



Stableford

A STUNNING COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN WORCESTER



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HOMES YOU'LL LOVE INSIDE OUT

welcome to

Stableford

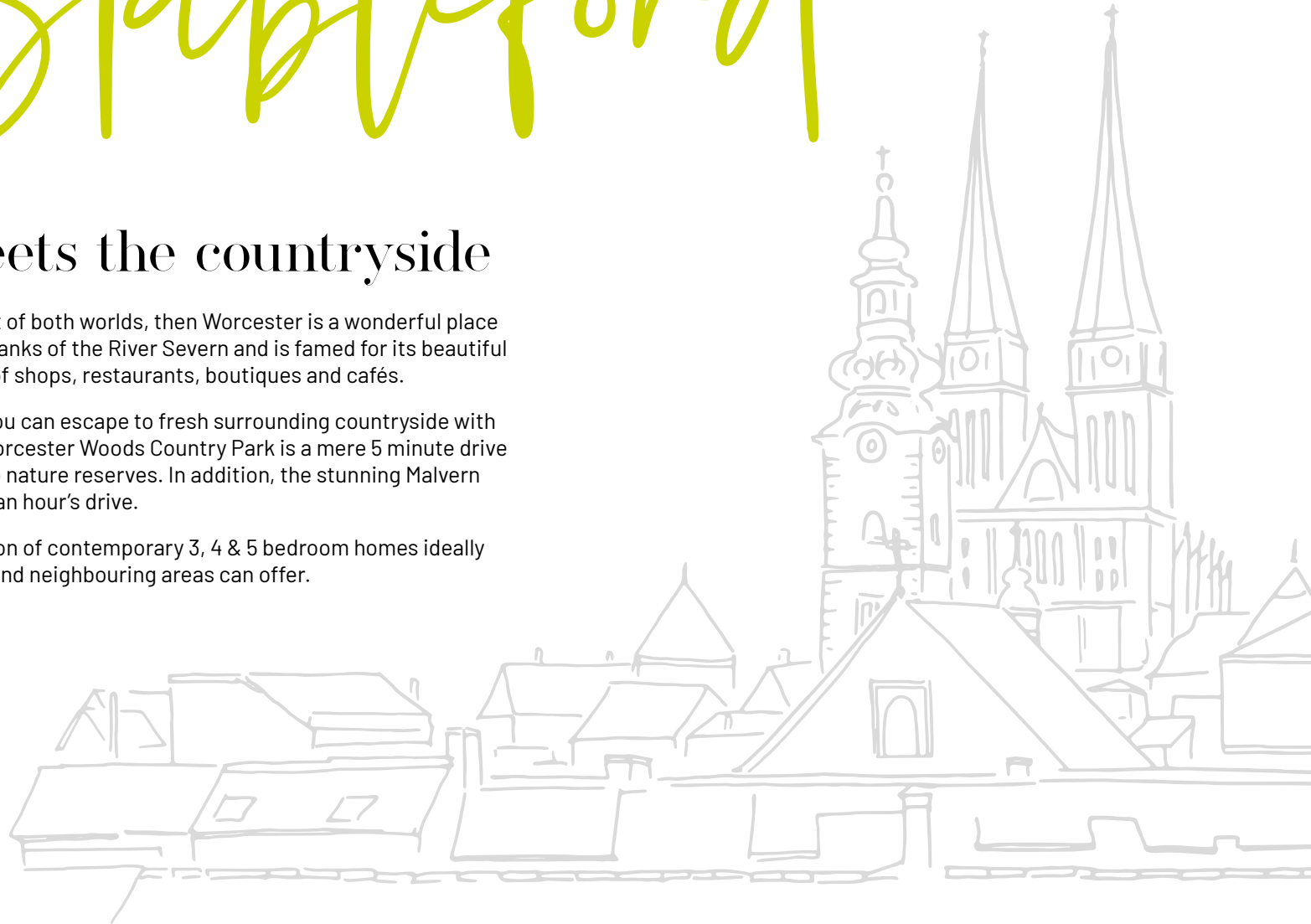
Where the city meets the countryside

If you're looking for a lifestyle that offers the best of both worlds, then Worcester is a wonderful place to start. The historic, university city sits on the banks of the River Severn and is famed for its beautiful architecture, ancient cathedral and vibrant mix of shops, restaurants, boutiques and cafés.

But when the hustle and bustle gets too much, you can escape to fresh surrounding countryside with abundant places to walk, cycle, fish and relax. Worcester Woods Country Park is a mere 5 minute drive from the development, which is also close to two nature reserves. In addition, the stunning Malvern Hills and pretty Malvern spa town are within half an hour's drive.

