

Brook Gardens
GREATER MANCHESTER

A FANTASTIC COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



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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.



LEIGH



BROOK GARDENS

Brook Gardens is an attractive development situated 1.5 miles from Leigh Town Centre, and less than 13 miles out of Manchester City Centre. A lovely community of 2, 3 & 4 bedroom homes, built with attention to detail.

Leigh lies within Greater Manchester and is conveniently situated by the East Lancashire Road (A580) which quickly connects Liverpool to Manchester, meaning two fantastic cities are within very easy access along with their airports.

With a proud industrial heritage, Leigh is home to friendly pubs, a great mix of shops, excellent sports clubs and facilities, and a strong sense of community. It's also ideally located between Wigan and Warrington, giving you easy access to even more amenities, hospitals, colleges, and attractions.

ON YOUR DOORSTEP

Leigh and the surrounding areas have plenty to offer. Outdoor enthusiasts will love the nearby Pennington Flash Nature Reserve, perfect for walking, golfing, fishing, and a variety of water activities. If you're looking to get a retail fix, Parsonage Retail Park is just a short drive away, offering popular stores for food, fashion, beauty, gyms, and dining. In the town centre, the high street is filled with well-known retailers and charming independent cafés.

Just a short journey to Glazebury, Bents Garden & Home, one of the UK's top garden centres, attracts over a million visitors each year with its stunning selection of plants, home products, café, and world-class Christmas displays.

With easy access to Wigan, Warrington, and a wide range of local amenities, Brook Gardens offers the perfect lifestyle for families and professionals alike.

All information was correct at the time of printing.



A BEAUTIFUL PLACE TO BE



RICH IN SPORTS AND CULTURE

Whether you enjoy swimming, football, gym or tennis, Leigh Sports Village has it all. This is also the home of professional Rugby League club, the Leigh Leopards.

For dog walkers and nature lovers, the recently developed RHS Garden Bridgewater is just a short drive from Brook Gardens. A little further afield, you'll find the world-renowned Trafford Centre, along with the many attractions of Trafford Park, including The Snow Centre for indoor skiing and iFLY for skydiving experiences.

Keen golfers will be spoilt for choice, with numerous golf courses and driving ranges surrounding the town. For those who love the outdoors, Rivington, with its scenic landscapes and extensive nature trails, is less than 15 miles away.

EXCELLENT SCHOOLS AND TRANSPORT

Leigh is primarily served by the A580, providing direct links to all the major motorways in the region, such as the M60 motorway, which circles Greater Manchester and the M6, M62 and M56 making Leigh a well connected place to live and the ideal location for commuters.

The Vantage V1 and V2 bus services offer a direct and speedy route into Manchester city centre, ideal for those commuting for work or leisure. Newton-le-Willows Train Station with its plethora of routes is 6 miles away, whilst Wigan North Western Train Station and Warrington Bank Quay Train Station provide direct services to London Euston.

Leigh has great education facilities nearby for children of all ages. On the doorstep, is Bedford Hall Methodist Primary School and Bedford High School is just over a mile away, both rated 'Good' in their most recent Ofsted inspections. Wigan & Leigh College is conveniently just over 10 minutes drive away and 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.



Brook Gardens

GREATER MANCHESTER

A BEAUTIFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES

OAKDALE
(1*, 4, 5, 6, 7, 25*, 27, 28, 29, 30, 31, 32 & 33*)
4 bedroom detached / semi-detached home
*with attached single garage

TENBURY
(34)
4 bedroom detached home
with detached single garage

MONTFORD
(24)
4 bedroom detached home
with integral single garage

HEATH
(26)
4 bedroom detached home
with detached single garage

HOLDEN
(17, 20 & 21)
3 bedroom terraced home

HUTTON
(2, 3, 8, 9, 10, 13, 14, 18 & 23)
3 bedroom terraced /
semi-detached home

BELMONT
(11, 12, 15, 16, 26, 19 & 22)
2 bedroom terraced home



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



SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	BARONIAL	REGENCY
4 ring ceramic hob	✓	✓
Built in microwave	×	✓
Built in single electric oven	✓	✓
Integrated 50/50 Fridge Freezer	×	✓
Free standing Fridge Freezer	✓	×
Integrated extractor hood	✓	×
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	BARONIAL	REGENCY
Towel rail to bathroom and en-suite	×	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath [†]	✓	✓
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 [†]	✓	✓

