



Hollins View

WARRINGTON

A BEAUTIFUL COLLECTION OF 1, 2, 3 & 4 BEDROOM HOMES



elan

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.



WARRINGTON



HOLLINS VIEW

Hollins View is an attractive development situated in Rixton-with-Glazebrook, just over 6 miles from Warrington Town Centre, and less than 14 miles out of Manchester City Centre. It is a rural community consisting of 1, 2, 3 & 4 bedroom homes.

Rixton, a charming village on the banks of Manchester Ship Canal, is the perfect blend of suburban living and urban convenience. The village is home to several friendly pubs and local restaurants, beautiful green spaces and a strong sense of community.

ON YOUR DOORSTEP

Hollins View sits in the heart of the peaceful village of Rixton, surrounded by scenic walking routes and local beauty spots. Just a short stroll from the development is Rixton Clay Pits Nature Reserve, a tranquil haven with lakeside paths and wildlife viewing, ideal for morning walks or relaxed weekends outdoors.

Lymm Dam and Dunham Massey are both within easy reach, offering picturesque trails, historic grounds and family-friendly spaces to explore. If you enjoy fishing or leisurely afternoons in nature, Partridge Lakes is only a short drive away and remains one of the region's most popular angling destinations.

Living at Hollins View places you close to a variety of well-regarded pubs and restaurants. Within walking distance The Black Swan provides a quality dining experience, while Ego at The Green Dragon in Lymm brings Mediterranean-inspired dishes in a stylish setting. Other local favourites include La Boheme and Eighteen The Cross.

Hollins View is less than a 20 minute drive away to the well known Trafford Park. Here you can find almost every form of entertainment from world-renowned shopping destination the Trafford Centre, to crazy golf, indoor sky-diving and attractions like SEA LIFE Manchester. For closer retail therapy, nearby Culcheth is home to all major food outlets and Gemini Retail Park features popular stores IKEA, Marks & Spencer and Next.

All information was correct at the time of printing.



A BEAUTIFUL PLACE TO BE



PLENTY TO EXPLORE AND ENJOY

Around Rixton, you'll find a great mix of outdoor activities, sports and entertainment for all ages. Locally there are grassroots sports options including tennis at Rixton Tennis Club, football with Warrington Town FC and various clubs such as Warrington Gymnastics Club and Warrington Rowing Club. Lymm and Culcheth also offer a breadth of recreational opportunities.

Nearby Warrington town centre offers cultural venues like the Parr Hall and Warrington Museum & Art Gallery. Warrington also hosts a modern cinema, large shopping centre with popular outlets and the recently developed Warrington Market that offers an array of food vendors and evening entertainment. For children there's also family fun to be had at Gulliver's World Theme Park.

For those looking for a wholesome start to their weekend, Warrington's Parkrun hosted at Victoria Park, is one of the most popular in the region often exceeding over 500 participants weekly. Residents of Hollins View can also enjoy Rixton-with-Glazebrook Carnival every late June – a traditional village community carnival on the Village Green featuring rides, stalls, music, dance, a dog show, vintage tea tent and family entertainment.

EXCELLENT SCHOOLS AND TRANSPORT

Commuting from Hollins View is straightforward and convenient. The M62 and M6 are both easily accessible, providing direct routes to Manchester, Warrington, Liverpool and beyond.

Several train stations lie within a short drive, including Glazebrook, Birchwood, Irlam, and Padgate, offering regular services into Manchester, Warrington and other regional hubs. Local bus links are excellent too, with a stop near Ye Olde Red Lion offering services to surrounding villages and towns.

For international travel, Manchester Airport is within comfortable driving distance, providing a broad choice of domestic and global flights.

Families moving to Hollins View will find a strong selection of schools and nurseries nearby. For primary education, St Helens C of E Primary School sits close to the development and enjoys a positive reputation locally. For older children, the area offers several well-regarded secondary schools, including Birchwood Community High School, Lymm High School, and Culcheth High School. From here, students can further their education at Priestley College.

All information was correct at the time of printing.



Hollings View

WARRINGTON

A beautiful collection of 1, 2, 3 & 4 bedroom homes



- PRESTWOOD**
(15, 62, 75 & 76)
4 bedroom detached home with integral double garage
- RYTON SPECIAL**
(41, 42, 43, 44, 47*, 56 & 57)
3 bedroom detached* / semi-detached home
- KIRKHAM**
(9, 12, 33, 34, 61, 64, 68, 74 & 77)
4 bedroom detached home with detached single garage*
- RYTON**
(90 & 107)
3 bedroom detached home
- BICKFORD**
(1, 14, 21, 32, 63, 91, 106 & 110)
4 bedroom detached home with detached single garage*
- AYLESBURY**
(25, 26, 27, 28, 35, 36, 48, 49, 52, 53, 81, 82, 83 & 84)
3 bedroom semi-detached home
- SOMERTON**
(7, 8, 13, 22 & 58)
4 bedroom detached home with integral single garage
- AINSDALE**
(4, 10, 19, 23, 45, 51, 72, 85, 101 & 102)
2 bedroom semi-detached home
- THATCHAM**
(6, 20, 29, 67, 73, 78 & 87*)
3 bedroom detached home with detached single garage*
*Self-build plot
- WALDEN**
(2, 3, 5, 11, 18, 24, 37, 38, 46, 50, 54, 55, 65, 66, 69, 70, 71, 86, 88, 89, 100 & 103)
2 bedroom semi-detached home
- HORTON**
(16, 17, 30, 31, 39, 40, 59, 60, 79, 80, 104, 105, 108 & 109)
3 bedroom semi-detached home
- HINDON**
(BLOCK 1: 92, 93, 94, & 95
BLOCK 2: 96, 97, 98 & 99)
1 bedroom apartment

*Single or linked 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	BARONIAL	REGENCY	SOVEREIGN
Ceramic hob	✓	✓	×
Induction hob	×	×	✓
Built in microwave	×	✓	✓
Built in single electric oven	✓	✓	×
Built in double electric oven	×	×	✓
Integrated 50/50 fridge freezer	×	✓	✓
Free standing fridge freezer	✓	×	×
Integrated Dishwasher	×	×	✓
Stainless steel extractor hood	×	✓	✓
Integrated 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	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	BARONIAL	REGENCY	SOVEREIGN
White painted interior doors with chrome furniture	✓	✓	✓
White finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Wardrobes to bedroom 1	×	×	✓

ELECTRICAL	BARONIAL	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	BARONIAL	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	BARONIAL	REGENCY	SOVEREIGN
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

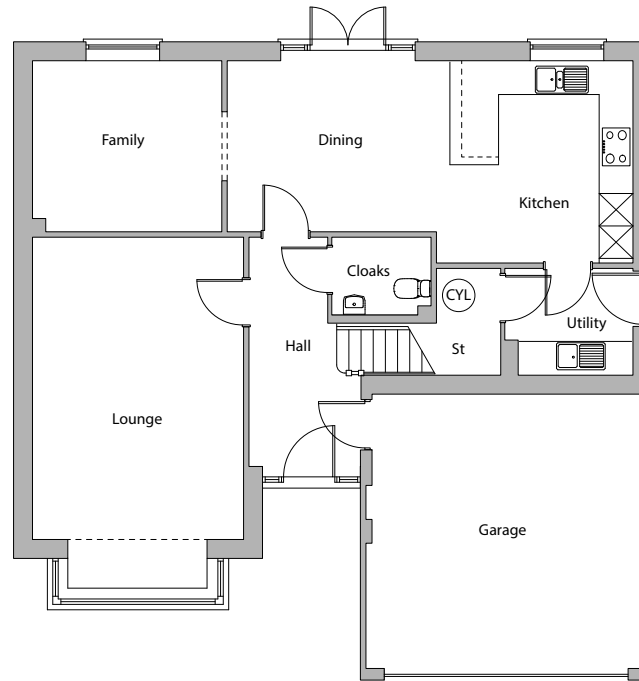
PRESTWOOD 4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



The Prestwood is a prestigious 4 bedroom detached home with an integral double garage offering a well-planned living space.

