



Oak Grange

CONGLETON

A BEAUTIFUL COLLECTION OF 3, 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.



OAK GRANGE



CONGLETON

Oak Grange is a new community offering spacious family homes in the historic market town of Congleton. Ideally placed between the town and Radnor Wood, alongside the River Dane, Oak Grange retains open spaces throughout, reflecting its traditional English setting in mixed farmland and woodland.

With the Peak District on your doorstep, a home at Oak Grange offers easy access to the many delightful amenities of Cheshire – and is within comfortable commuting distance of Manchester, Liverpool, Chester and Birmingham.

Our elegant, welcoming homes are designed to adapt to your changing needs. And with excellent local schools and access to a wide range of local leisure activities, Oak Grange is the perfect place to make a home for first time buyers, growing families or anyone looking to start a new life in a new home.

A HISTORICAL TOWN

Situated just to the north of the medieval market town of Congleton, Oak Grange offers spacious, modern living in a beautiful and historic part of the North West. The impressive Victorian Gothic town hall dates from 1864, which first received a royal charter 750 years ago. Children and adults alike have enjoyed summer months in the Congleton Paddling Pool since the 1930s, and in more recent times, locals have added two annual festivals celebrating both food and drink, jazz and blues music to the calendar of events.

With its oldest parts dating from 1504, the Hall was completed in 1610 for a notable local family who retained control until turning the property over to the National Trust in 1938. A 33-foot-wide moat surrounds this distinctive black and white Tudor style manor, and both the house and formal gardens are open to visitors.

All information was correct at the time of printing.



SUPERB SCHOOLS & AMENITIES

Congleton is home to a range of primary and secondary schools, with St Mary's Catholic Primary School rated as 'outstanding', and the area boasts a plethora of leisure opportunities.

The nine-hole Congleton Golf Club and eighteen-hole Astbury Golf Club, Astbury Water Sports Centre, newly refurbished Congleton Leisure Centre and numerous local cricket, running and rugby clubs all cater for sporting enthusiasts.

Less than 10 minutes away by car, the town centre of Congleton boasts an attractive range of independent shops as well as all the well-known high street names and post office, pharmacy and supermarket facilities that we rely on.

OUTDOORS & BEYOND

Lovers of the great outdoors will find plenty to explore in Astbury Mere Country Park, the Peak District and Radnor Wood. Located on the doorstep of Oak Grange, the woodland, like the nearby River Dane, has been designated a Site of Biological Importance.

And you can trace the local history of your new neighbourhood with a visit to Little Moreton Hall. Furthermore, you can treat yourself with a trip to the beer garden at the award-winning Cheshire Brewhouse, where tasty street food traders are on hand at the weekend to cater for family-friendly days out.

Beyond the immediate area, the new Congleton Link Road offers fast access to the M6, with Macclesfield, Stoke-on-Trent, Northwich, Chester and Manchester all accessible by car in an hour or less. Congleton railway station is located in the town centre, and national and international destinations are all easily accessible via Manchester Airport.

All information was correct at the time of printing.



SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	BALVENIE	SHERBOURNE	GUILDFORD
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	✓	✓	✓

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	✓	✓	✓

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

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	✓	✓	✓

SAFETY & SECURITY	BALVENIE	SHERBOURNE	GUILDFORD
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	✓	✓	✓
Electric vehicle charging point	✓	✓	✓

[†] Where applicable




















* Subject to build stage



Oak Grange

CONGLETON

A stunning collection of 3, 4 & 5 bedroom homes

- | | | |
|--|--|---|
|  NAIRN
5 bedroom detached home
with integral double garage |  FARNHAM
4 bedroom detached home
with integral single garage |  CORRINGHAM
3 bedroom detached home |
|  LYTHAM
5 bedroom detached home
with integral double garage |  ELLAND
4 bedroom detached home
with integral single garage |  CAIRNHILL
3 bedroom semi-detached home |
|  LEVEN
5 bedroom detached home
with integral double garage |  DEWSBURY
4 bedroom semi-detached home |  BURFORD
3 bedroom semi-detached home |
|  KENDAL
5 bedroom detached home
with integral single garage |  DARESURY
4 bedroom detached home
with integral single garage |  BERWICK
3 bedroom terrace home |
|  HARRIS
4 bedroom detached home
with integral single garage |  DARRINGTON
3 bedroom semi-detached home |  BALGOWAN
3 bedroom terrace home |
|  GARSDALE
4 bedroom detached home
with detached single garage |  CULROSS
3 bedroom semi-detached home |  AVIEMORE
3 bedroom terrace home |
| | |  AFFORDABLE HOMES |

NAIRN 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (GUILDFORD)



The Nairn is a luxurious and supremely functional 5 bedroom home.

The Nairn is a stylish home, perfect for a busy and happy family. A bright lounge is accessed from the entrance hall and there is also a downstairs cloakroom off the hall. To the rear, a separate dining/family room is complete with a stunning open plan kitchen. French doors off the kitchen lead out to the garden. Accessible from both the kitchen and the integral double garage is a convenient utility room.

Upstairs there are 5 bedrooms leading from the spacious landing and a luxurious family bathroom. Bedroom 1 is a statement of intent with its own large walk-in wardrobe and sumptuous en-suite. A sizeable and inviting bedroom 2 also has its own en-suite shower room, while the fifth bedroom adds versatility to this large, luxurious home.



