



GOSLING PARK
CROFT



An exclusive collection of 4 & 5 bedroom detached homes

Everything in one location

Enjoying a delightful rural setting, set in 21 acres of woodland and wildflower meadows, yet within easy reach of unrivalled commuter links by road and rail, and excellent shopping and leisure facilities, Gosling Park is the ideal location for this small development of just 25 four and five bedroom premium properties from Elan Homes. The lifestyle you've always dreamed of is waiting for you right here.

GOING OUT

The small hamlet of Croft offers a choice of friendly country pubs, including the General Elliot and the Horseshoe Inn, while Culcheth, just a mile to the north east, offers an excellent selection of bars and restaurants. Manchester is just a short drive away and home to a number of internationally acclaimed venues, including Bridgewater Hall, home of the famous Halle Orchestra, and Manchester Opera House. The Evening News Arena also features on the itinerary of many major world tours.



SOMETHING DIFFERENT

Croft Carnival, held every July, is the highlight of the social calendar for the hamlet, with a wide range of traditional summer fair activities and entertainment for all the family. The rest of the year you'll be spoiled for choice, with a roller skating rink, 1000m Karting track and the rides of Gulliver's World all close by. For a family day out visit Walton Hall and Gardens with a play area, petting zoo and other outdoor activities or reach for the stars at Cheshire's Jodrell Bank.

SHOPPING

With the unrivalled shopping of Chester and Liverpool just over half an hour drive, Gosling Park could not be better placed. Closer to home, Warrington is home to a large Ikea store to help you furnish your new home in style, along with a major Marks & Spencer outlet. Within Warrington itself, you'll find the Golden Square and Cockhedge shopping centres, while the popular Birchwood Shopping Centre is on the outskirts of the town, not far from the development. Culcheth has a range of shops in the village centre, along with two supermarkets.

TRANSPORT

Despite its idyllic setting, Gosling Park lies just a few minutes from the Croft Interchange, giving easy access to the M6 and M62. The A580 East Lancs Road is also within easy reach, linking swiftly to Liverpool in just 23 miles and Manchester just 16 miles away. Trains from nearby Birchwood Station take just 33 minutes to Liverpool and 23 minutes to Manchester, with worldwide flights, for both business and pleasure, available from Manchester Airport, just twenty minutes away by motorway.



SPORT & LEISURE

The development is surrounded by 21 acres of woodland, including a large wildflower meadow with two natural ponds, providing generous space to walk, relax and enjoy nature at its best. Risley Moss Nature Reserve, Birchwood Forest Park and the fascinating Culcheth Linear Park are also well worth a visit for a gentle stroll or dog walk.





Open space Living space Green space

A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Gosling Park, Croft.

A unique development of highly energy efficient homes, with added features such as solar roof tiles, that will not only help reduce your heating bills but could even earn you an income.





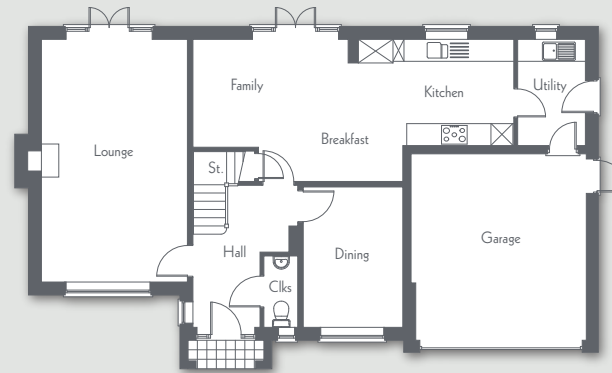
Gosling Park, Croft



-  Farnham
4/5 bedroom detached home
with double garage
-  Halstead
5 bedroom detached home
with detached double garage
-  Mellor
5 bedroom detached home
with double garage
-  Weston
5 bedroom detached home
with double garage
-  Mayfair
4 bedroom detached home
with detached double garage
-  Milburn
4 bedroom detached home
with single garage

