

Berkswell Rise
BALSALL COMMON

A BEAUTIFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®

HOMES YOU'LL LOVE *inside out*







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.



BALLSALL COMMON



BERKSWELL RISE

Berkswell Rise is a welcoming community of seventeen 2, 3 & 4 bedroom homes, built with attention to detail. The new Elan Homes development coming to Balsall Common is just 8 miles from Solihull town centre and within easy reach of Birmingham and Coventry.

Balsall Common lies within the West Midlands and is conveniently situated close to the A45 and M42, providing excellent road links to Birmingham, Coventry, and beyond, with Birmingham Airport also within easy reach.

With a friendly village atmosphere, Balsall Common is home to local shops, traditional pubs, excellent schools, sports clubs and leisure facilities, and a strong sense of community. Its location also offers quick access to the surrounding countryside, neighbouring towns, and city attractions, giving residents a perfect balance of village life and city convenience.

ON YOUR DOORSTEP

Balsall Common offers a fantastic range of amenities, making everyday life simple and convenient. Everyday essentials are all close at hand, with Balsall Common Library, the Balsall Common & Meriden Group Practice, Balsall Common Dental Practice, local pharmacies, and a range of hair, nail, and beauty salons just minutes away.

When it comes to dining and socialising, the village is brimming with character. Traditional pubs such as the Bull & Anchor and Ye Olde Saracen's Head sit alongside modern restaurants and cafes, including McKee's Brasserie, The Masala Club, and Bewitched Coffee, offering something for every taste.

For shopping and leisure, residents benefit from a mix of local and larger destinations. Oakes Farm Shop and the nearby Co-op provide everyday convenience, while Coventry and Solihull are just a short drive away, with destinations such as Cannon Park, West Orchards, Resorts World Birmingham, and the iconic Bullring offering wider shopping, dining, and entertainment options.

All information was correct at the time of printing.



A BEAUTIFUL PLACE TO BE



PLENTY TO EXPLORE AND ENJOY

For those who enjoy an active lifestyle, Balsall Common and the surrounding area offer plenty of opportunities to stay fit and have fun. Locally, you can enjoy tennis at Berkswell and Balsall Common Tennis Club, Pilates at Bridge, or a round of golf at the West Midlands Golf Club. Families and nature lovers will also appreciate nearby Spencer's Retreat Care Farm and the peaceful walks through Crackley Woods Nature Reserve.

When it comes to culture and days out, the location is equally appealing. A short drive takes you to exciting attractions such as Coventry Building Society Arena, FarGo Village, Cadbury World, and Trentham Monkey Forest. Whether it's exploring historic sites, enjoying hands-on experiences, or spending a day at a waterpark or safari park, there's something for everyone to enjoy close by.

EXCELLENT SCHOOLS AND TRANSPORT

Families will appreciate the excellent range of education options available at every stage of learning. For younger children, Balsall Common Primary School has an Outstanding Ofsted rating, while Templars Primary School and Green Oak Academy provide further strong primary choices. For older students, Heart of England School serves ages 11-18 with a Good Ofsted rating and a thriving sixth form community.

There are also specialist and further education options nearby, including BOA Creative, Digital & Performing Arts Academy, the National Mathematics and Science College, and major universities such as Coventry University, University of Warwick, Birmingham City University, and University of Birmingham, making the area ideal for growing families seeking continuity from early years through to university.

Excellent transport links make commuting and travel easy, whether by train, bus or car. Berkswell railway station is within easy reach, with services on the Coventry-Birmingham line connecting you quickly to Birmingham International, Birmingham New Street, Coventry and beyond. Several regular bus routes link Balsall Common with Solihull, Coventry and surrounding villages, keeping the wider West Midlands within reach. Road connections are equally convenient, with the A45, M42, M40 and M6 all accessible nearby, offering direct routes to Birmingham, Coventry, Birmingham Airport and the national motorway network for work, leisure or travel further afield.

All information was correct at the time of printing.