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

ELECTRICAL	BARONIAL	REGENCY
External lighting to front	✓	✓
TV point to lounge / family room [†]	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom [†]	✓	✓
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 [†]	✓	✓
White sockets and switches throughout	✓	✓

SAFETY & SECURITY	BARONIAL	REGENCY
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	BARONIAL	REGENCY
High efficiency gas central heating	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓
Electric vehicle charging point	✓	✓

[†] Where applicable

* Subject to build stage

OAKDALE 4 BEDROOM DETACHED / SEMI-DETACHED HOME WITH ATTACHED SINGLE GARAGE* (REGENCY)

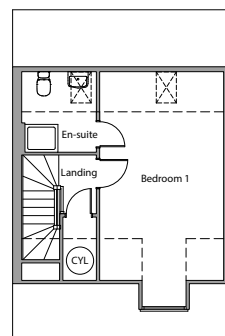
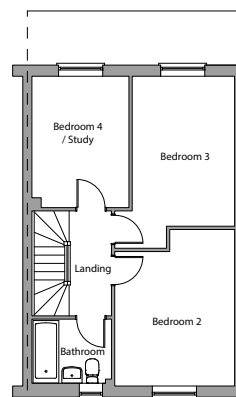
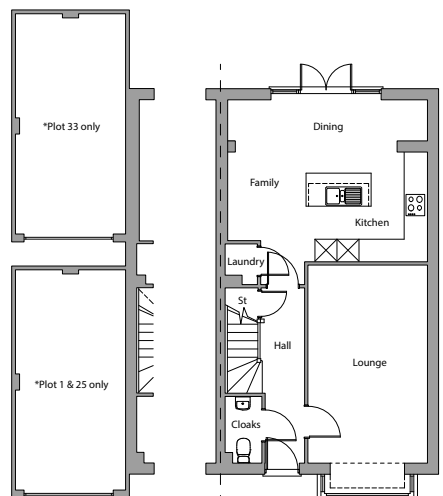


The Oakdale is a prestigious 4 bedroom detached / semi-detached home offering a well-planned living space across 3 floors.

The ground floor comprises of an entrance hall, lounge with feature bay window and an open-plan kitchen / family / dining complete with French doors and an island. There is also a handy laundry space and cloakroom.

On the first floor a lies 3 good-sized bedrooms - one of which can be used as a study. This floor also hosts the modern family bathroom.

On the second floor, you'll find the generous master bedroom complete with stylish en-suite.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Family / Dining	5.34m* x 4.95m*	17'6" x 16'3"
Lounge	5.99m* x 3.16m*	19'8" x 10'4"
Cloakroom	1.79m* x 0.91m*	5'10" x 3'0"
Garage*	6.00m x 3.00m	19'8" x 9'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 2	4.18m* x 3.18m*	13'9" x 10'5"
Bedroom 3	4.00m* x 2.71m*	13'2" x 8'11"
Bedroom 4 / Study	3.50m* x 2.59m*	11'6" x 8'6"
Bathroom	2.12m* x 1.73m*	6'11" x 5'8"

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 1	5.65m x 3.31m*	18'7" x 10'10"
En-suite	2.18m* x 1.99m*	7'2" x 6'7"

Total Area - 1,425 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
97	94
England EU Directive 2002/91/EC	England EU Directive 2002/91/EC

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 4, 6, 25, 27, 29 & 31 are handed

*Garage to plots 1, 25 & 33 only

TENBURY 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)

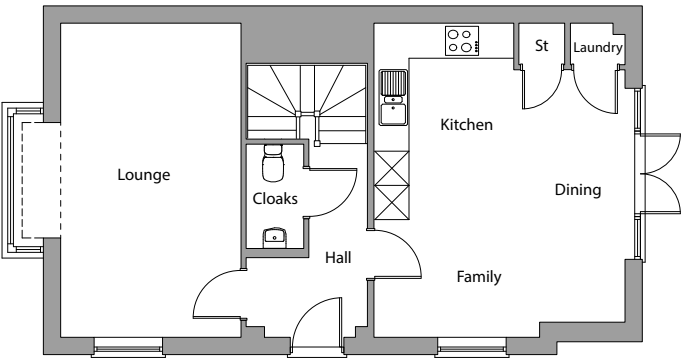
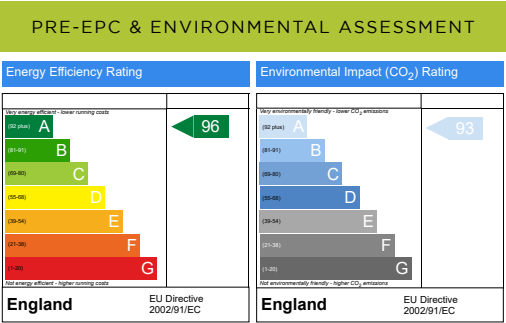


