



# St Marks Pavilion


WOODLEY

A BEAUTIFUL COLLECTION OF 4 & 5 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



FIND YOUR  
*dream home*  
TODAY



## HOMES YOU'LL LOVE INSIDE OUT®



A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

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



## WOODLEY

### ST MARKS PAVILION

St Mark's Pavilion is an attractive development situated 4 miles from Stockport Town Centre, and less than 10 miles out of Manchester City Centre. A lovely community of 4 & 5 bedroom homes.

Woodley, nestled in the outskirts of Stockport, is the perfect blend of suburban living and urban convenience. The village, described as quiet and leafy, is home to several friendly pubs and local restaurants, beautiful green spaces and a strong sense of community.

### ON YOUR DOORSTEP

Woodley has lots to offer. There are plenty of parks on the doorstep, such as Reddish Vale Country Park and Etherow Country Park, both boasting beautiful green spaces and hosting community events. You can also find Reddish Vale, perfect for children, in the heart of the park. If you're looking to get your retail therapy fix, nearby Stockport is a vibrant shopping hub with Stockport Retail Park offering further popular stores.

With easy access to Manchester city centre and a range of local amenities, St Marks Pavilion provides an ideal lifestyle for families and professionals alike.

All information was correct at the time of printing.



## A BEAUTIFUL PLACE TO BE



## RICH IN SPORTS & CULTURE

Whether you enjoy football, gym, tennis or are looking for somewhere to wind back with a sauna and massage, Stockport Sports Village has it all. This centre offers state-of-the-art fitness facilities following a £9 million investment a few years ago.

For dog walkers and nature lovers, St Marks Pavilion is only a short drive away from the Peak District National Park. A landscape popular for many reasons such as its unique gritstone peaks, thousands of hiking trails and of course great British pubs.

If golf is your thing, Reddish Vale Golf Club is only 2 miles away. Named 'Most Spectacular Golf Course In Stockport', Reddish Vale was designed in 1912 by the World famous golf course architect Dr Alister MacKenzie and is the most interesting and spectacular golf course in the whole Manchester area.

## EXCELLENT SCHOOLS AND TRANSPORT

Woodley is primarily served by the M60 motorway, which encircles Greater Manchester. Woodley train station has a direct route to Manchester Piccadilly, which then provides direct services across the country, including London. St Marks Pavilion also has a convenient bus stop just a minute's walk away.

Woodley has fantastic education facilities nearby for children of all ages. The nearby Woodley Primary School, rated 'Good' by Ofsted is only 0.5 miles away and Castle Hill School, rated 'Outstanding' from Ofsted, is just a 15 minute drive away.

There is also lots of choice for those exploring further education including the prestigious, red brick University of Manchester.

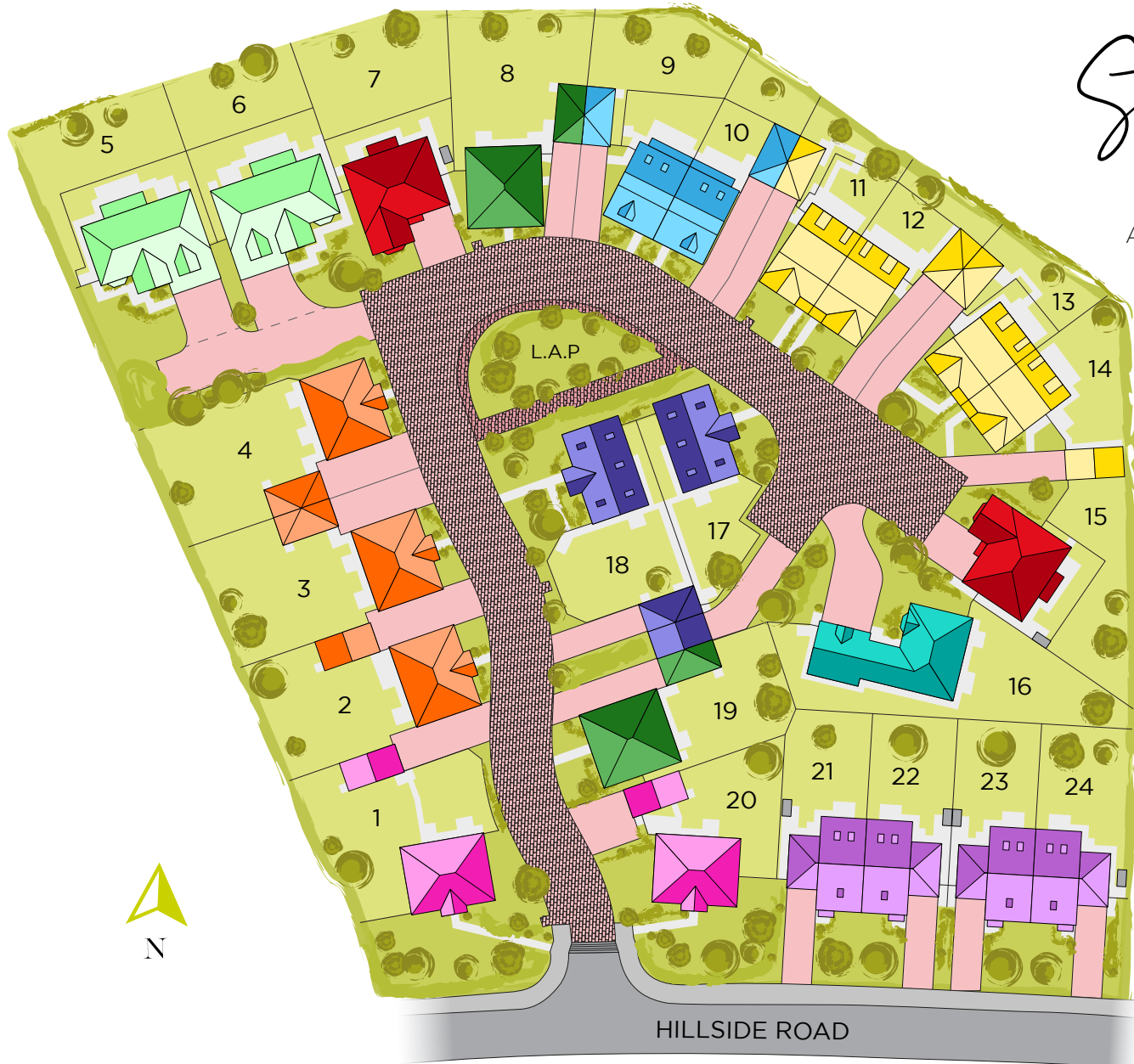
All information was correct at the time of printing.



# St Marks Pavilion

## WOODLEY

A beautiful collection of 4 & 5 bedroom homes



- **BUNBURY (2, 3 & 4)**  
4 bedroom detached home with single garage
- **BUNBURY SPECIAL (1 & 20)**  
4 bedroom detached home with single garage
- **WOODHALL (8 & 19)**  
4 bedroom detached home with single garage
- **PALMERSTON (9 & 10)**  
4 bedroom semi-detached home with single garage
- **DUNHAM (21, 22, 23 & 24)**  
5 bedroom semi-detached home with integral single garage
- **BORDESLEY (7 & 15)**  
4 bedroom detached home with integral single garage
- **ROSEMOUNT (11, 12, 13 & 14)**  
5 bedroom semi-detached home with single garage
- **WESTON (16)**  
5 bedroom detached home with integral double garage
- **CHESHAM (5 & 6)**  
5 bedroom detached home with integral double garage
- **GRANTHAM (17 & 18)**  
5 bedroom detached home with detached single garage

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.



## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

| KITCHEN  | REGENCY | SOVEREIGN |
|--|---------|-----------|
| 4 ring ceramic hob                             | ✓       | ×         |
| 5 ring induction hob                           | ×       | ✓         |
| Built in microwave                             | ✓       | ✓         |
| Built in single electric oven                  | ✓       | ×         |
| Built in double electric oven                  | ×       | ✓         |
| Integrated 50/50 Fridge Freezer                | ✓       | ×         |
| Integrated 70/30 Fridge Freezer                | ×       | ✓         |
| Integrated Dishwasher                          | ×       | ✓         |
| Stainless steel extractor hood                 | ✓       | ✓         |
| Choice of modern quality fitted kitchen*       | ✓       | ✓         |
| Soft close kitchen cupboards                   | ✓       | ✓         |
| Stainless steel 1 ½ bowl sink with chrome taps | ✓       | ✓         |
| Pelmet lighting                                | ✓       | ✓         |
| Plumbing for washing machine                   | ✓       | ✓         |

| BATHROOM & EN-SUITE   | REGENCY | SOVEREIGN |
|---|---------|-----------|
| Towel rail to bathroom and en-suite   | ✓       | ✓         |
| Contemporary white bathroom suites with chrome taps   | ✓       | ✓         |
| Shower over bath <sup>†</sup>   | ✓       | ✓         |
| Choice of wall tiling to bathroom, en-suite / shower room and cloakroom*                                | ✓       | ✓         |
| Thermostatically controlled shower and low profile shower tray in en-suite and shower room <sup>†</sup> | ✓       | ✓         |

| GENERAL  | REGENCY | SOVEREIGN |
|--|---------|-----------|
| White painted interior doors with chrome furniture | ✓       | ✓         |
| White finish to walls                              | ✓       | ✓         |
| Smooth finish to walls and ceilings                | ✓       | ✓         |
| Wardrobes to bedroom 1                             | ×       | ✓         |

| ELECTRICAL  | REGENCY | SOVEREIGN |
|---|---------|-----------|
| External lighting to front  | ✓       | ✓         |
| TV point to lounge / family room <sup>†</sup>   | ✓       | ✓         |
| TV point to bedroom 1, bedroom 2 and study / bedroom <sup>†</sup>                                     | ✓       | ✓         |
| Shaver socket to en-suite   | ✓       | ✓         |
| Telephone point to hall or lounge and study   | ✓       | ✓         |
| Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room <sup>†</sup> | ✓       | ✓         |
| White sockets and switches throughout   | ✓       | ×         |
| Chrome sockets and switches to kitchen, family / dining, lounge and hall. White to all other areas    | ×       | ✓         |
| Burglar alarm system  | ×       | ✓         |

| SAFETY & SECURITY                                     | REGENCY | SOVEREIGN |
|---|---------|-----------|
| Interconnected smoke detectors                        | ✓       | ✓         |
| Windows and doors with high security lockable handles | ✓       | ✓         |
| 24 hour customer care (2 years)                       | ✓       | ✓         |
| Peace of mind with 10 year NHBC warranty              | ✓       | ✓         |

| ENERGY SAVING FEATURES   | REGENCY | SOVEREIGN |
|--|---------|-----------|
| High efficiency gas central heating                                    | ✓       | ✓         |
| Double glazed UPVC sealed units with adjustable ventilators to windows | ✓       | ✓         |
| Electric vehicle charging point  | ✓       | ✓         |

<sup>†</sup> Where applicable

\* Subject to build stage

# BUNBURY 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Bunbury is a modern double fronted home with plenty of character and features such as a traditionally tiled front elevation and architectural front entrance pediment.

On the ground floor, a spacious lounge stretches from the front to the rear of the home, with light flooding in from both the front window and French doors. There's an expansive kitchen / family / dining room also with doors to the garden, plus a handy cloakroom off the hall.

Upstairs, there are 2 large bedrooms overlooking the front garden, with Bedroom 1 featuring its own en-suite. At the rear of the home are 2 further bedrooms, plus the family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

A

B

C

D

E

F

G

92

England EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

A

B

C

D

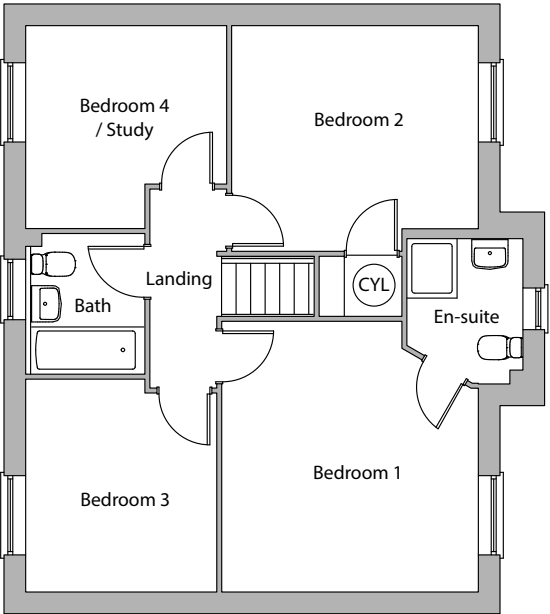
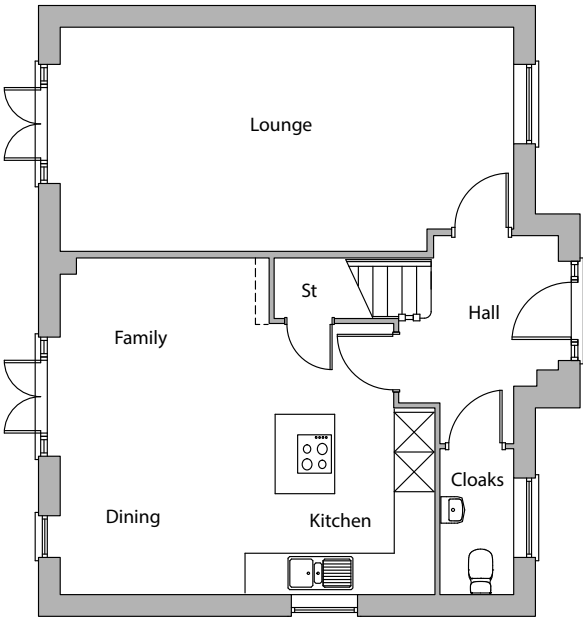
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England EU Directive 2002/91/EC



|                           | Metres          | Feet/Inches    |
|---------------------------|-----------------|----------------|
| Lounge                    | 6.80m* x 3.34m* | 22'4" x 10'11" |
| Kitchen / Family / Dining | 5.62m* x 5.04m* | 18'5" x 16'6"  |
| Cloakroom                 | 2.16m x 1.08m   | 7'1" x 3'6"    |

|                   | Metres          | Feet/Inches   |
|-------------------|-----------------|---------------|
| Bedroom 1         | 4.07m* x 3.84m* | 13'4" x 12'7" |
| En-suite          | 2.16m* x 1.72m* | 7'1" x 5'8"   |
| Bedroom 2         | 3.70m* x 3.38m* | 12'1" x 11'1" |
| Bedroom 3         | 3.18m* 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 1.70m* | 6'11" x 5'7"  |

Total Area - 1,298 ft<sup>2</sup>  
\*Indicates maximum dimension  
Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m  
Customers please note that the illustration shown is a typical elevation and not necessarily specific.  
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.  
Plots 2 & 3 are handed.  
Façade tiling to plot 3, refer to sales executive for plot specific external façade finish.

