



eccleston
HOMES

“Our mission is to produce homes of the best design and quality of component and construction, combined with the widest customer choice and most customer focused service available in our market place.”

Kevin Marren (Founder)



Welcome to Eccleston Homes

Here at Eccleston Homes we believe in building traditional looking homes taking inspiration from the Arts and Crafts movement but with all the innovative and contemporary features you expect in a modern home. Our passion is to create homes in desirable locations across the north west of England. We take pride in the quality of our developments and the service we offer to you. Our Sales team are on hand throughout the purchasing process and beyond to gently guide you along your customer journey. Our aim is to build a quality, stylish house you can make your home.

Unique extras

Our 'unique' service allows you to truly personalise your new home even before you move in. You can choose from a wide range of interior and exterior finishes that will transform your dream home into reality and best of all many items are VAT free.





St John's Gardens
Mosley Common Road, Tyldesley

Enjoy suburban
living in the
heritage rich
setting of
Tyldesley





Enjoy suburban living in the popular North West commuter town of Tyldesley

Eccleston Homes has brought the best of contemporary living to one of Manchester's most popular commuter towns, Tyldesley, with this exclusive development of 36 two, three and four bedroom homes.

Beautifully designed, all our Arts & Crafts style homes come with signature bi-folding doors leading out to the landscaped garden to create a great sense of open plan space. The homes are completed with stunning specification throughout and a full range of finishes to personalise your new house. You really can create the home of your dreams in this town setting.

Packed with local amenities, Tyldesley town centre has a diverse range of colourful goods and services on offer. Whether it's browsing the local shops, wining and dining or simply passing the time of day in the unique surroundings, Tyldesley is there to be enjoyed. Plus with the recently introduced guided bus route you can easily reach many city centre destinations!

Friday is market day, but throughout the week the market square is a popular resting spot for locals and visitors alike. Opposite the market is the old church known as Top Chapel, built in 1789, while the steep terraces branching off the main streets lend the town its distinctive character.

Tyldesley is a popular location for families, with a wealth of Ofsted 'Outstanding' schools such as St Andrew's C of E Primary and Walkden High School, the 'good' rated St John's Mosley Common C of E infants and juniors, Boothstown Methodist Primary and Holy Family Catholic Primary.

Tyldesley also offers an abundance of leisure activities, with its choice of nearby golf courses, including Worsley Park and Ellesmere, plus with The Lowry ten miles away and intu Trafford Centre just eight miles away, there's access to all the big high street names.

Close to the foothills of the West Pennine Moors, yet just nine miles outside of Manchester, St. John's Gardens really does provide the best of both worlds.



Directions



For satellite navigational systems use postcode **M29 8PR**.

St John's Gardens is located in the commuter town of Tyldesley, Manchester.

FROM THE NORTH

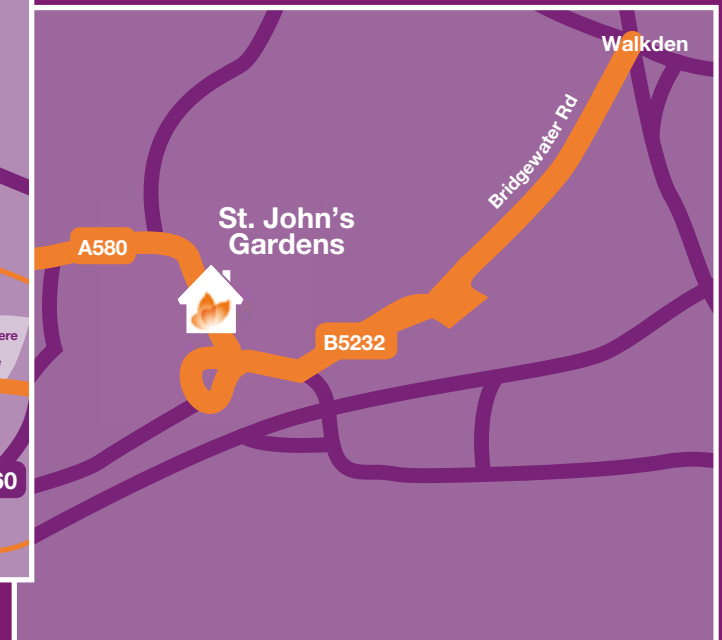
- At junction 4, exit toward A6/Walkden
- At the roundabout, take the 3rd exit onto Watergate Lane
- At the roundabout, take the 1st exit onto Salford Rd/A6
- Continue to follow A6
- Turn right onto Peel Ln/A5082 and continue to follow A5082 and go through 1 roundabout
- At the roundabout, take the 1st exit onto Sale Lane/A577 and continue to follow A577
- Destination will be on the right
- Arrive at Mosley Common Rd, Tyldesley, Manchester M29 8PR