Berkswell Rise

BALSALL COMMON

A beautiful collection of 2, 3 & 4 bedroom homes

SUTTON SPECIAL (6, 14, 16 & 17)
2 bedroom semi-detached / terrace home

BROCTON (5, 7, 8, 10, 11, 13 & 15)
3 bedroom semi-detached home

SHELDON SPECIAL (9)
3 bedroom detached home
with detached single garage

BRANDON SPECIAL (12)
3 bedroom detached home
with detached single garage

BUNBURY (4)
4 bedroom detached home
with detached single garage

WOODHALL (1)
4 bedroom detached home
with detached single garage

BROUGHTON (2)
4 bedroom detached home
with detached single garage

BLENHEIM (3)
4 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 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	REGENCY	SOVEREIGN
Ceramic hob	✓	×
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 [†]	✓	✓
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	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 [†]	✓	✓
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	✓	×
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	✓	✓
Solar panels	✓	✓

[†] Where applicable

* Subject to build stage

Not included on Sutton Special

SUTTON SPECIAL 2 BEDROOM SEMI-DETACHED / TERRACED HOME (REGENCY)



The Sutton Special offers contemporary living, ideal for your first home.

The Sutton Special boasts a well-proportioned lounge to the front of the property, which gives access to the downstairs cloakroom and the kitchen / dining room which spans the rear of the property, with French doors opening out to the rear garden.

On the first floor you will find 2 generous double bedrooms and a modern fitted bathroom plus a handy en-suite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

A

B

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92

England EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

A

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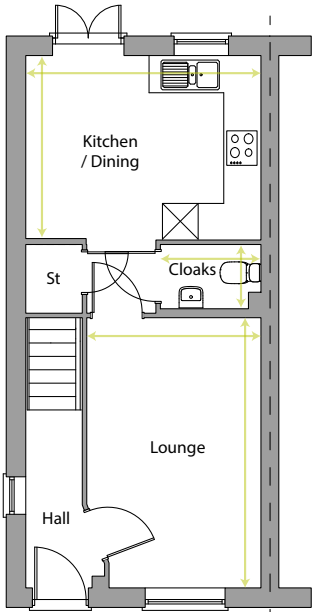
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England EU Directive 2002/91/EC

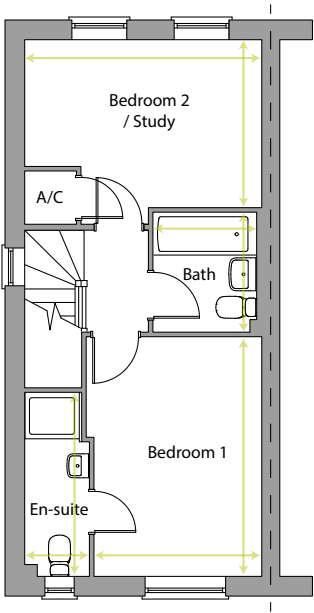
Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.



	Metres	Feet/Inches
Kitchen / Dining	3.90m x 3.03m	12'10" x 9'11"
Lounge	4.50m* x 2.89m*	14'9" x 9'6"*
Cloakroom	1.65m* x 1.05m*	5'5" x 3'5"*

	Metres	Feet/Inches
Bedroom 1	3.96m* x 2.76m*	13'0" x 9'1"*
En-suite	3.03m* x 1.04m*	9'11" x 3'5"*
Bedroom 2 / Study	3.90m* x 2.76m*	12'10" x 9'1"*
Bathroom	1.97m* x 1.70m*	6'6" x 5'7"*

Total Area - 761 ft²
*Indicates maximum dimension
Dimensions are to plasterboard finish



Kitchen unit depth = 0.6m
Shower = 0.9 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 6, 14, 16 & 17 are handed.

BROCTON 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Brocton is a tasteful 3 bedroom home offering stylish living over 2 floors.

To the front of the home you will find a well-proportioned lounge with bay window overlooking the front. Spanning the rear of the property is the kitchen / dining room with French doors giving access to the rear garden.

