Lorne House
@ THE SIDINGS

LICHFIELD

A BEAUTIFUL COLLECTION OF 2 & 3 BEDROOM HOMES & APARTMENTS

ēlan

HOMES YOU'LL LOVE INSIDE OUT®

start your LOVE STORY

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.

LICHFIELD

LORNE HOUSE @ THE SIDINGS

Situated within walking distance of Lichfield City centre, Lorne House @ The Sidings will be the best choice for those wanting to live in this historic city that features the only medievil cathedral to have three spires in the United Kingdom.

If you enjoy filling your time with a bit of retail therapy, there are plenty of shops and independent boutiques to keep you going. Ventura Retail Park, Tamworth is only a short drive away and hosts major retail stores. For the more active of you, there are a selection of gyms, a golf club, a rugby club, a tennis club and much more to pass your time.

THE PERFECT LOCATION

After a day of doing whatever you enjoy, the city boasts a diverse range of award winning restaurants, cafes and pubs right on your doorstep.

If it's good transport links you are in need of, Lichfield has got it with its 2 train stations, both giving easy access to Birmingham, London and many more places. It is also within easy reach of the A5, A38 and M6 Toll giving further access beyond.

For those with families or growing families the development is perfectly situated in the catchment area for plenty of nurseries, primary and secondary schools rated Good by Ofsted.

All information was correct at the time of publishing.

Lorne House @ THE SIDINGS

A beautiful collection of
2 & 3 bedroom homes & apartments

LORNE HOUSE
(1, 2, 3, 4, 5 & 6)
2 bedroom apartment

THE SIDINGS

JOHNSON
(10, 11 & 12)
2 bedroom terrace home

DARWIN
(7)
3 bedroom detached home

GARRICK
(8, 9, 13 & 14)
3 bedroom semi-detached home

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

Lorne House
@ THE SIDINGS

THE SIDINGS SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	THE SIDINGS
4 ring gas hob in stainless steel	✓
Built in microwave	✓
Built in single electric oven	✓
Stainless steel extractor hood	✓
50/50 Integrated fridge freezer	✓
Choice of modern quality fitted kitchen*	✓
Soft close kitchen cupboards	✓
Plumbing for washing machine	✓
Pelmet lighting	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓

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*	✓
Thermostatically controlled shower and low profile shower tray in en-suite+	✓

GENERAL	
White painted interior doors with chrome furniture	✓
White finish to walls	✓
Smooth finish to walls and ceilings	✓

ELECTRICAL	THE SIDINGS
External lighting to the front	✓
TV point to lounge	✓
TV point to bedroom 1, bedroom 2 and study / bedroom+	✓
White sockets & switches throughout	✓
Telephone point to hall or lounge and study / bedroom	✓
Shaver socket to en-suite	✓
Recessed chrome spotlights to kitchen, bathroom and en-suite	✓

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	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓

* Subject to build stage
+ Where applicable

Lorne House
@ THE SIDINGS

APARTMENT SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	REGENCY
4 ring electric hob in stainless steel	✓
Built in microwave	✓
Built in single electric oven	✓
Stainless steel extractor hood	✓
50/50 Integrated fridge freezer	✓
Integrated dishwasher	✓
Integrated washer/dryer	✓
Choice of modern quality fitted kitchen*	✓
Soft close kitchen cupboards	✓
Pelmet lighting	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓

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*	✓
Thermostatically controlled shower and low profile shower tray in en-suite+	✓

GENERAL	
White painted interior doors with chrome furniture	✓
White finish to walls	✓
Smooth finish to walls and ceilings	✓

ELECTRICAL	REGENCY
TV point to lounge	✓
TV point to bedroom 1, bedroom 2 and study	✓
White sockets & switches throughout	✓
Telephone point to lounge	✓
Shaver socket to en-suite	✓
Recessed chrome spotlights to kitchen, bathroom and en-suite	✓

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 electric panel heating	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓

* Subject to build stage
+ Where applicable

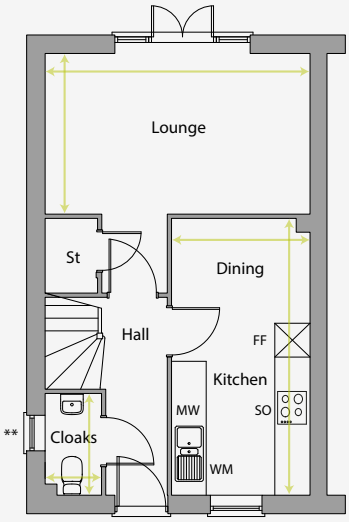
JOHNSON

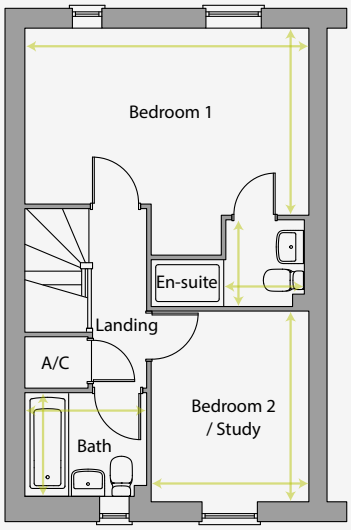
2 BEDROOM TERRACE HOME

The Johnson is a beautiful 2 bedroom terrace home offering contemporary accommodation.

On the ground floor the hall leads through to a kitchen / dining area. To the back of the home is the lounge with French doors overlooking the rear garden.

To the first floor is bedroom 1 which benefits from an en-suite. Completing the floor is a second bedroom that can also be used as a study, along with a modern bathroom.





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

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

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

GROUND FLOOR

	Metres	Feet / Inches
Lounge	4.65m x 2.81m	15'3" x 9'3"
Kitchen / Dining	4.87m* x 2.42m*	16'0"* x 7'11"*
Cloakroom	1.77m* x 0.96m*	5'9"* x 3'2"*

FIRST FLOOR

	Metres	Feet / Inches
Bedroom 1	4.65m* x 3.06m*	15'3"* x 10'0"*
En-suite	1.40m* x 1.27m*	4'7"* x 4'2"*
Bedroom 2 / Study	3.12m x 2.57m	10'3" x 8'5"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area - 792 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

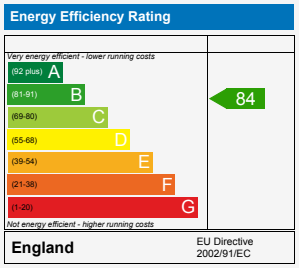
Please note shower = 1.2m x 0.76m

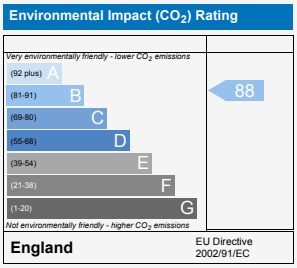
Plot 11 is opposite

** Window to plot 10 only

Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

PRE-EPC & ENVIRONMENTAL ASSESSMENT





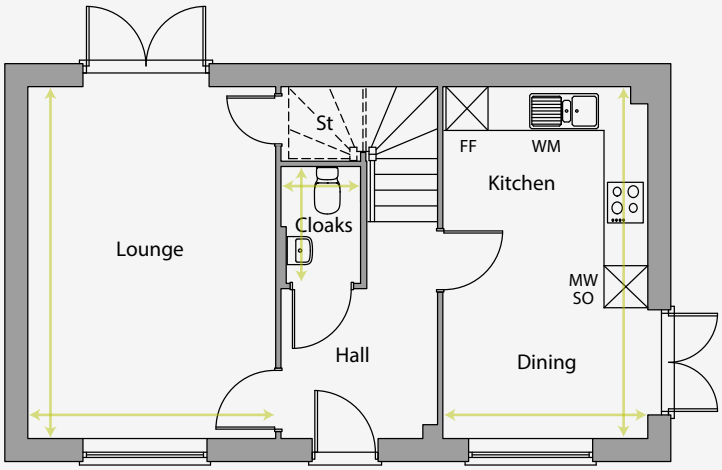
DARWIN

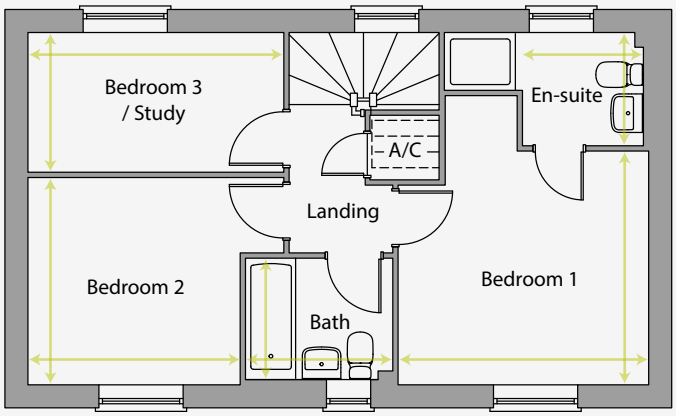
3 BEDROOM DETACHED HOME

The Darwin is a modern 3 bedroom detached home, perfect for families.

