



The Hyde

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES IN KINVER



ēlan

HOMES YOU'LL LOVE INSIDE OUT

welcome to

The Hyde

Luxurious living in a picturesque, village setting

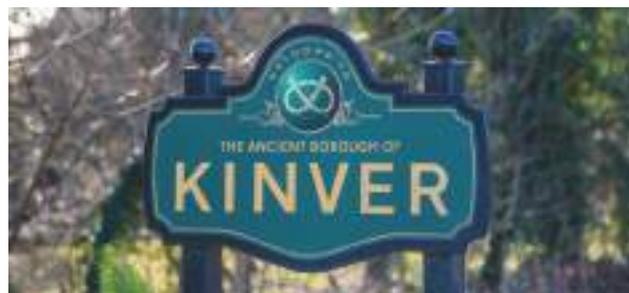
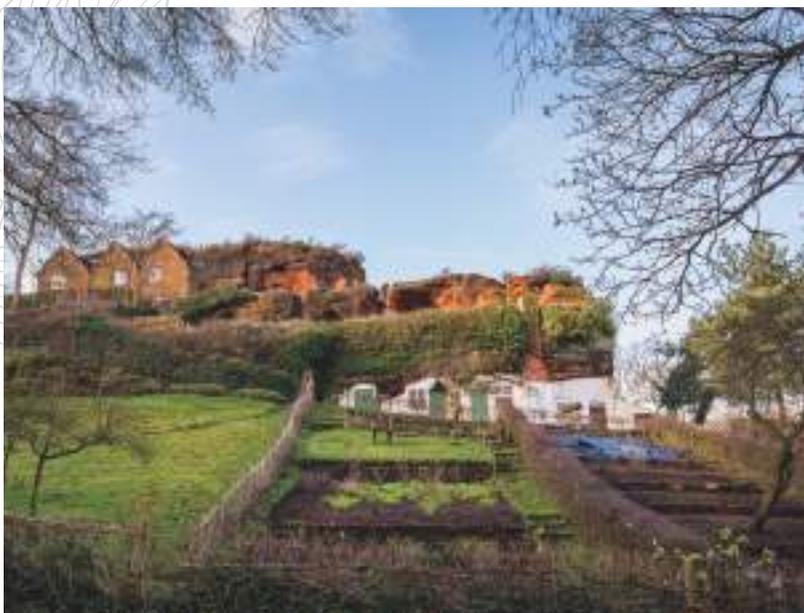
The historic village of Kinver is widely regarded as one of the most desirable places to live in Staffordshire. Nestled beneath the beautiful high ground of Kinver Edge, with its woodland walks, panoramic views and Iron Age fort, the thriving village attracts young and old with its beauty.

Tucked away and close to open green countryside, The Hyde is a development of elegant 2, 3 and 4 bedroom houses and bungalows. Just a 10 minute* walk takes you to the centre of the village with its many independent stores, cafés, pubs and restaurants. Further afield, the towns of Stourbridge and Kidderminster are both reachable within a 15 minute* drive where larger supermarkets and shopping centres featuring high street names, are easily accessible.

A rural retreat offering amenities within easy reach, The Hyde has it all.

Homes you'll love inside out





living in *Harmony*

Elan Homes enjoys a reputation for high quality craftsmanship and attention to detail. Whether you're starting out on the property ladder, have a growing family or are looking to downsize now that the children have flown the nest, The Hyde has a property that will afford you an effortless lifestyle.

Kinver benefits from having three well respected schools, offering primary, middle and secondary school education. Useful amenities such as a medical centre, opticians, hairdressers and post office are all available in the village, together with a small supermarket, greengrocers and a bakery.



A place to become part of a real community, Kinver offers a plethora of activities and clubs for all ages and interests. From walking and running groups, civic and historical societies, film clubs and amateur dramatics collectives, through to Scouts and Guides groups for younger residents, village life can be as busy or quiet as you choose to make it.

Kinver also has a lovely children's playground, skate park and bowling green and is known and loved by many for its famous miniature railway club which opens its doors for rides during the summer months.

For commuters, the M5 is around 14 miles away* and Stourbridge Junction Train Station is around 4 miles away*. Regular services run from here to Birmingham, Stratford, Worcester and Droitwich as well as many other local towns.



property plans & Specifications

Customers please note that the illustration shown is of typical elevations and not necessarily specific. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

site plan

The Hyde



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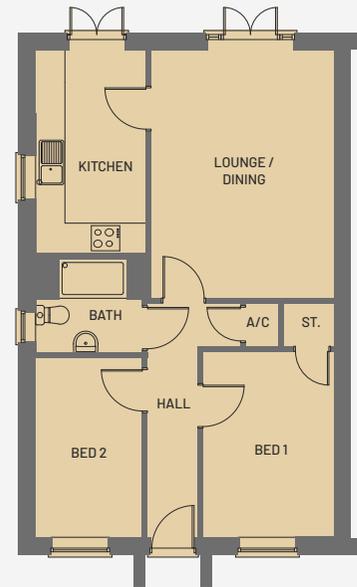


WINDERMERE SPECIAL



2 bedroom bungalow

This 2 bedroom bungalow has been thoughtfully planned to provide comfortable accommodation across a single storey. A well equipped kitchen sits just off the lounge dining area for seamless flow at mealtimes. Both bedrooms are served by a bathroom featuring a large shower area. The property also has a useful store cupboard and airing cupboard.