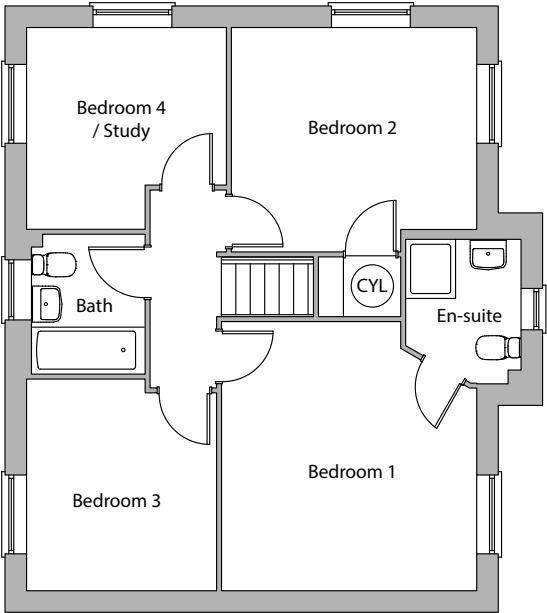
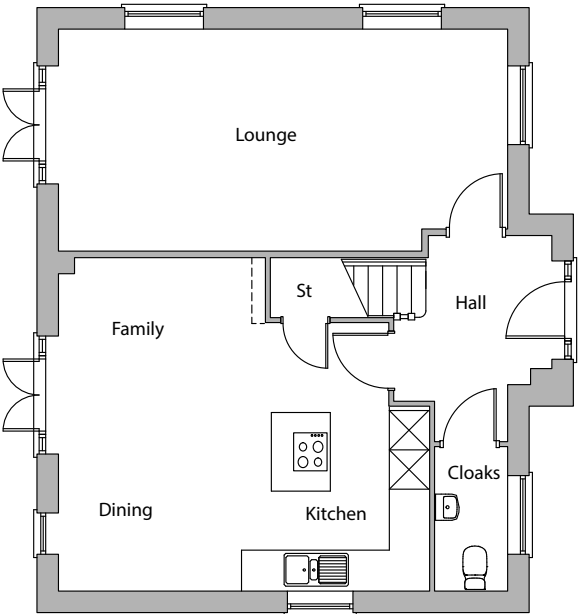
# BUNBURY SPECIAL 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Bunbury Special is a traditional 4 bedroom home with great kerb appeal thanks to it's double fronted, tiled exterior.

On the ground floor, lies a large lounge stretching from front to back, featuring French doors leading onto the garden. There's a generous kitchen / family / dining room also with French doors to the garden, plus an all important cloakroom off the hall.

Upstairs, there are 2 larger bedrooms to the front of the home. Bedroom 1 includes its own en-suite. At the rear of the home are 2 further bedrooms, plus a modern family bathroom.



### GROUND FLOOR

|                           | Metres          | Feet/Inches      |
|---------------------------|-----------------|------------------|
| Lounge                    | 6.80m* x 3.34m* | 22'4"* x 10'11"* |
| Kitchen / Family / Dining | 5.62m* x 5.04m* | 18'5"* x 16'6"*  |
| Cloakroom                 | 2.16m x 1.08m   | 7'1" x 3'6"      |

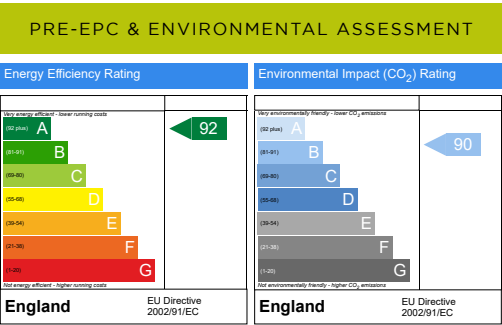
### FIRST FLOOR

|                   | Metres          | Feet/Inches     |
|-------------------|-----------------|-----------------|
| Bedroom 1         | 4.07m* x 3.84m* | 13'4"* x 12'7"* |
| En-suite          | 2.16m* x 1.72m* | 7'1"* x 5'8"*   |
| Bedroom 2         | 3.70m* x 3.38m* | 12'1"* x 11'1"* |
| Bedroom 3         | 3.18m* 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 1.70m* | 6'11"* x 5'7"*  |

Total Area - 1,298 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish



Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m

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

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

Plot 20 is handed.

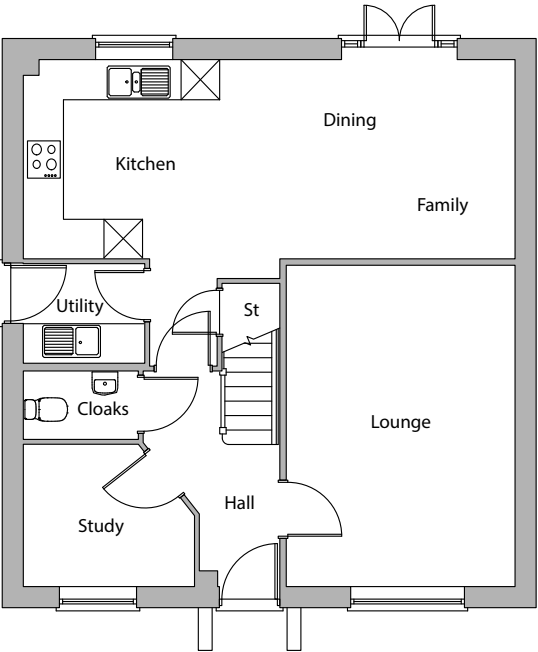
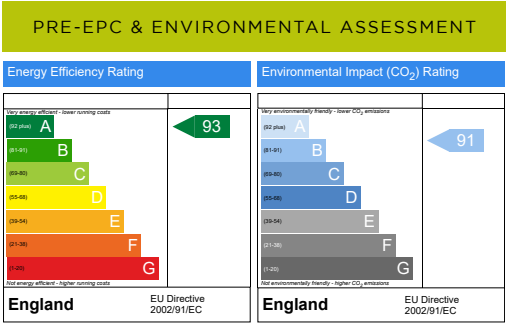
# WOODHALL 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



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

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

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



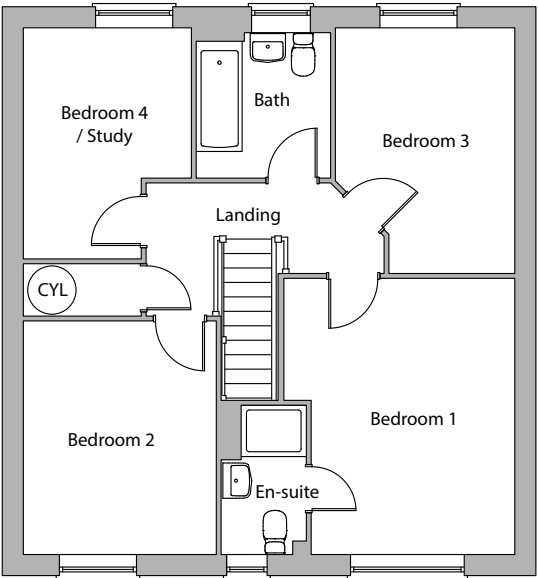
## GROUND FLOOR

|                           | Metres          | Feet/Inches      |
|---------------------------|-----------------|------------------|
| Lounge                    | 4.95m x 3.51m   | 16'3" x 11'6"    |
| Kitchen / Family / Dining | 7.60m* x 3.05m* | 24'11"* x 10'0"* |
| Utility                   | 1.85m x 1.52m   | 6'1" x 5'0"      |
| Study                     | 2.62m* x 2.18m* | 8'7"* x 7'2"*    |
| Cloakroom                 | 1.75m x 1.04m   | 5'9" x 3'5"      |

