



BROOK HOUSE PLACE

BARTON ROAD,
URMSTON

Two, three and four
bedroom urban designed
energy efficient homes.

Eccleston
HOMES



WELCOME TO BROOK HOUSE PLACE

Nestled in the heart of Urmston, one of Greater Manchester's most vibrant and friendly towns, Brook House Place is where considered, contemporary design meets an unmistakable sense of community.

This small and stylish collection of new homes is like nothing else in the Eccleston Homes portfolio, with bold, urban architecture and crisp, design-led details throughout.

It's made for modern living: from flexible open-plan layouts and light-filled spaces to the kind of energy efficiency that just makes sense.

Whether you're hosting friends in your kitchen-diner, working from your own peaceful home office, or winding down in a warm and welcoming living space, Brook House Place is a place to feel at home.

A TOWN THAT'S FULL OF LIFE

Friendly faces, buzzing bars and people who know their flat whites from their craft beer, Urmston is more than just a location, it's a lifestyle. One that blends down-to-earth charm with an independent spirit you can taste, see and hear all over town.

Stop by the **monthly artisan market** for sourdough and street food, or grab a table at one of Urmston's standout spots. There's the Middle Eastern flavours of **Syriana**, firm favourites like **Proost** and

Adrak for a guaranteed good night the refined Michelin Guide-listed **Restaurant ÖRME** just a short drive away. Sip small-batch wines at **Kelder**, or toast the weekend at **The Barking Dog** with friends and neighbours alike.

Here, the high street's alive with conversation. The cafés know your name. And whether you're heading out for tapas, tacos or just a really good toastie, there's always something new to discover.

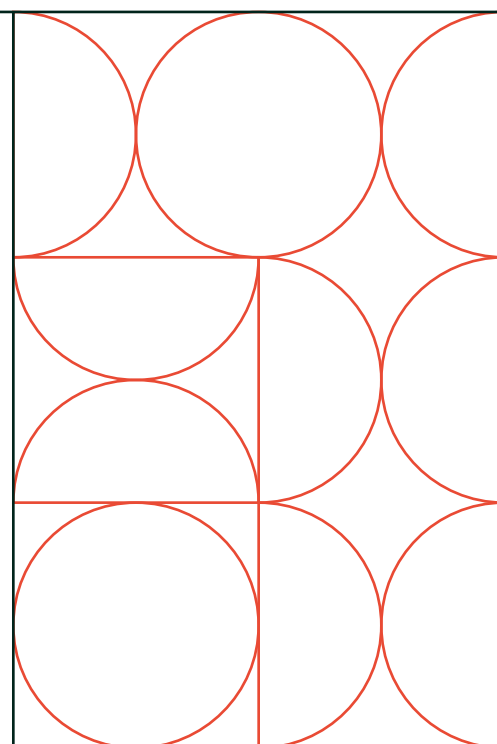


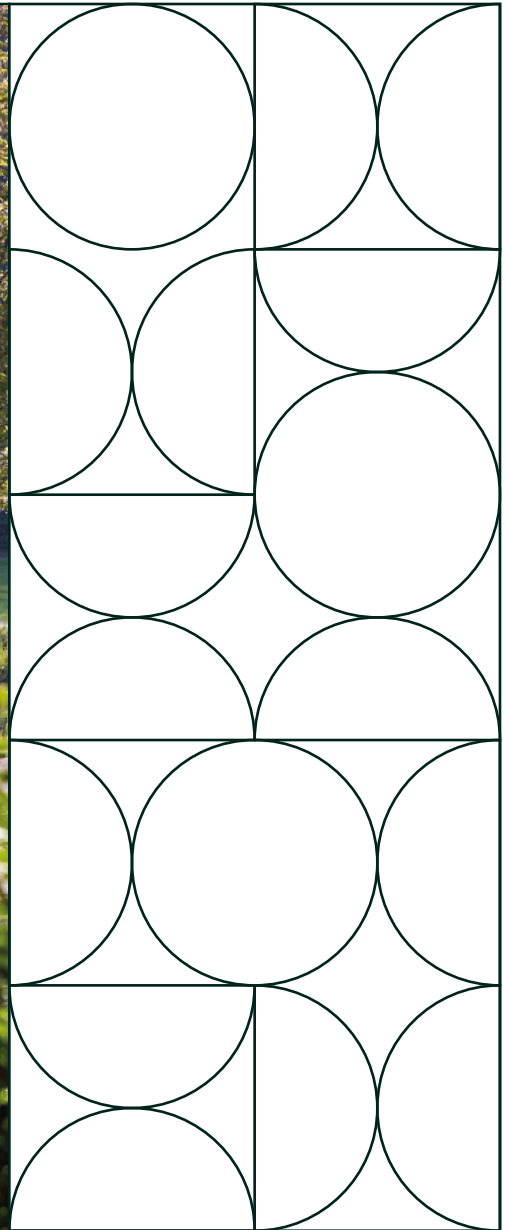
GREAT FOR FAMILIES, EVEN BETTER FOR CHILDHOODS