On the ground floor, you'll find a spacious lounge. Adjacent to this is a well sized kitchen and dining area, perfect for families. A handy cloakroom is located off the hallway.

The first floor consists of bedroom 1 with an en-suite, and a further 2 bedrooms, both sharing a family bathroom.





GROUND FLOOR

	Metres	Feet / Inches
Lounge	4.97m x 3.50m	16'4" x 11'6"
Kitchen / Dining	4.97m* x 2.89m*	16'4"* x 9'6"*
Cloakroom	1.64m x 1.11m	5'4" x 3'8"

FIRST FLOOR

	Metres	Feet / Inches
Bedroom 1	3.29m* x 3.53m*	10'10"* x 11'7"*
En-suite	1.69m* x 1.57m*	5'7"* x 5'2"*
Bedroom 2	2.99m x 2.92m*	9'10" x 9'7"*
Bedroom 3 / Study	3.61m x 1.95m	11'10" x 6'5"
Bathroom	2.07m* x 1.70m*	6'9"* x 5'7"*

Total Area - 956 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

Please note shower = 1.0m x 0.8m

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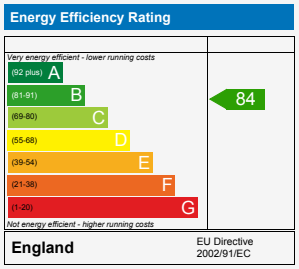
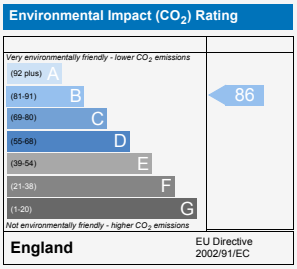
PRE-EPC & ENVIRONMENTAL ASSESSMENT





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Please consult your Sales Executive for detailed plans.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

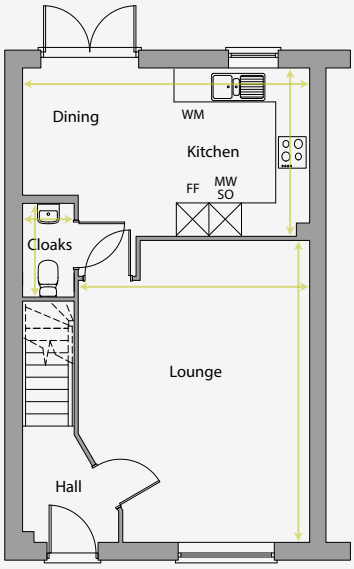
GARRICK

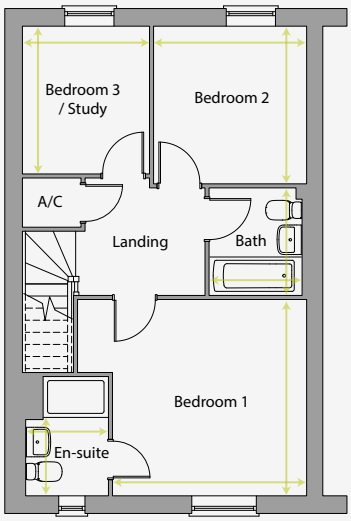
3 BEDROOM SEMI-DETACHED HOME

The Garrick is an impressive 3 bedroom semi-detached home.

The ground floor features a generously sized lounge that caters to all family needs. Leading on you'll find the kitchen and dining area that provides easy access onto the garden via beautiful French doors.

Upstairs, the landing leads to bedroom 1 which has an en-suite. Along with 2 further bedrooms, both sharing a family bathroom.





