

# BALMORAL GARDENS

SOUTHPORT

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



**elan**

HOMES YOU'LL LOVE INSIDE OUT®



## HOMES YOU'LL LOVE INSIDE OUT

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A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't 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 your Sales Executive for further information.



## SOUTHPORT

### BALMORAL GARDENS

Nestled in the tranquil, historic village of Churchtown, Balmoral Gardens is a beautiful development of 2, 3, and 4 bedroom homes designed to Elan's exacting standards and with modern family living very much in mind.

Churchtown lies just over 2 miles from the seaside town of Southport, known for its beautiful beaches, Victorian promenade and of course its world famous annual flower show. Churchtown, with its quaint thatched roof cottages, specialist shops and charming tea rooms and pubs, is a very friendly village with a strong sense of community amongst the residents.

Churchtown lies in a conservation area, a stone's throw from the glorious Botanic Gardens renowned for its fernery, sumptuous planting and conservatory.

### LANCASHIRE LIFE

Despite its charming rural setting, Balmoral Gardens has a wealth of amenities on its doorstep and is ideally situated for commuting to Liverpool, Manchester and Preston. The village itself is home to a choice of independent retailers and eateries including the Hesketh Arms which serves hearty pub food and the Bold Arms - where horses for the first trams were housed.

In nearby Southport you will find familiar high street names and eateries along with a choice of supermarkets.

For those who love the outdoors, Balmoral Gardens is perfectly located with plenty of country walks in the surrounding area and of course there's the stunning natural coastline to explore which is just 4 miles away by car. 2 miles away is the RSPB Reserve at Marshside home to some of the best lowland wet grassland in the North West of England and an important refuge in winter for some of our favourite birds.



## A WELL CONNECTED PLACE TO CALL HOME

### CONVENIENTLY LOCATED

Balmoral Gardens is easily accessible via the A565 which will take you direct into Liverpool to the South and joins the A59 to Preston in the North.

Southport Station is approximately 3 miles away from where you can connect services to Manchester and Liverpool Lime Street and beyond via the national rail network. There are regular bus services into the surrounding towns and villages and further afield to Liverpool and Preston.

### HIGHLY RATED LOCAL SCHOOLS AND AMENITIES

There is a great choice of independent, state, specialist and grammar schools within the area including within Churchtown itself, Churchtown Primary and St Patricks Primary which is rated 'Outstanding'. Peterhouse is a specialist school located in Southport and rated 'Outstanding'.

Nearby secondary schools include Greenbank High in Southport and Birkdale High rated 'Good', whilst private schools include Scarisbrick Hall and Merchant Taylors School in Crosby a 40-minute drive away. There is also a good choice of pre-school and nursery facilities in the local area.
















Churchtown is well served with doctors and dental practices whilst the nearest hospital is Southport & Formby General which has A&E facilities.

\*Correct at time of printing

# BALMORAL GARDENS SOUTHPORT

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



- |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
|   |  |  |    |  |  |  |  |
| <b>AUDLEY</b><br>2 bedroom terrace / semi-detached home                             | <b>BEESTON</b><br>2 bedroom terrace / semi-detached home                            | <b>HOWDEN</b><br>3 bedroom semi-detached home                                       | <b>RIPLEY</b><br>3 bedroom semi-detached home with detached single garage**           | <b>AVIEMORE</b><br>3 bedroom detached home with detached single garage                | <b>FAIRFORD</b><br>3 bedroom detached home with detached single garage                | <b>MARFORD</b><br>3 bedroom detached home with integral single garage                 | <b>ORFORD MAX</b><br>3 bedroom semi-detached home with detached single garage         |
|  |  |  |  |  |  |  |   |
| <b>SHELDON</b><br>4 bedroom detached home with detached single garage               | <b>ROCHESTER</b><br>4 bedroom detached home with integral single garage             | <b>SOUTHWOLD</b><br>4 bedroom detached home with integral single garage             | <b>BUNBURY</b><br>4 bedroom detached home with detached single garage                 | <b>BRANDON</b><br>4 bedroom detached home with detached single garage                 | <b>HEALEY</b><br>4 bedroom detached home with integral single garage                  | <b>OAKHAM</b><br>4 bedroom detached home with integral double garage                  |   |

\*\*Garages to plots 29, 37, 121, 122 & 139 only

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

# BALMORAL GARDENS SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	Baronial	Regency
<b>KITCHEN</b>		
4 ring gas hob in stainless steel	✓	✓
Built in microwave	X	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood**	✓	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Plumbing for washing machine	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	X	✓
Pelmet lighting	✓	✓
Integrated 50/50 fridge freezer	X	✓
Free standing fridge freezer	✓	X
<b>BATHROOM AND EN-SUITE</b>		
Towel rail to bathroom+	X	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath+	✓	✓
Choice of wall tiling to bathroom and en-suite / shower rooms*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room+	X	✓
Separate thermostatically controlled shower and low profile shower tray in bathroom+	X	✓

	Baronial	Regency
<b>GENERAL</b>		
White painted interior doors with chrome furniture	✓	✓
Magnolia finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
<b>ELECTRICAL</b>		
External lighting to front	✓	✓
TV point to lounge / family room	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom+	✓	✓
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	X	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room	X	✓

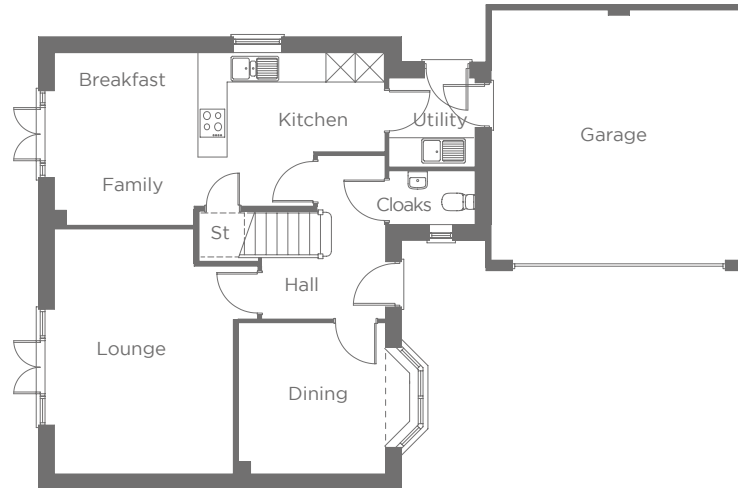
	Baronial	Regency
<b>SAFETY &amp; SECURITY</b>		
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓
<b>ENERGY SAVING FEATURES</b>		
High efficiency gas central heating (natural gas)	✓	✓
Double glazed PVCU sealed units with adjustable ventilators to windows	✓	✓