When it comes to raising a family, Urmston delivers. You'll find highly rated schools nearby, including **Davyhulme Primary** and **Our Lady of the Rosary RC Primary School**, both rated Outstanding by Ofsted. **Urmston Grammar** and **Flixton Girls School** are popular secondaries with strong reputations and a real sense of ambition.

Little ones will love **Little Explorers**, an imagination-fuelled play village just minutes from home and perfect for rainy day fun. And for bigger kids, there's

Move Urmston, a modern leisure centre with a huge sports hall, swimming pool, climbing wall, and teen-friendly fitness classes. And when you're looking for something to entertain the whole family **The Trafford Centre** is just a short drive away, packed with things to do for kids, teens and grown-ups alike. Think shopping sprees, indoor **LEGOLAND Discovery Centre**, bowling, **SEA LIFE**, cinema trips, and every type of food you can think of, all under one iconic roof.





FROM SUNDAY STROLLS TO AFTER-SCHOOL ESCAPES

For all its urban buzz, Urmston gives you green space in every direction. Stretch your legs in **Davyhulme Park**, let the kids loose in **Chassen Park**, or wander the wildflower paths of **Urmston Meadows** – a local nature reserve just a short walk from Brook House Place.

Fancy going further? Follow the **Trans Pennine Trail** through the **Mersey Valley** for family bike rides, long walks or peaceful solo wanderers with headphones in and the world on pause. And just when you think you've gone as far as you can... you round a corner and there it is: **Riverbank Coffee**. Tucked away on the banks of the River Mersey, this hidden gem is a tranquil outdoor café serving

proper coffee, homemade cakes and hot food all in a peaceful woodland setting. It's the perfect pitstop before looping home.

Or head to **Abottsfield Park** at the weekend, complete with miniature railway rides, tennis courts, and open lawns for a proper runaround. You could even catch one of the pop-up food or craft events that roll in throughout the year.

Whether you're walking the dog, chasing sunsets or just clearing your head, there's something about Urmston's green spaces that helps everything feel slower, simpler and just a bit more joyful.



CITY CLOSE. COMMUNITY CLOSER.

Brook House Place is ideally located for people who want connected living without compromising on peace and personality. From here, you can hop on a train at **Urmston Station** and be in Manchester city centre in around ten minutes, perfect for commuting, culture or cocktails.

Need to drive? The **M60** is minutes away, linking you to the whole of Greater Manchester and beyond. Or stay local, Urmston's full of everything you need: supermarkets, GPs, leisure centres, salons and more. Because coming home should feel easy and good connections make all the difference.

BROOK HOUSE PLACE: MODERN HOMES IN A TOWN FULL OF PERSONALITY



BROOK HOUSE PLACE



Our Lady of the Rosary
Primary School

Trafford General
Hospital

Move Urmston

Flixton Girls School

Abbotsford
Prep School

Abbotsfield
Park

ÖRME

Little
Explorers

Urmston
Grammar
School

Eden Square

Urmston
Train Station

Adrak

Kelder

Urmston Meadows

Davyhulme
Primary School

Davyhulme Park

Proost

Syriana

The Barking
Dog

LEGOLAND
Discovery Centre

SEALIFE

Trafford Centre

M60

J10

M60

J9

M60

HOW TO FIND US

Barton Rd, Urmston, M41 7NG

what3words /// falls.fuzzy.define

THE DOBCROSS

TWO BEDROOM APARTMENT

BROOK HOUSE PLACE
PLOT 43

Two bedroom apartment, large combined living/kitchen and dining room, useful storage space, French doors to terrace area. Two bedrooms with ensuite to main bedroom, main bathroom. Includes two parking spaces.