The Tenbury is an impressive 4 bedroom detached home that offers luxury living over 3 floors.

On the ground floor, a bright and inviting lounge features a beautiful bay window. The open-plan kitchen, dining, and family area includes a convenient laundry space and a downstairs cloakroom. French doors open from the dining area onto the garden, filling the space with even more natural light.

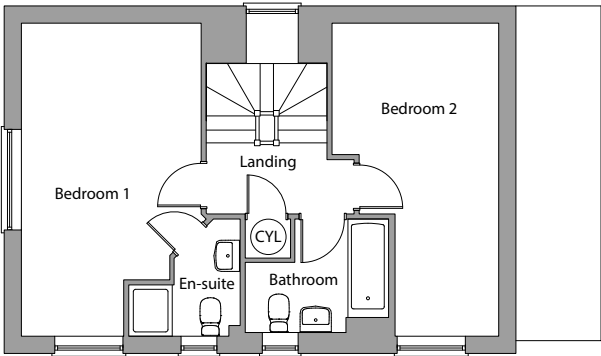
Upstairs on the first floor is the master bedroom with en-suite, a further bedroom and the family bathroom.

The second floor leads into two further bedrooms which are served by a handy shower room. Bedroom 4 also makes an ideal study.



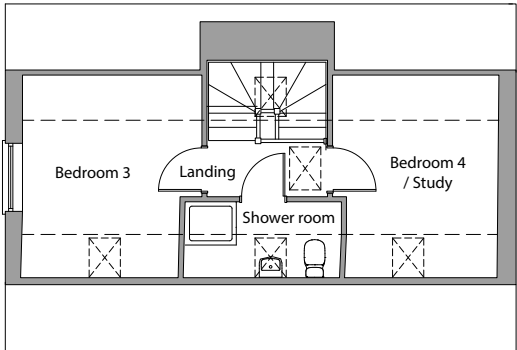
GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Family / Dining	5.38m* x 4.35m*	17'8" x 14'3"
Lounge	5.38m* x 3.76m*	17'8" x 12'4"
Cloakroom	1.81m x 0.98m	5'11" x 3'3"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.38m* x 3.09m*	17'8" x 10'1"
En-suite	2.03m* x 1.94m*	6'8" x 6'4"
Bedroom 2	5.38m* x 2.86m*	17'8" x 9'4"
Bathroom	2.50m* x 1.97m*	8'2" x 6'6"



SECOND FLOOR

	Metres	Feet/Inches
Bedroom 3	3.52m* x 3.09m*	11'7" x 10'1"
Bedroom 4 / Study	3.52m* x 2.86m*	11'7" x 9'4"
Shower Room	2.73m x 1.32m	9'0" x 4'4"

Total Area - 1,424 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

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

Plot 17 is handed.

MONTFORD 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Montford is a compelling 4 bedroom detached home, complete with integral garage.

From the central hallway, the ground floor opens into a comfortable lounge that flows seamlessly into the open-plan kitchen, dining, and family area, with French doors leading out to the rear garden. A convenient cloakroom completes the ground floor.