+ Where applicable

\* Subject to build stage

\*\* Integrated extractor hoods to all Baronial homes

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



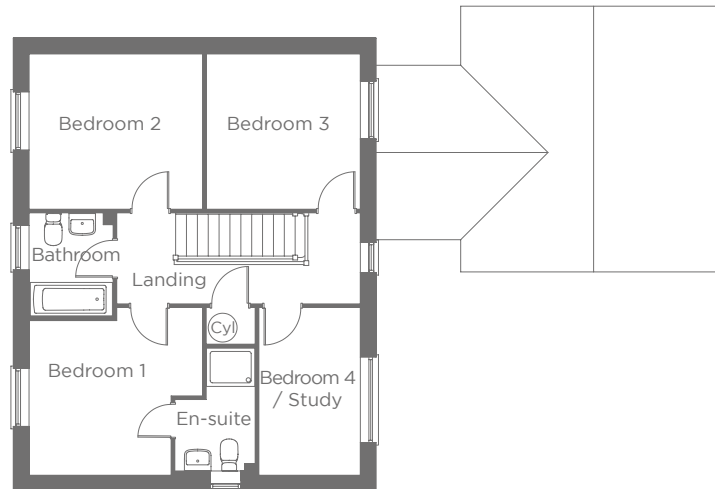
## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.03m* x 3.65m*	16'6"* x 12'0"*
Kitchen/Breakfast/Family	6.81m* x 3.54m*	22'4"* x 11'7"*
Dining	3.50m* x 3.09m*	11'6"* x 10'2"*
Utility	1.81m x 1.75m	5'11" x 5'9"
Cloakroom	1.75m x 1.08m	5'9" x 3'6"
Garage	5.29m* x 5.18m*	17'4"* x 17'0"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.55m* x 3.43m*	11'8"* x 11'3"*
En-suite	2.60m* x 1.64m*	8'6"* x 5'4"*
Bedroom 2	3.55m x 3.21m	11'8" x 10'5"
Bedroom 3	3.18m x 3.15m	10'5" x 10'4"
Bedroom 4/Study	3.43m x 2.06m	11'3" x 6'9"
Bathroom	2.12m x 1.70m	7'0" x 5'7"

Total Area – 1,355 sq ft  
\*Indicates maximum dimension.



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

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

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

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.

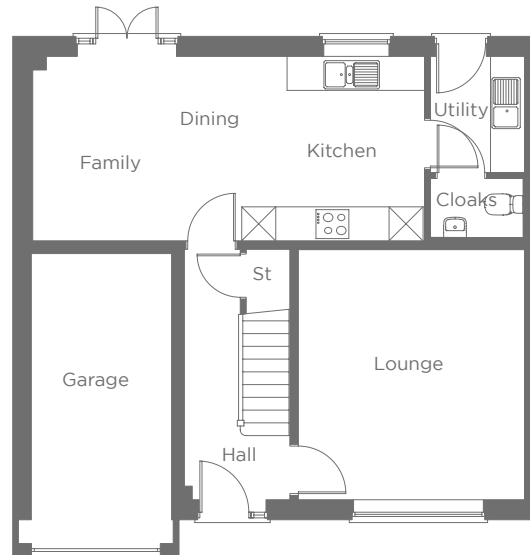
# HEALEY 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Healey is a beautiful property with plenty of traditional character making for a charming 4 bedroom family home.

On the ground floor is a spacious lounge to the front of the house with a large window to maximise the light. The kitchen / dining / family and utility room runs the entire width of the property and has French doors out to the back garden. The Healey also boasts an integral garage.

On the first floor are 4 well proportioned bedrooms and a family bathroom. Bedroom 1 is located at the front of the house complete with its own en-suite.



## GROUND FLOOR

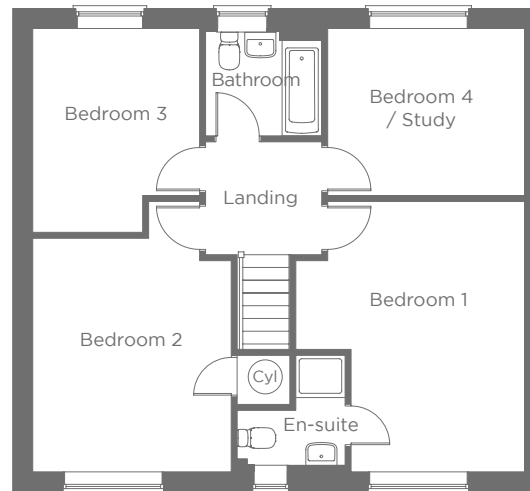
	Metres	Feet/inches
Lounge	4.42m x 3.99m	14'6" x 13'1"
Kitchen/Dining/Family	6.91m x 3.26m	22'8" x 10'8"
Utility	2.05m x 1.66m	6'9" x 5'5"
Cloakroom	1.62m x 1.03m	5'4" x 3'5"
Garage	5.40m x 2.48m	16'10" x 8'1"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.77m* x 4.04m*	15'8"* x 13'3"*
En-suite	1.99m* x 1.92m*	6'6"* x 6'4"*
Bedroom 2	4.12m* x 3.50m*	13'6"* x 11'6"*
Bedroom 3	3.60m* x 2.95m*	11'10"* x 9'8"*
Bedroom 4/Study	3.47m x 2.95m	11'5" x 9'8"
Bathroom	2.05m* x 1.83m*	6'9"* x 6'0"*

Total Area - 1,347 sq ft

\*Indicates maximum dimension.



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Plots 23, 39, 44, 74, 93 & 143 are handed.



