

Whittle Rise

LANGLEY LANE, BIRCH
.....
GREATER MANCHESTER

A development of 23 homes in
eight distinct styles, all designed
for contemporary living.

Welcome to *Whittle Rise*

Whittle Rise is Eccleston Homes' latest distinctive collection of homes. With 23 properties in a wide range of characterful elevations, including Farmstead, Arts and Crafts and Village Styles, across 3 character zones. It is our first development to utilise Air Source Heat Pumps.

Situated in the rural belt north of Manchester, it sits in the heart of a well-connected community ideal for families, young professionals, and retirees alike.



Into the city

Manchester city centre has changed exponentially in recent years, and now offers some of the UK's best music, food, shopping, and leisure, from world-class sport to underground clubs. All that history and culture is closer than you think. Waking up in quiet Birch you would never think you're a little over a 20-minute drive from the very centre of the city. If you want to leave the car at home there's plenty of public transport options.

Fancy a curry in Rusholme this weekend? Drink in Castlefield? Shopping in King Street? Gig at Bridgewater Hall? Art in Ancoats?

Take your pick, it's all within reach.

And there's plenty to keep you amused closer to home, too, with Rochdale, Middleton, and Oldham all less than 18 minutes' drive away.



Seriously-well connected

Birch is remarkably well-connected for rail and road. Mills Hill railway station is just 10 minutes away, offering a connection straight into Manchester Victoria, ideal if commuting is a priority. A network of local bus routes connect local Langley with the surrounding areas.

Manchester City Centre and junctions for the M62, M66 and M60 are all easily reached too, shortening the distance to cities like Leeds, Liverpool, and the wider UK.



The best of both worlds

If you're looking for a friendly, supportive community to call home, Birch provides a close-knit, supportive atmosphere with strong neighbourly connections.

Providing the perfect balance between semi-rural charm, easy access to urban conveniences, and surrounded by picturesque farmland, the village offers a peaceful retreat while remaining well-connected to nearby towns and cities.

Residents enjoy a welcoming environment, where village life fosters a strong sense of belonging. With abundant green spaces and scenic walking routes, Birch is ideal for those who appreciate the outdoors. Birch truly offers a harmonious blend of rural serenity and accessibility to city amenities, making it a desirable location for individuals and families alike.



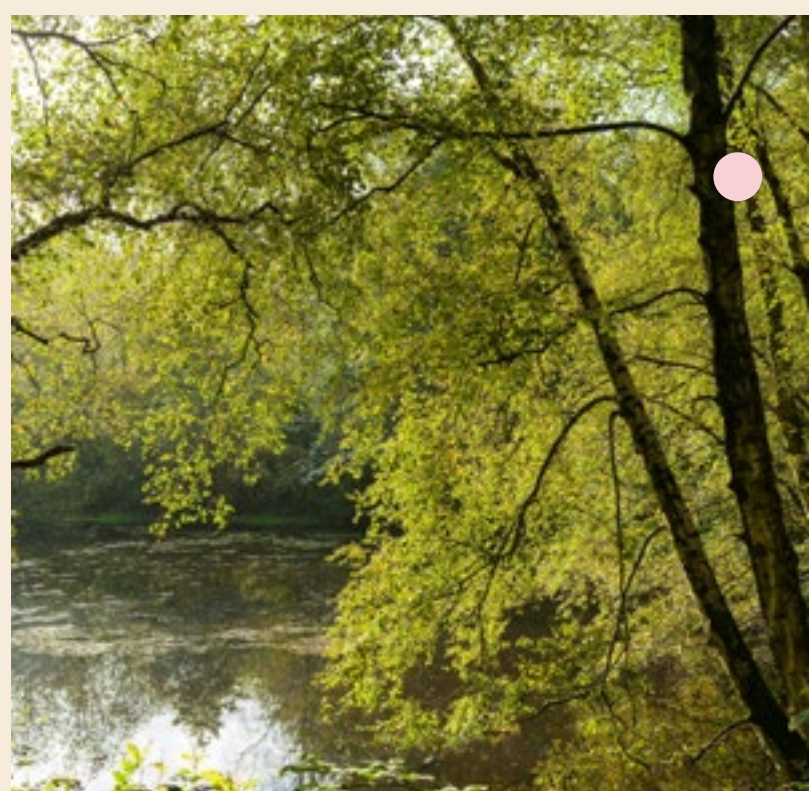
Wild and free

In Birch, there is no shortage of green space and all that comes with it. A strong culture of walking and cycling with local residents, makes it easy to explore nature and to nurture an active, healthy lifestyle. Wherever you go there's much to discover, and plenty to keep kids amused.

Right on your doorstep, you'll find Bowlee Community Park – a fantastic 40-hectare green space with a fascinating history as a former RAF barrage balloon centre. It's the perfect spot to stretch your legs, ride your bike, or enjoy a walk with the dog. Budding adventurers can even try out the informal orienteering route! There are a number of other play areas and parks within a few minutes' drive, the largest being Heaton Park.



One of Europe's biggest municipal parks, Heaton Park has a huge offering of open spaces, wildlife-rich woodlands, and recreational activities from farm animals to boating and golf, with events on throughout the year. Local footpaths and lanes give you plenty to explore, and when you want to go deeper into the green, the stunning Pennines landscapes, walking trails and cycle routes are just a half hour drive away.



Everything you need

While Birch maintains its village charm, essential amenities are never far away. The nearby town of Middleton offers a range of services, from shopping centres to healthcare facilities, ensuring that everything you need is within easy reach.

Whether you're in need of everyday services or a place to relax and unwind, Birch offers the perfect blend of rural peace and convenient access to the essentials.