Ground Floor	Metres	Feet
Kitchen	2.26 x 4.10	7'5" x 13'5"
Dining/Lounge	3.74 x 5.02	12'3" x 16'6"
Bed 1	2.68 x 3.77	8'9" x 12'4"
Bed 2	2.18 x 3.63	7'2" x 11'11"
Bath	2.18* x 1.92*	7'2"* x 6'4"*

Property specification: **REGENCY**

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Total Area 656sq ft
*Indicates maximum dimension

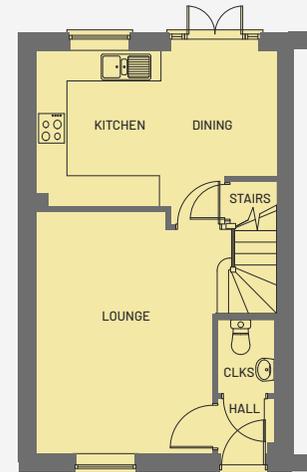
MALHAM SPECIAL



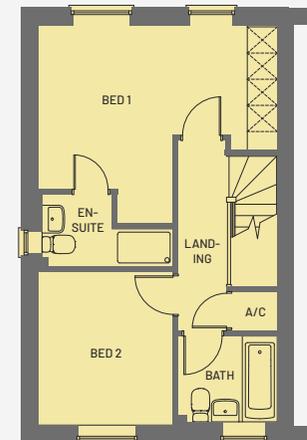
2 bedroom semi-detached home

A stylish 2 bedroom property, the Malham Special has been expertly planned to make the most of available living space. The ground floor offers a kitchen / dining area, comfortable lounge as well as a handy downstairs cloakroom and useful store cupboard. Upstairs a spacious master bedroom benefits from fitted wardrobes and an en-suite bathroom with a second bedroom served by a family bathroom.

Property specification: **REGENCY**



Ground Floor	Metres	Feet
Kitchen/Dining	4.76* x 3.06	15'7"* x 10'0"
Lounge	3.48 x 4.75*	11'5" x 15'7"*
Cloaks	1.11 x 1.45	3'8" x 4'9"



First Floor	Metres	Feet
Bed 1	4.76* x 3.92*	15'7"* x 12'10"*
En-Suite	2.62* x 1.41*	8'7"* x 4'7"*
Bed 2	2.68 x 3.04	8'10" x 10'0"
Bath	1.99* x 1.64*	6'6"* x 5'4"*

Total Area 825sq ft
*Indicates maximum dimension

STAFFORD

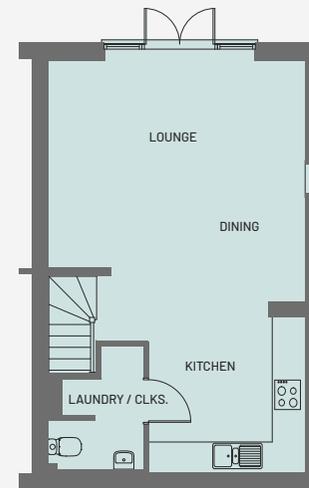


2 bedroom semi-detached home

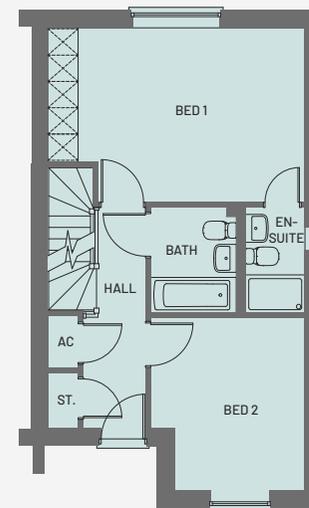
This two storey 2 bedroom home is arranged over ground floor and lower ground levels, delivering a layout with maximum flexibility for homeowners. The lower ground floor is largely open plan with kitchen / dining and lounge space. A separate cloakroom and laundry area complete the design on this level. On the ground floor, a large master bedroom sits at the rear of the property complete with fitted wardrobes and en-suite bathroom. A second bedroom is served by a centrally located family bathroom. A second bedroom is served by a centrally located family bathroom.

Property specification: **REGENCY**

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Lower Ground Floor	Metres	Feet
Kitchen	3.11 x 3.06	10'2" x 10'0"
Lounge/Dining	5.10* x 4.76*	16'9** x 15'8**
Laundry/Cloaks	1.89* x 2.43*	6'2** x 8'0**



Ground Floor	Metres	Feet
Bed 1	5.10* x 3.43*	16'9** x 11'3**
En-Suite	1.18 x 2.08	3'10" x 6'10"
Bed 2	3.06* x 3.39*	10'0** x 11'2**
Bath	1.70* x 2.08*	5'7** x 6'10**