On the first floor, there is a master bedroom to the front of the house with an en-suite. There are two further bedrooms overlooking the rear garden and another bedroom that would make the perfect study. All of which are served by the stylish family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

98

Environmental Impact (CO₂) Rating

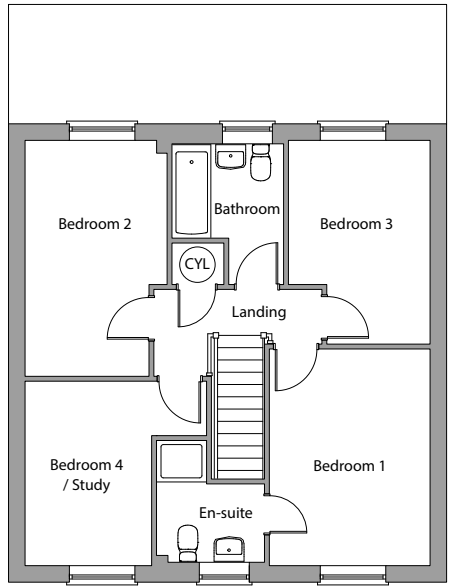
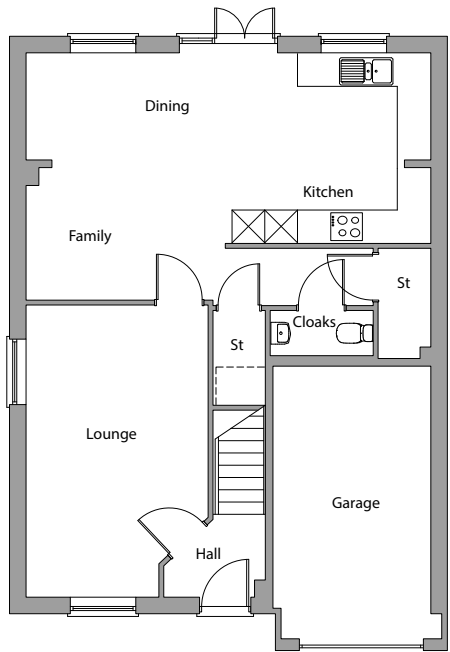
93

England

EU Directive 2002/91/EC

England

EU Directive 2002/91/EC



GROUND FLOOR		
	Metres	Feet/Inches
Kitchen / Family / Dining	7.29m* x 4.45m*	23'11" x 14'7"
Lounge	5.29m* x 3.26m*	17'4" x 10'8"
Cloakroom	1.78m x 0.90m	5'10" x 3'0"
Garage	5'00m* x 2.89m*	16'5" x 9'6"

FIRST FLOOR		
	Metres	Feet/Inches
Bedroom 1	3.89m x 2.87m	12'9" x 9'5"
En-suite	2.20m* x 1.95m*	7'3" x 6'5"
Bedroom 2	4.25m* x 2.53m*	13'11" x 8'3"
Bedroom 3	3.66m* x 2.52m*	12'0" x 8'3"
Bedroom 4 / Study	3.30m* x 2.24m*	10'10" x 7'4"
Bathroom	2.55m* x 2.02m*	8'4" x 6'8"

Total Area - 1,259 ft²
*Indicates maximum dimension
Dimensions are to plasterboard finish

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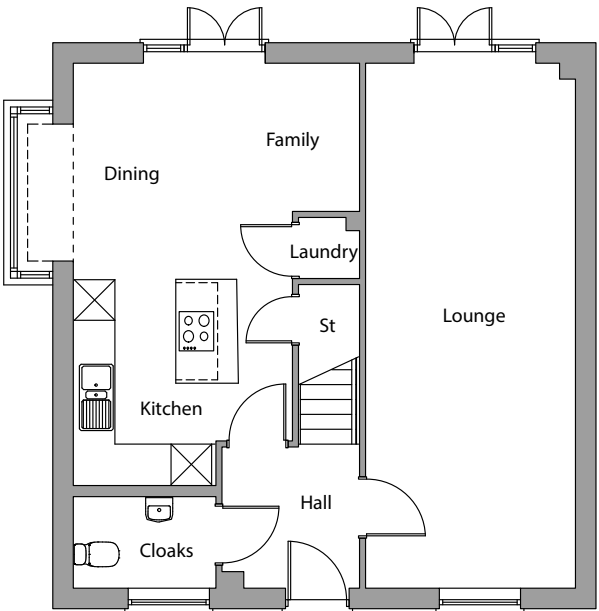
HEATH 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Heath is a 4 bedroom detached home full of charm.

On the ground floor is a large lounge that spans the length of the home. There is a light and spacious kitchen / family / dining area featuring a beautiful bay window and island. There is also a downstairs cloakroom and laundry space.

