

# Birch Grange

HOOTON

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.



## HOOTON



## BIRCH GRANGE

The design of Birch Grange is influenced by the existing features in the area, retaining mature trees and hedgerows.

The Wirral Way, (which forms part of the Trans Pennine Trail) starts on the boundary to the site. The Wirral Way goes from Hooton to West Kirby and has superb views over the Dee Estuary to Wales.

## THE PERFECT SURROUNDINGS

Birch Grange's perfect location brings you the best of both worlds; the excitement of being just 30 minutes from Liverpool City Centre combined with the peace, tranquility and amenities of a small community.

Our team of architects have designed all our homes to offer spacious, light and airy homes set in a green and spacious environment. Carefully positioning each home to take advantage of the surrounding area and create a varied community.

Materials for each home have been selected to compliment the homes in the surrounding areas so this new community blends comfortably with its surroundings.

Birch Grange has been created with you at heart.

All information was correct at the time of printing.



## GREAT TRANSPORT LINKS

Birch Grange perfect location brings you the best of two worlds: the excitement of being just thirty minutes away from Liverpool along with the tranquillity and amenities of a small community. In addition to the easy travelling to Liverpool, you will be only one hour away from Manchester.

Nearby Chester is a treasure, founded by the Romans in AD 79, it's one of the best preserved walled cities in Britain. Among its gems is The Rows, a series of medieval covered walkways with entrances to some of the city's finest shops.

By living in Hooton, you'll also have easy access to Manchester and Liverpool airports.

## SUPERB SCHOOLS & AMENITIES

Chester has all the amenities for your day-to-day activities or a fantastic time out. Two of your nearest schools, Childer Thornton Primary School and Woodfall Primary School, are rated 'Outstanding' by the Office for Standards in Education (Ofsted).

Hooton is part of the Cheshire West and Chester Council, an area recognised for its large and unspoilt countryside. Its exceptional location, between the rivers Dee and Mersey, offers plenty of options for a day out with your kids, such as Chester Zoo and Blue Planet Aquarium, Europe's largest collection of sharks.

All information was correct at the time of printing.



## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	BALVENIE	SHERBOURNE
4 ring gas hob in stainless steel	✓	✓
5 ring gas hob in stainless steel <sup>†</sup>	×	✓
Built in microwave <sup>†</sup>	×	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood	✓	✓
Integrated 70/30 fridge freezer	✓	✓
Integrated Dishwasher <sup>†</sup>	×	✓
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	✓	✓

BATHROOM & EN-SUITE	BALVENIE	SHERBOURNE
Towel rail to bathroom & master bedroom en-suite 1 <sup>†</sup>	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath <sup>†</sup>	✓	✓
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	✓	✓

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

ELECTRICAL	BALVENIE	SHERBOURNE
External lighting to front	✓	✓
External lighting to rear	✓	✓
TV point to lounge / family room <sup>†</sup>	✓	✓
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	✓	✓

SAFETY & SECURITY	BALVENIE	SHERBOURNE
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	BALVENIE	SHERBOURNE
High efficiency gas central heating (natural gas)	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓

<sup>†</sup> Where applicable  
<sup>\*</sup> Subject to build stage



# Birch Grange

## HOOTON



- ARGYLL II (209)  
3 bedroom semi-detached home
- CAPLEWOOD II (219)  
3 bedroom semi-detached home
- CASTLEWELLAN II (208)  
3 bedroom semi-detached home
- CORRYWOOD II (48)  
3 bedroom detached home
- CARLTON II (45)  
4 bedroom detached home with integral single garage
- PARKWOOD II (215 & 216)  
4 bedroom detached home with detached single garage
- DENEWOOD II (46, 47, 66, 214 & 217)  
4 bedroom detached home with integral single garage
- DUKESWOOD II (68)  
4 bedroom detached home with integral single garage
- HAMPSFIELD (218)  
4 bedroom detached home with integral single garage
- AFFORDABLE HOMES

