

# Moss Lea Park

BOLTON



An exclusive gated development of just 20  
four and five bedroom detached homes



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HOMES





The perfect setting for families and professionals alike

So much on your doorstep

Voted one of the friendliest towns in the country, Bolton's town centre is approximately 2 miles away and provides everything you could possibly need.

Shop, eat and relax at Bolton Market Place with all your usual high street shops open for business. Plus, the fabulous Vaults, situated in the basement area of the Market Place and dating back to the 1800s, has been refurbished and refitted to make way for some of the best restaurant chains. There's even a cinema, 18-hole adventure golf course and an Amazonia play area.

Foodies will enjoy a trip to the award winning and lively Bolton market, which hosts a regular programme of cooking events and food tastings. Meanwhile, theatre lovers can enjoy the delights of the fantastic Octagon theatre.

On sunnier days, discover the great outdoors at the beautiful Jumbles Country Park or take in the local history at the Grade 1 listed Smithills Hall, set within more than 2,000 acres of unspoilt moorland, woodland and farmland. Both provide the perfect spot to walk, cycle or enjoy a picnic.

Families can enjoy Moss Bank Park which is just a stroll away too. Expect fairground rides, a mini steam train, mud kitchen, large play area and of course, lovely gardens to explore.

Nearby Smithills Farm has everything to keep the kids entertained – from cows, meerkats, skunks and even pythons and tarantulas in their reptile house. The little ones can ride a donkey, hold a guinea pig, and whizz about on a tractor – that's after you've all enjoyed the homemade ice cream, of course.



Moss Lea Park is also ideally placed for reaching destinations further afield, with the M60, M61 and M6 all close by and providing direct links to Manchester, Merseyside, Yorkshire and beyond. Plus, for commuters, there is a good public transport network and both Bolton and Hall i' th' Wood train stations are nearby.

For children of all ages, there is a good choice of schools.

With so much on your doorstep and plenty more just a short distance away, Moss Lea Park really is the perfect place to call home.

Luxury & Location

Our exclusive Moss Lea Park development ticks all the boxes for both location and luxury. Designed in our signature Arts & Crafts style and set within two private electric-gated cul-de-sacs, are just 20 four and five bedroom detached executive homes.

This stunning retreat truly is the perfect setting for families and professionals alike. Plus, there's plenty on your doorstep to keep everyone entertained too.

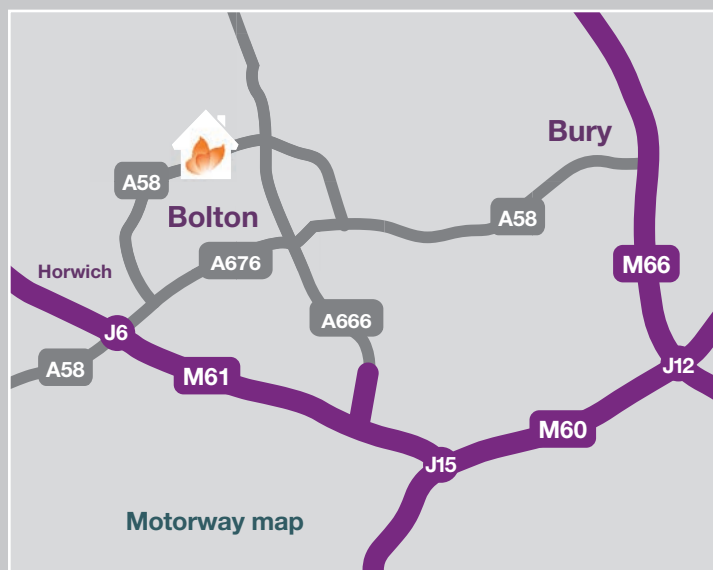




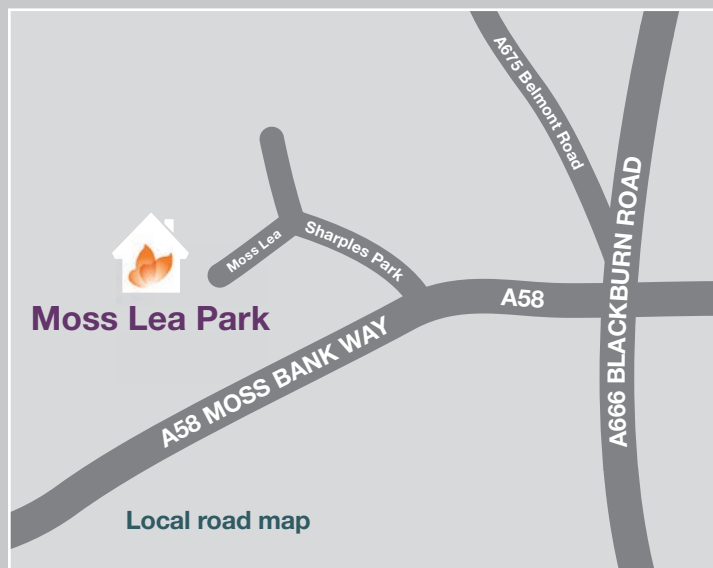
# How to find us

Moss Lea Park is located in Bolton.

