

Hazelfields

POYNTON

A BEAUTIFUL COLLECTION
OF 1, 2, 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.



POYNTON



HAZELFIELDS

Hazelfields is at the heart of friendly Poynton and its amenities, whilst also enjoying the quiet and calm of a leafy semi-rural setting.

Surrounded by glorious countryside, Poynton is often described as ‘a small town with a village feel’. Its high street bustles with independent shops, welcoming wine bars, tap houses, and restaurants. Poynton was recently named the best town in Cheshire for community well-being. Much like Alderley Edge and Prestbury, the town is making a name for itself as a highly desirable place to live.

Hazelfields’ location – in the foothills of the Peak District - allows for a quick and simple commute to Manchester, Macclesfield, or Stockport. Manchester’s cosmopolitan City Centre is just 20 minutes away by train (14.2 miles away), and Manchester Airport is only 6.8 miles away.

OUTSTANDING SCHOOLS AND SERVICES

Hazelfields is surrounded by a very high proportion of exceptional schools. Four of the closest primary schools, all less than 2 miles away, are rated ‘Outstanding’ by Ofsted.

Poynton High School and Performing Arts College (1.3 miles away) is rated ‘Good’, with students praised for their courtesy and enthusiasm.

The local area is well served by several trusted health centres including Priorslegh Medical Centre (0.7 miles away) and McIlvride Medical Practice (0.4 miles away), just 2 minutes from Hazelfields.

All information was correct at the time of printing.



A BREATH OF FRESH AIR

Hazelfields' play area provides a fun and safe space for younger residents to enjoy and plentiful cycle lanes mean you can get on your bike without getting caught up in traffic.

Sports facilities at Deva Close Playing Fields have recently benefited from significant investment and there is plenty of room to play and train at Poynton Leisure Centre.

Poynton Park has 50 acres of parkland to explore with ancient trees, wonderful wildlife, a spectacular pool and a circular path.

Davenport Golf Club and Higher Poynton Tennis Club are just half a mile apart, and only a stone's throw from Hazelfields. Keen golfers might also want to try Avro Golf Club or Adlington Golf Centre which has two courses and a 41-bay driving range.

Kerridge Hill Nature Reserve, now owned by Cheshire Wildlife Trust, helps protect the diversity of local species and provides stunning views over the Cheshire Plain.

Just outside Poynton, the magnificent house and gardens of the National Trust's Lyme Park make for a wonderful day out, complete with a lake, woodland, moorland, hunting lodge, Crow Wood children's Playscape, and a 1000-acre deer park.

EXCELLENT TRANSPORT LINKS

Poynton train station runs an hourly service to Manchester Piccadilly and Stoke-on-Trent with these journeys taking around 20 and 30 minutes respectively.

On a somewhat smaller scale, you'll find Brookside Miniature Railway and its half mile scenic circuit at nearby Brookside Garden Centre; a thriving family attraction open 4 days a week.

Middlewood Way is a former railway line that has been reclaimed as an 11 mile traffic-free greenway through pretty countryside popular with nature lovers, walkers, cyclists and horse riders. Mostly level, it is accessible for wheelchairs and pushchairs. For much of its length, the route runs close to the Macclesfield Canal, and there are many options for easy circular walks.

All information was correct at the time of printing.



Hazelfields

POYNTON

A BEAUTIFUL COLLECTION OF
1, 2, 3, 4 & 5 BEDROOM HOMES & APARTMENTS

AFFORDABLE HOMES

WYE SPECIAL & TINTERN
(40 - 51)
1 & 2 bedroom apartment

WILTON SPECIAL & OXFORD SPECIAL
(64 - 69)
1 bedroom apartment

HOWDEN
(100 & 101)
3 bedroom semi-detached home

RIPLEY
(76, 77, 94 & 95)
3 bedroom semi-detached home

AVIEMORE
(89)
3 bedroom detached home with
detached single garage

FAIRFORD
(35, 70, 90, 122 & 131)
3 bedroom detached home with
detached single garage

FENWICK
(34, 121 & 130)
3 bedroom detached home
*130 with detached single garage

ALSTON
(78, 113 & 133)
4 bedroom detached home with
integral single garage

BRANSFORD
(39, 73, 81, 88 & 99)
3 bedroom detached home with
detached single garage

ROCHESTER
(12, 14, 36, 71, 92, 93 & 96)
4 bedroom detached home with
integral single garage

ASHLEY SPECIAL
(5, 123, 125 & 128)
3 bedroom detached home with
detached single garage

SOUTHWOLD
(10, 37, 38, 72, 82, 83 & 97)
4 bedroom detached home with
integral single garage

BRANDON
(9, 28 & 86)
4 bedroom detached home with
detached single garage

WOODHALL
(4, 6, 7, 8, 98 & 129)
4 bedroom detached home with
detached single garage

ALVECHURCH
(1, 2, 3 & 15)
4 bedroom detached home with
integral single garage

GRANTHAM SPECIAL
(33, 91 & 132)
5 bedroom detached home with
detached double garage

NEWBURY
(13, 84 & 85)
5 bedroom detached home with
integral single garage

PORTLAND
(11, 87, 124, 126 & 127)
5 bedroom detached home with
detached double garage
*Plot 11 garage with study

Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes and please note block paving colour is subject to material supplies.
Please ask your Sales Executive for further details on this development.



SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	REGENCY APARTMENT	REGENCY	SOVEREIGN
4 ring gas hob in stainless steel	✓	✓	×
5 ring gas hob in stainless steel	×	×	✓
Built in microwave	✓	✓	✓
Built in single electric oven	✓	✓	×
Built in double electric oven	×	×	✓
Stainless steel extractor hood	✓	✓	✓
Integrated 50/50 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	✓	✓	✓
BATHROOM & EN-SUITE			
Towel rail to bathroom and en-suite †	✓	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath †	✓	✓	✓
Choice of wall tiling to bathroom and en-suite / shower room*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✓	✓	✓

GENERAL	REGENCY APARTMENT	REGENCY	SOVEREIGN
White painted interior doors with chrome furniture	✓	✓	✓
White finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Wardrobes to bedroom 1	×	×	✓
ELECTRICAL			
External lighting to front	✓	✓	✓
External lighting to rear	×	×	✓
TV point to lounge / family room †	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom †	✓	✓	✓
TV points to remaining bedrooms	×	×	✓
Shaver socket to en-suite	×	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓	✓
Chrome finish sockets and switches to kitchen, lounge, family, dining, hall and white to all other areas	✓	✓	✓
White sockets and switches throughout	✓	✓	×
Telephone point to hall or lounge and study	✓	✓	✓
Burglar alarm system	×	×	✓

SAFETY & SECURITY	REGENCY APARTMENT	REGENCY	SOVEREIGN
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



PORTLAND 5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE** (SOVEREIGN)



The Portland is an impressive 5 bedroom detached family home, featuring a detached double garage.

To the front of the home is a spacious lounge which features a large bay window to maximise light and a contemporary dining room. Spanning the back of the home is an open plan kitchen and family / dining area, with French doors to the rear garden. A utility and cloakroom are situated at the back of the home for your convenience.

On the first floor are 3 well-sized bedrooms and a substantial family bathroom. Bedroom 1 is situated at the front of the home, complete with an en-suite and dressing area.

On the second floor there are 2 more spacious bedrooms, one being ideal as a study and a shower room between Bedroom 4 and 5.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

86

England

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

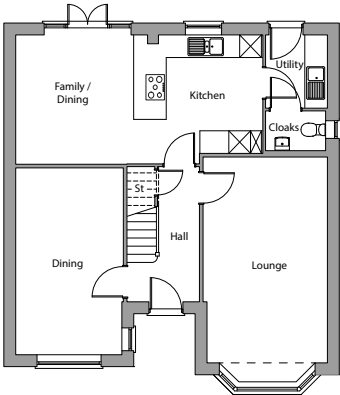
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Not environmentally friendly - higher CO₂ emissions

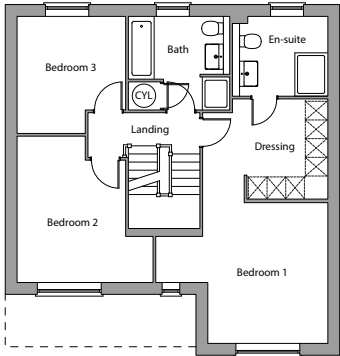
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England

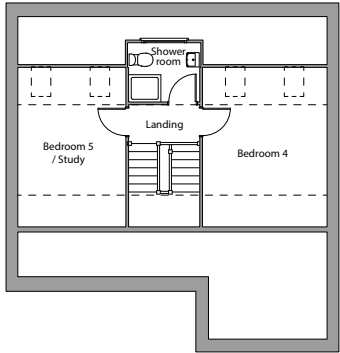
EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR		
	Metres	Feet/Inches
Lounge	6.14m* x 3.39m*	20'2" x 11'1"*
Kitchen / Dining / Family	6.79m* x 3.52m*	22'3" x 11'7"*
Dining	5.12m x 2.93m	16'9" x 9'7"
Utility	1.99m x 1.67m	6'6" x 5'6"
Cloakroom	1.63m x 1.07m	5'4" x 3'6"

FIRST FLOOR		
	Metres	Feet/Inches
Bedroom 1	4.73m* x 3.89m*	15'6" x 12'9"*
Dressing room	3.43m* x 2.72m*	11'3" x 8'11"*
En-suite	2.61m* x 2.17m*	8'7" x 7'2"*
Bedroom 2	4.00m* x 3.73m*	13'2" x 12'3"*
Bedroom 3	3.22m* x 2.97m*	10'7" x 9'9"*
Bathroom	2.78m* x 2.55m*	9'1" x 8'5"*

SECOND FLOOR		
	Metres	Feet/Inches
Bedroom 4	4.35m x 3.43m	14'3" x 11'3"
Bedroom 5 / Study	4.35m x 2.97m	14'3" x 9'9"
Shower Room	1.95m x 1.59m	6'5" x 5'3"

Total Area - 1,972 ft²
*Indicates maximum dimension

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

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

Plot 11 is handed.