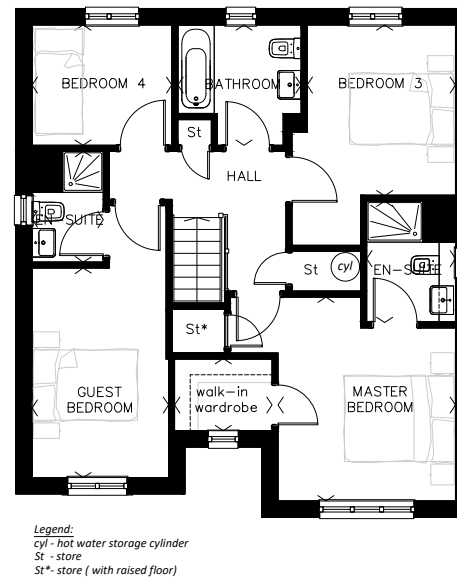
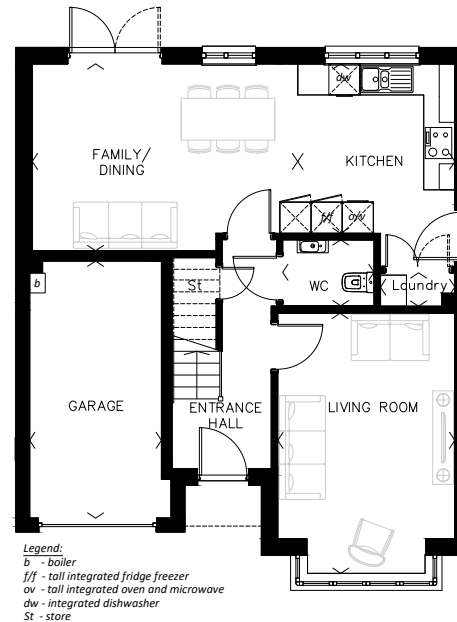
# HAMPSFIELD 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



## The Hampsfield is a desirable 4 bedroom home.

This 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 home. 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.

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, is contemporary and stylish with plenty of storage.



## GROUND FLOOR

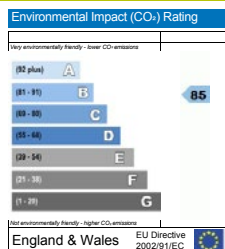
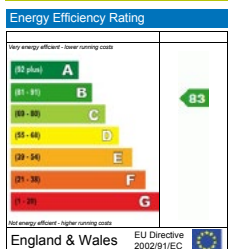
	Metres	Feet/Inches
Living Room	5.020m x 3.410m	16' 6" x 11' 2"
Family/Dining	8.135m x 3.263m (min)	26' 8" x 10' 8"
Cloakroom	1.759m x 1.270m (max)	5' 9" x 4' 2"
Utility	1.432m x 0.650m	4' 8" x 2' 2"
Garage	4.950m x 2.537m (min)	16' 3" x 8' 4"

## FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.410m (min) x 3.325m (min)	11' 2" x 10' 11"
En-suite	2.320m x 1.708m	7' 7" x 5' 7"
Guest Bedroom	3.335m (min) x 2.623m (max)	10' 11" x 8' 7"
En-suite	2.129m x 1.368m	7' 0" x 4' 6"
Bedroom 3	3.273m (min) x 2.850m (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 ft<sup>2</sup>

## 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 218 is handed.

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



## The Dukeswood II is a striking 4 bedroom home.

The Dukeswood opens with a long entrance hall that opens into a bright and spacious living room at the front of the house. To the rear of this fine home, a well-appointed kitchen sits in an open-plan arrangement with a large family/dining room area that is complete with French doors leading to the private rear garden. There is a separate utility room, which conveniently provides direct access to the garden, as well as a handy cloakroom and integral garage.

On the first floor, there are 4 good-sized bedrooms and a shared family bathroom plus an abundance of storage. The master bedroom comes complete with a built-in wardrobe and en-suite shower room. There are three further bedrooms on this floor including a spacious guest bedroom complete with its own comfortable en-suite shower room.