FROM THE SOUTH

- At junction 21A, exit onto M62 toward Leeds/Bolton/Manchester (N)
- At junction 12, exit onto M60 toward Leeds/Bolton/Ring Road
- At junction 13, take the A575/A572 exit to Worsley/Leigh/Swinton
- At the roundabout, take the 1st exit onto Leigh Rd/A572
- Continue to follow A572
- Continue straight onto Mosley Common Rd/A577
- Destination will be on the left
- Arrive at Mosley Common Rd, Tyldesley, Manchester M29 8PR



Motorway map



Local road map

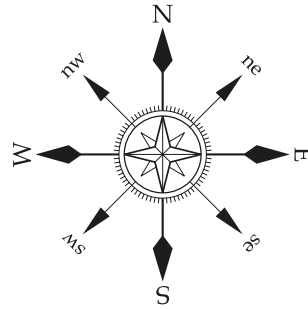
Sales enquiries

0844 693 3315

www.ecclestonhomes.co.uk

Eccleston Homes Ltd / Cinnamon House / Cinnamon Park
Crab Lane / Fearnhead / Warrington / WA2 0PX

St John's Gardens, Mosley Common Road, Tyldesley, M29 8PR



Site Plan

-  **The Wheelton**
2 bedroom mews home
-  **The Edenfield**
2 bedroom mews home
-  **The Tarleton**
3 bedroom mews
semi-detached home
-  **The Whalley 2**
4 bedroom detached home
-  **The Buckley**
4 bedroom detached home
-  **The Ribchester**
4 bedroom detached home
-  **The Haigh**
4 bedroom detached home
-  **The Whittington**
4 bedroom detached home
-  **The Parkgate**
4 bedroom detached home



These particulars are for illustration only. The layout of this plan is not to scale and is an indication only of relative positions of properties. Consequently these particulars should be treated as general guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

Specification

We supply products by:
PORCELANOSA



KITCHENS

- A choice of kitchen units and worktops (choice subject to build programme)
- NEFF stainless steel single multifunctional electric oven
- NEFF stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splash-back to hob
- 100mm co-ordinating worktop upstand (choice of colour subject to build programme)
- One and a half bowl sink and top lever tap to kitchen with choice of colour (choice subject to build programme)
- Plumbing for washing machine
- Soft closers to all units and drawers

BATHROOMS

- White contemporary sanitaryware by Villeroy & Boch
- Chrome towel radiators to bathroom
- Chrome brassware by Vado
- Electric shaver point to bathroom
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where available) in bathrooms. Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms to create feature walls. The feature wall in main bathrooms is to be the wall along the length of the bath.
- Vado thermostatic shower over bath (where applicable)

SAFETY AND SECURITY

- Mains-powered smoke detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

ELECTRICAL

- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting SKY direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to master bedroom wired to aerial in loft space

- BT socket to lounge contained within media plate
- BT socket to master bedroom
- Mechanical Ventilation with Heat Recovery (MVHR) – Conserving energy within your home by recovering heat from bathrooms and kitchens, and then transferring the warm air to habitable rooms

GENERAL

- UPVC double-glazed windows
- UPVC French doors (where applicable, see working drawings)
- Sound-reducing upper floor systems (minimises squeaking floor boards)
- Black rainwater pipes and gutters
- Gas central heating throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty

DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

EXTERNAL

- Front porch light
- Front and rear garden turfed
- Landscaping to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings (see working drawings)
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations

UNIQUE EXTRAS

- A wide range of extras are available. Please see Sales Consultant for prices and full range (all subject to build stage).

The specification applies to the following house types: The Wheelton, The Edenfield and The Tarleton

We operate a policy of continuous product development and for reasons outside our control, certain items may not be available from the manufacturers. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

The Whalley 2

4 bedroom detached home

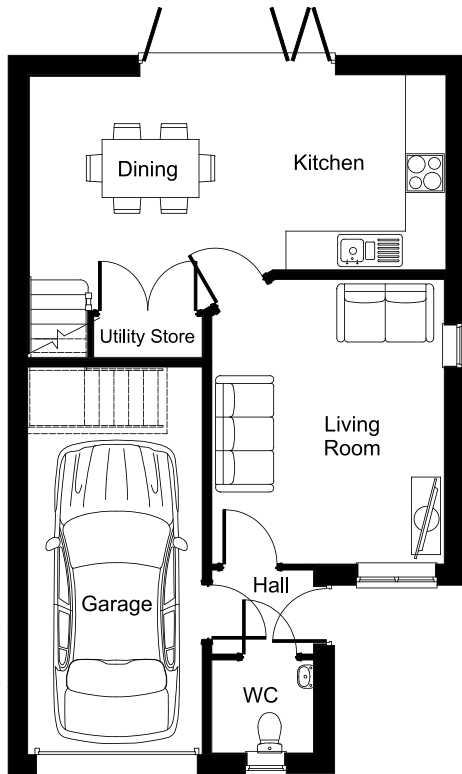


Four bedroom detached home / relaxing living room / modern kitchen/dining room with access to the rear garden through bi-folding doors / useful utility store / four spacious bedrooms / en-suite to master bedroom / family bathroom / downstairs cloakroom / ample storage / integrated standard single garage