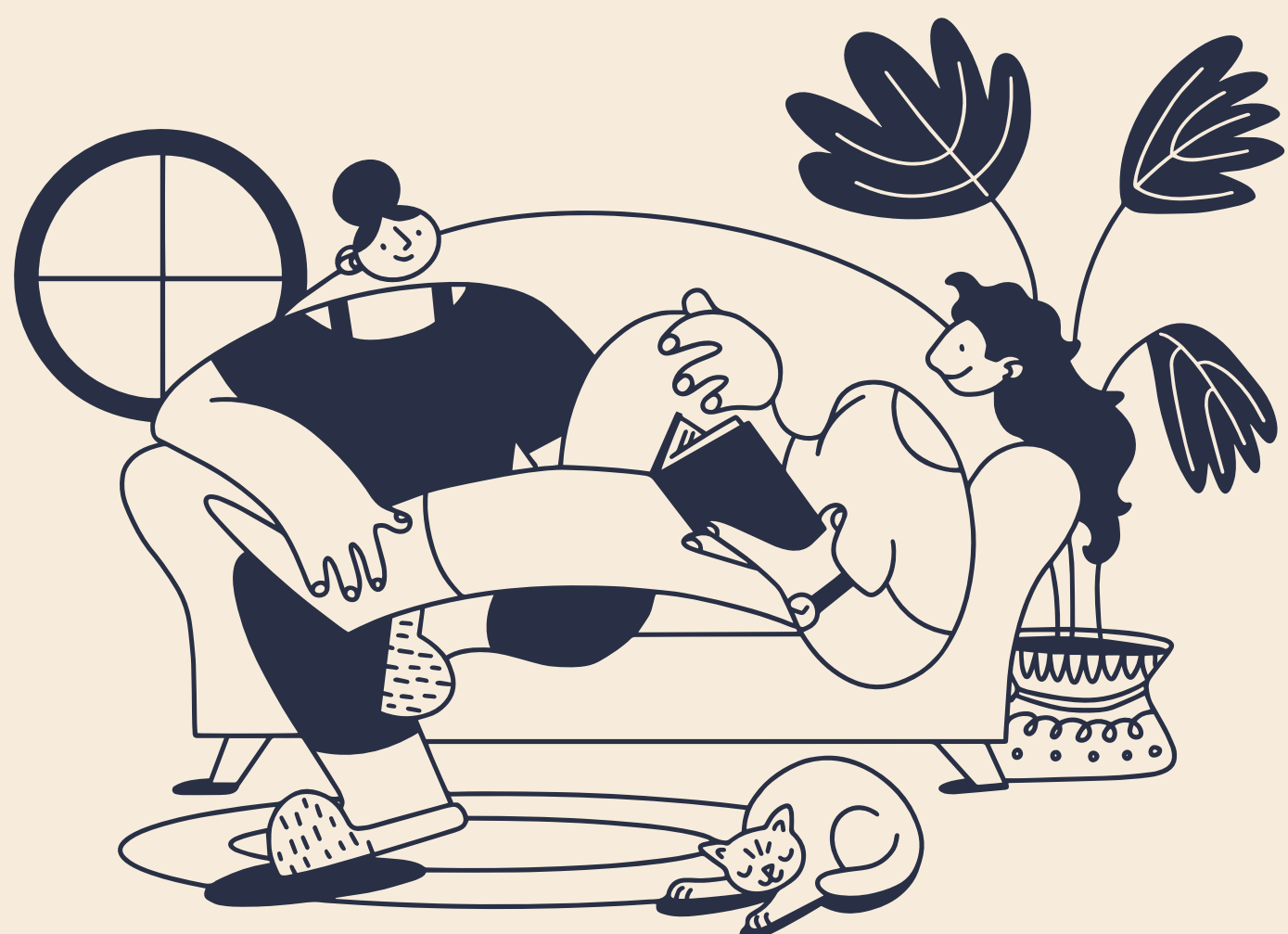
EATING OUT

The Olde Boars Head,
Middleton



Amenities in reach

Essential services are within close reach, and for families there's a range of local schools on hand including the Outstanding rated Bowlee Park Community Primary School just (five minutes) away and the outstanding Birch Coat Church of England Academy, for students aged 11-18.





*Whittle
Rise*



Bowlee
Park



Bowlee Park
Community School



Manchester
Golf Centre



Middleton
Shopping Centre



Alkrington Woods
Nature Reserve



Garage Close
Farm



Sainsburys
Heaton Park



Heaton Park


How to find us


Langley Lane, Birch, Greater Manchester, OL10 2QJ
what3words /// ocean.lost.fault

The Lytham

3 BEDROOM SEMI-DETACHED HOME

Three bedroom semi-detached family home, open plan kitchen, dining & family room with French doors leading to a rear garden. Separate living room. Downstairs WC. Three spacious bedrooms, with an ensuite to the main bedroom. Large family bathroom.

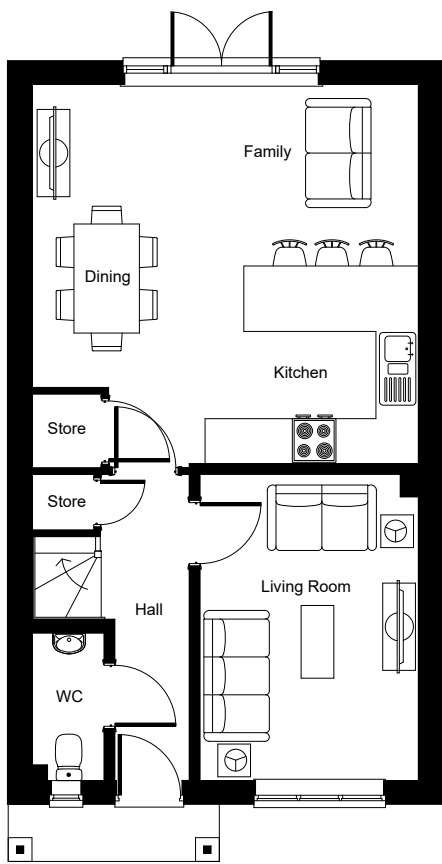
 3 Bed

 2 Bath

 1108 sq.ft.

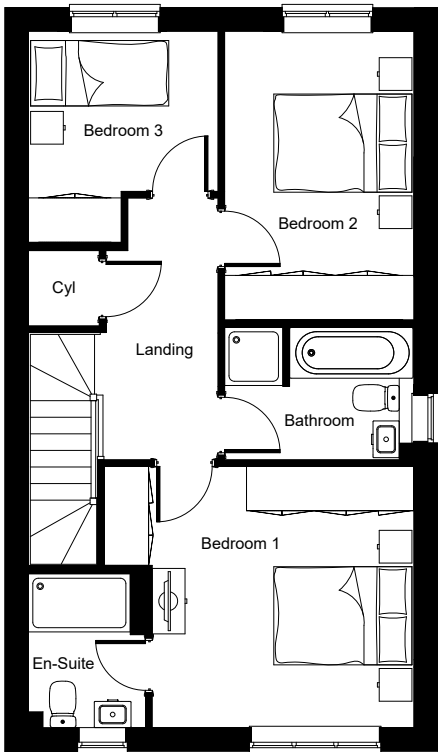


GROUND FLOOR



Living Room	4.21m x 3.0m 13'8" x 9'8"
Kitchen/Family/ Diner	5.3m (max) x 5.21m 17'4" x 17'1"
WC	2.02m x 0.97m 6'6" x 3'2"

FIRST FLOOR





Bedroom 1	4.25m (max) x 3.59m 13'9" x 11'8"
Bedroom 2	3.96m x 2.60m 13" x 8'5"
Bedroom 3	2.90m (max) x 2.60m 9'5" x 8'5"
Ensuite	2.11m x 1.4m 6'9" x 4'6"
Bathroom	2.60m x 1.82m 8'5" x 6"


The Helsby

3 BEDROOM SEMI-DETACHED HOME

Three bedroom semi-detached family home with open plan kitchen and dining. Separate living room with French doors leading to a rear garden. Downstairs WC. Three spacious bedrooms, with ensuite to the main bedroom. Large family bathroom.

