

Old Quay Meadow

Parkgate, Neston



A stunning collection of 2, 3, 4 & 5 bedroom homes

ēlan
HOMES

Homes you'll love inside out

Everything in one location

Located midway between the ancient market town of Neston, and the once thriving port of Parkgate, Old Quay Meadow offers everything from breathtaking Welsh mountain views across the Dee Estuary, to rapid road and rail links to both Chester and Liverpool.

Rich in history and heritage, surrounded by the charm of rural Cheshire and within easy reach of superb shopping and great golf, Old Quay Meadow has it all, giving you and your family the lifestyle you've always dreamed of.

GOING OUT

People flock from across the Wirral to enjoy the quayside restaurants and pubs of Parkgate. 1 Mostyn Square, The Boathouse, The Ship and Britannia Spice are all popular destinations for an evening out. Just a short drive away in Lower Heswall, Sheldrakes offers spectacular sunsets from its terrace overlooking the Dee Estuary, along with superb Mediterranean food. Nearby Chester has an even wider choice of top class restaurants, including Simon Radley at The Grosvenor Hotel, who has held a Michelin star since 1990.

Popular for a Sunday afternoon stroll, Parkgate also boasts a number of classic cafes and tearooms, as well as the famous Nichols home made ice cream parlour.

SOMETHING DIFFERENT

When it comes to something different, the choice is almost endless, from the tranquil beauty of Ness Botanic Gardens, to the Roman ruins of Chester, complete with one of the country's finest amphitheatres. Children will love the sea life of Blue Planet at Cheshire Oaks, along with the 20,000 animals of Chester Zoo. With so much to do, you'll never be short of entertainment and inspiration.

What's more, one of the Wirral's most unusual events happens right on your doorstep every spring and autumn, when the seasonal high tides flood the grassy marshes of Parkgate, revealing a host of birds and wildlife.

SHOPPING

Neston town centre has a good selection of shops, including Tesco, Sainsbury's and Aldi supermarkets, but for true shopaholics, the lure of Chester will be hard to resist. With the big name stores of the modern Grosvenor Shopping Centre sitting alongside the fascinating independents shops and exclusive designer boutiques on the historic Rows, Chester shopping has something for everyone. And if you prefer your designer labels without the designer prices, head for Cheshire Oaks outlet village, where you'll find huge savings on all the top brands.

Liverpool is also just a short train ride away, offering everything from the new £1bn Liverpool One and the famous Church Street, to the quirky independents of Cavern Walks.

TRANSPORT

Old Quay Meadow lies just off the A540 Chester High Road, connecting West Kirby (9 miles) to Chester (11 miles). The M53 is also within easy reach at J4 (northbound) or junction 5 (southbound), and the end of the M56 is just 7½ miles away. Birkenhead and Ellesmere Port are just 9 miles, with Liverpool just 11 miles via the Mersey Tunnel. Liverpool Airport is 30 miles and Manchester Airport just 40 miles.

Neston Station lies on the Bidston to Wrexham line, with trains to Liverpool (via Bidston), Chester (via Shotton) and direct to Wrexham each taking around three quarters of an hour.

SPORT & LEISURE

Neston Leisure Centre is well equipped for a range of sports and also has a popular swimming pool, while nearby Deeside Leisure Centre has a full sized ice skating rink. Golfers will be spoiled for choice, with the Wirral boasting more than a dozen excellent courses, including the Royal Liverpool at Hoylake, a regular host of the Open Championship. Walkers will love the Wirral Way, which passes close to the development, leading all the way to West Kirby and forming part of the 37 mile Wirral Circular Trail that takes in the entire coastline of the peninsula.

For evening entertainment, visit the Vue cinema at Cheshire Oaks, home to a massive iMax screen, or head for Liverpool's many theatres and music venues, which offer a wide choice of big name shows and major tours.

SCHOOLS

Both Neston Primary and Neston High School are within easy reach and both are rated 'good' by Ofsted*. St Winefride's Catholic Primary in Neston is also rated 'good' and Parkgate Primary offers a third option.

Just a short drive away, Chester is home to some of Britain's most respected independent schools, with both The King's School (co-ed) and The Queen's School (girls only) highly regarded.