Legend:
 B - Boiler
 I/F - tall integrated fridge freezer
 ov - tall integrated oven and microwave
 dr - integrated dishwasher
 fr - stove



Legend:
 cyl - hot water storage cylinder
 st - stove

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.410m x 5.278m	11' 2" x 17' 4"
Kitchen	3.410m x 4.068m	11' 2" x 13' 4"
Dining / Family Area	5.478m x 3.508m	18' 0" x 11' 6"
Cloakroom	1.029m x 2.00m	3' 5" x 6' 7"
Utility	1.715m x 3.508m	5' 8" x 11' 6"
Garage	4.973m x 4.857m	16' 4" x 15' 11"

FIRST FLOOR

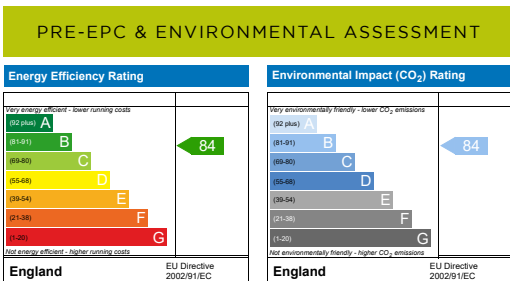
	Metres	Feet/Inches
Master Bedroom	3.410m x 3.750m	11' 2" x 12' 4"
En-suite	2.905m x 2.200m	9' 6" x 7' 3"
Walk-in Wardrobe	2.068m x 1.800m	7' 0" x 5' 11"
Guest Bedroom	3.760m x 3.270m	12' 4" x 10' 9"
En-suite	2.580m x 1.350m	8' 6" x 4' 5"
Bedroom 3	3.670m x 3.295m	12' 0" x 10' 10"
Bedroom 4	2.641m x 4.295m	8' 8" x 14' 1"
Bedroom 5	2.244m x 3.111m	7' 4" x 10' 2"
Bathroom	3.053m x 2.045m	10' 0" x 6' 9"

Total Area - 1,771 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 48, 54 & 78 are handed.



LYTHAM 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (GUILDFORD)



The Lytham is a fantastic and flexible 5 bedroom home.

From the welcoming hall, the Lytham opens up onto the comfortable lounge filled with light from its wide front window. To the rear, the impressively large kitchen / dining and family room extends right across the full width of the house to create a flexible space. This generous space has French doors leading out to the garden. A large utility room is located adjacent to the kitchen, and a handy cloakroom off the entrance hall completes the ground floor accommodation. There is also direct access from the entrance hall to the garage.

On the first floor, there are 5 attractive double bedrooms, including bedroom 1 with a large walk-in wardrobe and an en-suite shower room. Bedroom 2 also enjoys an en-suite shower room, while the 3 remaining bedrooms share a stylish family bathroom. The fifth bedroom provides additional versatility to this already well appointed home.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.635m x 4.925m	11' 11" x 16' 2"
Dining / Family Area	6.523m x 2.950m	21' 5" x 9' 8"
Kitchen	3.750m x 2.775m	12' 4" x 9' 1"
Cloakroom	1.739m x 1.285m	5' 8" x 4' 3"
Utility	1.776m x 2.435m	5' 10" x 8' 0"
Garage	4.973m x 4.820m	16' 4" x 15' 10"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.635m x 3.557m	11' 11" x 11' 8"
En-suite	1.395m x 2.605m	4' 7" x 8' 7"
Walk-in Wardrobe	2.415m x 1.290m	7' 11" x 4' 3"
Guest Bedroom	4.145m x 2.905m	13' 7" x 9' 6"
En-suite	1.505m x 2.100m	4' 11" x 6' 11"
Bedroom 3	3.900m x 2.775m	12' 10" x 9' 1"
Bedroom 4	2.925m x 2.777m	9' 7" x 9' 1"
Bedroom 5	2.100m x 2.905m	6' 11" x 9' 6"
Bathroom	2.070m x 2.605m	6' 9" x 8' 7"

Total Area - 1,699 ft²



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

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Plot 55 is handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> <p>England EU Directive 2002/91/EC</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(22 plus) A</p> <p>(11-21) B</p> <p>(09-20) C</p> <p>(05-08) D</p> <p>(03-04) E</p> <p>(01-02) F</p> <p>(0) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>England EU Directive 2002/91/EC</p>
84	84

LEVEN 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (GUILDFORD)



The Leven is a magnificent 5 bedroom home.

The Leven is an elegant home with a large, front-facing living room off the entrance hall and a bright and welcoming open plan kitchen / dining room to the rear. The French doors with extra window panels open up light-filled views to the private rear garden. Off the kitchen, there is also a separate utility room, which gives easy access to both the garden and the garage. There is also a handy cloakroom.

Upstairs, there are 5 bedrooms leading from the landing, 4 of which are large double-sized rooms. The attractive bedroom 1 comes with its own walk-in wardrobe and en-suite shower room. The first floor also includes a spacious family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.260m x 5.502m	10' 8" x 18' 1"
Kitchen	3.235m x 3.178m	10' 7" x 10' 5"
Dining / Family Area	5.428m x 3.178m	17' 10" x 10' 5"
Utility	1.715m x 3.178m	5' 8" x 10' 5"
Cloakroom	1.164m x 2.000m	3' 10" x 6' 7"
Garage	4.973m x 4.870m	16' 4" x 16' 0"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	4.473m x 3.995m	14' 8" x 13' 1"
En-suite	2.600m x 1.505m	8' 6" x 4' 11"
Walk-in Wardrobe	1.512m x 2.370m	5' 0" x 7' 9"
Guest Bedroom	3.000m x 4.803m	9' 10" x 15' 9"
Bedroom 3	3.185m x 3.888m	10' 5" x 12' 9"
Bedroom 4	2.900m x 4.133m	9' 6" x 13' 7"
Bedroom 5	2.138m x 2.905m	7' 0" x 9' 6"
Bathroom	2.100m x 2.905m	6' 11" x 9' 6"

Total Area - 1,630 ft²



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

Plot 57 is handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT	
Energy Efficiency Rating 	Environmental Impact (CO₂) Rating
England EU Directive 2002/91/EC	England EU Directive 2002/91/EC

KENDAL 5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



The Kendal is an attractive and adaptable 5 bedroom home.

