

# *The Birches*

Tarporley



A beautiful collection of 3, 4 & 5 bedroom homes

**ēlan**  
HOMES

Homes you'll love inside out

# Everything in one location

Situated on the edge of the thriving Cheshire village of Tarporley, you simply couldn't be better placed for excellent schools, traditional shopping, fine dining and so much more, all within easy reach of your brand new Elan home at The Birches.

Tarporley offers a traditional rural way of life, with all the style and sophistication you'd expect of a charming Cheshire village, while remaining within easy reach of the cities of Liverpool and Manchester.

## GOING OUT

Tarporley has several highly regarded pubs, including the Swan and the Fox and Barrel, many of which do top quality food. The village is also home to a number of restaurants that are well worth a visit. For that special occasion, try the Nag's Head at nearby Haughton, where Michelin starred chef Nigel Haworth plies his trade, or book in the Michelin star Simon Radley at the Grosvenor Hotel in Chester.

There is an Odeon cinema in Crewe, or you can go large at the iMax cinema at Cheshire Oaks. For live entertainment, visit The Grange Theatre in Northwich, The Forum Studio Theatre in Chester or the Nantwich Players.



## TRANSPORT

Tarporley sits at the junction of the A49 and A51, providing excellent connections across the country and beyond. Winsford and Nantwich are around 10 miles away, Chester and Northwich around 12 miles, Crewe around 14 miles, Liverpool just under 30 miles and Manchester around 36 miles.

Trains from Crewe, just a short drive away, will speed you to Manchester or Liverpool in as little as 36 minutes, or London in just over an hour and a half.

## SHOPPING

Tarporley has a surprising selection of shops that allow you to shop the traditional way, with a friendly family butcher, a baker and a fine selection of antiques, jewellery and craft stores, along with a post office and local store. Tarporley also hosts a country market on the first Saturday of the month and there are supermarkets at nearby Winsford for your weekly grocery shop.

For a more extensive shop, head for the shopping malls, markets and exclusive boutiques of Chester. Alternatively, check out the big name designer bargains at Cheshire Oaks Outlet Village.



## SOMETHING DIFFERENT

For adrenaline fuelled action, visit Oulton Park race circuit, where you can take in top class bike and car racing, as well as having a go yourself on track days and supercar driving experiences.

The kids will love a tasty day out at the Cheshire Ice Cream Farm, while the more adventurous will rise to the all action fun of Crocky Trails.

Chester Zoo is a great day out for all the family, with a superb collection of animals and many world leading conservation programmes to inspire and educate everyone.

## SPORT & LEISURE

Cheshire is renowned for its superb golf courses, and you'll find championship quality courses close by at Portal Golf and Country Club. For other sports and courts, try the leisure centres at Nantwich and Winsford, or the Northgate Arena in Chester.

If you enjoy the outdoors, you'll love how close Delamare Forest is, along with the 34 mile Sandstone trail and the canalside walks along the Shropshire Union Canal. Beeston Castle and Peckforton Castle are also a great family day out.

## SCHOOLS

One of the biggest selling points of Tarporley for families with children is the superb schools within walking distance. Tarporley Church of England Primary was rated 'Good' in its last OFSTED report, with 'Outstanding' ratings for behaviour and pupil safety, while Tarporley High received 'Outstanding' ratings across the board, and was complimented by the Secretary of State for being one of the top schools in the country for sustained improvement.

For families seeking independent education, there is also an excellent choice within easy reach, with Abbey Gate College in Saughton and the King's School in Chester both offering co-ed independent education, and The Queen's School in Chester providing private schooling for girls.



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



# Green space, Living space, Open space

## Benefits of buying new - annual household energy spend



A home by Elan Homes is built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 on energy bills - that's **£1,410 less** than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information. Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.

# Specification

A carefully selected specification for The Birches by Elan Homes.