*Ofsted inspection dates:

Neston Primary School March 2014

Neston High School May 2013

St Winefride's Catholic Primary 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 and Zero Carbon Hub 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.

Old Quay Meadow, Parkgate, Neston

- Beeston
2 bedroom semi-detached home
- Howden
3 bedroom semi-detached home
- Marford
3 bedroom detached home with integral single garage
- Alston
4 bedroom detached home with integral single garage
- Bunbury
4 bedroom detached home with detached single garage
- Bordesley
4 bedroom detached home with integral single garage
- Warminster
4 bedroom detached home with integral double garage
- Alvechurch
4 bedroom detached home with integral single garage
- Chesham
4/5 bedroom detached home with integral double garage
- Mellor
5 bedroom detached home with integral double garage
- Lincoln
5 bedroom detached home with integral double garage



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.



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Homes you'll love inside out

Specification

A carefully selected specification for Old Quay Meadow by Elan Homes.

	Regency	Sovereign
Kitchen		
Choice of modern quality fitted kitchen*	✓	✓
Built-in single electric oven	✓	X
Built-in double oven	X	✓
Gas hob & canopy style cooker hood in stainless steel	✓	X
5 ring gas hob and canopy cooker hood in stainless steel	X	✓
Built-in microwave	✓	✓
Integrated fridge freezer**	✓	✓
Integrated dishwasher	X	✓
Soft close kitchen cupboard doors	✓	✓
Plumbing for washing machine	✓	✓
Space for tumble dryer†	✓	✓
Stainless steel 1½ bowl sink with chrome taps	✓	✓
Pelmet lights	✓	✓
Choice of floor tiling to kitchen area only and utility*	X	✓
Bathroom and En-suite		
Contemporary white bathroom suites with chrome taps	✓	✓
Thermostatically controlled shower with low profile shower tray	✓	✓
Choice of wall tiling to bathroom and en-suite/shower room*	✓	✓
En-suite to master bedroom	✓	✓
Chrome towel rail to bathroom	✓	X
Chrome towel rail to en-suite	✓	✓
Choice of vanities to bathroom and en-suite*	X	✓
Separate shower in bathroom/shower over bath†	✓	✓

	Regency	Sovereign
General		
Gas fire with surround	X	✓
Wardrobes to master bedroom	✓	✓
White painted interior doors with chrome furniture	✓	✓
Downstairs cloakroom	✓	✓
Magnolia finish to all walls	✓	✓
Smooth finish to all ceilings	✓	✓
Electrical		
TV point to lounge and family room/area†	✓	✓
TV point to master bedroom, bedroom 2 & study/allocated bedroom	✓	✓
TV point to remaining bedrooms	X	✓
Recessed spotlights to kitchen, bathroom, dressing room, en-suite and shower room†	✓	✓
Chrome finish to sockets and switches to kitchen/family/dining area, lounge, hall and landing	X	✓
White sockets and switches to all areas	✓	X
Telephone point to lounge/hall	✓	✓
Telephone point to study/allocated bedroom	✓	✓
Shaver socket to en-suite†	✓	✓
External lighting to front	✓	✓
External lighting to rear	X	✓

	Regency	Sovereign
Energy Saving Features		
Double glazed PVCu sealed units with adjustable ventilators to windows	✓	✓
High efficiency gas central heating (Natural Gas)	✓	✓
Safety & Security		
High security French doors with lockable handles to windows†	✓	✓
Interconnected smoke detectors	✓	✓
Electronic burglar alarm system	X	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC Warranty	✓	✓

†Where applicable
*Subject to build stage.

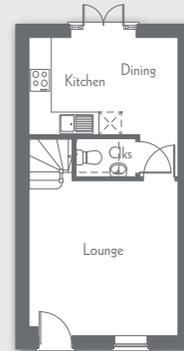
Regency Specification: Marford, Alston & Bunbury.
Sovereign Specification: Bordesley, Warminster, Alvechurch, Chesham, Mellor & Lincoln.
**The Lincoln has an American style fridge freezer.