Use postcode **BL1 6PL**



Motorway map



Local road map

## FROM THE NORTH

- Head south on M6
- Keep left at the fork to continue on M61, follow signs for Manchester/Bolton/Leeds/Blackburn/M62/M65
- At junction 6, exit onto De Havilland Way/A6027 towards Bolton North/Horwich
- Merge onto De Havilland Way/A6027
- At the roundabout, take the 2nd exit and stay on De Havilland Way/A6027
- At the roundabout, take the 3rd exit onto Chorley New Rd/A673
- Turn left onto Victoria Rd/A58
- Continue to follow A58
- At the roundabout, take the 2nd exit onto Moss Bank Way/A58
- Turn left onto Sharples Park
- Turn left onto Moss Lea

## FROM THE SOUTH

- Head north-west on M6
- At junction 21A, exit onto M62 towards Leeds/Bolton/M'cr (N)
- At junction 12, use the left 2 lanes to merge onto M60 towards Leeds/Bolton/Ring Road
- At junction 15, take the M61 exit to Preston/Wigan/Bolton
- Continue onto M61
- Keep right at the fork to stay on M61, follow signs for A666
- Follow A666 and Halliwell Rd/A6099 to Temple Rd in Bolton
- Continue onto St Peter's Way/A666
- Continue straight onto Blackburn Road/A666
- Turn left onto Moss Bank Way/A58
- Turn right onto Sharples Park
- Turn left onto Moss Lea

Sales enquiries

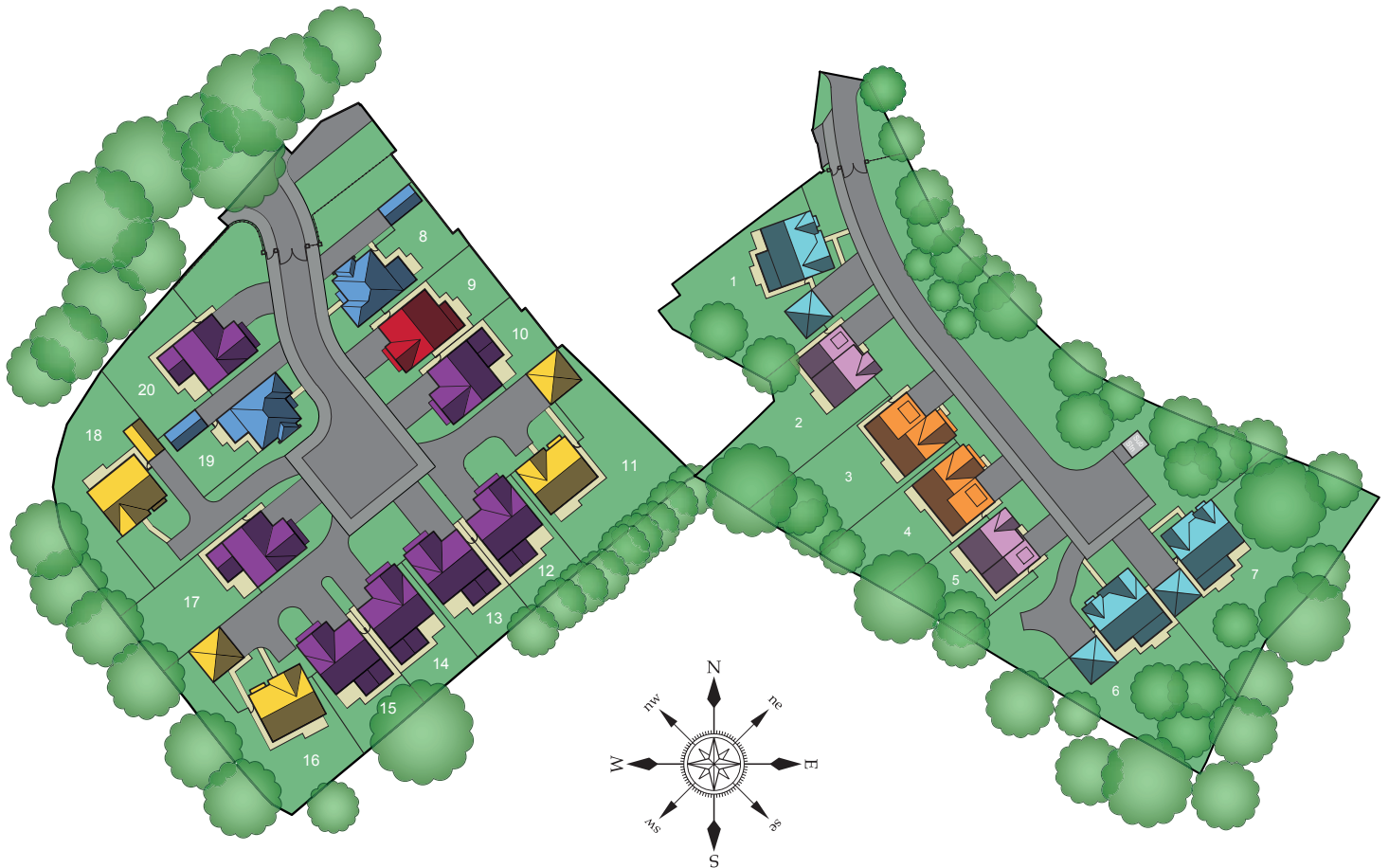
0844 800 0867

[www.ecclestonhomes.co.uk](http://www.ecclestonhomes.co.uk)



# Moss Lea Park

MOSS LEA, BOLTON, BL1 6PL.