Once inside the Kendal, you'll find a rear kitchen / dining and family space that is well proportioned to accommodate the more social activities of the larger family. To the front of the house, the lounge is flooded with light through the large window onto the front garden. The kitchen is sizeable and has French doors onto the rear garden. There is a handy utility room off the kitchen with an adjacent cloakroom. The utility room has direct access to the garden, and the garage can be accessed from the hall.

Upstairs this home boasts a generous bedroom 1 with walk-in-wardrobe and en-suite. The 4 other double bedrooms are all well proportioned including a particularly spacious bedroom 2. The fifth smaller bedroom creates additional versatility within this attractive family home.



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



Legend:
 cgl - hot water storage cylinder
 st - store

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.450m x 5.020m	11' 4" x 16' 6"
Kitchen	3.598m x 3.885m	11' 10" x 12' 9"
Dining / Family Area	2.954m x 3.885m	9' 8" x 12' 9"
Utility	1.800m x 2.240m	5' 11" x 7' 4"
Cloakroom	1.800m x 1.525m	5' 11" x 5' 0"
Garage	2.625m x 5.000m	8' 7" x 16' 5"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.460m x 4.540m	11' 4" x 14' 11"
En-suite	1.505m x 2.100m	4' 11" x 6' 11"
Walk-in Wardrobe	1.056m x 2.240m	3' 6" x 7' 4"
Guest Bedroom	3.715m x 3.000m	12' 2" x 9' 10"
Bedroom 3	3.383m x 2.993m	11' 1" x 9' 10"
Bedroom 4	2.750m x 3.205m	9' 0" x 10' 6"
Bedroom 5	2.100m x 3.205m	6' 11" x 10' 6"
Bathroom	2.068m x 2.803m	6' 9" x 9' 2"

Total Area - 1,493 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>EU Directive 2002/91/EC</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>EU Directive 2002/91/EC</p>

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Plots 82, 87 & 94 are handed.

HARRIS 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



The Harris is a stunning and spacious 4 bedroom home.

This impressive 4 bedroom detached family home makes the very best of the generous space within each room. The lounge is bright and airy, with a large window to the front, while to the rear the open-plan kitchen / dining area includes French doors onto the rear garden. Off the large well appointed kitchen, there is a convenient utility room which provides access to the garden and to the adjacent cloakroom.

On the first floor, there are 4 bedrooms, and a contemporary and stylish family bathroom. Bedroom 1 is sumptuous with a large window to the front of the home, flooding light into the room, where there is also a large walk-in wardrobe and en-suite shower room. The 3 additional bedrooms include a more spacious Bedroom 2. There is also ample storage on the first floor.



Legend:
 b - boiler
 i/f - tall integrated fridge freezer
 ov - tall integrated oven and microwave
 dw - integrated dishwasher
 st - stove



Legend:
 cyf - hot water storage cylinder
 st - stove

GROUND FLOOR

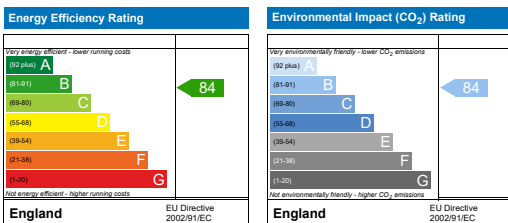
	Metres	Feet/Inches
Lounge	3.410m x 5.400m	11' 2" x 17' 9"
Kitchen	3.368m x 3.485m	11' 1" x 11' 5"
Dining / Family Area	2.882m x 3.485m	9' 5" x 11' 5"
Utility	1.765m x 1.915m	6' 3" x 5' 9"
Cloakroom	1.765m x 1.450m	5' 9" x 4' 9"
Garage	2.500m x 4.817m	8' 2" x 15' 10"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.410m x 3.626m	11' 2" x 11' 11"
En-suite	2.100m x 1.505m	6' 11" x 4' 11"
Walk-in Wardrobe	1.955m x 1.809m	5' 11" x 6' 5"
Guest Bedroom	3.000m x 3.665m	9' 10" x 12' 0"
Bedroom 3	2.530m x 3.878m	8' 4" x 12' 9"
Bedroom 4	2.795m x 3.585m	9' 2" x 11' 9"
Bathroom	2.100m x 2.905m	6' 11" x 9' 6"

Total Area - 1,382 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.

Plots 21, 103 are handed.

GARSDALE 4 BEDROOM DETACHED HOME (SHERBOURNE)



The Garsdale is a bright and spacious dual-aspect 'feature' 4 bedroom home.

On the ground floor, the hall opens into the generous lounge with light flooding in through 3 windows. Also off the hall sits the study, which looks out to the front garden. To the rear, the open plan kitchen / dining / family room offers a generous bright space for entertaining. French doors lead out to the patio while also providing additional light. Off the contemporary kitchen / dining area there is a handy, utility room, which also gives access to the rear garden. A convenient cloakroom completes the ground floor accommodation.