Beeston

2 bedroom semi-detached home (Baronial Specification)



This smart two bedroom home offers well planned accommodation. The ground floor consists of a spacious lounge, a contemporary kitchen/dining area and downstairs cloakroom. The first floor houses two bedrooms and a family bathroom.



GROUND FLOOR

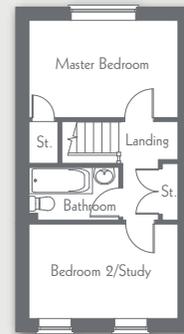
	Metres	Feet/inches
Lounge	4.11m x 3.99m	13'6" x 13'1"
Kitchen/Dining	3.99m* x 2.58m*	13'1"* x 8'6"*
Cloakroom	1.60m x 1.01m	5'3" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Master bedroom	3.99m x 2.58m	13'1" x 8'6"
Bedroom 2/Study	3.99m x 2.51m	13'1" x 8'3"
Bathroom	2.40m x 1.40m	7'11" x 4'7"

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 our Sales Executive for detailed plans. Please note plots 9 & 11 are handed. Plots 8 & 9 elevation varies.

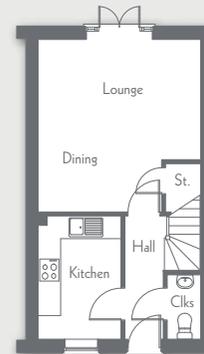
The Howden

3 bedroom semi-detached home (Baronial Specification)



This stylish three bedroom home offers well planned accommodation over two floors.

The ground floor consists of a kitchen to the front of the house, a handy cloakroom and a lounge/dining area with French doors leading to the garden. Upstairs are three bedrooms and a family bathroom.



GROUND FLOOR

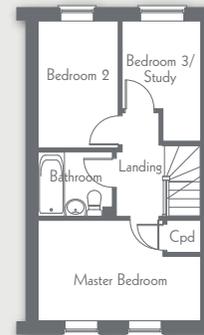
	Metres	Feet/inches
Lounge/Dining	4.53m* x 4.32m*	14'10"* x 14'2"*
Kitchen	3.28m x 2.21m	10'9" x 7'3"
Cloakroom	1.70m x 0.89m	5'7" x 2'11"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.32m* x 2.67m*	14'2"* x 8'9"*
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.



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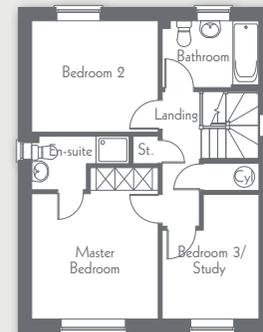
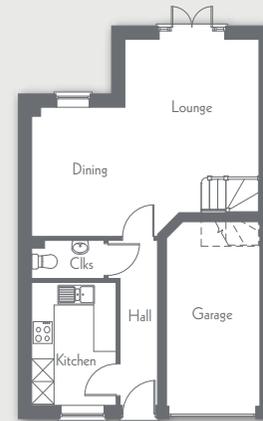
Marford

3 bedroom detached home with integral single garage (Regency Specification)



This modern three bedroom detached home offers well planned accommodation throughout.

The ground floor consists of a separate kitchen, a spacious lounge/dining area and a handy cloakroom. Upstairs the master bedroom boasts its own en-suite, bedroom 2 and bedroom 3/study are served by the family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	6.08m* x 4.60m*	19'11"* x 15'1"*
Kitchen	3.26m x 2.28m	10'8" x 7'6"
Cloakroom	1.94m x 1.01m	6'4" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.01m* x 3.39m*	13'2"* x 11'1"*
En-suite	2.61m* x 1.41m*	8'7"* x 4'7"*
Bedroom 2	3.39m x 2.96m	11'1" x 9'8"
Bedroom 3/Study	3.30m* x 2.59m*	10'10"* x 8'6"*
Bathroom	2.59m* x 1.77m*	8'6"* x 5'10"*

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 our Sales Executive for detailed plans. Please note plot 6 is handed.

