



REDWOOD  
*Gardens*  
BLACKPOOL

A BEAUTIFUL COLLECTION OF 3 & 4 BEDROOM HOMES



elan

HOMES YOU'LL LOVE INSIDE OUT®



## 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. 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.

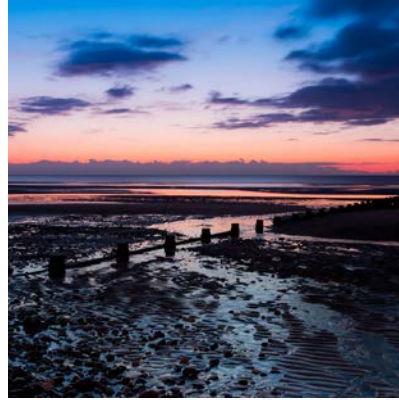
What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

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.

locations  
you'll love to  
*explore*





## REDWOOD GARDENS

### THE PERFECT LOCATION

Redwood Gardens is nestled between the charming, leafy Lytham St Annes and the famous entertainment metropolis of Blackpool, only minutes from the stunning Fylde Coast, an ideal spot to make your home.

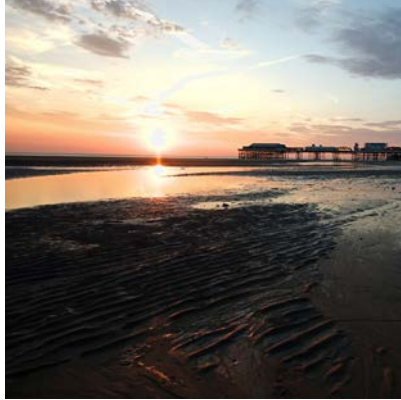
### DISCOVER THE BEST OF BOTH WORLDS

This beautiful new development is set in a stunning location. South of the site, just a 2.8 mile drive or a cycle ride along the Fylde Coast Cycle Route, is the desirable seaside town of Lytham St Annes. With its expansive sandy beach, a Victorian pier, bandstand, wide seafront gardens, a children's paddling pool, stylish independent shops, cafes, bars and restaurants, Lytham St Annes is the epitome of the British Seaside. This pretty town is also internationally renowned for the Royal Lytham & St Annes Golf Club, recognised as one of the premier links course and host to 11 Open Championships and 2 Ryder Cups.

Just 3 miles north of Redwood Gardens, we find Blackpool Town Centre with every form of entertainment you could wish for. With its abundance of attractions, including the Famous Tower Ballroom, the Winter Gardens, Blackpool Zoo, The Opera House, Blackpool Tower, Blackpool Pleasure Beach and the North and South Piers, you can guarantee you will never be short of "things to do"!

The town is also home to plenty of good pubs, restaurants, and vibrant wine bars.

All information was correct at the time of printing



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## EXCELLENT TRANSPORT LINKS

Redwood Garden's fantastic commuter links provide easy access to Preston and Blackburn. The development is located just 1.5 miles from the M55 motorway which provides access to the M6 and offers great links to the North West motorway network. Blackpool Town Centre is just 3 miles away which is easily accessed via Progress Way.

Frequent bus services link Redwood Gardens with Blackpool Town Centre, Lytham, Blackpool North and Blackpool South train stations. The nearest bus stop is located a short walk from the development on Common Edge Road with services running regularly.

The nearest mainline station to the site is Squires Gate Station, situated approximately 1 mile away. This station provides direct services to Blackpool South station and Blackpool North station. There are frequent services to Preston, Greater Manchester and West Yorkshire. Blackpool also has the advantage of being an area that actively encourages cycling, with Redwood Point offering cycle access to amenities nearby. There are cycle routes that run from Redwood Gardens through to Blackpool Town Centre and to the seafront. The coastal cycle route runs along the length of the seafront through to Lytham. Blackpool Airport is located 1.7 miles away from the development and can be easily accessed by both car and public transport. The development is within easy reach of both Manchester and Liverpool airports.

## SCHOOLS & SERVICES

Redwood Gardens is well-served by plenty of OFSTED rated "Outstanding" and "Good" primary and secondary schools close by. Our Lady of the Assumption Catholic Primary School, rated "Good", is just 100 meters away. Blackpool St Nicholas C of E Primary School, rated "Outstanding", is located 0.9 miles away. St George's School, Cherry Tree, rated "Good", is just 1 mile away, and Lytham St Anne's High School, rated "Good", is 2.5 miles away.

Blackpool also has a fantastic choice of services nearby including doctors, dental practices and hospitals which are all within easy reach.

