

CHAPEL MILL

ELSWICK

An exclusive development of 3, 4 & 5 bedroom homes

Designer Living

IN A COUNTRYSIDE SETTING



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APPOINTMENTS:

[CREATEHOMES.COM/CHAPELMILL](https://createhomes.com/chapelmill)

create homes



CHAPEL MILL

MILL LANE, ELSWICK PR4 3ZH

■ **CHAPEL MILL is an exclusive development with a mix of 2, 3, 4 & 5 bedroom houses from our 'Prestige Collection' and a small selection of shared ownership homes, ensuring the perfect home for every type of family.**

Each home has been created with modern lifestyles in mind, exceptional levels of specification throughout, including spacious living areas, designer kitchens and quality fixtures & fittings. Every plot also has its own generous, fully turfed and fenced private garden to enjoy.

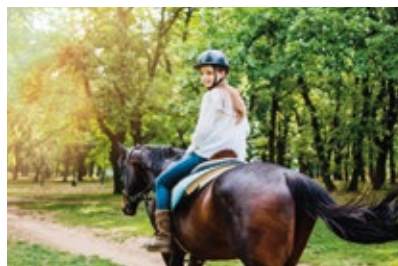
DESIGNER LIVING IN A COUNTRYSIDE SETTING

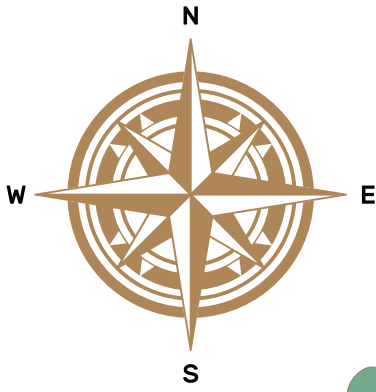
The Chapel Mill development in set in the rural village of Elswick is close to Great Eccleston on the Fylde, with its mixture of small independent shops, gastro pub and local convenience store.



















The village is conveniently located for those who enjoy countryside leisure activities, yet is close enough to larger towns and cities, with the employment and leisure opportunities they offer.

Within easy reach of the coast and seaside town of Blackpool, Lytham, Garstang & Preston and with quick access to the M55, M6, M65 and M61 motorways, the location is ideal for commuters who are looking for a convenient and beautiful village location to bring up their family, as well as for those who wish to work from home or to retire to a countryside location.

The village has several highly rated schools within its reach and for school leavers, there is a wide range of colleges & universities within a commutable distance, including Myerscough College, UCLAN in Preston and Lancaster & Cumbria Universities.





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The Ribbleton
 5 BEDROOM DETACHED
 DOUBLE INTEGRAL GARAGE
 PLOTS 41, 48, 50.
- 

The Newsham
 4 BEDROOM DETACHED
 SINGLE INTEGRAL GARAGE
 PLOTS 36, 43.
- 

The Whittingham
 4 BEDROOM DETACHED
 SINGLE DETACHED GARAGE
 PLOTS 1, 27, 37, 38, 42, 45, 47.
- 

The Broughton
 4 BEDROOM DETACHED
 SINGLE INTEGRAL GARAGE
 PLOT 8, 10, 33, 34, 39, 49.
- 

The Sherwood
 4 BEDROOM DETACHED
 SINGLE INTEGRAL GARAGE
 PLOTS 9, 28, 29, 32, 35, 44.
- 

The Grimsargh
 3 BEDROOM DETACHED
 SINGLE INTEGRAL GARAGE
 PLOTS 11, 30, 31, 40, 46.
- 

The Barton
 3 BEDROOM SEMI-DETACHED
 PRIVATE PARKING
 PLOTS 2, 3, 4, 5, 6, 7.
- 

The Larches
 3 BEDROOM TERRACED
 PRIVATE PARKING
 SHARED OWNERSHIP - PLOTS 23, 24, 25, 26.
 AFFORDABLE HOMES - PLOTS 15, 16.
- 

The Savick
 2 BEDROOM TERRACED
 PRIVATE PARKING
 SHARED OWNERSHIP - PLOTS 20, 21, 22.
 AFFORDABLE HOMES - PLOTS 12, 13, 14, 17, 18, 19.

▲ DUAL ASPECT

MILL LANE

Site map is indicative and for illustrative purposes only.



BROUGHTON



Four bedroom detached family home with integral garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen / diner with bi-fold doors, utility and WC