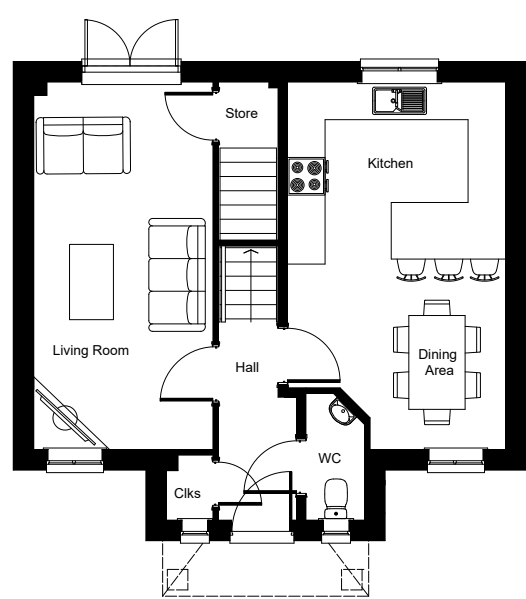
 3 Bed

 2 Bath

 1042 sq.ft.

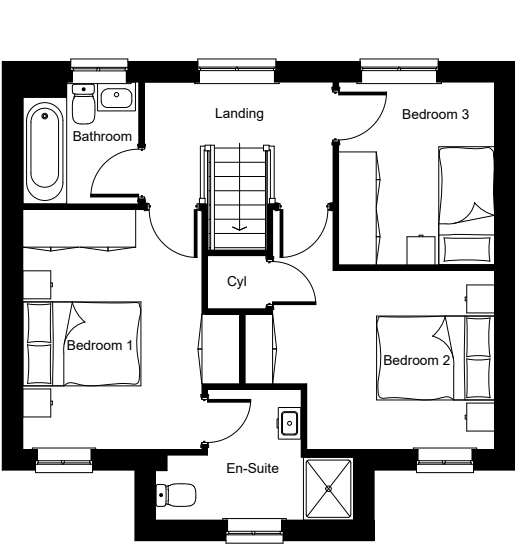


GROUND FLOOR



Living Room	5.86m x 2.85m 19'2" x 9'3"
Kitchen/Diner	5.86m x 3.48m 19'2" x 11'4"
WC	2.02m (max) x 0.93m 6'6" x 3"

FIRST FLOOR





Bedroom 1	3.82m (max) x 3.45m 12'5" x 11'3"
Bedroom 2	3.98m (max) x 3.82m 13" x 12'5"
Bedroom 3	2.91m x 2.49m 9'5" x 8'1"
Ensuite	3.16m (max) x 2.08m (max) 10'3" x 6'8"
Bathroom	1.94m x 1.84m 6'4" x 6"

The Whalley

4 BEDROOM DETACHED HOME

Four bedroom detached home, modern kitchen, dining room with access to the rear garden through French doors, relaxing living room, useful utility store, downstairs WC, four spacious bedrooms, ensuite to main bedroom, family bathroom, integral single garage.

 4 Bed  2 Bath  1152 sq.ft.



GROUND FLOOR



Living Room	4.41m (max) x 3.59m (max) 14'5" (max) x 11'8" (max)
Kitchen/Diner	6.42m (max) x 3.62m (max) 21'(max) x 11'9" (max)
WC	1.57m x 1.44m 5'1" x 4'8"
Garage	6m (max) x 2.70m 19'7" (max) x 8'9"

FIRST FLOOR





Bedroom 1	3.62m x 3.61m 11'9" x 11'9"
Ensuite	2.55m (max) x 1.18m 8'4" (max) x 3'9"
Bedroom 2	4.39m x 2.83m 14'4" x 9'3"
Bedroom 3	3.14m x 2.57m 10'3" x 8'5"
Bedroom 4	3.21m x 2.71m 10'6" x 8'9"
Bathroom	2.05m x 2.02m 6'7" x 6'6"


The Birch

3 BEDROOM DETACHED HOME

Three bedroom, single-level detached home, open plan kitchen, dining and family room with access to the rear garden through French doors. Utility space. Separate bay-fronted living room, three spacious bedrooms, ensuite to the main bedroom, and a family bathroom. Single garage.

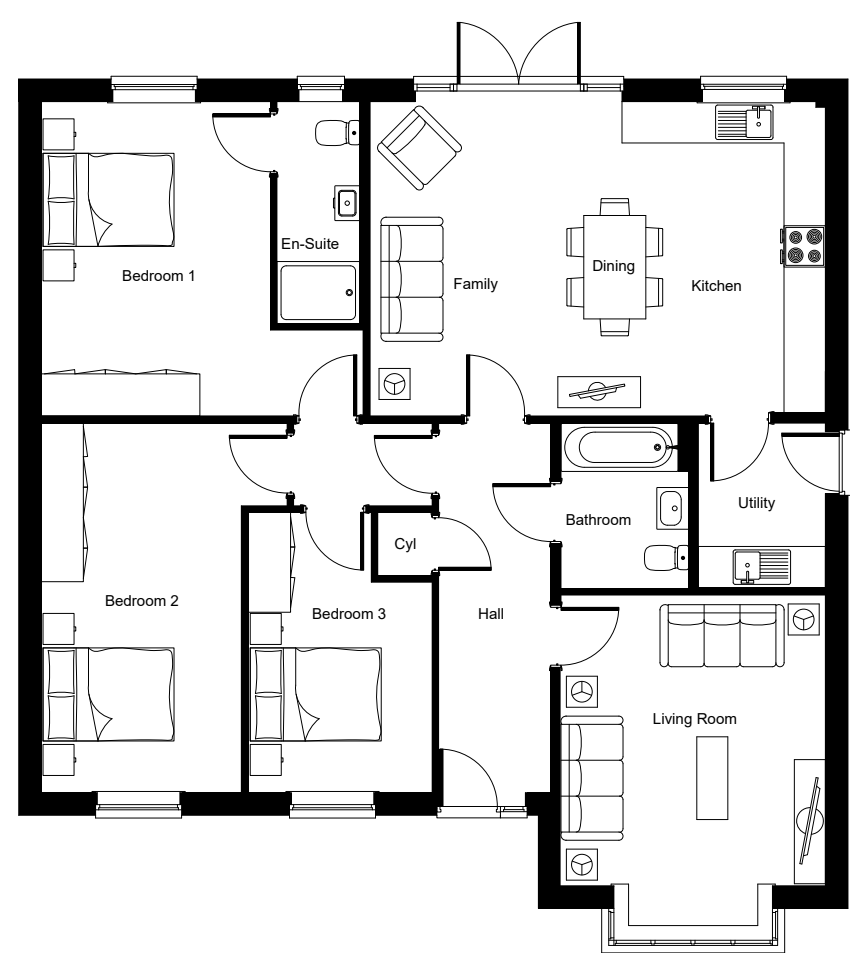
 3 Bed

 2 Bath

 1308 sq.ft.