Upstairs, you will discover 4 bedrooms, and a fully fitted family bathroom. Bedroom 1 is a bright and generous space with an en-suite, enjoying dual aspects to the front and side of the home.



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



Legend:
 cyl - hot water storage cylinder
 St - stairs
 W - built-in wardrobe

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.200m x 5.547m	10' 6" x 18' 2"
Kitchen	2.768m x 3.020m	9' 1" x 9' 11"
Dining / Family Area	2.555m x 4.244m	8' 5" x 13' 11"
Utility	2.008m x 1.826m	6' 7" x 6' 0"
Cloakroom	2.372m x 1.081m	7' 9" x 3' 7"
Study	2.373m x 2.400m	7' 9" x 7' 10"

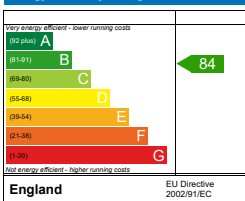
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	2.800m x 4.274m	9' 2" x 14' 0"
En-suite	1.658m x 2.370m	5' 5" x 7' 9"
Guest Bedroom	2.370m x 3.770m	7' 9" x 12' 4"
Bedroom 3	2.853m x 3.030m	9' 4" x 9' 11"
Bedroom 4	2.334m x 2.628m	7' 8" x 8' 7"
Bathroom	2.350m x 3.030m	7' 9" x 9' 11"

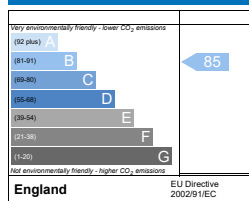
Total Area - 1,318 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 25 & 52 are handed.

FARNHAM 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



The Farnham is a striking 4 bedroom home.

The Farnham has a long entrance hall that first opens into a bright and impressive lounge at the front of the house. To the rear, a well-appointed kitchen sits in an open plan arrangement with a comfortable family dining area – complete with French doors that lead to the rear garden. There is also a separate utility room that provides direct access to the rear garden and a cloakroom. The integral garage can be accessed directly from the hall.

On the first floor, there are 4 good-sized bedrooms and a shared family bathroom. The impressive Bedroom 1 comes complete with large walk-in wardrobe and en-suite shower room. There are also 3 more double bedrooms on this floor plus 2 additional storage cupboards.



Legend:
 b - boiler
 i/f - tall integrated fridge freezer
 i/w - tall integrated oven and microwave
 d/w - integrated dishwasher
 St - store



Legend:
 c/w - hot water storage cylinder
 St - store
 W - built-in wardrobe

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.185m x 5.325m	10' 5" x 17' 6"
Kitchen	2.343m x 3.018m	7' 8" x 9' 11"
Dining / Family Area	3.637m x 3.018m	11' 11" x 9' 11"
Utility	2.034m x 1.777m	6' 8" x 5' 10"
Cloakroom	2.034m x 1.120m	6' 8" x 3' 8"
Garage	2.629m x 4.630m	8' 8" x 15' 2"

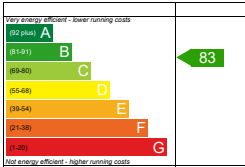
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.773m x 3.083m	12' 5" x 10' 2"
En-suite	1.505m x 2.100m	4' 11" x 6' 11"
Walk-in Wardrobe	1.570m x 2.100m	5' 2" x 6' 11"
Guest Bedroom	3.645m x 3.050m	12' 0" x 10' 0"
Bedroom 3	4.370m x 3.038m	4' 4" x 10' 0"
Bedroom 4	3.332m x 2.507m	10' 11" x 8' 3"
Bathroom	2.662m x 2.012m	8' 9" x 6' 7"

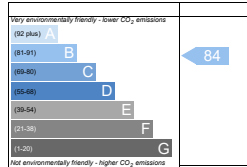
Total Area - 1,266 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 77, 83 & 86 are handed.

ELLAND 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



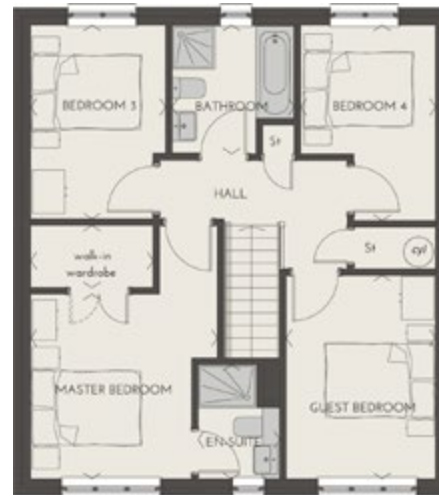
The Elland is a beautiful 4 bedroom home.

The Elland is a welcoming 4 bedroom detached home that boasts a light and airy living room, ground floor storage and an expansive open-plan kitchen/dining room. The attractive dining area has French doors that lead to a private garden. Off the kitchen, is a handy utility room. The utility room provides direct access to the rear garden and to an adjacent cloakroom. There is an integral garage that provides direct access to the kitchen too.

Upstairs, there are 4 good-sized bedrooms and a well-appointed family bathroom with separate shower, plus additional storage. The striking bedroom 1 is complete with walk-in wardrobe and en-suite shower room. There are 3 more double bedrooms on this floor including a spacious bedroom 2.