2 BEDROOMS



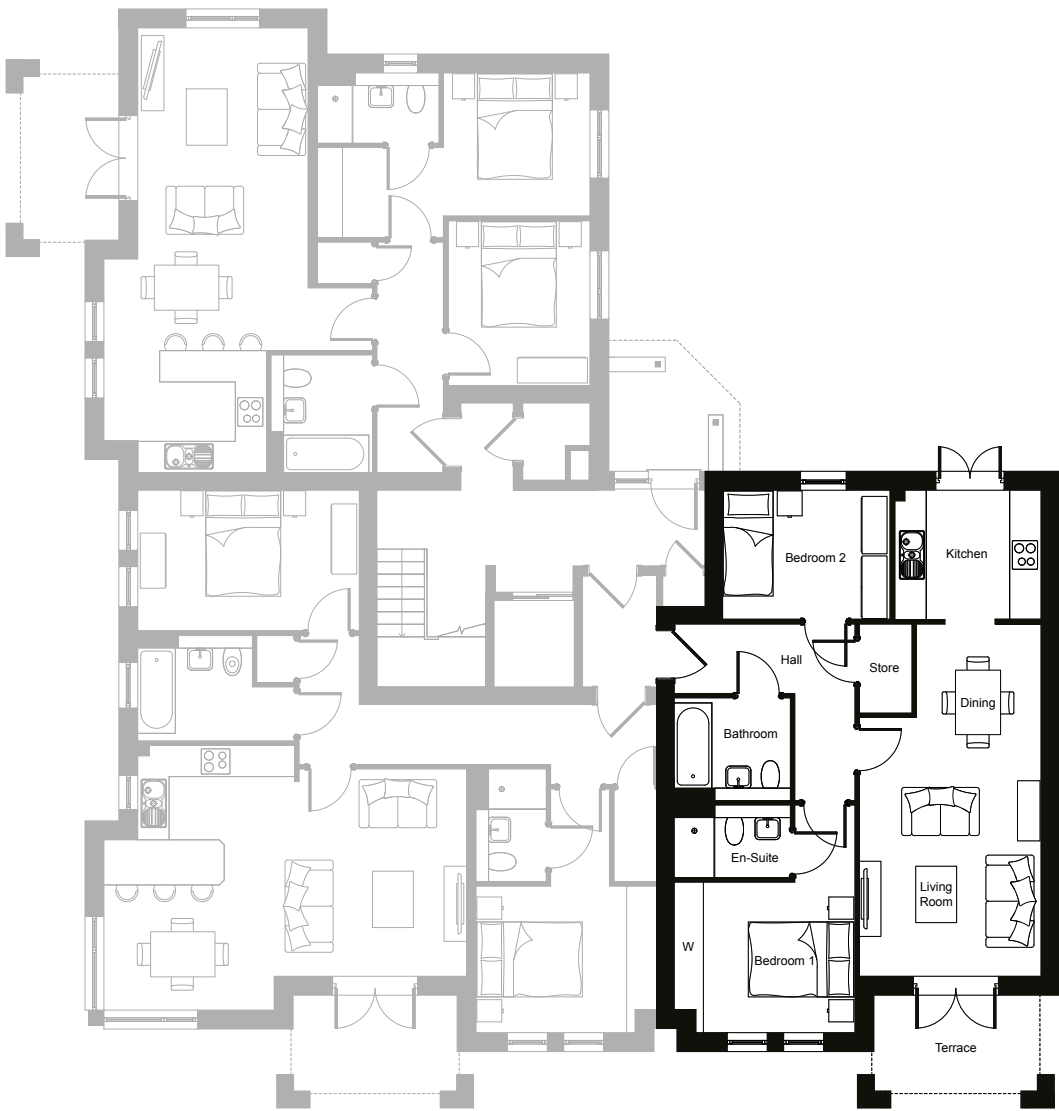
2 BATHROOMS



787 SQ.FT /
73.11 SQ.M

THE DOBCROSS

TWO BEDROOM APARTMENT
787 SQ.FT / 73.11 SQ.M



LIVING ROOM

3.62m x 4.13m / 11'9" x 13'6"