	Included	Signature
<b>Kitchen</b>		
Choice of modern quality fitted kitchen and worktop*	✓	
Upgraded kitchen including matching end panels		✓
Granite worktop with underslung sink & feature tap		✓
Built-in double electric oven	✓	
Smeg 5 ring gas hob and canopy style cooker hood in stainless steel	✓	
Upgraded oven, hob, cooker hood and microwave		✓
Smeg integrated dishwasher	✓	
Smeg American style fridge freezer (excluding Marford)	✓	
Integrated fridge freezer (Marford only)	✓	
Soft close kitchen cupboard doors	✓	
Plumbing for washing machine and tumble dryer	✓	
Built in Smeg microwave	✓	
Stainless steel undermount square 1½ bowl sink with chrome feature tap	✓	
Pelmet lights	✓	
Choice of floor tiling to kitchen and utility*	✓	
<b>Bathroom and En-suite</b>		
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	✓	

	Included	Signature
Chrome towel rail to bathroom and en-suite†	✓	
Choice of vanities to bathroom and en-suite†*	✓	
<b>General</b>		
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	✓	
Upgraded wardrobes - high gloss doors and frames		✓
Oak internal doors and upgraded ironmongery		✓
Floor tiling to bathroom, en-suites, cloaks, family dining areas and store		✓
Carpets to lounge, bedrooms, dining, hall, landing and stairs		✓
<b>Electrical</b>		
TV point to lounge	✓	
TV point to family area/room and study	✓	
TV point to all bedrooms	✓	
Recessed spot lights to kitchen, cloakroom, bathroom, dressing room, en-suite and shower room	✓	

	Included	Signature
Chrome finish to sockets and switches to kitchen/family/dining area, lounge, hall and landing	✓	
Chrome finish to sockets throughout		✓
Telephone point to lounge/hall, family room and to study/allocated bedroom	✓	
Shaver socket to en-suite†	✓	
External lighting to front	✓	
External lighting to rear	✓	
Motorised garage doors		✓
<b>Energy Saving Features</b>		
PVCu double glazed sealed units with adjustable ventilators to windows	✓	
High efficiency gas central heating with heat recovery unit (Natural Gas)	✓	
<b>Safety and Security</b>		
High security French doors with lockable handles to windows†	✓	
Interconnected smoke detectors†	✓	
Electronic burglar alarm system	✓	
24 hour customer care (2 years)	✓	
Peace of mind with 10 year NHBC Warranty	✓	

†Where applicable \*Subject to build stage. Signature specification is available for an extra cost, please speak to our Sales Executive for further details. Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



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Homes you'll love inside out

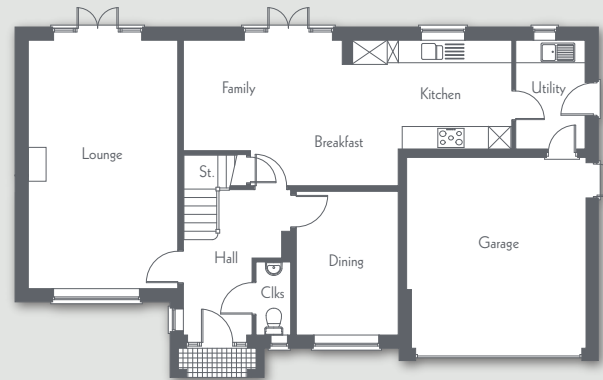
# The Birches, Tarporley

-  Farnham  
4/5 bedroom detached home with integral double garage
-  Halstead  
5 bedroom detached home with detached double garage
-  Kelsall  
4/5 bedroom detached home with integral double garage
-  Lincoln  
5 bedroom detached home with integral double garage
-  Mellor  
5 bedroom detached home with integral double garage
-  Weston  
4/5 bedroom detached home with integral double garage
-  Hardy  
4 bedroom semi-detached home
-  Marford  
3 bedroom detached home with single garage
-  Affordable Homes