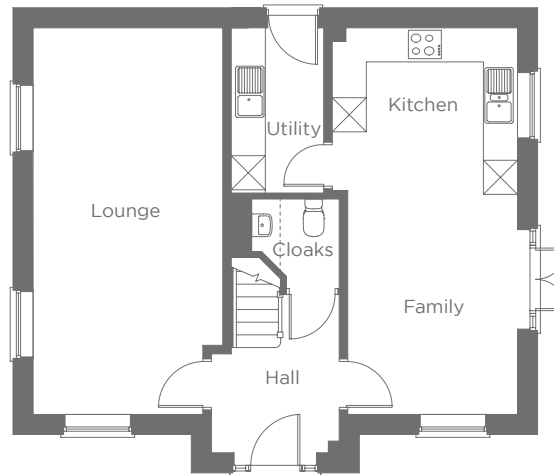
# BRANDON 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



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

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

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



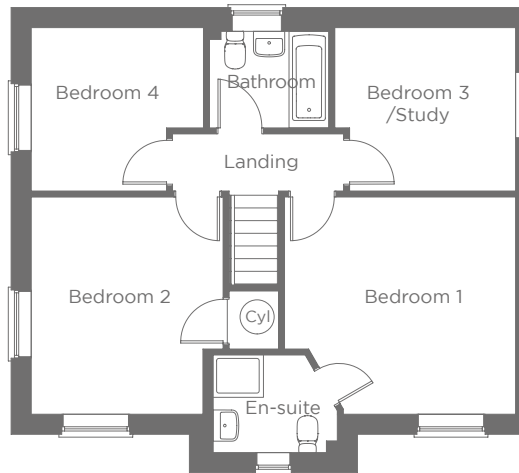
## GROUND FLOOR

	Metres	Feet/inches
Lounge	6.80m* x 3.34m*	22'4"* x 10'11"*
Kitchen/Family	6.80m* x 3.26m*	22'4"* x 10'8"*
Utility	2.91m* x 1.63m*	9'6"* x 5'4"*
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m* x 3.82m*	13'4"* x 12'7"*
En-suite	2.18m* x 1.72m*	7'2"* x 5'8"*
Bedroom 2	3.82m* x 3.38m*	12'7"* x 11'1"*
Bedroom 3/Study	3.18m* x 2.88m*	10'5"* x 9'5"*
Bedroom 4	3.03m* x 2.88m*	9'11"* x 9'5"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1,298 sq ft  
\*Indicates maximum dimension.



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Plots 1, 63, 136 & 153 are handed.

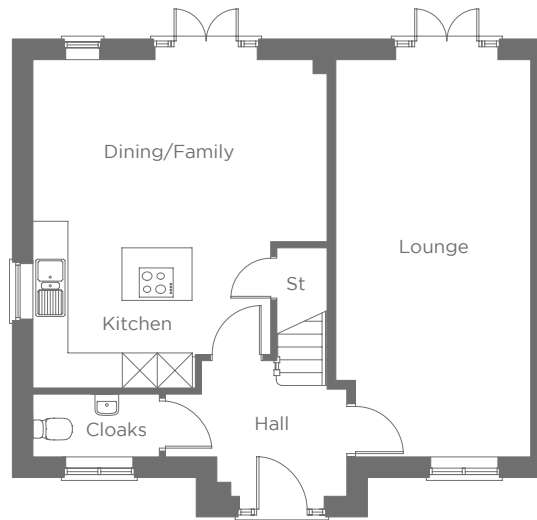
# BUNBURY 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Bunbury is a modern double fronted home with bags of character and features such as, a traditionally tiled front elevation and architectural front entrance pediment.

On the ground floor, a spacious lounge stretches from the front to the rear of the house, with light flooding in from both the front window and French doors. There's an expansive kitchen / dining / family room also with doors to the garden, plus a handy cloakroom off the hall.

Upstairs, there are 2 large bedrooms overlooking the front garden, with bedroom 1 featuring its own en-suite. At the rear of the house are 2 further bedrooms, plus the family bathroom.



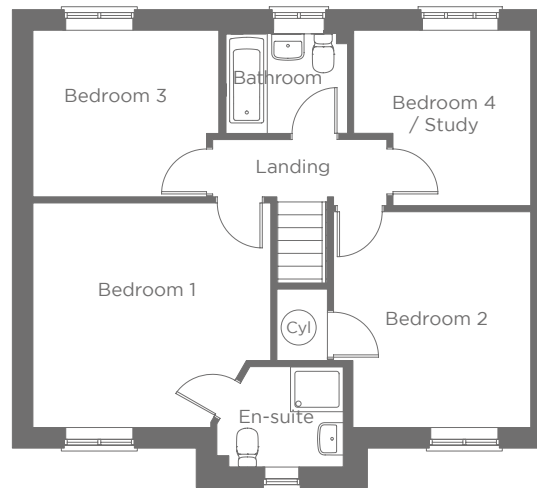
## GROUND FLOOR

	Metres	Feet/inches
Lounge	6.80m* x 3.34m*	22'4"* x 10'11"*
Kitchen/Dining/Family	5.62m* x 5.04m*	18'5"* x 16'6"*
Cloakroom	2.16m x 1.08m	7'1" x 3'6"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m* x 3.84m*	13'4"* x 12'7"*
En-suite	2.16m* x 1.72m*	7'1"* x 5'8"*
Bedroom 2	3.70m* x 3.38m*	12'1" x 11'1"
Bedroom 3	3.18m* x 2.85m*	10'5" x 9'4"
Bedroom 4/Study	3.03m* x 3.00m*	9'11"* x 9'10"*
Bathroom	2.10m* x 1.70m*	6'11"* x 5'7"*

Total Area - 1,298 sq ft  
\*Indicates maximum dimension.



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

Plot 43 is handed.

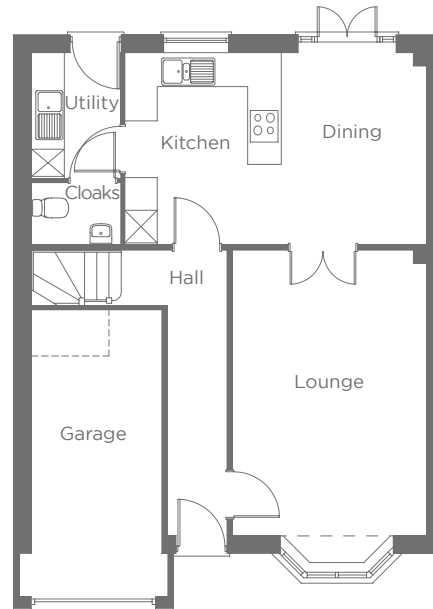
# SOUTHWOLD 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Southwold is an attractive home with real kerb-appeal, making this an ideal family home.

The ground floor accommodation boasts a spacious lounge that leads through to an expansive kitchen and dining area overlooking the rear garden, along with a well-equipped utility room and all-important downstairs cloakroom.

Upstairs, off the traditional landing area is bedroom 1 with its own en-suite along with 3 more bedrooms and a family bathroom.