All information was correct at the time of printing

## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	REGENCY	REGENCY PLUS	SOVEREIGN
<b>KITCHEN</b>			
4 ring gas hob in stainless steel	✓	✗	✗
5 ring gas hob in stainless steel	✗	✓	✓
Built in microwave <sup>#</sup>	✓	✓	✓
Built in single electric oven	✓	✗	✗
Built in double electric oven	✗	✓	✓
Stainless steel extractor hood	✓	✓	✓
Integrated 50/50 Fridge Freezer	✓	✓	✓
Integrated Dishwasher	✗	✗	✓
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

Towel rail to bathroom and en-suite †	✓	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath †	✓	✓	✓
Choice of wall tiling to bathroom and en-suite/shower room*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✓	✓	✓

### GENERAL

	REGENCY	REGENCY PLUS	SOVEREIGN
White painted interior doors with chrome furniture	✓	✓	✓
Magnolia finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Wardrobes to bedroom 1	✗	✓	✓
Gas fire and fire surround	✗	✗	✓
Floor tiling to kitchen and utility	✗	✗	✓

### ELECTRICAL

External lighting to front	✓	✓	✓
External lighting to rear	✗	✗	✓
TV point to lounge / family room †	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom †	✓	✓	✓
TV points to remaining bedrooms	✗	✗	✓
Chrome finish sockets and switches to kitchen, lounge, bedroom 1 and white to all other areas	✗	✗	✓
Shaver socket to en-suite	✓	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓	✓
White sockets and switches throughout	✓	✓	✗
Telephone point to hall or lounge and study	✓	✓	✓
Burglar alarm system	✗	✗	✓

### SAFETY & SECURITY

	REGENCY	REGENCY PLUS	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

High efficiency gas central heating (natural gas)	✓	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓	✓

† Where applicable  
 \* Subject to build stage  
 # Excluding Bay house type

start your  
love story





# REDWOOD

## Gardens

### BLACKPOOL

A stunning collection of 3 & 4 bedroom homes

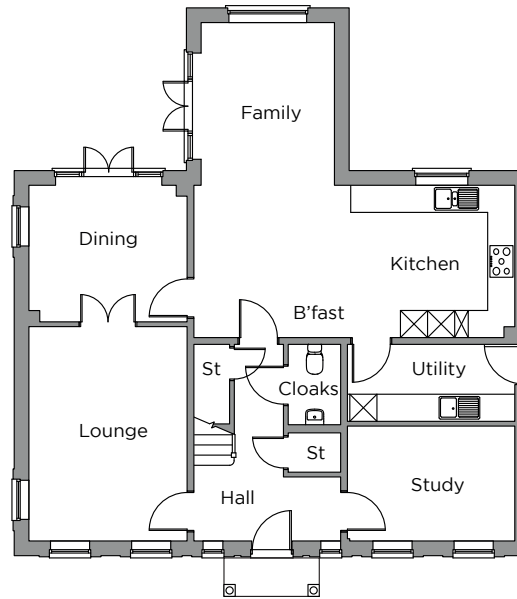
- BAY**  
3 bedroom detached / semi-detached home with detached single garage
- FYLDE**  
3 bedroom detached home with detached single garage
- COVE**  
4 bedroom detached home with detached single garage
- SHORE**  
4 bedroom detached home with integral single garage
- SEATON**  
4 bedroom detached home with integral double garage
- WAVERLEY**  
4 bedroom detached home with detached double garage
- AZURE**  
4 bedroom detached home with detached double garage
- MARITIME**  
4 bedroom detached home with detached double garage



Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes and please note block paving colour is subject to material supplies. Please ask your Sales Executive for further details on this development.



# MARITIME 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SOVEREIGN)



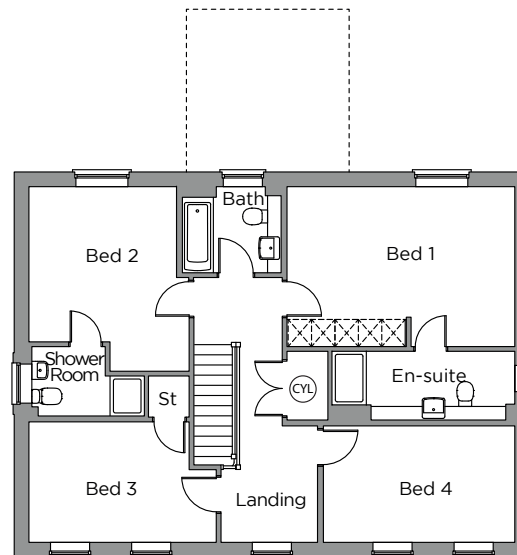
## GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.74m x 3.50m	15'7" x 11'6"
Dining	3.50m* x 3.02m	11'6"* x 9'11"
Kitchen/B'fast	7.10m x 3.37m	23'4" x 11'1"
Family	3.60m x 2.95m	11'10" x 9'8"
Study	3.70m x 2.54m	12'2" x 8'4"
Utility	3.70m x 1.70m	12'2" x 5'7"
Cloakroom	1.78m x 1.16m	5'10" x 3'10"