The ground floor comprises of entrance hall, lounge with desirable bay window, open-plan kitchen / dining with French doors and a family room. There is also a handy utility plus downstairs cloaks.

On the first floor you'll find 4 bedrooms, one of which may be used as a study, Bedroom 1 features an en-suite and dressing facilities whilst bedroom 2 boasts a shower room. The remaining 2 bedrooms are served by the family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	7.45m* x 3.69m*	24'5" x 12'1"
Utility	2.33m* x 1.93m*	7'8" x 6'4"
Family	3.45m* x 3.11m*	11'4" x 10'3"
Lounge	6.44m* x 3.85m*	21'2" x 12'8"
Cloakroom	1.80m* x 1.40m*	5'11" x 4'7"
Garage	5.07m* x 5.07m*	16'8" x 16'8"

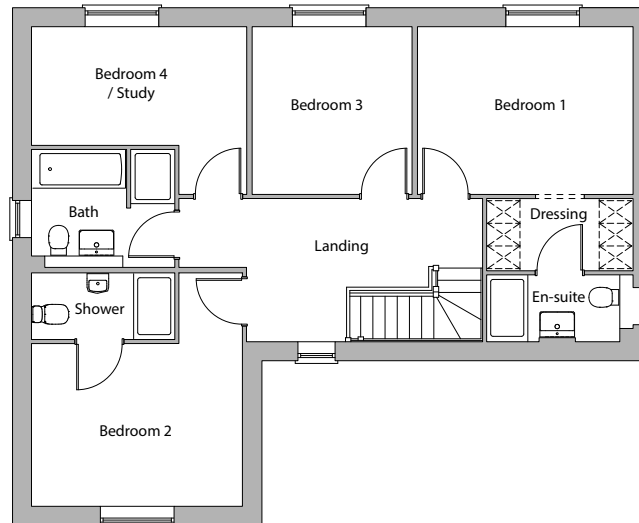
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.94m x 3.06m	12'11" x 10'0"
Dressing	2.66m x 1.30m	8'9" x 4'3"
En-suite	2.42m* x 1.19m*	7'11" x 3'11"
Bedroom 2	3.85m* x 2.96m*	12'8" x 9'9"
Shower Room	2.60m x 1.20m	8'7" x 3'11"
Bedroom 3	3.06m x 2.92m	10'0" x 9'7"
Bedroom 4 / Study	3.93m* x 2.15m*	12'11" x 7'1"
Bathroom	2.60m* x 2.15m*	8'7" x 7'1"

Total Area - 1,711 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



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 62 & 76 are handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>93</p>	<p>90</p>
<p>England EU Directive 2002/91/EC</p>	<p>England EU Directive 2002/91/EC</p>

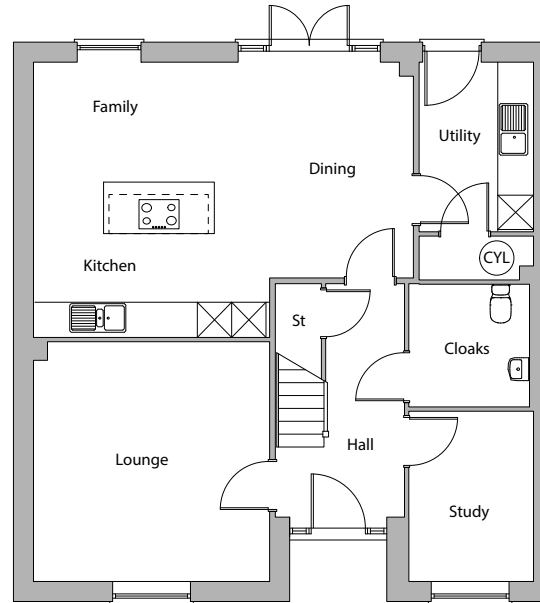
KIRKHAM 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE* (SOVEREIGN)



The Kirkham is a compelling 4 bedroom detached home with a detached single garage with kerb appeal.

The ground floor features a lounge to the front of the home alongside a study and spacious cloakroom. To the back of the home is the open-plan family / kitchen / dining area complete with utility. The rear garden can be accessed via the utility or the dining area's French doors.

Upstairs, off the central landing are 4 bedrooms. Bedroom 1 has an en-suite and bedroom 2 has a shower room. To the rear of the home, you will find bedroom 3 and 4 served by a family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Family / Kitchen / Dining	6.59m* x 4.77m*	21'7" x 15'8"
Utility	2.93m x 1.95m	9'7" x 6'5"
Lounge	4.15m* x 4.08m*	13'7" x 13'5"
Study	2.94m x 2.14m	9'8" x 7'0"
Cloakroom	2.11m x 2.08m	6'11" x 6'10"

FIRST FLOOR

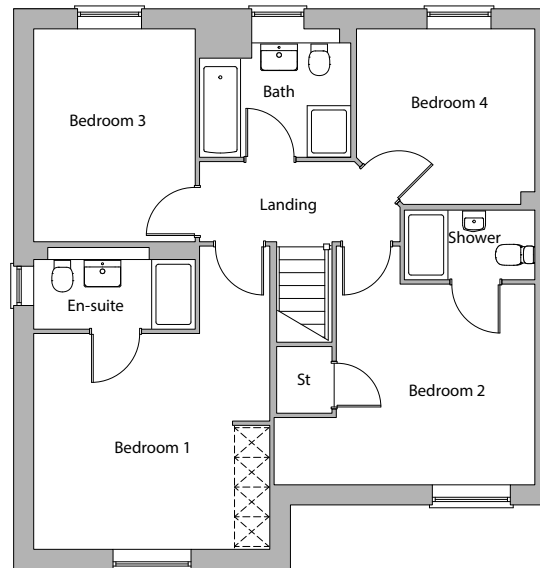
	Metres	Feet/Inches
Bedroom 1	4.08m* x 3.72m*	13'5" x 12'3"
En-suite	2.79m x 1.19m	9'2" x 3'11"
Bedroom 2	4.51m* x 3.46m*	14'9" x 11'4"
Shower Room	2.24m x 1.18m	7'4" x 3'11"
Bedroom 3	3.67m x 2.78m	12'1" x 9'1"
Bedroom 4	3.07m* x 3.02m*	10'1" x 9'11"
Bathroom	2.62m x 1.96m	8'7" x 6'5"

