

ēlan @ the  
Gateway  
SOUTH MOLTON



A stunning new community of 2, 3 & 4 bedroom homes

ēlan  
HOMES

Homes you'll love inside out

# Elan Homes building homes you'll love inside out



Elan Homes is an exciting name in home building. We have been building homes that people love to live in for five years across the North and South of England and Wales. We aim to give our customers the home of their dreams, inspired by our passion and enthusiasm for quality building.

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.



## Creating a community

Elan @ The Gateway, South Molton is more than just a housing development; it is a brand new community created to do true justice to this delightful location.

The 20-acre site of 150 homes, has been carefully planned and stunningly landscaped to create an environment that blends seamlessly with the Devon way of life. Alongside the superb selection of high quality, environmentally friendly homes, Elan @ The Gateway boasts a huge range of extras that make it an enviable place to live and an ideal place to raise a family, including:

- Plenty of public open spaces
- Woodland walkways with benches
- Open views across the Devon countryside
- Easy access to the neighbouring community woodland
- Cycle tracks throughout the development
- Waterways packed with wildlife
- Safe children's play areas
- Multi-use games area/sports court

Not only is Elan @ The Gateway a wonderful location in its own right, but it is also within walking distance of the town centre, making it an integral part of the local community and bringing a superb range of shops and schools within easy reach.

We're building a whole new community at Elan @ The Gateway, to help you build a whole new life in the finest surroundings.

# Masterplan for Elan @ The Gateway



# Everything in one location

Known as the Gateway to Exmoor, and just a few miles from Devon's stunning north coast beaches, South Molton is a highly popular place for holiday makers looking to enjoy a traditional way of life, backed by a whole host of modern facilities and attractions. With Elan @ The Gateway, you can enjoy this sought after lifestyle all year round, in a truly delightful development of high quality 2, 3 and 4 bedroom homes close to one of England's most picturesque towns.

## GOING OUT

South Molton has an impressive selection of traditional inns and gastro pubs to choose from including the Stags Head, The Sportsmans and The Bell, as well as quality local hotels such as the High Bullen, the George and Stumbles. The George also hosts a regular Film Society, with classic and current films shown on the big screen from September to April.

Further afield, Barnstable, just 12 miles away, has a wide range of eating and entertainment facilities, including a ten-pin bowling alley, cinema and theatres such as the Queens Theatre and the Atlantic Coast Theatre.



## SOMETHING DIFFERENT

Being a popular holiday destination means that South Molton has lots of interesting and unusual things to do, from a working honey farm to a hands-on chocolate factory experience. Take a ride back in time on the steam trains of the Lynton and Barnstaple Railway, put your foot down for racing fun at the Barnstaple kart circuit, or take a walk on the wild side at Exmoor Zoological Park.

## SHOPPING

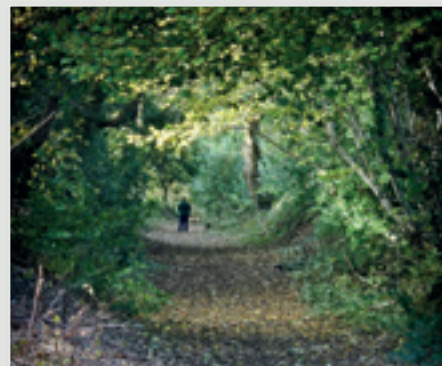
South Molton retains a delightfully traditional approach to shopping, with a range of classic shops clustered around the town square. Thursday is market day, with a huge choice of stalls, and there is a Pannier Market every Saturday. The local farmers market, held every 4th Sunday is a must for the best in local produce brought in fresh from the farm.

For a more comprehensive selection of shops, Exeter and Taunton are both within an hour's drive.

## TRANSPORT

Elan @ The Gateway lies just off the main A361 North Devon Link Road, which connects Barnstaple (12 miles) to the M5 (24 miles). Taunton and Exeter are both around 42 miles away, with Plymouth around 85 miles via the M5.

There are regular buses to Barnstaple, and Barnstaple Station has trains to Exeter in just over an hour, where you can link to London in around 2hrs 25mins. Exeter is also home to the closest airport.



## SPORT & LEISURE

South Molton boasts its own swimming pool, and there is an excellent 18 hole par 3 golf course at Crumleigh. High Bullen Hotel also has a challenging course, and two of the finest courses in the country, at Royal North Devon and Saunton, are both within easy reach.