**Plot 11 garage with study.

NEWBURY 5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)

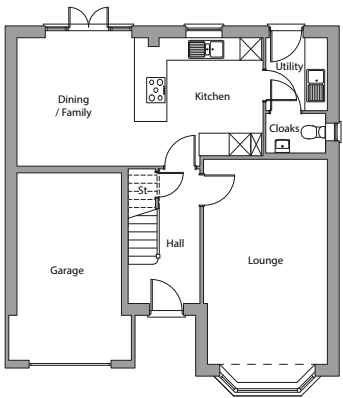


The Newbury is an elegant and imposing 5 bedroom home with spacious accommodation spread across 3 storeys.

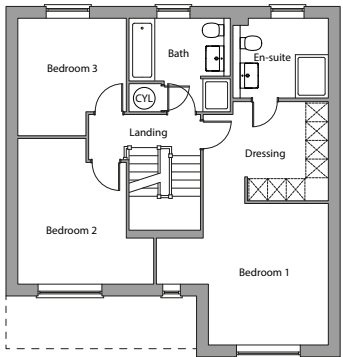
Ground floor accommodation includes an open plan kitchen / family / dining area, with adjoining utility room and cloakroom, plus French door access to the rear garden. The ground floor also contains a spacious lounge with a bay window, a hallway and integral garage.

On the first floor are 3 light and airy bedrooms, with an en-suite and dressing area in Bedroom 1 plus a family bathroom.

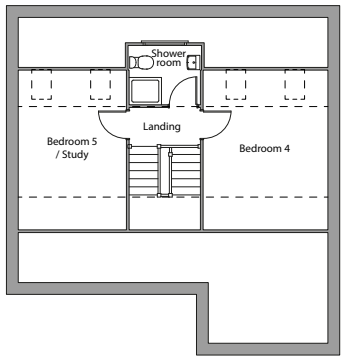
The second floor houses 2 further bedrooms one of which could be utilised as a study or attic store. There is also a convenient shower room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.14m* x 3.39m*	20'2" x 11'1"
Kitchen / Dining / Family	6.79m* x 3.52m*	22'3" x 11'7"
Utility	1.99m x 1.67m	6'6" x 5'6"
Cloakroom	1.63m x 1.07m	5'4" x 3'6"
Garage	5.20m* x 2.90m*	17'1" x 9'6"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.73m* x 3.89m*	15'6" x 12'9"
Dressing	3.43m* x 2.72m*	11'3" x 8'11"
En-suite	2.61m* x 2.17m*	8'7" x 7'2"
Bedroom 2	4.00m* x 3.73m*	13'2" x 12'3"
Bedroom 3	3.22m* x 2.97m*	10'7" x 9'9"
Bathroom	2.78m* x 2.55m*	9'1" x 8'5"

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 4	4.35m x 3.43m	14'3" x 11'3"
Bedroom 5 / Study	4.35m x 2.97m	14'3" x 9'9"
Shower Room	1.95m x 1.59m	6'5" x 5'3"

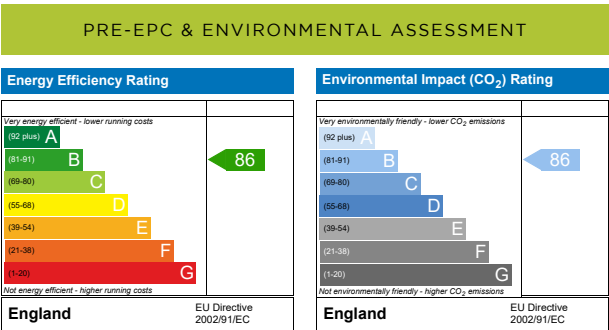
Total Area - 1,806 ft²

*Indicates maximum dimension

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

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

Plot 85 is handed.



GRANTHAM SPECIAL 5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SOVEREIGN)

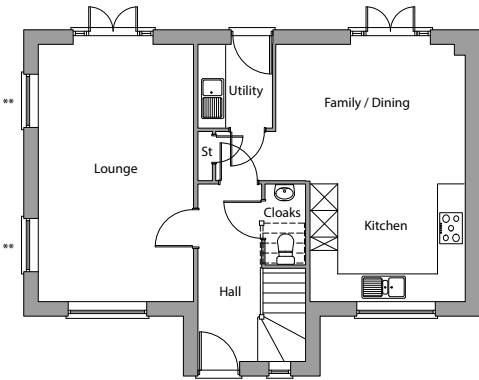
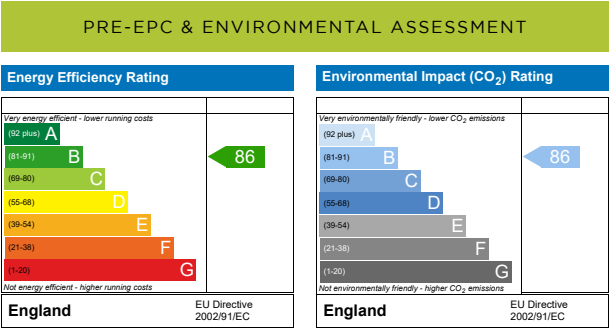


The Grantham Special is an impressive 5 bedroom detached home offering luxury living over 3 floors.

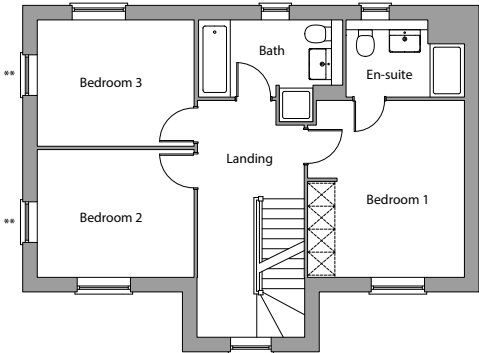
On the ground floor is a light and spacious lounge with French doors to the garden. An open plan kitchen / family / dining area with French doors leading to the garden with a handy utility, store cupboard and downstairs cloakroom completing the floor.

Upstairs on the first floor is Bedroom 1 with an en-suite, 2 further bedrooms and the family bathroom.

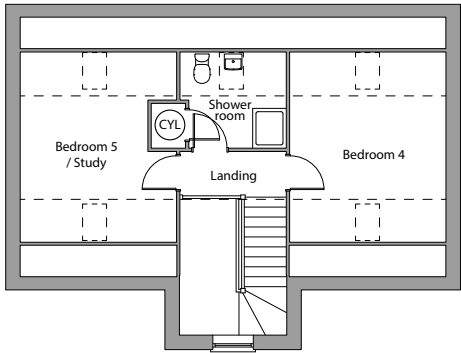
The second floor landing leads into 2 further bedrooms and a shower room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.75m x 3.45m	18'10" x 11'4"
Kitchen / Dining / Family	5.75m* x 4.23m*	18'10"* x 13'11"*
Utility	1.85m x 1.64m	6'1" x 5'5"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.95m* x 3.49m*	12'11"* x 11'6"*
En-suite	2.63m* x 1.70m*	8'7"* x 5'7"*
Bedroom 2	3.49m x 2.84m	11'6" x 9'4"
Bedroom 3	3.50m x 2.81m	11'6" x 9'3"
Bathroom	3.22m* x 2.26m*	10'7"* x 7'5"*

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 4	4.21m x 3.50m	13'10" x 11'6"
Bedroom 5 / Study	4.21m* x 3.50m*	13'10"* x 11'6"*
Shower Room	2.37m* x 2.12m*	7'9"* x 6'11"*

Total Area - 1,773 ft²

*Indicates maximum dimension

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

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

** Windows to plots 33 & 91.

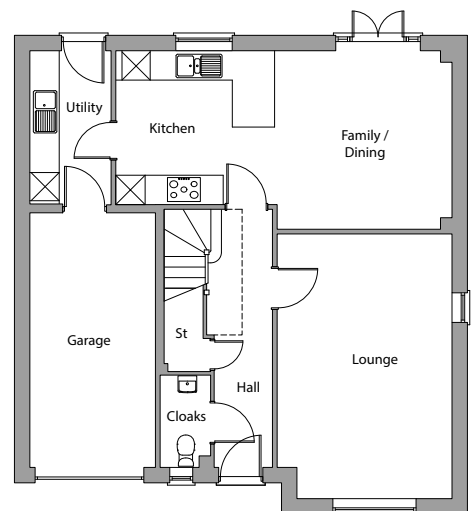
ALVECHURCH 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)



The Alvechurch is a beautiful 4 bedroom detached home that offers well designed accommodation over 2 floors and an integral garage.

The ground floor consists of a spacious kitchen / family / dining room with French doors leading out to the garden, a utility room, cloakroom and a separate lounge to the front.

To the first floor there is an en-suite to Bedroom 1, a handy shower room to the second bedroom and a family bathroom to accommodate the remaining 2 bedrooms.