Farnham

4/5 bedroom detached home with double garage



GROUND FLOOR

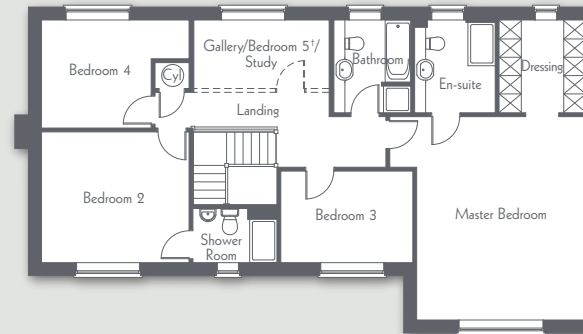
	Metres	Feet/inches
Lounge	6.63m x 3.99m	21'9" x 13'1"
Kitchen/B'fast/Family	8.77m* x 3.88m*	28'9"* x 12'9"*
Utility	2.90m x 1.85m	9'6" x 6'1"
Dining	3.84m x 2.72m	12'7" x 8'11"
Cloakroom	1.95m x 0.92m	6'5" x 3'0"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.56m* x 4.61m	18'3"* x 15'1"
Dressing	2.53m x 2.36m	8'4" x 7'9"
En-suite	2.53m x 2.20m	8'4" x 7'3"
Bedroom 2	4.03m x 3.57m	13'3" x 11'9"
Shower Room	2.30m* x 1.48m*	7'6"* x 4'10"*
Bedroom 3	3.61m x 2.50m	11'10" x 8'3"
Bedroom 4	4.03m* x 2.95m*	13'3"* x 9'8"*
Gallery/Bedroom 5/ Study	3.70m x 1.87m	12'2" x 6'2"
Bathroom	2.53m x 2.10m	8'4" x 6'11"

Total Area - 2100sq ft

*Indicates maximum dimension.



This elegant four/five bedroom home makes the most of every centimetre of space.

On the ground floor is a spacious lounge, open plan kitchen/family/ breakfast room with French doors leading to the garden, a separate dining room, utility and cloaks. Upstairs a galleried landing offers optional change to a fifth bedroom or study, a spacious master bedroom with en-suite and dressing room, bedroom 2 has its own shower room and completing the floor are 2 further bedrooms and the family bathroom. The home also features photovoltaic roof tiles that generate electricity from the sun's rays.

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 our Sales Executive for detailed plans. *Option to upgrade to 5 bedroom property subject to build stage. Please note plot 1 is handed.

Halstead

5 bedroom detached home with detached double garage



This impressive five bedroom home offers the ultimate in luxury living.

The grand hallway with central staircase leads you on to a separate dining room, lounge, open plan kitchen/breakfast/family room, a study, cloakroom and a handy utility room. A galleried landing opens out on the first floor which boasts a master bedroom with en-suite, a second bedroom with shower room, 3 further bedrooms and a family bathroom. The home also features photovoltaic roof tiles that generate electricity from the sun's rays.



GROUND FLOOR

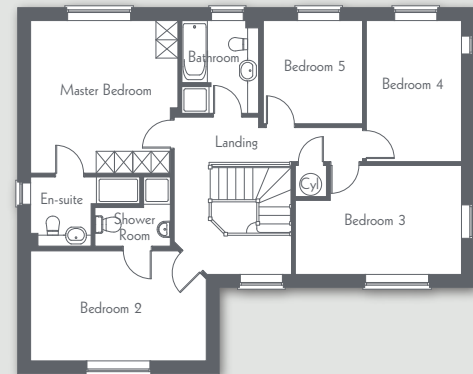
	Metres	Feet/inches
Lounge	5.16m* x 4.17m	16'11"* x 13'8"
Kitchen/B'fast/Family	6.46m* x 3.86m*	21'2"* x 12'8"*
Utility	2.45m* x 1.85m*	8'0"* x 6'1"*
Dining	4.80m* x 3.30m*	15'9"* x 10'10"*
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.85m x 1.00m	6'1" x 3'3"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.17m* x 4.03m*	13'8"* x 13'2"*
En-suite	2.98m* x 1.89m*	9'9"* x 6'2"*
Bedroom 2	4.80m* x 3.01m*	15'9"* x 9'10"*
Shower Room	2.06m* x 1.89m*	6'9"* x 6'2"*
Bedroom 3	4.54m* x 2.98m*	14'11"* x 9'9"*
Bedroom 4	3.86m x 2.60m	12'8" x 8'6"
Bedroom 5	2.84m x 2.71m	9'4" x 8'11"
Bathroom	2.54m x 2.10m	8'4" x 6'11"