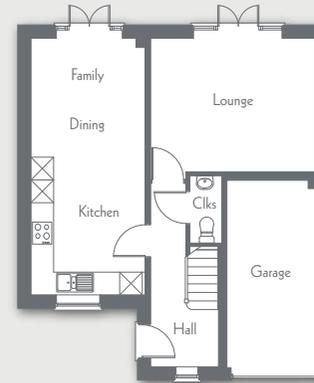
Alston

4 bedroom detached home with integral single garage (Regency Specification)



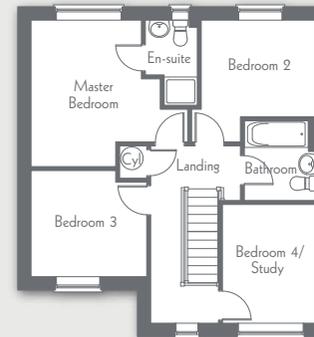
A stylish four bedroom detached home ideal for a growing family.

This attractive home features an entrance hall, a spacious open plan kitchen/dining/family area with French doors opening out into the garden, a lounge to the rear also with French doors and a handy cloakroom. Upstairs boasts a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom complete this floor.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.39m x 3.52m	14'5" x 11'6"
Kitchen/Dining/Family	6.76m* x 3.08m*	22'2"* x 10'1"*
Cloakroom	1.78m x 0.85m	5'10" x 2'9"



FIRST FLOOR

	Metres	Feet/inches
Master bedroom	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"*

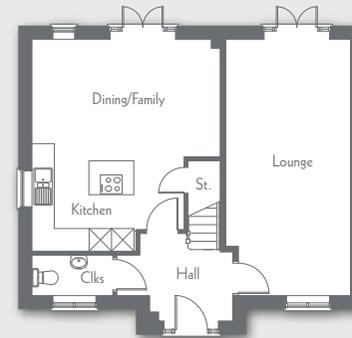
Total Area - 1125 sq ft

*Indicates maximum dimension.

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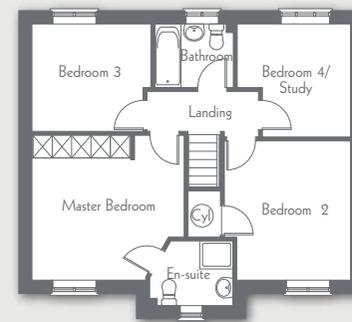
Bunbury

4 bedroom detached home with detached single garage (Regency Specification)



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
Master bedroom	4.07m* x 3.84m*	13'4"* x 12'7"*
En-suite	2.23m* x 1.72m*	7'4"* x 5'8"*
Bedroom 2	3.70m* x 3.38m*	12'1"* x 11'1"
Bedroom 3	3.16m* 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 1.69m*	6'11"* x 5'7"*

Total Area - 1298 sq ft

*Indicates maximum dimension.

This attractive four bedroom home offers all the space you need for comfortable and relaxed family life.

The ground floor consists of a large lounge with French doors leading out to the garden, a kitchen/dining/family area also with French doors, and a cloakroom. On the first floor you'll find the master bedroom with en-suite facilities. Completing the first floor are three further bedrooms and a family bathroom.

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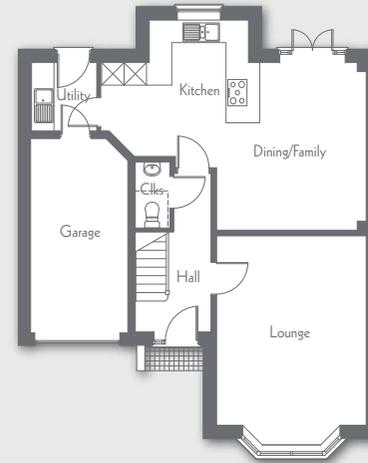
Bordesley

4 bedroom detached home with integral single garage (Sovereign Specification)



This superb four bedroom detached home offers light and airy accommodation throughout.

The ground floor comprises of an entrance hall, a lounge to the front of the home, open plan kitchen/dining/family room with French doors opening out to the garden, cloakroom and a utility room. On the first floor the master bedroom has the convenience of an en-suite, whilst the family bathroom serves the remaining 3 bedrooms.