Total Area - 1,622 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

* Single or linked single garage



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Plots 9, 12, 64 & 77 are handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>93</p>	<p>91</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

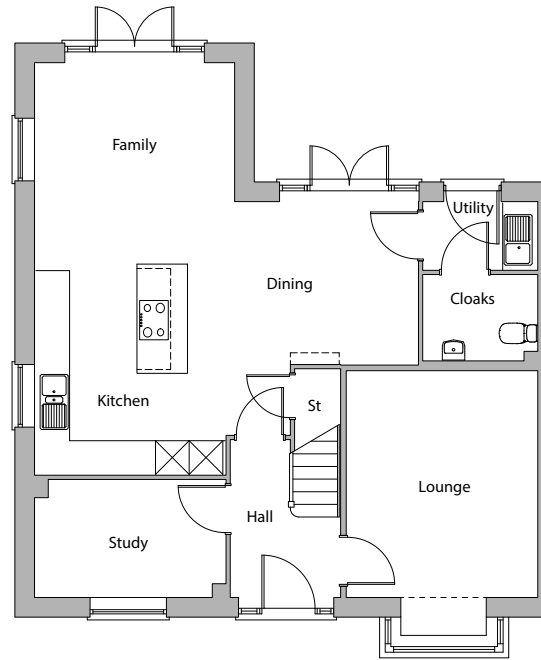
BICKFORD 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)



The Bickford is an impressive 4 bedroom detached home with a detached single garage that offers luxury living throughout.

As you enter the property, you will find a study opposite the generous lounge with feature bay window. To the back of the home, there is a beautiful family / kitchen / dining with two sets of French doors onto the rear garden. There's also a cloakroom, utility and study.

Upstairs, bedroom 1 has a dressing room and en-suite. Bedroom 2 has a shower room and the remaining 2 bedrooms are served by the modern family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Family / Kitchen / Dining	7.31m* x 6.80m*	24'0" x 22'4"*
Utility	2.01m x 1.15m	6'7" x 3'9"
Lounge	4.67m* x 3.36m*	15'4" x 11'0"*
Study	3.37m* x 2.06m*	11'1" x 6'9"*
Cloakroom	2.01m* x 1.54m*	6'7" x 5'1"*

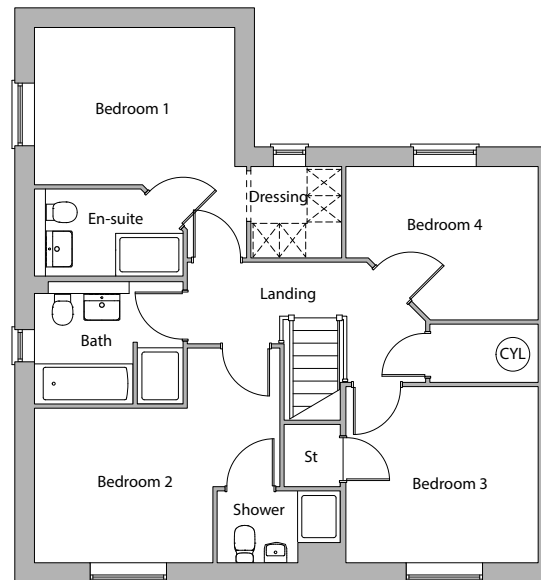
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.52m* x 2.76m*	11'6" x 9'1"*
Dressing	1.63m x 1.6m	5'3" x 5'2"
En-suite	2.42m* x 1.52m*	7'11" x 5'0"*
Bedroom 2	3.14m* x 2.71m*	10'3" x 8'11"*
Shower Room	2.18m* x 1.16m*	7'2" x 3'10"*
Bedroom 3	3.38m x 3.10m	11'1" x 10'2"
Bedroom 4	3.38m* x 2.69m*	11'1" x 8'10"*
Bathroom	2.60m* x 2.15m*	8'7" x 7'1"*

Total Area - 1,562 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



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Plots 14, 21, 32, 63 & 106 are handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>92</p>	<p>90</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

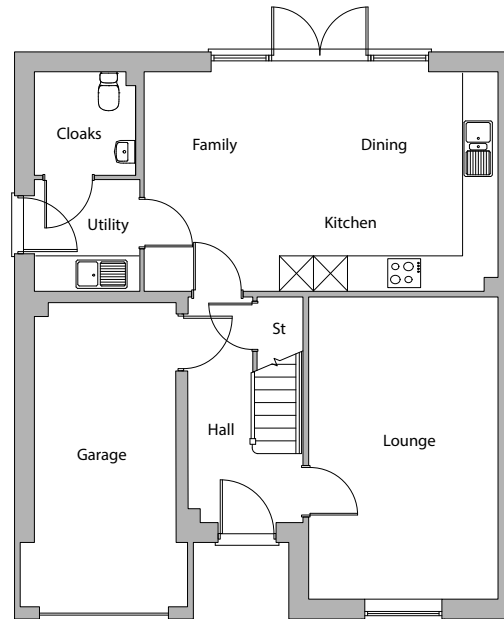
SOMERTON 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Somerton is a stunning 4 bedroom home with an integral single garage, perfect for the modern family.

The ground floor comprises of an entrance hall, a large lounge and open-plan kitchen / family / dining with feature French doors leading onto the garden. There is also a handy utility and cloakroom.

On the first floor bedroom 1 features en-suite facilities whilst the second bedroom boasts a shower room. The remaining 2 bedrooms and family bathroom complete the home.



GROUND FLOOR

	Metres	Feet/Inches
Family / Kitchen / Dining	6.20m* x 3.82m*	20'4" x 12'6"
Utility	1.93m x 1.82m	6'4" x 6'0"
Lounge	5.28m x 3.29m	17'4" x 10'10"
Cloakroom	1.79m* x 1.75m*	5'10" x 5'9"
Garage	5.36m* x 2.50m*	17'1" x 8'2"

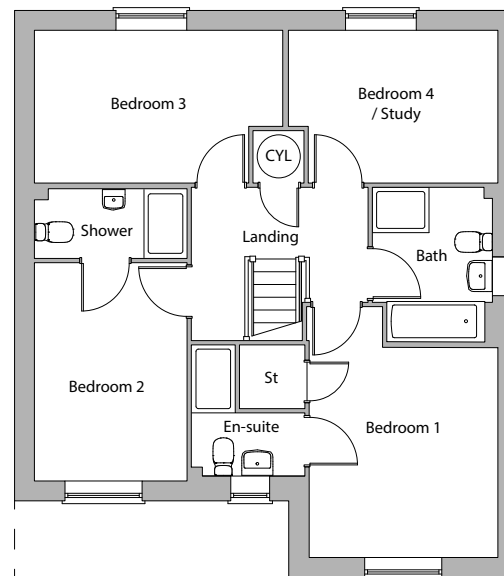
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.66m x 3.29m	12'0" x 10'10"
En-suite	2.29m* x 1.97m*	7'6" x 6'6"
Bedroom 2	3.81m x 2.65m	12'6" x 8'8"
Shower Room	2.67m* x 1.20m*	8'9" x 3'11"
Bedroom 3	4.34m* x 2.66m*	14'3" x 8'9"
Bedroom 4 / Study	3.66m* x 2.66m*	12'0" x 8'9"
Bathroom	2.70m* x 2.12m*	8'10" x 6'11"