For leisure, South Molton has something for everyone, from the endless beaches stretching from Barnstaple to the surf coast of Cornwall, to the wealth of outdoor activities available in nearby Exmoor National Park, including horse riding, mountain biking, hiking and climbing. If you prefer to take life a little slower, the RHS garden at Rosemoor is perfect for a leisurely stroll amongst the stunning floral displays.

# Our promise to you

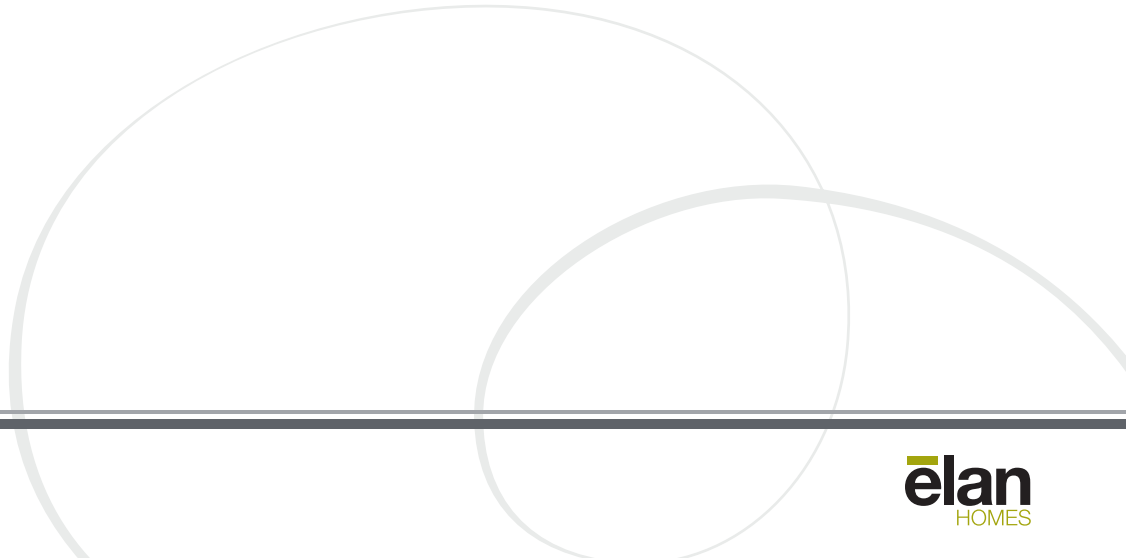
The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

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



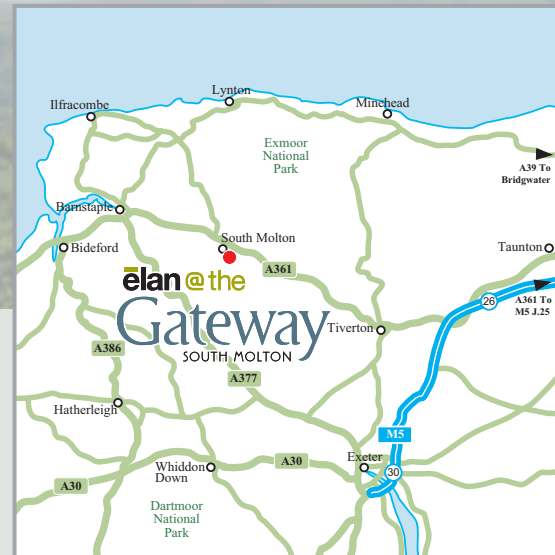
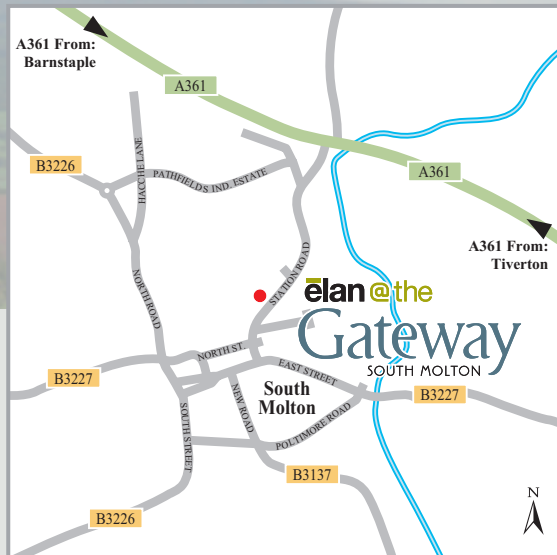
1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service, an estimate of the costs and how to cancel a reservation should you no longer wish to buy.
2. **We will tell** you how we protect your deposit 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.





# ēlan@the Gateway

SOUTH MOLTON



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