## GROUND FLOOR

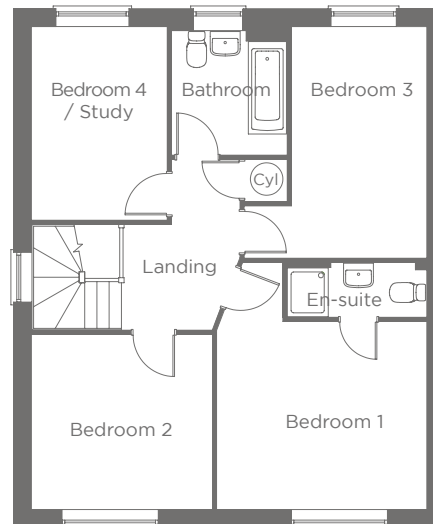
	Metres	Feet/inches
Lounge	5.70m* x 3.52m*	18'8"* x 11'7"*
Kitchen/Dining	5.50m x 3.48m	18'1" x 11'5"
Utility	2.27m x 1.60m	7'6" x 5'3"
Cloakroom	1.61m x 1.04m	5'3" x 3'5"
Garage	5.25m x 2.40m	17'3" x 7'11"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.82m* x 3.42m*	12'7"* x 11'3"*
En-suite	2.53m* x 0.98m*	8'4"* x 3'3"*
Bedroom 2	3.29m x 3.18m	10'9" x 10'5"
Bedroom 3	4.22m* x 2.45m*	13'10"* x 8'1"*
Bedroom 4/Study	3.52m x 2.46m	11'7" x 8'1"
Bathroom	2.26m x 2.10m	7'5" x 6'11"

Total Area - 1,283 sq ft

\*Indicates maximum dimension.



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Plots 28 & 154 are handed.

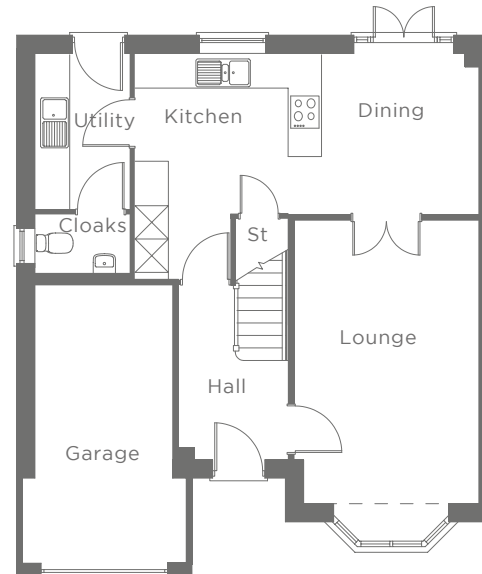
# ROCHESTER 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



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

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

Upstairs 4 large bedrooms off the central landing ensure there is space for everyone. This is a home crafted without compromise, from the generous en-suite to bedroom 1, to the large utility room that keeps your kitchen clutter free.



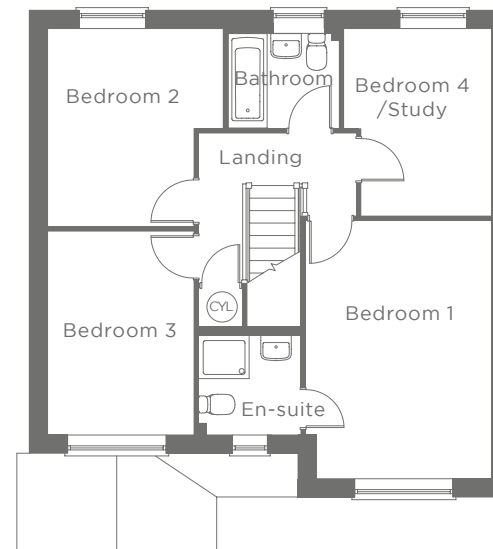
## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.57m* x 3.28m*	18'3" * x 10'9"*
Kitchen/Dining	6.16m* x 3.94m*	20'3" * x 12'11"*
Utility	2.78m* x 1.67m*	9'1" * x 5'6"*
Cloakroom	1.67m x 1.06m	5'6" x 3'6"

## FIRST FLOOR

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

Total Area – 1,226 sq ft  
\*Indicates maximum dimension.

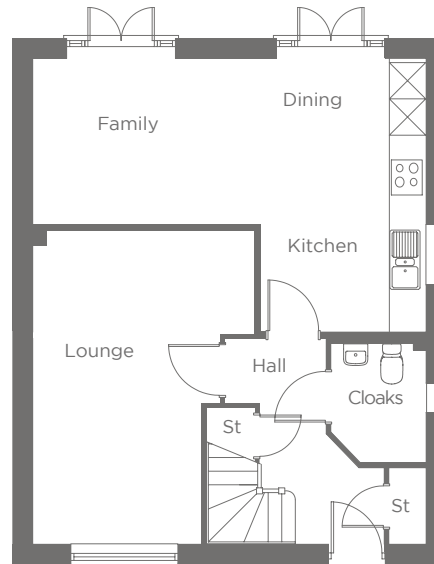


Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plots 73, 109, 130 & 133 are handed.

# SHELDON (LTH\*\*) 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



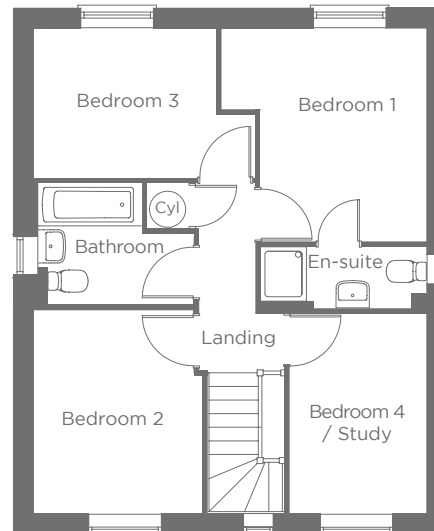
## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.14m* x 2.76m*	16'11"* x 9'1"*
Kitchen/Family/Dining	6.46m* x 4.47m*	21'2"* x 14'8"*
Cloakroom	2.02m* x 1.54m*	6'7"* x 5'1"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.49m* x 3.36m*	11'6"* x 11'10"*
En-suite	2.71m* x 1.00m*	8'11"* x 3'3"*
Bedroom 2	3.34m* x 2.76m*	10'11"* x 9'1"*
Bedroom 3	2.99m* x 2.44m*	9'10"* x 8'0"*
Bedroom 4/Study	3.28m x 2.23m	10'9" x 7'4"
Bathroom	2.56m* x 2.00m*	8'5"* x 6'7"*

Total Area - 1,125 sq ft  
\*Indicates maximum dimension.