Total Area - 1,378 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



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Plots 7, 8, 13 & 22 are handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>93</p>	<p>91</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

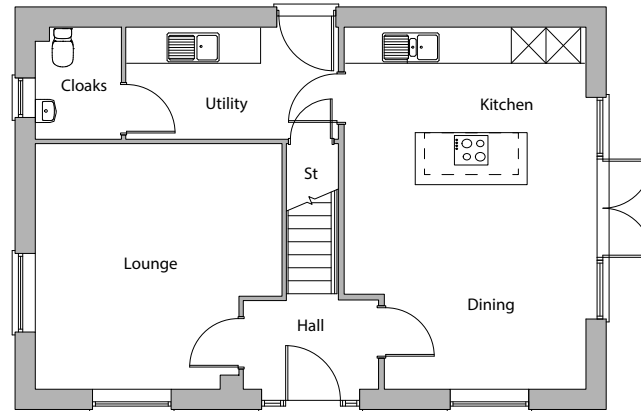
THATCHAM 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE* (REGENCY)



The Thatcham is a charming 3 bedroom semi-detached home with a detached single garage, offering a well-planned living space.

The ground floor comprises of an entrance hall, a spacious lounge to the front of the home and open-plan kitchen / dining with French doors. There is also a handy utility and cloakroom.

On the first floor off the central landing, lies bedroom 1 complete with it's own dressing room and en-suite. There are a further 2 bedrooms which are served by the family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	6.21m* x 4.13m*	20'5" x 13'7"
Utility	3.64m x 1.90m	11'11" x 6'3"
Lounge	4.21m* x 4.20m*	13'10" x 13'9"
Cloakroom	1.90m* x 1.40m*	6'3" x 4'7"

FIRST FLOOR

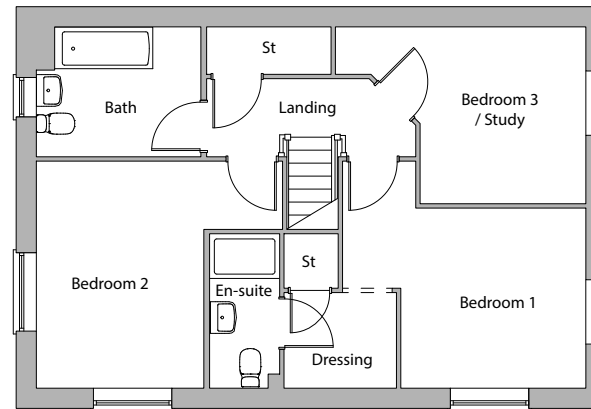
	Metres	Feet/Inches
Bedroom 1	4.18m* x 3.08m*	13'9" x 10'11"
Dressing	1.92m x 1.62m	6'4" x 5'4"
En-suite	2.64m* x 1.18m*	8'8" x 3'11"
Bedroom 2	3.90m* x 2.86m*	12'9" x 9'5"
Bedroom 3 / Study	4.30m* x 3.03m*	14'1" x 9'11"
Bathroom	2.81m* x 2.21m*	9'3" x 7'3"

Total Area - 1,285 ft²

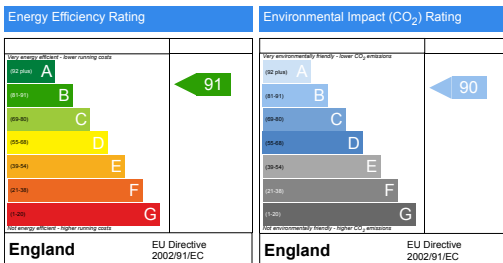
*Indicates maximum dimension

Dimensions are to plasterboard finish

+ Single or linked single garage



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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Plots 20, 67 & 78 are handed.

HORTON 3 BEDROOM SEMI-DETACHED HOME (REGENCY)

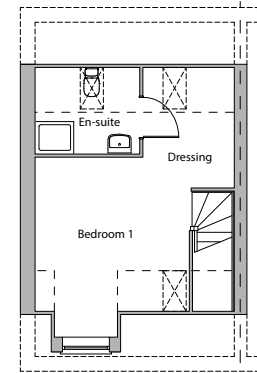
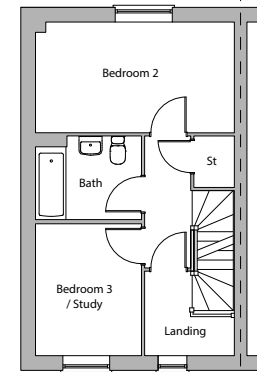
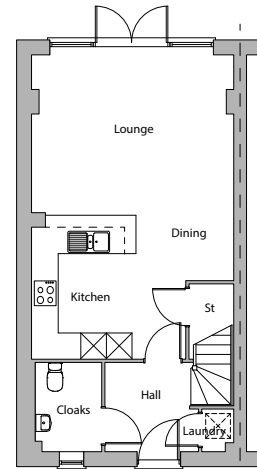


The Horton is a stylish 3 bedroom semi-detached home that offers luxury living over 3 floors.

On the ground floor is a light and spacious open-plan lounge / kitchen / dining area with French doors leading to the rear garden. There's also a cloakroom and laundry space.

Upstairs on the first floor is bedroom 2 and bedroom 3 that can also be used as a study. There is also a modern family bathroom.

The second floor features an impressive bedroom 1 complete with dressing area and all important en-suite.



GROUND FLOOR

	Metres	Feet/Inches
Lounge / Kitchen / Dining	7.09m* x 4.69m*	23'3" x 15'5"*
Cloakroom	2.05m* x 1.53m*	6'9" x 5'0"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 2	4.69m* x 2.60m*	15'5" x 8'6"*
Bedroom 3 / Study	3.10m x 2.49m	10'2" x 8'2"
Bathroom	2.49m* x 1.96m*	8'2" x 6'5"*

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 1 / Dressing	5.71m* x 4.69m*	18'9" x 15'5"*
En-suite	2.45m x 2.00m	8'0" x 6'7"

Total Area - 1,186 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>91</p>	<p>91</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

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Plots 16, 30, 39, 59, 79, 104 & 108 are handed.

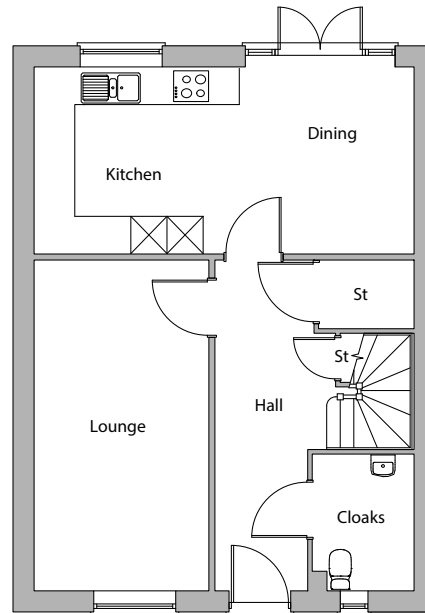
RYTON SPECIAL 3 BEDROOM DETACHED / SEMI-DETACHED HOME (REGENCY)



The Ryton Special is a well-planned 3 bedroom home available as a semi-detached or detached property.