GROUND FLOOR

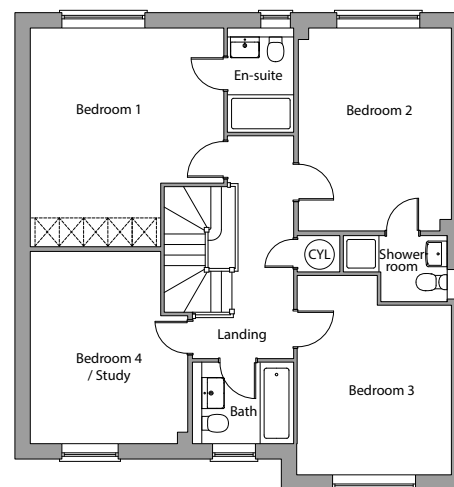
	Metres	Feet/Inches
Lounge	5.58m* x 3.67m*	18'4" x 12'1"
Kitchen / Family / Dining	7.11m* x 3.75m*	23'4" x 12'4"
Utility	3.22m x 1.68m	10'7" x 5'6"
Cloakroom	1.93m* x 0.96m*	6'4" x 3'2"
Garage	5.42m x 2.67m	17'9" x 8'9"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.63m* x 4.09m*	15'2" x 13'5"
En-suite	2.21m x 1.38m	7'3" x 4'7"
Bedroom 2	4.29m* x 3.23m*	14'1" x 10'7"
Shower room	2.14m* x 1.38m*	7'0" x 4'6"
Bedroom 3	4.22m* x 3.25m*	13'10" x 10'8"
Bedroom 4 / Study	4.06m* x 3.28m*	13'4" x 10'9"
Bathroom	2.19m x 1.70m	7'2" x 5'7"

Total Area - 1,591 ft²

*Indicates maximum dimension

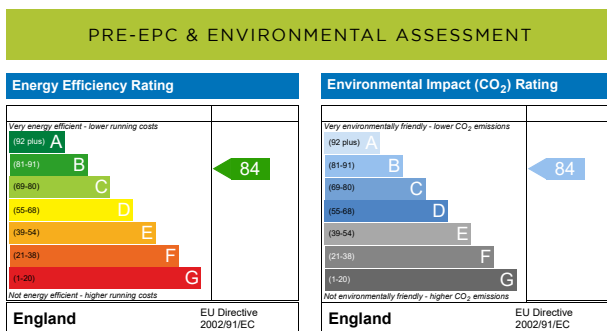


Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plots 2 & 15 are handed.

** Windows to plots 1 & 15 only.



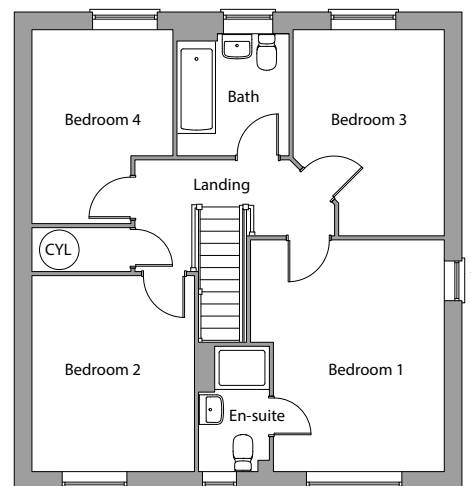
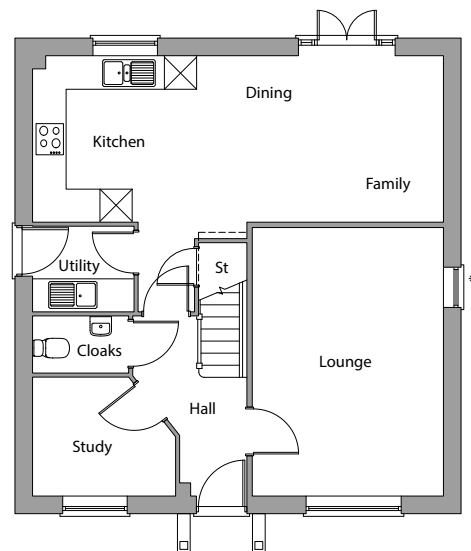
WOODHALL 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Woodhall is a beautiful 4 bedroom property which features an open plan kitchen, dining and family space at the heart of this family home with French doors to the garden.

On the ground floor there's also a separate lounge to the front of the home and on the other side a study. Just off the kitchen is a handy utility room plus a downstairs cloakroom.

Upstairs is Bedroom 1 with an en-suite shower room, plus 3 further good-sized bedrooms and the family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.95m x 3.51m	16'3" x 11'6"
Kitchen / Family / Dining	7.60m x 3.05m	24'11" x 10'0"
Utility	1.85m x 1.56m	6'1" x 5'2"
Study	2.62m* x 2.18m*	8'7" x 7'2"
Cloakroom	1.85m x 1.04m	6'1" x 3'5"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.26m x 3.13m	14'0" x 10'3"
En-suite	2.29m* x 1.28m*	7'6" x 4'3"
Bedroom 2	3.60m x 2.95m	11'10" x 9'8"
Bedroom 3	3.78m* x 2.76m*	12'5" x 9'1"
Bedroom 4	3.56m* x 2.58m*	11'8" x 8'5"
Bathroom	2.24m* x 2.05m*	7'4" x 6'9"

Total Area - 1,350 ft²

*Indicates maximum dimension

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

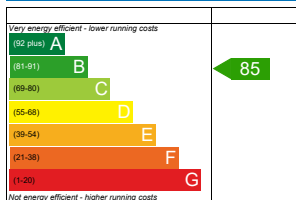
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 6 & 7 are handed.

** Windows to plots 4 & 8 only.

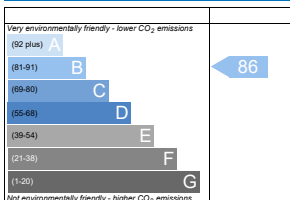
PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



England EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England EU Directive 2002/91/EC

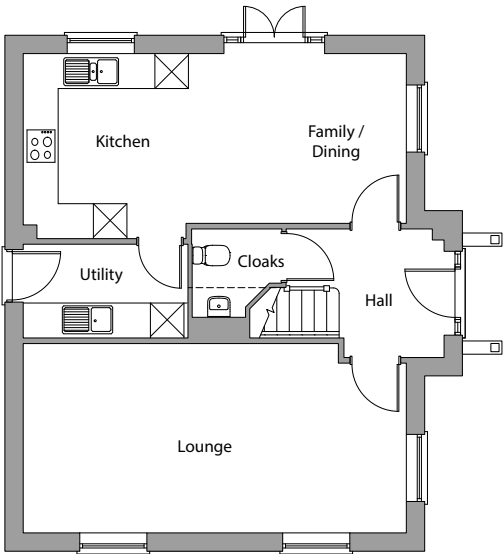
BRANDON 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



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 home, 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 home. Bedrooms 2, 3 and 4 are served by the stylish family bathroom.



GROUND FLOOR

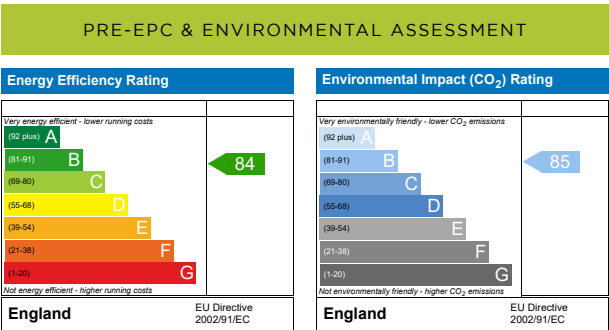
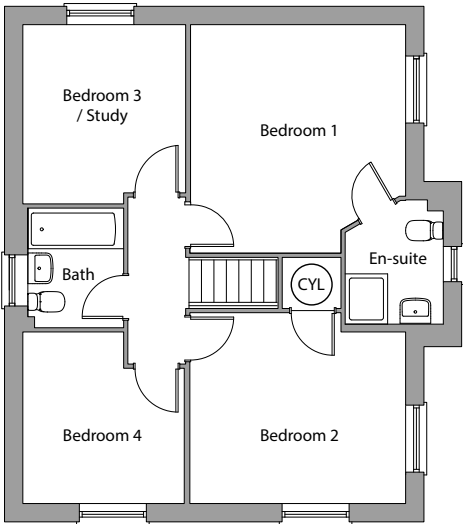
	Metres	Feet/Inches
Lounge	6.80m* x 3.34m*	22'4" x 10'11"
Kitchen / Family / Dining	6.80m* x 3.26m*	22'4" x 10'8"
Utility	2.91m x 1.63m	9'6" x 5'4"
Cloakroom	1.58m* x 1.54m*	5'2" x 5'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.07m* x 3.80m*	13'4" x 12'6"
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	3.16m* x 2.88m*	10'4" x 9'5"
Bedroom 4	3.03m* x 2.85m*	9'11" x 9'4"
Bathroom	2.10m* x 1.70m*	6'11" x 5'7"

Total Area - 1,298 ft²

*Indicates maximum dimension



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

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

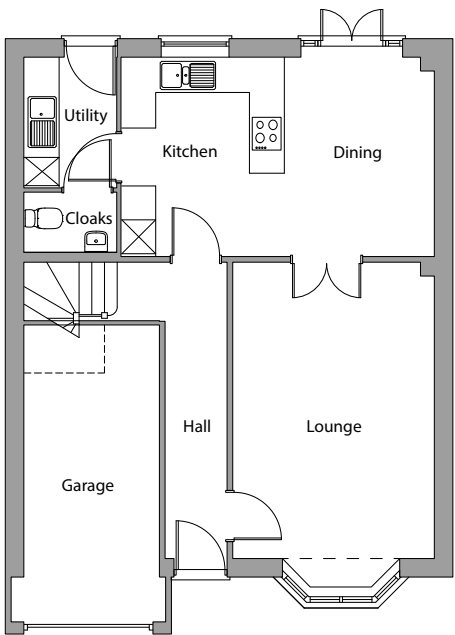
SOUTHWOLD 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



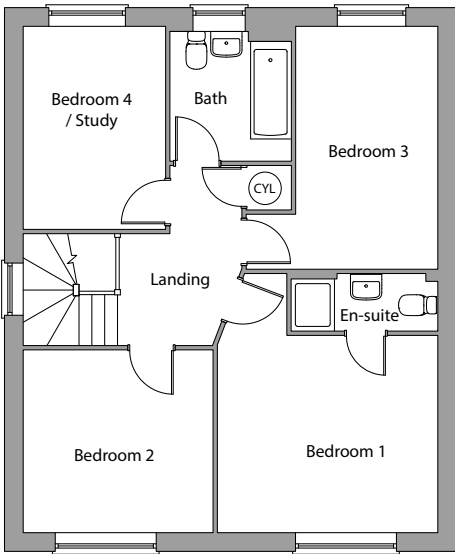
The Southwold is an attractive home with real kerb appeal, making this an ideal family home.