GROUND FLOOR



Living Room	4.84m x 3.83m 15'9" x 12'6"
Kitchen/Diner	6.60m x 4.56m 21'6" x 15"
Bedroom 1	4.55m x 4.66m (max) 14'9" x 15'3"
Ensuite	3.23m x 1.2m 10'6" x 3'9"
Bedroom 2	5.36m x 3.56m (max) 17'6" x 11'7"
Bedroom 3	4.06m (max) x 2.66m 13'3" x 8'7"
Bathroom	2.39m x 1.85m 7'8" x 6'1"
Utility	2.38m x 1.84m 7'8" x 6"

The Haigh

VILLAGE STYLE

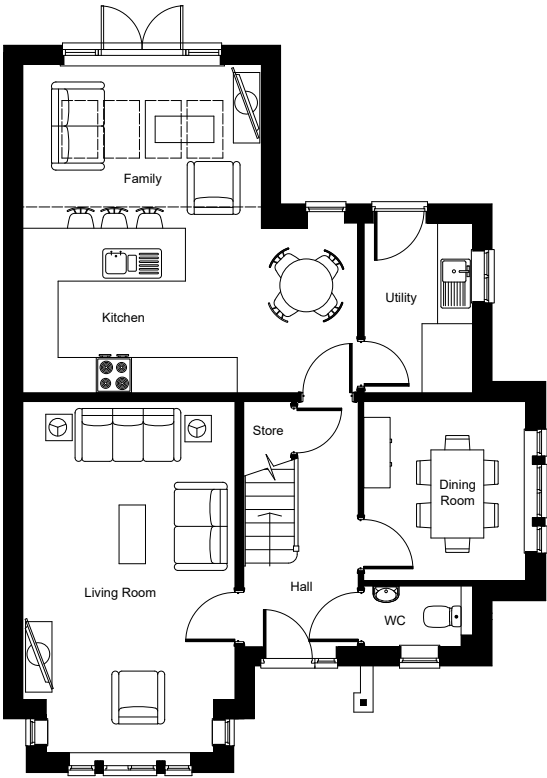
4 BEDROOM DETACHED HOME

Four bedroom detached home with open-plan kitchen, breakfast area and family room with French doors to the rear garden. Useful utility room and downstairs WC. Separate dining room, bay fronted living room. Four spacious bedrooms, ensuite to the main bedroom and a family bathroom. Single detached garage.

 4 Bed  3 Bath  1512 sq.ft.

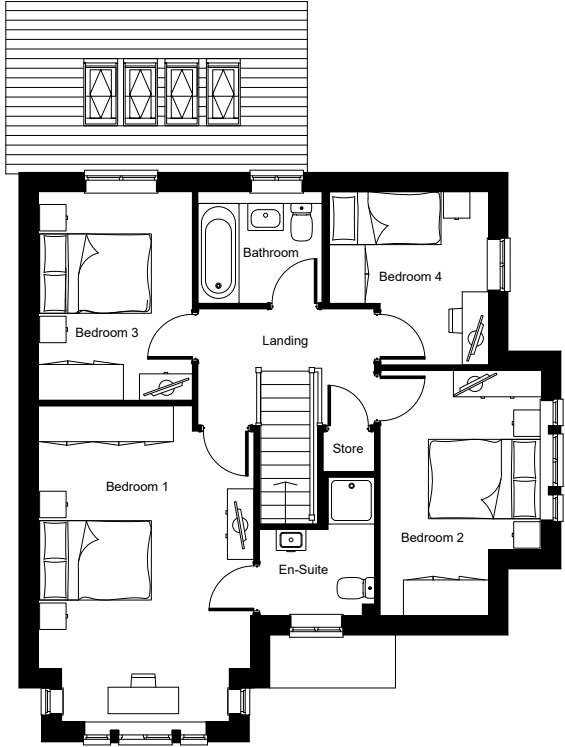


GROUND FLOOR



Living Room	5.97m (inc bay) x 3.61m 19'6" x 11'8"
Kitchen/Family	5.71m (max) x 5.59m (max) 18'9" (max) x 18'4" (max)
Dining Room	3.06m x 2.73m 10'x 8'11"
WC	1.86m x 1.03m 6'1" x 3'5"
Utility	2.89m x 1.86m 9'6" x 6'1"

FIRST FLOOR



Bedroom 1	5.37m (inc bay) x 3.66m 17'6" x 12"
Ensuite	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"

 Skylight windows  Point of ceiling height change

The Formby

4 BEDROOM DETACHED HOME

Four bedroom detached home, large contemporary kitchen, dining, family room with access to the rear garden through French doors, feature sky light windows, stylish breakfast area, separate bay fronted living room, useful utility room, downstairs WC, four spacious bedrooms, ensuites to both the main and second bedroom, family bathroom, ample storage, integral garage.

 4 Bed  3 Bath  1567 sq. ft



GROUND FLOOR



Living Room	4.19m (plus bay) x 3.24m 13'8" (plus bay) x 10'7"
Family/ Dining Room	4.85m x 4.32m 15'10" x 14'2"
Kitchen	5.31m x 3.17m 17'5" x 10'4"
Utility	3.24m x 1.74m 10'7" x 5'8"
WC	1.87m x 0.88m 6'1" x 2'10"
Garage	6.00m x 3.00m 19'8" x 9'10"

FIRST FLOOR



Bedroom 1	4.79m x 3.25m 15'8" x 10'7"
Ensuite 1	2.22m x 2.04m (max) 7'3" x 6'8" (max)
Bedroom 2	3.83m x 2.95m 12'6" x 9'8"
Ensuite 2	2.49m x 0.99m 8'2" x 3'3"
Bedroom 3	3.40m x 3.03m 11'1" x 9'11"
Bedroom 4	4.40m (max) x 2.77m (max) 14'5" (max) x 9'1" (max)
Bathroom	2.52m x 2.13m (max) 8'3" x 6'11" (max)

 Skylight windows  Point of ceiling height change

The Heswall

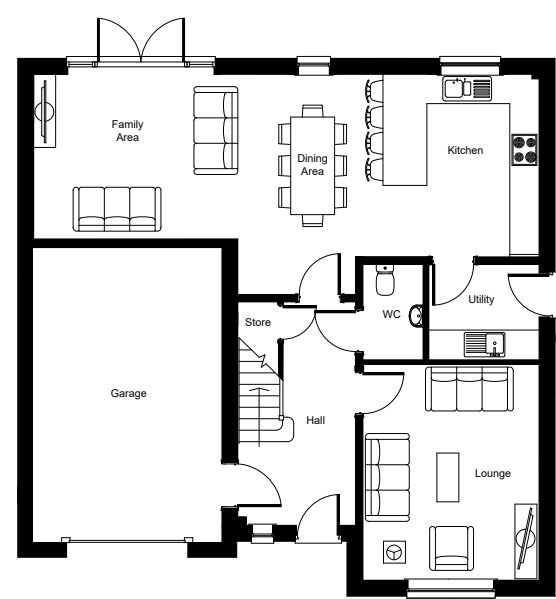
4 BEDROOM DETACHED HOME

Four bedroom detached home, large contemporary kitchen, dining, family room with access to the rear garden through French doors, useful utility room, separate lounge, downstairs WC, four spacious bedrooms, ensuites to both the main and second bedroom, family bathroom, ample storage, integral garage.