The ground floor has an entrance hall, with the lounge to the front of the home. The open-plan kitchen / dining area is at the back of the home and has French doors leading onto the garden. There is also a cloakroom.

On the first floor, you'll find 3 bedrooms, one of which could be used as a study, and a modern family bathroom. There is ample storage in this home, perfect for the modern family.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	6.25m x 3.05m	20'6" x 10'0"
Lounge	5.44m x 2.85m	17'10" x 9'4"
Cloakroom	2.23m* x 1.65m*	7'4"* x 5'5"*

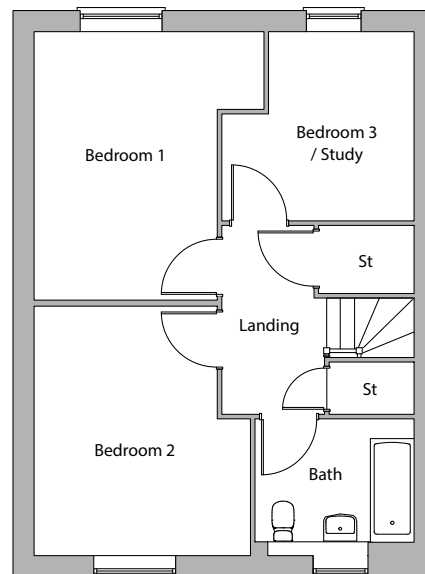
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.42m* x 3.77m*	14'6"* x 12'5"*
Bedroom 2	4.10m* x 3.55m*	13'5"* x 11'8"*
Bedroom 3 / Study	3.15m* x 3.10m*	10'4"* x 10'2"*
Bathroom	2.60m* x 2.01m*	8'6"* x 6'7"*

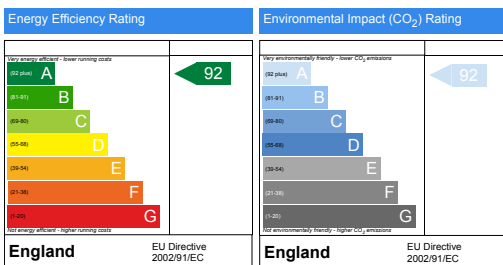
Total Area - 1,180 ft²

*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.

Plots 41, 43 & 56 are handed.

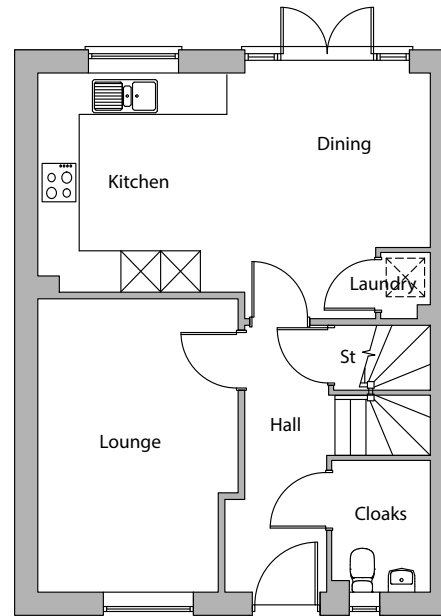
RYTON 3 BEDROOM DETACHED HOME (REGENCY)



The Ryton is a carefully designed 3 bedroom detached home.

Off the main entrance hall, the ground floor has a lounge to the front of the home and an open-plan kitchen / dining area at the back of the home with French doors. There is also a downstairs cloakroom.

On the first floor there are 3 bedrooms, one of which could be used as a study. Bedroom 1 features an en-suite. There is also a stylish family bathroom completing the floor.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	5.88m* x 3.26m*	19'3" x 10'8"*
Lounge	4.38m* x 2.98m*	14'4" x 9'9"*
Cloakroom	1.88m* x 1.40m*	6'2" x 4'7"*

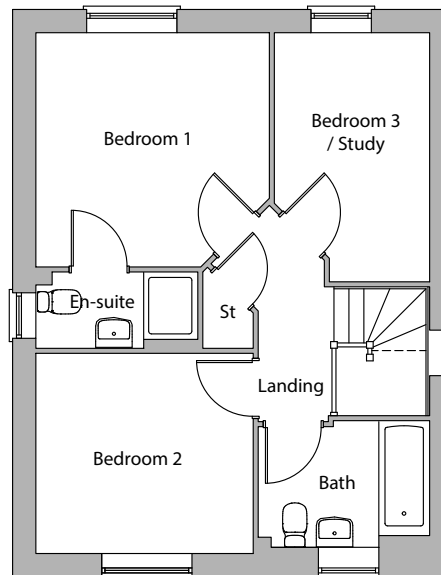
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.49m* x 3.48m*	11'5" x 11'5"*
En-suite	2.40m* x 1.12m*	7'10" x 3'8"*
Bedroom 2	3.23m x 2.97m	10'7" x 9'9"
Bedroom 3 / Study	3.71m* x 2.30m*	12'2" x 7'6"*
Bathroom	2.54m* x 1.88m*	8'4" x 6'2"*

Total Area - 1,000 ft²

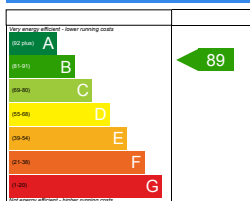
*Indicates maximum dimension

Dimensions are to plasterboard finish



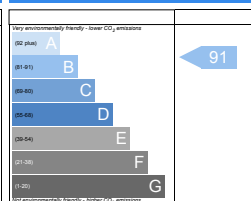
PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



England EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



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.

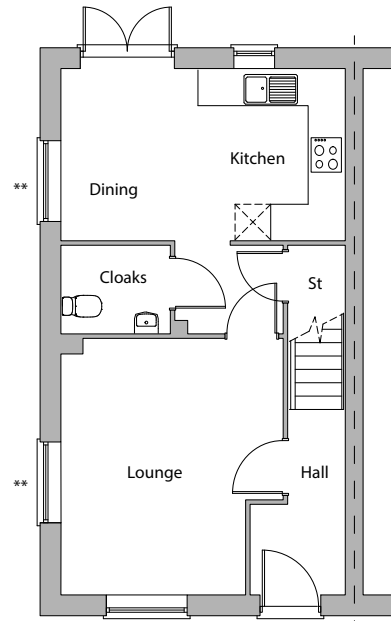
AYLESBURY 3 BEDROOM SEMI-DETACHED HOME (BARONIAL)



The Aylesbury is a modern 3 bedroom semi-detached home.