The Maritime is an impressive family home with space and class to impress any visitors.

The striking extended ground floor of The Maritime consists of a spacious lounge and separate dining room, an impressive kitchen/breakfast/family room, a utility room, downstairs cloakroom and study. The family area and dining room have double doors that lead to the rear garden.

On the first floor the light landing presents the 4 spacious bedrooms. To the rear of the home are bedrooms 1 and 2. Bedroom 1 is a grand spacious room benefitting from fitted wardrobes and a generous en-suite. Bedroom 2 has its own shower room. Bedrooms 3 and 4 are to the front of the home. The first floor is complete with a family bathroom.



## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.04m* x 3.54m*	16'6"* x 11'7"*
En-suite	4.03m* x 1.52m*	13'3"* x 5'0"*
Bedroom 2	4.08m* x 3.27m*	13'5"* x 10'9"*
Shower Room	2.48m* x 1.54m*	8'1"* x 5'0"*
Bedroom 3	4.15m* x 2.67m*	13'7"* x 8'9"*
Bedroom 4	4.23m x 2.58m	13'11" x 8'5"
Bathroom	2.18m* x 1.90m*	7'2"* x 6'3"*

Total Area - 1,955 ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plot 170 is handed.

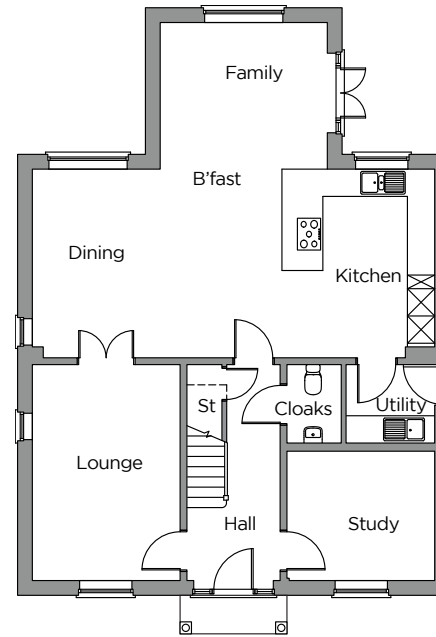
# AZURE 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SOVEREIGN)



The Azure is a stunning 4 bedroom family home with plenty of space to live and grow.

The ground floor has a central hallway providing access to the lounge and a large open plan dining/breakfast/family/kitchen area. There are double doors onto the rear garden from the family room and a utility room off the kitchen. From the hallway there is also access to a handy study and cloakroom.

The first floor has 4 good sized bedrooms, to the rear is bedroom 1 with a stylish en-suite, and bedroom 2 which has its own shower room. Directly off the landing area to the front of the home is bedrooms 3 and 4 which share the family bathroom.