# Farnham

## 4/5 bedroom detached home with integral double garage



### GROUND FLOOR

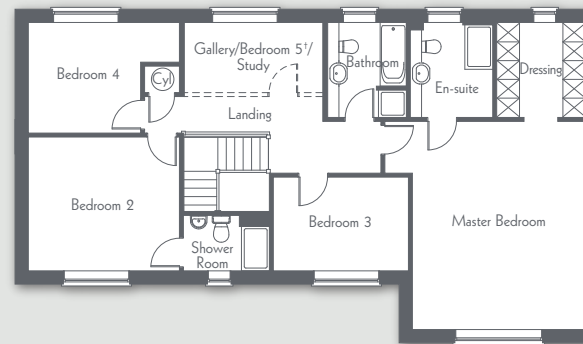
	Metres	Feet/inches
Lounge	6.63m x 3.99m	21'9" x 13'1"
Kitchen/B'fast/Family	8.77m* x 3.88m*	28'9"* x 12'9"*
Utility	2.90m x 1.85m*	9'6" x 6'1"*
Dining	3.84m x 2.72m	12'7" x 8'11"
Cloakroom	1.95m x 0.92m	6'5" x 3'0"

### 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	2.54m 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/breakfast/family 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.

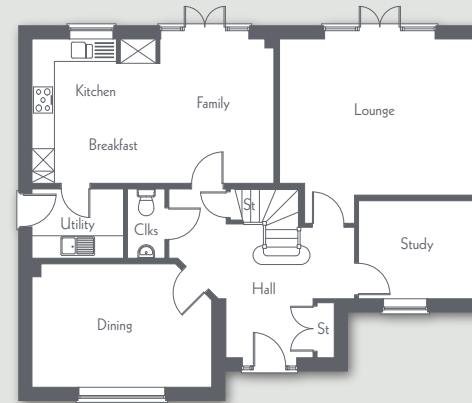


Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.



# Halstead

5 bedroom detached home with detached double garage



## GROUND FLOOR

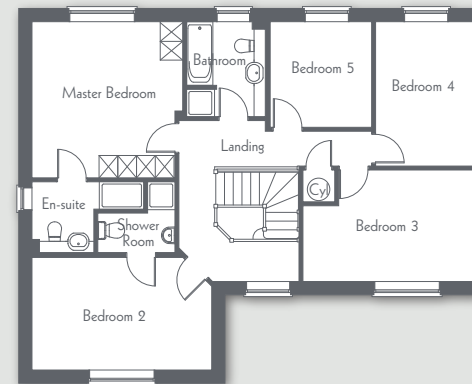
	Metres	Feet/inches
Lounge	5.16m* x 4.17m	16'11"* x 13'8"
Kitchen/B'fast/Family	6.46m* x 3.86m*	21'2"* x 12'8"*
Utility	2.45m* x 1.85m*	8'0"* x 6'1"*
Dining	4.80m* x 3.30m*	15'9"* x 10'10"*
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.85m x 1.00m	6'1" x 3'3"

## 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 - 2083sq ft

\*Indicates maximum dimension.



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.



Pitch and window style may vary, please consult our Sales Executive for detailed plans. 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. Plot 18 is handed.

# Kelsall

## 4/5 bedroom detached home with integral double garage



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.94m x 3.80m	16'2" x 12'6"
Kitchen/Dining/Family	8.22m* x 4.84m*	27'0"* x 15'10"*
Dining	3.66m* x 3.63m	12'0"* x 11'11"
Utility	2.45m x 1.75m	8'0" x 5'9"
Cloakroom	1.75m x 0.97m	5'9" x 3'2"

### FIRST FLOOR

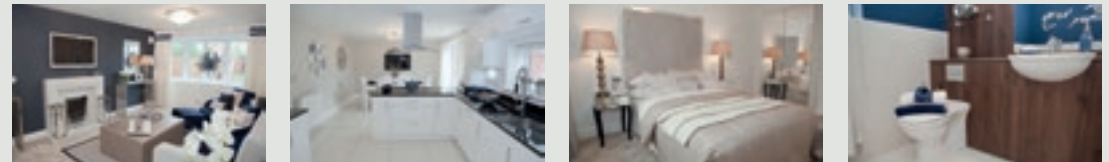
	Metres	Feet/inches
Master Bedroom	5.14m x 4.87m	16'10" x 16'0"
En-suite	2.54m x 1.54m	8'4" x 5'1"
Bedroom 2	4.98m* x 3.60m*	16'4"* x 11'10"*
Bedroom 3	4.98m* x 3.41m*	16'4"* x 11'2"*
Shower Room	2.45m* x 1.58m*	8'0"* x 5'2"*
Bedroom 4/Study	3.16m x 2.76m	10'4" x 9'1"
Bedroom 5/Dressing	3.25m x 2.54m	10'8" x 8'4"
Bathroom	2.54m* x 2.10m*	8'4"* x 6'11"*

Total Area - 2014sq ft

\*Indicates maximum dimension.