Four generous double bedrooms, two with ensembles

Large family bathroom with separate shower

Spacious family lounge

Entrance hall with under-stairs store

Generous turfed and fenced gardens

Integral single garage and block paved private driveway

Quality fixtures & fittings throughout

Prestige Collection

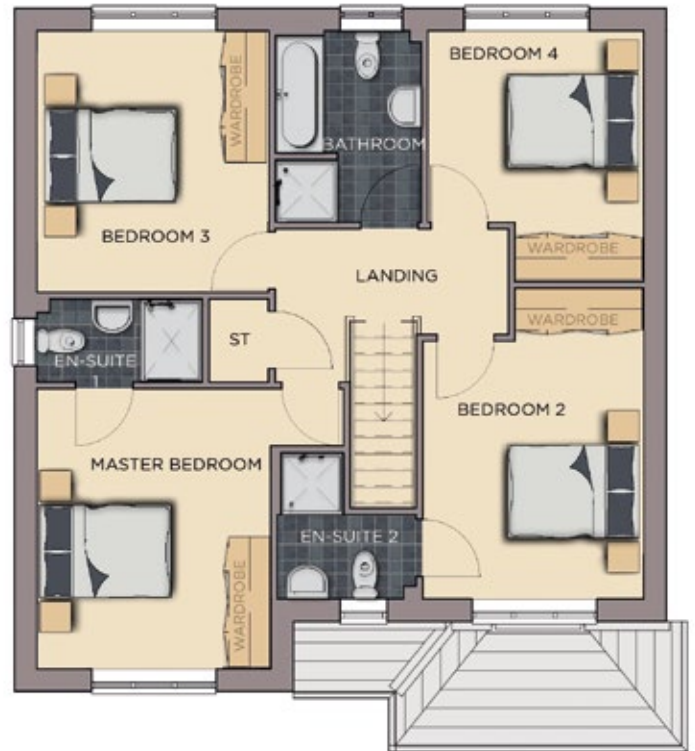
BROUGHTON

Four bedroom detached family home with integral garage



GROUND FLOOR

Kitchen / Dining / Family 6.9m x 4.7m (Max) 22' 7 x 15' 5 (Max)	WC 1.9m x 1.0m 6' 2 x 3' 3	Lounge 4.5m x 3.4m 14' 9 x 11' 1
Utility 2.6m x 1.9m 8' 6 x 6' 2	Hall 4.5m x 2m 14' 9 x 6' 6	Garage 3.1m x 6.1m 10' 2 x 20' 0
	Store 1 1.2m x 0.9m 3' 11 x 2' 11	



FIRST FLOOR

Family Bathroom 2.8m x 2.1m 9' 2 x 6' 10	Bedroom 2 4.5m x 3.2m 14' 9 x 10' 5	Bedroom 4 3.7m x 3.2m (Max) 12' 1 x 10' 5 (Max)
Master Bedroom 3.4m x 4.1m (Max) 11' 1 x 13' 5 (Max)	Ensuite 2 2.2m x 1.8m (Max) 7' 2 x 5' 10 (Max)	Landing 3.4m x 2.3m (Max) 11' 1 x 7' 6 (Max)
Ensuite 1 2.4m x 1.2m 7' 10 x 3' 11	Bedroom 3 3.8m x 3.4m 12' 5 x 11' 1	Store 2 1.2m x 0.9m 3' 11 x 2' 11

Benefits include...

- | Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob with extractor
- | Bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling
- | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- | Front landscaping and turfing | Exterior lighting | Integral single garage | Block paved private driveway
- | Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.
Non-dual aspect plots shown

GRIMSARGH



Three bedroom detached family home with integral garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

French doors to rear aspect

Master bedroom with ensuite and two further double bedrooms

Large family bathroom

Lounge with feature bay window to front

Entrance hall with WC

Generous turfed and fenced gardens

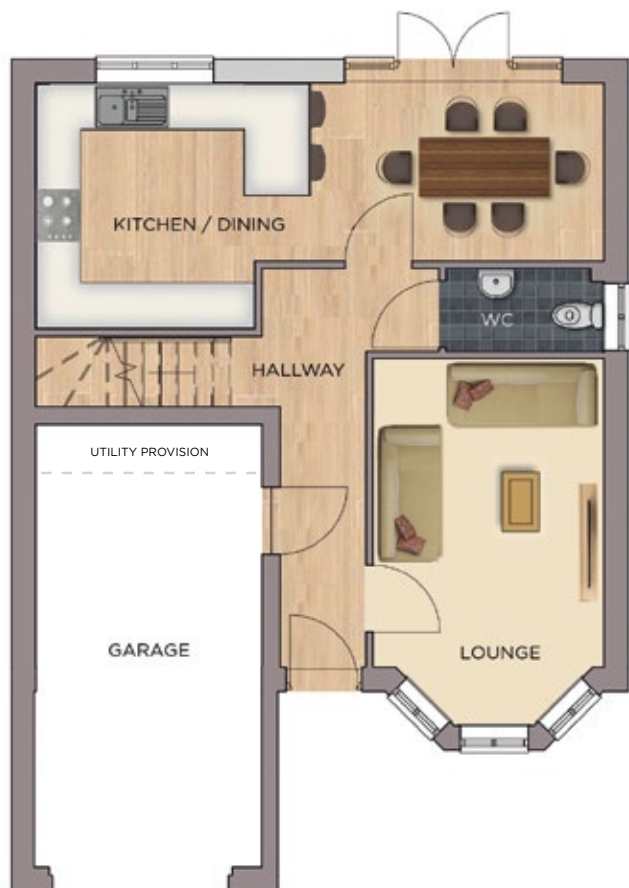
Integral garage and block paved driveway