## GROUND FLOOR

	Metres	Feet/Inches
Living Room	3.410m x 4.393m	11' 2" x 14' 5"
Kitchen	2.443m x 2.787m	8' 0" x 9' 2"
Dining/Family Area	5.129m x 2.837m	16' 10" x 9' 4"
Cloakroom	1.168m x 1.882m	3' 10" x 6' 2"
Utility	1.300m x 1.842m	4' 3" x 6' 1"
Garage	2.502m x 5.035m	8' 3" x 16' 6"

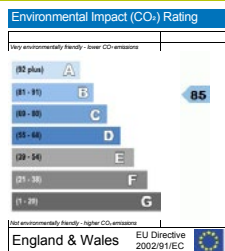
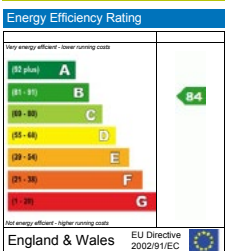
## FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.410m x 3.120m	11' 2" x 10' 3"
En-suite	1.812m x 2.139m	5' 11" x 7' 0"
Guest Bedroom	2.600m x 3.640m	8' 6" x 11' 11"
En-suite	2.180m x 1.668m	7' 2" x 5' 6"
Bedroom 3	2.562m x 2.897m	8' 5" x 9' 6"
Bedroom 4	2.120m x 2.858m	6' 11" x 9' 4"
Bathroom	2.382m x 2.600m	7' 10" x 8' 6"

Total Area - 1,260 ft<sup>2</sup>



## 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.



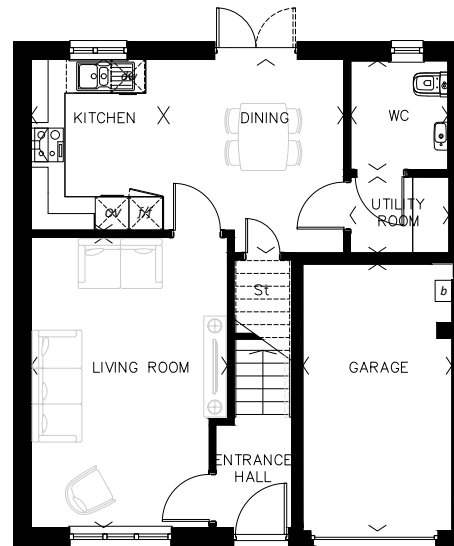
# DENEWOOD II 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



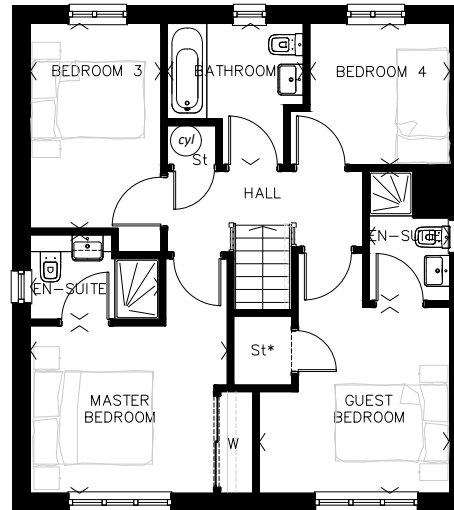
The Denewood II is a beautiful 4 bedroom home.

The Denewood boasts a light and airy living room and an expansive open-plan kitchen/ dining room with French doors leading out to the private garden. A handy utility room is plumbed and wired, while the accommodation on the ground floor also includes a cloakroom and an integral garage.

Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom plus an abundance of storage. The master bedroom comes complete with a built-in wardrobe and en-suite shower room. There are three further bedrooms on this floor including a spacious guest bedroom complete with its own comfortable en-suite shower room.