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Please consult your Sales Executive for detailed plans.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

GROUND FLOOR

	Metres	Feet / Inches
Lounge	5.52m* x 4.22m*	18'1"* x 13'10"*
Kitchen / Dining	5.24m* x 3.06m*	17'2"* x 10'0"*
Cloakroom	1.69m x 0.91m	5'7" x 3'0"

FIRST FLOOR

	Metres	Feet / Inches
Bedroom 1	3.61m* x 3.57m*	11'10"* x 11'9"*
En-suite	1.51m* x 1.38m*	4'11"* x 4'6"*
Bedroom 2	2.89m x 2.81m	9'6" x 9'3"
Bedroom 3 / Study	2.71m x 2.32m	8'11" x 7'7"
Bathroom	1.97m* x 1.70m*	6'6"* x 5'7"*

Total Area - 994 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

Please note shower = 1.2m x 0.76m

Plots 8 & 14 are opposite

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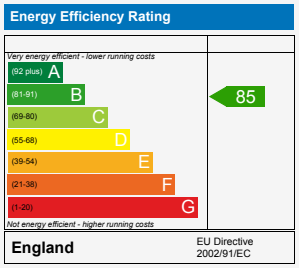
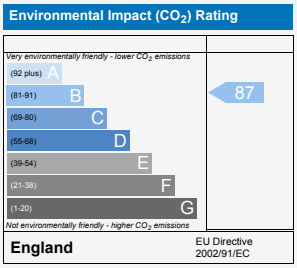
PRE-EPC & ENVIRONMENTAL ASSESSMENT





GROUND FLOOR

2 BEDROOM APARTMENTS

APARTMENT 1

APARTMENT 2

The ground floor hosts 2 spacious apartments with private entrance halls and courtyard gardens.

As you enter Apartment 1 you will find the spacious Bedroom 1 on your left. There is a generous bathroom and study opposite. Through the hall, you will find a full length lounge / kitchen / dining area with bedroom 2 off it.

Apartment 2 welcomes you into the lounge / kitchen / dining area which leads onto a hallway and convenient storage cupboard. Bedroom 1 has a handy en-suite. The family bathroom lies opposite bedroom 2 which can also be used as a study.

APARTMENT 1

	Metres	Feet / Inches
Lounge / Kitchen / Dining / Study	8.19m* x 7.48m*	26'10"* x 24'6"*
Bedroom 1	4.04m* x 4.03m*	13'3"* x 13'3"*
En-suite	2.22m* x 1.38m*	7'3"* x 4'6"*
Bedroom 2	3.98m* x 2.82m*	13'1"* x 9'3"*
Bathroom	2.74m* x 1.85m*	9'0"* x 6'1"*

Total Area - 1,005 ft^2

APARTMENT 2

	Metres	Feet / Inches
Lounge / Kitchen / Dining	6.17m* x 5.03m*	20'3"* x 16'6"*
Bedroom 1	6.26m* x 3.55m*	20'7"* x 11'8"*
En-suite	2.35m* x 1.63m*	7'8"* x 5'4"*
Bedroom 2 / Study	5.63m* x 3.82m*	18'6"* x 12'6"*
Bathroom	2.07m x 1.70m	6'9" x 5'7"

Total Area - 859 ft^2

*Indicates maximum dimension

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

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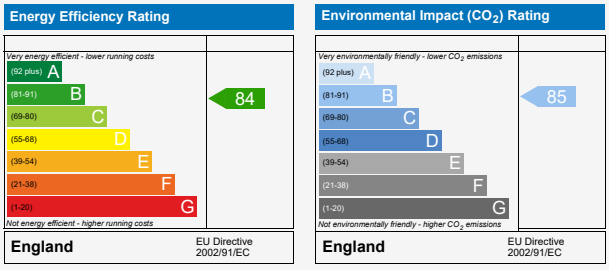
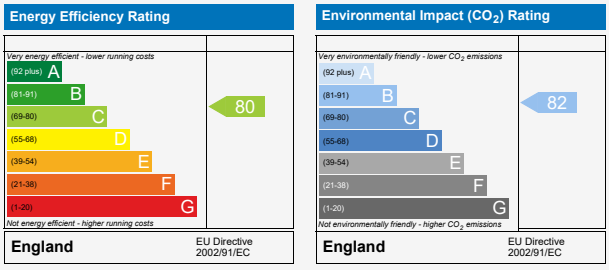
PLOT 1 PRE-EPC & ENVIRONMENTAL ASSESSMENT



PLOT 2 PRE-EPC & ENVIRONMENTAL ASSESSMENT



FIRST FLOOR

2 BEDROOM APARTMENTS

APARTMENT 3

APARTMENT 4

The first floor is accessed by a central staircase or lift and accomodates 2 modern apartments.