Quality fixtures & fittings throughout

Prestige Collection

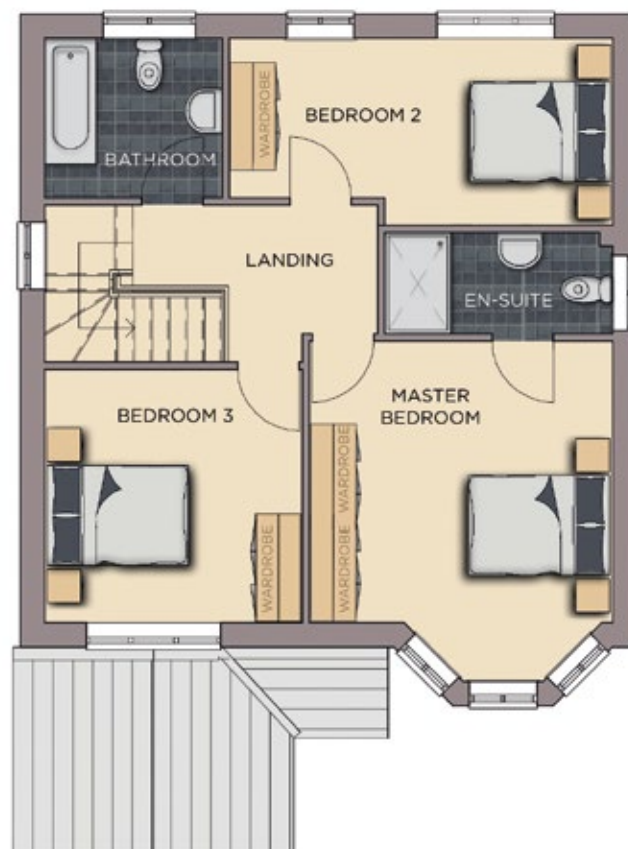
GRIMSARGH

Three bedroom detached family home with integral garage



GROUND FLOOR

Hall 5.4m x 2.4m (Max) 17' 8" x 7' 10" (Max)	Kitchen / Dining / Family 7.7m x 3.4m (Max) 25' 3" x 11' 1" (Max)	Garage 6.1m x 3.1m (Max) 20' 0" x 10' 2" (Max)
WC 1.2m x 2.2m 3' 11" x 7' 2"	Lounge 3.2m x 5.0m (Max) 10' 5" x 16' 4" (Max)	



FIRST FLOOR

Master Bedroom 4.6m x 4.1m (Max) 15' 1" x 12' 5" (Max)	Bedroom 2 2.6m x 5.2m (Max) 8' 6" x 17' 0" (Max)	Family Bathroom 2.2m x 2.4m 7' 2" x 7' 10"
Ensuite 1.4m x 3.1m 4' 7" x 10' 2"	Bedroom 3 3.5m x 3.5m 11' 5" x 11' 5"	Landing 4.5m x 2.1m (Max) 14' 9" x 6' 10"

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF cooker, dish washer and fridge freezer | 4 burner induction hob with extractor
- | French doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling
- | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- | Front landscaping and turfing | Exterior lighting | Integral single garage with worktop and utility service provision | Block paved private driveway
- | Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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BARTON



Three bed semi-detached home with private driveway

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen / diner with French doors to rear

Two double bedrooms and further single

Ensuite to Master bedroom

Large family bathroom

Spacious lounge to front

Entrance hall with store

Generous turfed and fenced gardens

Block paved private driveway for two cars

Prestige Collection

BARTON

Three bed semi-detached home with private driveway



GROUND FLOOR

Hall 5.7m x 2.2m (Max) 18' 8 x 7' 2 (Max)	Lounge 3.1m x 5.1m 10' 2 x 16' 8	WC 1.1m x 1.8m 3' 7 x 5' 10
Kitchen / Dining 3.2m x 5.3m 10' 5 x 17' 4	Store 1.4m x 0.9m 4' 7 x 2' 11	



FIRST FLOOR

Master Bedroom 4.0m x 3.2m (Max) 13' 1 x 10' 5 (Max)	Bedroom 2 3.2m x 3.1m 10' 5 x 10' 2	Family Bathroom 1.8m x 3.1m 5' 10 x 10' 2
Ensuite 3.2m x 1.8m (Max) 10' 5 x 5' 10 (Max)	Bedroom 3 2.7m x 2.2m 8' 10 x 7' 2	Landing 2.9m x 2.2m 9' 6 x 7' 2

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF oven, dishwasher & fridge freezer | 4 burner induction hob with chimney extractor
- | French doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling
- | Heated towel rails | Worcester Bosch heating system | Oak panelled internal doors | White painted staircase with Oak handrail & newel caps
- | Neutral decor throughout | USB points, brushed chrome sockets & downlighters | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- | Front landscaping and turfing | Exterior lighting | Block paved private driveway
- | Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only. Artist impressions are for illustrative purposes only of standard house-type.

Non-dual aspect plot shown.

NEWSHAM



Four bedroom detached family home with integral garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
Open plan kitchen/dining/entertainment area with skylights, bi-fold doors, utility and WC