Total Area 927sq ft
*Indicates maximum dimension

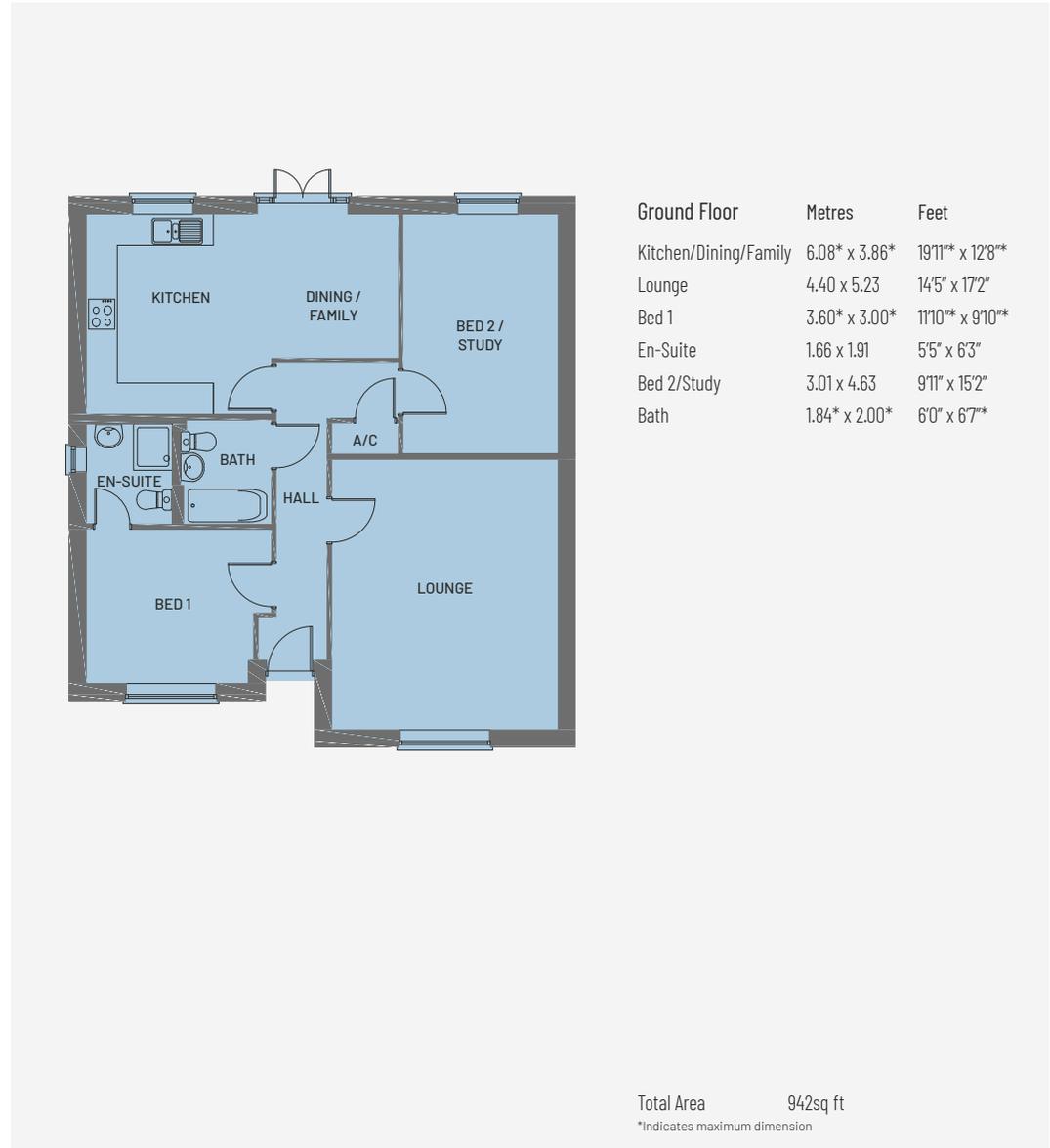
DRAYCOTT PLUS



2 bedroom bungalow

This 2 bedroom bungalow makes an ideal option for those looking to downsize to a stylish and modern home. On the ground floor, flexible living is catered for with a spacious kitchen /dining and family area. French doors leading out of this room into the garden make the most of outdoor space. The lounge is located at the front of the property along with the master bedroom and en-suite. A family bathroom is centrally located providing facilities for the whole property. A second bedroom can be used either for sleeping or be configured as a home office.

Property specification: **REGENCY**



WHITLEY SPECIAL



3 bedroom townhouse home

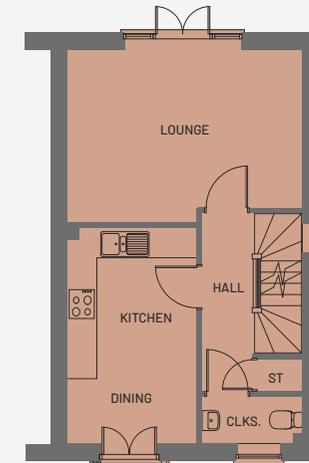
The Whitley is a 3 bedroom townhouse offering accommodation arranged over three storeys. Practical space on the lower ground floor provides an integral garage and a utility area. On the ground floor, a kitchen and dining area is complemented by feature French doors and Juliet balcony that open to light and fresh air in. A comfortable lounge also shares the French door feature maximising your connection to the surrounding countryside. The picture is completed on the first floor with three bedrooms, a master en-suite and a family bathroom.

Property specification: **REGENCY**

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.

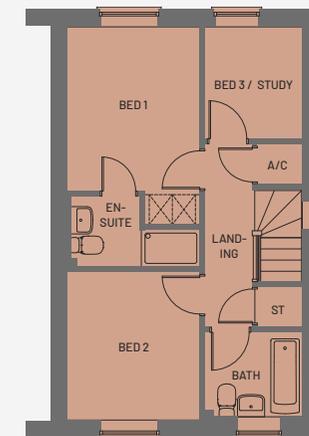


Lower Ground	Metres	Feet
Utility	2.03 x 2.59	6'8" x 8'6"



Ground Floor	Metres	Feet
Kitchen/Dining	2.63* x 4.33*	8'7"* x 14'3"*
Lounge	4.76* x 3.47*	15'7"* x 11'5"*
Cloaks	2.03* x 0.95*	6'8"* x 3'1"*

First Floor	Metres	Feet
Bed 1	2.68* x 3.99*	8'10"* x 13'1"*
En-Suite	2.61* x 1.41*	8'7"* x 4'7"*
Bed 2	2.68 x 2.98	8'10" x 9'9"
Bed 3 / Study	1.97 x 2.25	6'6" x 7'5"
Bath	1.98* x 1.76*	6'6"* x 5'9"*