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 an en-suite along with 3 more bedrooms and a family bathroom.

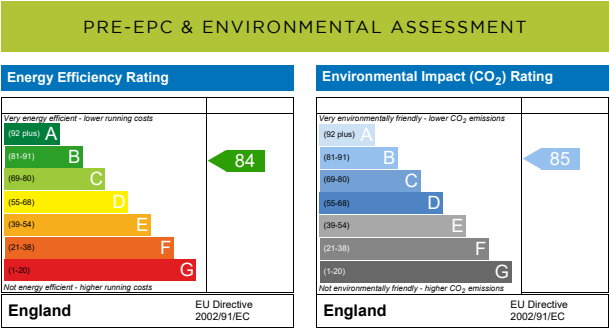


GROUND FLOOR		
	Metres	Feet/Inches
Lounge	5.70m* x 3.52m	18'8" x 11'7"
Kitchen / Dining	5.51m* x 3.48m*	18'1" x 11'5"
Utility	2.27m x 1.61m	7'6" x 5'3"
Cloakroom	1.61m x 1.04m	5'3" x 3'5"
Garage	5.25m* x 2.40m*	17'3" x 7'11"



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 ft²
*Indicates maximum dimension



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

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

Plots 10, 38 & 82 are handed.

ASHLEY SPECIAL 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)

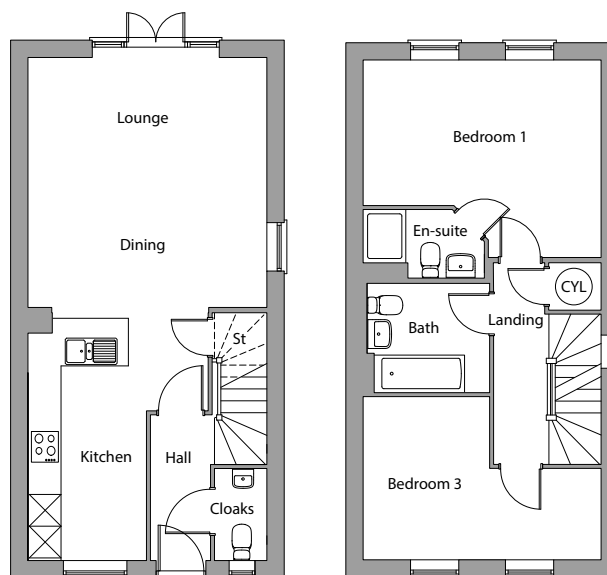


The Ashley Special is a stunning home that features an open plan layout, making it the perfect space for entertaining and everyday living.

On the ground floor is a spacious open plan living area incorporating dining, kitchen and lounge. The spacious room is completed with stunning French doors overlooking the garden. A cloakroom is also featured for your convenience.

The first floor includes two bedrooms and a generously sized family bathroom. Bedroom 1 is accompanied by an en-suite and 2 windows, bringing in light.

The second floor of the home features an additional bedroom, a spacious study, and a shower room that separates the 2 rooms.



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.68m x 4.47m	15'4" x 14'8"
Kitchen	4.25m* x 3.36m*	14'0" x 11'0"
Cloakroom	1.70m x 0.95m	5'7" x 3'1"

FIRST FLOOR

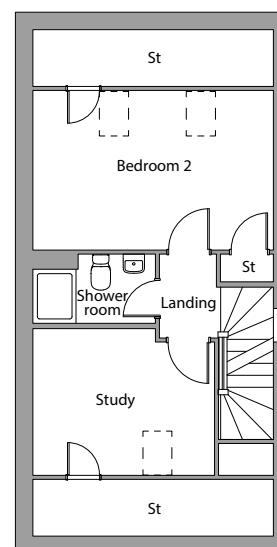
	Metres	Feet/Inches
Bedroom 1	4.47m* x 3.72m*	14'8" x 12'2"
En-suite	2.26m* x 1.28m*	7'5" x 4'2"
Bedroom 3	4.47m* x 3.07m*	14'8" x 10'1"
Bathroom	2.30m* x 2.05m*	7'6" x 6'9"

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 2	4.47m x 2.97m	14'8" x 9'9"
Study	3.37m* x 2.72m*	11'1" x 8'11"
Shower Room	2.26m* x 1.27m*	7'5" x 4'2"

Total Area - 1,276 ft²

*Indicates maximum dimension



SECOND FLOOR

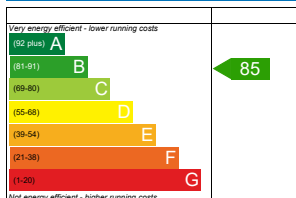
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plots 125 & 128 are handed.

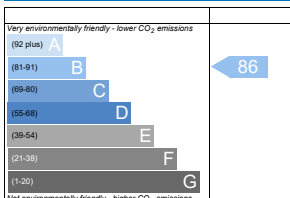
PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



England EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England EU Directive 2002/91/EC

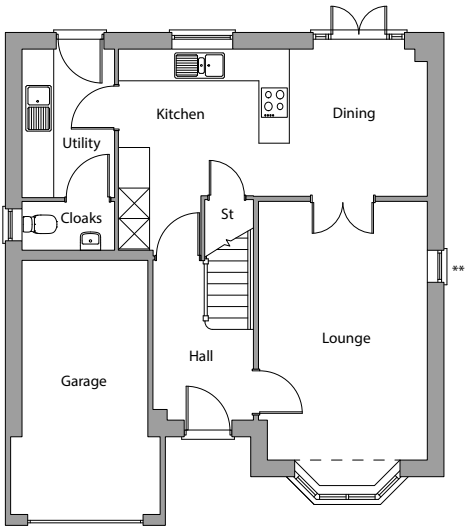
ROCHESTER 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Rochester is a superbly appointed family home that delivers the very highest standard of flexible living.

What's more, this is a home that understands family life, with an open plan living area and generous kitchen / dining room with French doors, giving access to the utility room and guest cloaks. From the dining room you'll find doors through to the lounge with bay windows.

To the first floor there are 4 double bedrooms, the first housing an en-suite and the second located right beside the family bathroom. You'll find a further bedroom along with a fourth room that you can use to suit your lifestyle, whether it be a bedroom or study.



GROUND FLOOR

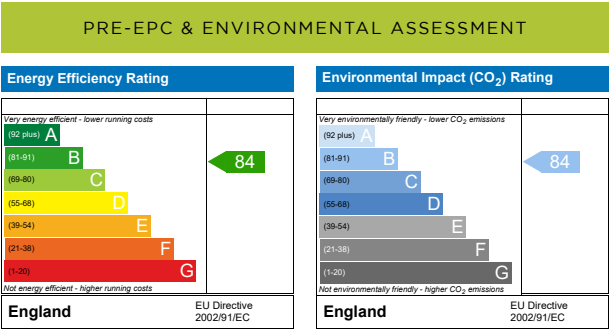
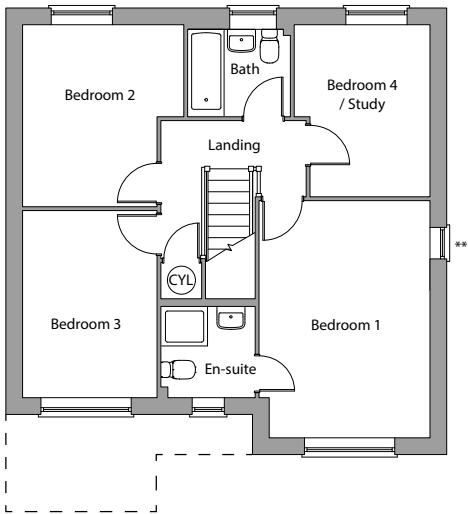
	Metres	Feet/Inches
Lounge	5.55m* x 3.28m*	18'2" x 10'9"
Kitchen / Dining	6.16m* x 3.94m*	20'3" x 12'11"
Utility	2.78m x 1.67m	9'1" x 5'6"
Cloakroom	1.67m x 1.06m	5'6" x 3'6"
Garage	5.01m x 2.48m	16'5" x 8'2"

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 / Study	3.34m* x 2.62m*	10'11" x 8'7"
Bathroom	1.82m* x 1.75m*	6'0" x 5'9"

Total Area - 1,226 ft²

*Indicates maximum dimension



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

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

Plots 92 & 93 are handed.

** Windows to plot 12 only.

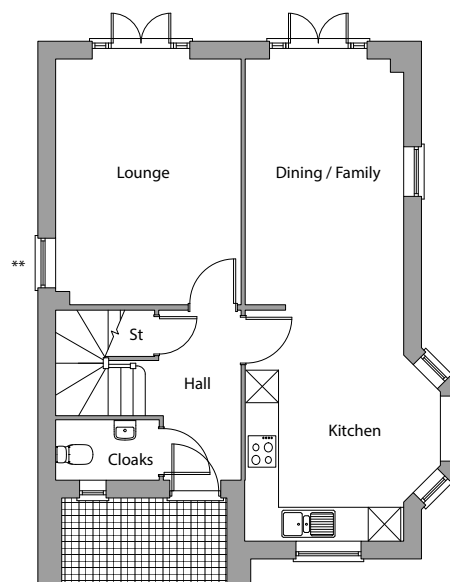
BRANSFORD 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Bransford is a stylish 3 bedroom home ideal for the growing family.