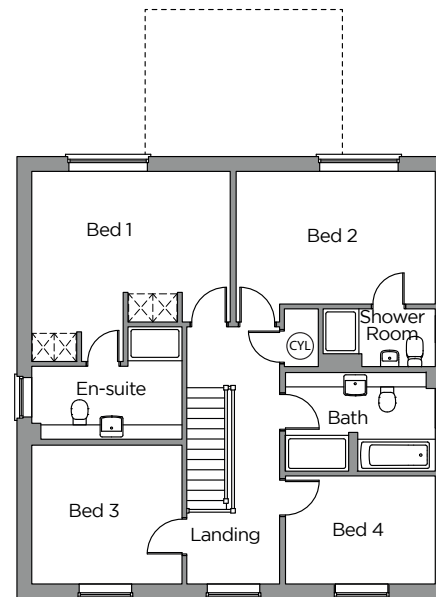


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.75m x 3.25m	15'7" x 10'8"
Kitchen/Dining/B'fast	8.85m x 4.15m	29'0" x 13'7"
Family	3.68m x 3.22m	12'1" x 10'7"
Study	3.25m x 2.84m	10'8" x 9'4"
Utility	1.95m x 1.72m	6'5" x 5'8"
Cloakroom	1.72m x 1.20m	5'8" x 3'11"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.35m* x 4.17m*	14'3" <sup>**</sup> x 13'8" <sup>**</sup>
En-suite	3.29m* x 2.47m*	10'10" <sup>**</sup> x 8'1" <sup>**</sup>
Bedroom 2	4.37m x 2.91m	14'4" x 9'7"
Shower Room	2.46m* x 1.27m*	8'1" <sup>**</sup> x 4'2" <sup>**</sup>
Bedroom 3	3.29m x 3.04m	10'10" x 10'0"
Bedroom 4	2.37m x 3.28m	10'9" x 7'9"
Bathroom	3.28m* x 2.16m*	10'9" <sup>**</sup> x 7'1" <sup>**</sup>



Total Area - 1,873ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plots 133, 147, 162 are handed.

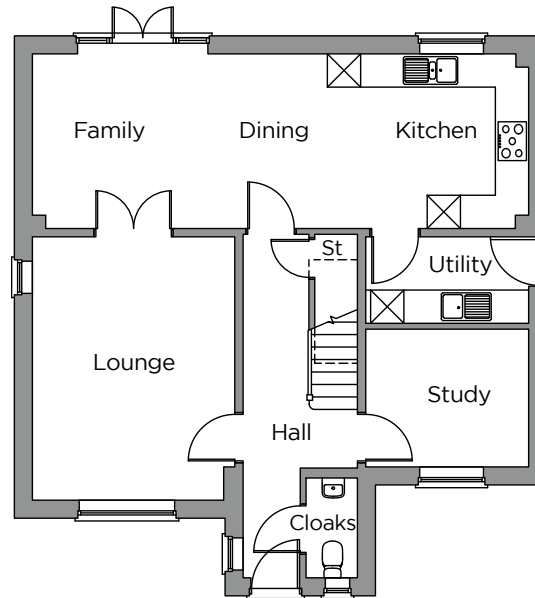
# WAVERLEY 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (REGENCY PLUS)



The Waverley is a fabulous double fronted home with 4 bedrooms and excellent living space.

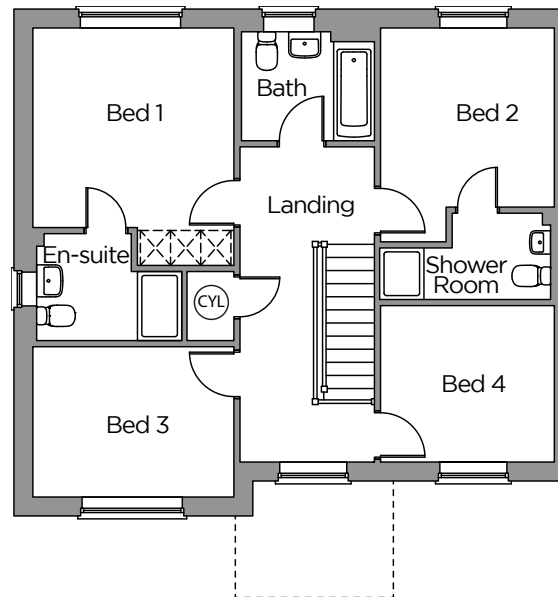
The central hallway offers access to the lounge as well as the bright family/kitchen/dining room. This spacious area has double doors to the rear garden and a handy utility room. On the ground floor you will also find a cloakroom, storage room and a useful study.

Off the landing to the rear of the home are bedrooms 1 and 2. Bedroom 1 has its own modern en-suite and fitted wardrobes, whilst bedroom 2 is paired with a shower room. Directly off the landing are bedrooms 3, 4 and a family bathroom.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.75m* x 3.65m*	15'7"* x 12'0"*
Kitchen/Dining/Family	8.95m x 3.15	29'4" x 10'4"
Study	2.91m x 2.49m	9'7" x 8'2"
Utility	2.92m x 1.56m	9'7" x 5'1"
Cloakroom	1.80m x 0.93m	5'11" x 3'0"



## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.07m x 3.42m	13'4" x 11'3"
En-suite	2.47m* x 1.83m*	8'1"* x 6'0"*
Bedroom 2	3.07m x 2.98m	10'1" x 9'9"
Shower Room	2.92m* x 1.48m*	9'7"* x 4'10"*
Bedroom 3	3.45m x 2.58m	11'4" x 8'6"
Bedroom 4	2.96m x 2.68m	9'8" x 8'10"
Bathroom	2.28m* x 1.87m*	7'6"* x 6'2"*

Total Area - 1,546 ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plots 124, 157, 165 are handed.