-  **The Haigh**  
4 bedroom detached home
-  **The Parkgate**  
4 bedroom detached home
-  **The Willaston**  
4 bedroom detached home
-  **The Bretherton**  
4 bedroom detached home

-  **The Bramhall**  
4 bedroom detached home
-  **The Slaidburn**  
5 bedroom detached home
-  **The Whitechapel**  
5 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 Consumer Protection From Unfair Trading Regulations 2008. 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

## Kitchens

- A choice of kitchen units and worktops (choice subject to build stage)
- Bosch stainless steel single multifunctional electric oven
- Bosch stainless steel 4-ring gas hob
- 4 zone glass induction hob to Whitechapel only
- Stainless steel recirculating hood
- Stainless steel splash-back to hob (where applicable)
- Bosch integrated fridge/freezer
- 80mm co-ordinating worktop upstand (choice of colour subject to build stage)
- One and a half bowl sink and top lever tap to kitchen with choice of colour (choice subject to build stage)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing machine
- Cutlery tray
- Soft closers to all units and drawers

## Bathrooms and ensuites

- White contemporary sanitaryware by Villeroy & Boch
- Chrome towel radiators to bathroom and ensuites
- Chrome brassware by Vado
- Electric shaver point to bathroom and ensuite
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build stage)
- 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 applicable). Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and ensuites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to ensuite
- Downlights to bathrooms and ensuite

## Electrical

- Sky+HD TV aerial point contained within media plate to lounge and family rooms (where applicable) with wiring to loft space (system to be completed by contacting Sky direct and a subscription to Sky package required)
- Digital TV aerial point contained within media plate to lounge and family room (where applicable) 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

## Safety and security

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

## General

- Electric gates to development entrance
- UPVC double-glazed windows
- UPVC French patio doors
- Black rainwater pipes and gutters
- Combination boiler
- Gas central heating two zone system throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty (NHBC)

## 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 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
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations
- Steel up and over garage doors
- Double socket and light to garage

## Options

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

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick, stone or artificial stone or timber and all room sizes are approximate. Plots may be handed and garages may be single or double. Kitchen and bathroom layouts are indicative and any furniture layout is for illustrative purposes only. Whilst every effort has been made to ensure the information is correct it is designed specifically as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of the contract. Individual detailed plans and specification are available, please see the Sales Consultant on the development for specific plot details prior to reservation.

We supply products by:

PORCELANOSA





# The Haigh

4 BEDROOM  
DETACHED HOME

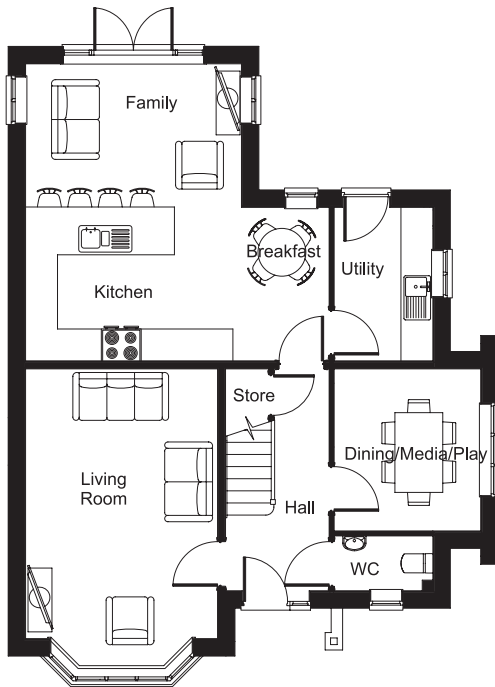


Four bedroom detached home / contemporary kitchen/family room with access to the rear garden through French doors / light and airy breakfast area / separate bay fronted living room / dining/media/play room / useful utility room / downstairs WC / four spacious bedrooms / ensuite to master bedroom / family bathroom / downstairs cloakroom / detached garage / exterior Arts & Crafts styling

  
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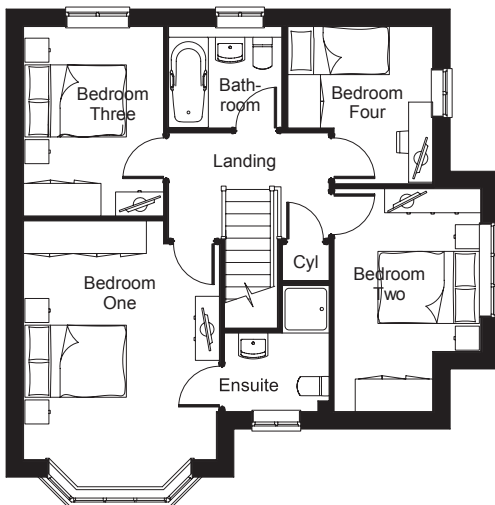
# The Haigh