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

The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen/dining/family room, utility room and downstairs cloaks. Upstairs you will find the master bedroom complete with en-suite facilities whilst bedrooms two and three feature a shared shower room. Completing the home is the family bathroom and two further flexible bedrooms which could double as a study or dressing room.



Elevations may vary, please consult our Sales Executive for detailed plans. 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. Plot 16 is handed.

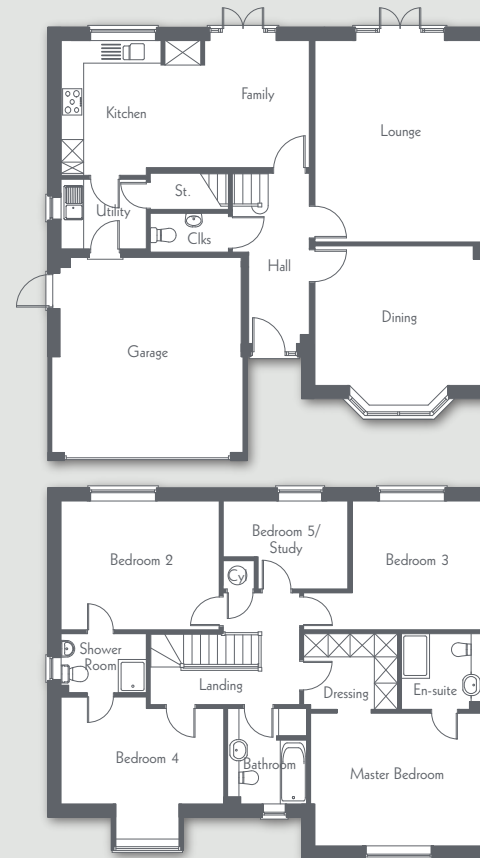
# Lincoln

## 5 bedroom detached home with integral double garage



This attractive five bedroom home offers well planned accommodation throughout.

The ground floor consists of a kitchen/family room with French doors leading into the garden, a separate dining room, cloaks, a handy utility room and a lounge with French doors also opening out onto the garden. Upstairs, to the front of the property is a luxurious master bedroom with a stylish en-suite and dressing area, bedrooms two and four boast a shared shower room, while the remaining two bedrooms are served by a family bathroom.



### GROUND FLOOR

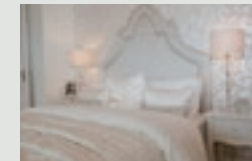
	Metres	Feet/inches
Lounge	5.35m x 4.45m	17'7" x 14'7"
Kitchen/Family	6.60m* x 3.58m*	21'8"* x 11'9"*
Utility	2.26m* x 1.85m*	7'5"* x 6'1"*
Dining	4.45m* x 4.21m*	14'7"* x 13'10"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.57m* x 3.52m*	15'0"* x 11'7"*
En-suite	2.15m* x 2.01m*	7'1"* x 6'7"*
Dressing	2.50m x 2.01m	8'2" x 6'7"
Bedroom 2	4.20m x 3.42m	13'9" x 11'3"
Bedroom 3	3.45m x 3.42m*	11'4" x 11'3"*
Bedroom 4	4.32m* x 2.85m*	14'2"* x 9'4"*
Shower Room	2.26m x 1.57m	7'5" x 5'2"
Bedroom 5/Study	3.31m* x 2.34m*	10'10"* x 7'8"*
Bathroom	2.54m* x 2.10m	8'4"* x 6'11"

Total Area - 1960sq ft

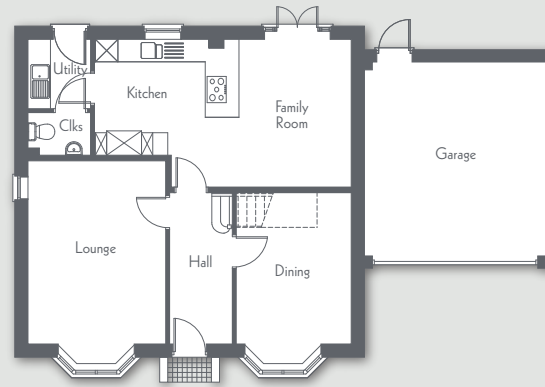
\*Indicates maximum dimension



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. Plots 11 & 13 are handed.