On the first floor, there is a good-sized bedroom 1 complete with en-suite. There are 2 further bedrooms all of which are served by a contemporary family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

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England EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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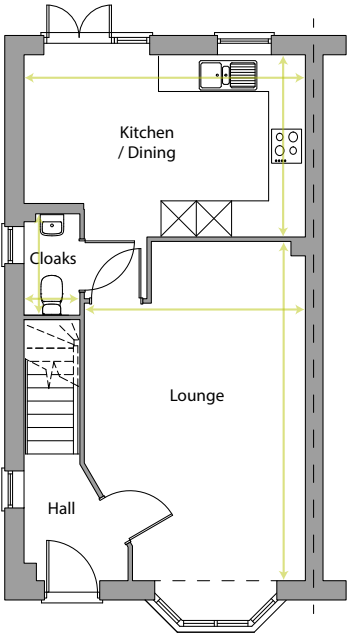
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England EU Directive 2002/91/EC

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GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.74m* x 3.06m*	15'6" x 10'0"
Lounge	6.23m* x 3.72m*	20'5" x 12'2"
Cloakroom	1.69m* x 0.91m*	5'7" x 3'0"

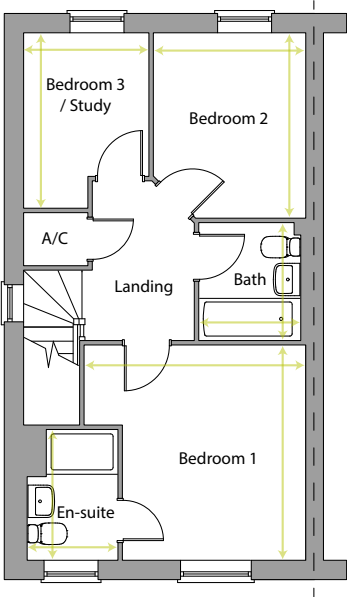
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.72m* x 3.61m*	12'2" x 11'10"
En-suite	2.18m* x 1.51m*	7'2" x 4'11"
Bedroom 2	3.10m* x 2.55*	10'2" x 8'4"
Bedroom 3 / Study	2.94m* x 2.08m*	9'8" x 6'10"
Bathroom	1.97m* x 1.70m*	6'6" x 5'7"

Total Area - 930 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



Kitchen unit depth = 0.6m
Shower = 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 8 & 11 are handed.

SHELDON SPECIAL 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Sheldon Special is an elegant 3 bedroom family home offering well planned accommodation throughout.

The ground floor consists of a generous kitchen / family / dining room with French doors opening out into the garden. The lounge is off the hall overlooking the front garden.

Upstairs, there is bedroom 1 with dressing rooms and en-suite, plus 2 further bedrooms (one being ideal for use as a study) plus a good-sized family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

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England

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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England

EU Directive 2002/91/EC

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A detailed ground floor plan showing a large open-plan living area consisting of a Family room, Dining area, and Kitchen. The Kitchen has a sink, stove, and oven. A Lounge is located off the hall, overlooking the front garden. The hall includes stairs (St) leading up and down, and a Cloakroom. The plan also shows a front entrance and a rear garden access.

GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Family / Dining	6.46m* x 4.47m*	21'2" x 14'8"
Lounge	5.14m* x 4.16m*	16'11" x 13'8"
Cloakroom	1.94m* x 1.01m*	6'4" x 3'4"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.13m x 2.71m	13'7" x 8'11"
En-suite	2.19m x 2.17m	7'2" x 7'1"
Dressing Room	2.23m x 1.45m	7'4" x 4'9"
Bedroom 2	3.34m x 2.74m	10'11" x 9'0"
Bedroom 3 / Study	3.64m x 2.44m	11'11" x 8'0"
Bathroom	2.56m x 2.0m	8'5" x 6'7"

Total Area - 1,125 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

A detailed first floor plan showing three bedrooms: Bedroom 1, Bedroom 2, and Bedroom 3 / Study. Bedroom 1 has an en-suite and a dressing room. Bedroom 2 and Bedroom 3 / Study have dressings. The plan also includes a central landing with stairs, a bathroom, and a shower room (A/C). The front entrance and rear garden access are also shown.

Kitchen unit depth = 0.6m
Shower = 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 9 is handed.

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BRANDON SPECIAL 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Brandon Special is a stunning double fronted property with plenty of traditional character and charm.

On the ground floor is a spacious lounge which runs the entire length of the house with 3 windows to maximise the light. Mirroring this on the other side of the home, is a generous sized kitchen / family / dining room which has French doors that lead onto the garden.