4 BEDROOM DETACHED HOME • 1468 sq.ft.



## Ground Floor

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



## First Floor

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

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# The Parkgate

4 BEDROOM  
DETACHED HOME



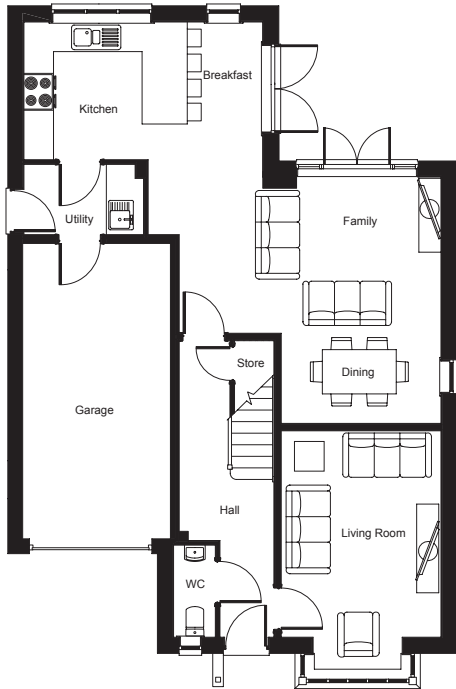
Four bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through French doors / stylish breakfast area / separate bay fronted living room / useful utility room / four spacious bedrooms / ensuites to both the master bedroom and bedroom two / family bathroom / downstairs cloakroom / ample storage / integral garage / exterior Arts & Crafts styling

  
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HOMES



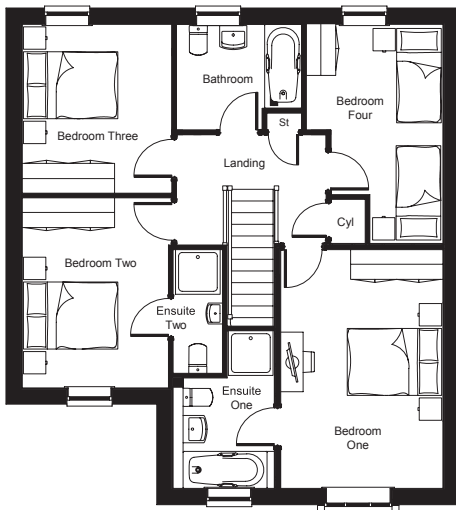
# The Parkgate

4 BEDROOM DETACHED HOME • 1567 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	4.19m (plus bay) x 3.24m 13' 8" (plus bay) x 10' 7"
<b>FAMILY/ DINING ROOM</b>	5.35m (max) x 5.00m (max) 17' 6" x 16' 4"
<b>KITCHEN/BREAKFAST</b>	4.85m x 2.80m 15' 10" x 9' 2"
<b>UTILITY ROOM</b>	2.43m x 1.45m 7' 11" x 4' 9"
<b>WC</b>	1.87m x 0.85m 6' 1" x 2' 9"
<b>GARAGE</b>	6.00m x 3.00m (max) 19' 8" x 9' 10" (max)



## First Floor

<b>BEDROOM 1</b>	4.79m x 3.25m 15' 8" x 10' 7"
<b>ENSUITE 1</b>	2.22m x 2.04m (max) 7' 3" x 6' 8"
<b>BEDROOM 2</b>	3.83m x 2.95m 12' 6" x 9' 8"
<b>ENSUITE 2</b>	2.49m x 1.00m 8' 2" x 3' 3"
<b>BEDROOM 3</b>	3.40m x 3.03m 11' 1" x 9' 11"
<b>BEDROOM 4</b>	4.40m (max) x 2.77m (max) 14' 5" (max) x 9' 1" (max)
<b>BATHROOM</b>	2.52m x 2.13m 8' 3" x 6' 11"

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# The Willaston

4 BEDROOM  
DETACHED HOME

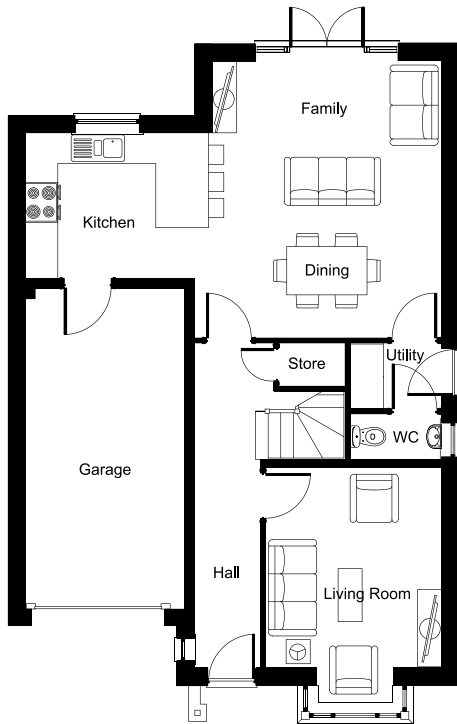


Four bedroom detached home / large family/dining/kitchen area with French doors to the rear garden / stylish breakfast area / useful utility room / separate bay fronted living room / downstairs WC / four spacious bedrooms / ensuite to master / family bathroom / integral garage / exterior Arts & Crafts styling