Total Area - 2081sq ft

*Indicates maximum dimension.

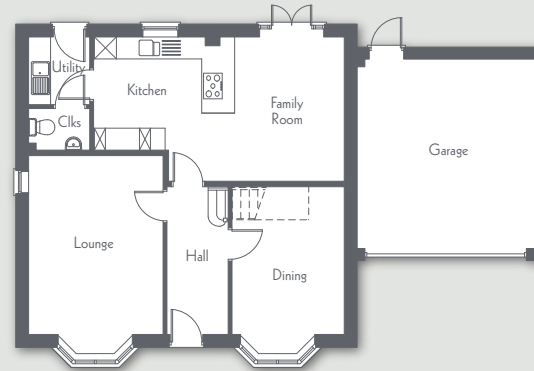


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† Windows to plots 18 and 23 only.

Mellor

5 bedroom detached home with double garage



GROUND FLOOR

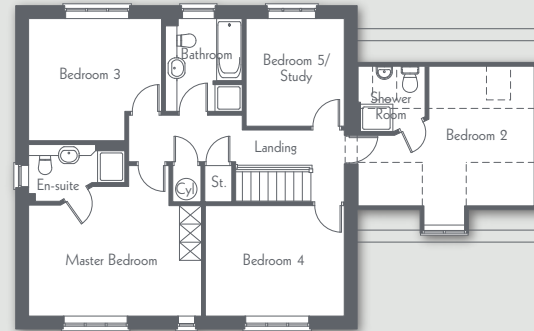
	Metres	Feet/inches
Lounge	5.39m* x 3.67m*	17'8"* x 12'11"*
Kitchen/Family Room	6.85m* x 3.94m	22'6"* x 12'11"
Dining	4.54m* x 3.07m*	14'11"* x 10'1"*
Utility	1.85m x 1.67m	6'1" x 5'6"
Cloakroom	1.67m* x 1.14m*	5'6"* x 3'9"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.72m* x 4.11m*	15'6"* x 13'6"*
En-suite	2.63m* x 1.55m*	8'8"* x 5'1"*
Bedroom 2	4.81m x 3.86m*	15'9" x 12'8"*
Shower Room	1.83m* x 1.78m*	6'0"* x 5'10"*
Bedroom 3	3.63m* x 3.34m*	11'11"* x 10'11"*
Bedroom 4	3.80m x 3.02m	12'5" x 9'11"
Bedroom 5/Study	2.94m x 2.68m	9'8" x 8'10"
Bathroom	2.54m x 2.10m	8'4" x 6'11"

Total Area - 1766sq ft

*Indicates maximum dimension.



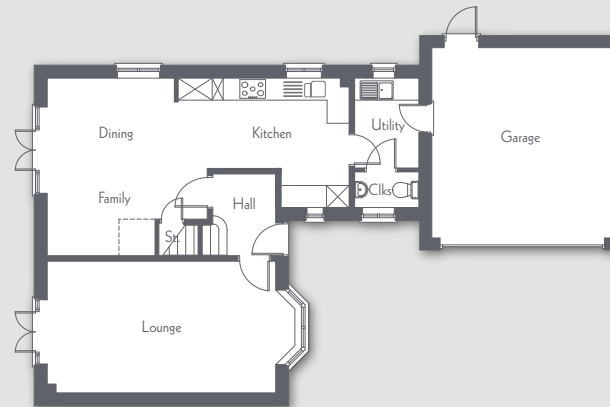
This substantial five bedroom detached home offers luxury accommodation across two floors.