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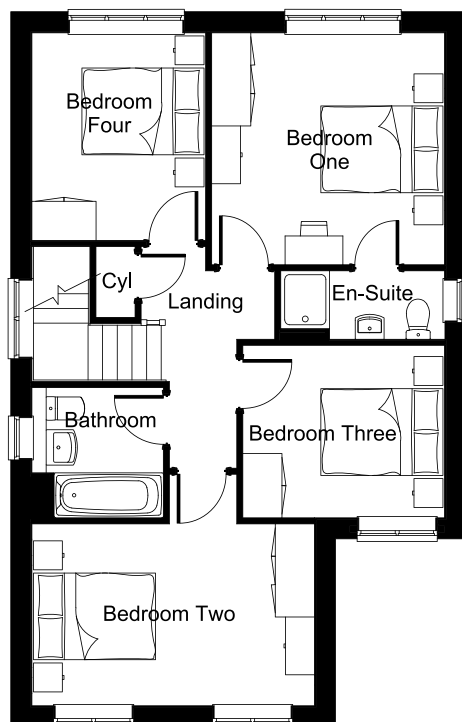
The Whalley 2

4 bedroom detached home



Ground Floor

LIVING ROOM	4.41m (max) x 3.59m (max) 14' 5" (max) x 11' 9" (max)
KITCHEN/DINING	6.42m (max) x 3.62m (max) 21' (max) x 11' 10" (max)
WC	1.57m x 1.44m 5' 1" x 4' 8"
GARAGE	6m (max) x 2.70m 19' 8" (max) x 8' 10"



First Floor

BEDROOM 1	3.62m x 3.61m 11' 10" x 11' 10"
EN-SUITE	2.55m (max) x 1.07m (max) 8' 4" (max) x 3' 6" (max)
BEDROOM 2	4.39m x 2.83m 14' 4" x 9' 3"
BEDROOM 3	3.14m x 2.69m 10' 3" x 8' 9"
BEDROOM 4	3.23m x 2.71m 10' 7" x 8' 10"
BATHROOM	2.05m (max) x 2.05m (max) 6' 9" (max) x 6' 9" (max)

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The Buckley

4 bedroom detached home

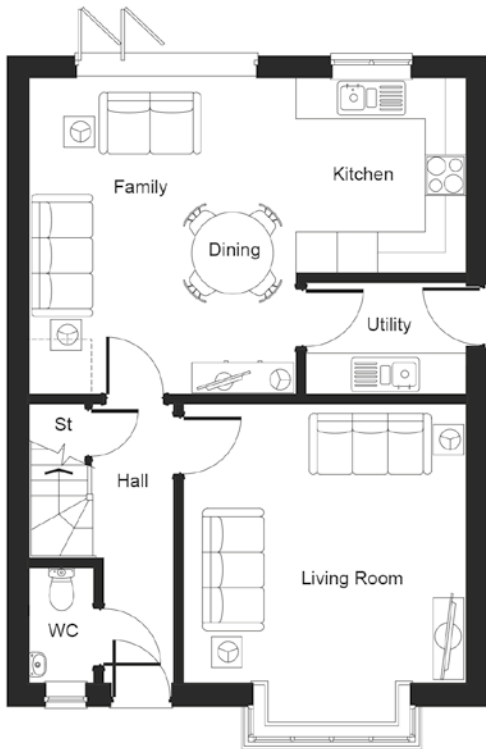


Four bedroom detached home / bay fronted living room / contemporary kitchen/dining/family room with access to the rear garden through bi-folding doors / useful utility room / en-suite to master bedroom / family bathroom / downstairs cloakroom / detached standard single garage