The Sheldon is an elegant 4 bedroom family home offering well planned accommodation throughout.

The ground floor consists of a generous kitchen / family / dining room with French doors opening out into the garden. The lounge is off the hall overlooking the front garden.

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

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 20, 41, 42, 89, 92, 137, 138, 142 & 145 are handed.

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

# ORFORD MAX 3 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)

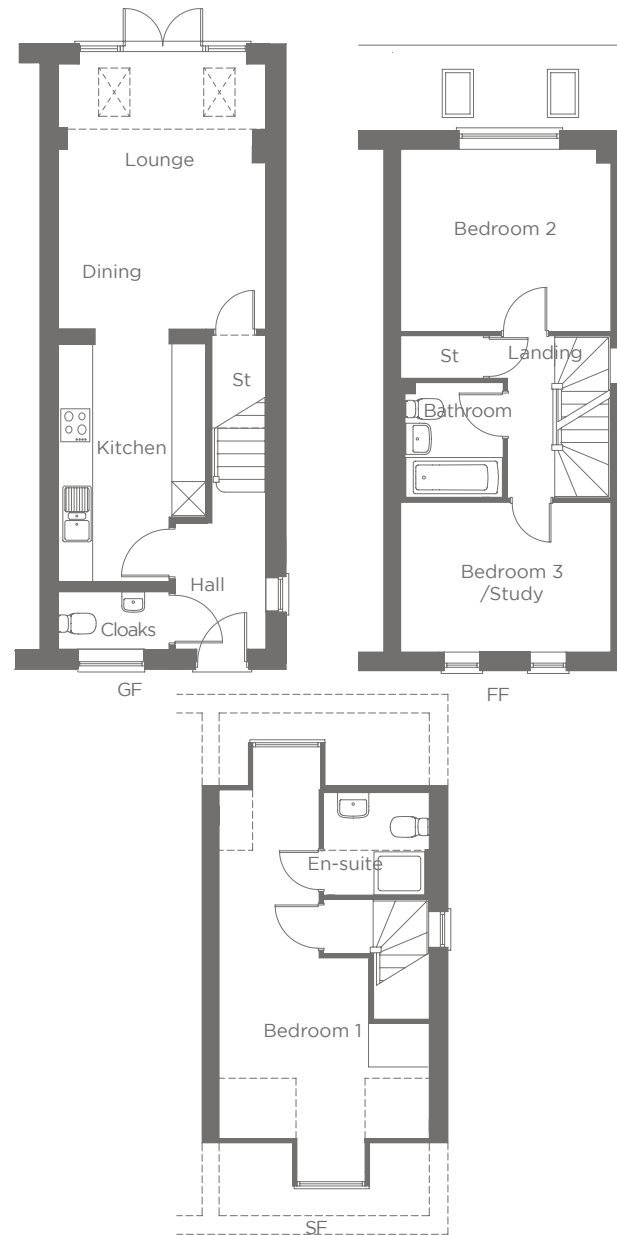


The Orford Max takes 3 storey living to whole new heights. This flexible layout over three floors means you can either create a sanctuary for yourself, above the hustle and bustle of family life, or tuck away the teens upstairs with their own personal space.

To the ground floor, you'll find an open plan kitchen / lounge / dining area that will form the hub of family life with French doors opening out to the garden beyond adding to the sense of space. The kitchen comes fully fitted, complete with high quality built-in appliances, and there is a downstairs cloaks for your convenience.

On the first floor are 2 good sized bedrooms and a family bathroom, whilst on the top floor is the main bedroom with en-suite overlooking the front and rear of the property.

Compact yet surprisingly spacious, the Orford Max is a home designed with families in mind.



## GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	4.66m x 3.65m	15'4" x 12'0"
Kitchen	4.17m* x 2.59m*	13'8"* x 8'6"*
Cloakroom	1.94m x 1.02m	6'5" x 3'4"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 2	3.65m x 3.15m	12'0" x 10'5"
Bedroom 3/Study	3.65m x 2.59m	12'0" x 8'6"
Bathroom	2.01m x 1.70m	6'7" x 5'7"

## SECOND FLOOR

	Metres	Feet/inches
Bedroom 1	6.08m* x 3.65m*	19'11"* x 12'0"*
En-suite	1.82m x 1.81m	6'0" x 5'11"

Total Area - 1,030 sq ft  
\*Indicates maximum dimension.

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

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

Plots 149 & 156 are handed.

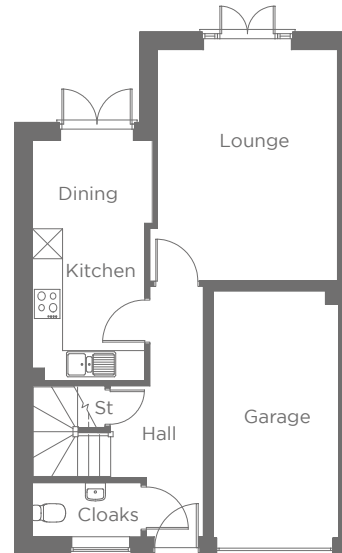
# MARFORD 3 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



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

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

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



## GROUND FLOOR

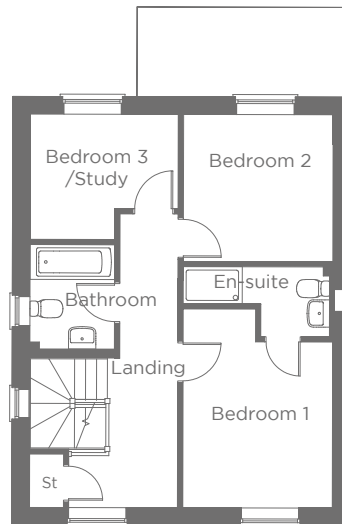
	Metres	Feet/inches
Lounge	4.60m* x 3.59m*	15'1" x 11'9"
Kitchen/Dining	4.80m* x 2.39m*	15'9" x 7'10"
Cloakroom	2.17m x 1.07m	7'1" x 3'6"
Garage	4.92m x 2.50m	16'2" x 8'2"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.34m* x 3.0m*	10'11" x 9'10"
En-suite	2.94m* x 1.41m*	9'8" x 4'7"
Bedroom 2	3.0m x 2.96m	9'10" x 9'8"
Bedroom 3/Study	2.97m* x 2.52m*	9'9" x 8'3"
Bathroom	2.11m x 1.70m	6'11" x 5'7"

Total Area - 975 sq ft

\*Indicates maximum dimension



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

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

Plots 64, 76, 114, 132 & 141 are handed.