Upstairs from the central landing is the master bedroom with en-suite, three further bedrooms - one of which could be used as a study - and the all important family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Family / Dining	6.16m* x 4.83m*	20'3" x 15'10"
Lounge	7.63m* x 3.02m*	25'0" x 9'11"
Cloakroom	2.08m x 1.27m	6'10" x 4'2"

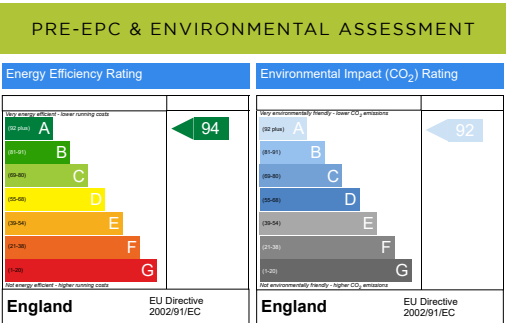
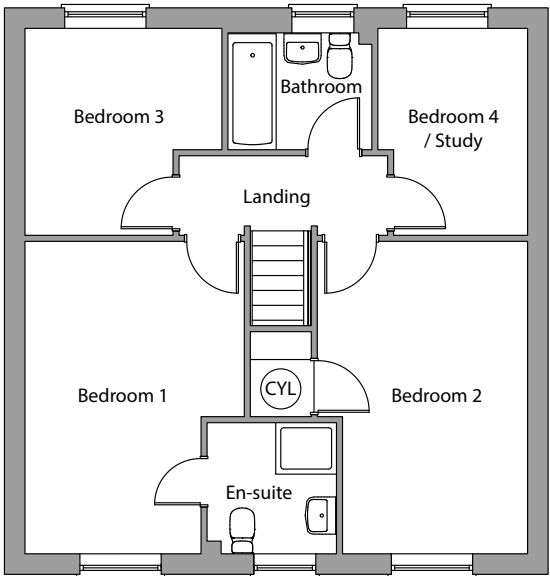
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.54m* x 3.16m*	14'11" x 10'4"
En-suite	1.91m* x 1.89m*	6'3" x 6'2"
Bedroom 2	4.54m* x 3.03m*	14'11" x 9'11"
Bedroom 3	2.98m* x 2.83m*	9'9" x 9'3"
Bedroom 4 / Study	2.98m* x 2.10m*	9'9" x 6'11"
Bathroom	2.13m x 1.70m	7'0" x 5'7"

Total Area - 1,238 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



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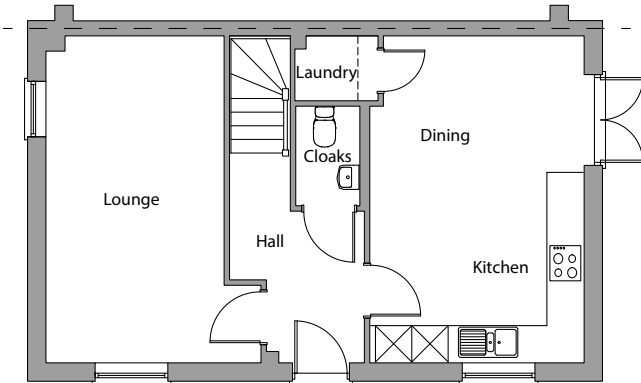
HOLDEN 3 BEDROOM TERRACED HOME (REGENCY)



The Holden is a 3 bedroom terraced home offering a well-planned living space.

The ground floor comprises of entrance hall, a generous lounge and a kitchen / dining room with French doors leading to the garden. There is also a downstairs cloakroom and useful laundry space.

On the first floor, you'll find Bedroom 1 with its own en-suite, along with two additional bedrooms, one of which could be used as a study. A modern family bathroom completes this floor.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	5.25m* x 3.46m*	17'3"* x 11'4"*
Lounge	5.30m* x 2.86m*	17'5"* x 9'5"*
Cloakroom	1.62m x 1.03m	5'4" x 3'5"