GROUND FLOOR

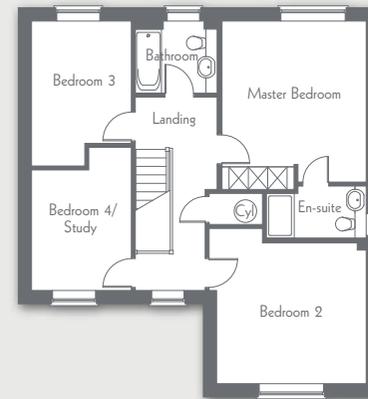
	Metres	Feet/inches
Lounge	5.53m* x 4.00m*	18'2"* x 13'2"*
Kitchen/Dining/Family	7.10m* x 5.58m*	23'4"* x 18'4"*
Utility	1.82m x 1.74m	6'0" x 5'9"
Cloakroom	1.75m x 0.92m	5'9" x 3'0"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.48m x 3.88m	14'9" x 12'9"
En-suite	2.67m* x 1.38m*	8'9"* x 4'6"*
Bedroom 2	4.20m* x 4.12m*	13'9"* x 13'6"*
Bedroom 3	3.85m* x 2.67m*	12'7"* x 8'9"*
Bedroom 4/Study	3.20m x 2.67m*	10'6" x 8'9"*
Bathroom	2.19m* x 1.91m*	7'2"* x 6'3"*

Total Area - 1497 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 2, 26, 30 & 31 are handed.

Warminster

4 bedroom detached home with integral double garage (Sovereign Specification)



GROUND FLOOR

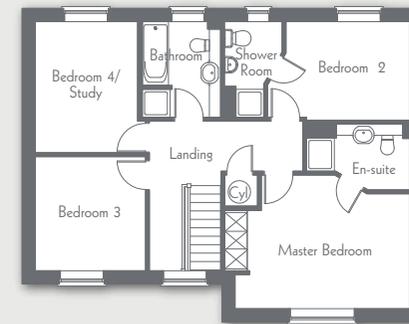
	Metres	Feet/inches
Lounge	5.16m* x 3.71m	16'11"* x 12'2"
Kitchen/Family Room	6.20m* x 3.50m*	20'4"* x 11'6"*
Dining	3.46m* x 2.94m*	11'4"* x 9'8"*
Cloakroom	2.11m x 1.06m	6'11" x 3'6"
Utility	1.78m x 1.57m	5'10" x 5'2"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.96m* x 3.56m*	16'3"* x 11'8"*
En-suite	2.77m* x 1.76m*	9'1"* x 5'9"*
Bedroom 2	3.81m* x 2.63m*	12'6"* x 8'7"*
Shower Room	2.55m* x 1.55m*	8'4"* x 5'1"*
Bedroom 3	3.04m x 2.96m	10'0" x 9'9"
Bedroom 4/Study	3.50m* x 2.75m*	11'6"* x 9'0"*
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area - 1531 sq ft

*Indicates maximum dimension.



This stunning four bedroom detached home offers light and airy accommodation throughout.

The ground floor comprises of an entrance hall, lounge with French doors leading into the garden, separate dining room, open plan kitchen/family room, cloakroom and a utility room. On the first floor the master bedroom has the convenience of an en-suite, bedroom 2 also boasts a handy shower room, whilst the family bathroom serves the remaining 2 bedrooms.

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 67, 81 & 96 are handed.

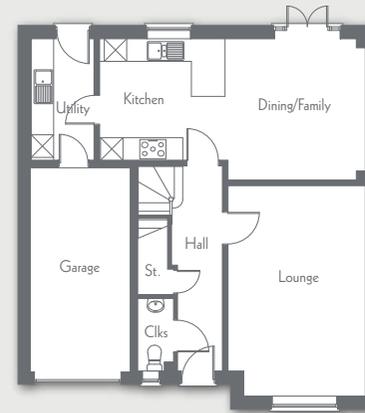
Alvechurch

4 bedroom detached home with integral single garage (Sovereign Specification)



This beautiful 4 bedroom detached home offers well planned accommodation over two floors.

The ground floor consists of a spacious kitchen/dining/family room with French doors leading out to the garden, utility room, cloakroom and a separate lounge to the front. To the first floor there is an en-suite to the master bedroom, a handy shower room to bedroom 2 and a family bathroom to accommodate the remaining two bedrooms.