As you enter Apartment 3, you will find the open plan lounge / kitchen / dining on your left off the main hallway. Bedroom 1 lies at the end of the hallway and has an en-suite. Bedroom 2 / Study and the family bathroom are at the front of the apartment.

Apartment 4 is home to a lounge / dining space with a seperate stylish kitchen. There are two sizable bedrooms, bedroom 1 has an en-suite whilst bedroom 2 could be used as a study. There is also a family bathroom off the hallway.

APARTMENT 3

	Metres	Feet / Inches
Lounge / Kitchen / Dining	9.51m* x 5.04m*	31'3"* x 16'7"*
Bedroom 1	3.99m* x 3.91m*	13'1"* x 12'10"*
En-suite	2.24m* x 1.62m*	7'4"* x 5'4"*
Bedroom 2 / Study	4.49m* x 4.34m*	14'9"* x 14'3"*
Bathroom	2.08m x 1.70m	6'10" x 5'7"*

Total Area - 1,014 ft^2

APARTMENT 4

	Metres	Feet / Inches
Lounge / Dining	6.63m* x 4.30m*	21'9"* x 14'1"*
Kitchen	3.72m* x 2.61m*	12'3"* x 8'7"*
Bedroom 1	5.83m* x 3.56m*	19'2"* x 11'8"*
En-suite	2.43m* x 1.54m*	8'0"* x 5'1"*
Bedroom 2 / Study	6.82m* x 2.80m*	22'4"* x 9'2"*
Bathroom	2.42m* x 2.34m*	7'11"* x 7'8"*

Total Area - 983 ft^2

*Indicates maximum dimension

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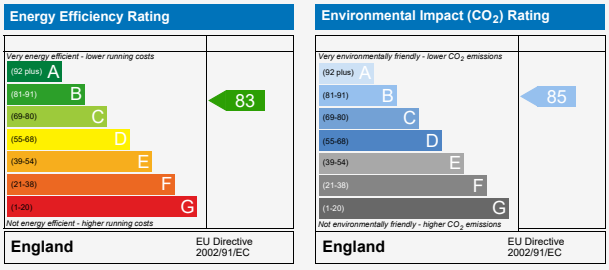
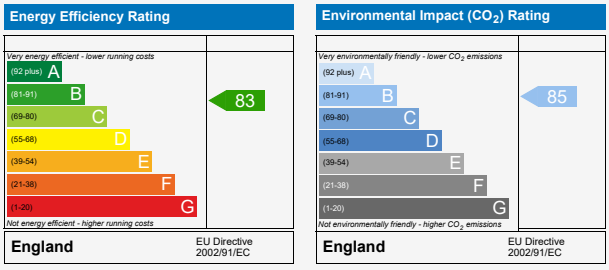
PLOT 3 PRE-EPC & ENVIRONMENTAL ASSESSMENT



PLOT 4 PRE-EPC & ENVIRONMENTAL ASSESSMENT



SECOND FLOOR

2 BEDROOM APARTMENTS

APARTMENT 5

APARTMENT 6

The second floor features a pair of stunning 2 bedroom apartments, accessed by a central staircase or lift. These apartments maintain elements from it's previous build including vaulted ceilings.

Apartment 5 is an impressive 2 bedroom apartment with an open-plan lounge / kitchen / dining area. Off the hallway you'll find a convenient storage cupboard and bathroom. Bedroom 1 has it's own en-suite and bedroom 2 is a light & airy space that could also be used as a study.

Apartment 6 welcomes you in through the main hallway where you'll find the family bathroom and the open-plan lounge / dining opposite. Through the dining room you'll find the modern kitchen. Bedroom 1 is complete with en-suite and bedroom 2 can be used as a study.