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

Upstairs on the first floor is the bedroom 1 to the front of the home. There are 2 further bedrooms and the family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.74m* x 2.86m*	15'7" x 9'5"
Lounge	4.28m* x 3.70m*	14'0" x 12'2"
Cloakroom	1.80m* x 1.46m*	5'11" x 4'10"

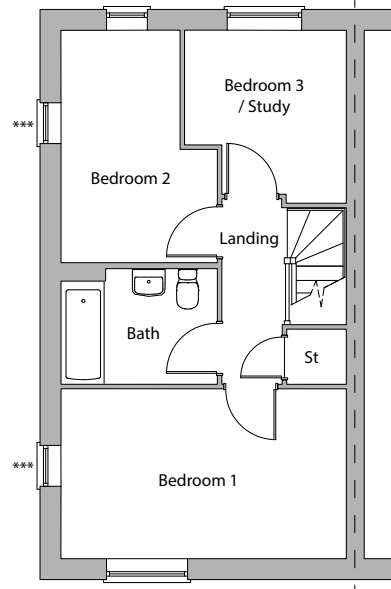
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.74m x 2.81m	15'7" x 9'3"
Bedroom 2	3.86m* x 1.96m	12'8" x 6'5"
Bedroom 3 / Study	2.86m* x 2.67m*	9'5" x 8'9"
Bathroom	2.58m* x 1.91m*	8'6" x 6'3"

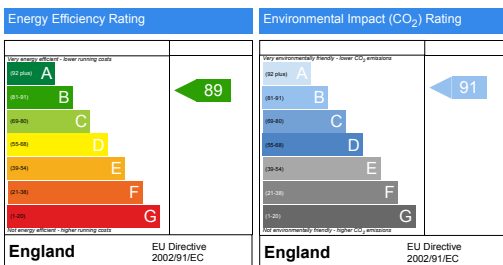
Total Area - 912 ft²

*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.

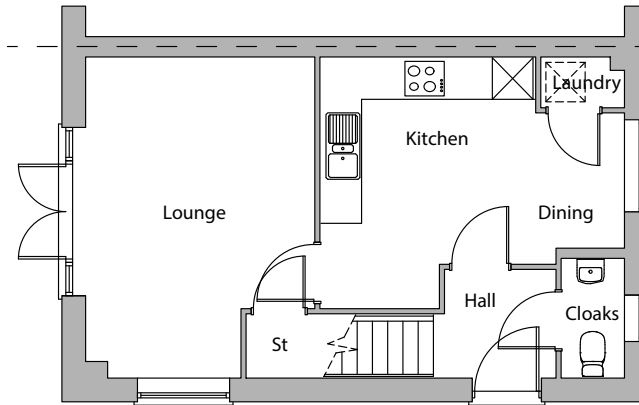
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 25, 27, 35, 48, 52, 81 & 83 are handed.

**Windows to plots 28 & 84 only.

*** Windows to plot 84 only.

AINSDALE 2 BEDROOM SEMI-DETACHED HOME (REGENCY)



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.45m* x 3.68m*	14'7" x 12'1"*
Lounge	4.69m* x 3.34m*	15'5" x 11'0"*
Cloakroom	1.73m x 0.89m	5'8" x 2'11"

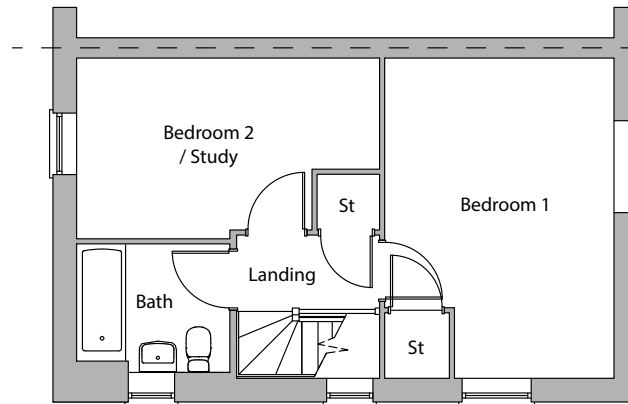
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.69m* x 3.35m*	15'5" x 11'0"*
Bedroom 2 / Study	4.44m* x 2.63m*	14'7" x 8'8"*
Bathroom	2.23m* x 1.87m*	7'4" x 6'2"*

Total Area - 811 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

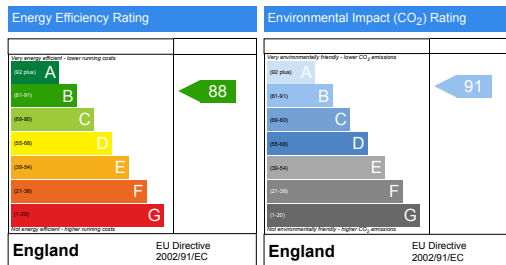


The Ainsdale is the perfect 2 bedroom semi-detached home.

On the ground floor there is a good-sized lounge with French doors and an open-plan kitchen / dining area alongside the cloakroom.

On the first floor you'll find bedroom 1, there is also bedroom 2 that could double up as a study and a family bathroom completing the floor.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

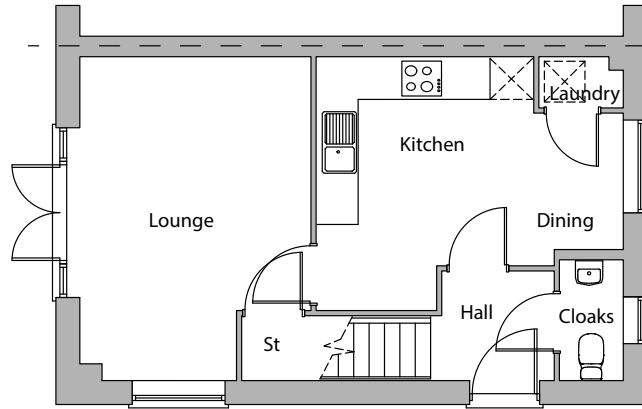


Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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

Plots 4, 23 & 102 are handed.

AINSDALE 2 BEDROOM SEMI-DETACHED HOME (BARONIAL)



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.45m* x 3.68m*	14'7" x 12'11"
Lounge	4.69m* x 3.34m*	15'5" x 11'0"
Cloakroom	1.73m x 0.89m	5'8" x 2'11"

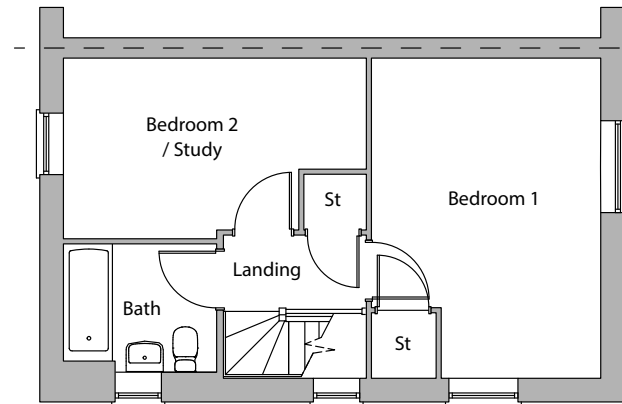
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.69m* x 3.35m*	15'5" x 11'0"
Bedroom 2 / Study	4.44m* x 2.63m*	14'7" x 8'8"
Bathroom	2.23m* x 1.87m*	7'4" x 6'2"

Total Area - 811 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

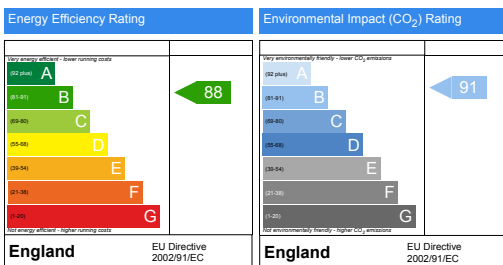


The Ainsdale is the perfect 2 bedroom semi-detached home.