# Mellor

## 5 bedroom detached home with integral double garage

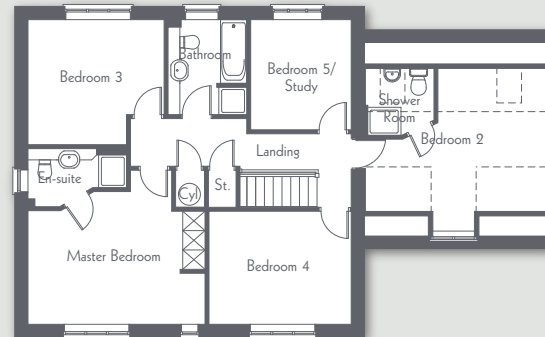


### GROUND FLOOR

	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

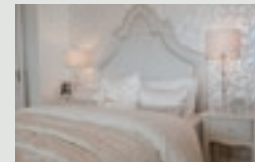
\*Indicates maximum dimension.

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 property you will find the master bedroom complete with en-suite facilities plus a second bedroom featuring a shower room.

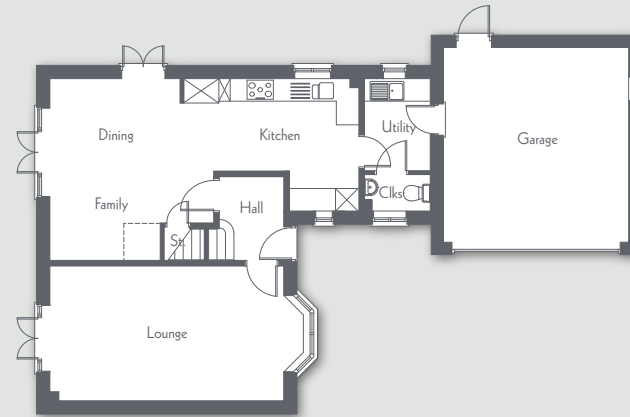
The remaining three bedrooms and family bathroom complete this floor.



Roof design may vary, please consult our Sales Executive for detailed plans. 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. Plot 12 is handed.

# Weston

## 4/5 bedroom detached home with integral double garage



### GROUND FLOOR

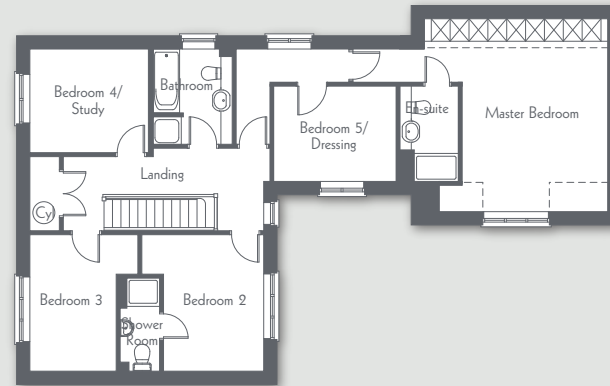
	Metres	Feet/inches
Lounge	6.72m* x 3.59m*	22'1"* x 11'9"*
Kitchen/Family/Dining	8.22m* x 4.84m*	27'0"* x 15'10"*
Utility	2.45m x 1.75m	8'0" x 5'9"
Cloakroom	1.75m* x 0.97m*	5'9"* x 3'2"*

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.14m* x 4.87m	16'10"* x 16'0"
En-suite	2.54m* x 1.55m*	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 impressive four/five bedroom detached home offers luxury accommodation for all.

