

DERWENT COURT

AT CHRISTIE FIELDS, WEST DIDSBURY

A STUNNING COLLECTION OF 4 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®

A woman with long blonde hair is sitting in a light-colored armchair, looking out a large window. She is holding a colorful mug and has a brown dog resting on her lap. The window shows a view of green trees and a house. A map is visible on the wall to the left. In the foreground, there is a decorative lantern with string lights.

HOMES YOU'LL LOVE INSIDE OUT

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.

THE PERFECT PLACE TO CALL HOME





DERWENT COURT

Lying just 4 miles from the heart of Manchester, Derwent Court is a small suburban development of 13, 3 storey homes, each offering unrivalled quality and beautiful interiors.

For those wanting a quicker pace of life, Derwent Court sits equidistant between the sought after villages of Didsbury and Chorlton, whilst the green open spaces of Chorlton Water Park and Fletcher Moss Botanical Gardens are also on the doorstep giving you the best of both worlds.

Derwent Court benefits from excellent commuter links, with a wealth of amenities nearby including supermarkets, cinema and a range of local independent shops, banks and cafes.

THREE STOREY LIVING

At Elan we believe the rise of 3 storey homes is giving more people the chance to experience different ways of living to better suit their family needs and lifestyle.

There are many benefits of living in a 3 storey home including the following:

Flexibility - you can configure the rooms according to you or your families' needs, so if you'd like to have a gym, or study you can.

Privacy - the lounge is situated on the first floor away from the hustle and bustle of downstairs creating a more peaceful setting for extra relaxation.



A WELL CONNECTED PLACE TO CALL HOME

Derwent Court is a popular place to live being primarily residential but with easy access to the city and surrounding countryside. If you love shopping, the designer stores and malls in Manchester mean you can shop 'til you drop, whilst nearby Chorlton and Didsbury offer a fantastic selection of independent boutiques and shops. If you like eating out, the choice of restaurants, cafes and bars in the neighbourhood is amazing, from high street favourites to multi-cultural cuisine. And for those of you who love the outdoors, there are plenty of sports facilities nearby including Chorlton Cum Hardy Golf Club and Didsbury Sports Ground, not forgetting the big clubs' stadia and velodrome located less than 4 miles away.

WELL CONNECTED COMMUNITY

Derwent Court is located just off Princess Parkway one of the main arterial routes into Manchester. The M60 ring road and M56 motorways are less than 2 miles away making easy access to the North West and beyond. Manchester Airport is just over 5 miles from the development whilst buses, trams and train links are all within walking distance.

SCHOOLS & SERVICES

Derwent Court offers an excellent choice of state, independent and grammar schools nearby. Within walking distance are a number of outstanding and good ofsted rated schools such as The Birches, St Ambrose, Lancastrian and Southern Cross. Similarly the development is well served with doctors and dental surgeries.

With high quality homes in a superb location, Derwent Court has everything you and your family needs.

DERWENT COURT AT CHRISTIE FIELDS, WEST DIDSBURY

A STUNNING COLLECTION OF 4 BEDROOM HOMES



THE LONGFORD
4 bedroom semi detached home



THE FIELDEN
4 bedroom semi detached home



THE BROOME
4 bedroom semi detached home with integral single garage



THE TWYFORD
4 bedroom mews home with integral single garage



THE BAMFORD
4 bedroom semi detached home



THE ROWLAND
4 bedroom semi detached home



THE BYRON
4 bedroom semi detached home with integral single garage

Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please speak to the Sales Executive for further details on this development.



DERWENT COURT SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN

- 5 ring gas hob in stainless steel
- Built in microwave
- Built in dishwasher
- Built in double electric oven
- Stainless steel extractor hood
- Choice of modern quality fitted kitchen*
- Soft close kitchen cupboards
- Plumbing for washing machine
- Stainless steel 1¹/₂ bowl sink with chrome taps
- Pelmet lighting
- 2 x Integrated 50/50 fridge freezer

ELECTRICAL

- External lighting to front and rear
- TV point to lounge / family room
- TV point to all bedrooms
- Chrome finish sockets and switches to kitchen/ family/dining, lounge, hall and landing and white to all other areas
- Telephone point to hall or lounge and study (allocated room)
- Shaver socket to en-suite
- Recessed chrome spotlights to kitchen, bathroom, dressing area and en-suite.