**Legend:**  
*b* - boiler  
*f/f* - 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)  
*W* - built-in wardrobe

## GROUND FLOOR

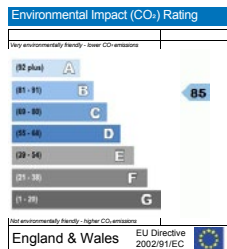
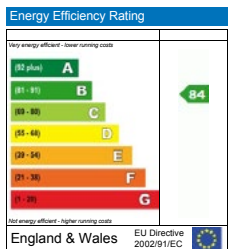
	Metres	Feet/Inches
Living Room	3.502m x 5.185m	11' 6" x 17' 0"
Kitchen	2.511m x 2.361m	8' 3" x 7' 9"
Dining	3.064m x 3.453m	10' 1" x 11' 4"
Cloakroom	1.738m x 1.946m	5' 8" x 6' 5"
Utility	1.770m x 1.360m	5' 10" x 4' 6"
Garage	2.662m x 4.757m	8' 9" x 15' 7"

## FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.502m x 2.980m	11' 6" x 9' 9"
En-suite	2.292m x 1.505m	7' 6" x 4' 11"
Guest Bedroom	3.387m x 3.312m	11' 1" x 10' 11"
En-suite	1.433m x 2.305m	4' 8" x 7' 7"
Bedroom 3	2.322m x 3.645m	7' 7" x 11' 11"
Bedroom 4	2.489m x 2.512m	8' 2" x 8' 3"
Bathroom	2.418m x 2.512m	7' 11" x 8' 3"

Total Area - 1,194 ft<sup>2</sup>

## 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.

Plots 46, 47 & 214 are handed.

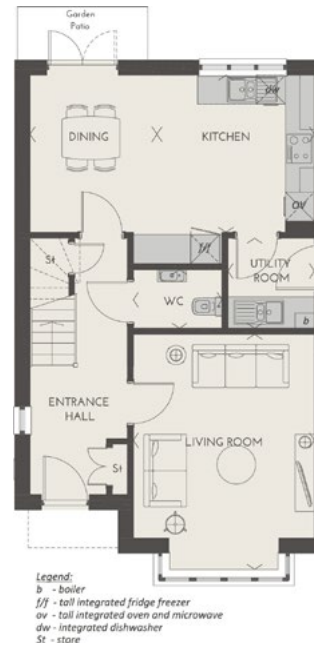
# PARKWOOD II 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SHERBOURNE)



## The Parkwood II is a stylish 4 bedroom home.

The Parkwood has a wide entrance hall which leads to a light and airy living room with feature deep walls in the bay window. The kitchen is large enough to accommodate a table for informal dining and French doors leading to the garden. There is also a separate utility room for your laundry equipment, and a useful WC/cloakroom on the ground floor.

The light and airy staircase leads to a long landing with four good sized bedrooms. There is ample storage as two of the bedrooms have built-in wardrobes and the master bedroom benefits from an en-suite shower room. The well-appointed family bathroom has a bath and separate shower cubicle.



### GROUND FLOOR

	Metres	Feet/Inches
Living Room	4.875m x 3.772m	16' 0" x 12' 5"
Kitchen/Dining	3.257m x 5.885m	10' 8" x 19' 4"
Cloakroom	1.215m x 1.835m	4' 0" x 6' 0"
Utility	1.865m x 1.787m	6' 1" x 5' 10"

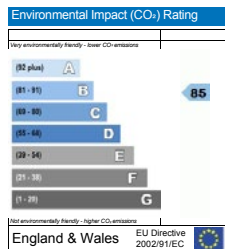
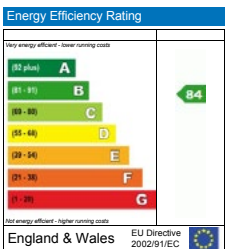
### FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	2.938m x 3.697m	9' 8" x 12' 2"
En-suite	1.967m x 2.092m	6' 5" x 6' 10"
Guest Bedroom	3.267m x 2.496m	10' 9" x 8' 2"
Bedroom 3	3.382m x 2.073m	11' 1" x 6' 10"
Bedroom 4	2.356m x 3.261m	7' 9" x 10' 8"
Bathroom	2.910m x 2.092m	9' 7" x 6' 10"

Total Area - 1,190 ft<sup>2</sup>



### 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 215 is handed.

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



The Carlton II is a handsome 4 bedroom home.