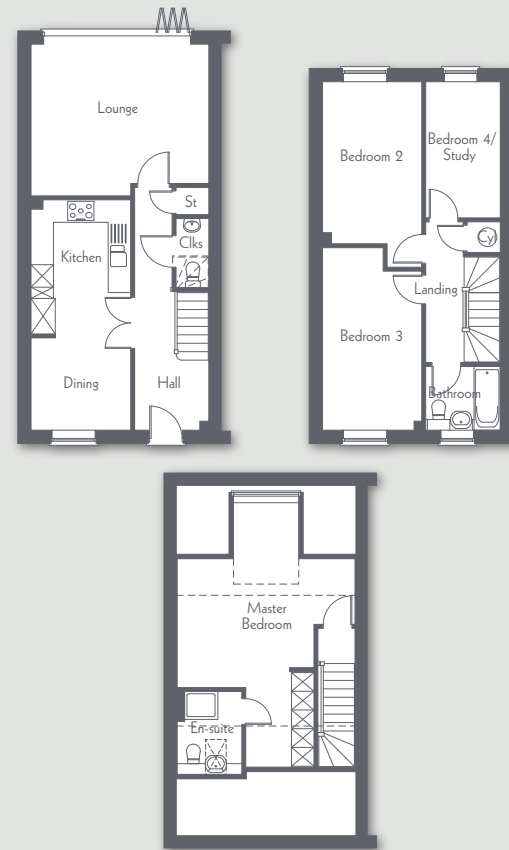
The ground floor consists of an entrance hall, spacious lounge, open plan kitchen/family/dining room with French doors leading out to the garden plus a utility room and downstairs cloaks. The first floor comprises of an impressive master bedroom complete with en-suite, the second bedroom with shower room facilities and the remaining three bedrooms which are served by a family bathroom.



Window size may vary, please consult our Sales Executive for detailed plans. 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. Plot 14 is handed.

# Hardy

## 4 bedroom semi-detached home



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.75m x 4.05m*	15'7" x 13'3"*
Kitchen/Dining	6.15m x 2.66m	20'2" x 8'9"
Cloakroom	1.84m x 0.88m	6'1" x 2'10"

### FIRST FLOOR

	Metres	Feet/inches
Bedroom 2	4.33m x 2.65m	14'2" x 8'8"
Bedroom 3	4.87m* x 2.65m*	16'0" x 8'8"*
Bedroom 4/Study	3.63m x 1.99m	11'11" x 6'6"
Bathroom	1.99m x 1.70m	6'6" x 5'7"

### SECOND FLOOR

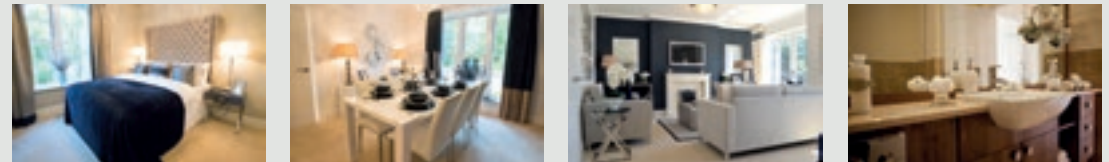
	Metres	Feet/inches
Master Bedroom	7.06m* x 4.74m*	23'2" x 15'7"*
En-suite	2.21m* x 1.72m*	7'3" x 5'8"*

Total Area - 1338sq ft

\*Indicates maximum dimension.

This attractive four bedroom semi-detached home offers light and airy accommodation.

The ground floor features an open plan kitchen/dining area, a spacious lounge with bi-fold doors leading into the garden and a handy cloakroom. Upstairs on the first floor are bedrooms 2, 3 & 4/study plus the family bathroom. Up on the second floor is the master bedroom complete with stylish en-suite.



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. Plots 7, 8 & 10 have a single garage. Plots 7 & 9 are handed.

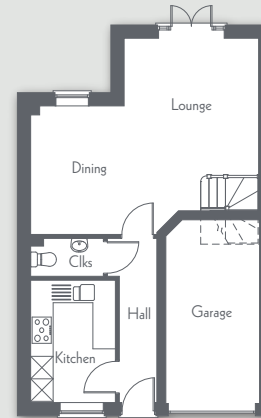
# Marford

3 bedroom detached home with single garage



This stylish three bedroom detached home is perfect for anyone looking to make their first step onto the property ladder.