On the ground floor there is a good-sized lounge with French doors and an open-plan kitchen / dining area alongside the cloakroom.

On the first floor you'll find bedroom 1, there is also bedroom 2 that could double up as a study and a family bathroom completing the floor.

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.

Plots 10, 45 & 85 are handed.

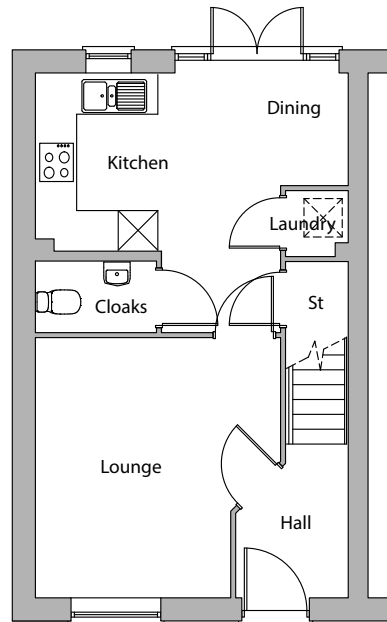
WALDEN 2 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Walden is a charming 2 bedroom semi-detached home.

The ground floor comprises of entrance hall and a lounge to the front of the home. There is an open-plan kitchen / dining with French doors leading out into the garden. There is also a handy cloaks.

On the first floor a lies bedroom 1 and bedroom 2, that could also be used as a study. Off the landing is also a central family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.69m* x 3.89m*	15'5" x 12'9"*
Lounge	3.90m* x 3.67m*	12'10" x 12'1"*
Cloakroom	1.80m* x 1.05m*	5'11" x 3'6"*

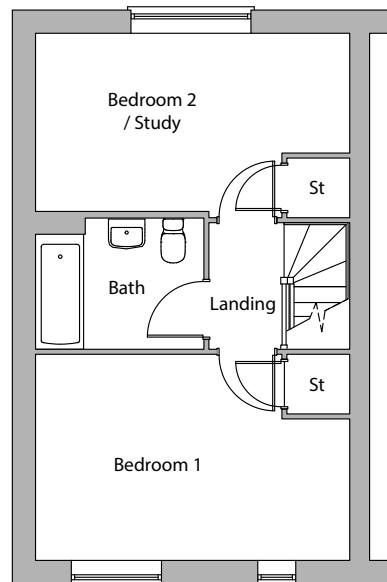
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.69m* x 3.07m*	15'5" x 10'1"*
Bedroom 2 / Study	4.69m* x 2.65m*	15'5" x 8'8"*
Bathroom	2.50m* x 1.95m*	8'2" x 6'5"*

Total Area - 811 ft²

*Indicates maximum dimension

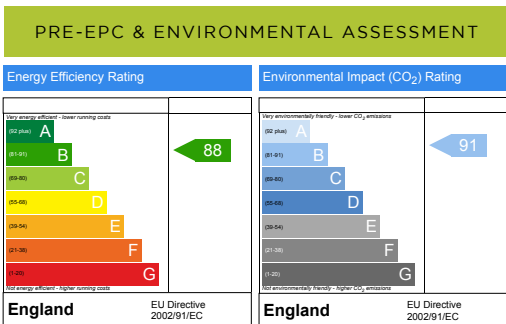
Dimensions are to plasterboard finish



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, 18, 37, 65, 69, 88 and 100 are handed.



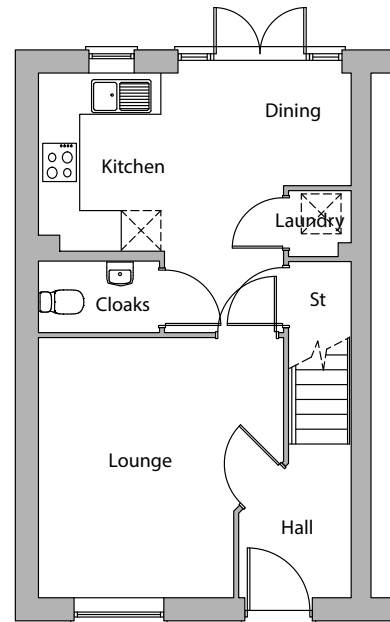
WALDEN 2 BEDROOM SEMI-DETACHED HOME (BARONIAL)



The Walden is a charming 2 bedroom semi-detached home.

The ground floor comprises of entrance hall and a lounge to the front of the home. There is an open-plan kitchen / dining with French doors leading out into the garden. There is also a handy cloaks.

On the first floor a lies bedroom 1 and bedroom 2, that could also be used as a study. Off the landing is also a central family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen / Dining	4.69m* x 3.89m*	15'5" x 12'9"
Lounge	3.90m* x 3.67m*	12'10" x 12'1"
Cloakroom	1.80m* x 1.05m*	5'11" x 3'6"

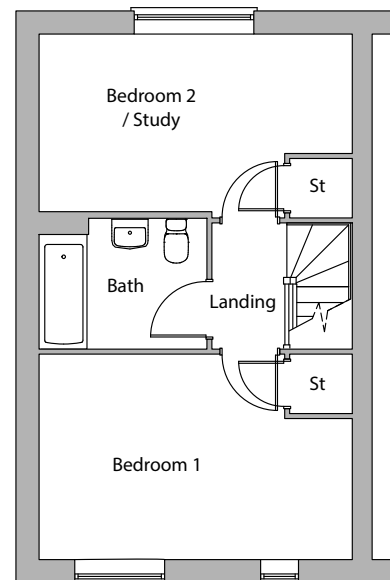
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.69m* x 3.07m*	15'5" x 10'1"
Bedroom 2 / Study	4.69m* x 2.65m*	15'5" x 8'8"
Bathroom	2.50m* x 1.95m*	8'2" x 6'5"

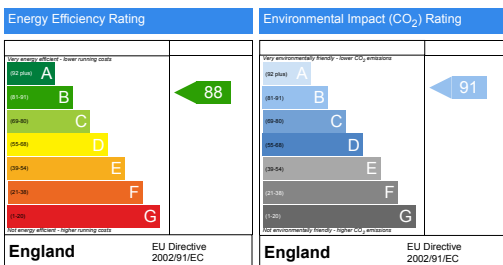
Total Area - 811 ft²

*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.

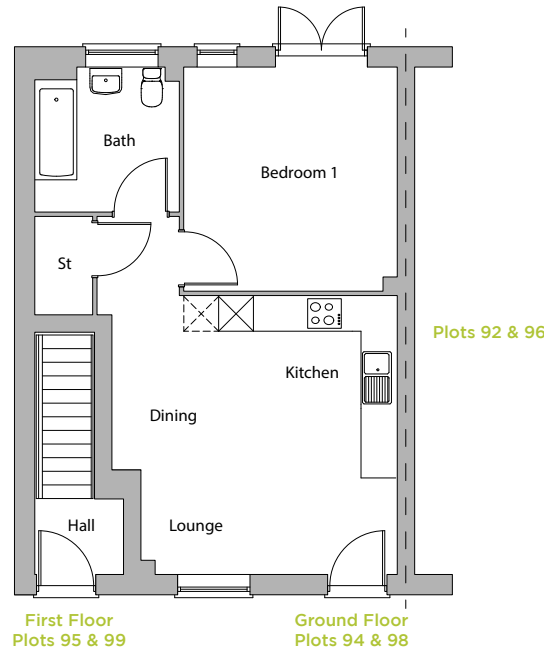
Plots 50 & 54 are handed.