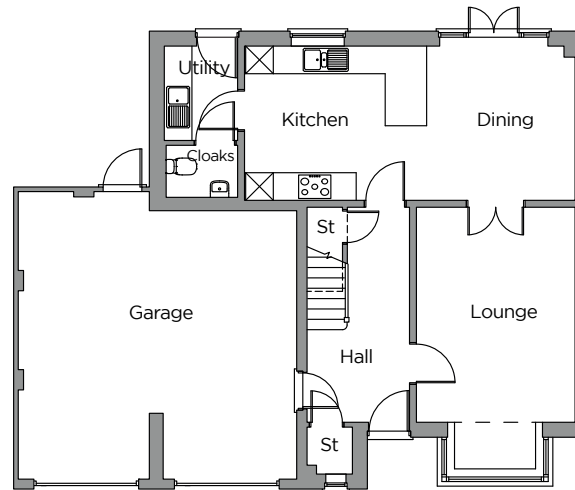
# SEATON 4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (REGENCY PLUS)



The Seaton is a fantastic 4 bedroom home with an integral double garage and plenty of living space.

The Seaton boasts a spacious kitchen/dining area, lounge and garage that can all be accessed off a central hallway. The bright kitchen/dining area has double doors to the rear garden and access to the utility and cloakroom.

To the first floor the central landing provides access to 4 well designed bedrooms and a family bathroom. Bedroom 1 is accompanied with its own contemporary en-suite and fitted wardrobes.

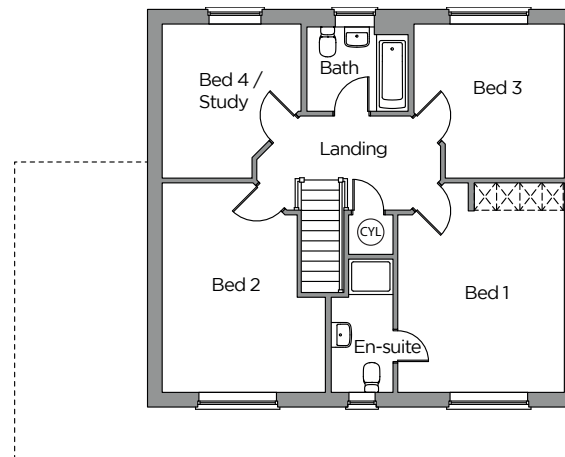


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.68m* x 3.45m*	18'8" x 11'4"
Kitchen / Dining	7.18m* x 3.35m*	23'7" x 11'0"
Utility	2.05m x 1.57m	6'9" x 5'2"
Cloakroom	1.55m x 1.13m	5'1" x 3'8"
Garage	6.24m* x 6.06m*	20'6" x 19'10"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.65m* x 3.69m*	15'3" x 12'1"
En-suite	2.96m* x 1.37m*	9'8" x 4'6"
Bedroom 2	4.65m* x 3.62m*	15'3" x 11'11"
Bedroom 3	3.42m* x 3.33m*	11'3" x 10'11"
Bedroom 4 / Study	3.42m* x 3.08m*	11'3" x 10'1"
Bathroom	2.24m* x 1.87m*	7'4" x 6'2"



Total Area - 1,459 ft<sup>2</sup>

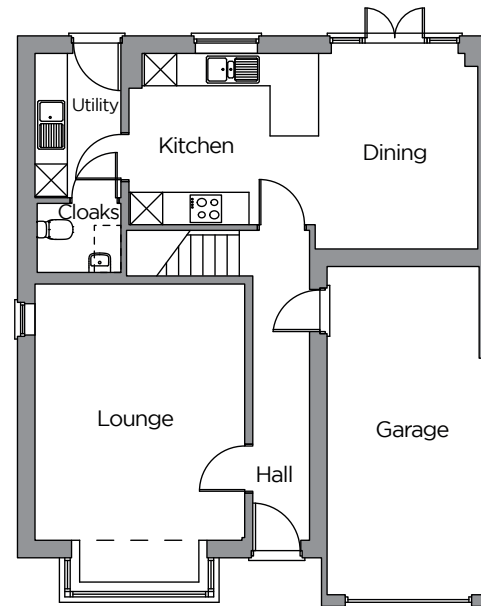
\*Indicates maximum dimension

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 your Sales Executive for detailed plans.

Plots 126, 132, 151, 153, 156 are handed.