## FIRST FLOOR

|           | Metres          | Feet/Inches     |
|-----------|-----------------|-----------------|
| Bedroom 1 | 4.26m* x 3.13m* | 14'0"* x 10'3"* |
| En-suite  | 2.29m* x 1.28m* | 7'6"* x 4'3"*   |
| Bedroom 2 | 3.60m x 2.98m   | 11'10" x 9'9"   |
| Bedroom 3 | 3.78m* x 2.76m* | 12'5"* x 9'1"*  |
| Bedroom 4 | 3.56m* x 2.58m* | 11'8"* x 8'5"*  |
| Bathroom  | 2.24m* x 2.05m* | 7'4"* x 6'9"*   |

Total Area - 1,350 ft<sup>2</sup>  
\*Indicates maximum dimension  
Dimensions are to plasterboard finish



Please note kitchen unit depth = 0.6m  
Please note shower = 1m x 0.8m  
Customers please note that the illustration shown is a typical elevation and not necessarily specific.  
Specification will vary from site to site and plot to plot.  
Please consult your Sales Executive for detailed plans.  
Plot 8 is handed.

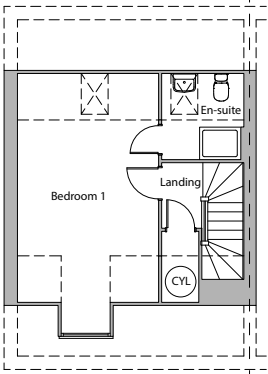
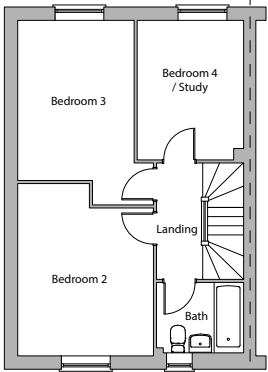
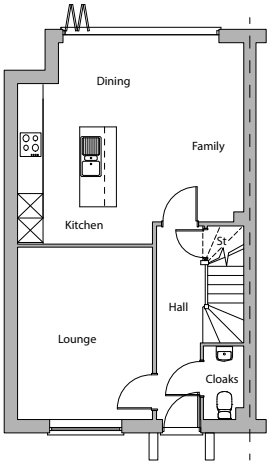
# PALMERSTON 4 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Palmerston is a stylish 4 bedroom family home that offers well planned accommodation over 3 floors.

The ground floor consists of an open plan kitchen, family and dining area with bi-folding doors opening into the garden, a separate lounge to the front of the home and a downstairs cloakroom.

The first floor features 3 bedrooms and the family bathroom. Whilst the top floor hosts the master bedroom with a stylish en-suite.



## GROUND FLOOR

|                           | Metres          | Feet/Inches    |
|---------------------------|-----------------|----------------|
| Lounge                    | 4.19m x 3.26m   | 13'9" x 10'8"  |
| Kitchen / Family / Dining | 5.50m* x 4.90m* | 18'1" x 16'1"* |
| Cloakroom                 | 1.77m* x 0.95m* | 5'9" x 3'1"*   |

## FIRST FLOOR

|           | Metres          | Feet/Inches     |
|-----------|-----------------|-----------------|
| Bedroom 2 | 4.19m* x 3.30m* | 13'9" x 10'10"* |
| Bedroom 3 | 3.89m x 2.82m   | 12'9" x 9'3"    |
| Bedroom 4 | 3.39m* x 2.58m* | 11'1" x 8'5"*   |
| Bathroom  | 2.10m* x 1.70m* | 6'11" x 5'7"*   |

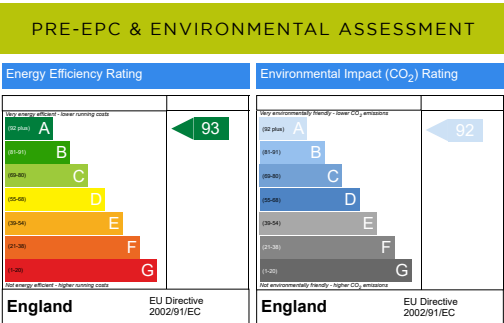
## SECOND FLOOR

|           | Metres          | Feet/Inches   |
|-----------|-----------------|---------------|
| Bedroom 1 | 5.52m x 3.43m   | 18'1" x 11'3" |
| En-suite  | 2.05m* x 1.98m* | 6'9" x 6'6"*  |

Total Area - 1,379 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish



Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m

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

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

Plot 10 is handed.

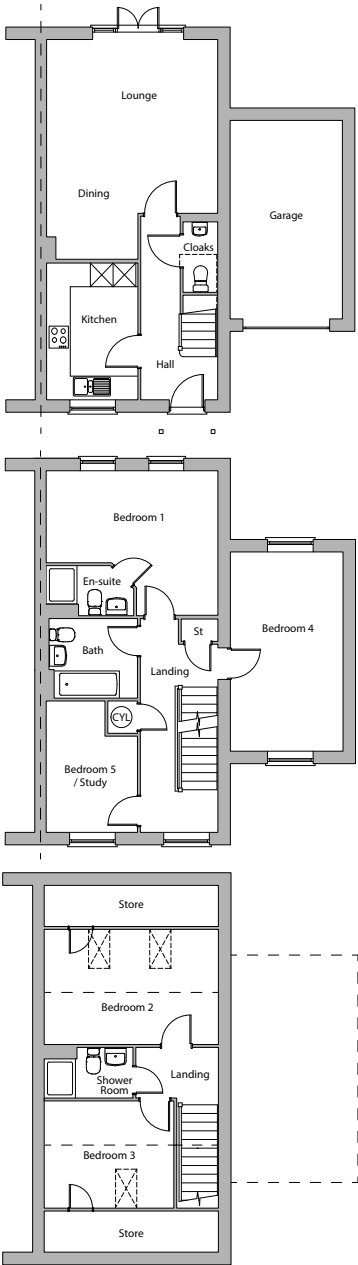
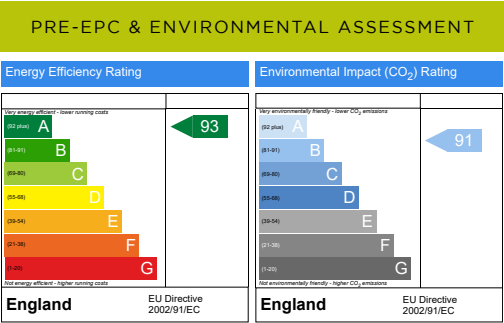
# DUNHAM 5 BEDROOM SEMI-DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



With 5 bedrooms over 3 floors, this substantial home has space to discover at every turn and enough bathrooms to ensure there's never a queue.