KITCHEN

2.57m x 2.91m / 8'5" x 9'6"

DINING AREA

2.88m x 2.48m / 9'5" x 8'1"

FIRST BEDROOM

3.60m x 4.54m / 11'9" x 14'9"

ENSUITE

2.31m x 1.45m / 7'6" x 4'8"

SECOND BEDROOM

3.35m x 2.58m / 10'11" x 8'5"

BATHROOM

2.31m x 2.05m / 7'6" x 6'8"

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THE DENSHAW

TWO BEDROOM APARTMENT

BROOK HOUSE PLACE
PLOT 45, 48 & 51

Two bedroom apartment, large living/kitchen and dining room, useful storage space, French doors to terrace or balcony area. Two bedrooms with ensuite to main bedroom, main bathroom and two parking spaces.



2 BEDROOMS



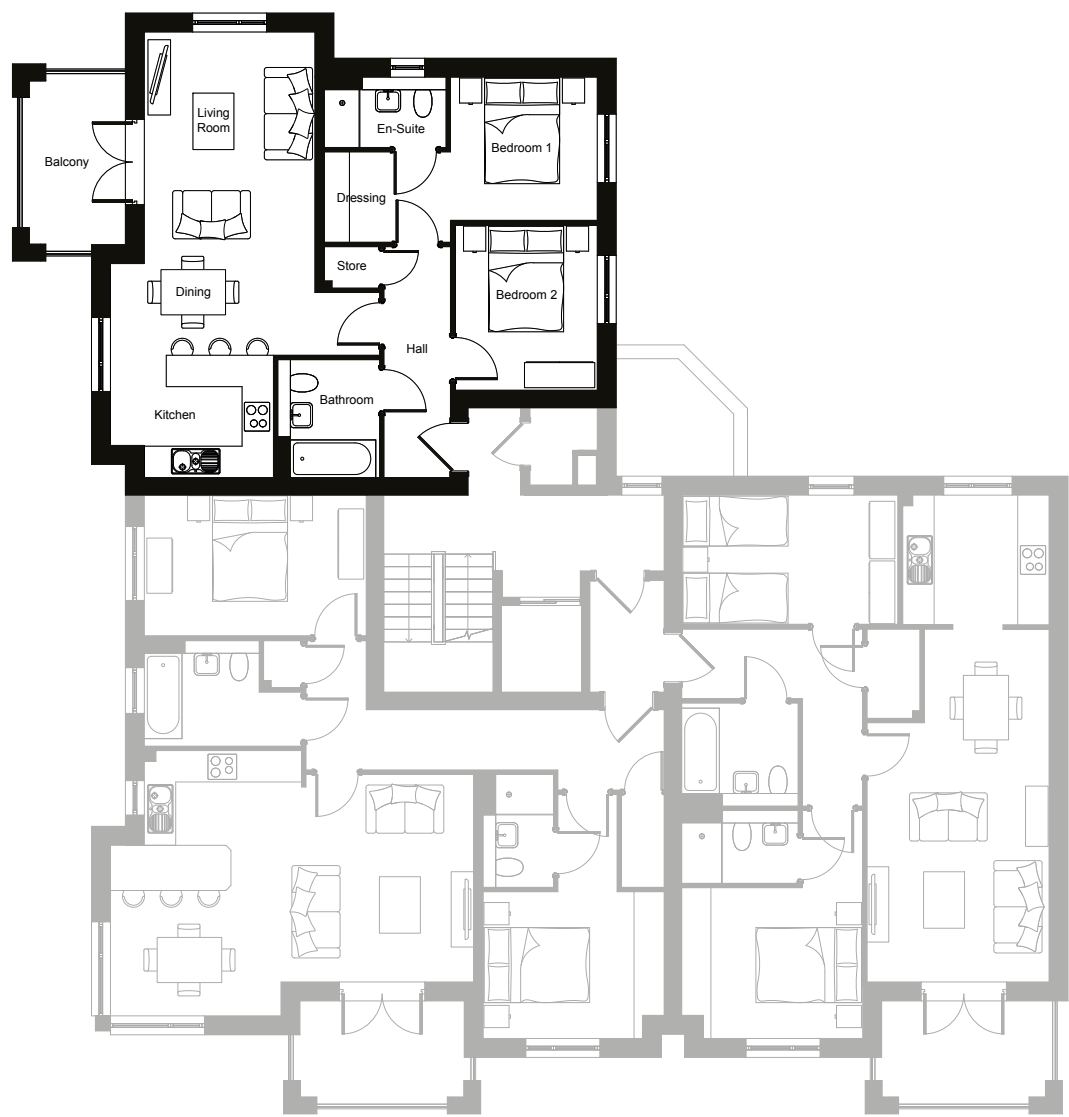
2 BATHROOMS



789 SQ.FT /
73.30 SQ.M

THE DENSHAW

TWO BEDROOM APARTMENT
789 SQ.FT / 73.30 SQ.M



LIVING ROOM & DINING AREA

3.99m x 6.43m / 13'1" x 21'1"

KITCHEN

3.22m x 2.43m / 10'6" x 7'10"

FIRST BEDROOM

5.53m (max) x 2.86m / 18'1" x 9'4"

ENSUITE

2.52m x 1.40m / 8'3" x 4'6"

SECOND BEDROOM

2.83m x 3.28m / 9'3" x 10'8"

BATHROOM

2.02m x 2.34m / 6'7" x 7'7"

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THE DIGGLE

TWO BEDROOM APARTMENT

**BROOK HOUSE PLACE
PLOT 46 & 49**

Two bedroom apartment, large combined living, kitchen and dining room, useful storage space, French doors to balcony area. Two bedrooms with ensuite to main bedroom, main bathroom and two parking spaces.