GENERAL

- White painted interior doors with chrome furniture
- Wardrobes to master bedroom
- White finish to walls
- Smooth finish to wall and ceilings

BATHROOM AND EN-SUITE

- 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-suite /shower rooms*
- Thermostatically controlled shower and low profile shower tray in en-suite

SAFETY AND 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 (natural gas)
- Double glazed PVCU sealed units with adjustable ventilators to windows
- Car charging point

Please speak to Sales Executive for further details.

[†] Where applicable

*Subject to build stage

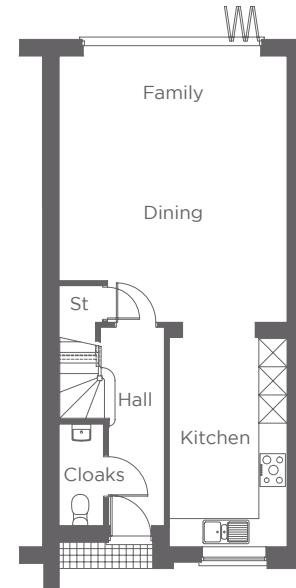
THE LONGFORD 4 BEDROOM SEMI DETACHED HOME



The Longford, 3 storey home offers flexible living to meet the changing needs of you and your family. The ground floor has a spacious and modern kitchen with a large open plan dining/family room which leads out onto the rear garden via bi-folding patio doors.

Moving up to the first floor, the master bedroom with its own en-suite bathroom sits at the front of the house whilst the lounge/ snug nestles at the rear.

On the third floor are 3 further good sized bedrooms and a family bathroom, so whether you need a nursery, or study the rooms can be adapted to meet your family needs.

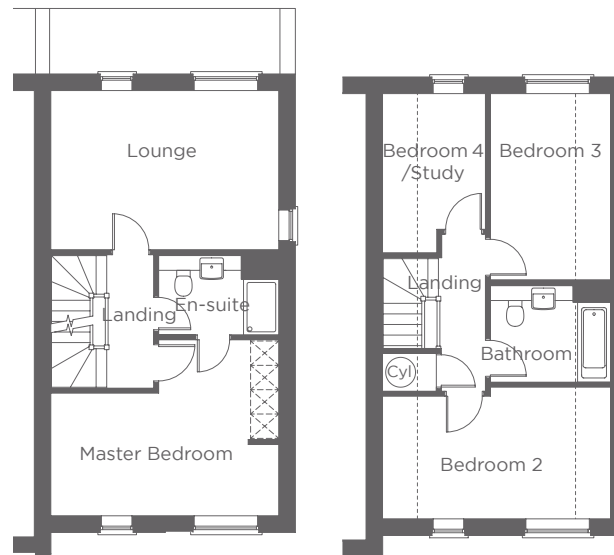


GROUND FLOOR

	Metres	Feet/inches
Family/Dining	5.66m* x 4.85m*	18'7" x 15'11"
Kitchen	4.46m x 2.51m	14'7" x 8'3"
Cloakroom	2.16m x 0.94m	7'1" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Lounge	4.85m x 3.39m	15'11" x 11'1"
Master Bedroom	4.85m* x 3.74m*	15'11"* x 12' 3" *
En-suite	2.56m* x 1.69m*	8'5"* x 5' 7" *



SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.85m x 2.80m *	15'11" x 9'2" *
Bathroom	2.56m* x 2.05m*	8'5" * x 6'9" *
Bedroom 3	3.96m x 2.56m	13' 0" x 8'5"
Bedroom 4/Study	3.39m* x 2.19m*	11'1" *x 7'2" *

Total Area – 1502 sq 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 your Sales Executive for detailed plans.