The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen/family room, utility-room and downstairs cloaks. Upstairs to the front of the property you will find the master bedroom complete with en-suite facilities plus a second bedroom featuring a shower room. The remaining three bedrooms and family bathroom complete this floor. The home also features photovoltaic roof tiles that generate electricity from the sun's rays.

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 our Sales Executive for detailed plans. Please note plots 8, 11, 15, 22 & 25 are handed.

Weston

5 bedroom detached home with double garage



GROUND FLOOR

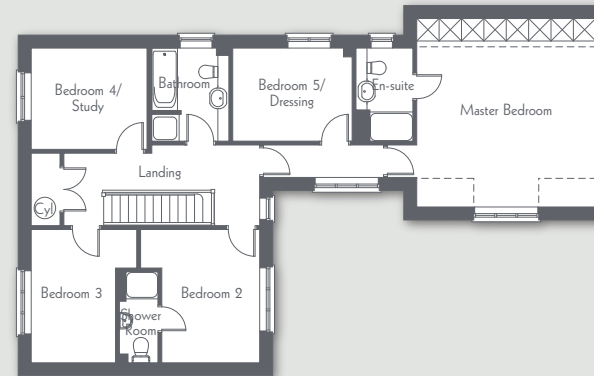
	Metres	Feet/inches
Lounge	6.72m* x 3.59m*	22'1" x 11'9"*
Kitchen/Dining/Family	8.22m* x 4.84m*	27'0" x 15'10"*
Utility	2.45m x 1.75m	8'0" x 5'9"
Cloakroom	1.75m x 0.97m	5'9" x 3'2"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.14m* x 4.87m	16'10" x 16'0"
En-suite	2.54m* x 1.54m*	8'4" x 5'1"*
Bedroom 2	3.63m* x 3.24m*	11'11" x 10'8"*
Shower Room	2.48m* x 1.05m*	8'2" x 3'5"*
Bedroom 3	3.63m* x 2.88m*	11'11" x 9'5"*
Bedroom 4/Study	3.16m x 2.76m	10'4" x 9'1"
Bedroom 5/Dressing	3.25m x 2.54m	10'8" x 8'4"
Bathroom	2.54m* x 2.10m*	8'4" x 6'11"*

Total Area - 1759sq ft

*Indicates maximum dimension.



This grand five bedroom detached home offers luxury accommodation for all.

The ground floor consists of an entrance hall, spacious lounge, open plan kitchen/family/dining room with French doors leading out to the garden plus a utility room and downstairs cloaks. The first floor comprises of an impressive master bedroom complete with en-suite, the second bedroom with shower room facilities and the remaining three bedrooms are served by a family bathroom. The home also features photovoltaic roof tiles that generate electricity from the sun's rays.

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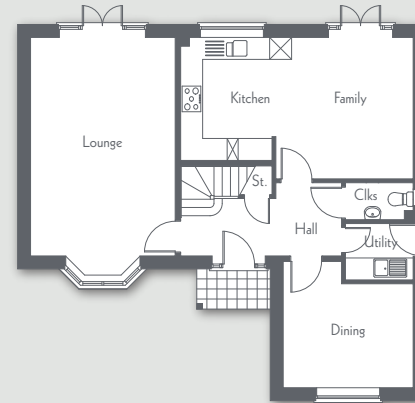
Mayfair

4 bedroom detached home with detached double garage



This attractive four bedroom home is the ideal family home.

The ground floor consists of a spacious lounge with French doors leading out into the garden, an open plan kitchen/family room also with French doors, a separate dining room, cloakroom and handy utility. Upstairs on the first floor is the master bedroom boasting its own dressing area and en-suite, 3 further good sized bedrooms and a family bathroom. The home also features photovoltaic roof tiles that generate electricity from the sun's rays.