Upstairs there are 3 bedrooms off the landing. Bedroom 1 has a dressing room and an en-suite and overlooks the front of the home. Bedrooms 2 and 3 are served by the stylish family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

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Environmental Impact (CO₂) Rating

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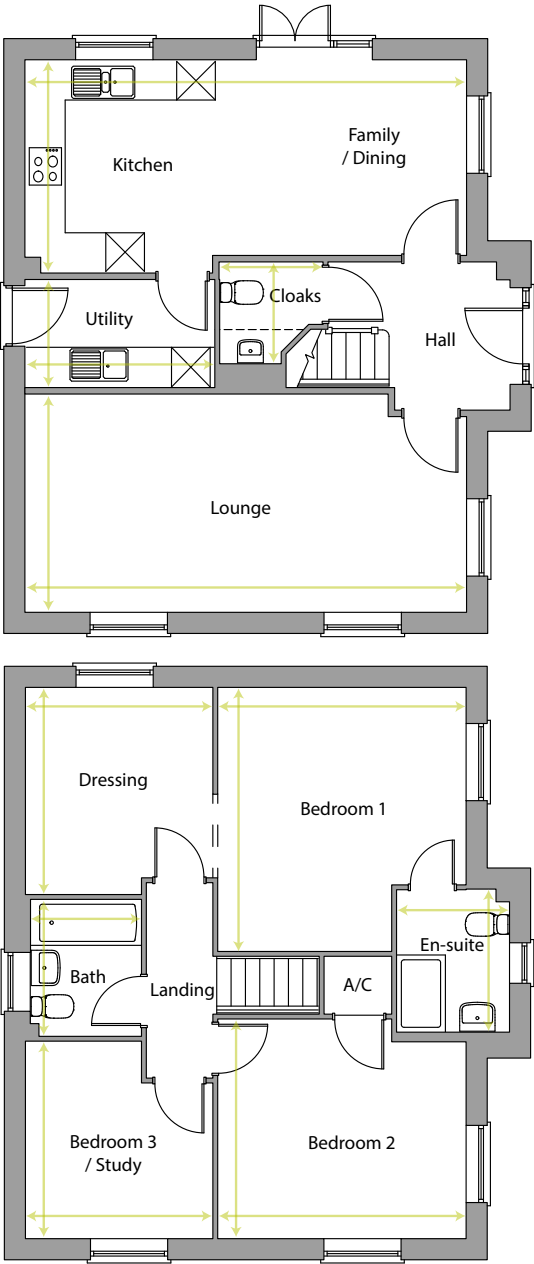
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EU Directive 2002/91/EC

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	Metres	Feet/Inches
Kitchen / Family / Dining	6.80m* x 3.26m*	22'4"* x 10'8"*
Utility	2.91m x 1.63m	9'6" x 5'4"
Lounge	6.80m* x 3.34m*	22'4"* x 10'11"*
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*

	Metres	Feet/Inches
Bedroom 1	4.07m* x 3.82m*	13'4"* x 12'7"*
Dressing	3.18m* x 2.88m*	10'5"* x 9'5"*
En-suite	2.18m* x 1.72m*	7'2"* x 5'8"*
Bedroom 2	3.82m* x 3.38m*	12'7"* x 11'1"*
Bedroom 3 / Study	3.03m* x 2.88m*	9'11"* x 9'5"*
Bathroom	2.10m* x 1.70m*	6'11"* x 5'7"*

Total Area - 1,298 ft²
*Indicates maximum dimension
Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 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 12 is handed.

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 the windows and French doors. There's an expansive kitchen / dining / family 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 house are 2 further bedrooms, plus the family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