This is a home that really understands how family life works, with a large open-plan lounge / dining room at the end of the hallway and a modern kitchen to the front of the home. There is also a handy cloakroom.

On the first floor, Bedroom 1 has an en-suite and the other 2 bedrooms share the family bathroom. On the next floor, you'll find 2 more generously sized bedrooms that share a convenient shower room.



## GROUND FLOOR

|                 | Metres          | Feet/Inches    |
|-----------------|-----------------|----------------|
| Lounge / Dining | 5.75m* x 4.47m* | 18'10" x 14'8" |
| Kitchen         | 3.56m x 2.37m   | 11'8" x 7'9"   |
| Cloakroom       | 1.83m x 0.88m   | 6'0" x 2'10"   |
| Garage          | 5.24m x 2.96m   | 17'2" x 9'9"   |

## FIRST FLOOR

|                   | Metres          | Feet/Inches   |
|-------------------|-----------------|---------------|
| Bedroom 1         | 4.47m* x 3.76m* | 14'8" x 12'4" |
| En-suite          | 2.26m* x 1.28m* | 7'5" x 4'2"   |
| Bedroom 4         | 5.19m x 2.91m   | 17'0" x 9'7"  |
| Bedroom 5 / Study | 3.42m* x 2.36m* | 11'2" x 7'9"  |
| Bathroom          | 2.30m* x 2.05m* | 7'6" x 6'9"   |

## SECOND FLOOR

|             | Metres          | Feet/Inches   |
|-------------|-----------------|---------------|
| Bedroom 2   | 4.47m x 2.94m   | 14'8" x 9'8"  |
| Shower Room | 2.26m* x 1.27m* | 7'5" x 4'2"   |
| Bedroom 3   | 3.32m x 2.75m   | 10'11" x 9'0" |

Total Area - 1,461 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m  
Please note shower = 1m x 0.8m

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

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

Plots 21 & 23 are handed.

# BORDESLEY 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)

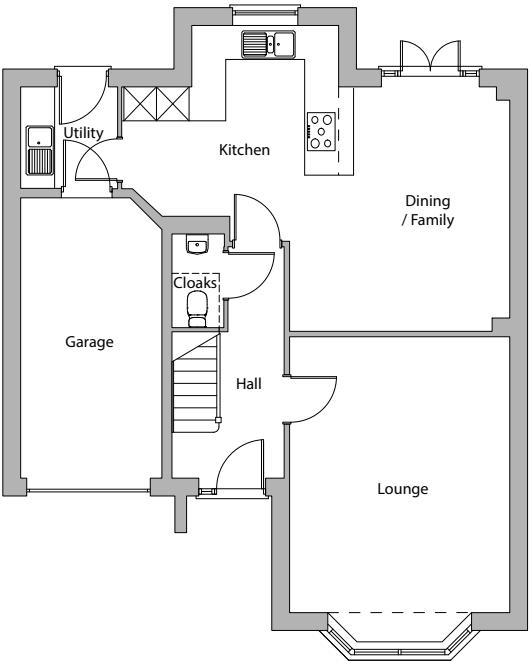


The Bordesley is a beautiful 4 bedroom detached home with an integral single garage.

Downstairs you'll find the gorgeous family lounge, featuring a charming bay window at the front of the house. Moving further down the hall, you'll reach the spacious kitchen / dining area, equipped with a utility room. To the left of the home is the garage.

Heading upstairs, you'll find 4 bedrooms all generously sized. Bedroom 1 comes finished with an en-suite. Bedroom 2 also comes equipped with a shower room. Bedrooms 3 and 4 share the family bathroom.

| PRE-EPC & ENVIRONMENTAL ASSESSMENT |                         |  |                         |
|------------------------------------|-------------------------|--|-------------------------|
| Energy Efficiency Rating           |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|                                    | 92                      |  | 90                      |
| England                            | EU Directive 2002/91/EC | England  | EU Directive 2002/91/EC |



## GROUND FLOOR

|                           | Metres          | Feet/Inches   |
|---------------------------|-----------------|---------------|
| Lounge                    | 5.53m* x 4.00m* | 18'2" x 13'2" |
| Kitchen / Family / Dining | 7.10m* x 5.58m* | 23'4" x 18'4" |
| Utility                   | 1.82m x 1.74m   | 6'0" x 5'9"   |
| Cloakroom                 | 1.69m x 0.92m   | 5'7" x 3'0"   |
| Garage                    | 5.16m* x 2.60m* | 16'11" x 8'6" |

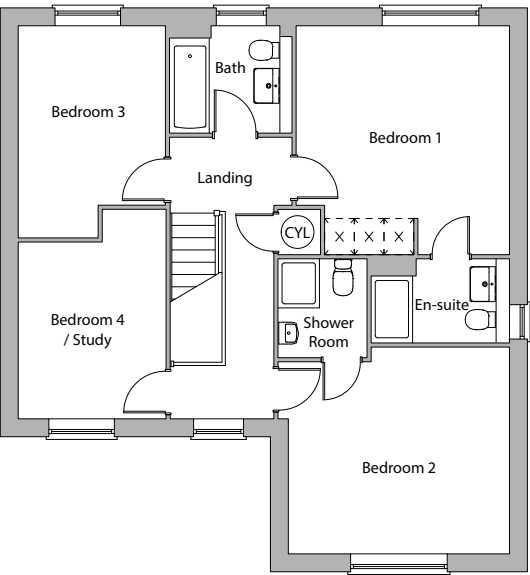
## FIRST FLOOR

|                   | Metres          | Feet/Inches   |
|-------------------|-----------------|---------------|
| Bedroom 1         | 4.15m* x 3.86m* | 13'8" x 12'8" |
| En-suite          | 2.5m* x 1.50m*  | 8'2" x 4'11"  |
| Bedroom 2         | 4.20m* x 3.74m* | 13'9" x 12'3" |
| Shower Room       | 1.78m x 1.60m   | 5'10" x 5'3"  |
| Bedroom 3         | 3.85m* x 2.64m* | 12'7" x 8'8"  |
| 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 - 1,497 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish



Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m / 1.2m x 0.76m

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

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

Plots 7 & 15 are handed.

# ROSEMOUNT 5 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)



The Rosemount is a stunning 3 storey, 5 bedroom home making for the perfect home.

The ground floor consists of a kitchen / family / breakfast room, utility room, separate dining room to the front of the home plus a downstairs cloakroom.

On the first floor is a spacious lounge, the master bedroom with en-suite and the fifth bedroom which could easily double as a study.