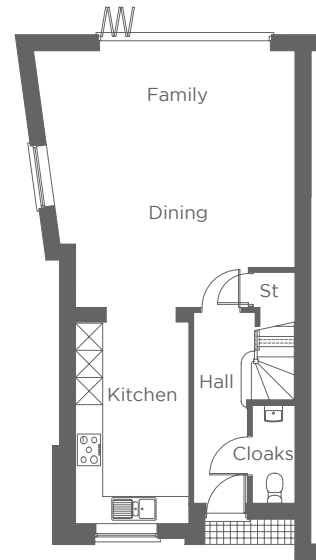
THE FIELDEN 4 BEDROOM SEMI DETACHED HOME



The Fielden is a lovely house with spacious rooms over 3 floors. From the hall on the ground floor you enter into the large open plan dining/family room with bi-fold doors that really bring the outside in. The modern kitchen with integrated appliances is a great space for cooking and entertaining.

Upstairs on the first floor and across the landing is a large living room and a generous master bedroom complete with en-suite.

The third floor has 3 further bedrooms and a spacious family bathroom perfect for the growing family.

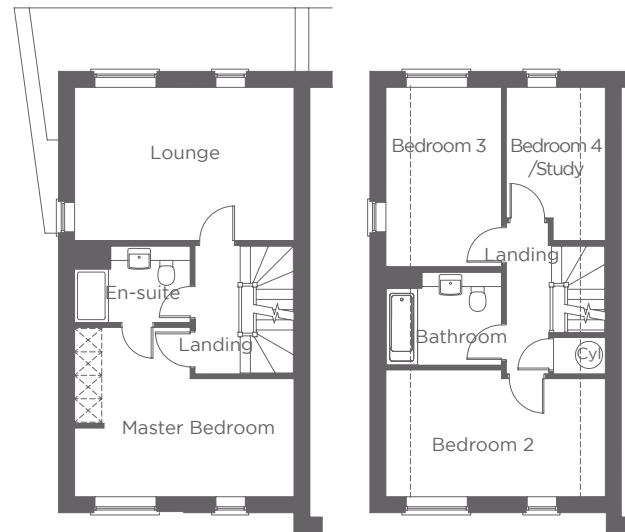


GROUND FLOOR

	Metres	Feet/inches
Dining/Family	5.78m* x 5.67m*	19'0" * x 18' 7" *
Kitchen	4.46m x 2.51m	14' 7" x 8' 3"
Cloakroom	2.16m x 0.94m	7'1" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Lounge	4.85m x 3.39m	15'11" x 11'1"
Master Bedroom	4.85m* x 3.74m*	15'11" * x 12'3" *
En-suite	2.56m* x 1.71m*	8'5" * x 5'7" *



SECOND FLOOR

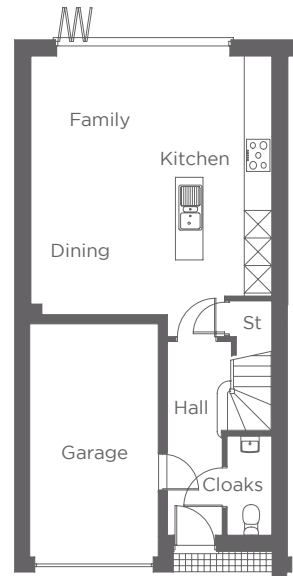
	Metres	Feet/inches
Bedroom 2	4.85m* x 2.80m*	15'11" * x 9'2" *
Bathroom	2.56m* x 2.07m*	8'5" * x 6'10" *
Bedroom 3	3.96m x 2.56m	13'0" x 8'5"
Bedroom 4/Study	3.39m* x 2.19m*	11'1" * x 7'2" *

Total Area – 1532 sq 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 your Sales Executive for detailed plans.