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England

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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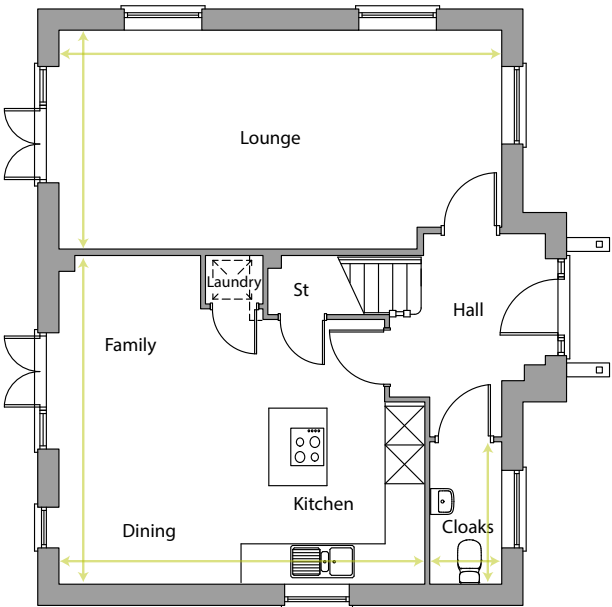
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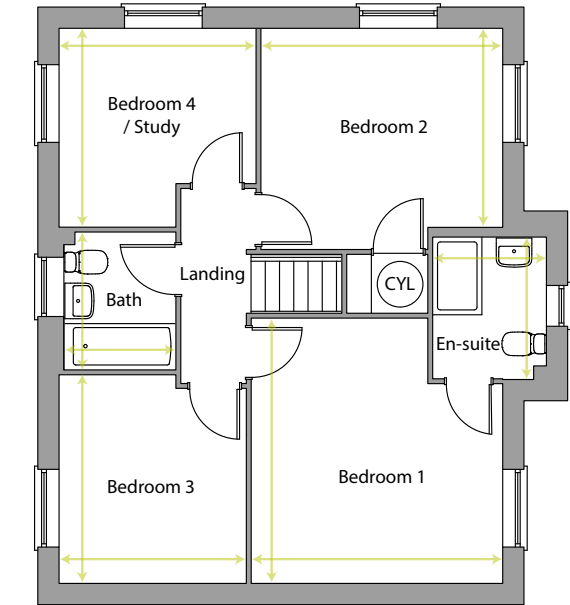
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EU Directive 2002/91/EC

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	Metres	Feet/Inches
Kitchen / Family / Dining	5.62m* x 5.04m*	18'5" x 16'6"
Lounge	6.80m* x 3.34m*	22'4" x 10'11"
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 ft²
*Indicates maximum dimension
Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
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 4 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, dining and family 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.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

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Environmental Impact (CO₂) Rating

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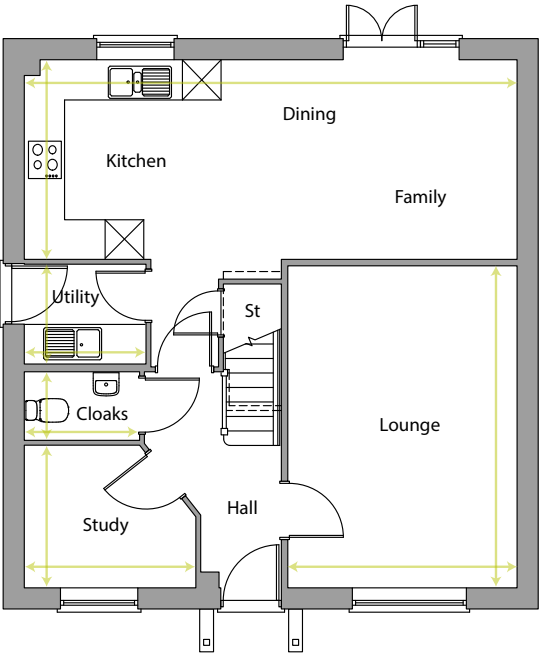
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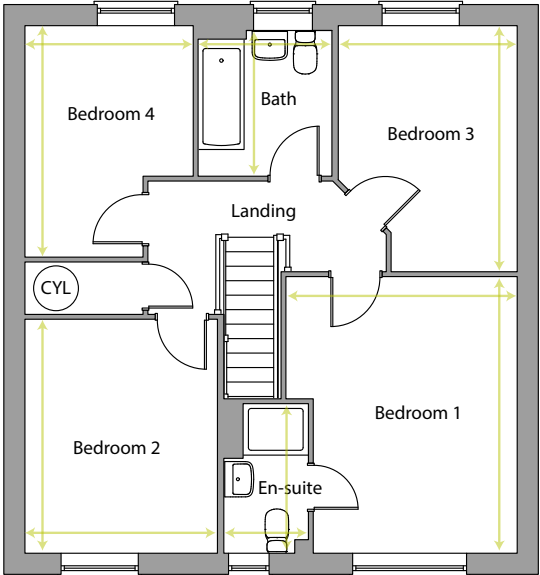
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	Metres	Feet/Inches
Kitchen / Family / Dining	7.60m* x 3.05m*	24'11" x 10'0"
Utility	1.85m x 1.52m	6'1" x 5'0"
Lounge	4.95m x 3.51m	16'3" x 11'6"
Study	2.62m* x 2.18m*	8'7" x 7'2"
Cloakroom	1.75m x 1.04m	5'9" x 3'5"