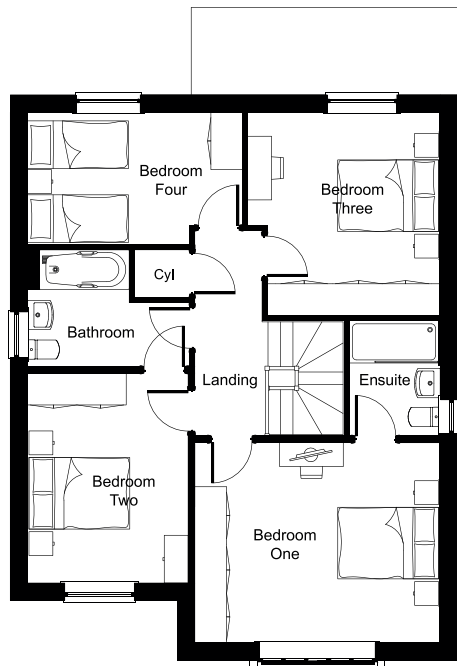
# The Willaston

4 BEDROOM DETACHED HOME • 1479 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	3.75m x 3.29m (plus bay) 12' 3" x 10' 9" (plus bay)
<b>FAMILY/ DINING ROOM</b>	5.19m x 4.62m 17' 0" x 15' 1"
<b>KITCHEN</b>	3.15m x 2.72m 10' 4" x 8' 11"
<b>UTILITY ROOM</b>	1.71m x 1.23m 5' 7" x 4' 0"
<b>WC</b>	1.71m x 0.85m 5' 7" x 2' 9"
<b>GARAGE</b>	6.0m x 3.0m 19' 8" x 9' 10"



## First Floor

<b>BEDROOM 1</b>	4.62m x 3.77m 15' 1" x 12' 4"
<b>ENSUITE</b>	2.17m x 1.71m 7' 1" x 5' 7"
<b>BEDROOM 2</b>	3.95m x 3.02m 12' 11" x 9' 10"
<b>BEDROOM 3</b>	3.83m x 3.62m (max) 12' 6" x 11' 10" (max)
<b>BEDROOM 4</b>	4.05m x 2.50m (max) 13' 3" x 8' 2" (max)
<b>BATHROOM</b>	3.05m (max) x 2.19m 10' 0" (max) x 7' 2"

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# The Bretherton

4 BEDROOM  
DETACHED HOME



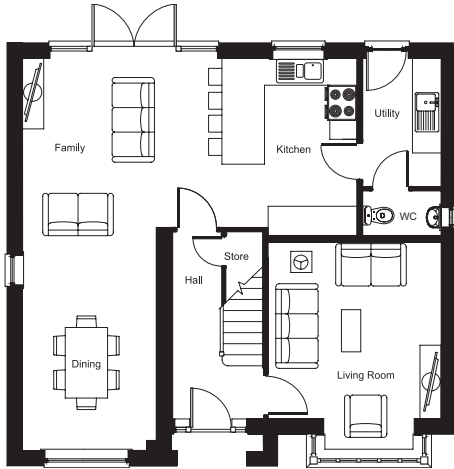
Four bedroom detached home / family/dining/kitchen area with French doors to the rear garden / stylish breakfast area / separate bay fronted living room / useful utility room / downstairs WC / four spacious bedrooms / ensuite to master and bedroom 2 / family bathroom / driveway / detached garage / exterior Arts & Crafts styling

  
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# The Bretherton

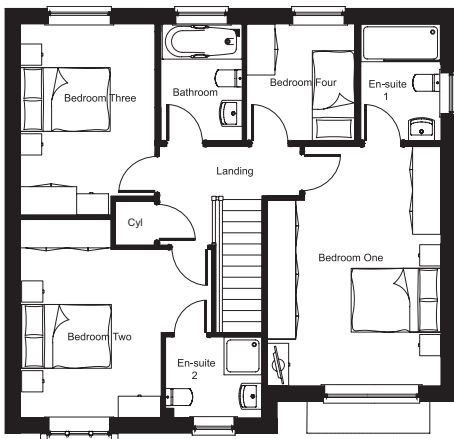
4 BEDROOM DETACHED HOME • 1560 sq.ft.

## Ground Floor



<b>LIVING ROOM</b>	3.75m (plus bay) x 3.67m 12' 3" (plus bay) x 12' 0"
<b>KITCHEN/ FAMILY ROOM</b>	7.13m x 3.59m 23' 4" x 11' 9"
<b>DINING ROOM</b>	4.73m x 2.83m 15' 6" x 9' 3"
<b>UTILITY ROOM</b>	2.72m x 1.66m 8' 11" x 5' 5"
<b>WC</b>	1.67m x 0.95m 5' 5" x 3' 1"

## First Floor



<b>BEDROOM 1</b>	5.06m (max) x 3.67m 16' 7" (max) x 12' 0"
<b>ENSUITE 1</b>	2.50m x 1.69m 8' 2" x 5' 6"
<b>BEDROOM 2</b>	4.19m (max) x 4.04m (max) 13' 8" (max) x 13' 3" (max)
<b>ENSUITE 2</b>	2.03 m x 1.70m 6' 6" x 5' 6"
<b>BEDROOM 3</b>	4.04m (max) x 2.87m 13' 3" (max) x 9' 5"
<b>BEDROOM 4</b>	2.50m x 2.32m 8' 2" x 7' 7"
<b>BATHROOM</b>	2.50m x 1.72m 8' 2" x 5' 7"