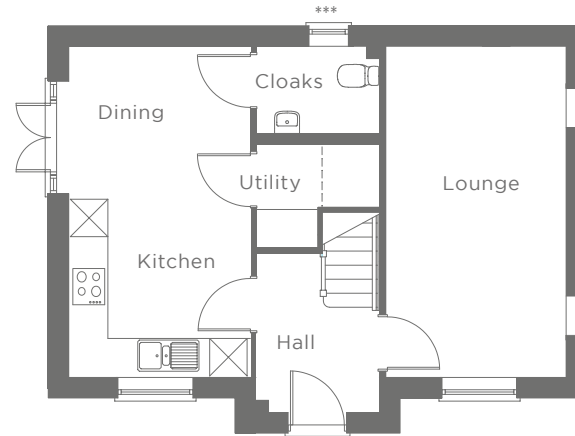
# FAIRFORD (LTH\*\*) 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



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

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

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



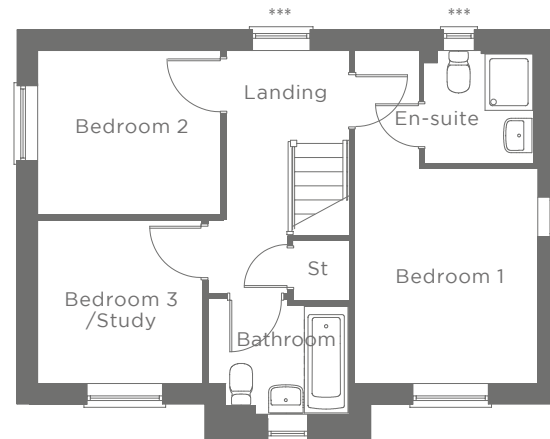
## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.84m	17'3" x 9'5"
Utility	1.95m* x 1.64m*	6'5"* x 5'4"*
Cloakroom	1.95m* x 1.45m*	6'4"* x 4'9"*

## FIRST FLOOR

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

Total Area - 933 sq ft  
\*Indicates maximum dimension



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

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

Plots 15, 85 & 147 are handed.

\*\*\*Windows to plots 9, 15, 19, 35, 53, 68, 85, 111, 123, 147, 150 & 157 only.

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



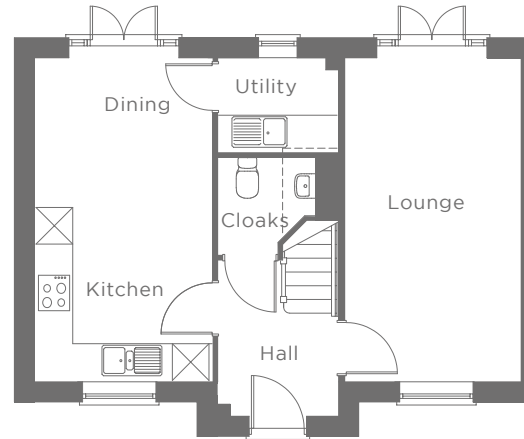
# AVIEMORE 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



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

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

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



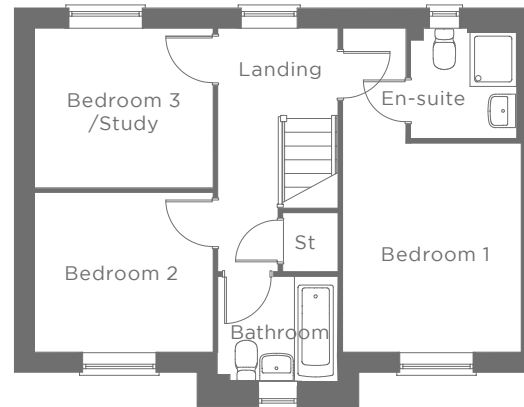
## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.39m x 2.88m*	11'1" x 9'5"*
En-suite	1.76m x 1.71m	5'9" x 5'7"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

Total Area – 933 sq ft  
\*Indicates maximum dimension



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

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

Plots 5, 12, 13 & 151 are handed.

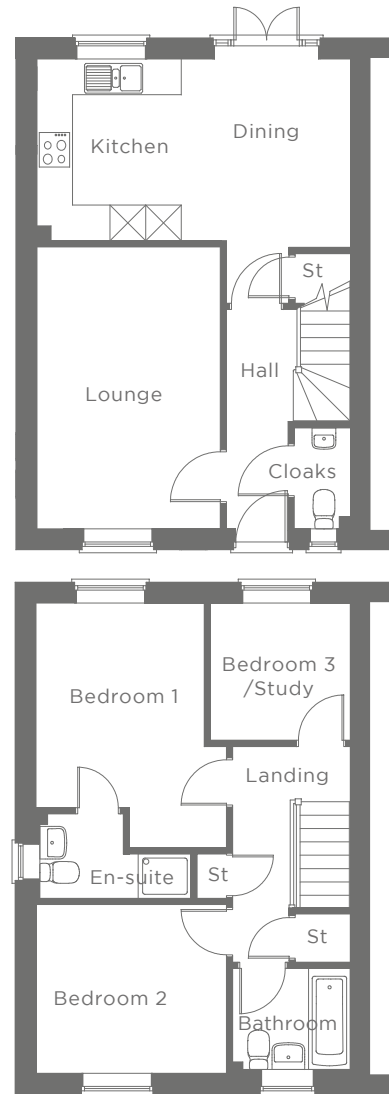
# RIPLEY 3 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Ripley is a well appointed home ideal for growing families, downsizers or young professionals.

Off the hall is the spacious lounge which overlooks the front of the property. At the rear of the house is the open plan kitchen / dining room which features French doors that open onto the garden. There is storage under the stairs and a convenient cloakroom.