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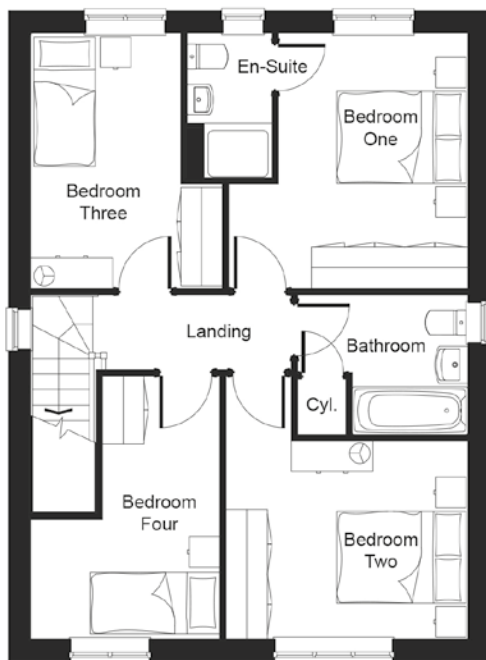
The Buckley

4 bedroom detached home



Ground Floor

LIVING ROOM	4.15m x 4.1m (plus bay) 13' 7" x 13' 5" (plus bay)
KITCHEN/DINING /FAMILY ROOM	6.42m (max) x 4.65m (max) 21' 1" (max) x 15' 3" (max)
UTILITY ROOM	2.35m x 1.63m 7' 9" x 5' 4"
WC	0.95m x 1.69m 3' 1" x 5' 7"



First Floor

BEDROOM 1	3.52m (max) x 3.73m 11' 7" (max) x 12' 3"
EN-SUITE	1.26m (max) x 2.13m 4' 2" (max) x 7'
BEDROOM 2	3.56m x 3.87m (max) 11' 8" x 12' 8" (max)
BEDROOM 3	2.82m (max) x 3.73m 9' 3" (max) x 12' 3"
BEDROOM 4	2.78m (max) x 3.87m (max) 9' 1" (max) x 12' 8" (max)
BATHROOM	2.51m (max) x 2.06m (max) 8' 3" (max) x 6' 9" (max)

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The Ribchester

4 bedroom detached home



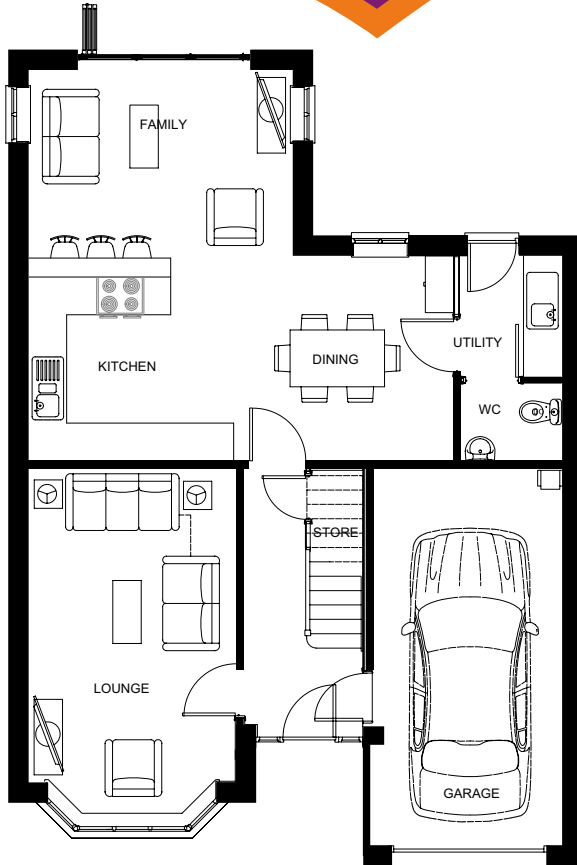
Four bedroom detached home / open-plan kitchen/family/ dining room with access to the rear garden through bi-folding doors / stylish breakfast area / separate bay fronted living room / useful utility room / convenient study / four spacious bedrooms / en-suite to master bedroom / family bathroom / downstairs cloakroom / ample storage / integrated single garage



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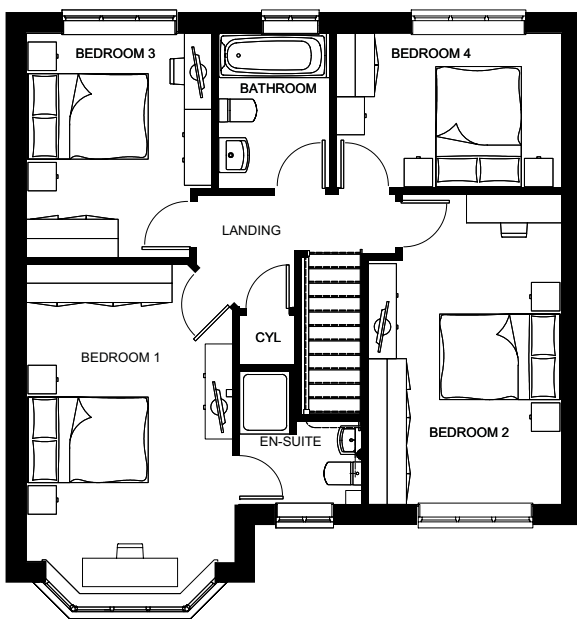
The Ribchester