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

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.439m x 5.088m	11' 3" x 16' 8"
Kitchen	2.343m x 3.142m	7' 8" x 10' 4"
Dining / Family Area	3.282m x 3.360m	10' 9" x 11' 0"
Utility	1.715m x 1.826m	5' 8" x 6' 0"
Cloakroom	1.715m x 1.414m	5' 8" x 4' 8"
Garage	2.721m x 4.850m	8' 11" x 15' 11"

FIRST FLOOR

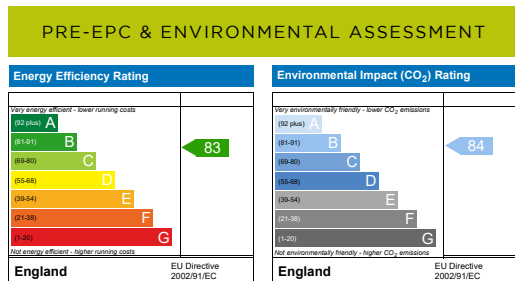
	Metres	Feet/Inches
Master Bedroom	3.439m x 3.400m	11' 3" x 11' 2"
En-suite	1.505m x 2.100m	4' 11" x 6' 11"
Walk-in Wardrobe	2.255m x 1.149m	7' 5" x 3' 9"
Guest Bedroom	2.485m x 4.199m	8' 2" x 13' 9"
Bedroom 3	2.484m x 3.571m	8' 2" x 11' 9"
Bedroom 4	2.751m x 3.151m	9' 0" x 10' 4"
Bathroom	2.250m x 2.360m	7' 5" x 7' 9"

Total Area - 1,188 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 41 is handed.



DEWSBURY 4 BEDROOM SEMI-DETACHED HOME (SHERBOURNE)



The Dewsbury is a stylish 4 bedroom home.

The Dewsbury 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 has its own external access to the garden, while the accommodation on the ground floor also includes a guest cloakroom.

Upstairs, there are 4 good-sized bedrooms and a well-appointed family bathroom plus more than ample storage. Bedroom 1 comes complete with a built-in wardrobe and en-suite shower room.



Legend:
 i/f - tall integrated fridge freezer
 d/w - integrated dishwasher
 o/v - tall integrated oven and microwave
 b - boiler
 St - store

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.825m x 4.800m	12' 7" x 15' 9"
Kitchen / Dining	3.825m x 3.890m	12' 7" x 12' 9"
Utility	2.337m x 1.275m	7' 8" x 4' 2"
Cloakroom	2.337m x 1.170m	7' 8" x 3' 10"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.033m x 2.924m	9' 11" x 9' 7"
En-suite	2.080m x 1.425m	6' 10" x 4' 8"
Guest Bedroom	3.122m x 2.565m	10' 3" x 8' 5"
Bedroom 3	2.469m x 2.643m	8' 1" x 8' 8"
Bedroom 4	3.050m x 2.100m	10' 0" x 6' 11"
Bathroom	1.705m x 2.000m	5' 7" x 6' 7"

Total Area - 1,141 ft²

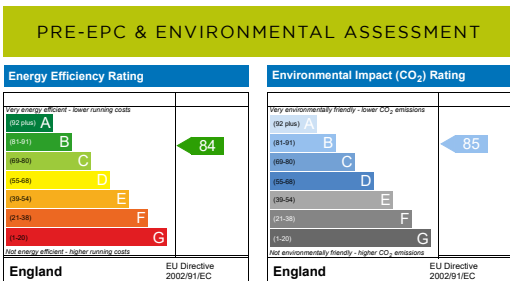


Legend:
 cyl - hot water storage cylinder
 sh - shower & screen over bath as standard
 St - store
 W - built-in wardrobe

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 15, 50, 56, 73 & 116 are handed.



DARESBURY 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



The Daresbury is a handsome 4 bedroom home.

The Daresbury is a 4 bedroom detached family home with spacious living room to the front and a fantastic open-plan kitchen/dining room to the rear. This lovely entertaining space comes complete with French doors leading to a secure garden for private alfresco dining in the summer. The attractive kitchen area is fitted with a wonderful range of premium appliances. There is also a convenient utility room off the kitchen that offers access to a ground floor cloakroom and the integral garage.

Upstairs, the very comfortable 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.



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



Legend:
 sh - shower
 St - store
 W - built-in wardrobe

GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.485m x 4.650m	11' 5" x 15' 3"
Kitchen	2.343m x 2.905m	7' 8" x 9' 6"
Dining / Family Area	2.947m x 2.905m	9' 8" x 9' 6"
Utility	2.050m x 1.265m	6' 9" x 4' 2"
Cloakroom	2.050m x 1.200m	6' 9" x 3' 11"
Garage	2.675m x 4.950m	8' 9" x 16' 3"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.010m x 3.350m	9' 11" x 11' 0"
En-suite	1.505m x 2.100m	4' 11" x 6' 11"
Guest Bedroom	2.700m x 3.545m	8' 10" x 11' 8"
Bedroom 3	2.705m x 3.200m	8' 10" x 10' 6"
Bedroom 4	2.420m x 3.370m	7' 11" x 11' 1"
Bathroom	2.100m x 1.705m	6' 11" x 5' 7"
Bathroom	2.55m* x 2.10m*	8'4" x 6'11"*

Total Area - 1,079 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>EU Directive 2002/91/EC</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>EU Directive 2002/91/EC</p>

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 27 is handed.