The modern open plan kitchen / dining / family room runs the entire length of the home with a feature bay window and French doors that open onto the rear garden. The hallway gives access to the cloakroom and the lounge. The lounge also has French doors giving access to the rear garden.

Upstairs Bedroom 1 is at the rear of the home and has a dressing area and en-suite. Bedrooms 2 and 3 are situated to the front of the property and are served by the family bathroom.



GROUND FLOOR

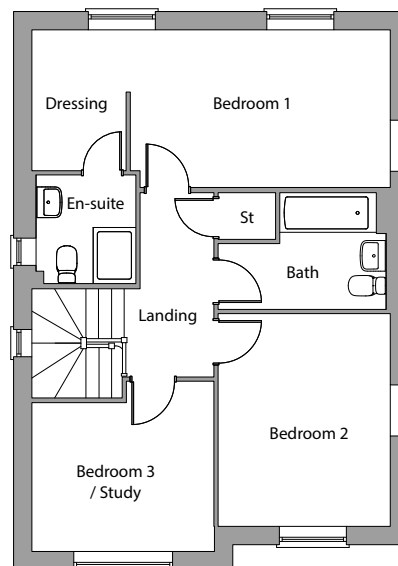
	Metres	Feet/Inches
Lounge	4.48m x 3.38m	14'9" x 11'1"
Kitchen	4.21m* x 3.56m*	13'10"* x 11'8"*
Dining / Family	4.48m* x 2.88m*	14'9"* x 9'6"*
Cloakroom	1.87m x 1.08m	6'2" x 3'6"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.62m x 2.78m	15'2" x 9'2"
Dressing Room	2.48m x 1.65m	8'2" x 5'5"
En-suite	1.92m* x 1.76m*	6'3"* x 5'9"*
Bedroom 2	3.77m x 3.04m	12'5" x 10'0"
Bedroom 3 / Study	3.22m* x 3.01m*	10'7"* x 9'11"*
Bathroom	2.98m* x 2.06m*	9'9"* x 6'9"*

Total Area - 1,219 ft²

*Indicates maximum dimension



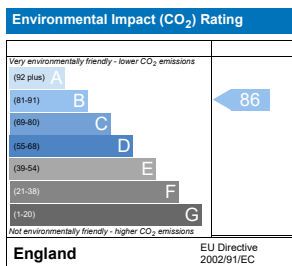
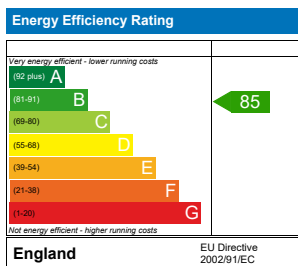
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plots 39, 73, 88 & 99 are handed.

** Windows to plots 39, 73 & 99 only.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



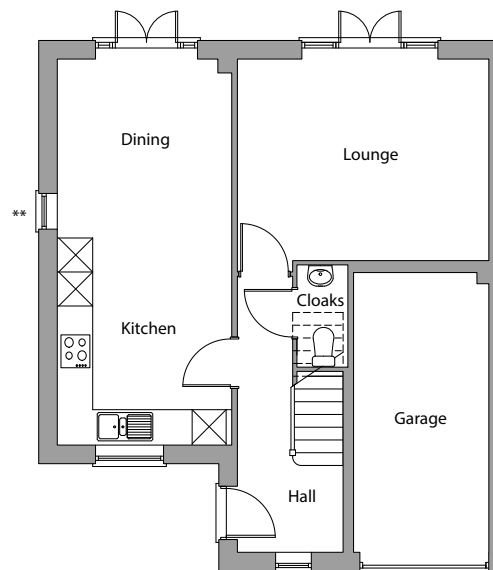
ALSTON 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Alston is a generous home with 4 bedrooms and an integral garage.

Off the main hall, which has a handy under stairs cloakroom, is the large kitchen / dining room with French doors leading onto the garden. The lounge is at the rear of the home and also has large French doors to maximise the light and help bring the outside in.

The upstairs is well laid out with the 4 bedrooms lying off the central landing. Bedroom 1 has its own en-suite whilst the other 3 bedrooms are served by the family bathroom located at the top of the stairs.



GROUND FLOOR

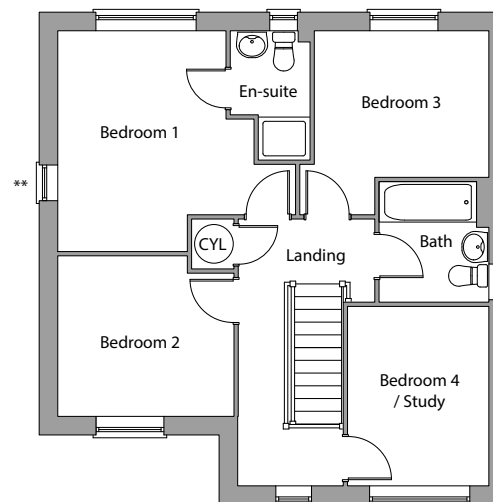
	Metres	Feet/Inches
Lounge	4.39m* x 3.52m*	14'5" x 11'6"
Kitchen / Dining	6.76m* x 3.03m*	22'2" x 9'11"
Cloakroom	1.78m x 0.84m	5'10" x 2'9"
Garage	4.94m* x 2.39m*	16'2" x 7'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.89m* x 2.93m*	12'9" x 9'7"
En-suite	2.25m* x 1.38m*	7'4" x 4'6"
Bedroom 2	3.21m* x 3.04m*	10'6" x 10'0"
Bedroom 3	3.07m* x 2.80m*	10'1" x 9'2"
Bedroom 4 / Study	3.13m x 2.46m	10'3" x 8'1"
Bathroom	2.10m* x 1.90m*	6'11" x 6'3"

Total Area - 1,125 ft²

*Indicates maximum dimension

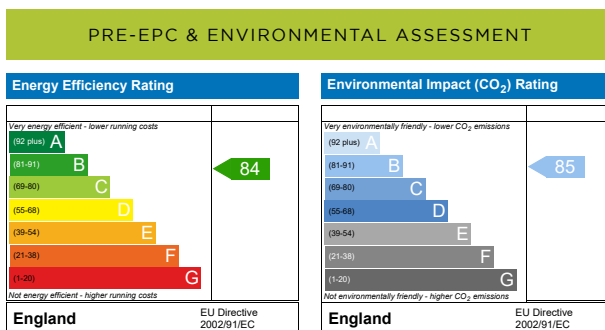


Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plot 133 is handed.

** Windows to plot 133 only.



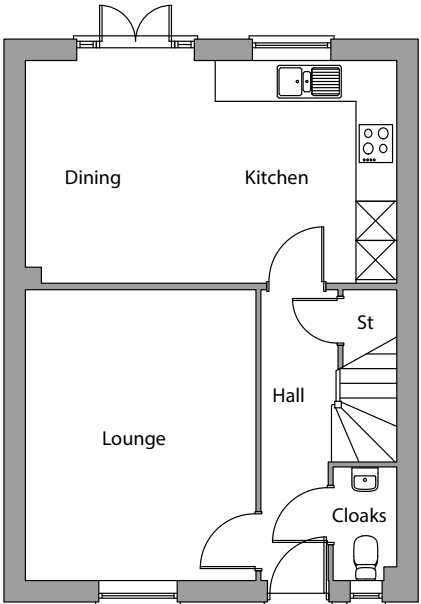
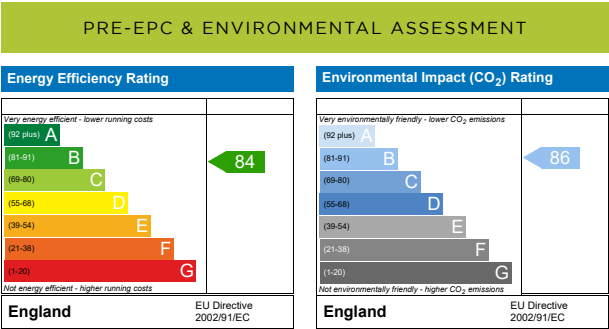
FENWICK 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE** (REGENCY)



The Fenwick is a charming 3 bedroom family home with the finest of finishing touches throughout.

On the ground floor life centres on the large open plan kitchen / dining room which has French doors leading out to the garden. It is an ideal space for everyday living or formal get-togethers. There is also a lounge and a handy cloakroom.

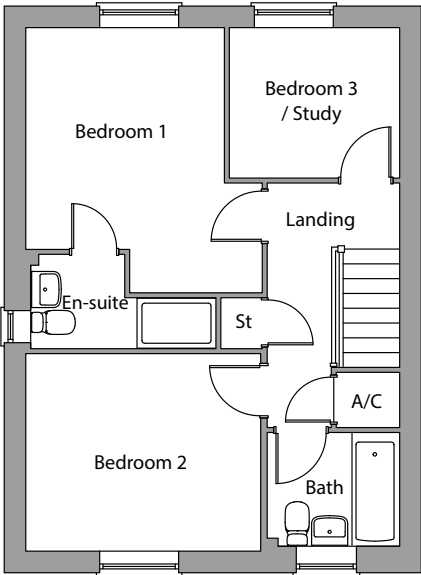
Upstairs, the spacious Bedroom 1 comes complete with an en-suite, with Bedroom 2 equally generous. There is also a family bathroom and a third bedroom / study.



	Metres	Feet/Inches
Lounge	4.40m x 3.49m	14'5" x 11'5"
Kitchen / Dining	5.64m* x 3.36m*	18'6" x 11'0"
Cloakroom	1.70m* x 0.94m*	5'7" x 3'1"

	Metres	Feet/Inches
Bedroom 1	3.99m* x 2.98m*	13'1" x 9'9"
En-suite	2.79m* x 1.41m*	9'2" x 4'7"
Bedroom 2	3.56m x 2.96m	11'8" x 9'9"
Bedroom 3 / Study	2.55m x 2.25m	8'4" x 7'5"
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"

Total Area - 975 ft²
*Indicates maximum dimension



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

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

Plot 34 is handed.