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# The Bramhall

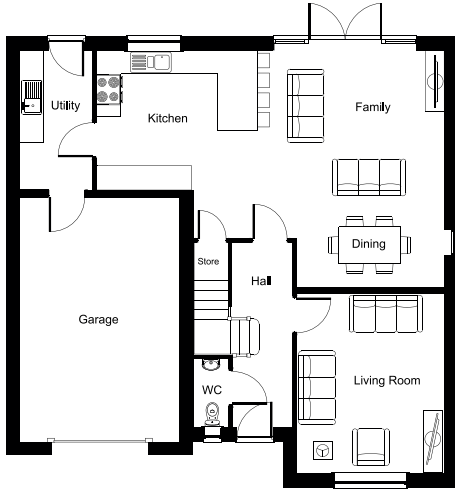
4 BEDROOM  
DETACHED HOME



Four bedroom detached home / large family/dining/kitchen area with French doors to the rear garden / stylish breakfast area / useful utility room / separate living room / downstairs WC / four spacious bedrooms / ensuite to master and bedroom 2 / family bathroom / integral garage / exterior Arts & Crafts styling

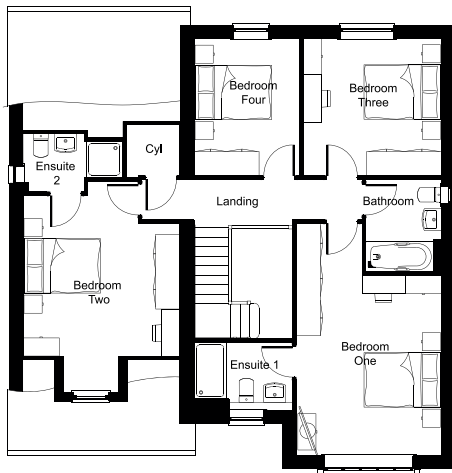
# The Bramhall

4 BEDROOM DETACHED HOME • 1744 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	4.41m x 3.61m 14' 5" x 11' 10"
<b>KITCHEN/DINING FAMILY ROOM</b>	8.51m (max) x 5.80m (max) 27' 11" (max) x 19' 0" (max)
<b>UTILITY ROOM</b>	3.37m x 1.78m 11' 0" x 5' 10"
<b>WC</b>	1.68m x 0.87m 5' 6" x 2' 10"
<b>GARAGE</b>	6.0m x 3.95m 19' 8" x 12' 11"



## First Floor

<b>BEDROOM 1</b>	4.49m x 3.61m 14' 8" x 11' 10"
<b>ENSUITE 1</b>	2.44m x 1.67m (max) 8' 0" x 5' 5" (max)
<b>BEDROOM 2</b>	3.98m x 3.89m (max) 13' 0" x 12' 9" (max)
<b>ENSUITE 2</b>	2.42m (max) x 1.45m (max) 7' 11" (max) x 4' 9" (max)
<b>BEDROOM 3</b>	3.43m x 3.41m 11' 3" x 11' 2"
<b>BEDROOM 4</b>	3.41m x 2.61m 11' 2" x 8' 6"
<b>BATHROOM</b>	2.29m x 1.87m 7' 6" x 6' 1"

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# The Slaidburn

5 BEDROOM  
DETACHED HOME



Five bedroom detached home / large family/dining/kitchen area with French doors to the rear garden / useful utility room / separate bay fronted living room / downstairs WC / five spacious bedrooms / master bedroom with ensuite and dressing room / ensuite to bedroom 2 / family bathroom / integral garage / exterior Arts & Crafts styling

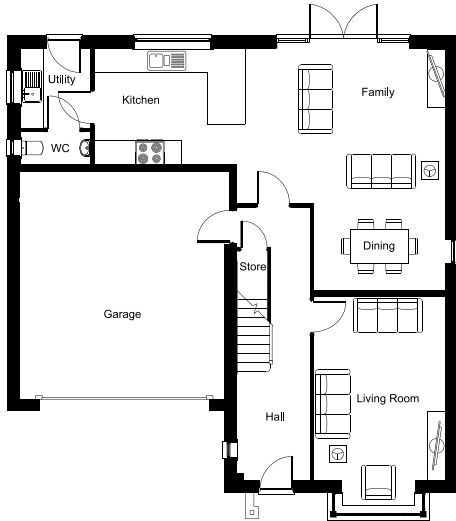
  
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HOMES



# The Slaidburn

5 BEDROOM DETACHED HOME • 1983 sq.ft.

## Ground Floor



<b>LIVING ROOM</b>	4.79m (plus bay) x 3.42m 15' 8" (plus bay) x 11' 2"
<b>DINING/ FAMILY ROOM</b>	6.31m (max) x 5.43m 20' 8" (max) x 17' 9"
<b>KITCHEN</b>	3.71m x 3.02m 12' 2" x 9' 10"
<b>UTILITY ROOM</b>	2.07m x 1.83m 6' 9" x 6' 0"
<b>WC</b>	1.83m x 0.85m 6' 0" x 2' 9"
<b>GARAGE</b>	5.95m x 5.49m (max) 19' 6" x 18' 0" (max)