GROUND FLOOR

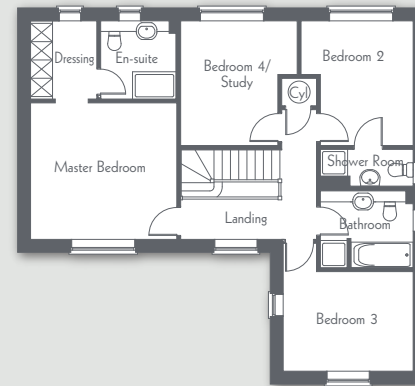
	Metres	Feet/inches
Lounge	5.97m x 3.95m	19'7" x 13'0"
Kitchen/Family	6.35m* x 3.86m*	20'10"* x 12'8"*
Dining	3.55m* x 2.84m	11'8"* x 9'4"
Utility	1.85m x 1.54m	6'1" x 5'1"
Cloakroom	1.85m* x 1.01m*	6'1"* x 3'4"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.00m x 3.73m	13'1" x 12'3"
Dressing	2.14m x 1.81m	7'0" x 5'11"
En-suite	2.14m* x 2.06m*	7'0"* x 6'9"*
Bedroom 2	3.41m* x 3.06m*	11'2"* x 10'11"*
Shower Room	2.54m* x 1.00m*	8'4"* x 3'4"*
Bedroom 3	3.55m* x 2.72m	11'8"* x 8'11"
Bedroom 4/Study	3.41m* x 3.18m*	11'2"* x 10'5"*
Bathroom	2.54m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1648sq ft

*Indicates maximum dimension.



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 our Sales Executive for detailed plans. Please note plot 2 is handed.

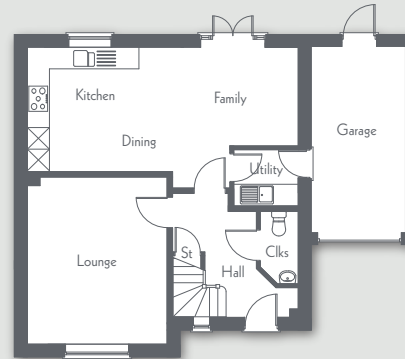
Milburn

4 bedroom detached home with single garage



A stylish four bedroom detached home ideal for a growing family.

This attractive home features an entrance hall, large lounge to the front, a handy cloakroom and a spacious open plan kitchen/dining/family area. Upstairs boasts a master bedroom with en-suite bathroom and a separate dressing area. Three further bedrooms and a family bathroom complete this floor. The home also features photovoltaic roof tiles that generate electricity from the sun's rays.



GROUND FLOOR

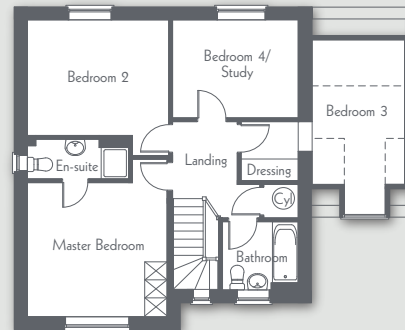
	Metres	Feet/inches
Lounge	4.64m* x 3.79m*	15'3"* x 12'5"*
Kitchen/Dining/Family	7.36m* x 3.91m*	24'2"* x 12'10"*
Utility	1.75m x 1.56m	5'9" x 5'1"
Cloakroom	2.02m* x 1.03m*	6'7"* x 3'5"*