** Detached single garage to plot 130 only.

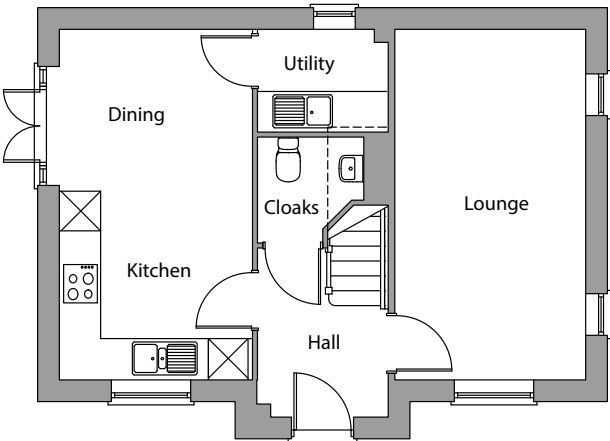
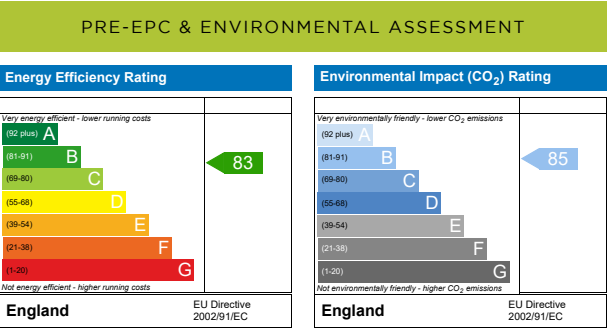
FAIRFORD 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



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 a handy cloakroom.

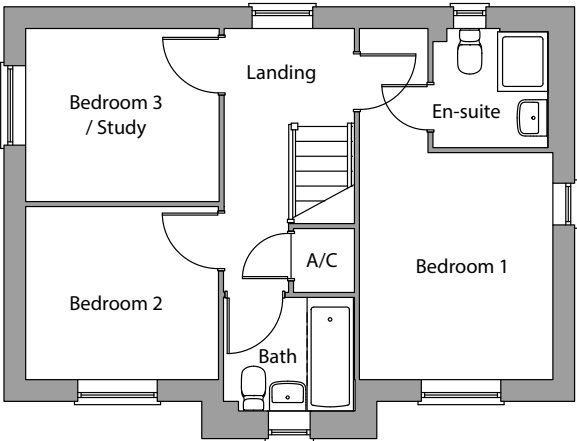
Upstairs are 3 good-sized bedrooms and a family bathroom. Bedroom 1 has its own en-suite and plenty of space for wardrobes / storage.



GROUND FLOOR		
	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen / Dining	5.25m x 2.88m	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 ft²
*Indicates maximum dimension



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

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

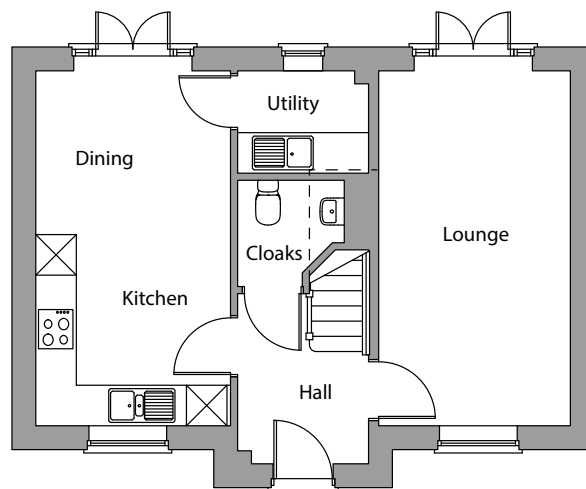
AVIEMORE 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Aviemore is a beautifully proportioned home 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

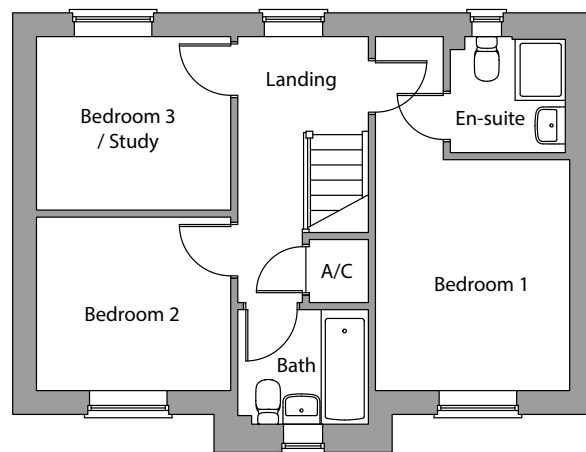
	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen / Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m* x 1.52m*	6'4" x 5'0"
Cloakroom	1.58m* x 1.57m*	5'2" x 5'2"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.39m x 2.88m*	11'0" 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 ft²

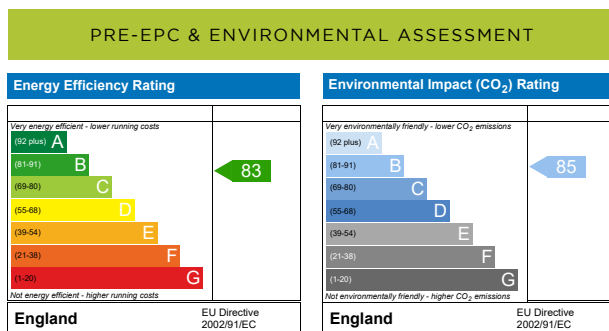
*Indicates maximum dimension



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

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

Plot 89 is handed.



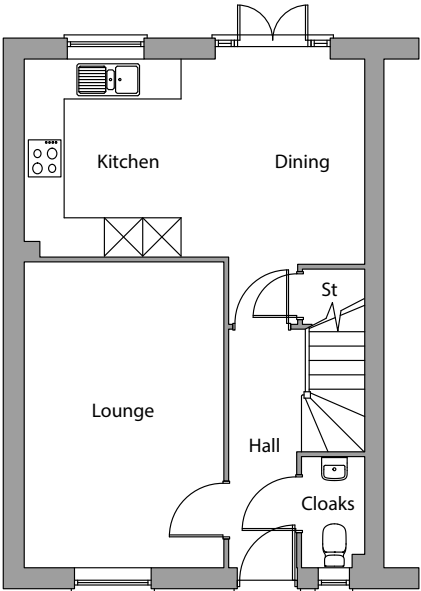
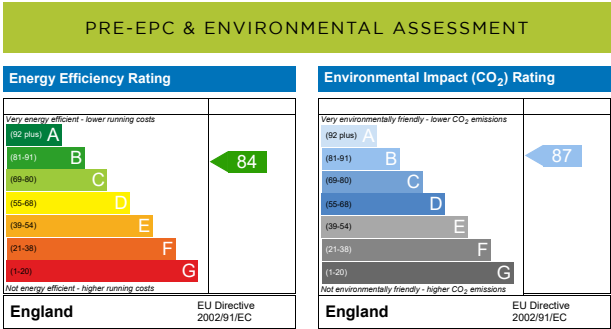
RIPLEY 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Ripley is a gorgeous, 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 end of the home is the open plan kitchen / dining room which features beautiful 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 of the home for added peace and comfort.



GROUND FLOOR

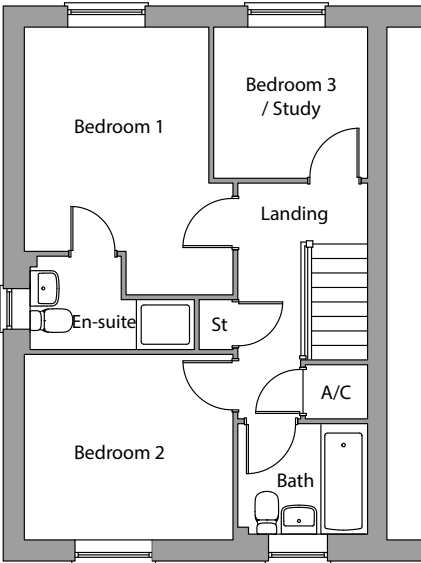
	Metres	Feet/Inches
Lounge	4.75m x 3.09m	15'7" x 10'1"
Kitchen / Dining	5.28m* x 3.06m*	17'4"* x 10'0"*
Cloakroom	1.70m* x 0.95m*	5'7"* x 3'1"*

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 ft²

*Indicates maximum dimension



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

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

Plots 76 & 94 are handed.

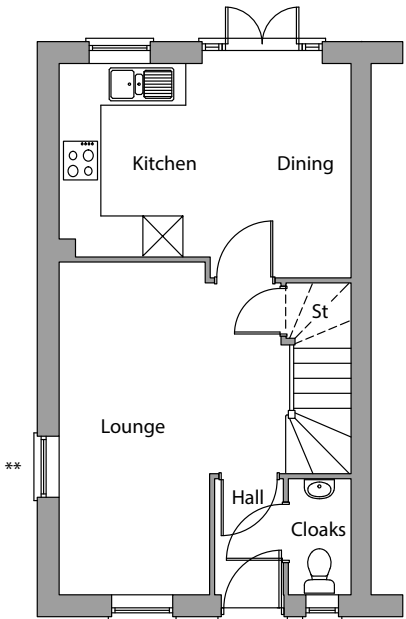
HOWDEN 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Howden is a charming 3 bedroom home with plenty of kerb appeal.

As you walk through the front door of this lovely home, you enter a welcoming hallway, off which you'll discover a spacious lounge to the front of the house. At the rear of the property is the modern open-plan kitchen / dining room with French doors leading to the garden.