DARRINGTON 3 BEDROOM SEMI-DETACHED HOME (BALVENIE)



GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.887m x 4.098m	16' 0" x 13' 5"
Kitchen	2.335m x 3.682m	7' 8" x 12' 1"
Cloakroom	1.186m x 1.990m	3' 11" x 6' 6"

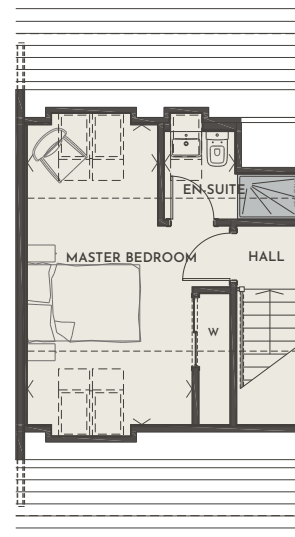
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 2	2.649m x 3.682m	8' 8" x 12' 1"
Bedroom 3	2.711m x 3.180m	8' 11" x 10' 5"
Bathroom	2.050m x 3.043m	6' 9" x 10' 0"

SECOND FLOOR

	Metres	Feet/Inches
Master Bedroom	3.658m x 3.150m	12' 0" x 10' 4"
En-suite	2.106m x 1.921m	6' 11" x 6' 4"
Walk-in Wardrobe	1.419m x 2.040m	4' 8" x 6' 8"

Total Area - 1,063 ft²



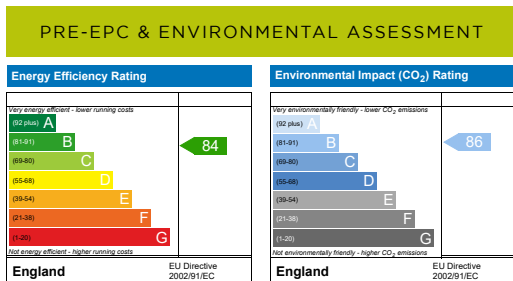
Legend:
W - built-in wardrobe
St - stairs

The Darrington is an exceptional 3 bedroom home.

The Darrington has a large, welcoming entrance hall on the ground floor that leads through to a living room/dining area located to the rear of the house. This attractive room features double French doors that open out onto the private patio for alfresco dining.

Also located off the main hallway are the guest cloakroom and the contemporary kitchen.

Upstairs, on the second level, there are 2 good-sized bedrooms, a large storage cupboard and a spacious family bathroom that includes both a bath and a separate shower enclosure. On the top level, the private master bedroom has a large walk-in wardrobe and en-suite shower room with an impressive shower and fitted vanity furniture. There is also additional storage on this third level.



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 11, 13, 20, 34, 37, 40, 43 & 144 are handed.

CULROSS 3 SEMI-BEDROOM DETACHED HOME (BALVENIE)



The Culross is an imposing 3 bedroom home.

The Culross has a welcoming entrance hall that opens right onto a dual-aspect living room, which is naturally light and airy. Left off the hall, the open-plan kitchen dining area and French doors that open onto the garden for alfresco dining. Downstairs there is also a handy utility room plumbed and wired for washing machine and tumble dryer, plus additional storage and also a guest 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, and the family bathroom has stylish and contemporary free-standing sanitary ware. There is additional storage upstairs too.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.303m x 3.247m	17' 5" x 10' 8"
Kitchen / Dining	5.303m x 3.643m	17' 5" x 11' 11"
Utility	1.450m x 1.660m	4' 9" x 5' 5"
Cloakroom	1.824m x 1.172m	6' 0" x 3' 10"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.758m x 3.257m	12' 4" x 10' 8"
En-suite	1.477m x 3.145m	4' 10" x 10' 4"
Bedroom 2	2.930m x 3.145m	9' 7" x 10' 4"
Bedroom 3	2.300m x 3.145m	7' 7" x 10' 4"
Bathroom	1.701m x 2.280m	5' 7" x 7' 6"

Total Area - 1,031 ft²



PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>102 plus) A</p> <p>(81-101) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>1-20) G</p> <p>Not energy efficient - higher running costs</p> <p style="text-align: right; font-size: 24px; font-weight: bold; color: #92d050;">83</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(10-48) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p style="text-align: right; font-size: 24px; font-weight: bold; color: #0056b3;">85</p>
<p>England EU Directive 2002/91/EC</p>	<p>England EU Directive 2002/91/EC</p>

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 70 & 178 are handed.

CORRINGHAM 3 BEDROOM DETACHED HOME (BALVENIE)



The Corringham is an impressive 3 bedroom home.

The Corringham has a most welcoming entrance hall that opens to the right into a spacious, light and airy living room with dual-aspect windows. Left off the hall is the eat-in 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, and the family bathroom has stylish and contemporary free-standing sanitary ware. There is additional storage upstairs too.



Legend:
 I/F - tall integrated fridge freezer
 b - boiler
 St - stairs



Legend:
 W - built-in wardrobe
 St - stairs

GROUND FLOOR

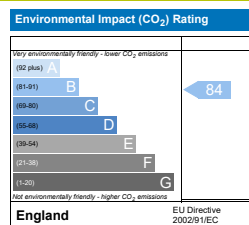
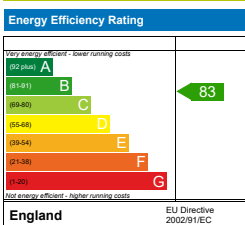
	Metres	Feet/Inches
Lounge	5.322m x 3.247m	17' 6" x 10' 8"
Kitchen / Dining	5.322m x 3.643m	17' 6" x 11' 11"
Utility	1.517m x 1.660m	5' 0" x 5' 5"
Cloakroom	1.724m x 1.172m	5' 8" x 3' 10"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.727m x 3.257m	12' 3" x 10' 8"
En-suite	1.477m x 3.145m	4' 10" x 10' 4"
Bedroom 2	2.933m x 3.145m	9' 7" x 10' 4"
Bedroom 3	2.269m x 3.145m	7' 5" x 10' 4"
Bathroom	1.702m x 2.282m	5' 7" x 7' 6"

Total Area - 1,026 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 95 is handed.