Total Area 949sq ft
*Indicates maximum dimension

FENWICK

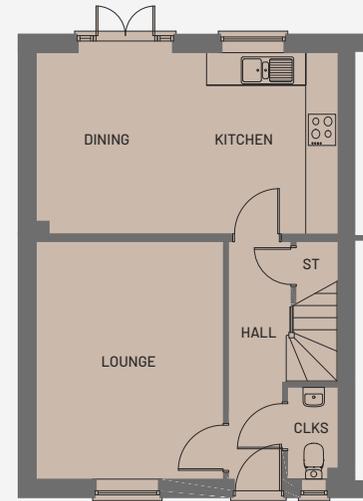


3 bedroom semi-detached home

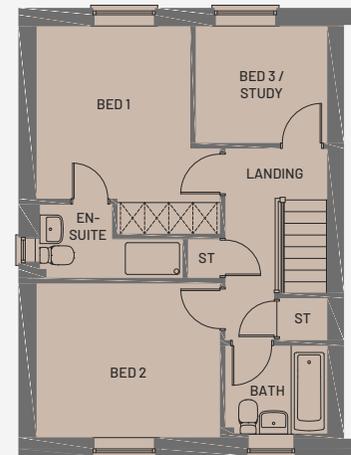
A great family home, the 3 bedroom Fenwick has been designed with flexibility in mind. The large kitchen and dining area at the rear of the property provides ideal space for relaxing or entertaining with French doors that can be opened up to make the most of the garden. A spacious lounge easily accommodates all members of the family and useful features such as a downstairs cloak room and store cupboard complete the layout.

Property specification: **REGENCY**

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.



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



First Floor	Metres	Feet
Bed 1	2.98 x 3.99*	9'9" x 13'1"*
En-Suite	2.83* x 1.41*	9'3" x 4'7"*
Bed 2	3.56 x 2.96	11'8" x 9'9"
Bed 3/Study	2.55 x 2.25	8'4" x 7'5"
Bath	1.98* x 1.76*	6'6" x 5'9"*

Total Area 975sq ft
*Indicates maximum dimension

BRAMLEY SPECIAL

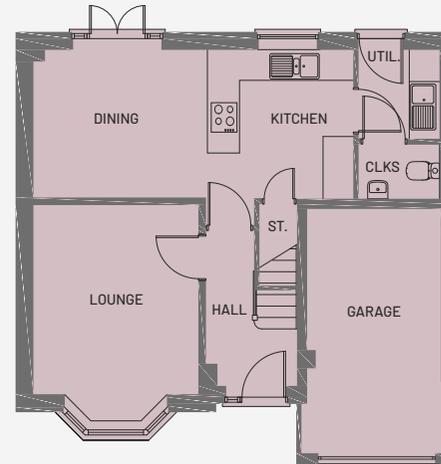


3 bedroom detached home

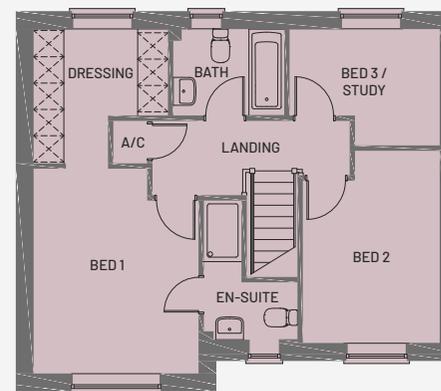
An attractive 3 bedroom family home, the Bramley Special is characterised by its large bay window feature at the front of the property. An open plan kitchen and dining space leads through to a handy utility area and cloakroom. A spacious lounge is an ideal place to relax and an integral garage provides ample storage space. On the first floor, an impressive master suite features, fitted wardrobes a dressing area and an en-suite bathroom. Two further bedrooms are served by a family bathroom.

Property specification: **REGENCY**

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.



Ground Floor	Metres	Feet
Kitchen/Dining	6.34* x 2.91	20'10"* x 9'6"
Lounge	3.27* x 4.24*	10'9"* x 13'11"*
Cloaks	1.61 x 1.08	5'3" x 3'6"
Utility	1.61 x 1.75	5'3" x 5'9"



First Floor	Metres	Feet
Bed 1	3.27* x 4.03*	10'9"* x 13'2"*
En-Suite	1.86* x 2.80*	6'1"* x 9'2"*
Dressing	2.66* x 2.64*	8'8"* x 8'9"*
Bed 2	2.72* x 3.78*	8'11"* x 12'5"*
Bed 3/Study	2.98* x 2.29*	9'9"* x 7'6"*
Bath	2.20* x 1.70*	7'3"* x 5'7"*

Total Area 1042sq ft
*Indicates maximum dimension

ALDERLEY SPECIAL

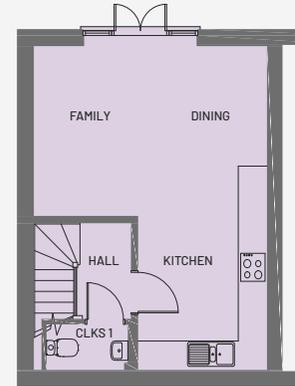


This property is split level with the lower ground floor not visible from the front elevation.

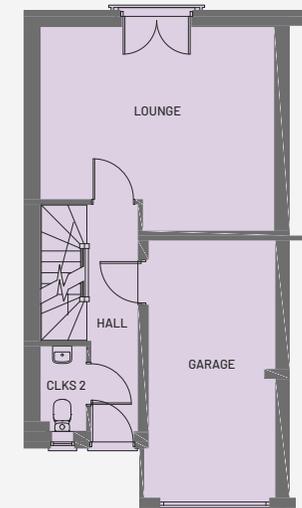
3 bedroom semi-detached

This 3 bedroom 3 storey home provides a great range of space for growing families. The lower ground floor comprises an open plan kitchen and dining area that opens out into a useful family area. Access to the garden via French doors makes this level a real hub of the home. On the ground floor the lounge also features French doors to make the most of fresh air and natural light. An integral garage is easily accessed via the hall for useful storage of outdoor equipment. Three bedrooms are situated on the first floor including a master bedroom that benefits from an en-suite and fitted wardrobes.