Stableford by Elan Homes is an inspiring collection of contemporary 3, 4 & 5 bedroom homes ideally positioned to take advantage of all that the city and neighbouring areas can offer.

Homes you'll love
inside out





create an Effortless Lifestyle

At Elan Homes, we design homes that meet the needs of a busy, modern lifestyle. From Stableford's carefully chosen location through to the stylish architecture and thoughtfully planned interiors, your new home will help you enjoy life to the full.

For growing families there are a number of reputable local schools and colleges in the area, suitable for children at all stages of their education. Known for excellence in sport, Worcester offers great opportunities for the young and young at heart to enjoy rugby with premiership team, Worcester Warriors and cricket with Worcester County Cricket Club.



If easing your commute to work is a priority, then Stableford is ideally placed with the city centre just a 10 minute drive away. The wider motorway network is accessible via the M5 junction 7 which is reachable in around 15 minutes.

For rail commuters, Worcester Shrub Hill station runs regular services to London Paddington, Birmingham, Gloucester and Bristol. For destinations across the globe, Birmingham International Airport is within an hour's drive of the development.



Driving times are approximate and subject to traffic conditions.







property plans

§ Specifications

site plan

Stableford



- Alvechurch: 4, 6, 7, 37, 38, 47
- Bunbury: 50
- Chesham: 3, 41, 43, 45, 53, 59
- Farnham: 48, 49, 54, 56
- Grosvenor Special: 1
- Hampshire: 57, 61
- Kelsall Special: 2, 60
- Lincoln: 39, 40, 44, 46, 52, 55, 58
- Marford: 30, 31
- Mellor: 42, 51
- Southwold: 5, 8, 35, 36
- Affordable Housing: 9 - 29, 32 - 34

MARFORD

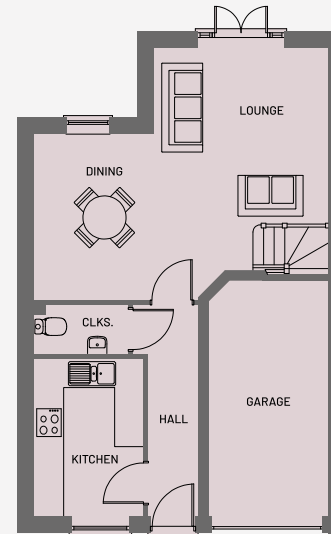


3 bedroom detached home

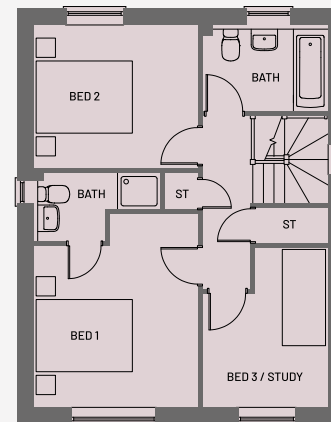
Designed with flexible living space in mind this home is a great choice for couples and young families that need space to grow. The first floor features a master en-suite and family bathroom whilst the third bedroom can be configured as a study, bedroom or nursery. Space is optimised on the ground floor with an open plan lounge & dining area and separate kitchen.

Property specification: **REGENCY**

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.



Ground Floor	Metres	Feet
Lounge/Diner	6.13* x 5.24*	20'1"* x 17'2"*
Kitchen/Family	3.26 x 2.30	10'8" x 7'7"
Cloaks	1.98 x 1.04	6'6" x 3'5"



First Floor	Metres	Feet
Master Bed	4.04* x 3.43*	13'3"* x 11'3"*
En-Suite	2.65* x 1.44*	8'8"* x 4'9"*
Bed 2	3.43 x 2.97	11'3" x 9'9"
Bed 3 / Study	3.35* x 2.63*	11'0"* x 8'8"*
Bathroom	2.63 x 1.81	8'8" x 5'11"