Upstairs there are 3 good sized bedrooms and a family bathroom. Bedroom 1, with its own en-suite is situated at the rear for added peace and comfort.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	4.75m x 3.09m	15'7" x 10'1"
Kitchen/Dining	5.28m x 3.06m	17'4" x 10'0"
Cloakroom	1.70m* x 0.95m*	5'7"* x 3'1"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.12m* x 2.83m	13'6"* x 9'3"
En-suite	2.54m* x 1.42m*	8'4"* x 4'8"*
Bedroom 2	3.20m x 2.84m	10'6" x 9'4"
Bedroom 3/Study	2.35m x 2.31m	7'9" x 7'7"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area - 913 sq ft  
\*Indicates maximum dimension

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

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

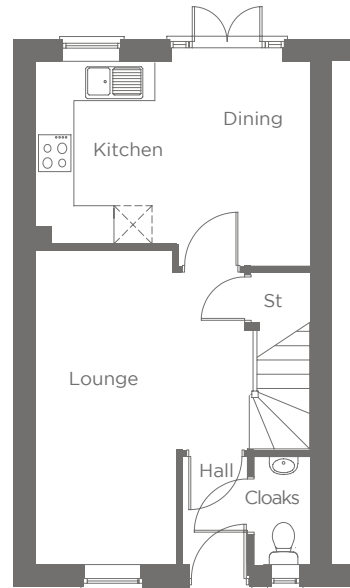
Plots 4, 11, 29, 37, 70, 83, 88, 122, 135 & 140 are handed.  
\*\* Detached single garage to plots 29, 37, 121, 122 & 135.

# HOWDEN 3 BEDROOM SEMI-DETACHED HOME (BARONIAL)



Walk through the front door of this lovely home and you enter a welcoming hallway, off which you'll discover a spacious lounge to the front of the house. Plus, at the rear of the property is a smart kitchen / dining area with French doors leading to the garden.

Upstairs there is a landing that leads to a good sized bedroom 1, 2 more bedrooms, one of which will make a great study or children's bedroom, plus a family bathroom.



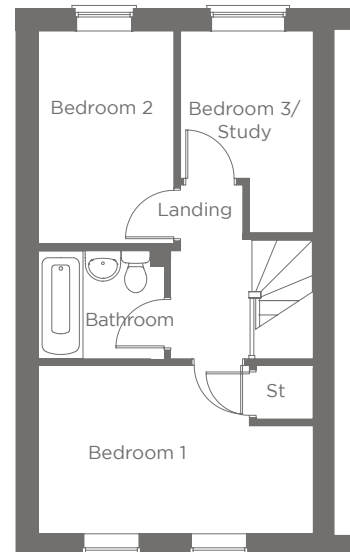
## GROUND FLOOR

	Metres	Feet/inches
Lounge	4.95m* x 3.43m*	16'3" x 11'3"
Kitchen/Dining	4.32m x 3.21m	14'2" x 10'6"
Cloakroom	1.70m x 0.90m	5'7" x 2'11"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.32m* x 2.65m*	14'2" x 8'8"
Bedroom 2	3.35m x 2.13m	11'0" x 7'0"
Bedroom 3/Study	3.17m* x 2.09m*	10'5" x 6'10"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area – 750 sq ft  
\*Indicates maximum dimension



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

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

Plots 31, 57, 106 & 116 are handed.

# BEESTON 2 BEDROOM TERRACE / SEMI-DETACHED HOME (BARONIAL)

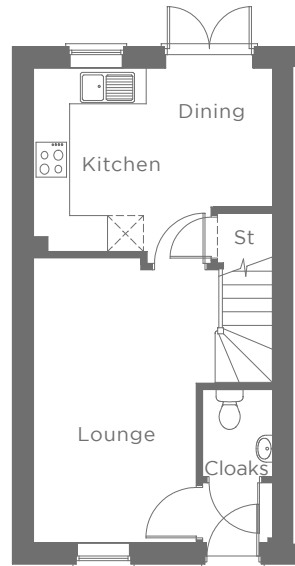


**Ideal when you are starting out, or when you're a new family, the Beeston 2 bedroom home is simplicity itself. It's as easy to manage as it is to afford.**

Smart design to the ground floor gives you everything you need without wasting space on anything you don't. The generous lounge sits at the front of the property whilst the modern open plan kitchen / dining room has French doors that lead onto the garden.

Upstairs, 2 generous bedrooms provide space for sharing to cut costs, an office to work from home, a nursery, a gym or whatever else you need to live your life your way.

So perfectly practical it's practically perfect, the Beeston is the ideal first step to home ownership.



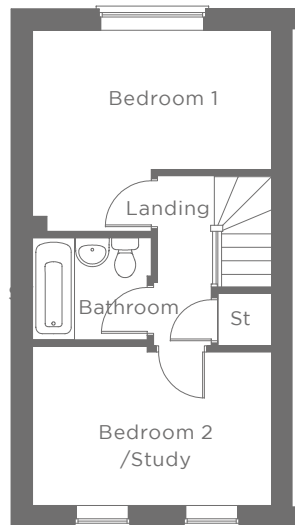
## GROUND FLOOR

	Metres	Feet/inches
Lounge	4.75m x 2.71m	15'7" x 8'11"
Kitchen/Dining	3.99m x 3.06m	13'1" x 10'0"
Cloakroom	1.45m x 1.18m	4'9" x 3'10"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m* x 3.35m*	13'1"* x 11'0"*
Bedroom 2/Study	3.99m* x 2.65m*	13'1"* x 8'9"*
Bathroom	1.97m* x 1.70m*	6'6"* x 5'7"*

Total Area - 692 sq ft  
\*Indicates maximum dimension



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

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

Plots 17, 18, 33, 49, 50, 52, 67, 98, 100, 104, 118, 120, 125, 127 & 129 are handed.

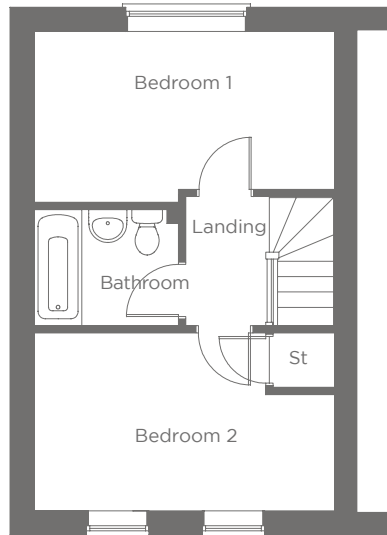
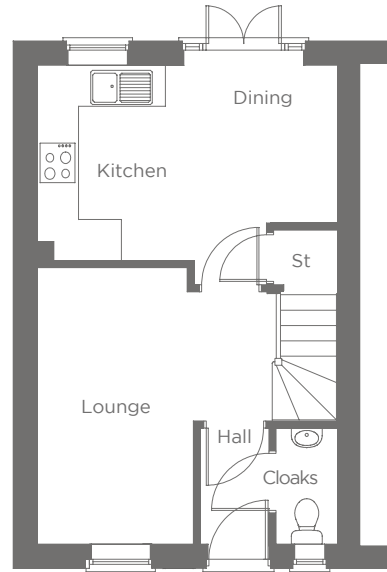
# AUDLEY 2 BEDROOM TERRACE / SEMI-DETACHED HOME (BARONIAL)



The Audley is a fantastic 2 bedroom property which is perfect for young professionals, downsizers and small families.