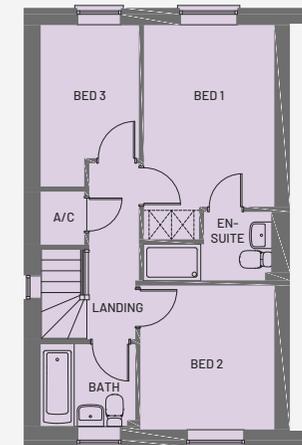
Property specification: **REGENCY**



Lower Ground	Metres	Feet
Kitchen/Dining	2.69 x 6.72	8'10" x 22'1"
Family	2.08 x 3.59	6'10" x 11'9"
Cloaks	1.70* x 0.95*	5'7"* x 3'1"*



Ground Floor	Metres	Feet
Lounge	4.87* x 4.22*	16'0"* x 13'10"*
Cloaks	0.95* x 1.70*	3'1"* x 5'7"*



First Floor	Metres	Feet
Bed 1	2.72* x 4.45*	8'11"* x 14'7"*
En-Suite	2.65* x 1.41*	8'8"* x 4'7"*
Bed 2	2.79 x 2.98	9'2" x 9'9"
Bed 3	2.05* x 3.34*	6'9"* x 11'0"*
Bath	1.98* x 1.70*	6'6"* x 5'7"*

Total Area 1123sq ft
*Indicates maximum dimension

BELVOIR

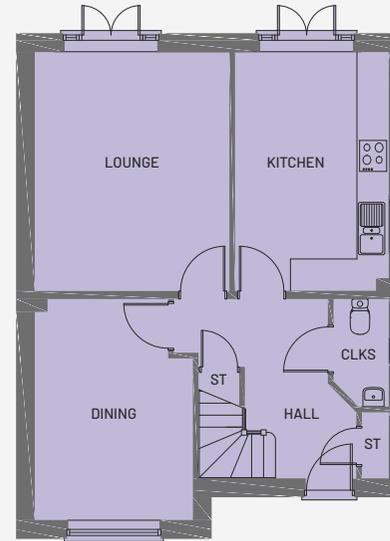


4 bedroom detached home

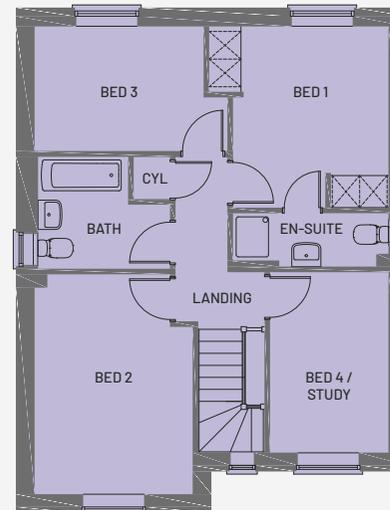
A traditional 4 bedroom home, this property features a smart and separate dining room alongside a contemporary kitchen and dining area and spacious lounge. Four well-proportioned bedrooms are located on the first floor featuring a master bedroom with wardrobes and en-suite. A family bathroom serves the remaining three bedrooms with an option to configure the fourth bedroom as a home office.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Kitchen/Breakfast	2.90* x 4.47*	9'6"* x 14'8"*
Dining	2.98* x 4.14*	9'9"* x 13'7"*
Lounge	3.67 x 4.47	12'1" x 14'8"
Cloaks	1.04* x 2.02*	3'5"* x 6'7"*



First Floor	Metres	Feet
Bed 1	2.93 x 3.39*	9'8" x 11'2"*
En-Suite	2.93* x 1.00*	9'8"* x 3'3"*
Bed 2	2.98* x 4.12*	9'9"* x 13'6"*
Bed 3	3.19 x 2.33	10'6" x 7'8"
Bed 4 / Study	2.23 x 3.38	7'4" x 11'1"
Bath	2.49* x 2.10*	8'2"* x 6'11"*