2 BEDROOMS



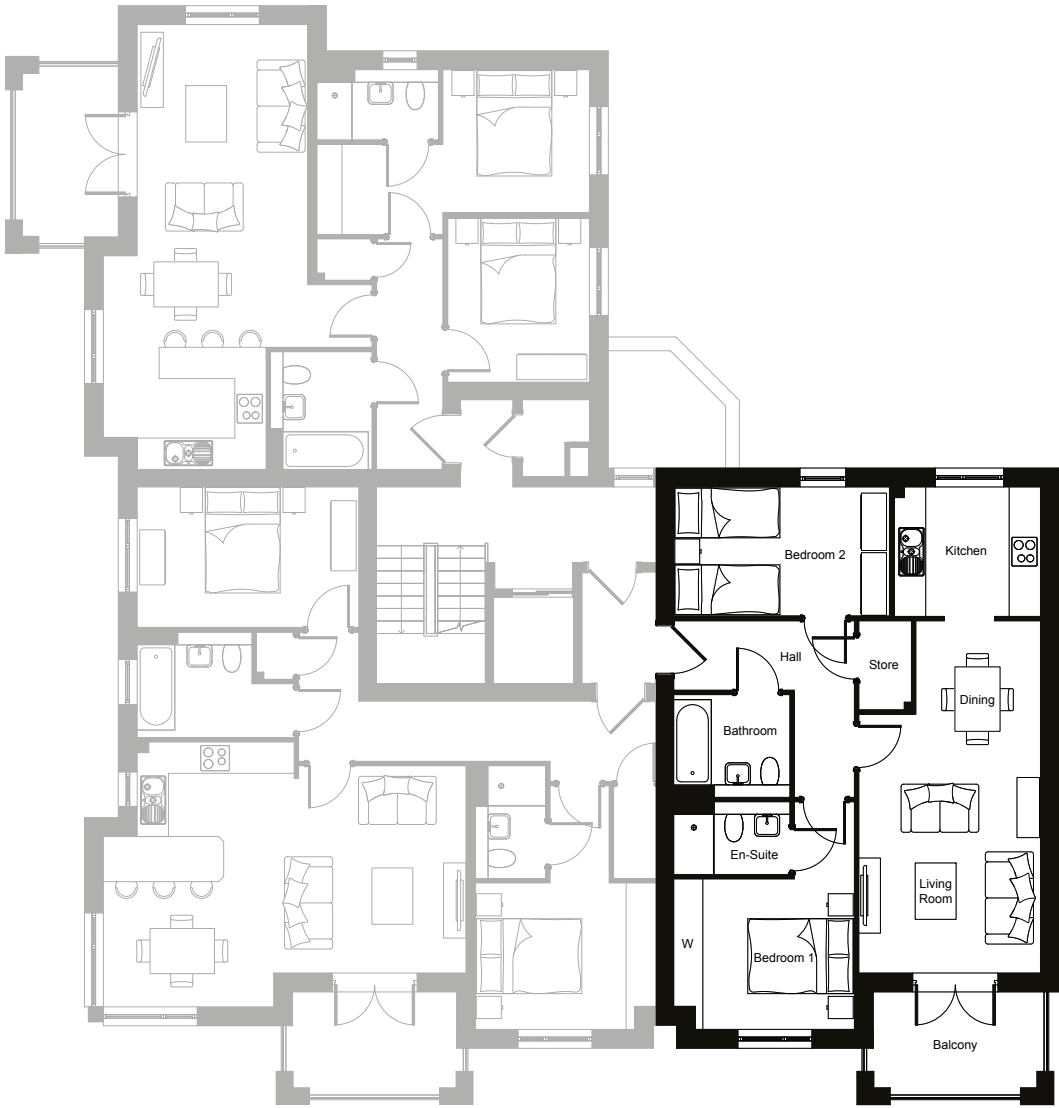
2 BATHROOMS



**815 SQ.FT /
75.71 SQ.M**

THE DIGGLE

TWO BEDROOM APARTMENT
815 SQ.FT / 75.71 SQ.M



LIVING ROOM

3.62m x 4.13m / 11'9" x 13'6"

KITCHEN

2.57m x 2.91m / 8'5" x 9'6"

DINING AREA

2.88m x 2.48m / 9'5" x 8'1"

FIRST BEDROOM

3.60m x 4.54m / 11'9" x 14'9"

ENSUITE

2.31m x 1.45m / 7'6" x 4'8"

SECOND BEDROOM

4.30 x 2.58m / 14'10" x 8'5"

BATHROOM

2.31m x 2.05m / 7'6" x 6'8"

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THE DELPH

TWO BEDROOM APARTMENT

BROOK HOUSE PLACE
PLOTS 44, 47 & 50

Two bedroom apartment, large combined living/kitchen and dining room, useful storage space, French doors to terrace or balcony area. Two bedrooms with ensuite to main bedroom, ample main bathroom. Includes two parking spaces.