A second bedroom with shower room, 2 further bedrooms and a family bathroom complete the home on the second floor.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

A

B

C

D

E

F

G

93

England EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

A

B

C

D

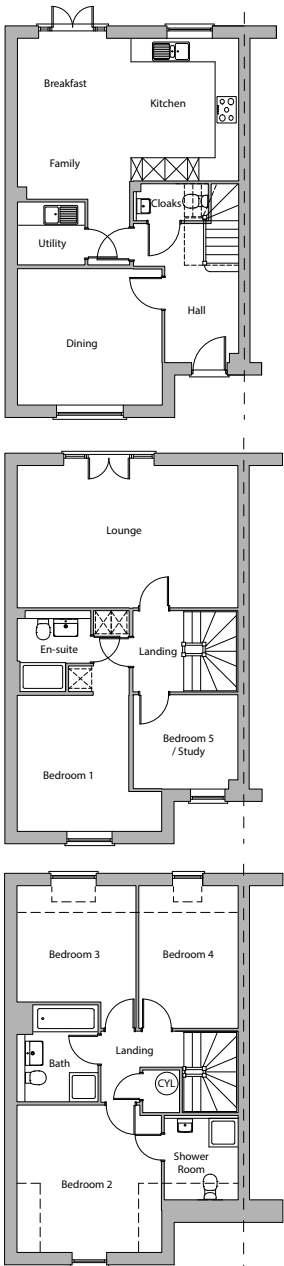
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England EU Directive 2002/91/EC



### GROUND FLOOR

|                           | Metres          | Feet/Inches    |
|---------------------------|-----------------|----------------|
| Kitchen / Family / B*fast | 5.82m* x 4.23m* | 19'1" x 13'10" |
| Dining                    | 3.79m x 3.57m   | 12'5" x 11'8"  |
| Utility                   | 1.75m x 1.63m   | 5'9" x 5'4"    |
| Cloakroom                 | 1.88m* x 0.95m* | 6'2" x 3'1"    |

### FIRST FLOOR

|                   | Metres          | Feet/Inches   |
|-------------------|-----------------|---------------|
| Lounge            | 5.82m x 3.74m   | 19'1" x 12'3" |
| Bedroom 1         | 3.79m* x 3.57m* | 12'5" x 11'8" |
| En-suite          | 2.11m* x 1.91m* | 6'11" x 6'3"  |
| Bedroom 5 / Study | 2.74m* x 2.47m* | 9'0" x 8'1"   |

### SECOND FLOOR

|             | Metres          | Feet/Inches   |
|-------------|-----------------|---------------|
| Bedroom 2   | 3.89m* x 3.79m* | 12'9" x 12'5" |
| Shower Room | 2.13m x 1.92m   | 7'0" x 6'4"   |
| Bedroom 3   | 3.12m* x 3.04m* | 10'3" x 10'0" |
| Bedroom 4   | 3.74m* x 2.60m* | 12'3" x 8'6"  |
| Bathroom    | 2.53m* x 2.11m* | 8'4" x 6'11"  |

Total Area - 1,736 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m  
Please note shower = 0.76m x 0.76m / 1.2m x 0.76m

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

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

Plots 12 & 14 are handed.

# WESTON 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)

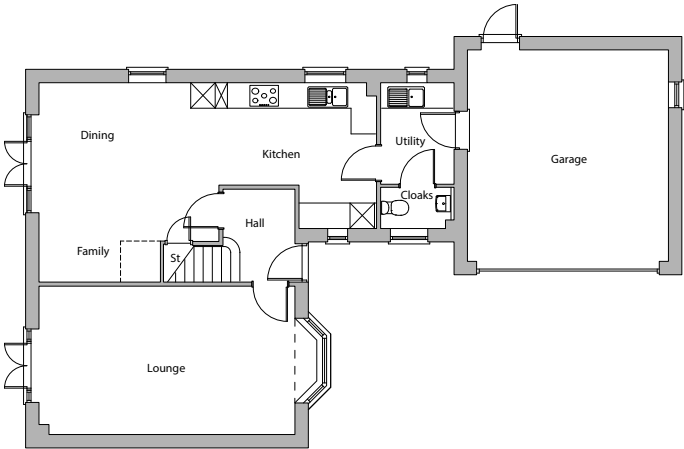
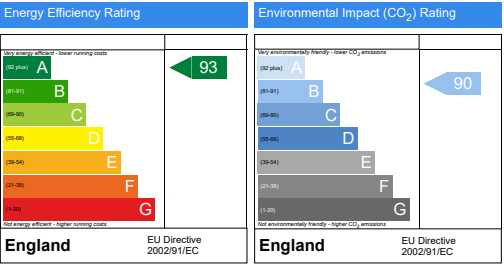


The Weston is a contemporary 5 bedroom home that has everything for the modern life.

At the entrance of the property the hall leads into the large lounge with its feature bay window at the front and French doors that lead onto the rear garden. The spacious open-plan kitchen / family / dining room provides the perfect space for family living or entertaining. Downstairs is a double integral garage with direct access into the utility room.

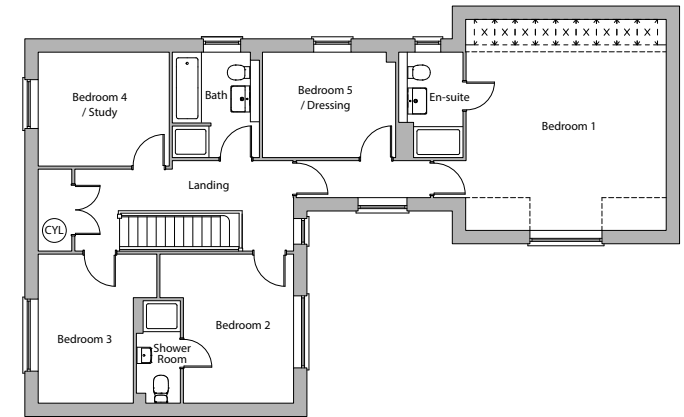
On the first floor are 5 spacious bedrooms and a family bathroom. Bedroom 1 has its own en-suite and the potential to change bedroom 5 into a dressing room. Bedroom 2 also has its own shower room whilst the other 2 rooms can be used as bedrooms or as a study.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT



### GROUND FLOOR

|                           | Metres          | Feet/Inches    |
|---------------------------|-----------------|----------------|
| Lounge                    | 6.72m* x 3.59m* | 22'1" x 11'9"  |
| Kitchen / Family / Dining | 8.22m* x 4.84m* | 27'0" x 15'10" |
| Utility                   | 2.45m x 1.75m   | 8'0" x 5'9"    |
| Cloakroom                 | 1.68m* x 0.97m* | 5'6" x 3'2"    |
| Garage                    | 5.18m x 4.93m   | 17'0" x 16'2"  |



### FIRST FLOOR

|                      | Metres          | Feet/Inches    |
|----------------------|-----------------|----------------|
| Bedroom 1            | 5.14m x 4.88m   | 16'10" x 16'0" |
| En-suite             | 2.55m* x 1.34m* | 8'4" x 4'5"    |
| Bedroom 2            | 3.61m* x 3.24m* | 11'10" x 10'8" |
| Shower Room          | 2.48m* x 1.05m* | 8'2" x 3'5"    |
| Bedroom 3            | 3.61m* x 2.88m* | 11'10" x 9'5"  |
| Bedroom 4 / Study    | 3.18m x 2.76m   | 10'5" x 9'1"   |
| Bedroom 5 / Dressing | 3.23m* x 2.55m* | 10'7" x 8'4"   |
| Bathroom             | 2.55m* x 1.89m* | 8'4" x 6'2"    |

Total Area - 1,759 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m / 1.2 x 0.76m

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.