Four generous double bedrooms, two with ensembles

Large family bathroom with separate shower

Substantial lounge with bay window aspect

Entrance hall with double doors to kitchen

Generous turfed and fenced gardens

Integral single garage and extensive block paved driveway

Quality fixtures & fittings throughout

Prestige Collection

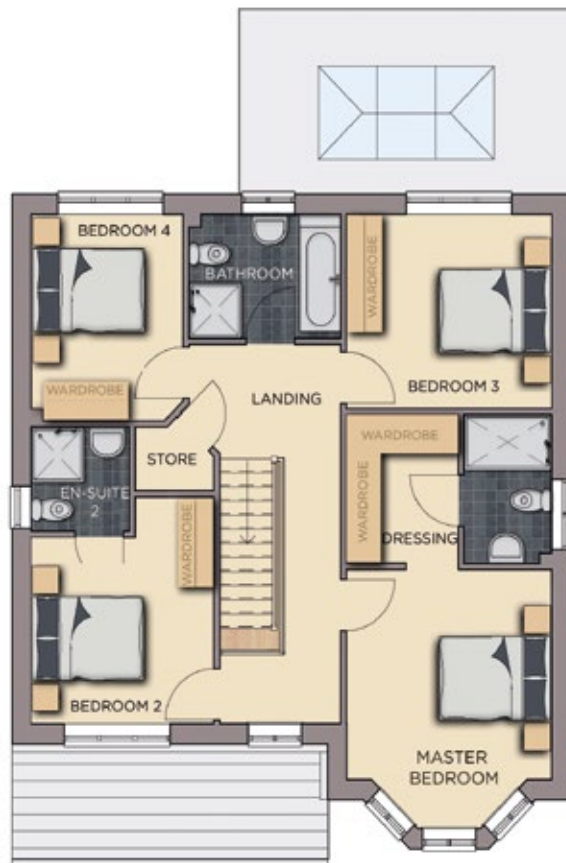
NEWSHAM

Four bedroom detached home with integral garage



GROUND FLOOR

Kitchen / Dining / Family 6.8m x 6.8m (Max) 22' 3 x 22' 3 (Max)	Lounge 6.0m x 3.5m (Max) 19' 8 x 11' 6 (Max)	WC 2.0m x 0.9m 6' 6 x 2' 11
Utility 2.0m x 2.8m 6' 6 x 9' 2	Garage 3.0m x 6.0m (Max) 9' 10 x 19' 8 (Max)	Hall 2.1m x 4.4m 6' 10 x 14' 5



FIRST FLOOR

Master Bedroom 3.6m x 4.2m (Max) 11' 9 x 13' 9 (Max)	Bedroom 2 3.2m x 3.7m (Max) 10' 5 x 12' 1 (Max)	Family Bathroom 2.6m x 2.0m 8' 7 x 6' 7
Dressing 1.9m x 2.4m 6' 2 x 7' 10	Ensuite 2 1.7m x 1.7m 5' 6 x 5' 6	Landing 6.2m x 2.6m 20' 4 x 8' 6
Ensuite 1 1.5m x 2.4m 4' 11 x 7' 10	Bedroom 3 3.6m x 3.2m 11' 9 x 10' 5	Store 1.4m x 1.4m 4' 7 x 4' 7
	Bedroom 4 3.4m x 2.6m (Max) 11' 1 x 8' 6 (Max)	

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF cooker, dishwasher & fridge freezer & Essentials wine cooler | 5 burner induction hob with extractor | Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Exterior lighting | Integral single garage | Block paved private driveway | Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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RIBBLETON



Five bedroom detached luxury family home with double integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/entertainment area with skylights, bifold doors, utility and boot room
- Separate dining room with bay window & French doors leading onto the garden
- Master bedroom with walk-in wardrobe & luxury ensuite
- Four further double bedrooms, two with ensuite shower rooms
- Large family bathroom with bath and a separate shower
- Generous lounge with bay window
- Integral double garage and extensive block paved driveway
- Turfed & fenced front and rear gardens
- Quality fixtures & fittings throughout

Prestige Collection

RIBBLETON

Five bedroom detached luxury family home with double integral garage



GROUND FLOOR

Hall 5.7m x 2.1m 18' 8 x 6' 10	Boot Room 1.7m x 1.8m 5' 6 x 5' 10	WC 2.0m x 1.0m 6' 6 x 3' 3
Kitchen / Family 8.0m x 5.5m (Max) 26' 2 x 18' 0 (Max)	Utility 4.2m x 1.8m 13' 9 x 5' 10	Garage 5.9m x 5.9m 19' 4 x 19' 4
Dining 4.4m x 3.8m 14' 5 x 12' 5	Lounge 3.6m x 6.0m (Max) 11' 9 x 19' 8 (Max)	



FIRST FLOOR

Master Bedroom 3.6m x 4.2m (Max) 11' 9 x 13' 9 (Max)	Ensuite 2 2.1m x 2.0m 6' 10 x 6' 6	Bedroom 5 2.6m x 3.0m (Max) 8' 6m x 9' 10 (Max)
Ensuite 1 1.2m x 2.6m 3' 11 x 8' 6	Bedroom 3 4.1m x 4.0m (Max) 13' 5 x 13' 1 (Max)	Family Bathroom 2.6m x 3.0m 8' 6 x 9' 8
Dressing 2.2m x 2.6m 7' 2 x 8' 6	Ensuite 3 2.1m x 2.0m 6' 10 x 6' 6	Store 1.2m x 0.9m 3' 11 x 2' 11
Bedroom 2 3.8m x 4.1m 12' 5 x 13' 5	Bedroom 4 3.6m x 3.0m 11' 9 x 9' 10	Landing 4.1m x 6.4m (Max) 13' 5 x 21' 0 (Max)

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | Separate dining room with Bifold doors to garden
- | Kitchen island with 5 burner induction hob & pop-up sockets | Skylights & bifold doors leading to fully fenced & turfed garden with patio
- | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm
- | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Exterior lighting | Integral double garage | Block paved private driveway
- | Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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RIBBLETON