Total Area 1214sq ft
*Indicates maximum dimension

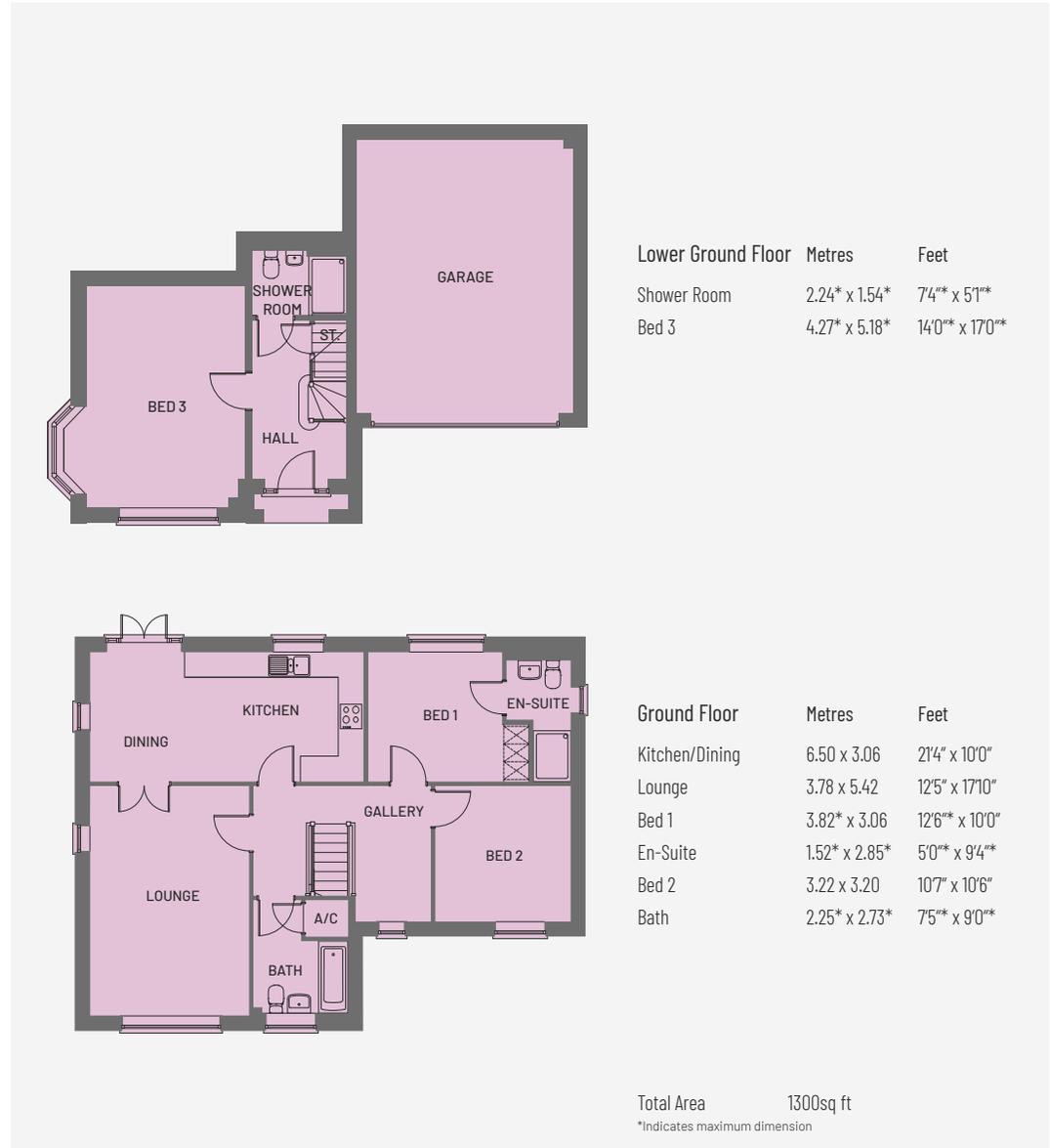
NEWARK SPECIAL



3 bedroom detached home

This innovative 3 bedroom home is accessed via the lower ground floor, which features an entrance hallway that leads off to a spacious third bedroom complete with bay window. A sizeable garage and downstairs cloakroom complete the layout. On the ground floor, an open plan kitchen and dining area offer flexible living space with double doors leading through to a comfortable lounge. The master bedroom is complete with wardrobes and en-suite bathroom, whilst a second bedroom is served by a family bathroom.

Property specification: **REGENCY**



WOODHALL

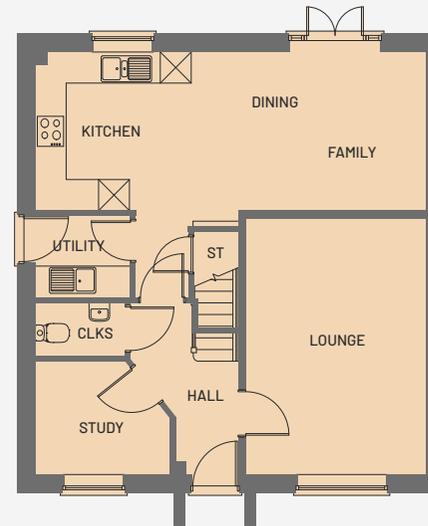


4 bedroom detached home

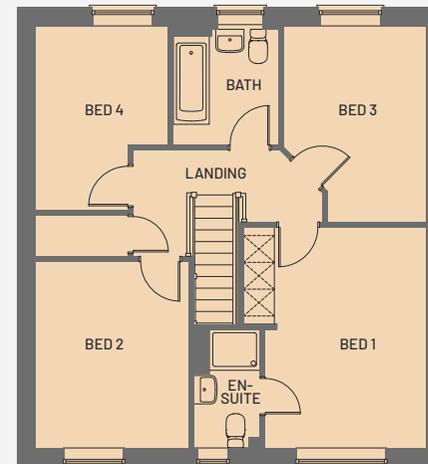
The Woodhall is a lovely 4 bedroom home offering thoughtfully planned accommodation tailored to the needs of modern life. On the ground floor a central hallway leads down to an open plan kitchen / dining and family area with access out onto the back garden via French doors. A separate utility room can also be accessed from the side of the house. A large lounge sits at the front of the property alongside a quiet study, ideal for working at home. On the first floor the master bedroom benefits from both fitted wardrobes and an en-suite bathroom. A family bathroom completes the layout.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Kitchen/Family/Dining	7.60* x 3.05	24'11"* x 10'0"
Lounge	3.51 x 4.95	11'6" x 16'3"
Utility	1.85 x 1.56	6'1" x 5'2"
Cloaks	1.75 x 1.04	5'9" x 3'5"
Study	2.62* x 2.18*	8'7"* x 7'2"*



First Floor	Metres	Feet
Bed 1	3.13 x 4.26*	10'3" x 14'0"*
En-Suite	1.28* x 2.29*	4'3"* x 7'6"*
Bed 2	2.98 x 3.60	9'9" x 11'10"
Bed 3	2.76* x 3.78*	9'1"* x 12'5"*
Bed 4	2.58* x 3.56*	8'5"* x 11'8"*
Bath	2.05* x 2.24*	6'9"* x 7'4"*

