

# Hope Park Mews

Macclesfield



An exclusive collection of 3 & 4 bedroom homes

**ēlan**  
HOMES

Homes you'll love inside out

# Everything in one location

With the Peak District National Park right on your doorstep, and the style and sophistication of Cheshire's finest towns, such as Wilmslow and Knutsford within easy reach, there's so much more to Macclesfield than meets the eye. Which makes Hope Park Mews the ideal location for you and for your family, for now and for the future.

## GOING OUT

Macclesfield has a cosmopolitan selection of restaurants and gastro pubs, so you'll be spoiled for choice when it comes to dining out. Film buffs will enjoy the latest releases at Cinemac at the Heritage Centre, with regular arthouse films shown under the Screen Arts banner. Macclesfield is also home to the Superbowl bowling alley.

Less than 30 minutes away by train, you'll find the many concert halls and theatres of Manchester from the major tours at Manchester Central and the Manchester Arena, to the Halle Orchestra at Bridgewater Hall.



## TRANSPORT

Macclesfield is well connected, with the M56, M6 and M60 Manchester orbital all just a short drive away. Wilmslow is 8 miles, Congleton is 9 miles, Knutsford is 11 miles and Buxton 12 miles. For commuters, Stockport is 17 miles with Manchester beyond at around 21 miles.

Trains from Macclesfield will speed you into Manchester City Centre in as little as 22 minutes, with London, via Stoke, taking just an hour and three quarters. If you are heading further afield, Manchester Airport is just 12 miles away.

## SHOPPING

Macclesfield has something for you whatever your shopping style, from the big name malls like the Grosvenor and Thornton Square shopping centres, to the quirky independents of the Castle Quarter. There is a permanent indoor market in the town, with regular outdoor street markets, including the famous Trade Market on the last Sunday of the month, which has over 150 stalls of arts and crafts, food and fashion.

For a boutique shopping experience, head for the exclusive retailers of Knutsford and Wilmslow, or if you prefer your designer labels at discount prices, head to Freeport Talke, around half an hour's drive to the south.



## SOMETHING DIFFERENT

Macclesfield has something for everyone conveniently close at hand. Head east and you'll discover Britain's first ever National Park, the Peak District, offering miles of glorious countryside to explore. The spa town of Buxton is a mere 12 miles drive away.

A great day out for all the family, head for Jodrell Bank radio telescope, home of BBC's Stargazing Live.

When it comes to exploring, Tatton Park has over 1000 acres to discover, complete with a vast deer park and a classic country house. Don't miss the famous flower show, held each July, which is part of a full calendar of activities.

## SPORT & LEISURE

Macclesfield is home to a wide range of sports clubs, including conference side Macclesfield Town FC, with premiership football easily accessible in nearby Manchester. If you'd rather take part than watch, Macclesfield Leisure Centre has excellent facilities for a range of sports. Golfers will love Cheshire's famous range of quality courses, with Tytherington and Prestbury Golf Clubs the closest rounds.

Outdoor sports enthusiasts will love the close proximity of the Peak District, offering everything from hiking and climbing to watersports and so much more. Alternatively, a short drive around the M60 brings you an amazing choice at the Trafford Centre, from skiing and snowboarding to indoor skydiving.

## SCHOOLS

There's an excellent selection of schools within easy reach, including many rated 'outstanding' by Ofsted. St Albans Catholic Primary achieves the top ranking, with Bollinbrook CofE Primary and Park Royal Community School both rated 'good'. For older pupils, the choice is even better, with All Hallows Catholic College and Fallibroome Academy both rated 'outstanding'. Alternatively, Macclesfield Academy won a national award for its exam results in 2015, and then bettered them in 2016. King's School and Beech Hall School offer an independent option for children of all ages.

\*Ofsted inspection dates:

St Albans Catholic Primary November 2014  
Bollinbrook CofE Primary March 2015  
Park Royal Community School June 2012  
All Hallows Catholic College December 2014  
Fallibroome Academy January 2014