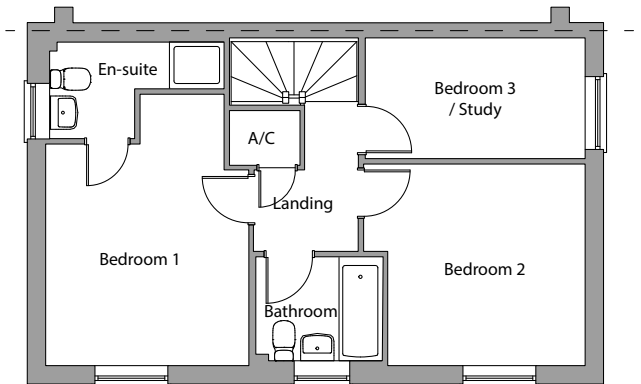
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.57m* x 3.27m*	11'9"* x 10'9"*
En-suite	2.85m* x 1.56m*	9'4"* x 5'2"*
Bedroom 2	3.57m* x 3.24m*	11'8"* x 10'8"*
Bedroom 3 / Study	3.57m x 1.94m	11'8" x 6'5"
Bathroom	2.06m* x 1.70m*	6'9"* x 5'7"*

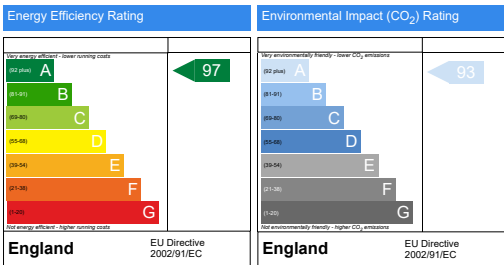
Total Area - 1,017 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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 & 21 are handed.

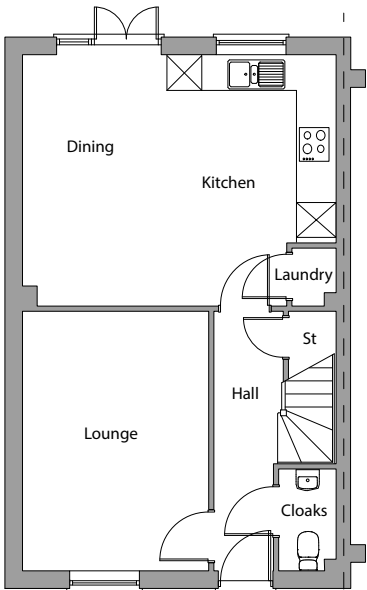
HUTTON 3 BEDROOM TERRACED / SEMI-DETACHED HOME (REGENCY)



The Hutton is the perfect 3 bedroom terraced / semi-detached home, carefully designed for the modern family.

On the ground floor is a spacious lounge and an open-plan kitchen / dining area with French doors leading into the garden. There is also a cloakroom and laundry area for your convenience.

Upstairs on the first floor is the master bedroom with en-suite. There are two further bedrooms off the landing along with the family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	5.23m* x 4.25m*	17'2" x 13'11"
Lounge	4.39m x 3.11m	14'5" x 10'2"
Cloakroom	1.73m* x 0.95m*	5'8" x 3'1"

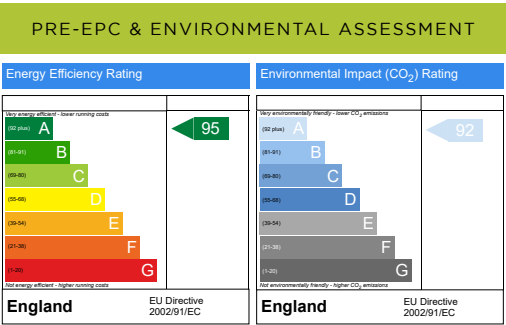
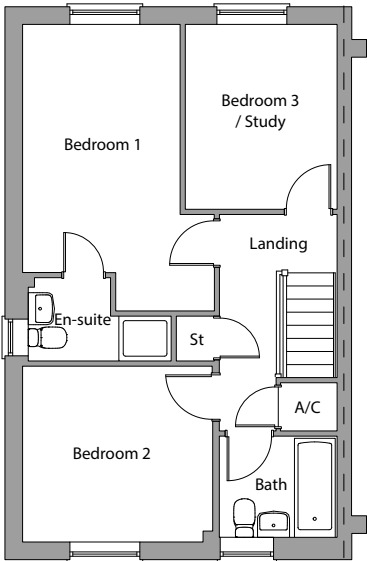
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.18m* x 2.61m*	13'9" x 8'7"
En-suite	2.44m* x 1.41m*	8'0" x 4'7"
Bedroom 2	3.20m* x 2.94m*	10'8" x 9'8"
Bedroom 3 / Study	3.10m x 2.56m	10'2" x 8'5"
Bathroom	1.98m x 1.73m	6'6" x 5'8"

Total Area - 1,017 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



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Plot 3, 9, 13, 14 & 23 are handed.