GROUND FLOOR

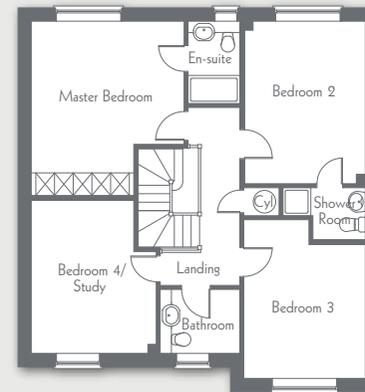
	Metres	Feet/inches
Lounge	5.58m* x 3.67m*	18'4" x 12'1"*
Kitchen/Dining/Family	7.11m* x 3.75m*	23'4" x 12'4"*
Utility	3.22m x 1.68m	10'7" x 5'6"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.63m* x 4.09m*	15'2" x 13'5"*
En-suite	2.18m x 1.38m	7'2" x 4'7"
Bedroom 2	4.32m x 3.23m	14'2" x 10'7"
Shower Room	2.20m* x 1.38m*	7'3" x 4'6"*
Bedroom 3	4.22m* x 3.25m*	13'10" x 10'8"*
Bedroom 4/Study	4.06m* x 3.34m*	13'4" x 11'0"*
Bathroom	2.13m x 1.70m	7'0" x 5'7"*

Total Area - 1591 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 3 & 25 are handed.

Chesham

4/5 bedroom detached home with integral double garage (Sovereign Specification)



GROUND FLOOR

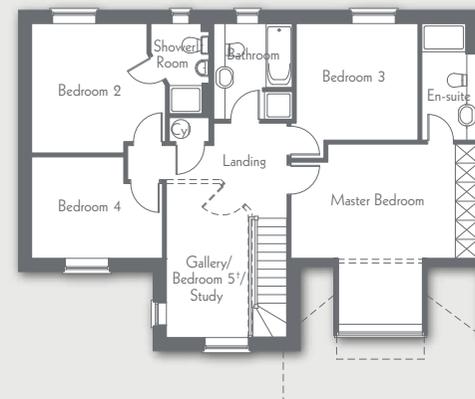
	Metres	Feet/inches
Lounge	4.85m* x 4.46m*	15'11"* x 14'8"*
Kitchen/B'fast/Family	5.22m* x 4.59m*	17'1"* x 15'1"*
Utility	2.48m x 1.60m	8'2" x 5'3"
Dining	4.09m* x 3.48m*	13'5"* x 11'5"*
Cloakroom	1.73m x 1.11m	5'8" x 3'8"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.00m* x 4.99m*	16'5"* x 16'5"*
En-suite	3.09m x 1.52m	10'2" x 5'0"
Bedroom 2	3.57m* x 3.43m*	11'9"* x 11'3"*
Shower Room	2.39m* x 1.55m*	7'10"* x 5'1"*
Bedroom 3	3.21m x 3.09m	10'6" x 10'2"
Bedroom 4	3.50m* x 2.69m*	11'6"* x 8'10"*
Gallery/Bedroom 5/ Study	4.08m* x 2.19m*	13'5"* x 7'2"*
Bathroom	2.55m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1765 sq ft

*Indicates maximum dimension.



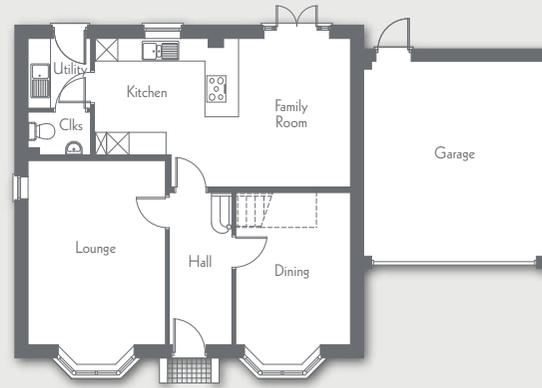
This prestigious 4/5 bedroom detached home offers well-planned accommodation.