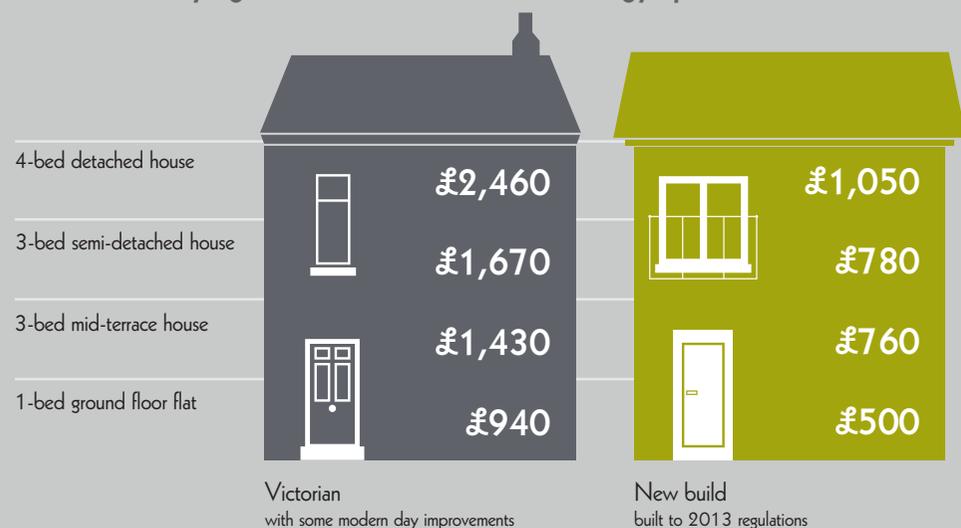


Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



# Green space, Living space, Open space

## Benefits of buying new - annual household energy spend



A home by Elan Homes is built for 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 the property.

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

In fact, research conducted by the NHBC suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 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 Sales Executive for further information. Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.



# Hope Park Mews, Macclesfield

-  Tweed  
3 bedroom semi-detached home
-  Wyre  
3 bedroom semi-detached home
-  Dee  
3 bedroom semi-detached home
-  Avon  
4 bedroom semi-detached home
-  Affordable Homes

Please note Elan Homes are an Ecological Aware developer and as such, many of our developments now have bird and bat boxes, please speak to the sales executive for further details on this development.



# Specification

A carefully selected specification for Hope Park Mews by Elan Homes

## Kitchen

- Choice of modern quality fitted kitchen and worktop\*
- Soft close kitchen cupboards and drawers
- Built-in single fan electric oven in stainless steel
- Gas hob and canopy style cooker hood in stainless steel
- Integrated fridge freezer
- Stainless steel 1½ bowl sink with chrome tap
- Built in microwave
- Pelmet lights to kitchen

## Bathroom and En-suite

- Contemporary white bathroom suites with chrome taps
- Thermostatically controlled shower to en-suite† and over bath in bathroom
- Low profile shower tray to en-suite
- Choice of wall tiling to bathroom and en-suite\*
- En-suite to master bedroom

## General

- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings
- Wardrobes to master bedroom

## Electrical

- TV point to lounge
- TV point to master bedroom, bedroom 2 and study/allocated bedroom†
- Recessed spotlights to kitchen, bathroom and en-suite†
- Telephone point to lounge/hall† and study/allocated bedroom†
- Shaver socket to en-suite
- External lighting to front

## Energy Saving Features

- UPVC double glazed windows with adjustable ventilators to windows
- High efficiency gas central heating (Natural Gas)

## Safety and Security

- High security French doors with lockable handles to windows†
- Interconnected smoke detectors†
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC Warranty

†Where design allows  
\*Subject to build stage



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.

# Tweed

## 3 bedroom semi-detached home



This stylish three bedroom semi-detached home offers light and airy accommodation

The ground floor features a spacious lounge/dining area complete with French doors leading out into the garden, a separate kitchen and handy cloakroom. Upstairs the master bedroom boasts a stylish en-suite, bedrooms 2 & 3 and the family bathroom.



### GROUND FLOOR

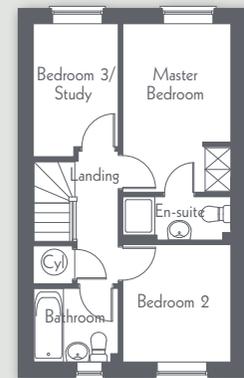
	Metres	Feet/inches
Lounge/Dining	4.60m* x 4.01m*	15'1" x 13'2"*
Kitchen	3.69m x 2.46m	12'1" x 8'1"
Cloakroom	1.70m* x 0.95m*	5'7" x 3'1"*

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.89m* x 2.52m*	12'9" x 8'3"*
En-suite	2.52m* x 1.00m*	8'3" x 3'3"*
Bedroom 2	2.71m x 2.52m	8'11" x 8'3"
Bedroom 3/Study	3.07m* x 1.98m*	10'1" x 6'6"*
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"*

Total Area - 786 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 our Sales Executive for detailed plans. Plot 29 elevation varies.