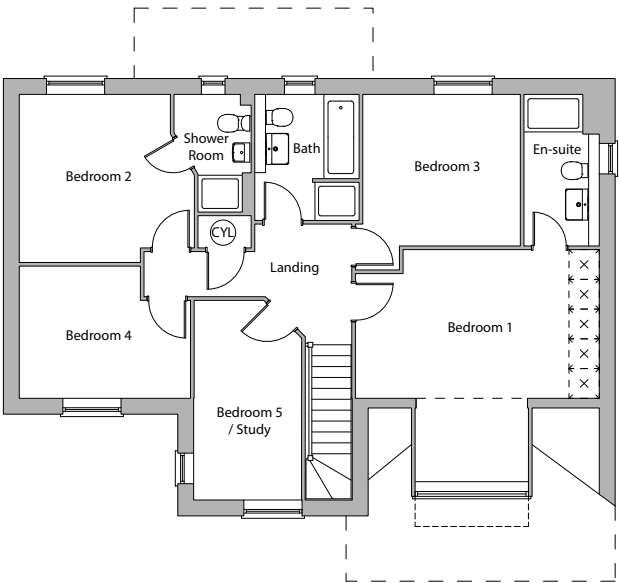
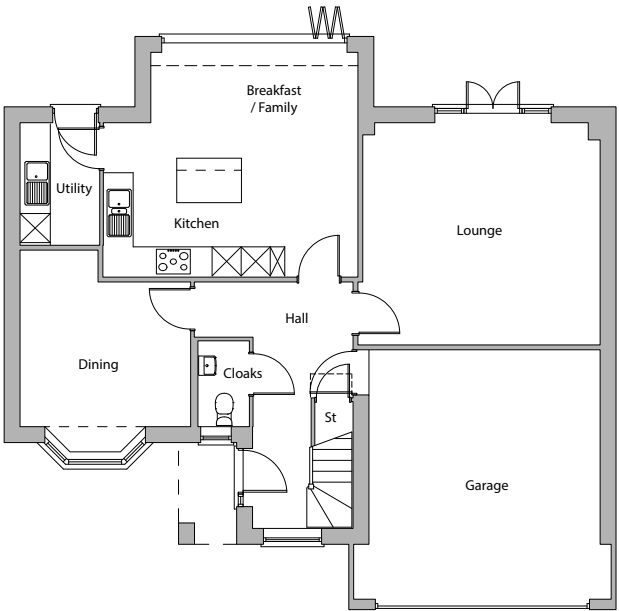
# CHESHAM 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



This Chesham is a prestigious 5 bedroom detached home offering a well-planned living space.

The ground floor comprises of entrance hall, lounge with French doors leading out into the garden, dining room with feature bay window and a kitchen / family / breakfast room with bi-fold doors. There is also a handy utility, downstairs cloaks and integral double garage.

On the first floor a lies a bedroom / study just off the landing. The main 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.



## GROUND FLOOR

|                           | Metres          | Feet/Inches    |
|---------------------------|-----------------|----------------|
| Lounge                    | 4.85m x 4.46m   | 15'11" x 14'8" |
| Kitchen / Family / B'fast | 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 1.03m   | 5'8" x 3'5"    |
| Garage                    | 5.15m* x 4.77m* | 16'11" x 15'8" |

## FIRST FLOOR

|                   | Metres          | Feet/Inches   |
|-------------------|-----------------|---------------|
| Bedroom 1         | 5.00m* x 4.78m* | 16'5" x 15'8" |
| En-suite          | 3.09m* x 1.30m* | 10'2" x 4'3"  |
| 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" |
| Bedroom 5 / Study | 4.08m* x 2.19m* | 13'5" x 7'2"  |
| Bathroom          | 2.55m* x 2.1m*  | 8'4" x 6'11"  |

Total Area - 1,765 ft<sup>2</sup>

\*Indicates maximum dimension

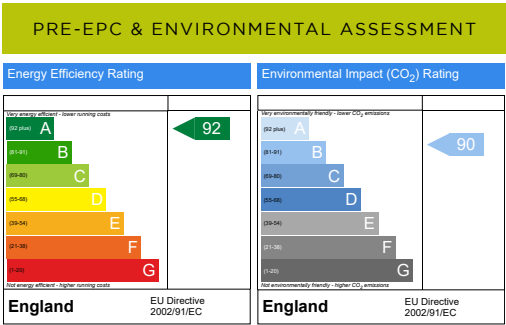
Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m / 1.2m x 0.76m

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

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

Plot 6 is handed.



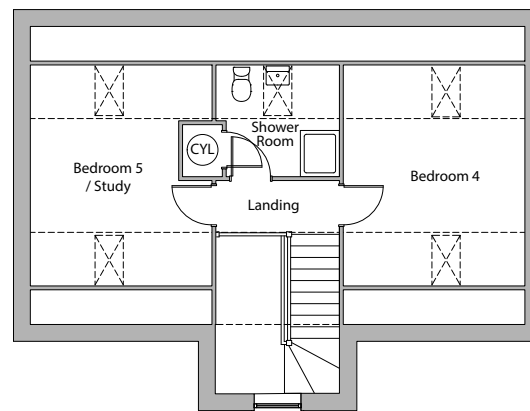
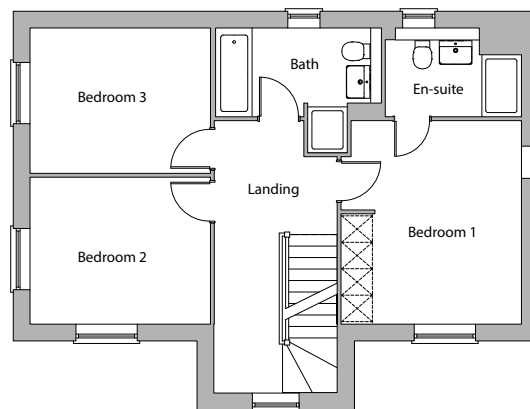
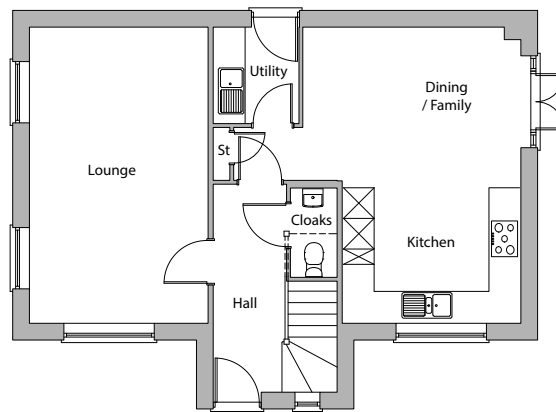
# GRANTHAM 5 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)



The Grantham is an impressive 5 bedroom detached home that offers luxury living over 3 floors.

On the ground floor is a light and spacious lounge and an open-plan kitchen / family / dining area, handy utility, and downstairs cloakroom. French doors lead from the family / dining area into the garden, maximising the light to bring the outside in.

Upstairs on the first floor is the master bedroom with en-suite, 2 further bedrooms and the family bathroom. The second floor leads into 2 further bedrooms and a handy bathroom.