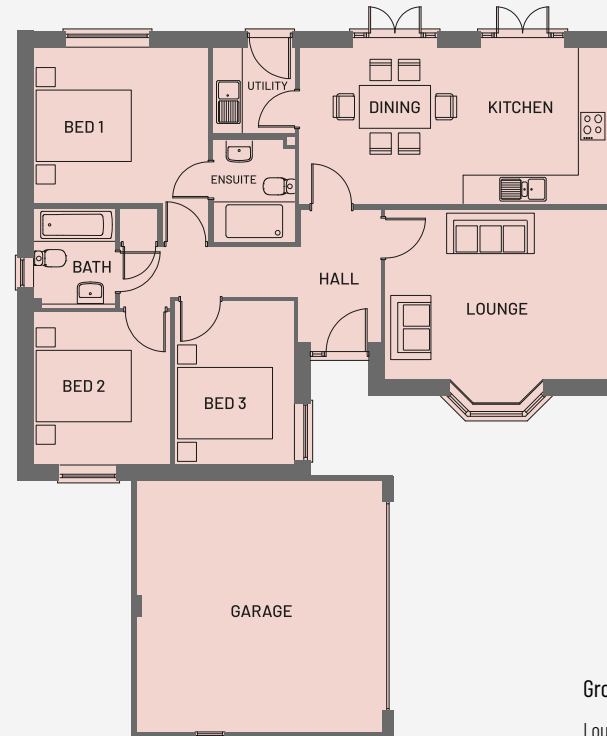
Total Area 975sq ft
*Indicates maximum dimension

GROSVENOR SPECIAL



3 bedroom detached bungalow

This detached 3 bedroom bungalow has been designed to maximise space with a clever layout. The master bedroom is en-suite and two further double bedrooms have use of a separate family bathroom. A kitchen dining room and lounge with feature bay window create an environment for relaxed living. A double garage completes the property.



Ground Floor	Metres	Feet
Lounge	4.70 x 3.58	15'5" x 11'9"
Kitchen/Dining	6.51 x 3.33	21'4" x 10'11"
Utility	1.81 x 1.74	5'11" x 5'9"
Master Bed	3.70* x 3.30*	12'2"* x 10'10"*
En-Suite	2.23* x 1.75*	7'4"* x 5'9"*
Bed 2	3.24 x 2.90	10'8" x 9'6"
Bed 3	3.46 x 2.52	11'4" x 8'3"
Bathroom	2.11 x 1.74	6'11" x 5'8"

Total Area 101sq ft
*Indicates maximum dimension

Property specification: **REGENCY**

SOUTHWOLD

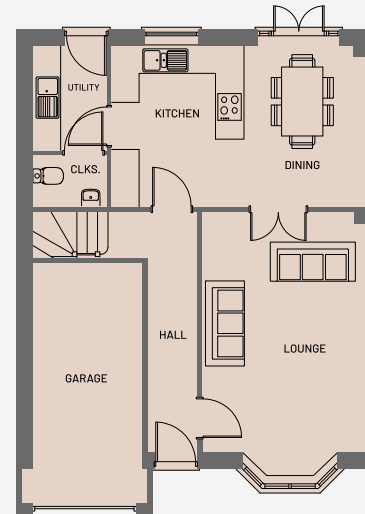


4 bedroom detached home

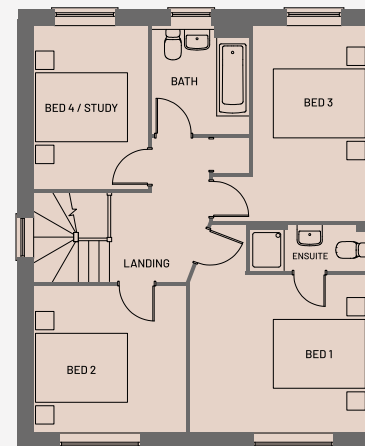
A lovely 4 bedroom home with well proportioned double bedrooms, a master en-suite and family bathroom. A kitchen & dining area combine to create a modern approach to both family life and entertaining, with a spacious lounge and integral garage completing the picture.

Property specification: **REGENCY**

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.



Ground Floor	Metres	Feet
Lounge	5.25* x 3.57*	173** x 119**
Kitchen/Dining	5.55* x 3.53*	183** x 117**
Utility	2.32 x 1.65	77" x 55"
Cloaks	1.65 x 1.14	55" x 39"



First Floor	Metres	Feet
Master Bed	3.87* x 3.46*	128** x 114**
En-Suite	2.65* x 1.01*	88** x 34**
Bed 2	3.33 x 3.22	1011" x 107"
Bed 3	4.26* x 3.36*	140** x 110**
Bed 4	3.56 x 2.50	118" x 82"
Bathroom	2.37* x 2.13*	79** x 70**