4 bedroom detached home



Ground Floor

LIVING ROOM	4.93m (plus bay) x 3.27m 16' 2" (plus bay) x 10' 9"
KITCHEN/DINING/FAMILY	6.74m (max) x 6.17m (max) 22' 1" (max) x 20' 2" (max)
UTILITY ROOM	1.93m x 1.62m 6' 4" x 5' 4"
WC	1.62m x 1.24m 5' 4" x 4' 1"
GARAGE	6.0m x 3.0m (max) 19' 8" x 9' 10" (max)



First Floor

BEDROOM 1	4.7m (plus bay) x 3.27m (max) 15' 5" (plus bay) x 10' 9" (max)
EN-SUITE	2.11m (max) x 1.94m (max) 6' 11" (max) x 6' 4" (max)
BEDROOM 2	4.9m x 3.06m (max) 16' 1" x 10' (max)
BEDROOM 3	3.55m (max) x 2.95m (max) 11' 8" (max) x 9' 8" (max)
BEDROOM 4	3.56m x 2.45m 11' 8" x 8'
BATHROOM	2.45m x 1.75m 8' x 5' 9"

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The Haigh

4 bedroom detached home

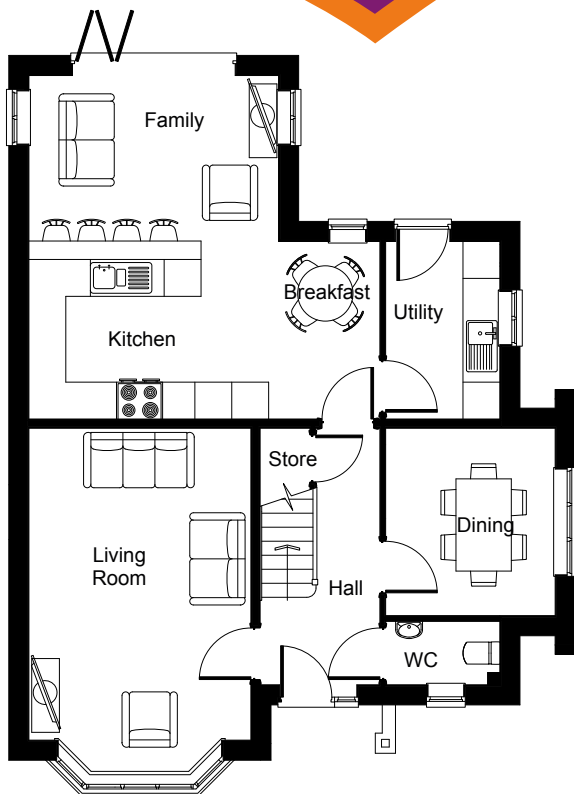


Four bedroom detached home / contemporary kitchen/family room with access to the rear garden through bi-folding doors / light and airy breakfast area / separate bay fronted living room / delightful dining room / useful utility room / four spacious bedrooms / en-suite to master bedroom / family bathroom / downstairs cloakroom / detached garage


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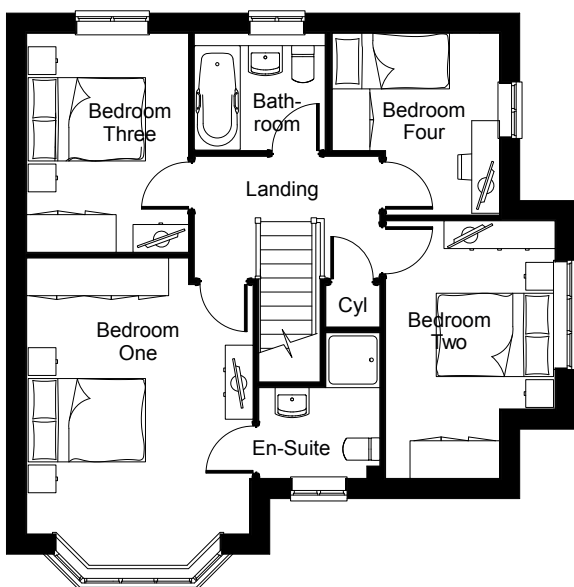
The Haigh