Upstairs there is a communal landing area that leads to 3 good-sized bedrooms. All served by the family bathroom.



GROUND FLOOR

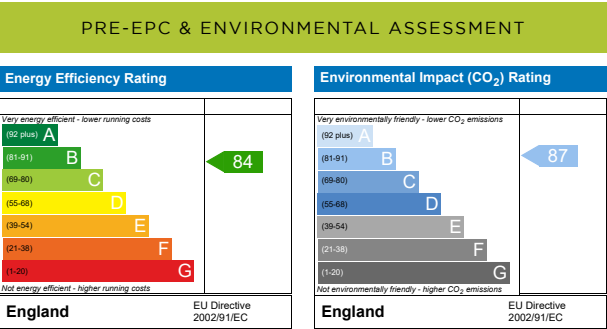
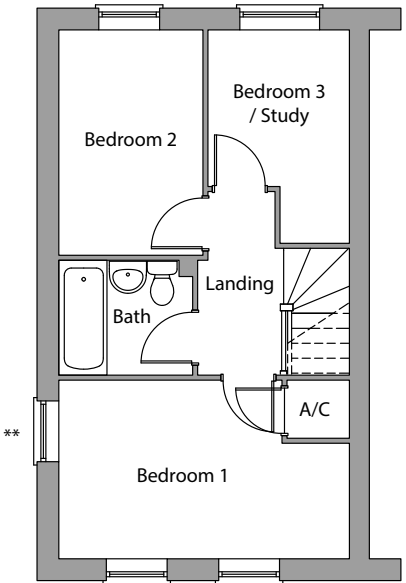
	Metres	Feet/Inches
Lounge	4.95m* x 3.43m*	16'3" x 11'3"
Kitchen / Dining	4.32m* x 3.17m*	14'2" x 10'5"
Cloakroom	1.70m x 0.90m	5'7" x 2'11"

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 ft²

*Indicates maximum dimension



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

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

Plots 74, 79 & 100 are handed.

** Windows to plots 80 & 101 only.

WILTON SPECIAL & OXFORD SPECIAL 1 BEDROOM APARTMENTS (REGENCY APARTMENTS)

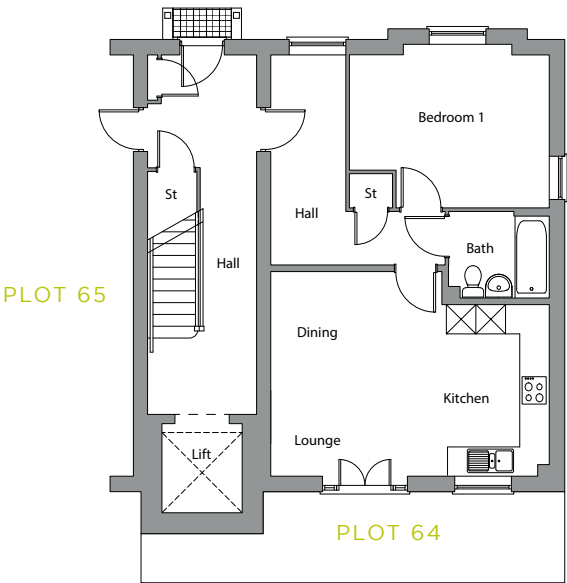
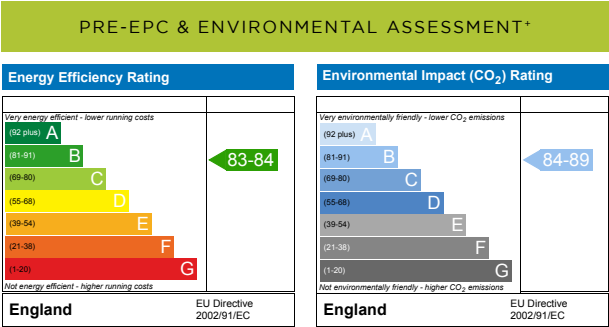


The Wilton Special is an open-plan one bedroom apartment offering bright and comfortable living.

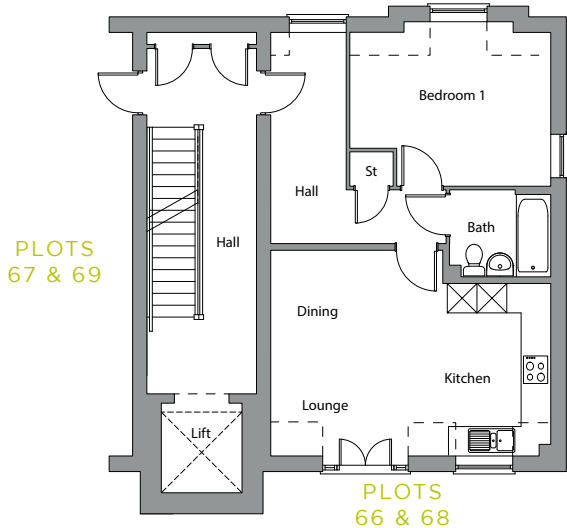
The main living area integrates a kitchen, dining and lounge to maximise the space, and boasts stunning French doors to the front of the apartment. The apartment also features a spacious bedroom and a contemporary bathroom.

The Oxford Special is a spacious one bedroom apartment.

The apartment incorporates dining, kitchen and lounge into a bright, open-plan space, featuring beautiful French doors. A large bedroom and a modern bathroom complete the roomy apartment. The second floor features sloping ceilings.



WILTON SPECIAL (GROUND FLOOR)



OXFORD SPECIAL (FIRST & SECOND FLOOR)

WILTON SPECIAL		
	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.86m* x 4.29m*	19'3"" x 14'1""*
Bedroom 1	4.20m* x 3.28m*	13'10"" x 10'9""*
Bathroom	2.09m x 1.71m	6'10" x 5'7"
Total Area - 565 ft ²		
*Indicates maximum dimension		

OXFORD SPECIAL		
	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.86m* x 4.29m*	19'3"" x 14'1""*
Bedroom 1	4.20m* x 3.28m*	13'10"" x 10'9""*
Bathroom	2.09m x 1.71m	6'10" x 5'7"
Total Area - 565 ft ²		
*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.

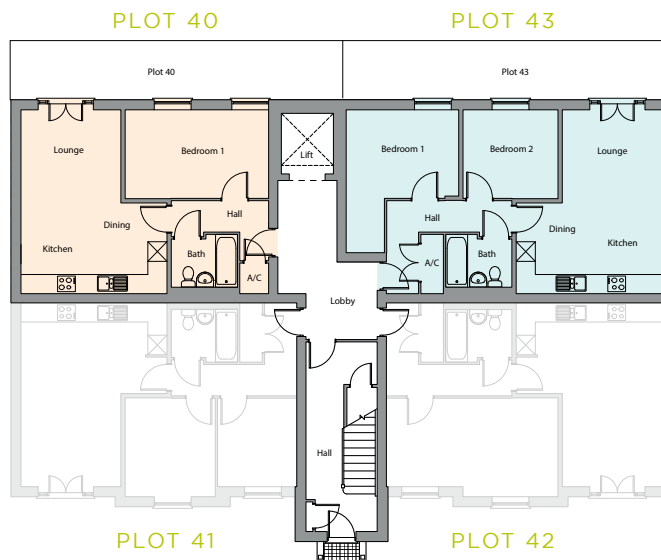
* Please note that assessments differ for each plot. For plot specific assessments, please ask your Sales Executive.

TINTERN 1 & 2 BEDROOM APARTMENTS (REGENCY APARTMENTS)

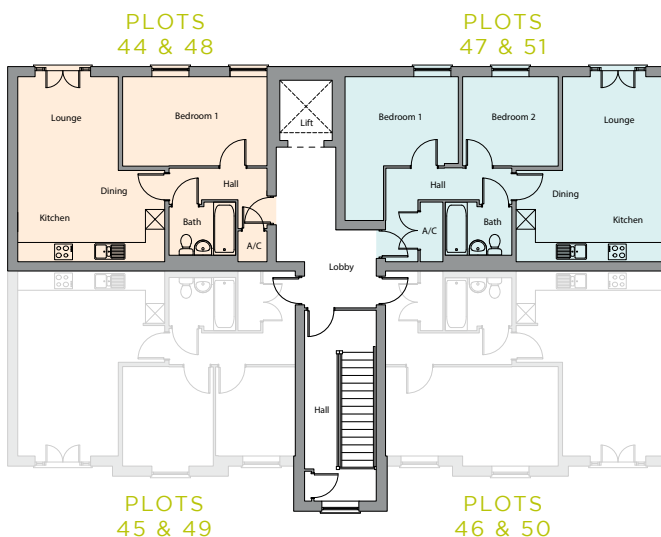


The Tintern is a stylish and good-sized apartment with a choice of 1 or 2 bedrooms.

The modern apartment features an open-plan living space incorporating a kitchen, dining space and lounge, as well as stunning French doors bringing light into the space. There is also a contemporary bathroom. There are two variations of apartments that have either 1 or 2 bedrooms.



GROUND FLOOR BLOCK 2



FIRST & SECOND FLOOR BLOCK 2

TINTERN 1 BEDROOM

	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.95m* x 4.71m*	19'6" x 15'6"
Bedroom 1	4.63m* x 2.86m*	15'2" x 9'4"
Bathroom	2.12m* x 1.70m*	6'11" x 5'7"

Total Area - 522 ft²

*Indicates maximum dimension

TINTERN 2 BEDROOM

	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.95m* x 4.71m*	19'6" x 15'6"
Bedroom 1	3.71m* x 2.86m*	12'2" x 9'4"
Bedroom 2	3.02m x 2.86m	10'0" x 9'4"
Bathroom	2.12m* x 1.70m*	6'11" x 5'7"

Total Area - 647 ft²

*Indicates maximum dimension

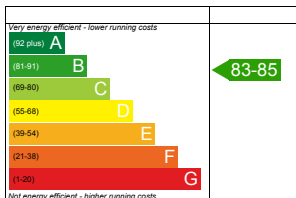
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

* Please note that assessments differ for each plot. For plot specific assessments, please ask your Sales Executive.