 4 Bed  3 Bath  1744 sq. ft

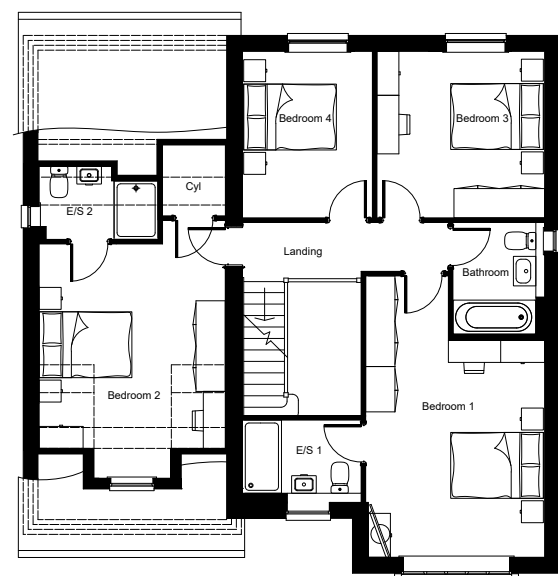


GROUND FLOOR



Living Room	4.42m x 3.61m 14'5" x 11'8"
Kitchen/Family/ Dining Room	10.3m x 4.51m 33'8" x 14'8"
Garage	6.04m x 3.88m 19'8" x 12'7"
Utility	2.26m x 1.96m 7'4" x 6'4"
WC	1.96m x 1.23m 6'4" x 4"

FIRST FLOOR



Bedroom 1	5.76m (max) x 3.66m 18'9" x 12"
Ensuite 1	2.43m x 1.5m 8" x 4'9"
Bedroom 2	5.4m (max) x 3.81m 17'7" x 12'5"
Ensuite 2	2.43m x 1.49m 8" x 4'9"
Bedroom 3	3.43m x 3.41m 11'3" x 11'2"
Bedroom 4	3.41m x 2.66m 11'2" x 8'7"
Bathroom	2.29m x 1.7m 7'5" x 5'6"

----- Point of ceiling height change

The Mobberley

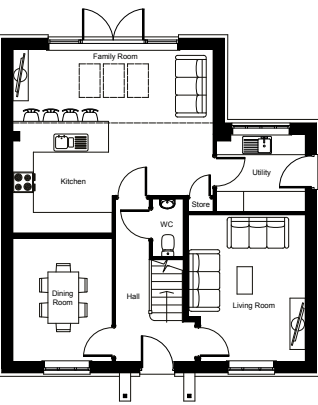
5 BEDROOM DETACHED HOME

Five bedroom detached home with large open-plan kitchen and family room with feature skylight windows and access to the garden through French doors, useful utility room, separate living room and dining room, downstairs WC. Five spacious bedrooms, ensuite to the master bedroom, and two family bathrooms, ample storage. Detached double garage.

 5 Bed  3 Bath  1857 sq. ft

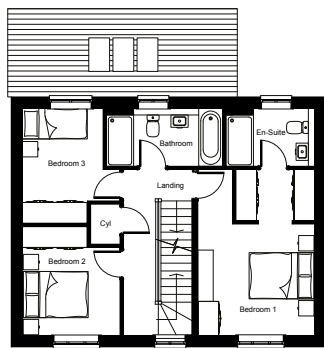


GROUND FLOOR



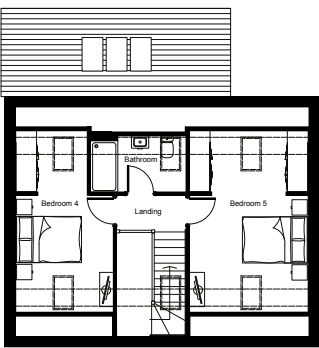
Living Room	4.29m x 3.42m 14'1" x 11'2"
Kitchen/Family	5.86m x 5.36m (max) 19'2" x 17'6"
Dining Room	2.61m x 2.90m 8'6" x 9'5"
Utility	2.60m x 2.26m 8'5" x 7'4"
WC	1.67m x 0.9m 5'5" x 3'

FIRST FLOOR



Bedroom 1	4.85m (max) x 3.42m 15'9" x 11'2"
Dressing Room	2.31m x 1.5m 7'6" x 4'9"
Ensuite	2.60m x 1.7m 8'5" x 5'6"
Bedroom 2	3.18m (max) x 2.85m 10'4" x 9'4"
Bedroom 3	3.36m (max) x 2.85m 11" x 9'4"
Bathroom	3.40m x 1.7m 11'2" x 5'6"

SECOND FLOOR



Bedroom 4	5.30m (max) x 2.85m 17'4" x 9'4"
Bedroom 5	5.30m (max) x 3.48m 17'4" x 11'4"
Bathroom	2.79m x 1.64m 9'2" x 5'4"



Skylight windows



Point of ceiling height change

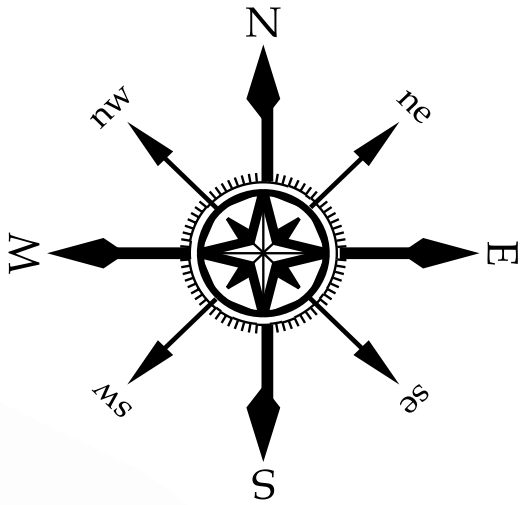
OUR NEIGHBOURHOOD

Seriously well connected

Birch offers a peaceful retreat just 20 minutes from Manchester city centre, with easy access to vibrant music, shopping, and dining scenes. Enjoy quick commutes via Mills Hill station or nearby motorways, while Crumpsall and Heaton Park Metrolink stations, provide tram services to Manchester, Bury, and Altrincham. Local towns like Rochdale and Middleton are also just a short drive away, ensuring convenience at every turn.