Comprising of entrance hall, lounge with French doors leading out into the garden, dining room, kitchen/breakfast/family room with bi-fold doors, a handy utility plus a downstairs cloaks. On the first floor a galleried landing offers optional change to a fifth bedroom or a study. The master bedroom features en-suite facilities whilst the second bedroom boasts a shower room. The remaining 2 bedrooms and a family bathroom complete the first floor of this home.

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 15, 17, 23, 29 & 32 are handed. Plots 23 & 29 elevation varies.

Mellor

5 bedroom detached home with integral double garage (Sovereign Specification)



GROUND FLOOR

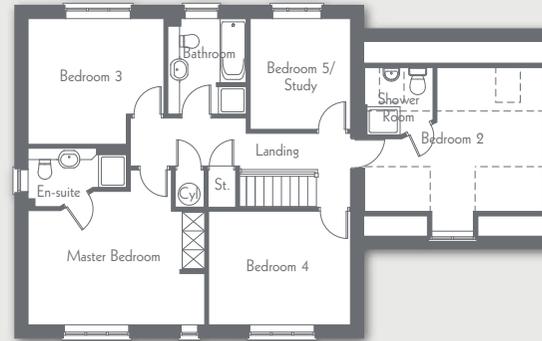
	Metres	Feet/inches
Lounge	5.39m* x 3.67m*	17'8"* x 12'11"*
Kitchen/Family Room	6.85m* x 3.94m*	22'6"* x 12'11"*
Dining	4.54m* x 3.07m*	14'11"* x 10'1"*
Utility	1.88m x 1.67m	6'2" x 5'6"
Cloakroom	1.67m* x 1.11m*	5'6"* x 3'8"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.72m* x 4.11m*	15'6"* x 13'6"*
En-suite	2.63m* x 1.55m*	8'8"* x 5'1"*
Bedroom 2	4.81m* x 3.82m*	15'9"* x 12'6"*
Shower Room	1.83m* x 1.78m*	6'0"* x 5'10"*
Bedroom 3	3.63m* x 3.34m*	11'11"* x 10'11"*
Bedroom 4	3.80m x 3.02m	12'5" x 9'11"
Bedroom 5/Study	2.94m x 2.68m	9'8" x 8'10"
Bathroom	2.54m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1766 sq ft

*Indicates maximum dimension.



This substantial five bedroom detached home offers luxury accommodation across two floors.

The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen/family room, utility room and downstairs cloaks. Upstairs to the front of property you will find the master bedroom complete with en-suite facilities plus a second bedroom featuring a shower room. The remaining three bedrooms and family bathroom complete this 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 our Sales Executive for detailed plans. Please note plot 18 is handed.

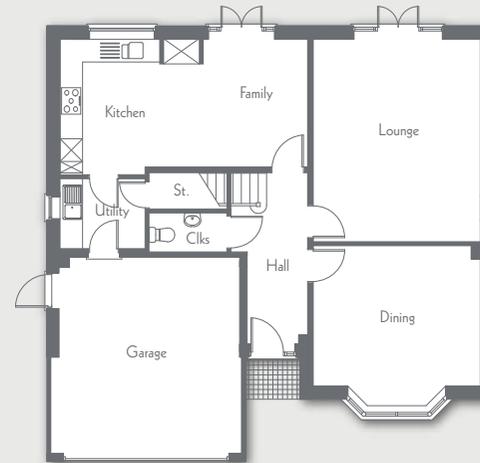
Lincoln

5 bedroom detached home with integral double garage (Sovereign Specification)



This attractive five bedroom home offers well planned accommodation throughout.

The ground floor consists of a kitchen/family room with French doors leading into the garden, a separate dining room, cloaks, a handy utility room and a lounge with French doors also opening out onto the garden. Upstairs, to the front of the property is a luxurious master bedroom with a stylish en-suite and dressing area, bedrooms two and four boast a shared shower room, while the remaining two bedrooms are served by a family bathroom.



