5mm x 2711.5mm	12' 3" x 8' 11"
Bedroom 4	3057.5mm x 2210mm (min)	10' 0" x 7' 3"
Bedroom 5	2950mm x 2552.5mm	9' 8" x 8' 4"
Bathroom	2581mm (max) x 2552.5mm (max)	8' 6" x 8' 4"

Total Area - 1,504 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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.

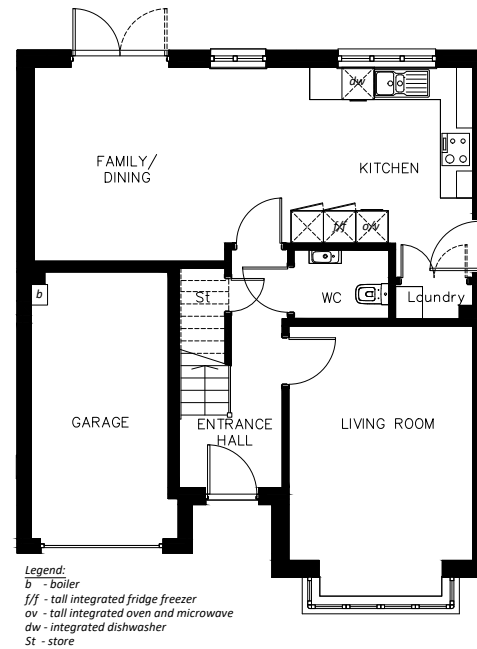
HAMPSFIELD II 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



This stunning four-bedroom detached home comes complete with an integral garage.

The spacious living room with wide walk-in bay window adds lots of light and space to this already-airy room. The stunning open-plan kitchen/family/dining room stretches the entire width of the house. Glazed French doors off the dining end of the kitchen add light and open onto the garden. The laundry zone is adjacent to the side door leading to the garden and ensures your washing machine and tumble dryer are tucked away.

There are four bedrooms and three bath/shower rooms leading off the upper landing. The master bedroom is luxurious with a walk-in wardrobe and en-suite shower room. The guest bedroom also has an en-suite. The family bathroom, which is conveniently placed to be shared between the third and fourth bedrooms.



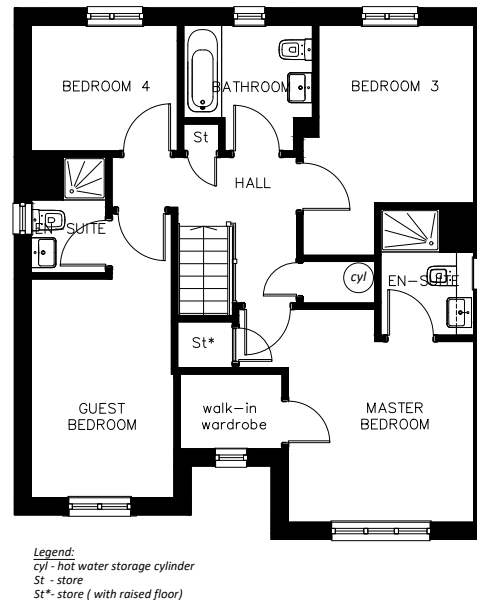
GROUND FLOOR

	Metres	Feet/Inches
Lounge	5020mm x 3410mm	16' 6" x 11' 2"
Kitchen/Dining/Family	8135mm x 3263.5mm (min)	26' 8" x 10' 8"
Cloakroom	1759mm x 1270mm (max)	5' 9" x 4' 2"
Utility	1432mm x 650mm	4' 8" x 2' 2"
Garage	4950mm x 2537mm (min)	16' 3" x 8' 4"

FIRST FLOOR

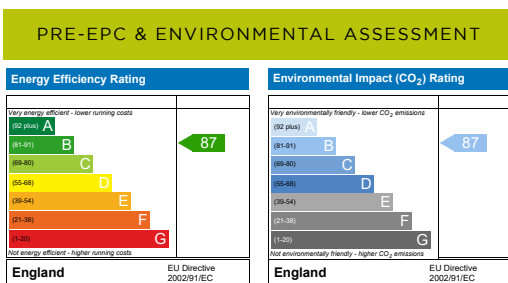
	Metres	Feet/Inches
Bedroom 1	3410mm (min) x 3325mm (min)	11' 2" x 10' 11"
En-suite	2320mm x 1707.5mm	7' 7" x 5' 7"
Bedroom 2	4025mm (min) x 2622.5mm (max)	13' 2" x 8' 7"
En-suite	2129mm x 1367.5mm	7' 0" x 4' 6"
Bedroom 3	3272.5mm (min) x 2850mm (min)	10' 9" x 9' 4"
Bedroom 4	2685mm x 2313.5mm	8' 10" x 7' 7"
Bathroom	2370mm x 1705mm (min)	7' 9" x 5' 7"

Total Area - 1,386 ft²



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.