The Carlton has a spacious living room to the front, fantastic open-plan kitchen/dining room to the rear and a convenient cloakroom on the ground floor. There are also French doors leading to the secure rear garden for ease of alfresco dining.

Upstairs, the master bedroom boasts a fitted wardrobe and en-suite shower room. There are three further bedrooms on the first floor including a spacious guest bedroom. The shared bathroom has contemporary sanitary ware and includes an over-bath shower with shower screen.



## GROUND FLOOR

	Metres	Feet/Inches
Living Room	4.400m x 4.492m	14' 5" x 14' 9"
Kitchen	2.725m x 2.832m	8' 11" x 9' 4"
Dining	3.162m x 2.170m	10' 5" x 7' 1"
Cloakroom	1.100m x 2.150m	3' 7" x 7' 1"
Garage	2.572m x 4.820m	8' 5" x 15' 10"

## FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	2.625m x 3.185m	8' 7" x 10' 5"
En-suite	1.457m x 2.511m	4' 9" x 8' 3"
Guest Bedroom	3.475m x 2.675m	11' 5" x 8' 9"
Bedroom 3	3.767m x 2.475m	12' 4" x 8' 1"
Bedroom 4	3.955m x 2.170m	13' 0" x 7' 1"
Bathroom	1.705m x 2.080m	5' 7" x 6' 10"

Total Area - 1,079 ft<sup>2</sup>

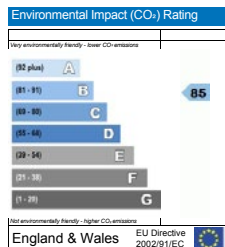
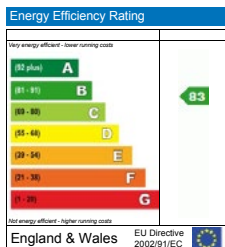


Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plot 45 is handed.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT



# CORRYWOOD II 3 BEDROOM DETACHED HOME (SHERBOURNE)



The Corrywood II is an impressive 3 bedroom home.

The Corrywood has a welcoming entrance hall that opens to the right into a spacious, light and airy living room with dual-aspect windows. Left off the hall, you'll find the kitchen. From the large kitchen/dining area, French doors open onto the garden for alfresco dining and a handy utility room provides space for washing machine, tumble dryer and storage. There is also a downstairs cloakroom.

Upstairs, the spacious master bedroom has a built-in wardrobe and an en-suite shower room. Another good-sized double bedroom and a single bedroom are also on this floor, along with the family bathroom. There is additional storage upstairs too.



## GROUND FLOOR

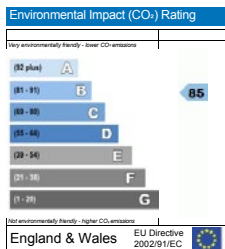
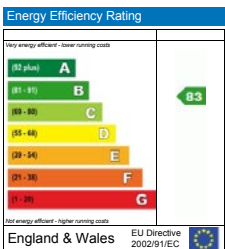
	Metres	Feet/Inches
Living Room	3.252m x 5.322m	10' 8" x 17' 6"
Kitchen	2.973m x 3.000m	9' 9" x 9' 10"
Dining	2.973m x 2.322m	9' 9" x 7' 7"
Cloakroom	1.180m x 1.797m	3' 10" x 5' 11"
Utility	2.335m x 2.010m	7' 8" x 6' 7"

## FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.262m x 3.702m	10' 8" x 12' 2"
Wardrobe / Dresser	0.968m x 1.505m	3' 2" x 4' 11"
En-suite	2.179m x 1.505m	7' 2" x 4' 11"
Guest Bedroom	3.147m x 2.935m	10' 4" x 9' 8"
Bedroom 3	3.147m x 2.272m	10' 4" x 7' 5"
Bathroom	2.170m x 1.705m	7' 1" x 5' 7"

Total Area - 1,026 ft<sup>2</sup>

## 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 48 is handed.

# CASTLEWELLAN II 3 BEDROOM SEMI-DETACHED HOME (SHERBOURNE)



## The Castlewellan II is an imposing 3 bedroom home.

The dual-aspect living room is light and airy. The open-plan kitchen is fitted with premium appliances and French doors to the garden and has plenty of room for a large dining table. A utility room is located off the kitchen. As always in every Elan home, there is a cloakroom at entry level.