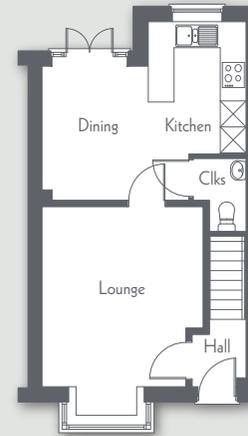
# Wyre

## 3 bedroom semi-detached home



This attractive three bedroom semi-detached home offers well planned accommodation throughout.

The ground floor boasts a lounge with bay window, a spacious kitchen/dining with French doors leading into the garden and a downstairs cloakroom. Upstairs you'll find the master bedroom with en-suite, bedrooms 2 & 3/study and the family bathroom.



### GROUND FLOOR

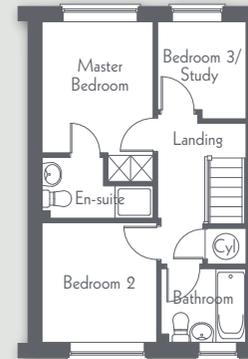
	Metres	Feet/inches
Lounge	4.16m* x 3.75m*	13'8"* x 12'4"*
Kitchen/Dining	4.75m* x 3.09m	15'7"* x 10'2"
Cloakroom	1.69m* x 1.23m*	5'6"* x 4'0"*

### FIRST FLOOR

	Metres	Feet/inches
Master bedroom	3.68m* x 2.59m*	12'1"* x 8'6"*
En-suite	2.59m* x 1.40m*	8'6"* x 4'7"*
Bedroom 2	2.76m x 2.67m	9'1" x 8'9"
Bedroom 3/Study	2.06m* x 2.24m*	6'9"* x 7'4"*
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area - 804 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 our Sales Executive for detailed plans. Please note plots 1, 3, 25 & 27 are handed.

# Dee

## 3 bedroom semi-detached home



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.88m x 3.32m	16'0" x 10'11"
Kitchen/Dining	4.88m x 2.98m*	16'0" x 9'9"*
Cloakroom	1.67m* x 1.30m	5'6"* x 4'3"

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.08m x 3.15m*	13'5" x 10'4"*
En-suite	1.92m* x 1.77m	6'4"* x 5'10"
Bedroom 2	3.37m x 2.50m	11'1" x 8'2"
Bedroom 3/Study	2.33m x 2.28m	7'8" x 7'6"
Bathroom	2.09m x 1.82m	6'10" x 5'11"

Total Area - 923 sq ft

\*Indicates maximum dimension



This well designed three bedroom semi-detached homes cleverly makes the most of every centimetre of space.

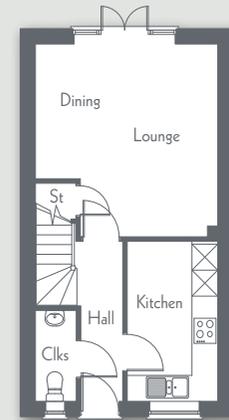
Comprising of entrance hall, lounge with French doors leading out into the garden, a spacious kitchen/dining room also with French doors and a handy cloakroom. Upstairs the spacious master bedroom boasts an en-suite and the family bathroom serves bedrooms 2 & 3/study.

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 our Sales Executive for detailed plans. Please note plots 18 & 19 are handed.

# Avon

## 4 bedroom semi-detached home



### GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	4.45m* x 4.24m*	14'7"* x 13'11"*
Kitchen	3.70m x 2.11m	12'1" x 6'11"
Cloakroom	2.10m x 0.95m	6'11" x 3'1"

### FIRST FLOOR

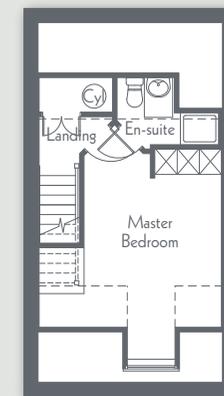
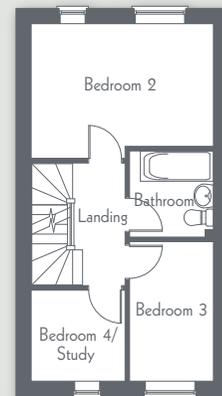
	Metres	Feet/inches
Bedroom 2	4.24m x 3.11m*	13'11" x 10'2"*
Bedroom 3	3.22m x 2.04m	10'7" x 6'8"
Bedroom 4/Study	2.10m x 2.10m	6'11" x 6'11"
Bathroom	2.04m x 1.99m	6'8" x 6'6"

### SECOND FLOOR

	Metres	Feet/inches
Master Bedroom	4.24m* x 4.11m*	13'11"* x 13'6"*
En-suite	2.36m* x 1.55m*	7'9"* x 5'1"*

Total Area - 1036 sq ft

\*Indicates maximum dimension



This attractive four bedroom semi-detached home offers luxury living over three floors.