PLOT 48



Five bedroom detached luxury family home with double integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/entertainment area with skylights, bifold doors, utility and boot room
- Separate dining room with French doors leading onto the garden
- Master bedroom with walk-in wardrobe & luxury ensuite
- Four further double bedrooms, two with ensuite shower rooms
- Large family bathroom with bath and a separate shower
- Generous lounge with bay window
- Integral double garage and extensive block paved driveway
- Turfed & fenced front and rear gardens
- Quality fixtures & fittings throughout

Prestige Collection

RIBBLETON

Five bedroom detached luxury family home with double integral garage



GROUND FLOOR

Hall 5.7m x 2.1m 18' 8" x 6' 10"	Boot Room 1.7m x 1.8m 5' 6" x 5' 10"	WC 2.0m x 1.0m 6' 6" x 3' 3"
Kitchen / Family 8.0m x 5.5m (Max) 26' 2" x 18' 0" (Max)	Utility 4.2m x 1.8m 13' 9" x 5' 10"	Garage 5.9m x 5.9m 19' 4" x 19' 4"
Dining 3.6m x 3.8m 11' 9" x 12' 5"	Lounge 3.6m x 6.0m (Max) 11' 9" x 19' 8" (Max)	



FIRST FLOOR

Master Bedroom 3.6m x 4.2m (Max) 11' 9" x 13' 9" (Max)	Ensuite 2 2.1m x 2.0m 6' 10" x 6' 6"	Bedroom 5 2.6m x 3.0m (Max) 8' 6" x 9' 10" (Max)
Ensuite 1 1.2m x 2.6m 3' 11" x 8' 6"	Bedroom 3 4.1m x 4.0m (Max) 13' 5" x 13' 1" (Max)	Family Bathroom 2.6m x 3.0m 8' 6" x 9' 8"
Dressing 2.2m x 2.6m 7' 2" x 8' 6"	Ensuite 3 2.1m x 2.0m 6' 10" x 6' 6"	Store 1.2m x 0.9m 3' 11" x 2' 11"
Bedroom 2 3.8m x 4.1m 12' 5" x 13' 5"	Bedroom 4 3.6m x 3.0m 11' 9" x 9' 10"	Landing 4.1m x 6.4m (Max) 13' 5" x 21' 0" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | Separate dining room with Bifold doors to garden | Kitchen island with 5 burner induction hob & pop-up sockets | Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Exterior lighting | Integral double garage | Block paved private driveway | Electric vehicle charging facility | 10 year warranty... and so much more

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SHERWOOD



Four bedroom detached family home with integral garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen/diner with bi-fold doors into garden and separate utility

Master bedroom with ensuite and three further double bedrooms

Large family bathroom with separate shower

Generous lounge with bay window

Large turfed and fenced gardens

Integral single garage and block paved driveway

Quality fixtures & fittings throughout

Prestige Collection

SHERWOOD

Four bedroom detached luxury family home with integral garage



GROUND FLOOR

Kitchen / Dining
6.9m x 3.7m (Max)
22' 7" x 12' 1" (Max)

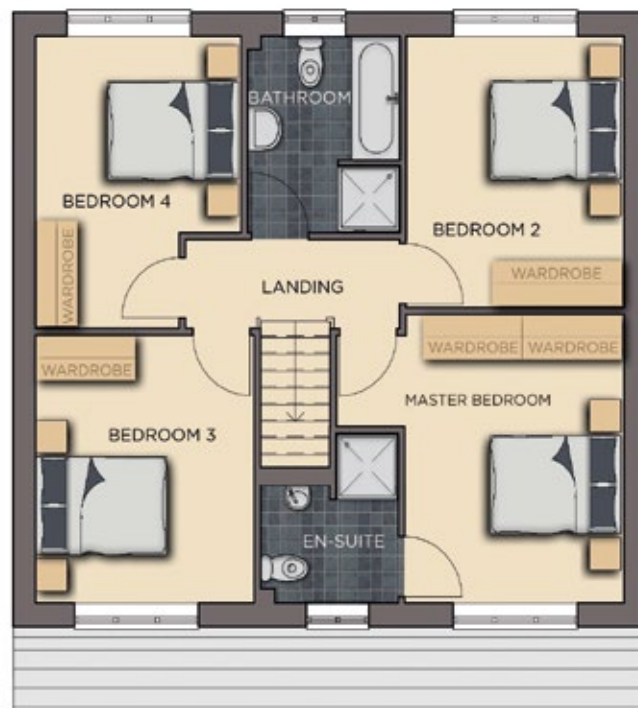
Lounge
4.8m x 3.2m (Max)
15' 9" x 10' 5" (Max)

Hall
2.0m x 5.1m (Max)
6' 6" x 16' 8" (Max)

Utility
2.6m x 1.6m
8' 6" x 5' 2"

WC
1.9m x 0.9m
6' 2" x 2' 11"

Garage
6.0m x 3.0m (Max)
19' 8" x 9' 10" (Max)



FIRST FLOOR

Master Bedroom
3.9m x 4.2m (Max)
12' 9" x 13' 9" (Max)

Bedroom 2
3.7m x 3.2m
12' 1" x 10' 5"

Family Bathroom
2.7m x 2.2m
8' 10" x 7' 2"

Ensuite
2.3m x 2.0m (Max)
7' 6" x 6' 6" (Max)

Bedroom 3
3.7m x 3.2m
12' 1" x 10' 5"

Landing
3.1m x 1.2m
10' 2" x 3' 11"

Bedroom 4
4.0m x 3.0m (Max)
13' 1" x 9' 10" (Max)

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob
- Dining area with bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling
- Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT Masterbox
- Front landscaping and turfing | Exterior lighting | Integral single garage | Block paved private driveway
- Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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Non-dual aspect plots shown.