APARTMENT 5

	Metres	Feet / Inches
Lounge / Kitchen / Dining	8.75m* x 5.04m*	28'8"* x 16'7"*
Bedroom 1	3.99m x 3.67m	13'1" x 12'0"
En-suite	2.24m* x 1.60m*	7'4"* x 5'3"*
Bedroom 2 / Study	5.11m* x 4.39m*	16'9"* x 14'5"*
Bathroom	2.08m x 1.70m	6'10" x 5'7"

Total Area - 1,015 ft^2

APARTMENT 6

	Metres	Feet / Inches
Lounge / Dining	6.55m* x 3.92m*	21'6"* x 12'10"*
Kitchen	3.72m* x 2.63m*	12'3"* x 8'7"*
Bedroom 1	5.55m* x 3.65m*	18'3"* x 12'0"*
En-suite	2.49m* x 1.54m*	8'2"* x 5'1"*
Bedroom 2 / Study	6.81m* x 2.67m*	22'4"* x 8'9"*
Bathroom	2.66m* x 2.20m*	8'9"* x 7'3"*

Total Area - 998 ft^2

*Indicates maximum dimension

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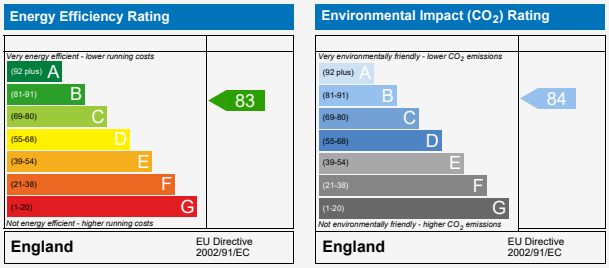
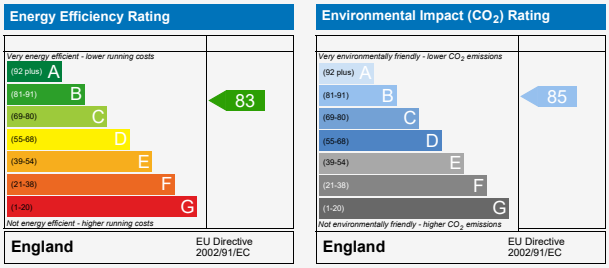
PLOT 5 PRE-EPC & ENVIRONMENTAL ASSESSMENT



PLOT 6 PRE-EPC & ENVIRONMENTAL ASSESSMENT



GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW

- New build homes are an average of 57% cheaper to run than older properties. Owners could save up to £1,685 a year in energy bills.
- An average new house emits just 1 third of the amount of carbon that a typical older house emits. Saving 2.8 tonnes of carbon yearly.
- On average, new build homes use approximately 9,414 kWh a year, as compared to older properties using an average of 21,040 kWh annually. Meaning new builds use 55% less energy a year.
- 85% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy-efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report May 2024

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.