- **Helsby** 1042 sq.ft.
3 bedroom semi-detached home
- **Lytham** 1108 sq.ft.
3 bedroom semi-detached home
- **Whalley** 1152 sq.ft.
4 bedroom detached home
- **Birch** 1308 sq.ft.
3 bedroom detached home
- **Haigh** 1468 sq.ft.
4 bedroom detached home
- **Haigh (Village style)** 1512 sq.ft.
4 bedroom detached home
- **Formby** 1567 sq.ft.
4 bedroom detached home
- **Heswall** 1744 sq.ft.
4 bedroom detached home
- **Mobberley** 1857 sq.ft.
5 bedroom detached home



As part of the planning process for Whittle Rise we were requested to create character zone on the development. These styles are reflected on specific plots and are known as Farmstead, Village and Arts and Crafts styles. Some of our house types may feature in different styles on the Whittle Rise development and are demonstrated by our street scene images. Please see our Sales Consultant for details of the plot styles.

- Farmstead Style**
Plots: 1, 2, 3, 20, 21, 22, 23
- Village Style**
Plots: 4, 5, 6, 7, 16, 17, 18, 19
- Arts and Crafts Style**
Plots: 8, 9, 10, 11, 12, 13, 14, 15

OUR APPLIANCES

Energy Efficient

From energy-efficient appliances to superior insulation, our homes are designed with sustainability in mind.

We've worked hard to increase energy efficiency through improvements to both the fabric and specification items in the property. Our homes also have improved thermal performance, triple glazing and Air Source Heat Pumps. They're better for the world and better for you too. Think warmer houses but lower bills.



KITCHENS

- A choice of kitchen units and worktops (choice subject to build stage)
- Bosch stainless steel single multifunctional electric oven
- Bosch induction hob
- Stainless steel chimney-style recirculating hood
- Glass splashback to hob
- Bosch integrated fridge / freezer
- 80mm co-ordinating worktop upstand (choice subject to build stage)
- Stainless steel one and half bowl sink and top lever tap to kitchen
- Stainless steel single bowl sink and tap to utility room (where applicable)
- Plumbing for washing machine
- Plumbing for dishwasher
- Cutlery tray
- Soft closers to all units and drawers

BATHROOMS AND ENSUITES

- White contemporary sanitaryware
- Towel warming radiators to bathrooms and ensuites
- Chrome taps by Vado
- Electric shaver point to bathrooms and ensuites
- Choice of vanity units to bathrooms and ensuites (choice subject to build stage)
- Choice of ceramic wall tiles by 'Johnson Tiles' (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 'Johnson Tiles' 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
- Vado shower over the bath to main bathroom with shower screen
- Soft close toilet seats

GENERAL

- 10-year warranty (NHBC)
- Hive Active Heating Smart Compatible Thermostat (requires HiveHub, broadband and WiFi)
- Two zone heating system
- Thermostatically controlled radiators to all rooms, except where roomstat fitted
- Triple glazed windows
- UPVC French patio doors
- Black rainwater pipes and gutters
- Air Source Heat Pumps

ELECTRICAL

- Access to Superfast Broadband (Infrastructure by Openreach. Subscription to Broadband services required)
- 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 main bedroom wired to aerial in loft space
- BT socket to lounge contained within media plate
- BT socket to main bedroom
- Downlights to kitchen
- Downlights to bathrooms and ensuites
- Double socket and light to garage (where applicable)
- EV chargers
- USB sockets to living room, kitchen and bedroom one

SAFETY AND SECURITY

- Alarm system
- 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

DECORATION

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

EXTERNAL

- Front porch light
- Front garden turfed
- Landscaping to front gardens to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- Block Paving to shared drives
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. Acoustic fences to certain plots. See external works layout for exact details and locations
- Steel up-and-over garage doors

OPTIONS

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

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OUR MISSION

Home of happy

From our development-based sales and construction colleagues, to our small head office team, we love what we do and hope this comes across in our quality homes and personal, helpful customer service.

From your very first visit, to receiving your keys and beyond, we are committed to delivering a friendly, simple and informative journey, and your new home built to our highest standards.

If you enjoyed your customer journey with us today, we'd love your feedback. Your review makes a huge impact on our independent business.



"We have had a brilliant experience and we are really happy with our house!"

Scott



"From start to finish our buying experience with Eccleston Homes was trouble free."

Christine



"Had top class service from Eccleston."

Karen



Reserving your Eccleston home

You've found your dream Eccleston home! So what happens next? We sell our new homes in order of the route that we build them and plots are released for sale at various times to follow this route and ahead of them being built.

Homes are sold on a first come, first served basis and purchasers are required to exchange contracts within 6 weeks (42 days) with the appropriate 10% deposit. This usually means that you will need to be either a first time buyer, have your current property sold subject to contract, be a none dependant purchaser, or a cash purchaser.



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 a 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 a £1000 reservation fee to secure your new home. The reservation fee forms part of the overall price of the property and is credited upon Legal Completion.