THE BROOME 4 BEDROOM SEMI DETACHED HOME WITH INTEGRAL SINGLE GARAGE



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	5.64m* x 5.25m*	18'6" * x 17'3" *
Cloakroom	2.16m x 0.97m	7'1" x 3'2"
Garage	5.08m x 2.80m	16'8" x 9'2"

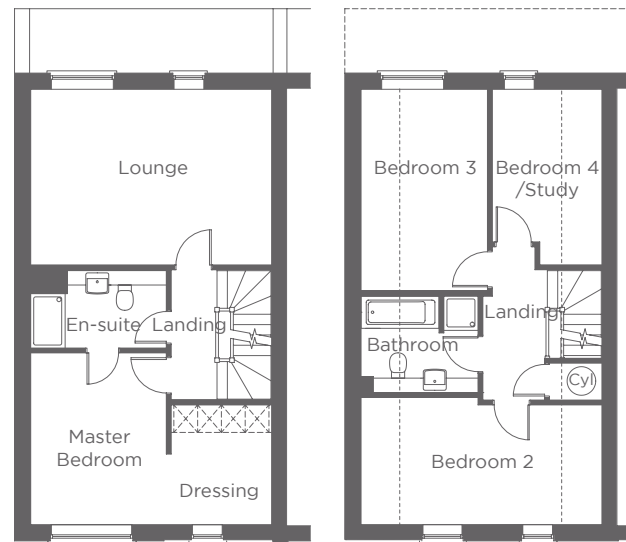
FIRST FLOOR

	Metres	Feet/inches
Lounge	5.25m x 3.83m	17'3" x 12'7"
Master Bedroom	5.25m* x 3.74m*	17'3" * x 12' 3" *
En-suite	2.96m* x 1.70m *	9' 8" * x 5' 7" *

The Broome is a generous 3 storey home that makes the most of the space available. Off the hall is an open plan kitchen/dining room which extends into the family room that opens out into the garden with the bi-fold doors to the rear. The kitchen boasts a modern one wall layout with freestanding island perfect for everyday living and entertaining friends. Also on the ground floor is an integral garage linked to the hall.

On the first floor at the front of the house is the master bedroom complete with en-suite and dressing area, whilst the spacious lounge is at the rear.

The beauty of 3 storey living is the flexibility it offers and the Broome is no exception with 3 additional good sized bedrooms and a family bathroom situated on the top floor.



SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	5.25m* x 2.77m*	17'3" * x 9'1" *
Bathroom	2.55m* x 2.10m *	8'4" * x 6'11" *
Bedroom 3	4.40m x 2.76m	14'5" x 9'0"
Bedroom 4/Study	3.83m* x 2.39m*	12'7" * x 7'10" *

Total Area – 1539 sq ft
*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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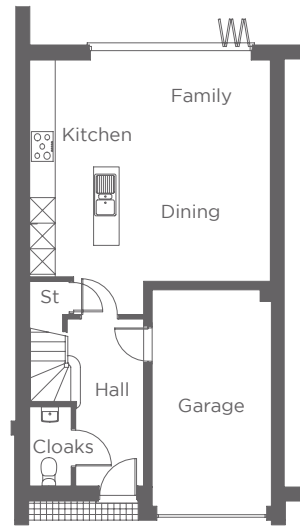
THE TWYFORD 4 BEDROOM TERRACE HOME WITH INTEGRAL SINGLE GARAGE



The Twyford is great family home with flexible space to suit your lifestyle. On the ground floor is a handy cloakroom and generous open plan kitchen/dining with bi-fold doors that connects the outside space, and a integral garage that links into the spacious hall.

Upstairs is the master bedroom with its own en-suite and separate dressing area along with the family lounge for a more peaceful setting and added relaxation.

On the third floor are 3 more bedrooms and a family bathroom which can be changed according to your own lifestyle choices.