Total Area 1350sq ft
*Indicates maximum dimension

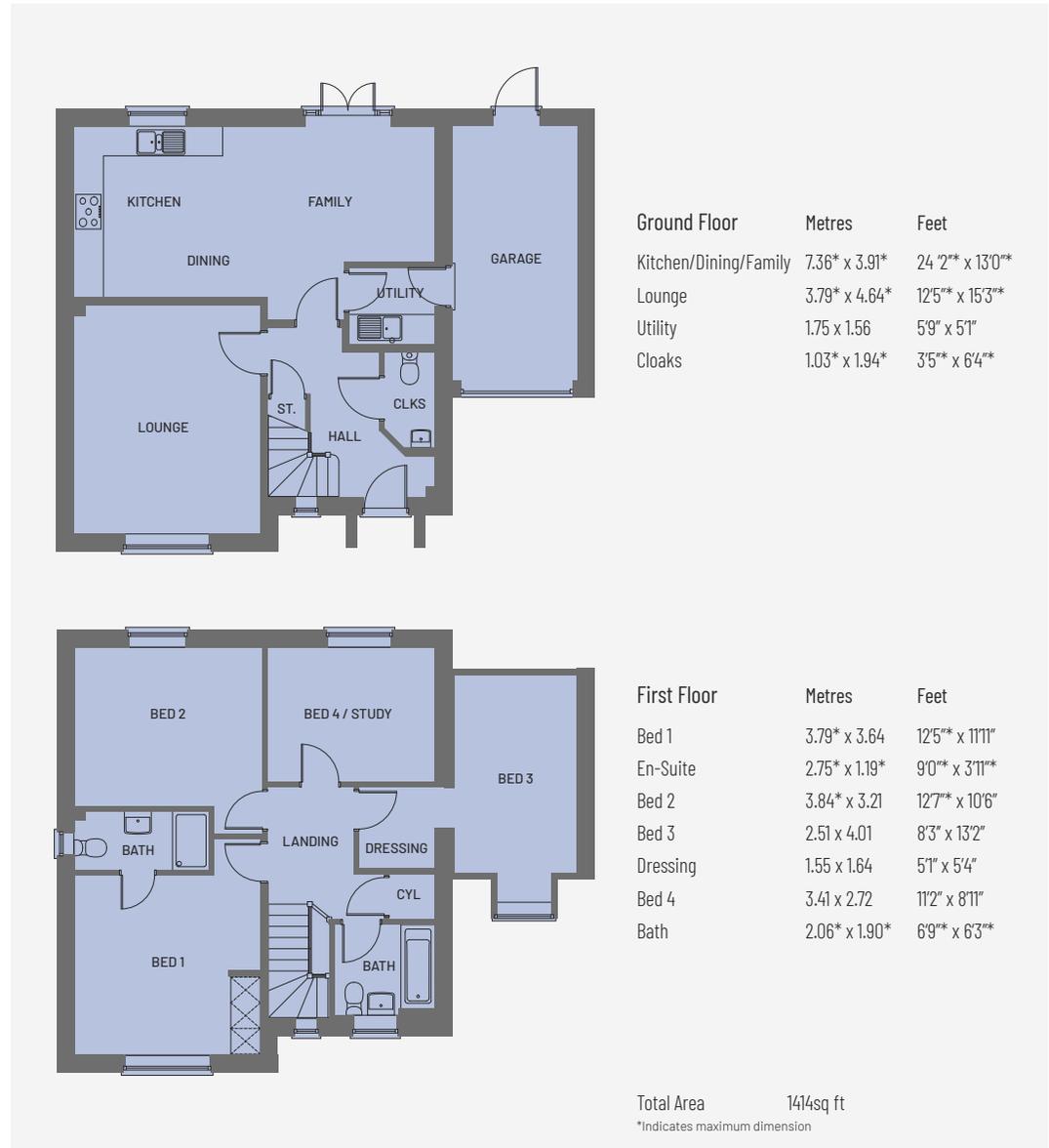
MILBURN



4 bedroom detached home

This lovely 4 bedroom property features a spacious kitchen and dining area that is ideal for entertaining or family dinners. A well-proportioned lounge makes an ideal space to unwind and a downstairs cloakroom and utility create additional useful features. On the second floor, the master bedroom boasts fitted wardrobes and an en-suite bathroom with three further bedrooms offering flexible options for either sleeping or home office space.