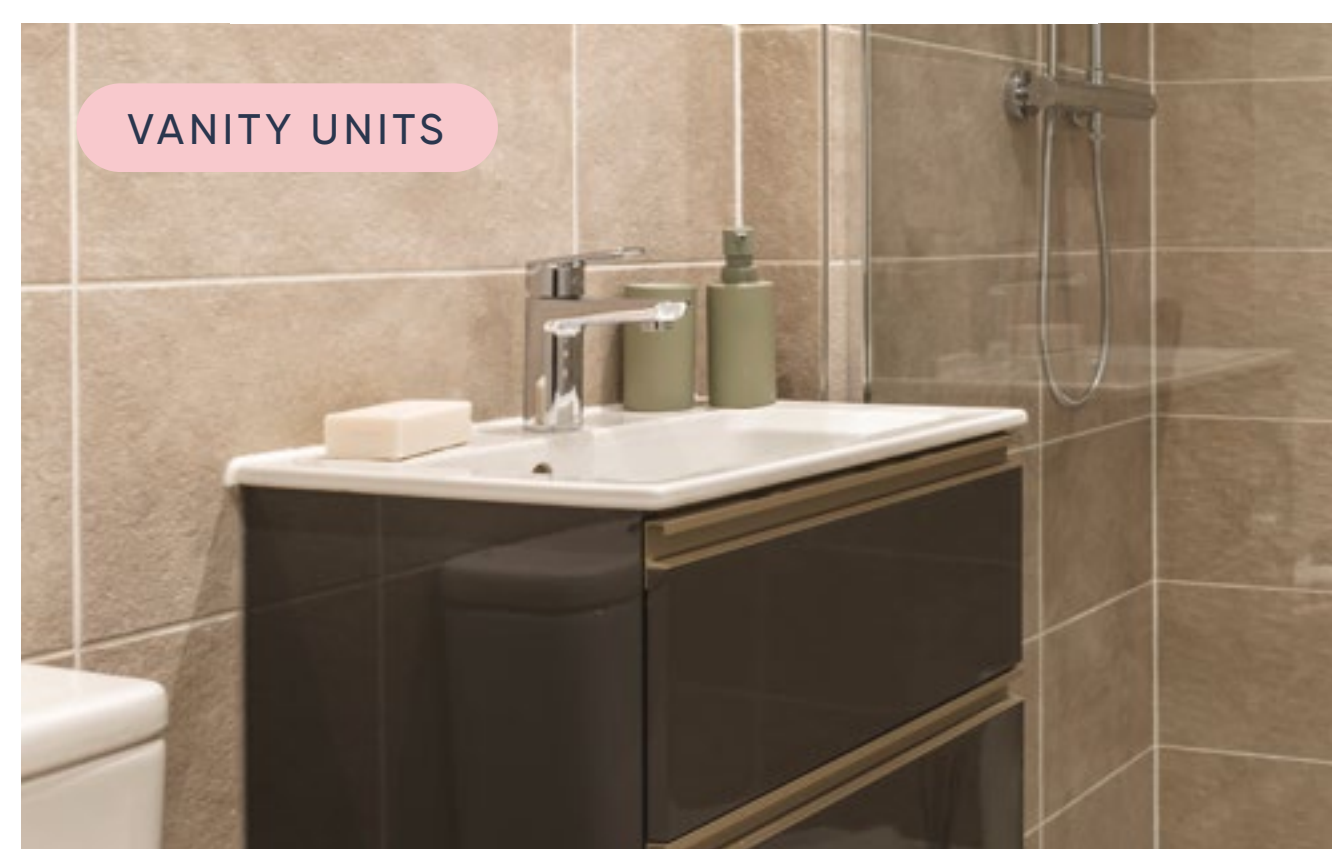
4. RESERVATION MEETING

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.

Talk to your Sales Consultant for more information.

We all like having choices. And the more, the better.

At Eccleston Homes we understand that your vision for your new home is unique. That's why we've created Choices.



Everything you need to make your new home yours.

Choices gives you that bit more flex in putting your personal stamp on the place. From kitchen spec to tiling, whatever you select will be fully included in the price – simply choose the options that best suit your style and the way you like to live.

Take personalisation to the next level...

Our Eccleston Options range brings you the latest design inspiration. From fabulous flooring and lighting to on-trend worktops and high-tech appliance upgrades, simply choose what inspires you, and we'll have it all fitted and ready for when you move in.

Please ask our sales consultant for a price list.



BI-FOLD DOORS



FLOORING



VERTICAL RADIATORS



UPGRADED UNITS & WORK SURFACES



CURTAINS & BLINDS



BEDROOM FURNITURE

*Choices & Options are development specific. Selections are available subject to construction stage. Please ask your sales consultant for details and a price list. Terms & Conditions apply.

Customer complaints procedure

Where a complaint arises, we will, wherever possible, endeavour to respond to the matter within 20 working days.

We will acknowledge your complaint within 5 working days and reassure you that we will be dealing with the points that you have raised through this formal process, providing you with the details of who will be handling the matter and their contact details.

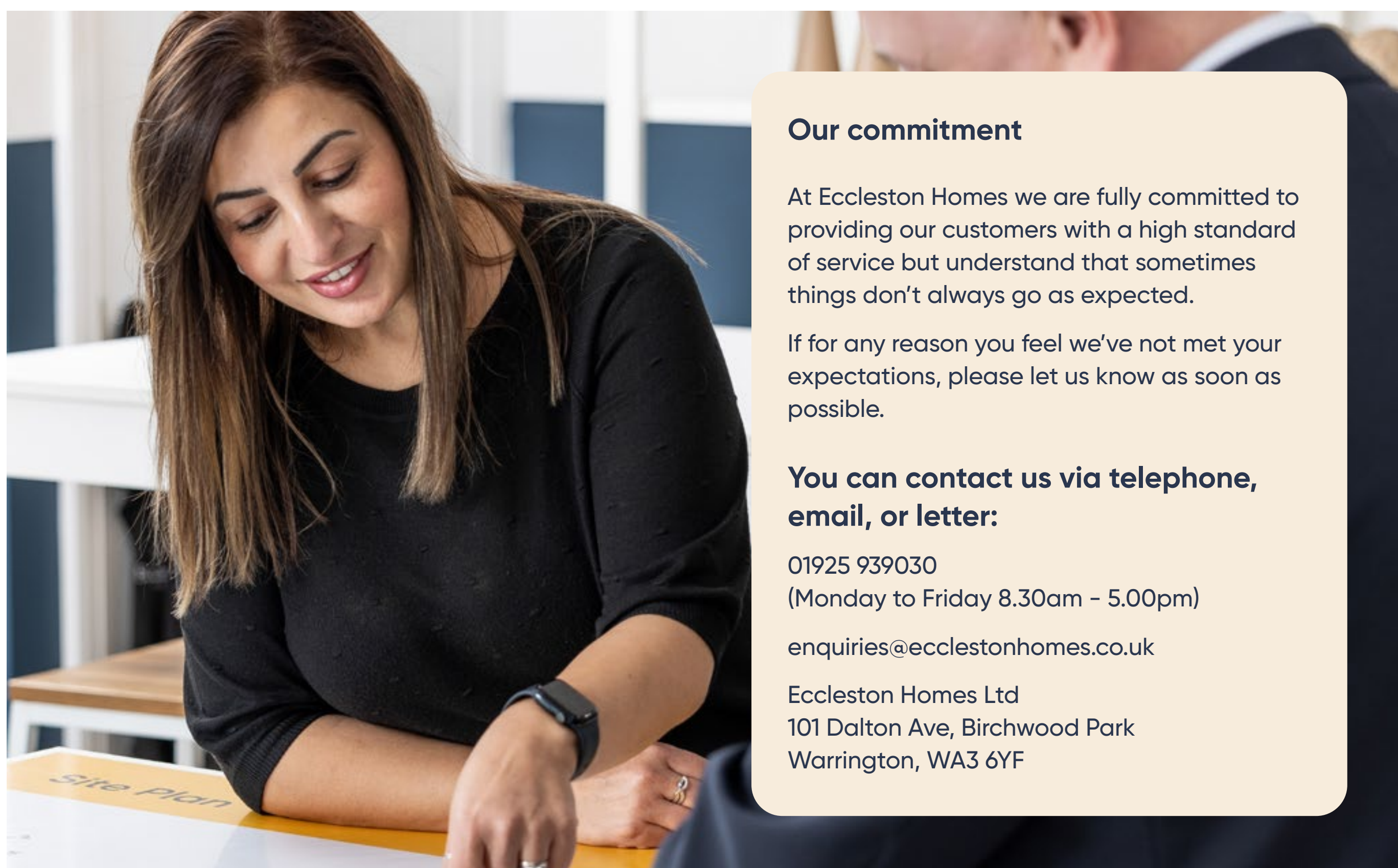
We will aim to present a final response to you as soon as we are able to. We anticipate that we will be able to provide you with a substantive response within the timescales set out above.

If we are unable to provide you with a response within the timescale set out here, we will provide you with an update and our anticipated response date.