# SHORE 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



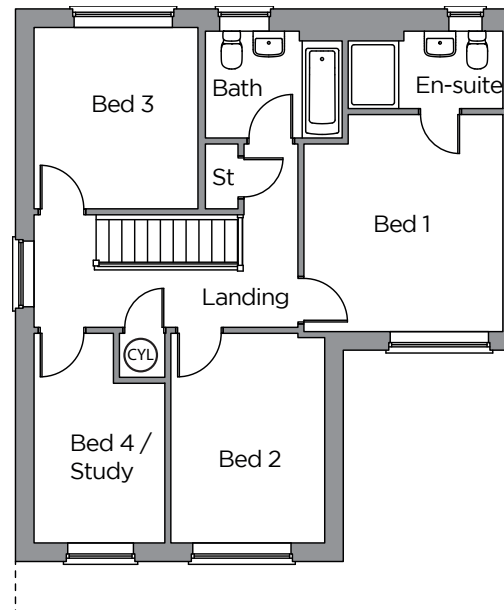
## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.53m* x 3.89m*	18'2" x 12'9"
Kitchen/Dining	6.47m* x 3.62m*	21'3" x 11'11"
Utility	2.68m x 1.59m	8'9" x 5'3"
Cloakroom	1.55m x 1.28m	5'1" x 4'2"
Garage	6.08m* x 3.02m*	20'0" x 9'11"

The Shore is an attractive 4 bedroom home with single integral garage that offers well planned accommodation throughout.

On the ground floor of the Shore the hallway accesses the lounge, garage and kitchen/dining area. The open plan kitchen/dining area has double doors to the rear garden as well as a convenient cloakroom and utility that accesses the rear garden.

The first floor has 4 beautiful bedrooms. Bedroom 1 with a stylish en-suite is to the back of the home as well as bedroom 3 and the family bathroom with views of the garden. Bedrooms 2 and 4 are to the front of the property.



## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.80m* x 3.48m*	12'6" x 11'5"
En-suite	2.71m* x 1.36m*	8'11" x 4'5"
Bedroom 2	3.67m* x 2.69m*	12'0" x 8'10"
Bedroom 3	3.18m x 2.87m	10'5" x 9'5"
Bedroom 4 / Study	3.67m* x 2.29m*	12'0" x 7'6"
Bathroom	2.39m* x 1.87m*	7'10" x 6'2"

Total Area - 1,327 ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plots 101, 111, 123, 131, 148, 155, 160 are handed.

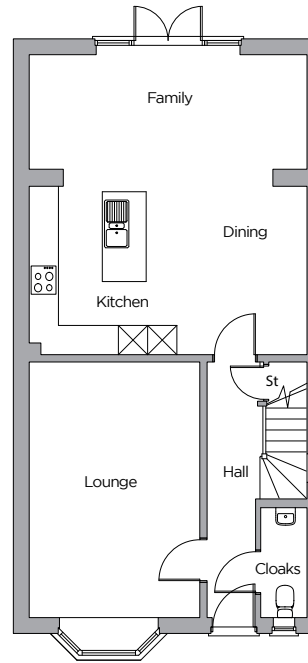
# COVE 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



**The Cove is a 4 bedroom home with stylish interiors perfect for entertaining.**

On entering the home, from the hallway is the lounge to the front of the home and to the rear of the home is a large open plan kitchen/dining/family area. The kitchen has a central island and there are double doors leading onto the rear garden. Completing the ground floor is the cloakroom which is accessed from the hallway.

The first floor benefits from 4 bedrooms and family bathroom. To the front of the home is bedroom 1 with a practical en-suite, along with bedroom 4 which could also be used as a study. To the rear of the home are bedrooms 2 and 3 which share the family bathroom.

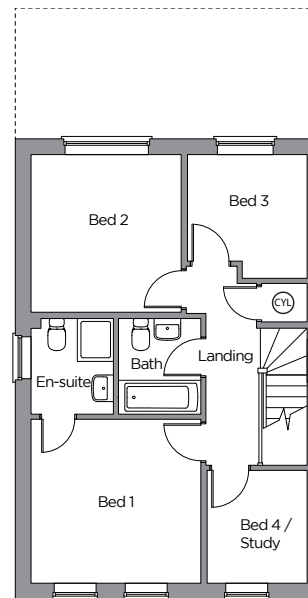


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.24m x 3.50m	17'2" x 11'6"
Kitchen/Family/Dining	6.16m x 5.70m	20'2" x 18'8"
Cloakroom	2.26m x 0.95m	7'5" x 3'1"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.51m* x 3.38m*	11'6" x 11'1"
En-suite	1.98m* x 1.70m*	6'6" x 5'7"
Bedroom 2	3.25m x 3.10m	10'8" x 10'2"
Bedroom 3	2.56m* x 2.47m*	8'5" x 8'1"
Bedroom 4/Study	2.33m x 2.06m	7'8" x 6'9"
Bathroom	1.98m x 1.70m	6'6" x 5'7"



Total Area - 1,269 ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plots 102, 122, 144, 172, 413, 422 are handed.