Off the hall is a modern cloakroom and the spacious lounge with the stairs leading to the first floor. The open plan kitchen / dining room is at the rear of the property and features French doors to help bring the outside in.

The first floor offers two excellent sized bedrooms, alongside a stylish bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	4.05m* x 3.51m*	13'3" x 11'6"
Kitchen/Dining	4.39m* x 2.86m*	14'5" x 9'5"
Cloakroom	1.70m x 0.90m	5'7" x 2'11"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.39m* x 2.50m*	14'5" x 8'2"
Bedroom 2	4.39m* x 2.60m*	14'5" x 8'6"
Bathroom	2.11m* x 1.70m*	6'11" x 5'7"

Total Area - 675 sq ft

\*Indicates maximum dimension

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

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

Plots 8, 55 & 102 are handed.



## GREEN SPACE, LIVING SPACE, YOUR SPACE

### BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



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

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

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.  
Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.



## OUR PROMISE TO YOU

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

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

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2021 (39984).

## SPORTS

- 1 DW Fitness First Gym
- 2 Marshside Health Club
- 3 Banks Leisure Centre
- 4 Southport Watersport Centre
- 5 Hesketh Golf Club
- 6 Southport Old Links Golf Club
- 7 Southport Football Club

## ARTS

- 8 Merseyside Transport Trust
- 9 The Atkinson
- 10 Southport Beach
- 11 National Trust - Formby

## SHOPS

- 12 C12 Shopping Park
- 13 Marble Place Shopping Centre
- 14 Asda Southport Superstore
- 15 Sainsbury's
- 16 Lidl
- 17 Marks and Spencer

## BARS & RESTAURANTS

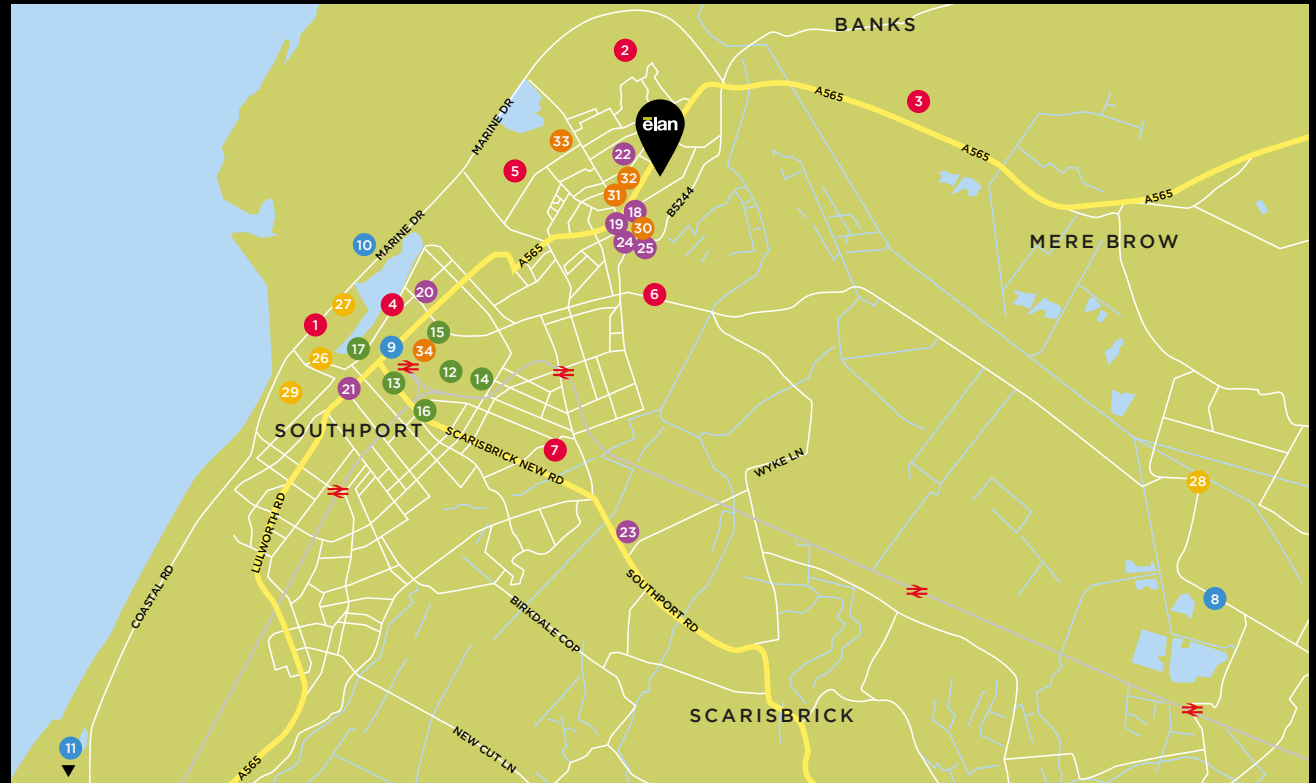
- 18 Botanic Road Eatery
- 19 Domino's Pizza
- 20 Crete Greek Taverna
- 21 Kalash Divine Indian
- 22 Fylde Fish Bar
- 23 Itsy Bitsy Thai
- 24 The Grapevine Restaurant
- 25 The Hesketh Arms

## LIFESTYLE

- 26 Southport Pleasureland
- 27 Vue Cinema Southport
- 28 Windmill Animal Farm
- 29 Southport Flower Show

## EDUCATION

- 30 Churchtown Primary School
- 31 Larkfield Primary School
- 32 Presfield High School & Specialist College
- 33 Stanley High School
- 34 Southport College



All information correct at time of printing

## DESTINATIONS

Preston		19 miles
Liverpool		20 miles
Manchester Airport		30 miles
Blackpool		33 miles
Manchester		44 miles
Liverpool Airport		44 miles

## BALMORAL GARDENS

BALMORAL DRIVE  
SOUTHPORT  
PR9 8PX  
T: 01704 778687  
E: [balmoralgardens.sales@elan-homes.co.uk](mailto:balmoralgardens.sales@elan-homes.co.uk)  
[elan-homes.co.uk/developments/balmoral-gardens](http://elan-homes.co.uk/developments/balmoral-gardens)

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