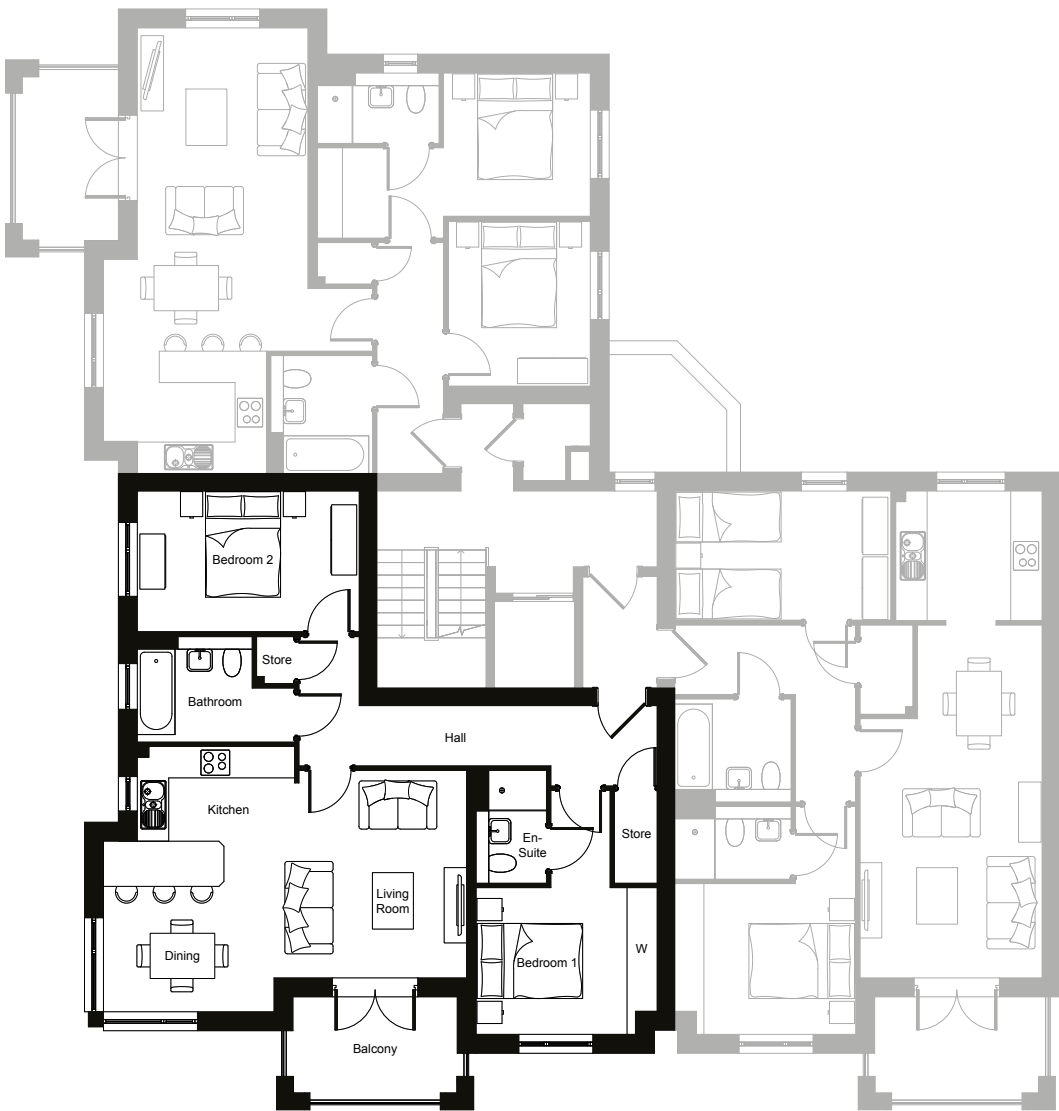
2 BEDROOMS



2 BATHROOMS



906 SQ.FT /
84.17 SQ.M



LIVING ROOM

3.53m x 4.13m / 11'6" x 13'6"

KITCHEN

3.80m x 2.78m / 12'5" x 9'1"

DINING AREA

3.39m x 2.49m / 11'1" x 8'2"

FIRST BEDROOM

3.60m x 4.86m (max) / 11'9" x 15'10"

ENSUITE

1.40m x 2.25m / 4'6" x 7'4"

SECOND BEDROOM

4.42m x 2.81m / 14'6" x 9'2"

BATHROOM

3.13m x 2.10m / 10'3" x 6'9"

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THE MONTON

THREE BEDROOM
DETACHED
OR SEMI-DETACHED
HOME

BROOK HOUSE PLACE
PLOTS 24, 25 & 30

Three bedroom detached or semi-detached home, open plan kitchen and dining area with access to the rear garden through French doors, family room, stylish breakfast bar, useful utility room. Downstairs WC, three spacious bedrooms with ensuite to the main bedroom, family bathroom, ample storage. Detached homes have driveway parking and semi-detached has two parking spaces.