CAIRNHILL 3 BEDROOM SEMI-DETACHED HOME (BALVENIE)



The Cairnhill is an elegant 3 bedroom home.

The Cairnhill is an attractive and welcoming modern family home. To the front, the entrance hall leads directly to a spacious living room, which continues through to an impressive kitchen/dining room that stretches across the full width of the house at the rear. The dining area has French doors that lead directly into the garden and bring the light back in. The groundfloor also includes a handy cloakroom, understairs storage, and a laundry zone that is tucked away off the kitchen/dining area.

Upstairs, there are three comfortable bedrooms and a shared family bathroom plus additional storage space. The master bedroom comes complete with an en-suite shower room, with a particularly wide and luxurious shower, and its own large walk-in wardrobe.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	3.262m x 4.955m	10' 8" x 16' 3"
Kitchen	2.485m x 2.825m	8' 2" x 9' 3"
Dining Area	3.173m x 3.379m	10' 5" x 11' 1"
Utility	1.178m x 0.695m	3' 10" x 2' 3"
Cloakroom	1.159m x 1.864m	3' 10" x 6' 1"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.447m x 3.096m	11' 4" x 10' 2"
En-suite	2.128m x 1.500m	7' 0" x 4' 11"
Walk-in Wardrobe	1.406m x 1.659m	4' 7" x 5' 5"
Bedroom 2	3.322m x 2.528m	10' 11" x 8' 4"
Bedroom 3	2.268m x 2.528m	7' 5" x 8' 4"
Bathroom	1.705m x 2.045m	5' 7" x 6' 9"

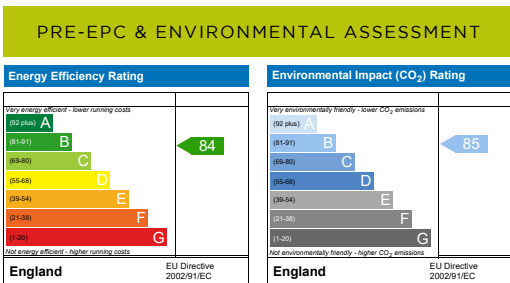
Total Area - 972 ft²



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 32, 64, 68, 85, 92, 113, 115, 146, 148 & 171 are handed.



BURFORD 3 BEDROOM SEMI-DETACHED HOME (BALVENIE)



The Burford is an attractive 3 bedroom home.

The Burford is an inviting three bedroom semi-detached or end-terrace home that offers excellent accommodation. Dual aspect windows in the welcoming living room ensure lots of light, while a stylish kitchen incorporates a large dining area with French doors opening into the garden. There is a range of kitchen finishes to choose from and an enclosed alcove houses a hidden laundry zone. Off the entrance hall, there is a cloakroom as well as spacious storage tucked away under the stairs.

Climb the stairs and you'll find 3 bedrooms, plus additional storage and the family bathroom. The master bedroom has a fitted wardrobe and attractive en-suite shower room complete with generous shower enclosure for extra appeal. The second and third bedrooms provide bright and ample accommodation to the rear of this fine family home.



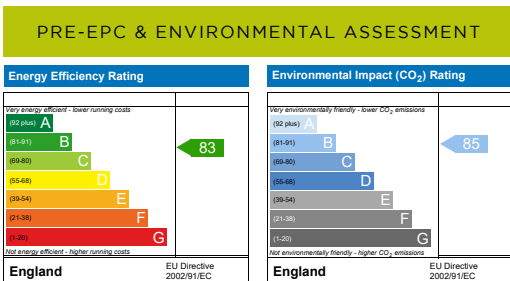
GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.696m x 3.257m	15' 5" x 10' 8"
Kitchen / Dining	4.646m x 2.960m	15' 3" x 9' 9"
Utility	1.545m x 0.817m	5' 1" x 2' 8"
Cloakroom	1.778m x 1.145m	5' 10" x 3' 9"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.103m x 3.267m	12' 4" x 10' 9"
En-suite	1.462m x 2.784m	4' 10" x 9' 2"
Bedroom 2	2.431m x 3.759m	8' 0" x 12' 4"
Bedroom 3	2.147m x 2.554m	7' 1" x 8' 5"
Bathroom	1.703m x 2.086m	5' 7" x 6' 10"

Total Area - 925 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 119, 151, 158 & 175 are handed.

BERWICK 3 BEDROOM TERRACE HOME (BALVENIE)



The Berwick is a welcoming 3 bedroom home.

On the ground floor of this highly functional three bedroom mid/ end terrace/semi detached home, there is a spacious living room to the front with convenient storage enclosed beneath a winding staircase. To the rear, a stylish kitchen/dining room incorporates French doors that lead out to the garden. Off the front entrance hall, a cloakroom offers a useful addition for guests and family alike.

Upstairs, the front-facing master bedroom has a built-in wardrobe and en-suite shower room with a contemporary shower enclosure. The second and third bedrooms are both of a decent size and share the family bathroom.