	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 ft²
*Indicates maximum dimension
Dimensions are to plasterboard finish



Kitchen unit depth = 0.6m
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 1 is handed.

BROUGHTON 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)



The magnificent four bedroom Broughton is the epitome of executive living from Elan.

Downstairs is spacious, with a suite rooms to match every occasion. At the heart of the home is the kitchen / family room, which boasts a separate utility with exterior access and French doors. The dining room, which also opens to the garden, has double doors to the lounge. The ground floor also has a separate study and cloakroom.

The first floor landing gives way to three bedrooms and a shared family bathroom. Bedroom 1 has a modern en-suite, bedroom 2 is complete with a shower room. The further two bedrooms are served by a contemporary family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

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GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Family	5.62m* x 3.06m*	18'5" x 10'0"
Utility	2.36m* x 1.72m*	7'9" x 5'8"
Dining	3.52m* x 2.57m*	11'7" x 8'5"
Lounge	4.74m x 3.52m	15'7" x 11'7"
Study	3.52m x 2.39m	11'7" x 7'10"
Cloakroom	1.78m x 1.06m	5'10" x 3'6"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.60m* x 3.54m*	11'10" x 11'7"
En-suite	2.33m* x 1.86m*	7'8" x 6'1"
Bedroom 2	3.58m* x 3.14m*	11'9" x 10'4"
Shower Room	2.52m* x 1.51m*	8'3" x 4'11"
Bedroom 3	3.56m x 2.73m	11'8" x 8'11"
Bedroom 4	3.56m x 2.39m	11'8" x 7'10"
Bathroom	2.17m* x 1.90m*	7'1" x 6'3"

Total Area - 1,502 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
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 2 is handed.

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BLENHEIM 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)



The Blenheim is a beautiful 4 bedroom detached home that offers well designed accommodation over 2 floors.

The ground floor consists of a spacious kitchen / family / dining room with French doors leading out to the garden. There is also a utility room, cloakroom and a separate lounge also with French doors leading to the garden.

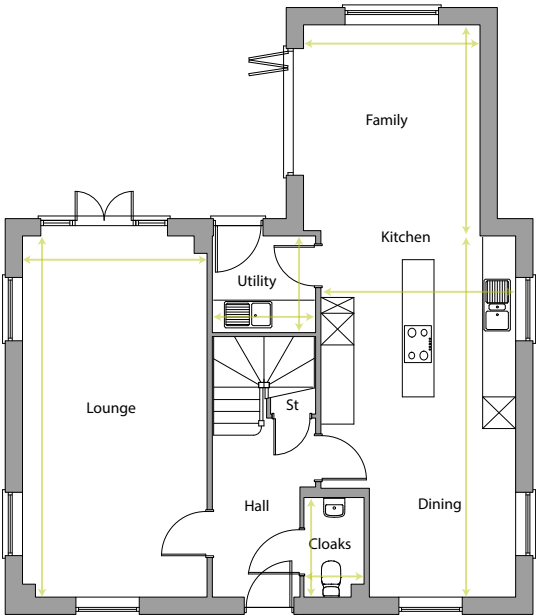
To the first floor, there is an en-suite and dressing room to bedroom 1. A handy shower room to the second bedroom and a family bathroom to accommodate the remaining 2 bedrooms.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