Eccleston Homes are members of the New Homes Quality Code / Consumer Code for Home Builders Schemes, and a copy of the relevant code is available on our website, or was provided to you at the reservation of your new home. The codes provide information for the referral of disputes via a free and fast Dispute Resolution Scheme, or via the Home Warranty provider NHBC.

The use of this complaints procedure, or the independent Dispute Resolution Schemes, does not affect your legal rights.

A dispute may be brought to the Independent Dispute Resolution Scheme after 56 calendar days have passed since the complaint was first raised, but no later than 12 months following our final response.



Our commitment

At Eccleston Homes we are fully committed to providing our customers with a high standard of service but understand that sometimes things don't always go as expected.

If for any reason you feel we've not met your expectations, please let us know as soon as possible.

You can contact us via telephone, email, or letter:

01925 939030
(Monday to Friday 8.30am – 5.00pm)

enquiries@ecclestonhomes.co.uk

Eccleston Homes Ltd
101 Dalton Ave, Birchwood Park
Warrington, WA3 6YF

How to care for your home

We understand that buying a new home is one of the biggest purchase decisions you'll ever make, which is why all Eccleston Homes come with a full 10 year NHBC (National House Builders Council) structural warranty.

Protected by the 10 year New Home Warranty, your new home is completely covered for any necessary structural repairs from the date of completion, with an independent surveyor team making the final checks on the new home before issuing what is called a 'Build Mark Cover Note' once they are happy that the property is ready to move into. So, while it is unlikely that you will ever have any problems, you can be assured that help is at hand.

1. POLICY DETAILS

The policy is valid for 10 years and includes two key periods; the first two years of the policy called the '2 year Builder Warranty Period', and next 8 years known as the 'Structural Insurance Period'.

2. BUILDER WARRANTY PERIOD

During this first two year period Eccleston Homes are responsible for rectifying any defects, you should report any faults to us directly, and in writing, so that we can try to resolve any issues as quickly as possible.

3. NHBC 8 YEAR STRUCTURAL INSURANCE PERIOD

For the balance of the warranty, should you need to make a claim on your policy during this period, you will need to contact the claims team at the NHBC, they will assess your claim and where necessary help you in organising any repair work.

4. 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 NHBC, the UK's leading home warranty and insurance provider, you'll benefit from their expertise too.

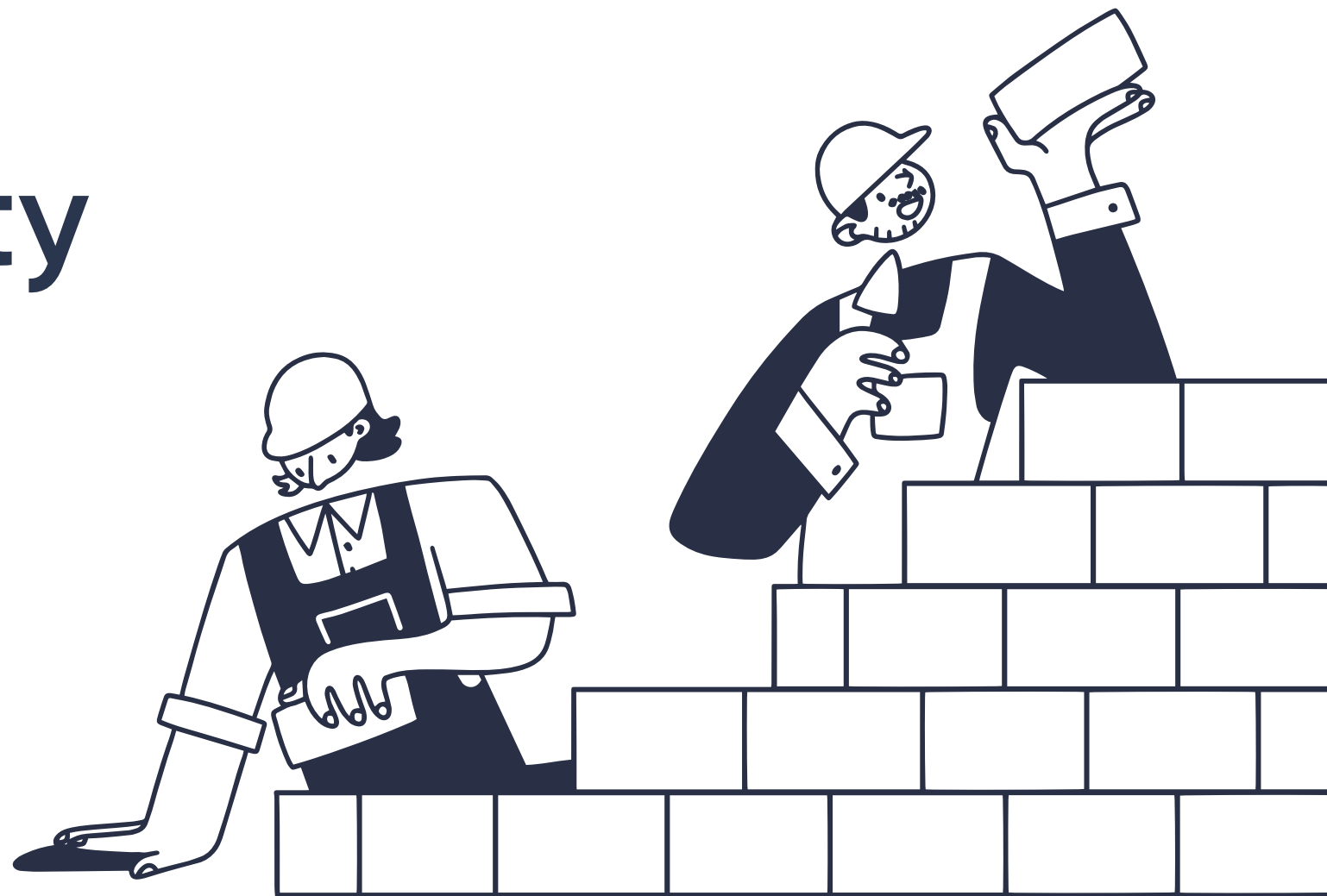
5. CONSUMER CODE/NEW HOMES QUALITY CODE

The Consumer Code for Home Builders/New Homes Quality Code provides 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.

6. BUILDMARK

When you purchase an Eccleston home you are covered by our two year warranty, so should you find that your home 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.

Health & Safety



At Eccleston Homes your safety is our top priority.

In line with Health and Safety Legislation, we have a number of guidelines in place to protect you whilst you are visiting our developments.

- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area, this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Should you wish to visit a plot on site, please speak to our Sales Consultant. Visits are only possible at a certain stage in the build and when pre-arranged with our Site Management Team.

- Do not enter any area identified as unsafe by

a member of our Sales Team or the Site Manager.

- Appropriate, sturdy footwear should be worn on site.
- Safety helmets and hi-vis vests must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- Do not enter any house that is still being constructed unless accompanied.

For a safe and enjoyable visit please observe these guidelines at all times.