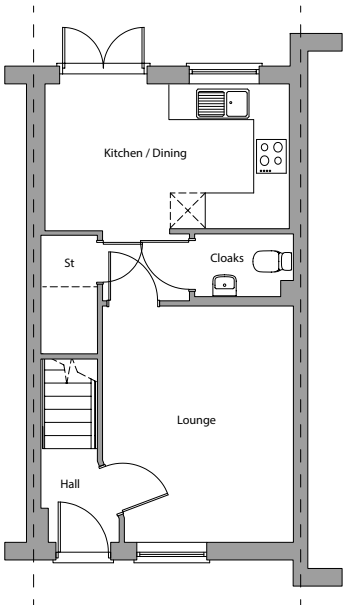
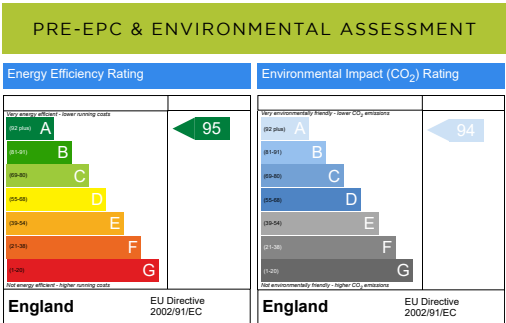
BELMONT 2 BEDROOM TERRACED HOME (BARONIAL)



The Belmont is a tasteful 2 bedroom terraced home offering a well-planned living space.

The ground floor comprises of entrance hall, a spacious lounge to the front of the home, a handy cloakroom and a kitchen / dining area with French doors onto the rear garden.

On the first floor there are two good-sized bedrooms, one of which may be used as a study. Both bedrooms are served by the central family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.17m* x 2.43m*	13'8" x 8'0"
Lounge	3.98m* x 3.23m*	13'1" x 10'7"
Cloakroom	1.65m* x 1.05m*	5'5" x 3'5"

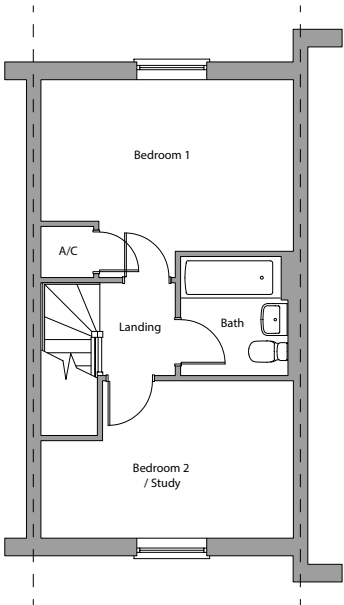
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.27m* x 2.87m*	14'0" x 9'5"
Bedroom 2 / Study	4.27m* x 2.62m*	14'0" x 8'7"
Bathroom	2.02m* x 1.82m*	6'8" x 6'0"

Total Area - 721 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



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

Plot 11, 16, 19 & 22 are handed.



GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW



- Lighting, heating and hot water costs are around 50% cheaper on new build houses. This 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.

CAFÉS & RESTAURANTS

- 1 Don Alberto's
- 2 That Secret Ingredient
- 3 Twentymans
- 4 The Glazebury Pub & Kitchen
- 5 The Archer
- 6 The Point Astley
- 7 Partridge Lakes Café
- 8 Nando's
- 9 Toscana Mediterranean
- 10 Il Cortile

SPORTS & LEISURE

- 11 Pennington Flash
- 12 Leigh Sports Village
- 13 PureGym

- 14 Partridge Lakes Fishery
- 15 Leigh Golf Club
- 16 RHS Garden Bridgewater
- 17 Howe Bridge Leisure Centre
- 18 BEYOND

HEALTHCARE

- 19 Leigh Family Practice
- 20 Leigh NHS Walk in Centre
- 21 Greenlane Dental Practice
- 22 Manor Pharmacy