## GROUND FLOOR

|                           | Metres          | Feet/Inches       |
|---------------------------|-----------------|-------------------|
| Lounge                    | 5.75m x 3.45m   | 18'10" x 11'4"    |
| Kitchen / Family / Dining | 5.75m* x 4.23m* | 18'10"* x 13'11"* |
| Utility                   | 1.85m x 1.64m   | 6'1" x 5'5"       |
| Cloakroom                 | 1.72m x 0.88m   | 5'8" x 2'10"      |

## FIRST FLOOR

|           | Metres          | Feet/Inches      |
|-----------|-----------------|------------------|
| Bedroom 1 | 3.95m* x 3.49m* | 12'11"* x 11'6"* |
| En-suite  | 2.63m* x 1.70m* | 8'7"* x 5'7"*    |
| Bedroom 2 | 3.49m x 2.84m   | 11'6" x 9'4"     |
| Bedroom 3 | 3.50m x 2.81m   | 11'6" x 9'3"     |
| Bathroom  | 3.22m* x 2.41m* | 10'7"* x 7'11"*  |

## SECOND FLOOR

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

Total Area - 1,773 ft<sup>2</sup>

\*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m  
Please note shower = 0.9m x 0.76m / 1.2m x 0.76m

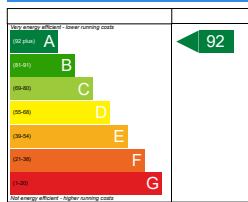
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plot 17 is handed.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT

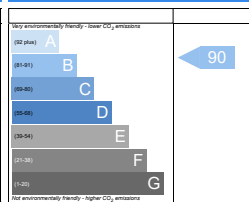
### Energy Efficiency Rating



England

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England

EU Directive 2002/91/EC



GREEN SPACE, LIVING SPACE, YOUR SPACE

## SAVE ANNUALLY WHEN YOU BUY NEW



- Lighting, heating & hot water costs are around 50% cheaper on new build houses. It means you could save an average of £82 a month, totalling £979 a year.
- Your water bill could be £126 cheaper annually because new builds are designed to reduce water usage and therefore use an average of 40 litres per person per day less than existing homes.
- 86% 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 reports: Wat-er Save October 2024 & Watt a Save January 2025.



## OUR PROMISE TO YOU

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

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

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

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

## BARS & RESTAURANTS

- |                     |                                    |
|---------------------|------------------------------------|
| 1 The Rising Sun    | 16 Stockport Boro Football Club    |
| 2 Ornella's Kitchen | 17 Stockport Sports Village        |
| 3 Gardener's Arms   | 18 Fletcher Moss Botanical Gardens |
| 4 The Barnhouse     | 19 Redrock Stockport               |
| 5 Pokusevski        | 20 The Whitworth Art Gallery       |

- |                                   |
|-----------------------------------|
| 6 Spread Eagle                    |
| 7 Pure Coffee<br>Vernon Park Cafe |
| 8 Arden Arms                      |
| 9 Rack                            |
| 10 Perfect Cupcakes               |
| 11 Covent Garden Cafe             |

## SPORTS & LEISURE

- |                                  |
|----------------------------------|
| 12 Romiley Golf Club             |
| 13 Reddish Vale Country Park     |
| 14 Etherow Country Park          |
| 15 Awesome Walls Climbing Centre |

## AMENITIES

- |                                |
|--------------------------------|
| 21 Bredbury Medical Centre     |
| 22 The Brooke Surgery          |
| 23 Holly House Dental Practice |
| 24 Chichester Road Pharmacy    |
| 25 Manchester Royal Infirmary  |
| 26 Stepping Hill Hospital      |

## RETAIL

- |                         |
|-------------------------|
| 27 ASDA Hyde Superstore |
| 28 Morrisons            |
| 29 ALDI                 |

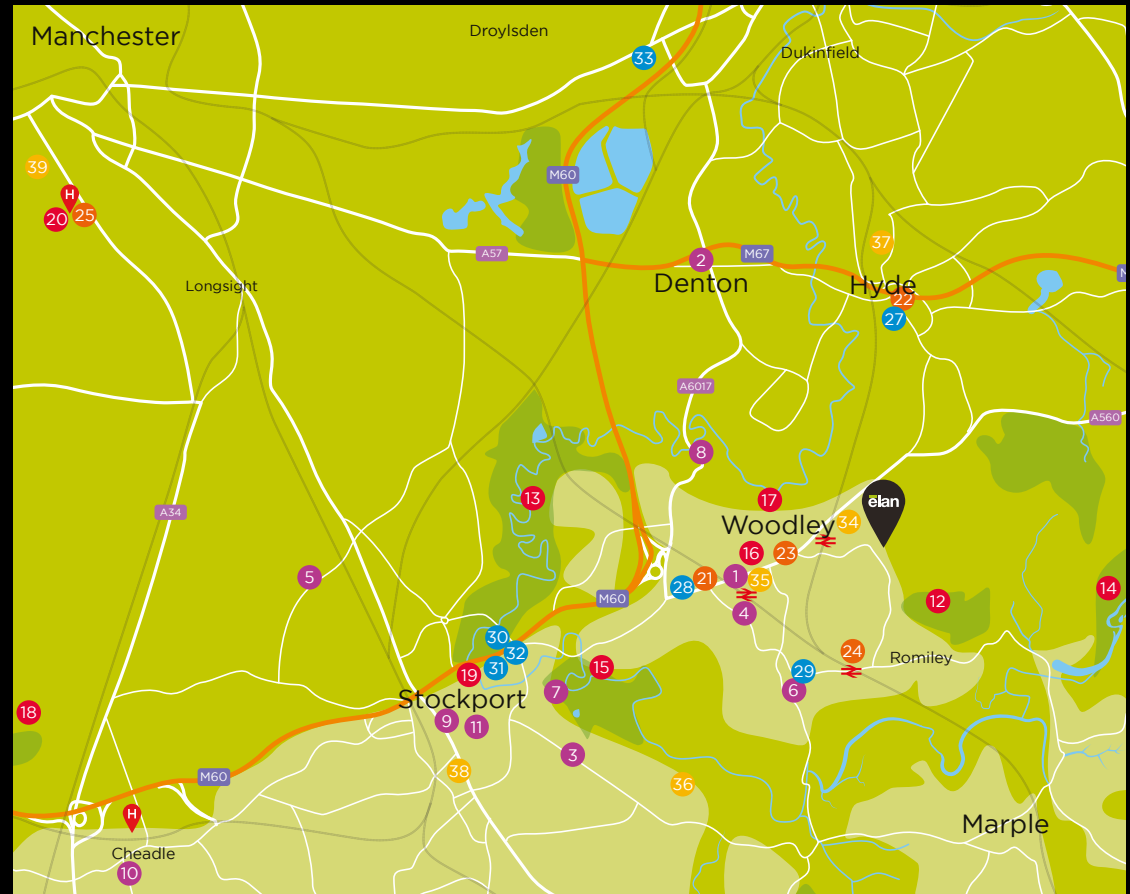
- |                          |
|--------------------------|
| 30 Tesco Extra           |
| 31 M&S Foodhall          |
| 32 Stockport Retail Park |
| 33 Snipe Retail Park     |

## EDUCATION

- |  |
|--|
| 34 Woodley Primary School                    |
| 35 St.Mark's C of E Primary & Nursery School |
| 36 Castle Hill High School                   |
| 37 Hyde High School                          |
| 38 Stockport College                         |
| 39 University of Manchester                  |

## TRAIN STATIONS

- |                                     |
|-------------------------------------|
| Woodley Train Station (2.4 miles)   |
| Bredbury Train Station (3.7 miles)  |
| Stockport Train Station (4.5 miles) |



All correct at the time of printing



## Destinations

|                    |            |
|--------------------|------------|
| Stockport          | 3.8 miles  |
| Manchester         | 9.6 miles  |
| Manchester Airport | 11.1 miles |
| Buxton             | 18.3 miles |
| Sheffield          | 32.3 miles |



## ST MARKS PAVILION

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W: elan-homes.co.uk/developments/st-marks-pavilion