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create homes
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WHITTINGHAM



Four bedroom detached luxury home with detached garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/diner/entertaining space with skylights & bi-fold doors leading onto garden
- Separate dining room and utility with cloakroom
- Master bedroom with ensuite and separate dressing room
- Second bedroom with ensuite, plus two further double bedrooms
- Large family bathroom with separate shower
- Family lounge with bay window
- Detached garage and block paved private driveway
- Generous turfed and fenced gardens
- Quality fixtures & fittings throughout

Prestige Collection

WHITTINGHAM

Four bedroom detached luxury home with detached garage



GROUND FLOOR

Kitchen / Diner / Family
6.4m x 5.6m (Max)
20' 11" x 18' 4" (Max)

Dining Room
3.4m x 4.3m (Max)
11' 1" x 14' 1" (Max)

Lounge
3.6m x 5.9m (Max)
11' 9" x 19' 4" (Max)

Hall
2.0m x 4.2m
6' 6" x 13' 9"

Utility
2.1m x 1.8m
6' 10" x 5' 11"

Store 1
0.9m x 1.6m
2' 11" x 5' 2"

WC
2.1m x 1.0m
6' 10" x 3' 3"



FIRST FLOOR

Master Bedroom
3.6m x 4.3m (Max)
11' 9" x 14' 1" (Max)

Bedroom 2
4.4m x 2.9m (Max)
14' 5" x 9' 6" (Max)

Family Bathroom
2.7m x 1.9m
8' 10" x 6' 2"

Ensuite 1
2.6m x 1.5m
8' 6" x 4' 11"

Ensuite 2
2.4m x 1.6m (Max)
7' 10" x 5' 2" (Max)

Landing
3.4m x 2.6m (Max)
11' 2" x 8' 1" (Max)

Dressing
2.4m x 1.6m
7' 10" x 5' 2"

Bedroom 3
3.2m x 3.0m (Max)
10' 5" x 9' 10" (Max)

Store 2
0.9m x 1.1m (Max)
2' 11" x 3' 7" (Max)

Bedroom 4
2.7m x 3.0m
8' 10" x 9' 10"

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob, overhead extractor and breakfast bar | Kitchen skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails & electric showers | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front & back landscaping with exterior lighting | Detached garage | Block paved private driveway | Electric vehicle charging provision | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.



ELSWICK

Enjoy life to the full in this award-winning and vibrant community on the Wyre, where people really care about where they live and work together to keep it looking really beautiful and vibrant!

an award-winning village

IT'S ALL ABOUT THE LOCATION!

Known locally as 'The Village of Flowers', there has been very little building in Elswick in the last 40 years, but Create Homes has now obtained permission to construct fifty exclusive homes in this wonderful village, offering the opportunity for more people to live, bring up their family or even move to retire to this very exclusive semi-rural area.

FLORAL AWARDS

The village is famous for its flower displays, all of which are planted by village volunteers. Elswick has been judged the best 'North-West in Bloom' village for each of the past nine years that the Royal Horticultural Society (RHS) competition has been held and jointly held the title of 'Best UK Village in Bloom' in 2016. Undoubtedly, the biggest award for the villagers was in 2017, when the RHS invited Elswick to



compete in the competition to find 'Britain's In Bloom Champion of Champions'. Elswick won the competition, beating Harrogate, Aberdeen, St Peter Port (Guernsey), Hillsborough (Northern Ireland) and several others in the final, making Elswick the top 'In Boom' place in the UK out of over 700 entries, ranging from the City of London, down to small hamlets. In 2021 they were asked to represent the North West of England in the RHS National Britain in Bloom final in 2022, so watch this space!

When presenting an award to Elswick, the chairman of the Royal Horticultural Society judges said that the village had pipped its rivals, 'with the villages can-do attitude' and commented: "If I could bottle the community spirit I could sell it, because it has that sort of feel-good factor."

Other awards the village has won in recent years are the 'Clean Sweep' competition, for the cleanest place in the North West, and the village is one

of only a half dozen or so that hold the 'Green Flag Award' for its magnificent park facilities at the Village Hall. This latter award is normally only held by large municipal parks and is a fantastic achievement, achieved along other Fylde landmarks: Lowther Gardens in Lytham, Ashton Gardens in St Annes and Fairhaven Lake.

Not content with this success, the village was also judged the 'Best Kept Village' in Lancashire in 2018.

THE PERFECT LOCATION

Elswick is perfectly placed on good roads in the centre of the Fylde. The M55 can be reached in little more than five minutes along the A585 and you can be in the centres of Blackpool and Preston in just twenty minutes, with Poulton, Kirkham and Garstang, approximately 10 minutes away.