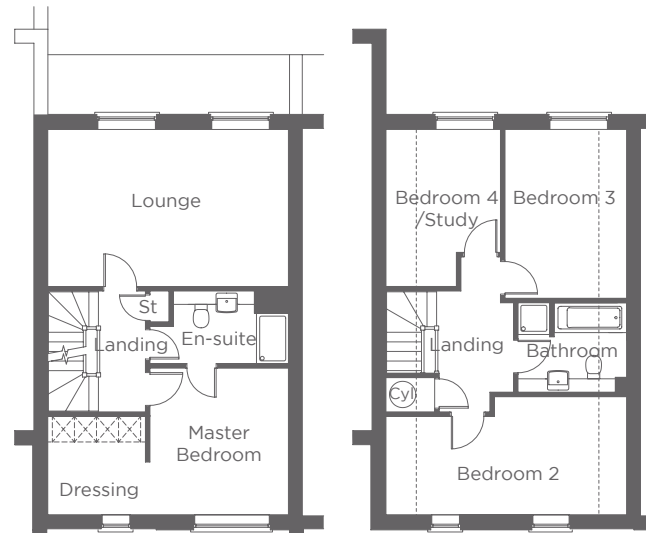


GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	5.68m* x 5.19m*	18' 7" * x 17' 1" *
Cloakroom	1.86m x 0.97m	6'1" x 3'2"
Garage	5.08m x 2.80m	16'8" x 9'2"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.65m x 3.69m	18'6" x 12'1"
Master Bedroom	5.65m* x 3.44m*	18'6" * x 11' 4" *
En-suite	3.25m* x 1.71m*	10' 8" * x 5' 7" *



SECOND FLOOR

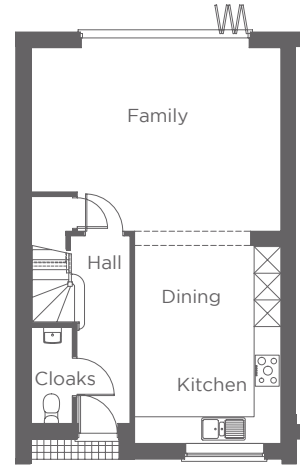
	Metres	Feet/inches
Bedroom 2	5.65m* x 2.77m*	18'6" * x 9'1" *
Bathroom	2.55m* x 2.1m*	8'4" * x 6'11" *
Bedroom 3	3.96m x 2.86m	13'0" x 9'4"
Bedroom 4/Study	3.69m* x 2.69m*	12'1" * x 8'10" *

Total Area – 1585 sq 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 your Sales Executive for detailed plans.

THE BAMFORD 4 BEDROOM SEMI DETACHED HOME



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	4.46m x 3.29m	14'7" x 10'9"
Family	5.61m* x 4.13m*	18'5"* x 13'7"*
Cloakroom	2.16m x 0.92m	7'1" x 3' 0"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.61m x 3.24m	18'5" x 10'8"
Master Bedroom	5.61m* x 3.74m*	18'5"* x 12'3"*
En-suite	3.22m* x 1.71m*	10'7"* x 5' 7"*

SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	5.61m* x 2.80m*	18'5"* x 9'2"*
Bathroom	2.56m* x 2.07m*	8'5" * x 6'10" *
Bedroom 3	3.82m x 2.56m	12'6" x 8'5"
Bedroom 4/Study	3.25m* x 2.95m*	10'8"* x 9'8"*

Total Area – 1626 sq ft
*Indicates maximum dimension

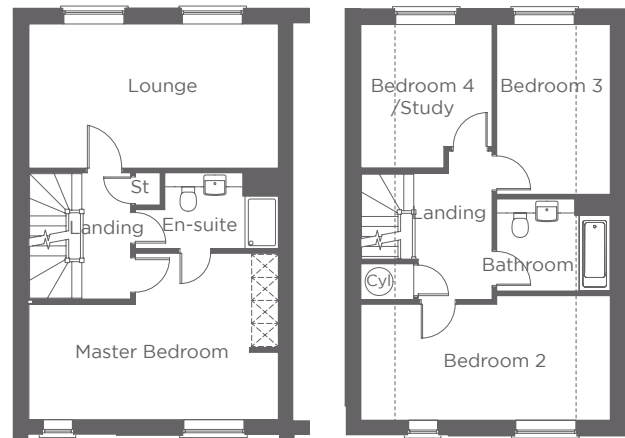
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

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The Bamford is a beautifully appointed 4 bedroom home split over 3 floors. At the rear of the property is a large family room which opens into the garden via bi-fold patio door. Off the family room is a large open plan kitchen/dining. On the ground floor is a handy cloakroom off the main hall.