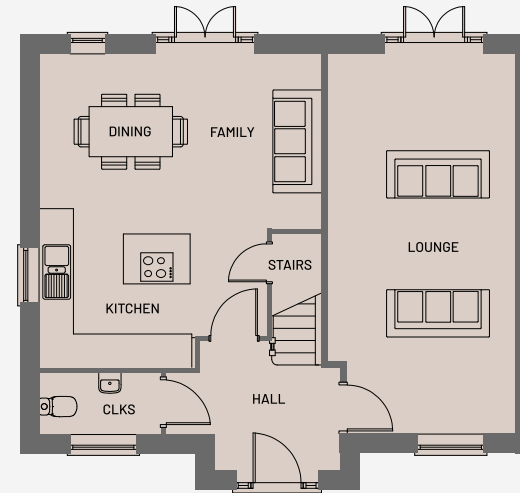
Total Area 1283sq ft
*Indicates maximum dimension

BUNBURY

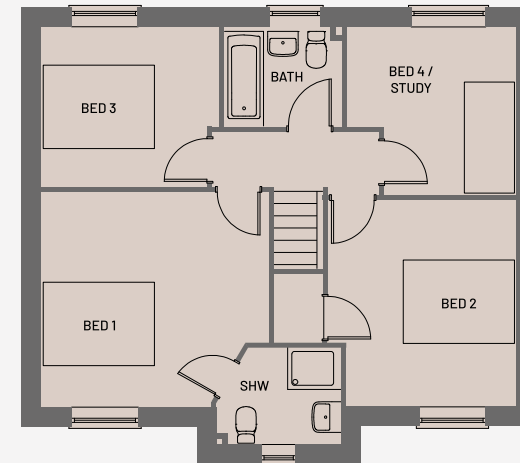


4 bedroom detached home

This well proportioned home provides three double bedrooms with a fourth bedroom providing space for either a study or single room. A large lounge area adds an elegant element to the ground floor and a light and airy kitchen & dining area looks out over the garden.



Ground Floor	Metres	Feet
Lounge	6.85* x 3.39*	22'6"* x 11'1"*
Kitchen/Family	5.66* x 5.09*	18'7"* x 16'8"*
Cloaks	2.19 x 1.12	7'2" x 3'8"



First Floor	Metres	Feet
Master Bed	4.11* x 3.89*	13'6"* x 12'9"*
En-Suite	2.28* x 1.76*	7'6"* x 5'9"*
Bed 2	3.74* x 3.42*	12'3"* x 11'3"*
Bed 3	3.22* x 2.89*	10'7"* x 9'6"*
Bed 4	3.07* x 3.04*	10'1"* x 10'0"*
Bathroom	2.13 x 1.81	7'0" x 5'11"

Total Area 1298sq ft
*Indicates maximum dimension

Property specification: **REGENCY**

ALVECHURCH

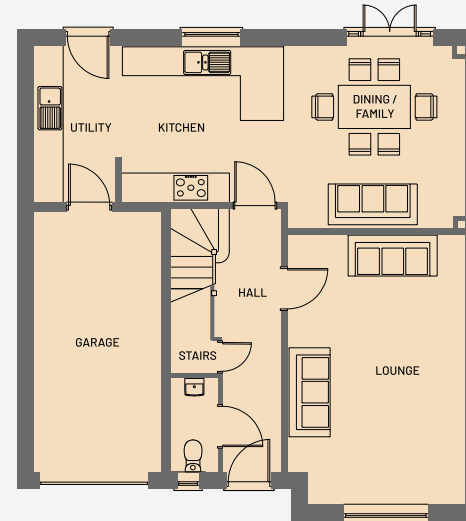


4 bedroom detached home

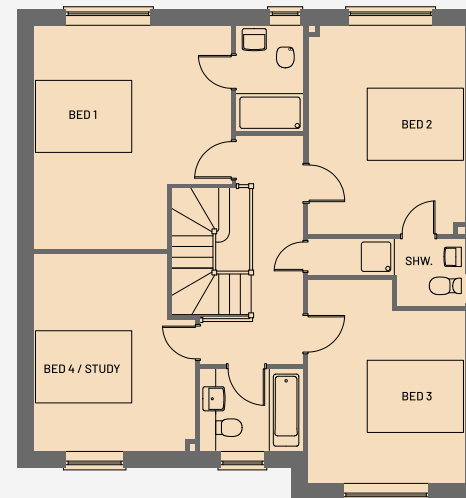
A generously sized detached family home, with spacious master suite and three further double bedrooms. Two en-suite bathrooms and a family bathroom effortlessly cater for the needs of family life. On the ground floor an open-plan kitchen & dining area provides flexible space whilst a separate lounge area provides a welcome retreat. A useful integral garage completes the design.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Lounge	5.64* x 3.72*	18'6"* x 12'2"*
Kitchen/Family	7.16* x 3.80*	23'6"* x 12'6"*
Utility	3.35 x 1.73	11'0" x 5'8"
Cloaks	1.97 x 1.08	6'6" x 3'7"