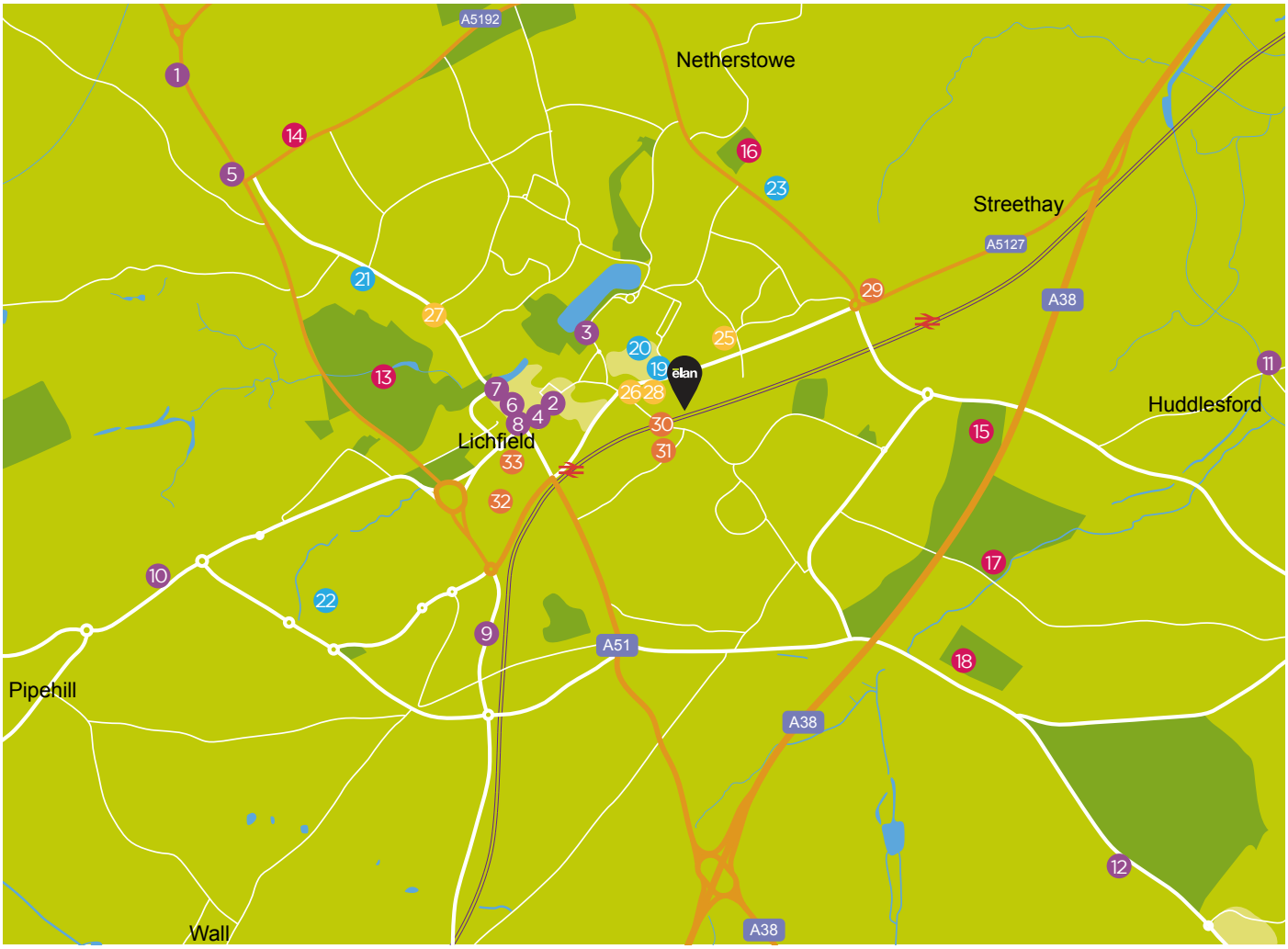
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.

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.



All information was correct at the time of publishing

BARS & RESTAURANTS

1 Dubberley Delicious
2 Upstairs by Tom Shepherd
3 The Wine House
4 Larder
5 The Hedgehog
6 Pom's Kitchen Deli
7 Ego Mediterranean Restaurant & Bar
8 Brewhouse & Kitchen Lichfield
9 The Duke of Wellington
10 The Three Tuns
11 The Plough
12 Whittington Arms

SPORTS & LEISURE

13 Beacon Park
14 Friary Grange Leisure Centre
15 Darnford Park
16 Lichfield City Football Club
17 Darnford Moors Golf Club
18 Lichfield Rugby Union Club

RETAIL

19 Aldi
20 Tesco Extra
21 Morrisons
22 Waitrose
23 Imperial Retail Park

AMENITIES

25 Samuel Johnson Community Hospital
26 Westgate Practice
27 Lichfield Family Dental Practice
28 The Co-operative Pharmacy

EDUCATION

29 Humpty Dumpty Day Nursery & Pre-school
30 St Michael's CE C Primary School
31 St Joseph's R C Primary School
32 Queen's Croft High School
33 Staffordshire University

TRAIN STATIONS

Lichfield City (0.4 miles)
Lichfield Trent Valley (0.8 miles)

HOMES YOU'LL LOVE INSIDE OUT

LORNE HOUSE @ THE SIDINGS

Lorne House,
Rotten Row,
Lichfield,
Staffordshire,
WS13 6JB

/// DEEPLY.PATIO.LOADS

T: 01543 401 275
E: lornehouse.sales@elan-homes.co.uk
W: www.elan-homes.co.uk/developments/lornehouse/

Destinations	
Tamworth	8.3 miles
Walsall	10.7 miles
Birmingham	17.6 miles
Stafford	18.8 miles
Birmingham Airport	20.1 miles
Derby	24.2 miles

elan

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CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk
HBF HOME BUILDERS FEDERATION
NHBC