Legend:
 // - tall integrated fridge freezer
 b - boiler
 St - store



Legend:
 W - built-in wardrobe

GROUND FLOOR

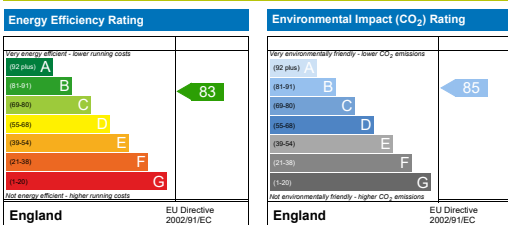
	Metres	Feet/Inches
Lounge	3.313m x 4.891m	10' 10" x 16' 1"
Kitchen	2.118m x 2.889m	6' 11" x 9' 6"
Dining Area	2.937m x 2.239m	9' 8" x 7' 4"
Cloakroom	1.642m x 1.490m	5' 5" x 4' 11"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.511m x 2.697m	11' 6" x 8' 10"
En-suite	1.475m x 2.189m	4' 10" x 7' 2"
Bedroom 2	2.400m x 3.430m	7' 10" x 11' 3"
Bedroom 3	2.586m x 2.249m	8' 6" x 7' 5"
Bathroom	1.705m x 2.050m	5' 7" x 6' 9"

Total Area - 869 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.

Plots 30, 46, 72, 90, 154 are handed.

BALGOWAN 3 BEDROOM TERRACE HOME (BALVENIE)



The Balgowan is a generous 3 bedroom home.

This well proportioned and thoughtfully designed three bedroom home provides excellent accommodation for a modern lifestyle. The Balgowan has a long entrance hall that leads through the house to a spacious living room at the rear complete with a dining area and double French doors that open directly out onto the private garden patio. Returning to the front of the house, the welcoming hallway opens onto a convenient cloakroom and a stylish, modern kitchen.

Upstairs, there are three bedrooms, a storage cupboard and a family bathroom complete with contemporary sanitary ware and an over-bath shower with shower screen. The master bedroom sits to the rear of the house and has its own built-in wardrobe.



Legend:
 f/f - tall integrated fridge freezer
 b - boiler
 St - store



Legend:
 sh - shower & screen over bath as standard
 W - built-in wardrobe
 St - store

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.811m x 4.098m	15' 9" x 13' 5"
Kitchen	2.265m x 3.682m	7' 5" x 12' 1"
Cloakroom	1.130m x 2.167m	3' 9" x 7' 1"

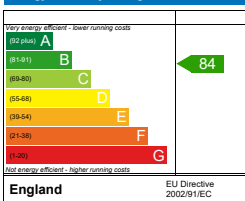
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	2.492m x 3.525m	8' 2" x 11' 7"
Bedroom 2	2.492m x 3.595m	8' 2" x 11' 10"
Bedroom 3	2.250m x 2.300m	7' 5" x 7' 7"
Bathroom	2.250m x 1.705m	7' 5" x 5' 7"

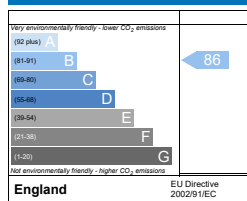
Total Area - 828 ft²

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 170 & 174 are handed.

AVIEMORE 3 BEDROOM TERRACE HOME (BALVENIE)



The Aviemore is a comfortable 3 bedroom home.

This is a highly functional, attractive 3 bedroom home that provides modern accommodation in a unique setting. The Aviemore boasts a large entrance hall on the ground floor, which leads through to a living room/dining area located to the rear of the house. This fine room features double French doors that open out onto the private patio. Also located off the downstairs hallway is a convenient guest cloakroom and the contemporary kitchen.

Upstairs, there are three bedrooms, a storage cupboard and a family bathroom complete with contemporary sanitary ware and an over-bath shower with shower screen. The master bedroom, which extends right across the front of the house, has its own built-in wardrobe.



Legend:
 f/f - tall integrated fridge freezer
 b - boiler
 St - stairs



Legend:
 sh - shower & screen over bath as standard
 W* - built-in wardrobe (with raised floor)
 St - stairs

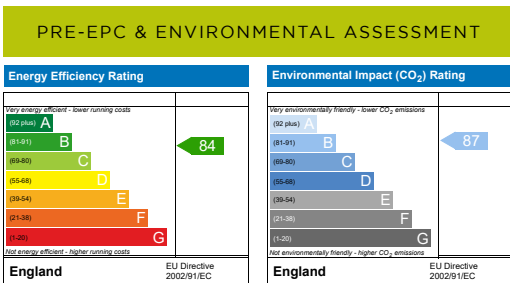
GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.474m x 4.105m	14' 8" x 13' 6"
Kitchen	2.065m x 3.675m	6' 9" x 12' 1"
Cloakroom	1.030m x 2.032m	3' 5" x 6' 8"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3.374m x 2.574m	11' 1" x 8' 5"
Bedroom 2	2.354m x 3.075m	7' 9" x 10' 1"
Bedroom 3	2.050m x 3.075m	6' 9" x 10' 1"
Bathroom	1.705m x 2.020m	5' 7" x 6' 8"


Total Area - 770 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 29 is handed.

A bedroom scene featuring a tufted blue headboard, patterned pillows, and a quilted blanket. The headboard is a vibrant blue with a grid of tufts. The pillows have a white and black pattern. The blanket is light blue with a quilted diamond pattern. The background wall has a dark pattern of palm fronds. A lamp is visible on the left side.

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- 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.

OAK GRANGE

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 FRUIT.INSTRUCTS.SMARTING

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Destinations



Stoke-on-Trent	14 miles
Warrington	29.5 miles
Chester	32.4 miles
Manchester	26.7 miles
Manchester Airport	17.5 miles
Liverpool Airport	42.4 miles
Liverpool	47.9 miles
Sheffield	46.9 miles



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