First Floor	Metres	Feet
Master Bed	4.68* x 4.13*	15'4"* x 13'7"*
En-Suite	2.35 x 1.43	7'9" x 4'8"
Bed 2	4.36 x 3.28	14'4" x 10'9"
Shower Room	2.24* x 1.42*	7'4"* x 4'8"*
Bed 3	4.27* x 3.29*	14'0"* x 10'10"*
Bed 4	4.12* x 3.39*	13'6"* x 11'1"*
Bathroom	2.16 x 1.74	7'1" x 5'9"

Total Area 1691sq ft
*Indicates maximum dimension

CESHAM



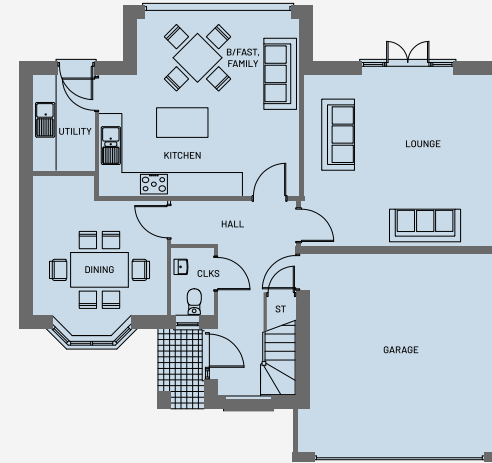
4 bedroom detached home

A great family home, this four bedroom property provides the option of either a statement gallery landing or fifth bedroom* that may be used as a single room or study. The property also includes two en-suite bathrooms and a further family bathroom. The ground floor plays host to a spacious dining room as well as kitchen & breakfast area with a useful utility room.

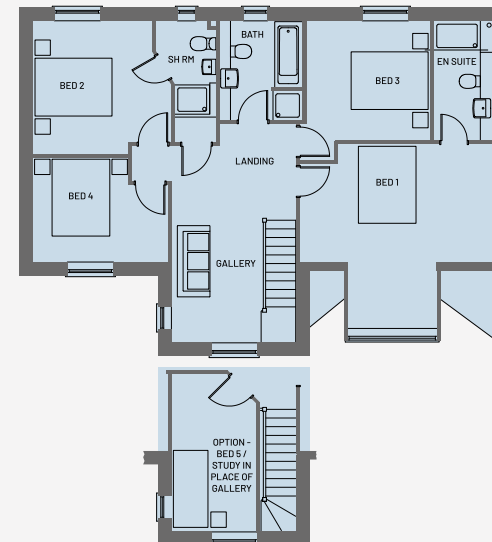
Property specification: **SOVEREIGN**

*subject to build stage

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.



Ground Floor	Metres	Feet
Lounge	4.90* x 4.59*	161** x 151**
Kitchen/Family	5.26* x 4.64*	173** x 153**
Dining	3.65* x 3.52*	120** x 117**
Utility	2.53 x 1.65	8'4" x 5'5"
Cloaks	1.77 x 1.14	5'10" x 3'9"



First Floor	Metres	Feet
Master Bed	5.04* x 4.50*	16'6** x 14'9**
En-Suite	3.13 x 1.56	10'3" x 5'1"
Bed 2	3.47* x 3.12*	11'5** x 10'3**
Shower Room	2.43* x 1.59*	8'0** x 5'3**
Bed 3	3.25* x 3.13*	10'8** x 10'3**
Bed 4	3.54* x 2.73*	11'7** x 8'11**
Bed 5	2.20* x 4.10*	7'2** x 13'5**
Bathroom	2.59* x 2.16*	8'6** x 7'1**