FIRST FLOOR

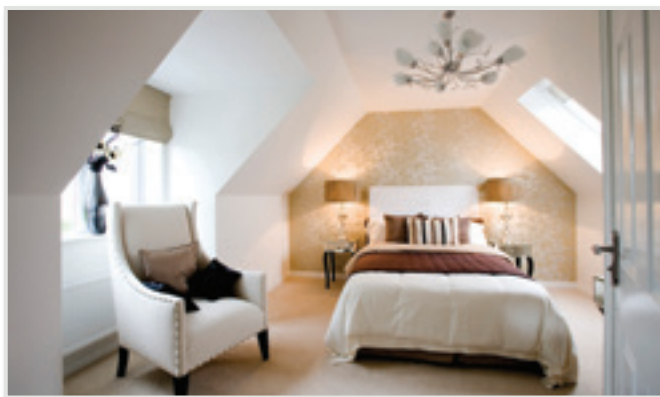
	Metres	Feet/inches
Master Bedroom	3.79m* x 3.72m	12'5"* x 12'3"
En-suite	2.75m* x 1.10m*	9'0"* x 3'7"*
Bedroom 2	3.84m* x 3.21m	12'7"* x 10'6"
Bedroom 3	4.01m x 2.51m*	13'2" x 8'3"*
Bedroom 4/Study	3.41m x 2.72m	11'2" x 8'11"
Bathroom	2.06m* x 1.90m*	6'9"* x 6'3"*

Total Area - 1399sq ft

*Indicates maximum dimension.



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Specification

A carefully selected specification for Gosling Park by Elan Homes

Kitchen

- Choice of modern quality fitted kitchen and worktop*
- Built-in double electric oven
- 5 ring gas hob and canopy style cooker hood in stainless steel
- Integrated dishwasher
- Free standing American style fridge freezer[†]
- Soft close kitchen cupboard doors
- Plumbing for washing machine and tumble dryer
- Built in microwave
- Pelmet lights to kitchen
- Choice of floor tiling to kitchen and utility*
- Recycle bins

Bathroom and En-suite

- Contemporary white bathroom suites with chrome taps
- Thermostatically controlled shower with low profile shower tray
- Choice of wall tiling to bathroom and en-suite/shower room*
- En-suite to master bedroom
- Chrome towel rail to en-suite[†]
- Choice of vanities to bathroom and en-suite[†]

General

- Gas fire with surround
- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings
- External cold water tap
- Fitted wardrobes to master bedroom

Electrical

- TV point to lounge
- TV point to family area/room
- TV point to all bedrooms
- Recessed spot lights to kitchen, bathroom, en-suite and shower room
- Chrome finish to sockets to kitchen/family/dining area, lounge, hall and landing

- Home office area in bedroom 4 or 5/study with TV point, 2 telephone points and additional sockets
- Telephone point to lounge/hall or family room
- Shaver socket to en-suite[†]
- External lighting to front and rear

Energy Saving Features

- PVCu double glazed sealed units with adjustable ventilators to windows
- High efficiency gas central heating (LPG)
- Photovoltaic roof tiles which generate electricity from the sun's rays
- Built to Code for Sustainable Homes level 4
- Water butt
- Washing line
- Compost bin
- Energy display device
- Cycle storage/garden shed

Safety and Security

- High security French doors with lockable handles to windows[†]
- Interconnected smoke detectors[†]
- Electronic burglar alarm system
- 24 hour customer care (2 years)
- Secure 'by-design' doors & windows
- Peace of mind with 10 year NHBC Warranty

[†]Where applicable
*Subject to build stage



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. Offering 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 intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes 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.



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

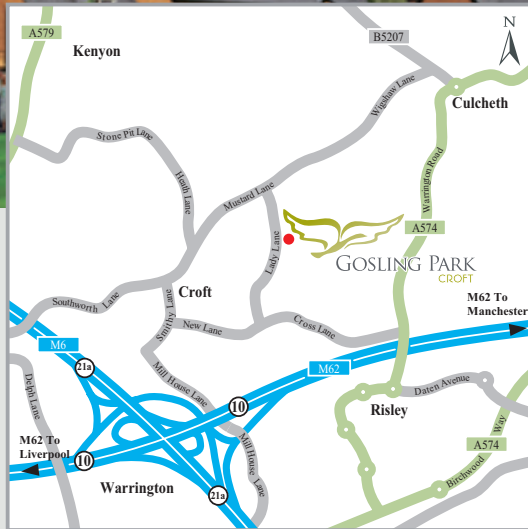


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal 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 Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with 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.





GOSLING PARK CROFT



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HOMES

Homes you'll love inside out