HINDON 1 BEDROOM APARTMENT (BARONIAL)



The Hindon is a tasteful 1 bedroom apartment offering well-planned living.

Each apartment features a spacious open-plan lounge / kitchen / dining area. To the back of the home is bedroom 1, the ground floor apartment also includes French doors onto the rear garden. Completing the home is a modern bathroom.



GROUND FLOOR APARTMENT

	Metres	Feet/Inches
Lounge / Kitchen / Dining	4.87m* x 4.77m*	16'0"* x 15'8"*
Bedroom 1	3.82m* x 3.64m*	12'7"* x 11'11"*
Bathroom	2.46m* x 2.45m*	8'1"* x 8'1"*

Total Area - 522 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

First Floor
Plots 95 & 99

Ground Floor
Plots 94 & 98

FIRST FLOOR APARTMENT

	Metres	Feet/Inches
Lounge / Kitchen / Dining	5.12m* x 5.02m*	16'9"* x 16'6"*
Bedroom 1	3.64m x 3.57m	11'11" x 11'9"
Bathroom	2.45m* x 2.05m*	8'1"* x 6'9"*

Total Area - 635 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish



PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>88</p>	<p>92</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

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 92, 93, 96 & 97 are handed.

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 The Black Swan
- 2 Lal Sher / Ye Olde Red Lion
- 3 La Boheme
- 4 Eighteen The Cross
- 5 Warrington Market
- 6 The Greenery Coffee & Flowers
- 7 Little Manor
- 8 Altrincham Market
- 9 Primrose Hill Cafe
- 10 Jolly Thresher
- 11 The Glazebury
- 16 Lymm Dam
- 17 Partridge Lakes Fishery
- 18 The Snow Centre
- 19 Cineworld Warrington
- 20 PureGym Warrington

AMENITIES

- 21 Partington Health Centre
- 22 Longfield Lodge Dental Centre
- 23 Trafford General Hospital
- 24 Cadishead Pharmacy
- 25 All Creatures Veterinary Centre

SPORTS & LEISURE

- 12 Lymm Golf Club
- 13 The Hideaway Partington
- 14 Rixton Clay Pits Nature Reserve
- 15 National Trust - Dunham Massey

RETAIL

- 26 Hollins Green Community Shop
- 27 Sainsbury's
- 28 Waitrose & Partners
- 29 Birchwood Shopping Centre

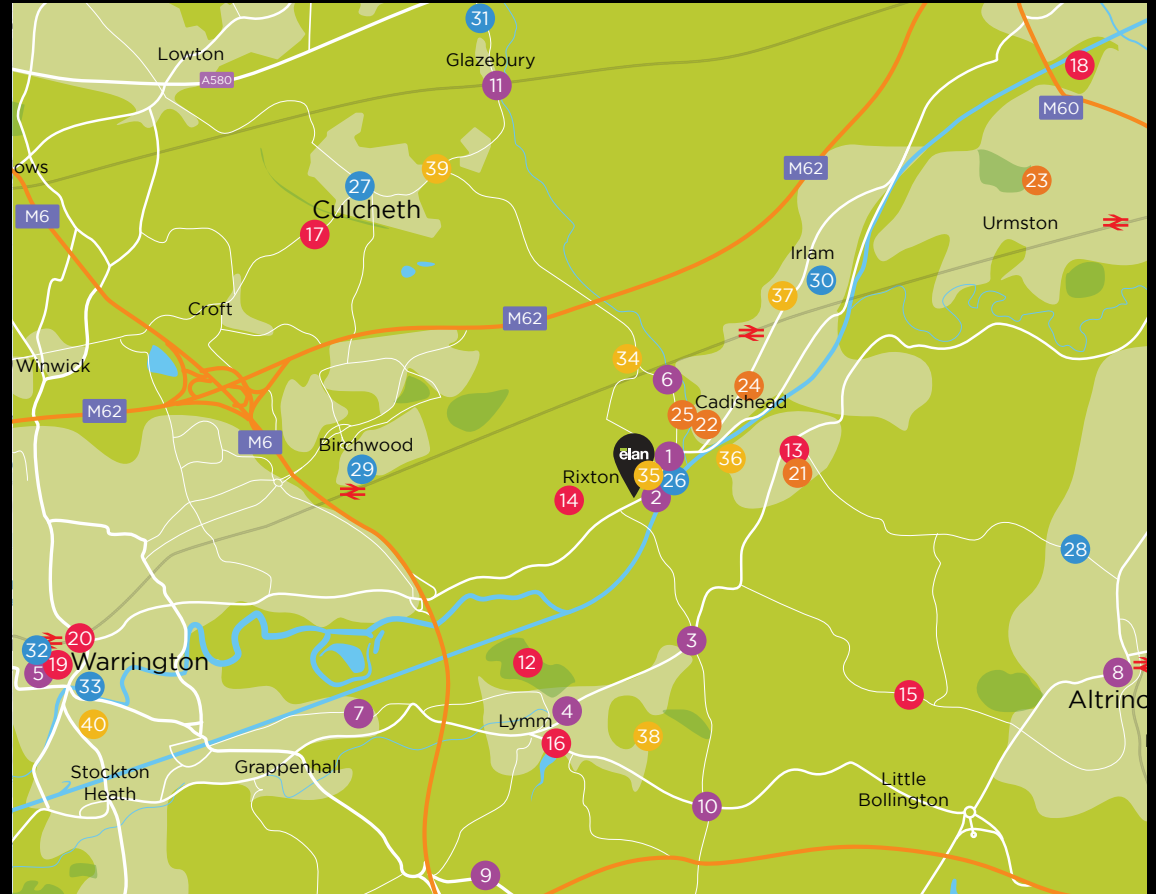
- 30 Tesco Extra
- 31 Bents Garden & Home
- 32 Golden Square Shopping Centre
- 33 Riverside Retail Park

EDUCATION

- 34 Rixton with Glazebrook Pre-School
- 35 St Helens C Of E Primary School
- 36 Forest Gate Academy
- 37 Irlam & Cadishead Academy
- 38 Lymm High School
- 39 Culcheth High School
- 40 Priestley College

TRAIN STATIONS

- Irlam Train Station (2.1 miles)
- Birchwood Train Station (6.2 miles)
- Urmston Train Station (7.9 miles)



All correct at the time of printing



Destinations



Warrington	6.3 miles
Manchester Airport	12.2 miles
Manchester	13.3 miles
Liverpool Airport	23.4 miles
Liverpool	24.4 miles

HOLLINS VIEW

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Hollins Green, Warrington,
Cheshire
WA3 6HY

LANDSCAPE.AGREEMENT.ATOMIC

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E: hollinsview.sales@elan-homes.co.uk

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