## First Floor



<b>BEDROOM 1</b>	3.56m x 3.37m 11' 8" x 11' 1"
<b>DRESSING ROOM</b>	2.32m x 2.25m 7' 7" x 7' 4"
<b>ENSUITE 1</b>	2.95m x 1.96m (max) 9' 8" x 6' 5" (max)
<b>BEDROOM 2</b>	3.65m x 3.46m 11' 11" x 11' 4"
<b>ENSUITE 2</b>	2.32m x 1.70m 7' 7" x 5' 6"
<b>BEDROOM 3</b>	3.61m x 3.50m 11' 10" x 11' 5"
<b>BEDROOM 4</b>	3.61m x 3.20m 11' 10" x 10' 6"
<b>BEDROOM 5</b>	2.81m x 2.68m 9' 2" x 8' 9"
<b>BATHROOM</b>	2.58m x 2.14m 8' 5" x 7' 0"

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# The Whitechapel

5 BEDROOM  
DETACHED HOME

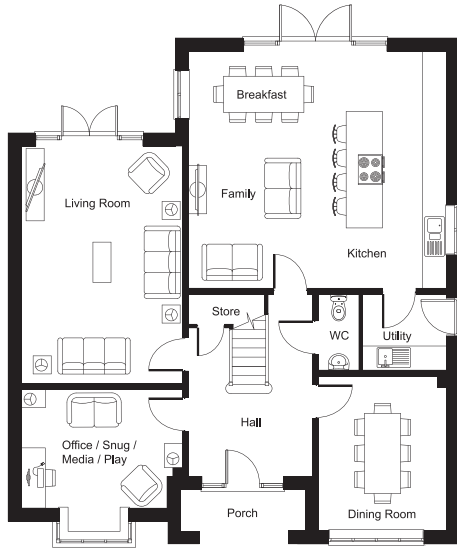


Five bedroom detached double fronted home / grand entrance hallway / substantial kitchen/ breakfast/family room with access to the rear garden through French doors / contemporary breakfast bar / separate large living room with access to the rear garden through French doors / separate formal dining room / useful utility room / bay fronted office/snug/media/play room / downstairs WC / five spacious bedrooms / ensuite to master and bedroom 2 / large family bathroom with separate shower / gallery landing / downstairs cloakroom / ample storage / detached double garage



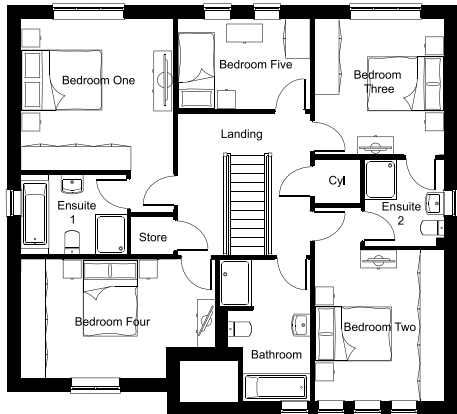
# The Whitechapel

5 BEDROOM DETACHED HOME • 2251 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	5.91m x 4.01m 19' 4" x 13' 1"
<b>DINING ROOM</b>	3.84m x 3.18m 12' 7" x 10' 5"
<b>KITCHEN/BREAKFAST/ FAMILY ROOM</b>	6.42m x 5.90m 21' 0" x 19' 4"
<b>OFFICE/SNUG/MEDIA/ PLAY ROOM</b>	4.01m (max) x 2.95m (plus bay) 13' 1" (max) x 9' 8" (plus bay)
<b>UTILITY ROOM</b>	2.09m x 1.88m 6' 10" x 6' 2"
<b>WC</b>	1.88m x 1.00m 6' 2" x 3' 3"



## First Floor

<b>BEDROOM 1</b>	3.82m x 3.81m 12' 6" x 12' 5"
<b>ENSUITE 1</b>	2.66m x 2.00m 8' 8" x 6' 6"
<b>BEDROOM 2</b>	3.78m x 3.24m 12' 4" x 10' 7"
<b>ENSUITE 2</b>	2.17m x 2.00m 7' 1" x 6' 6"
<b>BEDROOM 3</b>	3.42m x 3.25m 11' 2" x 10' 7"
<b>BEDROOM 4</b>	4.86m (max) x 3.00m (max) 15' 11" (max) x 9' 10" (max)
<b>BEDROOM 5</b>	3.31m x 2.27m 10' 10" x 7' 5"
<b>BATHROOM</b>	3.55m (max) x 2.29m (max) 11' 7" (max) x 7' 6" (max)

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick or artificial stone and room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. Images and plans are correct at the time of going to press, but may be subject to change during construction. 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 Consumer Protection From Unfair Trading Regulations 2008. 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.

# Options



## Flooring

Our wide range of beautiful and hardwearing flooring 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!).

## Lighting

Make a statement inside and out by personalising your lighting. We have a variety of downlights, dimmers, external up/down ambient lights, soffit lights and security lighting options available.

## 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.

## Fireplaces

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

## Garden additions

Make the most of your outdoor space with additional paved areas, perfect for dining al fresco.

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



# The Details



## The flooring

With flooring available from Porcelanosa and Amtico you have the freedom to switch up your style from room to room. If you fancy something a little softer underfoot we also have a range of fitted carpets, with different grades available, in all the latest colour ranges, so you can make sure your home is ready for move in day.

## The bedroom

Transform your bedroom into a boudoir with the help of our preferred supplier, Hammonds. They offer everything from drawers to dressing tables, plus stylish storage solutions and hanging options to suit your needs.