The second floor accommodation comprises of the master bedroom with en-suite and a spacious lounge to the rear.

On the third floor are 3 further generous sized bedrooms and a family bathroom with elevated views which offer a real sense of calm being at the top of the house.



THE ROWLAND 4 BEDROOM SEMI DETACHED HOME

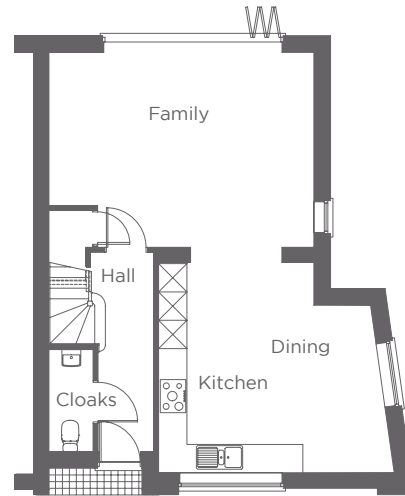


The Rowland is classic Elan with large open plan interiors and all the hallmarks of a modern home.

On the ground floor is the hall and downstairs cloakroom which leads into the large family area that opens out into the garden with bi-fold doors. The dining room and beautifully appointed kitchen at the front of the property, leads off the family area, creating a spacious open plan layout.

Upstairs to the first floor is the master bedroom with en-suite and the lounge which being separate from the downstairs offers a real sense of calm and privacy.

On the third floor are 3 good sized bedrooms and a family bathroom, each with elevated views and perfect for the growing family.

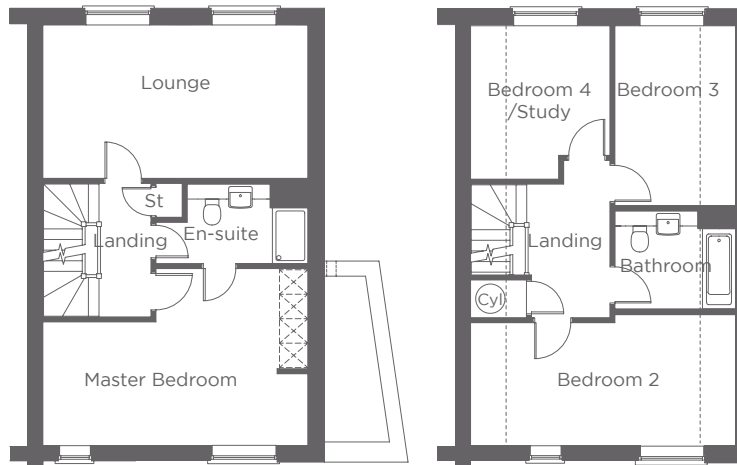


GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	4.99m* x 4.67m*	16'4" x 15'4"*
Family	5.61m* x 4.13m*	18'5" x 13'7"*
Cloakroom	2.16m x 0.95m	7'1" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.61m x 3.25m	18'5" x 10'8"
Master Bedroom	5.61m* x 3.74m*	18'5" x 12'3"*
En-suite	3.22m* x 1.70m*	10'7" x 5'7"*



SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	5.61m x 2.80m	18'5" x 9'2"
Bedroom 3	3.82m x 2.56m	12'6" x 8'5"
Bedroom 4/Study	3.25m* x 2.95m*	10'8" x 9'8"*
Bathroom	2.56* x 2.07m*	8'5" x 6'10"*

Total Area – 1682 sq ft
*Indicates maximum dimension

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Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