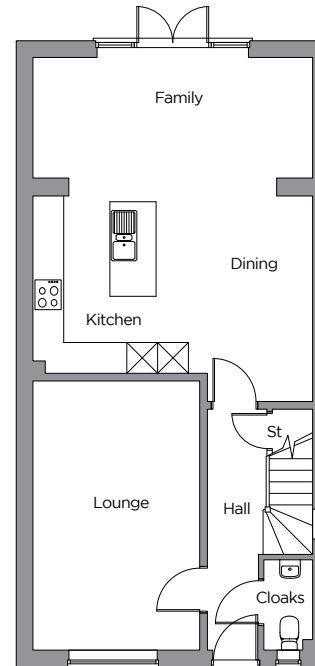
# FYLDE 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Fylde is a bright 3 bedroom home with beautiful living spaces.

On entering the home, directly off the hallway is the lounge with window providing views over the front garden. To the rear of the home there is a large open plan kitchen/dining/family area. The kitchen has a central island with double doors leading onto the rear garden. Completing the ground floor is the cloakroom which is accessed from the hallway.

The first floor has 3 bedrooms. To the front of the property is bedroom 1 which has an en-suite. To the rear of the property are bedrooms 2 and 3 which share the family bathroom. Bedroom 3 could also be used as a study.

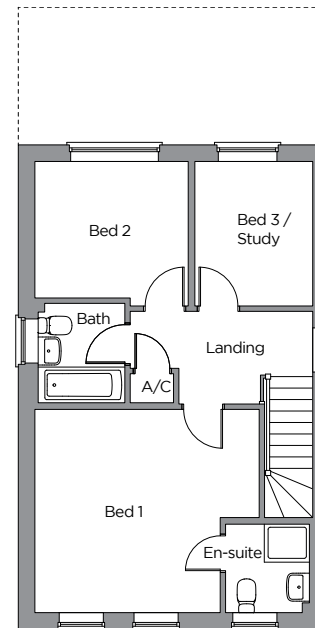


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.24m x 3.25m	17'2" x 10'8"
Kitchen/Dining/Family	6.16m* x 5.48m*	20'2" x 18'0"*
Cloakroom	1.76m* x 0.95m*	5'9" x 3'1"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.40m* x 3.99m*	14'5" x 13'1"*
En-suite	1.74m* x 1.64m*	5'8" x 5'5"*
Bedroom 2	3.01m* x 2.68m*	9'10" x 8'9"*
Bedroom 3/Study	2.83m x 2.31m	9'4" x 7'7"
Bathroom	1.95m x 1.70m	6'5" x 5'7"



Total Area - 1,214 ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plots 113, 127, 414, 418 are handed.

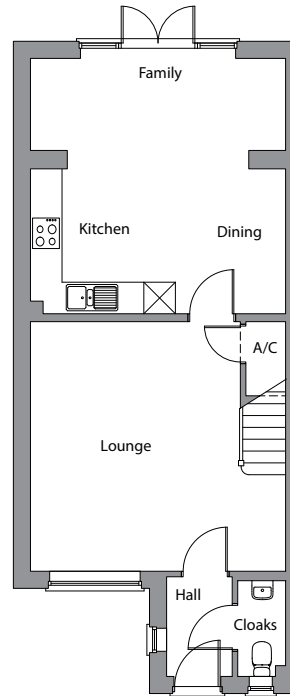
# BAY 3 BEDROOM DETACHED/SEMI DETACHED HOME WITH DETACHED SINGLE GARAGE# (REGENCY)



The Bay is a beautiful 3 bedroom home ideal for first time buyers.

To the front of the property is a spacious lounge giving access to the bright, dining/kitchen/family area.

On the first floor there are 3 bedrooms, to the front of the property is bedroom 1 with an en-suite. Bedroom 2 and bedroom 3/study are to the rear of the property and share a family bathroom.