Total Area 1765sq ft
*Indicates maximum dimension

MELLOR

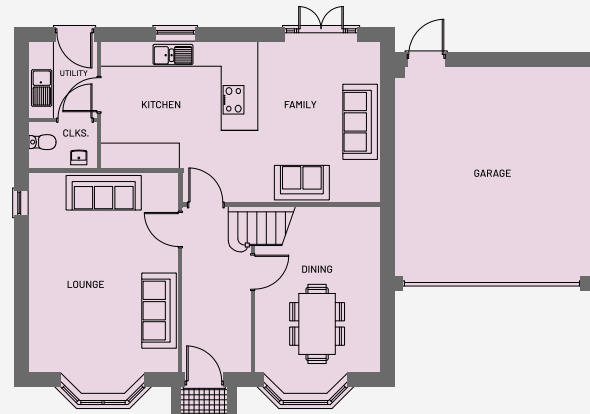


5 bedroom detached home

A pretty cottage style five bedroom property with a second bedroom and en-suite situated over the garage, which could make an ideal room for a teenager. On the ground floor, bay windows make an attractive feature of both the lounge and dining room whilst the kitchen & family area provides a place to relax.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Lounge	4.94 x 3.72	16'2" x 12'2"
Kitchen/Family	6.89* x 3.99*	22'7"* x 13'1"*
Dining	4.09 x 3.11	13'5" x 10'2"
Utility	1.92 x 1.71	6'4" x 5'7"
Cloaks	1.71 x 1.15	5'7" x 3'9"



First Floor	Metres	Feet
Master Bed	4.76* x 3.07*	15'7"* x 10'1"*
En-Suite	2.67* x 1.58*	8'9"* x 5'2"*
Bed 2	4.86* x 3.91*	15'11"* x 12'10"*
Shower Room	1.87* x 1.84*	6'2"* x 6'0"*
Bed 3	3.67* x 3.38*	12'0"* x 11'1"*
Bed 4	3.84 x 3.06	12'7" x 10'0"
Bed 5/Study	2.98 x 2.72	9'9" x 8'11"
Bathroom	2.38* x 2.13*	7'10"* x 7'0"*

Total Area 1766sq ft
*Indicates maximum dimension

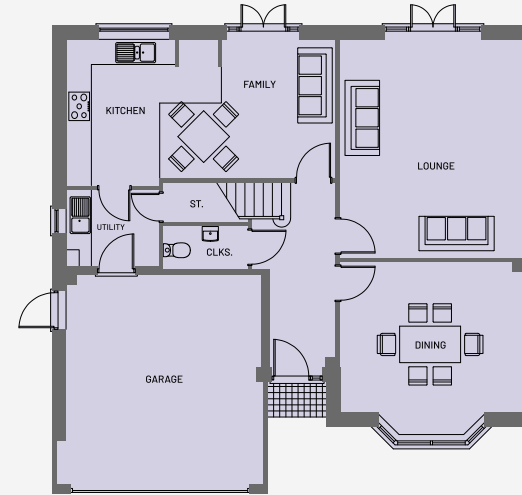
LINCOLN



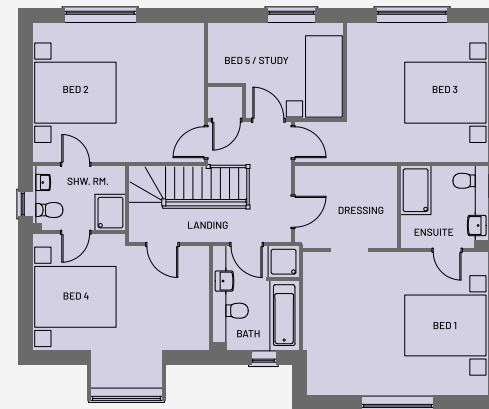
5 bedroom detached home

This five bedroom home features a sizeable master bedroom with dressing area and en-suite and four further bedrooms offering flexibility for growing families. Bedrooms 2 and 4 share en-suite facilities, whilst bedroom 5 can be used a single bedroom or study area. On the ground floor a kitchen & dining area and separate dining room continue the flexible theme and are finished with a large lounge featuring French doors that open onto the garden.

Property specification: **SOVEREIGN**



Ground Floor	Metres	Feet
Lounge	5.39 x 4.5	178" x 149"
Kitchen/Family	6.65* x 3.62*	2110** x 1111**
Dining	3.75 x 2.65	124" x 8'8"
Utility	2.31 x 1.99	77" x 6'6"
Cloaks	2.11 x 1.09	611" x 37"



First Floor	Metres	Feet
Master Bed	4.61* x 3.56*	151** x 118**
Dressing	2.53* x 2.04*	8'4** x 6'8**
En-Suite	2.19* x 2.04*	72** x 6'8**
Bed 2	4.24 x 3.46	13'11" x 11'4"
Shower Room	2.31 x 1.60	77" x 5'3"
Bed 3	4.80* x 3.46*	159** x 11'4**
Bed 4	4.36* x 2.89*	144** x 9'6**
Bed 5/Study	3.35* x 2.38*	110** x 7'10**
Bathroom	2.39* x 2.13*	710** x 70**