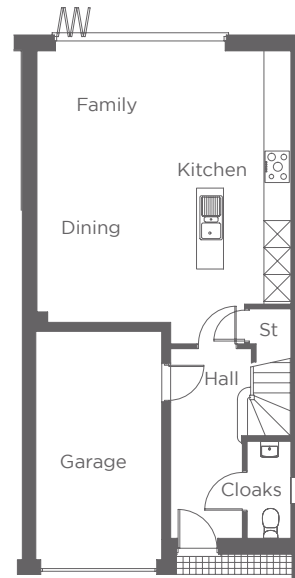
THE BYRON 4 BEDROOM SEMI DETACHED HOME WITH INTEGRAL SINGLE GARAGE



The Byron is a stunning home offering over 1800 sq.ft. of living space. The ground floor has a large open plan kitchen/dining/family area with bi fold doors that open onto the rear of the property. The integral garage is connected via the hall.

On the first floor is the master bedroom with en-suite and dressing area plus a spacious lounge with elevated views.

On the second floor are 3 good sized bedrooms and a family bathroom.

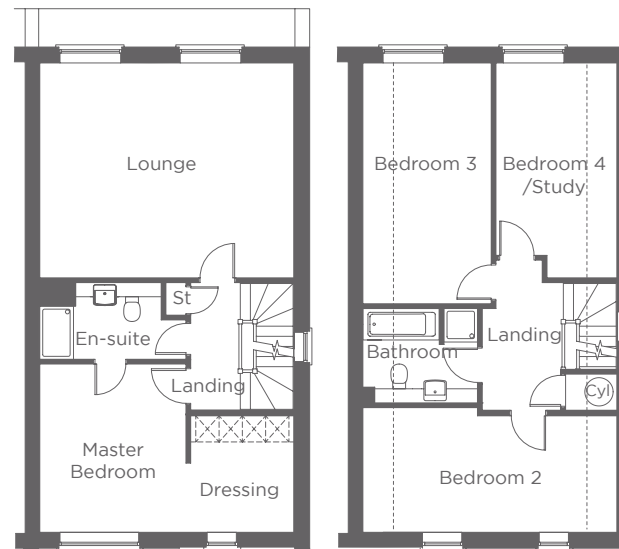


GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	6.04m* x 5.65m*	19' 10" * x 18' 6" *
Cloakroom	2.16m x 0.97m	7'1" x 3'2"
Garage	5.08m x 2.80m	16'8" x 9'2"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.65m x 4.78m	18'6" x 15'8"
Bedroom 1	5.65m* x 3.74m*	18'6" * x 12' 3" *
En-suite	3.25m* x 1.71m*	10' 8" * x 5' 7" *



SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	5.65m* x 2.77m*	18'6" * x 9'1" *
Bathroom	2.55m* x 2.10m*	8'4" * x 6'11" *
Bedroom 3	5.36m x 2.86m	17'7" x 9'4"
Bedroom 4/Study	4.78m* x 2.69m*	15'8" * x 8'10" *

Total Area – 1808 sq 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 your Sales Executive for detailed plans.

Plot 8 is handed.



HOMES
YOU'LL LOVE,
INSIDE OUT



GREEN SPACE, LIVING SPACE, YOUR SPACE

BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



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.

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

HOMES
THAT ARE
MADE JUST
FOR YOU





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).

SPORTS

- 1 Chorlton Sports & Social Club
- 2 Chorlton Cum Hardy Golf Club
- 3 Spindles Health Club & Gym
- 4 RX Gym
- 5 Love Withington Baths