4 bedroom detached home



Ground Floor

LIVING ROOM	5.07m (plus bay) x 3.61m 16' 8" (plus bay) x 11' 10"
DINING ROOM	3.06m x 2.73m 10' X 8' 11"
KITCHEN/BREAKFAST /FAMILY ROOM	5.71m (max) x 5.59m (max) 18' 9" (max) x 18' 4" (max)
UTILITY ROOM	2.89m x 1.86m 9' 6" x 6' 1"
WC	1.86m x 1.03m 6' 1" x 3' 5"



First Floor

BEDROOM 1	4.47m (plus bay) x 3.66m (max) 14' 8" (plus bay) x 12' (max)
EN-SUITE	2.36m (max) x 1.97m (max) 7' 9" (max) x 6' 6" (max)
BEDROOM 2	4.18m (max) x 2.75m (max) 13' 9" (max) x 9' (max)
BEDROOM 3	3.55m x 2.63m 11' 8" x 8' 8"
BEDROOM 4	2.95m (max) x 2.72m (max) 9' 8" (max) x 8' 11" (max)
BATHROOM	2.13m x 1.9m 7' x 6' 3"

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The Whittington

4 bedroom detached home

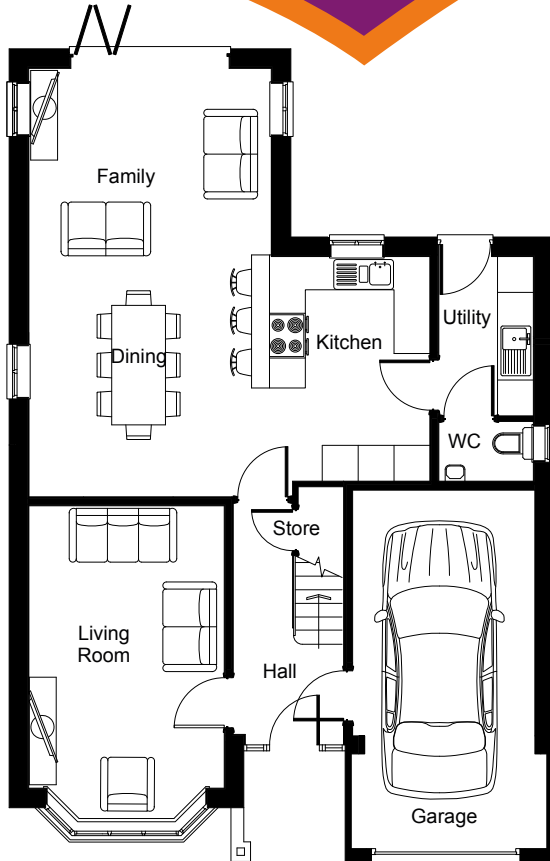


Four bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through bi-folding doors / stylish breakfast area / separate generous bay fronted living room / useful utility room / four spacious bedrooms / en-suites to both the master bedroom and bedroom two / family bathroom / downstairs cloakroom / ample storage / integrated garage


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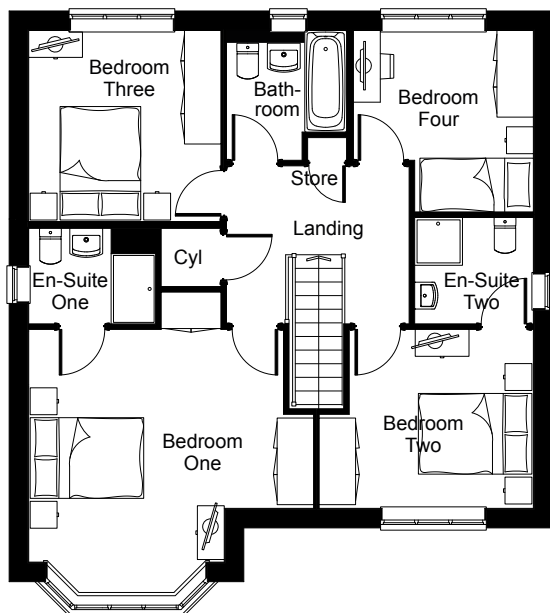
The Whittington

4 bedroom detached home



Ground Floor

LIVING ROOM	4.73m (plus bay) x 3.27m 15' 6" (plus bay) x 10' 9"
KITCHEN/DINING/ FAMILY ROOM	7.17m (max) x 6.72m (max) 23' 6" (max) x 22' (max)
UTILITY ROOM	2.67m x 1.58m 8' 9" x 5' 2"
WC	1.58m x 1.03m 5' 2" x 3' 5"
GARAGE	6m x 3.27m (max) 19' 8" x 10' 9" (max)



First Floor

BEDROOM 1	4.77m (max) x 3.90m (plus bay) 15' 8" (max) x 12' 10" (plus bay)
EN-SUITE 1	2.13m (max) x 1.61m (max) 7' (max) x 5' 3" (max)
BEDROOM 2	3.59m (max) x 3m (max) 11' 9" (max) x 9' 10" (max)
EN-SUITE 2	1.99m x 1.79m 6' 6" x 5' 10"
BEDROOM 3	3.22m x 3.20m 10' 7" x 10' 6"
BEDROOM 4	3.04m (max) x 3.02m (max) 10' (max) x 9' 11" (max)
BATHROOM	2.18m (max) x 2.02m (max) 7' 2" (max) x 6' 8" (max)

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Customer Care

Customer Care Commitment

To make sure every part of your move goes smoothly, we have a **Customer Care Plan** which outlines our continued commitment to you, before, during and after the purchase of your new home.