LOCAL AMENITIES

Whilst the village only has a general convenience store, a hair & beauty salon, two pubs/ restaurants, an ice cream parlour and an equestrian centre, its neighbour Great Eccleston, just one mile down the road, has virtually everything you will need from a Doctor's Surgery & Health Centre, Dentist, Pharmacy, Post Office, Supermarket, independent shops and local artisans and numerous other traders.

LOCAL TRANSPORT

The village has buses to Preston, Poulton, Fleetwood, Lytham St Annes & Kirkham, where there are also train services to the wider area. The County Council also buses for pupils to St Mary's in Blackpool, Hodgson at Poulton, St Aidan's in Preesall and Garstang Community Academy in Garstang.



Village Hall
Above: Volunteers



GETTING INVOLVED IN THE COMMUNITY

■ **As a resident, there are plenty of opportunities to get involved in village life if you would like to.**

LEISURE FACILITIES

The village has two playgrounds for children, a full-sized football pitch, a bowling green, a community orchard, a wild flower meadow and a multi-user games area, which has facilities for netball, basketball,

tennis-and-five a side football.

The Village Hall caters for all ages from mothers and toddlers through to the over 60's luncheon club. Exciting improvement work is going to happen on a village green and duck pond, which will be sited in the centre of the village, immediately opposite the entrance to the Create Homes' Chapel Mill development.

Harris Museum, Preston



Blackpool



Lytham's traditional Windmill

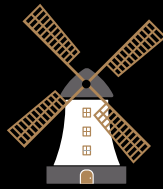


Come and visit!

■ **Why not visit Elswick for a day out and spend some time in the local area to help you get a taste of what life could be like for you and your family in this stunning location, close to Lytham, Preston Garstang and Blackpool.**

Combine your day out with a visit to our Marketing Suite at Chapel Mill, where you could find the home of your dreams in this intimate village development.

CREATEHOMES.COM/CHAPELMILL



CHAPEL MILL

ELSWICK

MILL LANE, ELSWICK PR4 3ZH

Specifications

A HOME BUYER'S GUIDE





Quality

IN EVERY DETAIL...

Every property at Chapel Mill is built to the highest quality and finished with a luxury specification, including designer kitchens, elegant bathrooms and high-end fixtures & fittings. We pride ourselves in providing quality as standard, with careful thought going into every little detail for the discerning homeowner to enjoy.

Our homes are light and spacious, with large open-plan areas, providing a comfortable and modern living experience. Externally, the generous secure gardens and private driveways provide intimacy, while the economic heating systems also give you the confidence that your new home is energy efficient, as well as very beautiful.

SPECIFICATIONS

DOORS, JOINERY & FINISHES

		Barton	Grimstargh	Sherwood	Broughton	Whittingham	Newsham	Ribbleton
Bi-fold/French Doors	PVC-u French doors	✓	✓	-	-	-	-	-
	Bi-fold aluminium doors*	-	-	✓	✓	✓	✓	✓
External doors - front	Black composite door with glazed panels	✓	✓	✓	✓	✓	✓	✓
External doors - back/side	PVC-u door	-	-	✓	✓	✓	✓	✓
Internal doors	Shaker 4 panel textured oak internal doors*	✓	✓	✓	✓	✓	✓	✓
	White painted staircase with oak handrail and newel caps*	✓	✓	✓	✓	✓	✓	✓
Ceilings	Painted - matt white emulsion	✓	✓	✓	✓	✓	✓	✓
Walls	Painted - matt white emulsion	✓	✓	✓	✓	✓	✓	✓

BATHROOMS

Sanitary	White Vitra S20 Sanitary	✓	✓	✓	✓	✓	✓	✓
Brassware	Hansgrohe Logis	✓	✓	-	-	-	-	-
	Hansgrohe Talis	-	-	✓	✓	✓	✓	✓
	Hansgrohe Crometta showerpipe	-	-	✓	✓	✓	✓	✓
Shower Screens	Ideal Standard Synergy	✓	✓	✓	✓	✓	✓	✓
	Mira Leap	-	-	-	-	-	-	✓

WALL TILING

WC	Porcelanosa tiled splashback to WHB	✓	✓	✓	✓	✓	✓	✓
Bathroom	Full height tiling by Porcelanosa to shower enclosures	-	-	✓	✓	✓	✓	✓
	Full height tiling by Porcelanosa to baths	✓	✓	-	-	-	-	-
	Half height tiling by Porcelanosa to baths	-	-	✓	✓	✓	✓	✓
	Half height tiling by Porcelanosa behind sanitary	✓	✓	✓	✓	✓	✓	✓
En-suite	Full height tiling by Porcelanosa to shower enclosures	✓	✓	✓	✓	✓	✓	✓
	Half height tiling by Porcelanosa to baths	-	-	-	-	-	-	✓
	Half height tiling by Porcelanosa behind sanitary	✓	✓	✓	✓	✓	✓	✓