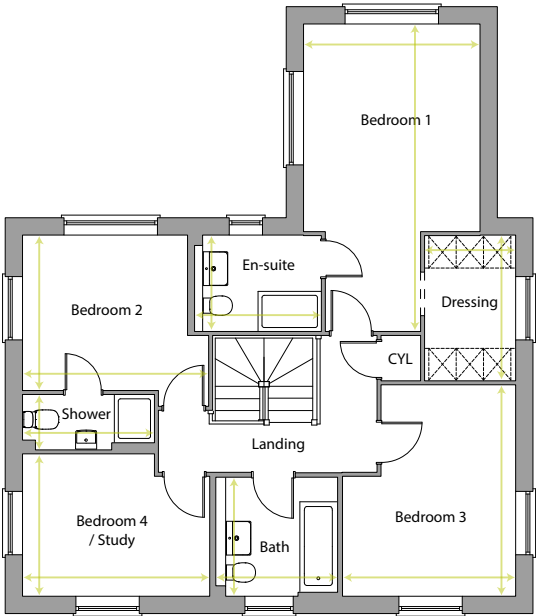
Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.



	Metres	Feet/Inches
Kitchen / Dining	6.79m* x 3.64m*	22'3"* x 11'11"*
Family	4.00m x 3.29m	13'1" x 10'10"
Utility	1.91m x 1.79m	6'3" x 5'11"
Lounge	6.79m* x 3.45m*	22'3"* x 11'4"*
Cloakroom	1.85m* x 1.10m*	6'1"* x 3'7"*

	Metres	Feet/Inches
Bedroom 1	3.90m x 3.29m	12'9" x 10'10"
Dressing Room	2.72m x 1.69m	8'11" x 5'6"
En-suite	2.22m x 1.79m	7'3" x 5'10"
Bedroom 2	3.09m* x 2.91m*	10'2"* x 9'6"*
Shower Room	2.46m* x 1.02m*	8'1"* x 3'4"*
Bedroom 3	3.97m* x 3.26m*	13'0"* x 10'8"*
Bedroom 4 / Study	3.51m* x 2.66m*	11'6"* x 8'9"*
Bathroom	2.22m x 2.09m	7'3" x 6'10"

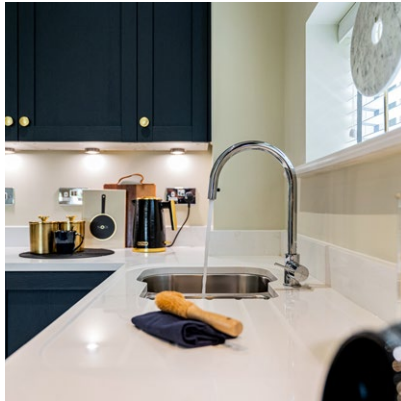
Total Area - 1,655 ft²
*Indicates maximum dimension
Dimensions are to plasterboard finish



Kitchen unit depth = 0.6m
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.



START YOUR
new chapter
TODAY



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 La Stalla Italian Restaurant
- 2 Hickory's Smokehouse
- 3 The Lake At Barston Restaurant
- 4 Eros Restaurant
- 5 Bear Inn
- 6 Soho Tavern
- 7 Ye Olde Saracen's Head
- 8 Squirrels Cafe
- 9 Brondi Coffee & Kitchen
- 10 Lavender Cafe

SPORTS & LEISURE

- 11 Balsall & Berkswell Hornets FC
- 12 Warwick Sport Climbing Centre
- 13 North Warwickshire Golf Club

- 14 Woodlands Sports Complex
- 15 Village Gym Coventry
- 16 Kenilworth Castle and Elizabethan Garden
- 17 National Exhibition Centre
- 18 Lavender Hall

AMENITIES

- 19 Balsall Common Health Centre
- 20 Balsall Common Dental Practice
- 21 Meadow Pharmacy
- 22 Solihull Hospital
- 23 Balsall Common Vets