Upstairs, the master bedroom has a dresser and fitted wardrobe and an en-suite shower room. The family bathroom incorporates stylish contemporary sanitaryware.



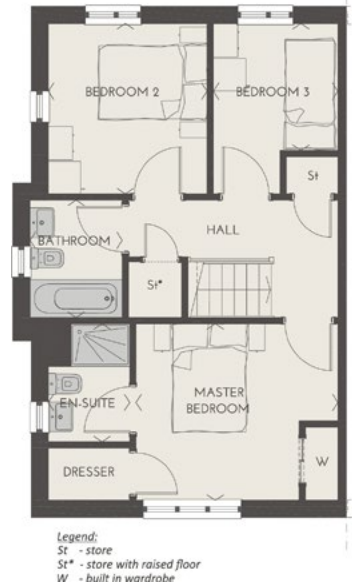
### GROUND FLOOR

	Metres	Feet/Inches
Living Room	3.252m x 5.303m	10' 8" x 17' 5"
Kitchen/Dining	2.973m x 5.304m	9' 9" x 17' 5"
Cloakroom	1.180m x 1.797m	3' 10" x 5' 11"
Utility	2.335m x 1.991m	7' 8" x 6' 6"

### FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.262m x 3.733m	10' 8" x 12' 3"
En-suite	2.179m x 1.505m	7' 2" x 4' 11"
Guest Bedroom	2.432m x 2.935m	8' 0" x 9' 8"
Bedroom 3	2.344m x 2.303m	7' 8" x 7' 7"
Bathroom	2.170m x 1.705m	7' 1" x 5' 7"

Total Area - 1,032 ft<sup>2</sup>

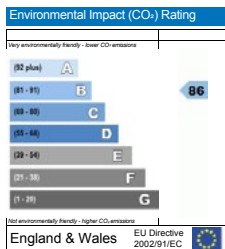
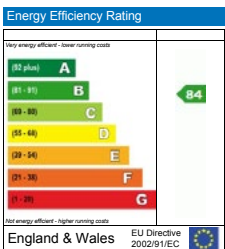


Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plot 208 is handed.

### PRE-EPC & ENVIRONMENTAL ASSESSMENT



# CAPLEWOOD II 3 BEDROOM SEMI-DETACHED HOME (SHERBOURNE)



## The Caplewood II is an elegant 3 bedroom home.

The Caplewood II is an elegant and highly-functional home – the entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. At one end, you'll find the kitchen. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away there is an ingenious 'laundry zone'.

Upstairs, there are three bedrooms, a family bathroom and en-suite shower room to the master bedroom and the luxury of a walk-in wardrobe.



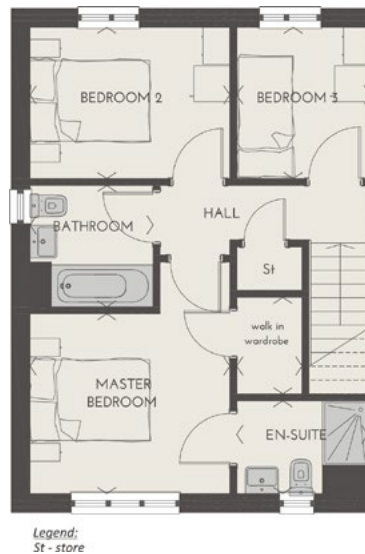
### GROUND FLOOR

	Metres	Feet/Inches
Living Room	4.845m x 3.335m	15' 11" x 10' 11"
Kitchen / Dining	5.638m x 2.827m	18' 6" x 9' 3"
Cloakroom	1.825m x 1.077m	6' 0" x 3' 6"
Utility	1.280m x 1.087m	4' 2" x 3' 7"