The ground floor features a separate kitchen, spacious lounge/dining area with French doors leading into the garden and a handy cloakroom. Moving up onto the first floor are three bedrooms and the family bathroom, whilst the second floor houses the master bedroom complete with en-suite.

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 our Sales Executive for detailed plans. Please note plots 6, 8, 10, 12, 14, 16, 22 & 24 are handed.



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.

Homes you'll love inside out



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



# 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. Offering 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 intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes 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.

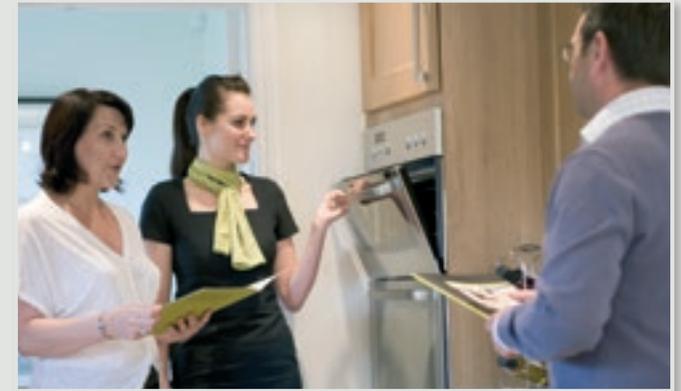


Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.

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

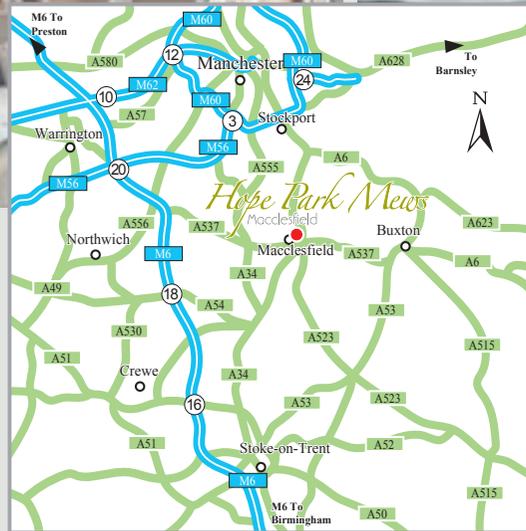
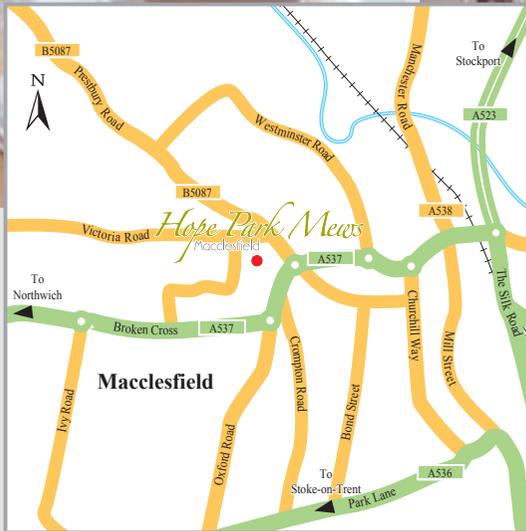
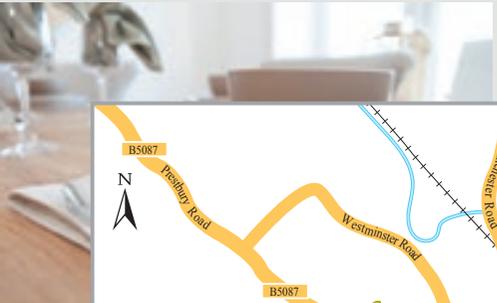


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal 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 Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with 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.



# Hope Park Mews

Macclesfield



Hope Park Mews  
Former Macclesfield Hospital, Prestbury Road, Macclesfield SK10 3BL



0845 250 8676

enquiries@elan-homes.co.uk  
elan-homes.co.uk

Elan Homes Ltd, Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ  
Tel: 0845 481 8801 Fax: 0845 481 8802 Email: enquiries@elan-homes.co.uk elan-homes.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991. Elan Homes' Policy is continuous product and specification development, the information contained in the brochure is subject to change without notice. Every effort has been made to preserve the accuracy of this leaflet, you are recommended to 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 but 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 Sales Executive for further information. April 2017 (38404).

CONSUMER  
CODE FOR  
HOME BUILDERS

www.consumercode.co.uk



Backed by  
HM Government

elan  
HOMES

Homes you'll love inside out