SPECIFICATIONS

KITCHEN AND APPLIANCES

		Barton	Grimsargh	Sherwood	Broughton	Whittingham	Newsham	Ribbleton
Kitchens	SieMatic - Stuart Frazer*	✓	✓	✓	✓	✓	✓	✓
Worktops/Upstands	Laminated worktop	✓	✓	✓	✓	✓	✓	✓
	100mm laminated upstand to match worktop	✓	✓	✓	✓	✓	✓	✓
Sinks & Taps	Blanco Toga 1 1/2 Bowl Inset Sink	✓	✓	✓	✓	✓	✓	✓
	Blanco Camia Mixer Tap	✓	✓	✓	✓	✓	✓	✓
Splashback	Lacobel glass splashback to hob	✓	✓	-	-	-	-	-
Pop Up Sockets	Pop up electrical sockets to kitchen islands*	-	-	-	-	-	-	✓
Feature lighting	LED under unit lighting to kitchen wall units*	✓	✓	✓	✓	✓	✓	✓
Oven	NEFF integrated single oven with slide and hide door*	✓	✓	✓	✓	✓	✓	✓
	NEFF integrated combination microwave oven*	-	✓	✓	✓	✓	✓	✓
Hob	NEFF 60cm 4 burner induction hob*	✓	-	-	-	-	-	-
	NEFF 80cm 5 burner induction hob*	-	✓	✓	✓	✓	✓	✓
Cooker hood/extractor	Nitro ceiling extractor & bulkhead with recessed LED lighting	-	-	✓	✓	✓	✓	-
	Miro lift light downdraft extractor	-	-	-	-	-	-	✓
	Miro box style chimney extractor	-	✓	-	-	-	-	-
	Miro box style chimney hood	✓	-	-	-	-	-	-
Other integrated appliances	NEFF integrated dishwasher*	✓	✓	✓	✓	✓	✓	✓
	NEFF integrated fridge freezer*	✓	✓	✓	✓	✓	✓	✓
	NEFF warming drawer*	-	-	-	-	-	-	✓
	Essentials 300mm wine cooler*	-	✓	✓	✓	✓	✓	✓

* Prestige Collection incentive

Create Homes reserve the right to update the specification at any time. For full details, please consult your Sales Executive.



SPECIFICATIONS

Barton
Grimsargh
Sherwood
Broughton
Whittingham
Newsham
Ribbleton

HEATING

Central Heating	Full gas central heating Worcester Bosch system - combination boiler	✓	✓	-	-	-	-	-
	Full gas central heating Worcester Bosch system - boiler with mains pressure hot water cylinder	-	-	✓	✓	✓	✓	✓
	Hive central heating control system*	✓	✓	✓	✓	✓	✓	✓
Radiators	Dual-zone central heating system - thermostatic radiators	-	-	✓	✓	✓	✓	✓
Shower	Mains feed thermostat shower to ensuite	✓	✓	✓	✓	✓	✓	✓
	Mains feed thermostat shower to bathroom	✓	✓	✓	✓	✓	✓	✓
Towel rail	Heated towel rail to WC	✓	✓	✓	✓	✓	✓	✓
	Heated towel rail to bathroom	✓	✓	✓	✓	✓	✓	✓
	Heated towel rail to ensuite(s)	✓	✓	✓	✓	✓	✓	✓

ELECTRICAL

Electrical sockets / switch plates	Double sockets with USB points	✓	✓	✓	✓	✓	✓	✓
	Brushed chrome switches & sockets throughout*	✓	✓	✓	✓	✓	✓	✓
Security Alarm	Professionally installed security alarm*	✓	✓	✓	✓	✓	✓	✓
Smoke Alarm	Professionally installed smoke alarm	✓	✓	✓	✓	✓	✓	✓
TV Point	Professionally installed TV aerial	✓	✓	✓	✓	✓	✓	✓
	TV points to selected areas as per plot design	✓	✓	✓	✓	✓	✓	✓
CAT 6 Cabling	CAT 6 cable from fibre optic BT Masterbox to lounge & bedroom 1	✓	✓	✓	✓	✓	✓	✓
BT/Phone Point	Fibre optic to BT Masterbox	✓	✓	✓	✓	✓	✓	✓
Downlights	Downlights to selected areas as per plot design*	✓	✓	✓	✓	✓	✓	✓
Doorbell	Bell push with transformer	✓	✓	✓	✓	✓	✓	✓

EXTERNAL WORKS

Fencing and gates	1.8m close boarded timber fencing with capping rail	✓	✓	✓	✓	✓	✓	✓
Front Garden	Landscaping and turf to front gardens	✓	✓	✓	✓	✓	✓	✓
Rear Garden	Turf to rear gardens	✓	✓	✓	✓	✓	✓	✓
	Patio to rear gardens	✓	✓	✓	✓	✓	✓	✓
Outside tap	External bib-tap	✓	✓	✓	✓	✓	✓	✓
External lights	Front & rear black polycarbonate up/down external lighting	✓	✓	✓	✓	✓	✓	✓
Driveway	Extensive multi-car block paved private drives	✓	✓	✓	✓	✓	✓	✓
Parking/Garages	Off Street multi-car parking spaces	✓	-	-	-	-	-	-
	Detached single garage with power socket, pendant light	-	-	-	-	✓	-	-
	Integral single garage with power socket, pendant light	-	✓	✓	✓	-	✓	-
	Integral double garage with power socket, pendant light	-	-	-	-	-	-	✓
Garage Door	Manual black/black window retractable garage door	✓	✓	✓	✓	✓	✓	✓
Car charging	Electric vehicle charging provision*	✓	✓	✓	✓	✓	✓	✓

* Prestige Collection incentive

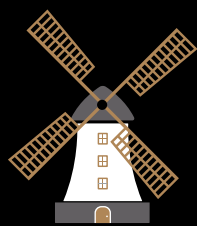
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