Total Area 1963sq ft
*Indicates maximum dimension

KELSALL SPECIAL

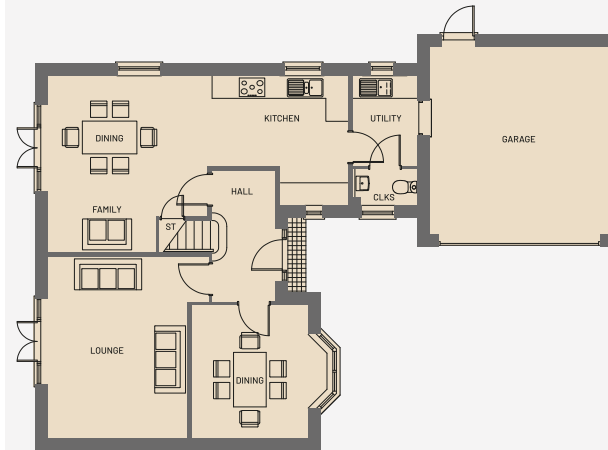


5 bedroom detached home

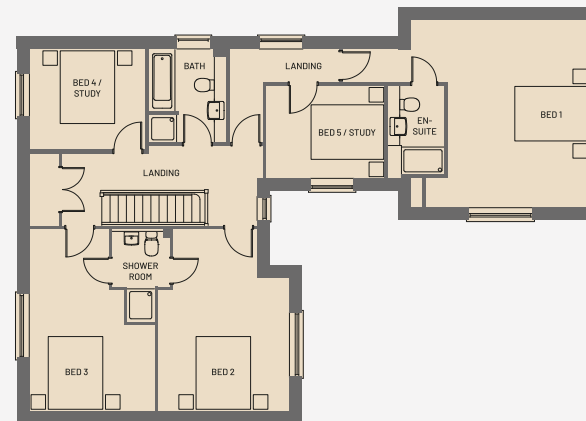
A striking property that features a generously sized master bedroom . Four further bedrooms can be configured as double bedrooms or as combination of studies or playrooms, as the needs of your family change. On the ground floor, the kitchen & dining area opens out on to the garden whilst a separate dining room provides space for more formal occasions.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Lounge	4.99* x 3.85*	16'4"* x 12'8"*
Kitchen/Family/Dining	8.27* x 4.89*	27'2"* x 16'0"*
Dining	3.67 x 3.21	12'0" x 10'6"
Utility	2.45 x 1.75	8'0" x 5'9"
Cloaks	1.80 x 1.01	5'11" x 3'4"



First Floor	Metres	Feet
Master Bed	5.18* x 4.92*	17'0"* x 16'2"*
Dressing/Bed 5	3.28 x 2.58	10'9" x 8'6"
En-Suite	2.47 x 1.58	8'1" x 5'2"
Bed 2	5.02* x 3.20*	16'6"* x 10'6"*
Shower Room	2.56* x 1.61*	8'5"* x 5'3"*
Bed 3	5.02* x 3.45*	16'6"* x 11'4"*
Bed 4	3.21 x 2.79	10'6" x 9'2"
Bathroom	2.38* x 2.14*	7'10"* x 7'0"*

Total Area 2014sq ft
*Indicates maximum dimension

FARNHAM



5 bedroom detached home

An impressive detached home that can be configured as either a four bedroom property with statement gallery landing or a fifth bedroom / study.* The master suite features a dressing area as well as a generously sized en-suite with a further three double bedrooms, one of which is also en-suite, featured on the first floor. On the ground floor, entertain in style with a spacious lounge and separate dining room. A great sized family area completes a thoughtfully planned kitchen and utility area.