The ground floor consists of a separate kitchen, a spacious lounge/dining area and a handy cloakroom. Upstairs the master bedroom boasts its own en-suite, bedroom 2 and bedroom 3/study are served by the family bathroom.



## GROUND FLOOR

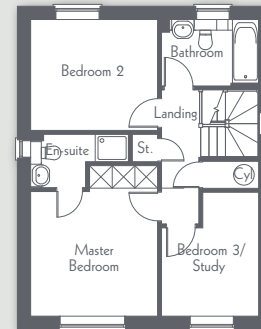
	Metres	Feet/inches
Lounge/Dining	6.08m* x 4.60m*	19'11"* x 15'1"*
Kitchen	3.26m x 2.28m	10'8" x 7'6"
Cloakroom	1.94m x 1.01m	6'4" x 3'4"

## FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.01m* x 3.39m*	13'2"* x 11'1"*
En-suite	2.61m* x 1.42m*	8'7"* x 4'8"*
Bedroom 2	3.39m x 2.96m	11'1" x 9'8"
Bedroom 3/Study	3.30m* x 2.59m*	10'10"* x 8'6"*
Bathroom	2.59m x 1.77m*	8'6" x 5'10"*

Total Area - 975sq ft

\*Indicates maximum dimension.



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# 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.



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.





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# 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.

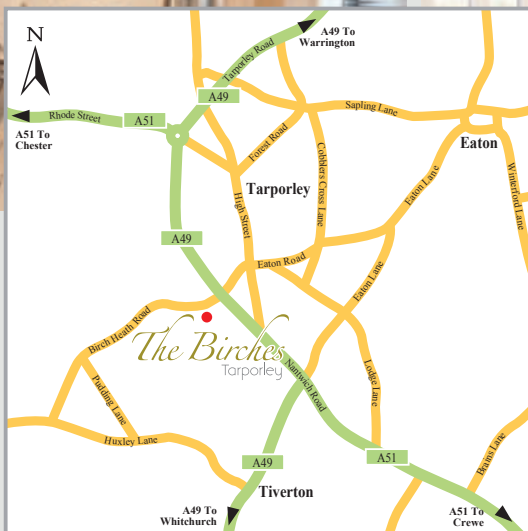
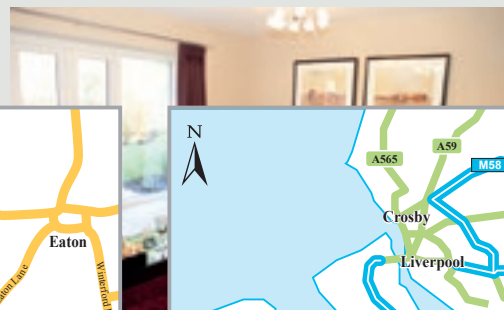
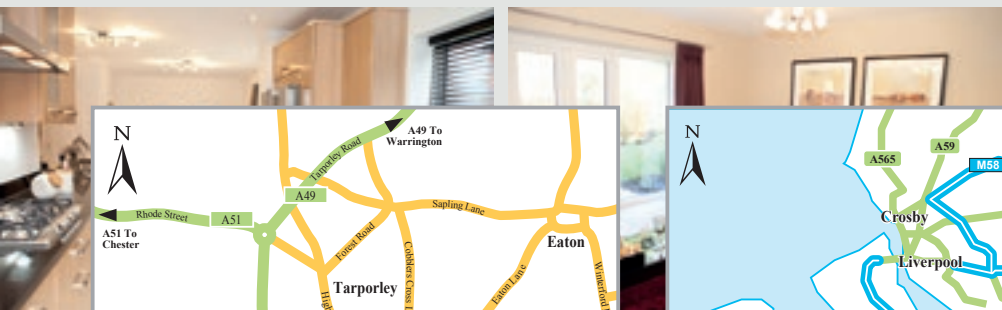




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# The Birches

## Tarporley



The Birches  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. Elan Homes' Policy is continuous product and specification development, the information contained in the brochure is subject to change without notice. Every effort has been made to preserve the accuracy of this leaflet, you are recommended to 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 but 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, please ask Sales Executive for further information. January 2016 (35232).

**elan**  
 HOMES

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