RETAIL

- 23 Tesco Extra
- 24 Morrisons
- 25 Sainsbury's
- 26 ASDA

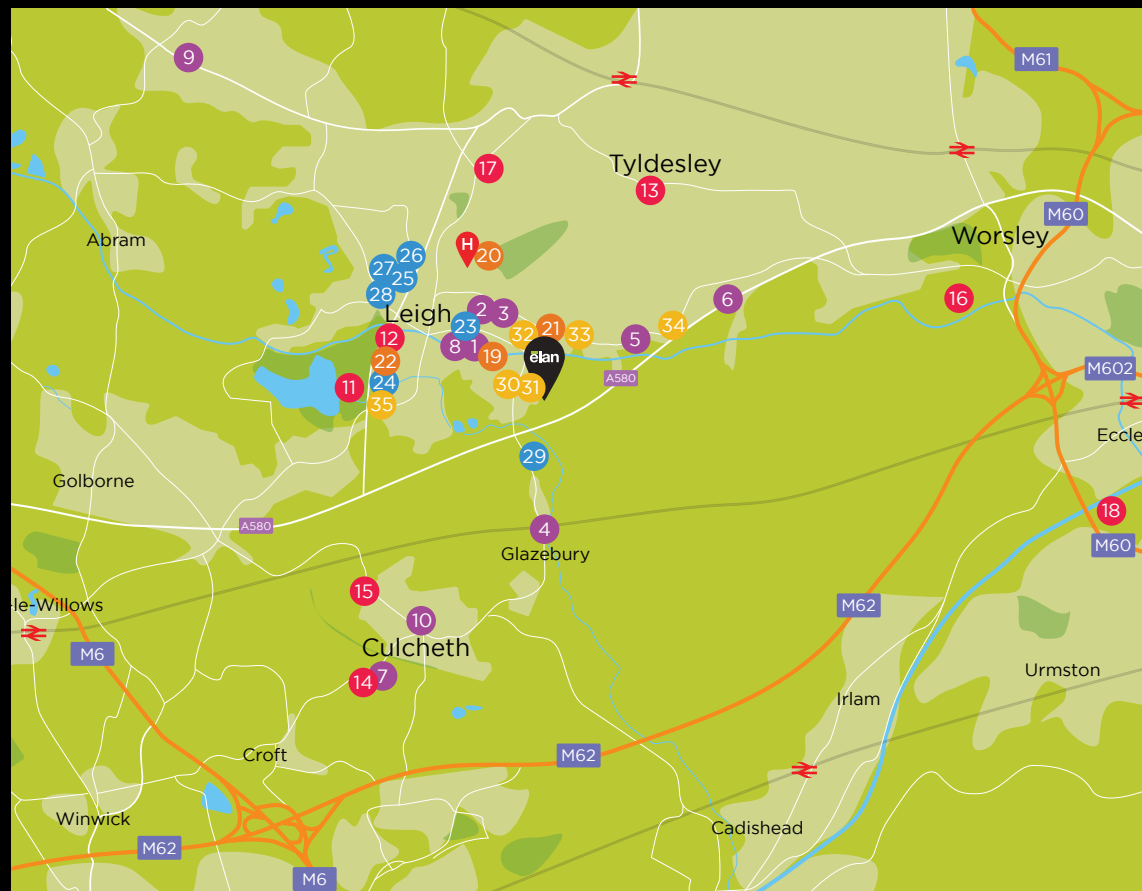
- 27 M&S Foodhall
- 28 Parsonage Retail Park
- 29 Bents Garden & Home

EDUCATION

- 30 Ducklings Day Nursery
- 31 Bedford Hall Methodist Primary School
- 32 St. Thomas C.E. Primary School
- 33 Bedford High School
- 34 St. Mary's Catholic High School
- 35 Wigan & Leigh College

TRAIN STATIONS

- Newton-le-Willows Train Station (5.8 miles)
- Irlam Train Station (8 miles)
- Patricroft Train Station (8.1 miles)



All correct at the time of printing



Destinations

Wigan	8.5 miles
Warrington	9.6 miles
Manchester	12.5 miles
Manchester Airport	18.5 miles
Liverpool Airport	23.6 miles
Liverpool	24.2 miles



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Greater Manchester
WN7 3DW

SHRED.MIRACLES.PENCIL

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