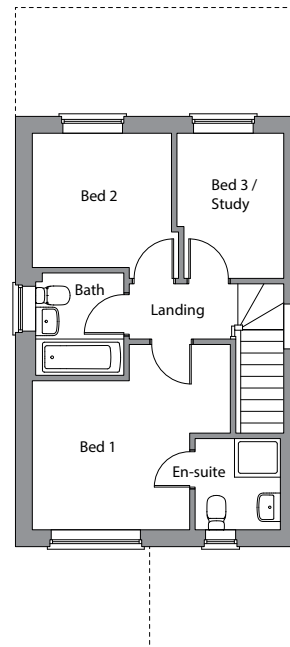


## GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.85m* x 4.74m*	15'11"* x 15'7"*
Kitchen/Family/Dining	4.85m x 4.85m	15'11" x 15'11"
Cloakroom	1.82m x 0.91m	6'0" x 3'0"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.82m* x 3.57m*	12'6"* x 11'9"*
En-suite	1.76m x 1.64m	5'9" x 5'5"
Bedroom 2	2.69m* x 2.59m*	8'10"* x 8'6"*
Bedroom 3/Study	2.80m* x 2.06m*	9'2"* x 6'9"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"



Total Area -973 ft<sup>2</sup>

\*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 your Sales Executive for detailed plans.

Plots 112, 116, 117, 120, 145, 146, 150, 163, 164, 167, 174, 176, 415, 420 are handed.

# Plots 416, 417 garages are linked



homes  
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 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)

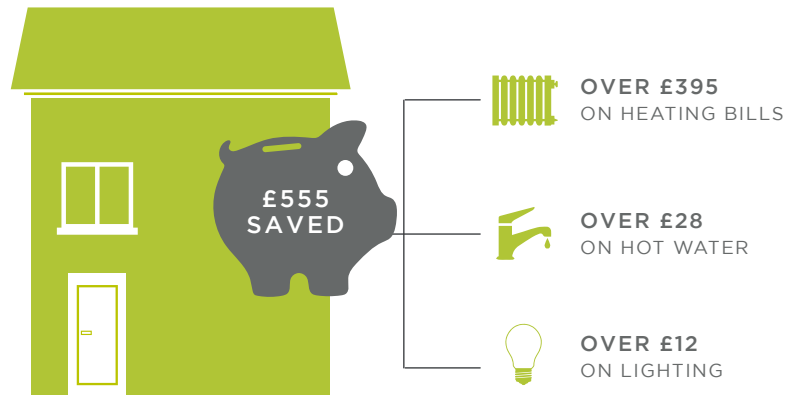


## GREEN SPACE, LIVING SPACE, YOUR SPACE

## SAVE ANNUALLY WHEN YOU BUY NEW

### SAVE UP TO £555 ON BILLS ANNUALLY

When you buy a new build home compared to a older home



Statistics from HBF report 2022

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.

Research conducted by the HBF found that living in a new build could cut your energy bills in half compared to living in older homes.

The report finds that new build properties offer lower running costs for all household utilities. On average, new build purchasers save an annual £395 on heating bills, over £28 on hot water and over £12 on lighting. In total, the yearly household bill for owners of older properties in this dataset was £890, almost twice as much as the annual bill for a new homeowner, which was £455.

**BARS & RESTAURANTS**

- 1 Miller and Carter, Lytham St Annes
- 2 Italo
- 3 TOPO
- 4 Olivers
- 5 Amaro
- 6 Novello
- 7 Ego Mediterranean Restaurant and Bar
- 8 Olive Tree Brasserie

**SPORTS & LEISURE**

- 9 Royal Lytham and St Annes Golf Club
- 10 Blackpool Tower
- 11 Blackpool Zoo
- 12 Herons Reach Golf Club
- 13 Blackpool Park Golf Club
- 14 The Opera House
- 15 Blackpool Pleasure Beach
- 16 St Anne's Old Links Golf Club



**RETAIL**

- 17 Booths
- 18 Morrisons
- 19 Blackpool Retail Park
- 20 Co-op
- 21 Tesco Express
- 22 Aldi
- 23 Lidl
- 24 Matalan

**EDUCATION**

- 25 Marton Primary Academy and Nursery
- 26 Highfield Leadership Academy
- 27 South Shore Academy
- 28 Our Lady of Assumption
- 29 Blackpool St Nicholas
- 30 Lytham St Anne's High School

**TRAIN STATION**

-  Blackpool South (2.4 miles)
-  Squires Gate (2.1 miles)



All correct at the time of printing



**Destinations**

- Blackpool Airport 1.7 miles
- Lytham 2.8 miles
- Blackpool 3.1 miles
- Preston 14.4 miles
- Blackburn 25.1 miles



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