Property specification: **SOVEREIGN**



BORDESLEY

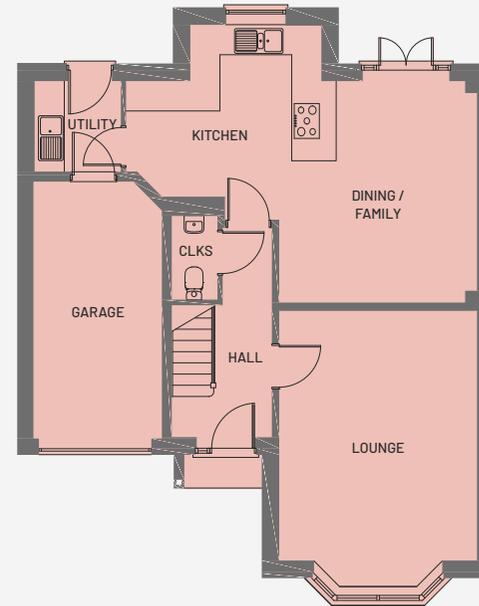


4 bedroom detached home

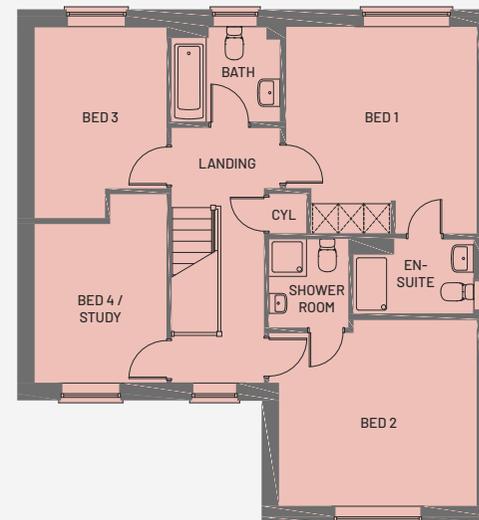
A well-planned 4 bedroom home offering traditional accommodation with modern amenities. An open plan kitchen and dining space provides flexible living options, whilst a formal lounge with feature bay window is ideal for entertaining or relaxing. Useful features such as a downstairs cloakroom, utility area and integral garage cater superbly for family life. Upstairs, two of the four bedrooms boasts en-suite bathrooms and the master bedroom features fitted wardrobes. A third family bathroom serving bedrooms 3 and 4.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Kitchen/Dining/Family	7.10* x 5.58*	23'4"* x 18'4"*
Lounge	4.00 x 5.53*	13'2" x 18'2"*
Utility	1.74 x 1.82	5'9" x 6'0"
Cloaks	0.92 x 1.69	3'0" x 5'7"



First Floor	Metres	Feet
Bed 1	3.86* x 4.15*	12'8"* x 13'8"*
En-Suite	2.50* x 1.50*	8'2"* x 4'11"*
Bed 2	4.20* x 3.74*	13'9"* x 12'3"*
Shower Room	1.60 x 1.78	5'3" x 5'10"
Bed 3	2.67* x 3.85*	8'9"* x 12'7"*
Bed 4 / Study	2.67* x 3.20	8'9"* x 10'6"
Bath	2.19* x 1.91*	7'2"* x 6'3"*

Total Area 1497sq ft
*Indicates maximum dimension

specification at

The Hyde

	REGENCY	SOVEREIGN
KITCHEN		
4 ring gas hob in stainless steel	✓	X
5 ring gas hob in stainless steel	X	✓
Built in microwave	✓	✓
Built in single electric oven	✓	X
Built in double electric oven	X	✓
Integrated room canopy	✓	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Plumbing for washing machine	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	✓	✓
Pelmet lighting	✓	✓
Integrated 50/50 fridge freezer	✓	✓
Integrated dishwasher	X	✓
BATHROOM AND EN-SUITE		
Heated chrome towel rail to en-suite and bathroom	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath†	✓	✓
Choice of wall tiling to bathroom and en-suites*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room	✓	✓

	REGENCY	SOVEREIGN
GENERAL		
White painted interior doors with chrome furniture	✓	✓
Wardrobes to master bedroom	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
External tap	X	✓
Fencing to rear garden	✓	✓
ELECTRICAL		
External lighting to front	✓	✓
External lighting to rear	X	✓
TV point to lounge/family room	✓	✓
TV point to master bedroom, bedroom 2 and study /bedroom (where applicable)	✓	✓
TV point to remaining bedrooms†	X	✓
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	✓	✓
Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room†**	✓	✓

	REGENCY	SOVEREIGN
SAFETY & SECURITY		
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	✓	✓
Glazed PVCU sealed units with adjustable ventilators to windows	✓	✓
Solar panel system to selected plots	✓	✓

Property specification key:

REGENCY

WHITLEY SPECIAL
MALHAM SPECIAL
DRAYCOTT PLUS
FENWICK
ALDERLEY SPECIAL
WOODHALL
STAFFORD
BRAMLEY SPECIAL
NEWARK SPECIAL
WINDERMERE SPECIAL

SOVEREIGN

BORDESLEY
MILBURN
BELVOIR
WOODHALL



why buy new ?

Green Space, Living Space, Your Space

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

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

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

BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



the Elan charter

Our Promise To You

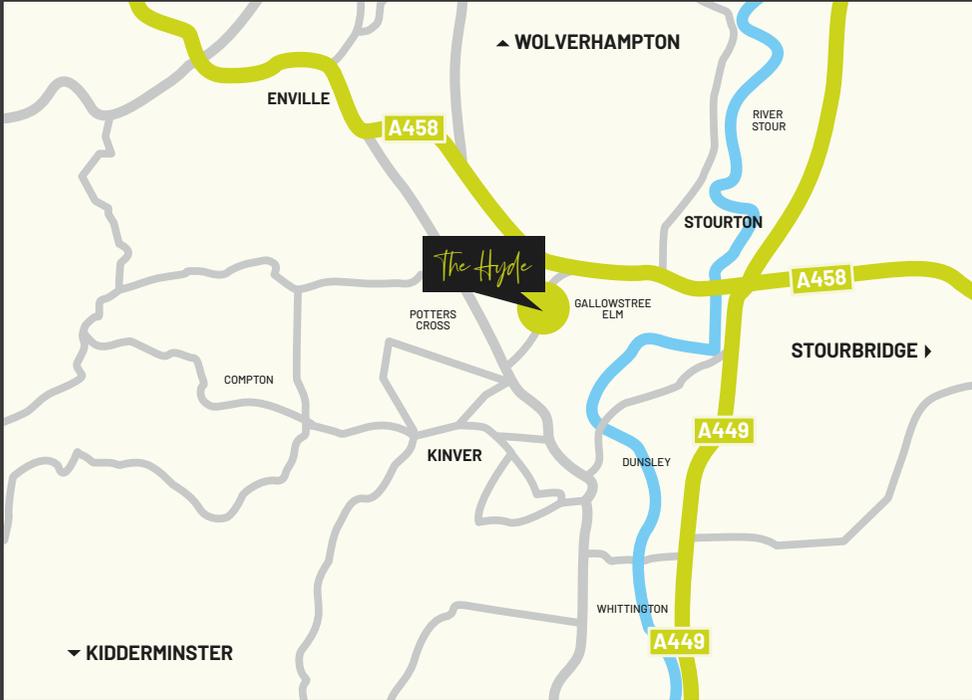
The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

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

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



THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984).



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elan

HOMES YOU'LL LOVE INSIDE OUT

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