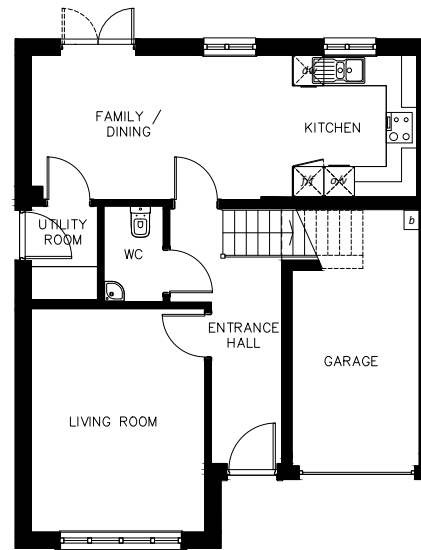
DUKESWOOD II 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



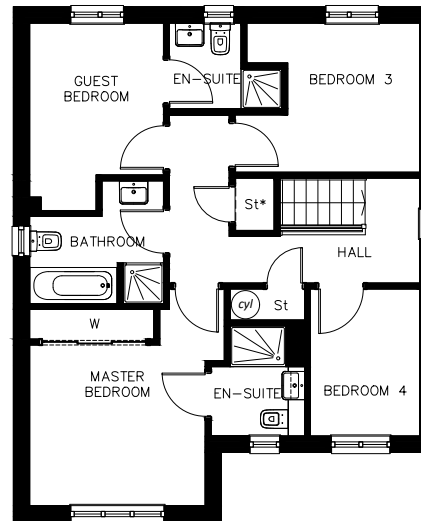
The Dukeswood is a striking four-bedroom detached home offering spacious living.

This home has a well-appointed breakfasting kitchen which is open-plan to a spacious family/dining room. From here, French doors lead to the garden. The kitchen includes integral appliances. There is also a separate utility room which conveniently provides direct access to the garden, as well as a cloakroom and integral garage at entry level.

On the first floor, there are four bedrooms, a spacious family bathroom, two shower rooms – en-suite to each of the two main bedrooms.



Legend:
b - boiler
fff - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store



Legend:
cyl - hot water storage cylinder
St - store
*St** - store (with raised floor)
W - built-in wardrobe

GROUND FLOOR

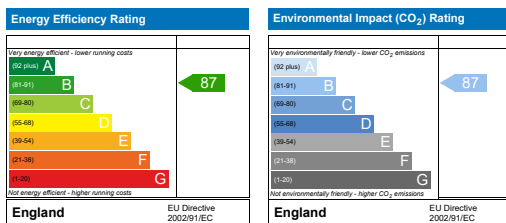
	Metres	Feet/Inches
Lounge	4393mm (max) x 3410mm (max)	14' 5" x 11' 2"
Kitchen/Dining/Family	2837.5mm (max) x 7572.5mm (max)	9' 4" x 24' 10"
Cloakroom	1882.5mm x 1168.5mm	6' 2" x 3' 10"
Utility	1842mm x 1300mm	6' 1" x 4' 3"
Garage	5035mm (max) x 2502.5mm	16' 6" x 8' 3"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3120mm (min) x 3410mm (min)	10' 3" x 11' 2"
En-suite	2139.5mm x 1812mm (max)	7' 0" x 5' 11"
Bedroom 2	2950mm x 2600mm (min)	9' 8" x 8' 6"
En-suite	1668.5mm (max) x 2180mm	5' 6" x 7' 2"
Bedroom 3	2897.5mm x 2562mm (min)	9' 6" x 8' 5"
Bedroom 4	2858mm x 2120mm	9' 4" x 6' 11"
Bathroom	2382.5mm (max) x 2600mm (max)	7' 10" x 8' 6"

Total Area - 1,260 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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.



GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW



- New build homes are an average of 57% cheaper to run than older properties. Owners could save up to £1,685 a year in energy bills.
- An average new house emits just 1 third of the amount of carbon that a typical older house emits. Saving 2.8 tonnes of carbon yearly.
- On average, new build homes use approximately 9,414 kWh a year, as compared to older properties using an average of 21,040 kWh annually. Meaning new builds use 55% less energy a year.
- 85% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy-efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report May 2024



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, manufacturers' 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.

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	4 miles
Blackpool	14 miles
Blackburn	16 miles
Lancaster	20 miles
Manchester	39 miles
Liverpool	42 miles



ACORN MEADOWS

Whittingham Lane,
Broughton,
Preston,
PR3 5DD

 RIVERS.CREATE.GIFTS

T: 01772 340 986

E: acornmeadows.sales@elan-homes.co.uk

W: elan-homes.co.uk/developments/acorn-meadows

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