### FIRST FLOOR

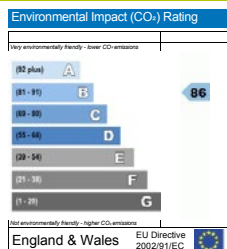
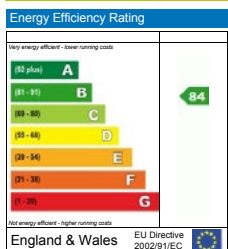
	Metres	Feet/Inches
Master Bedroom	3.340m x 3.006m	10' 11" x 9' 10"
En-suite	2.223m x 1.552m	7' 3" x 5' 1"
Guest Bedroom	2.650m x 2.531m	8' 8" x 8' 4"
Bedroom 3	2.531m x 2.236m	8' 4" x 7' 4"
Bathroom	2.057m x 2.030m	6' 9" x 6' 8"

Total Area - 955 ft<sup>2</sup>



Legend:  
St - store

### 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 219 is handed.

# ARGYL II 3 BEDROOM SEMI-DETACHED HOME (BALVENIE)



The Argyll II is a welcoming 3 bedroom home.

On the ground floor of this highly functional three-bedroom home, there is a spacious living room to the front with large store located off the attractive - tucked-away - winding staircase. The spacious and chic kitchen/dining room to the rear includes French doors leading to the garden. Off the hall a WC/cloakroom is a useful addition for guests and family alike.

Upstairs, the master bedroom has a built-in wardrobe and en-suite shower room. There are two further bedrooms and the family bathroom.



Legend:  
*if* - tall integrated fridge freezer  
*b* - boiler  
*St* - store

## GROUND FLOOR

	Metres	Feet/Inches
Living Room	5.30m x 3.536m	16' 6" x 11' 7"
Kitchen / Dining	3.430m x 4.867m	11' 3" x 16' 0"
Cloakroom	1.819m x 1.184m	6' 0" x 3' 11"

## FIRST FLOOR

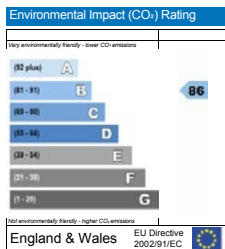
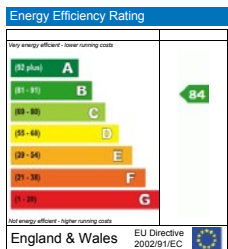
	Metres	Feet/Inches
Master Bedroom	2.788m x 2.969m	9' 2" x 9' 9"
En-suite	1.771m x 2.435m	5' 10" x 8' 0"
Guest Bedroom	3.289m x 2.473m	10' 10" x 8' 1"
Bedroom 3	2.929m x 2.197m	9' 7" x 7' 2"
Bathroom	2.277m x 1.705m	7' 6" x 5' 7"

Total Area - 891 ft<sup>2</sup>



Legend:  
*W* - built-in wardrobe  
*St\** - store with raised floor

## 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 58% cheaper to run than older properties. Owners could save up to £183 a month in energy bills.
- An average new home emits 61% less carbon than typical older homes. Saving 2.16 tonnes of carbon yearly.
- On average, new build homes use approximately 8,552 kWh a year, as compared to older properties using an average of 20,477 kWh annually. Meaning new builds use 58% 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 August 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.