## The lighting

Make a statement inside and out by personalising your lighting. We have a variety of downlights, dimmers, external up/down ambient lights, soffit lights and security lighting options available.



## The kitchen

And don't forget, the heart of the home, the kitchen. Our options will allow you to create the kitchen of your dreams as we can offer an array of upgraded doors, plus ovens, hobs and extractor fans to suit your style. We even have a stunning range of quartz or KRION worktops plus a selection of sinks, kettle taps, wine coolers, warming drawers and coffee machines all available to give your home the wow factor.



# Customer Care

## Customer Care Commitment

To make sure every part of your move goes smoothly, our **Customer Care Plan** 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 is clear and accurate
- ✓ Ensure our contract-of-sale terms and conditions are 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.



# Customer Care



## Customer Care Commitment

When you buy your Eccleston home you can be confident that your new home has benefited from a wealth of building knowledge and experience. And, as members of the National House Building Council (NHBC), the UK's leading home warranty and insurance provide, you'll benefit from their expertise too.

## Consumer Code

The Consumer Code for Home Builders is an industry led scheme which gives protection and rights to purchasers of new homes. As members you can be assured that you're going to be treated fairly and be fully informed about your purchase at every stage of the home-buying process – whether it's pre-contract, at exchange of contract or during occupation.

## Buildmark

When you purchase an Eccleston home you are covered by our two-year warranty, so should you find that your house has any defects that aren't due to general wear and tear or maintenance issues in this time, we promise to get it sorted for you.

After the first two years you're covered by Buildmark, the NHBC's insurance scheme, for a maximum of 10 years after you move into your new home.



Registered





# Help to Buy

Did you know you can buy your new home with only a 5% deposit?\*



At Eccleston Homes, we believe that when you find your dream home, you want the dream to become a reality as soon as possible. That's why the Government's Help to Buy scheme is such a good idea. The scheme is open to first-time buyers and existing homeowners who are looking to move into a new build property.



Simply save a 5% deposit and the Government will lend you up to an additional 20%.

That means you'll have a 75% mortgage and own 100% of your home!

Even better, whether you're a first time buyer or an existing homeowner, you can still take advantage of this fantastic scheme.

Save a 5% deposit.

## TICK

Help to buy loan of 20%.

## TICK

Arrange a 75% mortgage.

## TICK

That's it. You'll be in your Eccleston dream home in just 3 ticks.

Talk to your Sales Consultant for more info.

\*Terms and conditions apply

# Reservation Process

## Reserving your new Eccleston home

You've found your dream Eccleston home! So what happens next?

### 1. Mortgage in Principle

In order to reserve your new home, you'll need a Mortgage in Principle, or Decision in Principle (DIP) from your mortgage provider. Based on basic info such as your income and outgoings, your lender will provide you with a certificate or statement that confirms 'in principle' the amount of money they will lend you.

If you need help sorting a Mortgage in Principle we have access to independent new homes mortgage specialists who are able to provide you with free advice on the range of new homes mortgages available. Please ask your Sales Consultant for further details.

### 2. Proof of identity

As you're undertaking a financial transaction with us, we'll need to see a copy of your passport (for non-UK citizens also a copy of valid visa) plus proof of your address – this could be from a recent utility bill or driving license. Your Sales Consultant can provide you with a list of all acceptable forms of proof of address.

### 3. Reservation fee

We ask for £1000 reservation fee to secure your new home. If you're purchasing using the Help to Buy scheme, it's just £500. The reservation fee forms part of the overall price of the property and is credited upon Legal Completion.

### 4. Reservation meeting

To secure your new Eccleston home, we will set up a reservation meeting. It gives us the opportunity to take you through your reservation paperwork, share the technical drawings and run through the finer details about your new home and the buying process. And of course, the most exciting bit, you can sign your formal reservation confirmation documents meaning your dream Eccleston home is off the market! Please allow at least an hour for this meeting, this gives you time to ask any questions you may have too.

If you have any questions about the reservation process please talk to your Sales Consultant.

**Talk to your Sales Consultant for more info.**

\*Terms and conditions apply





# Part Exchange

## We will pay the market value for your home

Buy your new Eccleston home using our Part Exchange scheme and say goodbye to chains, time wasters and estate agent fees\*.



1. Choose your new Eccleston home
2. We arrange for independent valuations to be carried out and agree a cash offer for your existing home
3. Stay in your existing home until your new home is built
4. Once your new Eccleston home is completed, simply move in!



No chains

No timewasters

No estate agent fees

Talk to your Sales Consultant for more info.

\*Terms and conditions apply

  
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# Easy Move

Selling your house and buying your dream Eccleston home just got easier.

Say goodbye to estate agent fees, with Easy Move you can move in five easy steps. And the fees are on us!

1. Choose your new Eccleston home
2. We'll arrange an independent estate agent to value your current home
3. We agree a sale price and our sales team market your home for an agreed period
4. When your home is sold you can reserve your new Eccleston home
5. When you move into your Eccleston home we will pay all your estate agents fees.

It really is as easy as that!



Free *valuation*  
of your current home.

Expert *assistance*  
to help sell your home.

No estate agent *fees*

Talk to your Sales Consultant for more info.

\*Terms and conditions apply

  
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