RETAIL

- 24 Co-operative Food
- 25 Sainsbury's local
- 26 Tesco Superstore

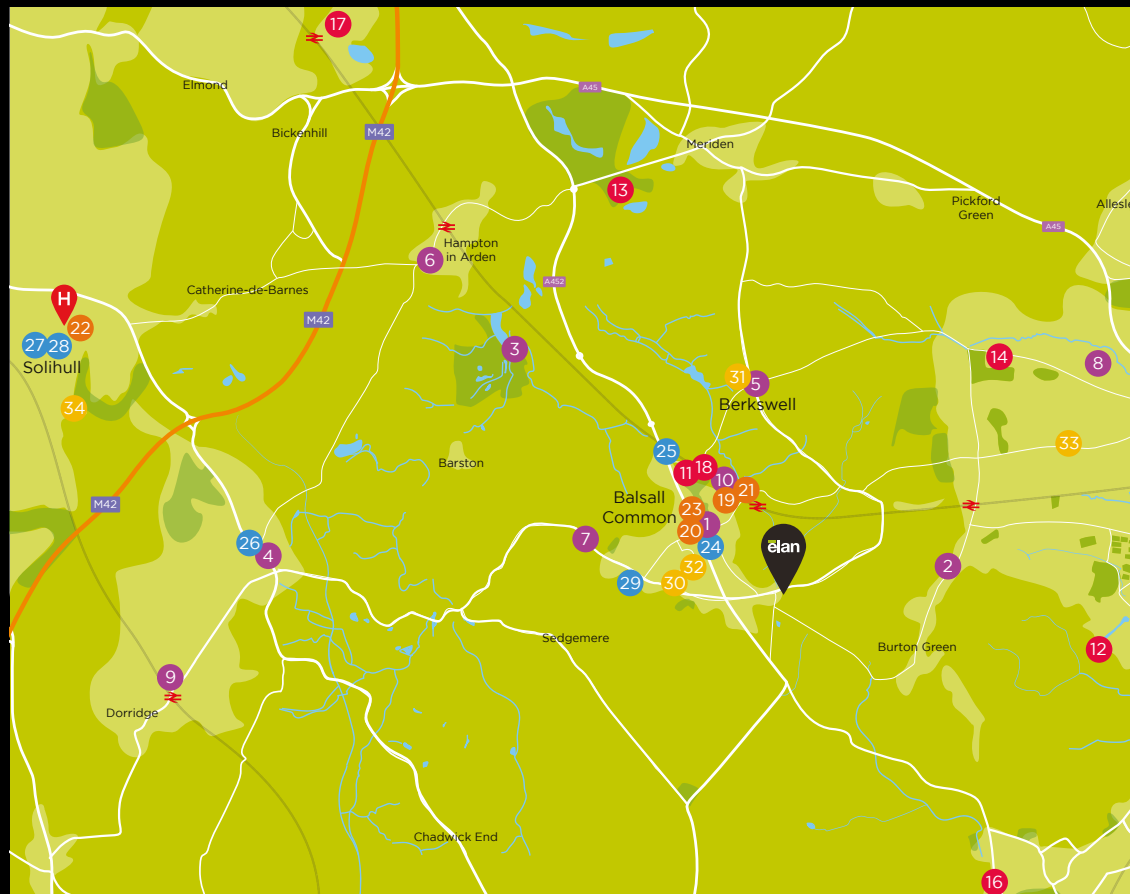
- 27 Waitrose & Partners
- 28 Touchwood Shopping Centre
- 29 Oakes Farm Shop

EDUCATION

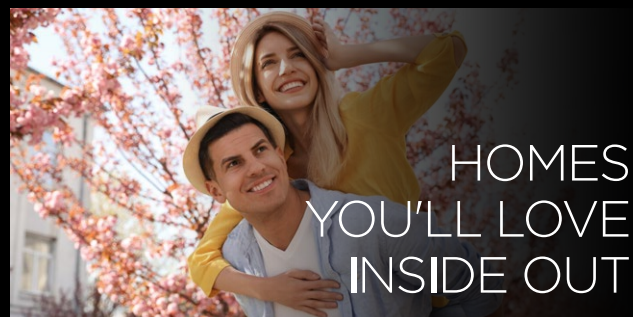
- 30 Balsall Common Primary School
- 31 Berkswell Church of England Primary School
- 32 Heart of England School
- 33 Hereward College
- 34 Solihull Sixth Form College
- 35 University of Warwick

TRAIN STATIONS

-  Berkswell Train Station (1.3 miles)
-  Dorridge Train Station (6.4 miles)
-  Birmingham International Train Station (7.8 miles)



All correct at the time of printing



Destinations

Coventry	6.9 miles
Birmingham Airport	7.2 miles
Solihull	8.0 miles
Leicester	32.9 miles
Birmingham	18.3 miles



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 POLITE.PLUG.TABLES

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