GROUND FLOOR

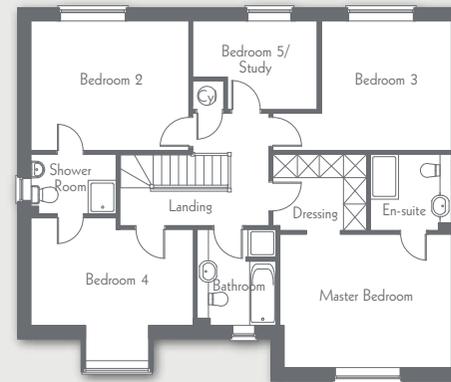
	Metres	Feet/inches
Lounge	5.35m x 4.45m	17'7" x 14'7"
Kitchen/Family	6.60m* x 3.58m*	21'8"* x 11'9"*
Utility	2.26m* x 1.88m*	7'5"* x 6'2"*
Dining	4.45m* x 4.21m*	14'7"* x 13'10"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.57m* x 3.52m*	15'0"* x 11'7"*
En-suite	2.15m* x 2.01m*	7'1"* x 6'7"*
Dressing	2.50m x 2.01m	8'2" x 6'7"
Bedroom 2	4.20m x 3.42m	13'9" x 11'3"
Bedroom 3	3.45m x 3.42m*	11'4" x 11'3"*
Bedroom 4	4.32m* x 2.85m*	14'2"* x 9'4"*
Shower Room	2.26m x 1.57m	7'5" x 5'2"
Bedroom 5/Study	3.31m* x 2.34m*	10'10"* x 7'8"*
Bathroom	2.55m* x 2.10m	8'4"* x 6'11"

Total Area - 1960 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 plot 21 is handed. Plots 21 & 33 elevation varies.

Baronial Specification

A carefully selected specification for the Beeston and Howden by Elan Homes.

Kitchen

Choice of modern quality fitted kitchen*

Built-in single electric oven

Gas hob with integrated cooker hood

Plumbing for washing machine

Stainless steel single bowl sink with chrome taps

Bathroom and En-suite

Contemporary white bathroom suites with chrome taps

Choice of wall tiling to bathroom

Shower over bath in bathroom

General

White painted interior doors with chrome furniture

Downstairs cloakroom

Magnolia finish to all walls

Smooth finish to all ceilings

Electrical

TV point to lounge

White sockets and switches

Telephone point to lounge/hall

Wiring for lighting to front

Energy Saving Features

Double glazed PVCu sealed units with adjustable ventilators to windows

High efficiency gas central heating (Natural Gas)

Safety & 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 applicable
*Subject to build stage.





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.

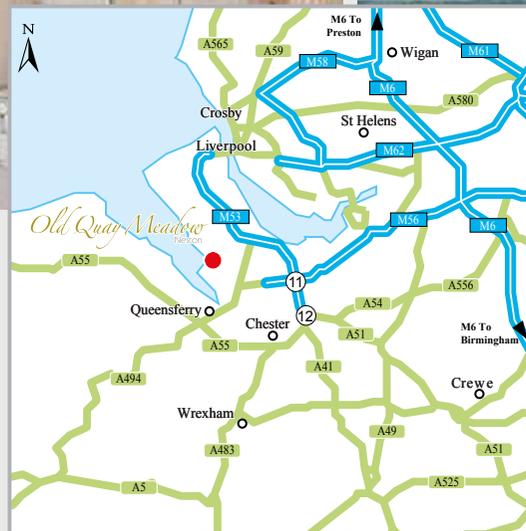
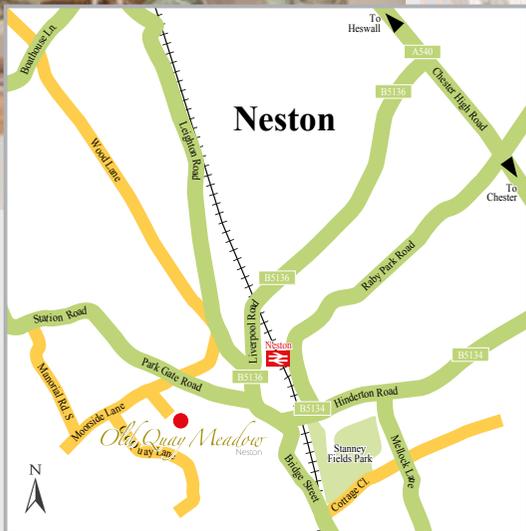


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal 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.



Old Quay Meadow

Parkgate, Neston



Old Quay Meadow
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HOMES

Homes you'll love inside out