We are dedicated to providing an excellent customer experience and all our policies and procedures are designed to ensure we meet all of the commitments outlined below.



We will:

- ✓ Make sure you know who to contact at each stage of the purchase
- ✓ Deal effectively with all your questions
- ✓ Provide you with all the relevant choices and options that may affect your decision
- ✓ Provide you with health and safety advice to reduce the risk of danger both to you and your family on site while your property is being built and when in your new home
- ✓ Ensure all our marketing and advertising will be clear and accurate
- ✓ Ensure our contract-of-sale terms and conditions will be clear and fair
- ✓ Inform you of your cancellation rights
- ✓ Give you reliable information about our warranty provider's cover and any other guarantees from which you may benefit
- ✓ Explain how we protect your deposit and how we deal

with any other pre-payments

- ✓ Give you reliable information about the timing of construction, legal completion and handover of your new home.

Once a completion date is set, we will:

- ✓ Ensure that the transfer of ownership takes place as scheduled
- ✓ Demonstrate the functions and features of your new home at a pre-arranged time
- ✓ For a two year period from the purchase of your new home, provide after-sales care, customer services and emergency services. We will also ensure you are aware of all the support we can offer you.

Our customer commitments do not affect your statutory rights.



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Health & Safety

Our duty of care to you

At Eccleston Homes, we appreciate that you may want to view your new home while we are building it for you. Buying a new home is always the most exciting of times, but building sites can be dangerous places.

We pride ourselves on our commitment to Health and Safety, and we are ultimately responsible for ensuring all safety on the site. For this reason, we would like to remind you:

- Access to the site is restricted for the general public
- Under no circumstances must customers go onto the construction areas of the development without prior agreement from an Eccleston Homes representative. If you wish to visit your new home, please speak to your Sales Consultant
- You will only be allowed onto the site when accompanied by the Sales Consultant or Site Manager, and only when wearing the necessary protective clothing i.e. hard hats, hi-visibility jackets and suitable footwear which you must use at all times whilst on site
- Children under the age of 8 are restricted from construction areas

If you have any queries please speak to your Sales Consultant, who will be happy to answer any questions. By following these guidelines at all times, we will ensure that your visit is both safe and enjoyable.



NEVER

enter a building site without being accompanied by a member of staff



ALWAYS

keep your children under supervision when visiting a development



YOU MUST

wear a safety helmet and hi-visibility jacket at all times in an area under construction



BEWARE

of dangerous machinery moving around the site. Drivers can't always see you



DON'T

climb scaffolding and ladders on the building site. They're for use of construction purposes only



YOU MUST

wear suitable sturdy footwear when on site



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Unique Extras

Our 'unique' service allows you to truly personalise your new home even before you move in. You can choose from a wide range of interior and exterior finishes that will transform your dream home into reality and best of all, many items are VAT free.



Flooring



Our wide range of beautiful and hardwearing floor tiles can be used throughout your new home, from kitchens and bathrooms, to halls and family areas. If choosing carpets from Eccleston Homes, we'll also cut down your internal doors (included in our cost!)

Fireplaces



Make your living room warm and cosy by selecting from our range of fireplaces and create the perfect focal point.

Fitted wardrobes



Don't forget to give your clothes a new home too, with our selection of fitted wardrobes and stylish storage options.

Kitchen upgrades



Love cooking? Give your kitchen added wow factor with a statement worktop and your choice of oven and hob upgrades.

Bespoke kitchen design



We offer a flexible and bespoke design service where you can change the layout of your kitchen (exc. sink). Ask your Sales Consultant to make an appointment with our kitchen design partner.

Interior design service



Our interior design team can help you to truly personalise your new home before you even move in.

Garden design



From patio paving to complete garden landscaping, our team of experts can help you make the most of your outdoor space too.

Chic additions



It's the little details that make all the difference, which is why you can even choose to add brushed steel electrical points, bespoke lighting or even an extra shower above your bath.