Property specification: **SOVEREIGN**



HAMPSHIRE

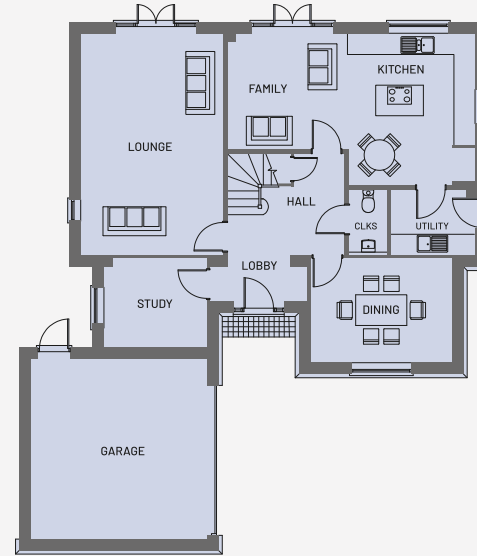


5 bedroom detached home

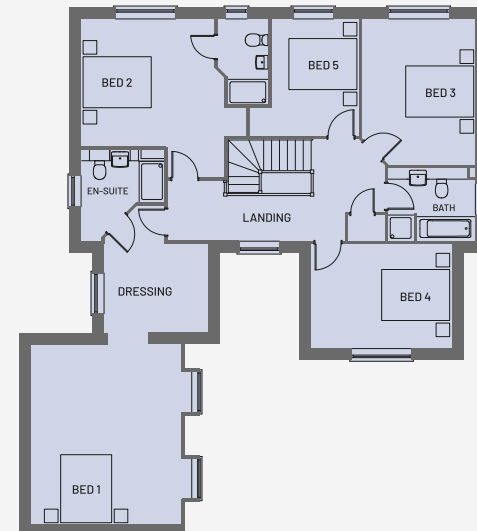
A stylish master suite featuring large dressing area and en-suite characterise this five bedroom home. The second bedroom is also en-suite with a further three double bedrooms supported by a family bathroom. A spacious lounge, family / kitchen area, utility room and double garage, complement family life perfectly.

Property specification: **SOVEREIGN**

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.



Ground Floor	Metres	Feet
Lounge	6.53 x 4.20	21'5" x 13'10"
Kitchen / Family	7.31* x 4.31*	24'0"* x 13'10"*
Dining	4.18 x 3.09	13'8" x 10'2"
Study	3.05* x 2.63*	10'0"* x 8'7"*
Utility	2.50 x 1.96	8'2" x 6'5"
Cloaks	1.87 x 1.14	6'2" x 3'9"



First Floor	Metres	Feet
Master Bed	5.32 x 4.43	17'5" x 14'6"
Dressing	3.05* x 2.79*	10'0"* x 9'2"*
En-Suite	2.70* x 2.47*	8'10"* x 8'1"*
Bed 2	4.88* x 3.77*	16'0"* x 12'5"*
Shower Room	2.54* x 1.51*	8'4"* x 4'11"*
Bed 3	4.31* x 3.35*	14'2"* x 10'12"*
Bed 4	4.18 x 3.09	13'8" x 10'1"
Bed 5	3.45* x 3.22*	11'4"* x 10'7"*
Bathroom	2.59* x 2.15*	8'6"* x 7'1"*

Total Area 2405sq ft
*Indicates maximum dimension

specification at

Stableford

	REGENCY	SOVEREIGN
KITCHEN		
4 ring gas hob in stainless steel	✓	✗
5 ring gas hob in stainless steel	✗	✓
Built in microwave	✓	✓
Built in single electric oven	✓	✗
Built in double electric oven	✗	✓
Integrated room canopy	✓	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Plumbing for washing machine	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	✓	✓
Pelmet lighting	✓	✓
Integrated 50/50 fridge freezer	✓	✓
Integrated dishwasher	✗	✓
BATHROOM AND EN-SUITE		
Heated towel rail to en-suite and bathroom	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath†	✓	✓
Choice of wall tiling to bathroom and en-suites*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room	✓	✓

	REGENCY	SOVEREIGN
GENERAL		
White painted interior doors with chrome furniture	✓	✓
Wardrobes to master bedroom	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
External tap	✓	✓
Fencing to rear garden	✓	✓
ELECTRICAL		
External lighting to front	✓	✓
External lighting to rear	✓	✓
TV point to lounge/family room	✓	✓
TV point to master bedroom, bedroom 2 and study /bedroom (where applicable)	✓	✓
TV point to remaining bedrooms†	✗	✓
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	✓	✓
Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room†**	✓	✓

	REGENCY	SOVEREIGN
SAFETY & SECURITY		
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		
High efficiency gas central heating	✓	✓
Glazed PVCU sealed units with adjustable ventilators to windows	✓	✓
Solar panel system to selected plots	✓	✓

Property specification key:

REGENCY

MARFORD
GROSVENOR SPECIAL
SOUTHWOLD
BUNBURY

SOVEREIGN

ALVECHURCH
CHESHAM
MELLOR
LINCOLN
KELSALL SPECIAL
FARNHAM
HAMPSHIRE



why buy new ?

Green Space, Living Space, Your Space

Every Elan home is built for modern 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 your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but 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 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



the Elan charter

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, manufacturer's 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. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984).



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