## BIRCH GRANGE

Hooton Road,  
Hooton,  
Ellesmere Port,  
CH66 7NH

BLAZING.OUTCASTS.LOSSES

T: 01513 919 012

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

W: elan-homes.co.uk/developments/birch-grange

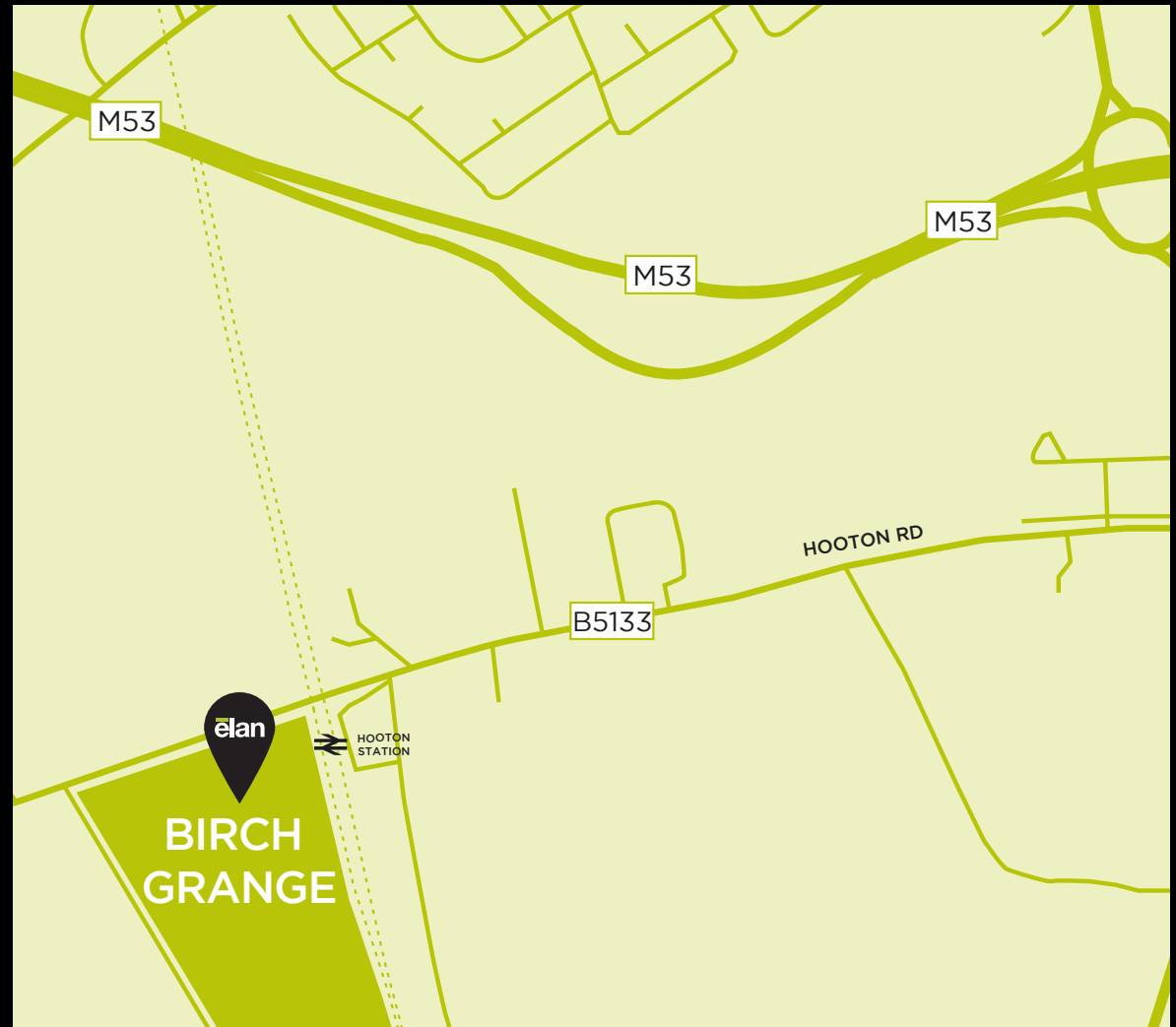
### Destinations



Chester	9 miles
Liverpool	12 miles
Liverpool Airport	19 miles
Warrington	24 miles
Manchester Airport	35 miles
Manchester	42 miles



HOMES  
YOU'LL LOVE  
INSIDE OUT



ELAN HOMES HOLDINGS 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