Easy Move



Your dream move is only 5 easy steps away:

1. Choose your new Eccleston Home
2. Our selling agent will provide a valuation of your home
3. We agree the proposed sales price and our sales experts market your home for an agreed period
4. When your home is sold you reserve your dream Eccleston Home
5. As you move into your new Eccleston Home we pay all your sales agent fees and advertising costs.

With Eccleston Homes it's as easy as that!

We can provide:

- A free valuation on your current property
- Expert assistance to sell your home
- No advertising costs or estate agent fees*.

*Fees will be paid up to 1.5% of the Easy Move house value. All offers are plot/development specific and are subject to Eccleston Homes' standard terms and conditions. If another prospective customer is in a position to reserve your chosen plot before you sell your home Eccleston Homes reserves the right to sell the plot to them. In such a case, you will be informed immediately and Eccleston Homes will try to offer a suitable replacement plot. This is a limited offer and may be withdrawn without notice.

Help to Buy



Interest free
for 5 years

Whether you're a first time buyer or an existing homeowner, the **Government's Help To Buy scheme** can get you moving, with only a **5% deposit**.

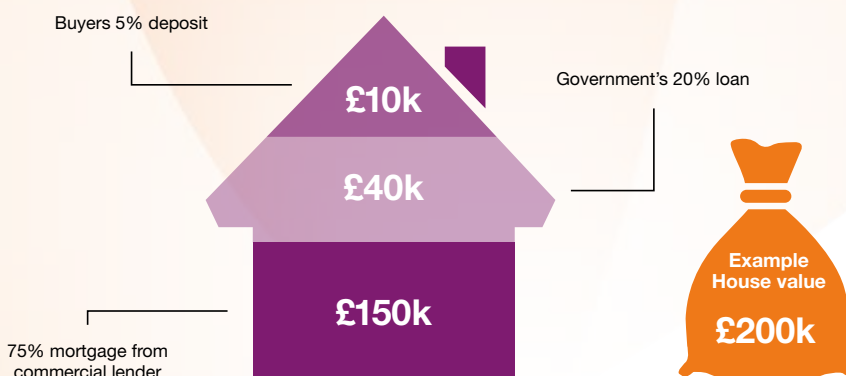
Eccleston Homes offers the new Help to Buy scheme, helping first time buyers and existing property owners take the steps to buy their own home, on properties priced up to £600,000.

So whether you're looking to move for more space, relocating or just trying to make those first steps onto the property ladder, the popular Help to Buy scheme allows you to buy your brand new home with just a 5% deposit.

5% deposit

- Applies to a new-build or existing home
- The scheme helps first time buyers and existing homeowners
- Secure a home priced up to £600,000 with just a 5% deposit.

Example: for a home with a £200,000 price tag



*Subject to lenders' specific terms and conditions and qualification criteria.

For more information on Help to Buy, please speak to our Sales Consultant on your chosen development.


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Part Exchange

Purchase your new Eccleston Home using our part exchange scheme*

Our Part Exchange scheme allows you to Part Exchange your existing home for an Eccleston Homes property, taking the hassle out of selling your old one**. We'll pay the market value for your home.



Move into your brand new home in just 4 easy steps:

1. Choose your new Eccleston home and we will arrange for independent valuations to be carried out to assess the current realistic market value of your existing home
2. Upon receipt of the valuations we will then agree a cash offer for your existing home
3. Stay in your existing home until your new Eccleston home is built and enjoy the peace of mind of no chains, no time wasters and no estate agents fees to pay
4. Once your new Eccleston home is completed, you are ready to move in!

Is my current home suitable?

The criteria on selective properties we look to Part Exchange are as follows:

- Most types of residential property are eligible, however, certain categories of property are excluded. Ask our Sales Consultant for full details
- The value of your new Eccleston home must be a minimum of 30% more than the market value of your existing home. (eg. purchase price of your new Eccleston home £399,995. Market value of your existing home at least £279,996 = 30% difference)
- If your existing property has been extended we will require to see copies of the necessary planning and building regulations consents.

All Part Exchange offers are subject to the following items being left in your property:

- All fixtures and fittings
- All fitted carpets and floor coverings
- All curtains, roller and venetian blinds
- Burglar alarm systems
- Free standing cooker/oven, hob, extractor fan and any built-in appliances
- Electric or gas fire, surround and hearth
- Internal and external light fittings
- Garden shed, greenhouse, shrubs and plants.

For further details, please speak to our Sales Consultant on your chosen development.

*Offers only available on selected plots and developments, and are subject to Eccleston Homes' standard terms and conditions. Request full details from your local Eccleston Homes office. **Eccleston Homes will begin to market your existing home from the date you reserve your new Eccleston Home and will require reasonable access for prospective purchaser's to view your current property.

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