ARTS

- 6 Mersey Valley Visitors Centre
- 7 Didsbury Clock Tower

SHOPS

- 8 Co-op Food
- 9 Tesco Express
- 10 Aldi
- 11 M&S Simply Food

BARS & RESTAURANTS

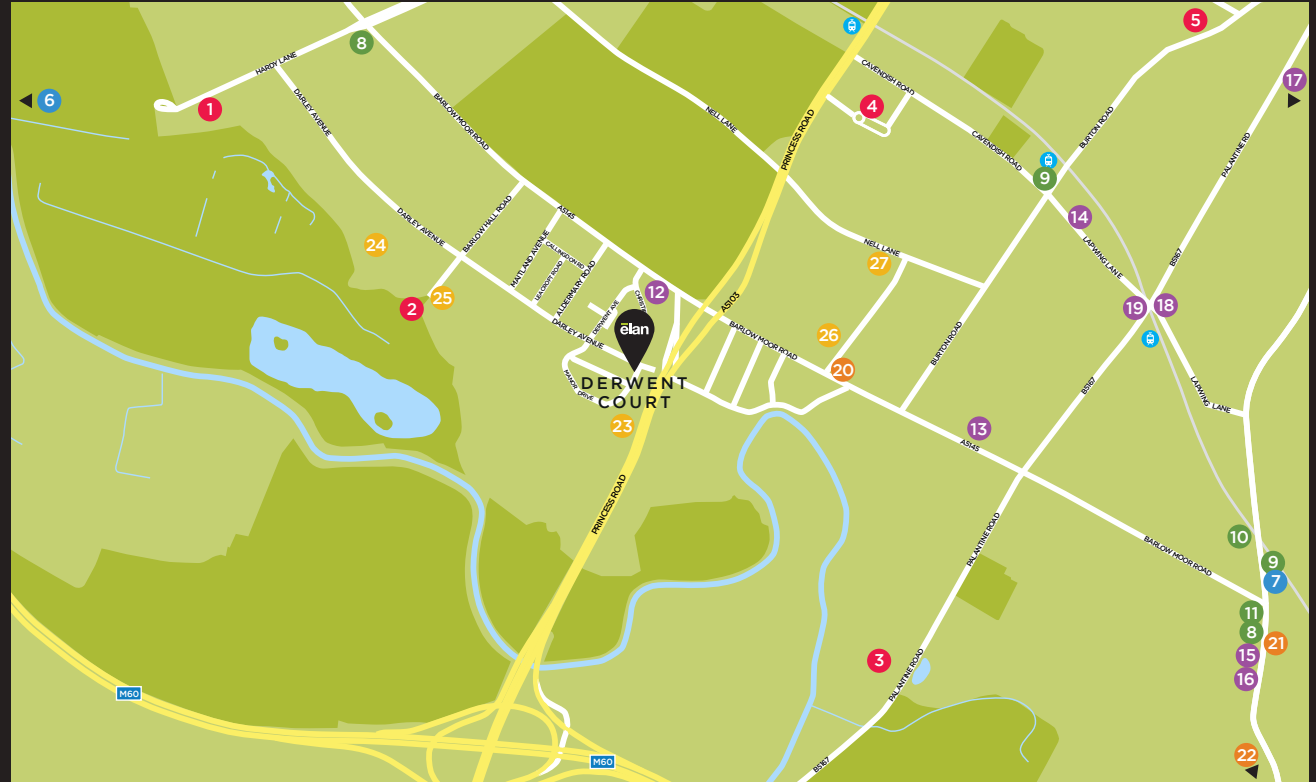
- 12 Christie's Field Beefeater
- 13 Alberts Restaurant & Bar
- 14 Greens Restaurant
- 15 Gusto
- 16 Expo Lounge
- 17 Lotus Vegetarian Kitchen
- 18 Pizza Express
- 19 Greenfinch Didsbury

LIFESTYLE

- 20 Club Cars
- 21 Union Cars
- 22 Cineworld

EDUCATION

- 23 St Ambrose RC Primary
- 24 Barlow Hall Primary
- 25 Southern Cross School
- 26 Lancasterian School
- 27 The Birches School



DESTINATIONS

Manchester		4 miles
Stockport		6 miles
Altrincham		6 miles
Wilmslow		9 miles
Airport		4 miles

DERWENT COURT

CHRISTIE FIELDS
DERWENT AVENUE
DIDSBURY
M21 7QP

T: 0161 826 7899

E: derwentcourt.sales@elan-homes.co.uk

W: elan-homes.co.uk/developments/derwent-court/

All information correct at time of printing

ELAN HOMES LTD

Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ
T: 0845 481 8801 F: 0845 481 8802 W: elan-homes.co.uk

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