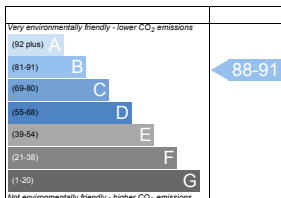
PRE-EPC & ENVIRONMENTAL ASSESSMENT*

Energy Efficiency Rating



England EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



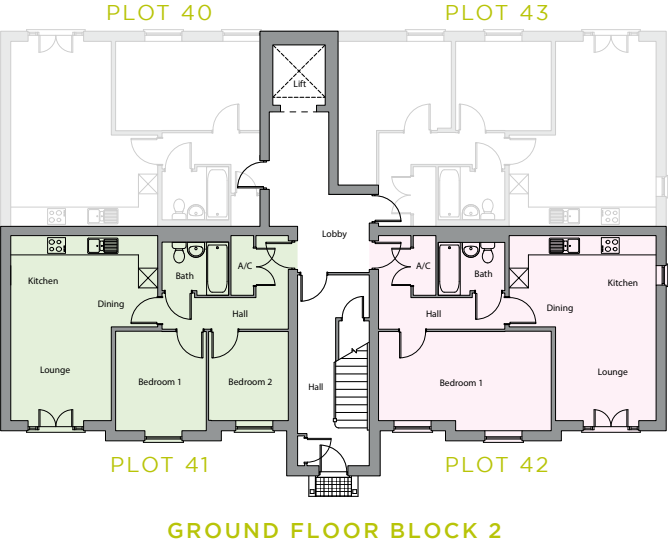
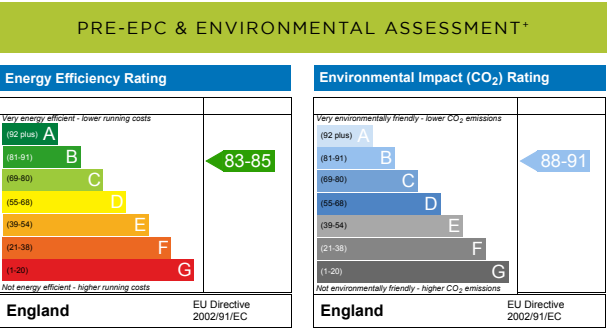
England EU Directive 2002/91/EC

WYE SPECIAL 1 & 2 BEDROOM APARTMENTS (REGENCY APARTMENTS)



The Wye Special is a beautifully designed 2 bedroom apartment.

The contemporary apartment consists of an open-plan living area incorporating a kitchen, dining space and lounge. The apartment also boasts a spacious bedroom, or two good-sized bedrooms, as well as a contemporary bathroom.



WYE SPECIAL 1 BEDROOM

	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.95m* x 4.71m*	19'6"" x 15'6""
Bedroom 1	5.55m* x 3.18m*	18'3"" x 10'5""
Bathroom	2.12m* x 1.70m*	6'11"" x 5'7""

Total Area - 592 ft²

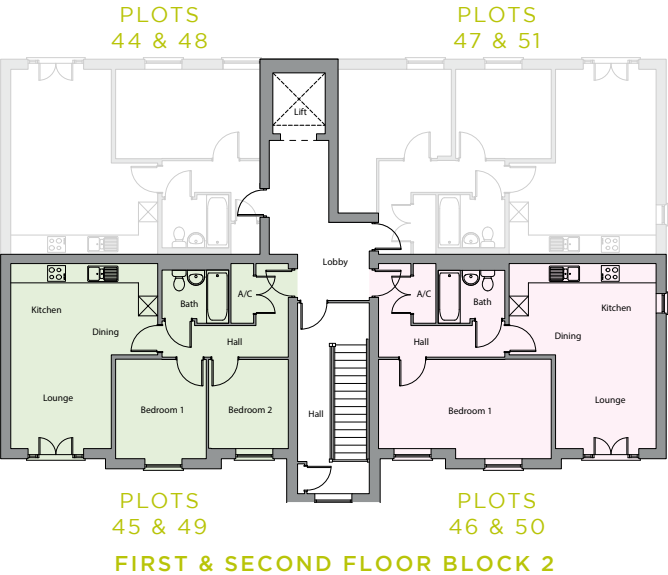
*Indicates maximum dimension

WYE SPECIAL 2 BEDROOM

	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.95m* x 4.71m*	19'6"" x 15'6""
Bedroom 1	3.18m* x 2.90m*	10'5"" x 9'6""
Bedroom 2	2.85m x 2.54m	9'4"" x 8'4""
Bathroom	2.12m* x 1.70m*	6'11"" x 5'7""

Total Area - 592 ft²

*Indicates maximum dimension



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

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

* Please note that assessments differ for each plot. For plot specific assessments, please ask your Sales Executive.



*Start your
love story*



GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW



- New build houses are so energy efficient they could save buyers up to £2,600 on their annual household bills, compared with the bills of an older house.
- On average, new build homes use approximately 8,618 kWh a year, as compared to older properties using an average of 21,293 kWh annually.
- 85% of new builds have an A or B EPC rating. Just 4% of older properties achieve the same energy-efficiency grade.
- Upgrading an older 3 bedroom semi-detached home to modern standards could cost more than £70,000.
- Avoid horrible hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report February 2023 and HBF Get On With Living Report.

Statistics from HBF report 2023



OUR PROMISE TO YOU

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

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

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.

2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.

3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.

5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.

6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.

7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.

9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.

10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

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

BARS & RESTAURANTS

- 1 Piccolino
- 2 Davenport Arms
- 3 Hickory's Smokehouse
- 4 The Bull's Head
- 5 Panache
- 6 Il Borgo Antico
- 7 Flute & Firkin
- 8 Ciao
- 9 Thali
- 10 Tom Yam

SPORTS & LEISURE

- 11 Poynton Leisure Centre
- 12 National Trust Lyme Park
- 13 Davenport Golf Club
- 14 David Lloyd Cheadle
- 15 Avro Heritage Museum
- 16 Mottram Hall
- 17 Bramhall Park Golf Club
- 18 Stockport Garrick Theatre

RETAIL

- 19 Marks & Spencer
- 20 Simply Food
- 21 Waitrose
- 22 Sainsbury's
- 23 ALDI
- 24 Village Square Bramhall
- 25 John Lewis
- 26 Boots



EDUCATION

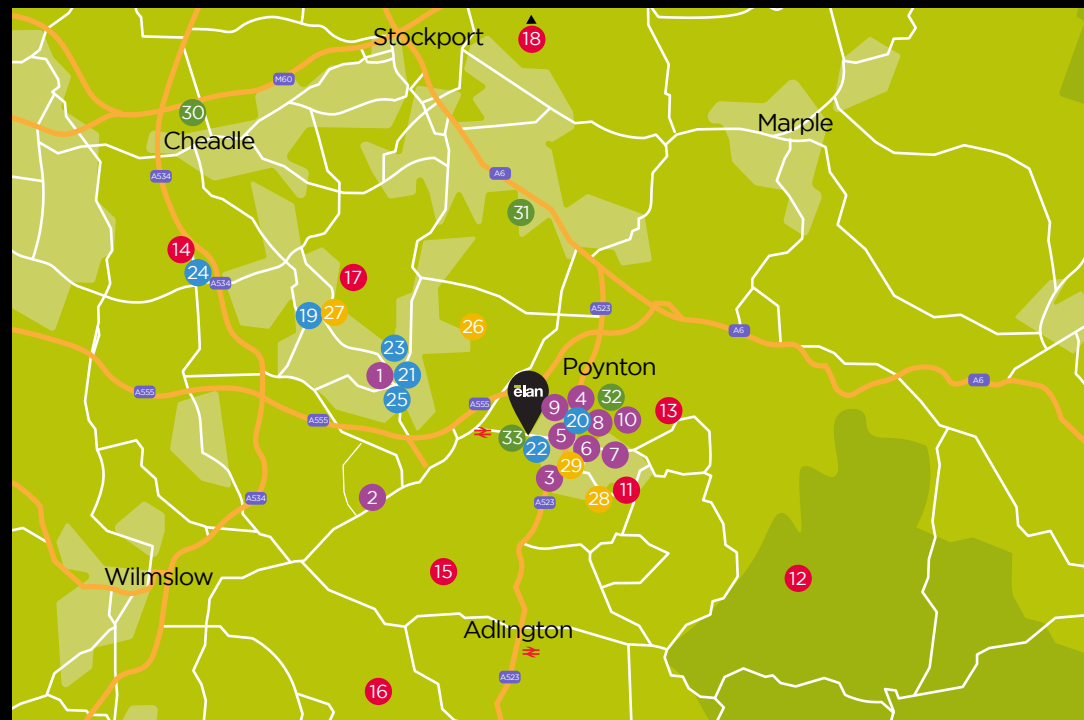
- 26 Bramhall High School
- 27 Cheadle Hulme High School
- 28 Worth Primary School
- 29 St Paul's Catholic Primary School

AMENITIES

- 30 Cheadle Hospital
- 31 Stepping Hill Hospital
- 32 Priorslegh Medical Centre
- 33 McIlvride Medical Practice

TRAIN STATIONS

-  Poynton (0.2 miles)
-  Adlington (2.5 miles)



All correct at the time of printing



Destinations

Manchester Airport	5.5 miles
Wilmslow	5.5 miles
Stockport	5.7 miles
The Peak District	9.2 miles
Manchester	13.9 miles
Trafford Centre	15.1 miles



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