3 BEDROOMS



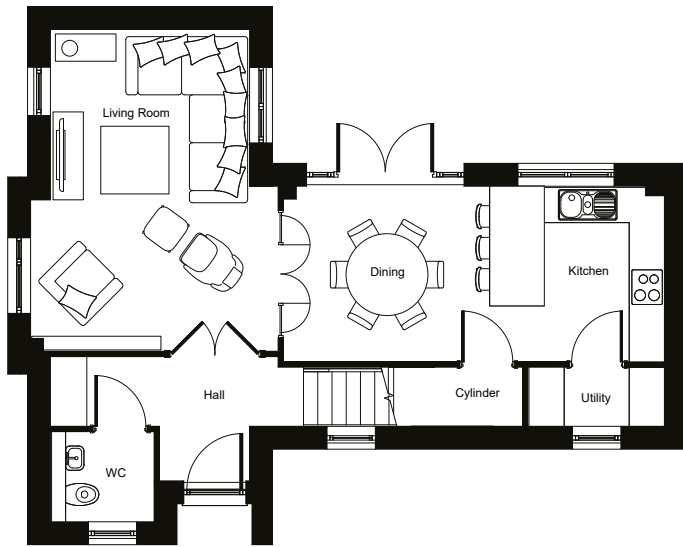
2 BATHROOMS



DETACHED:
1,186 SQ.FT / 110.1 SQ.M
SEMI-DETACHED:
1,194 SQ.FT / 110.9 SQ.M

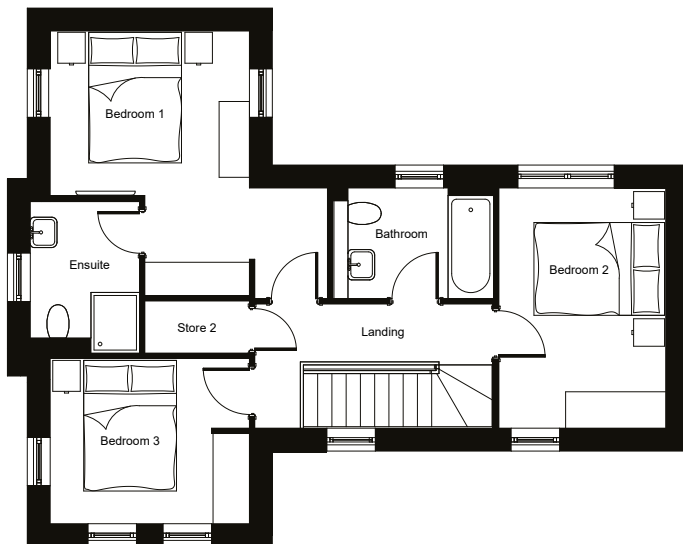
THE MONTON

THREE BEDROOM DETACHED OR SEMI-DETACHED HOME
 DETACHED: 1,186 SQ.FT / 110.1 SQ.M SEMI-DETACHED: 1,194 SQ.FT / 110.9 SQ.M



GROUND FLOOR

Living room	4.08m x 5.31m (max) 13'4" x 17'5"
Dining area	2.9m x 2.89m 9'6" x 9'5"
Kitchen	3.47m x 2.89m 11'4" x 9'5"
Utility	0.97m x 2.27m 3'2" x 7'5"
WC	1.69m x 1.48m 5'6" x 4'9"



FIRST FLOOR

Bedroom 1	4.57m (max) x 4.41m (max) 14'10" x 14'5"
Ensuite	1.8m x 2.49m 5'10" x 8'2"
Bedroom 2	2.75m x 3.96m 9' x 12'11"
Bedroom 3	3.28m x 2.72m 10'8" x 8'10"
Bathroom	2.63m x 1.82m 8'7" x 5'10"

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THE ALTRINCHAM

THREE BEDROOM
MEWS HOME

BROOK HOUSE PLACE
PLOTS 5, 6, 7, 8 & 9

Three bedroom mews home, contemporary kitchen, family and dining area with access to the rear garden through French doors. Ground floor WC, three spacious bedrooms with ensuite to the main bedroom, family bathroom, ample storage and two parking spaces.



3 BEDROOMS



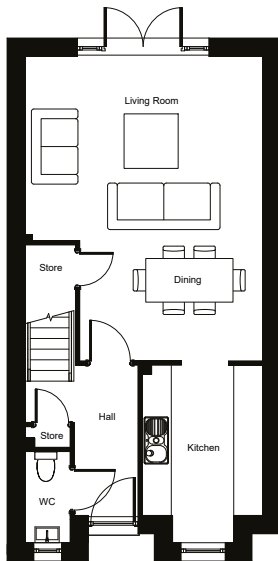
2 BATHROOMS



1,264 SQ.FT /
117.42 SQ.M

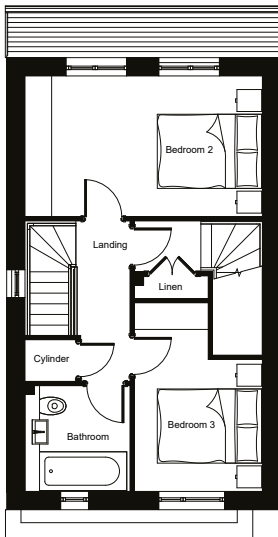
THE ALTRINCHAM

THREE BEDROOM MEWS HOME
1,264 SQ.FT / 117.42 SQ.M



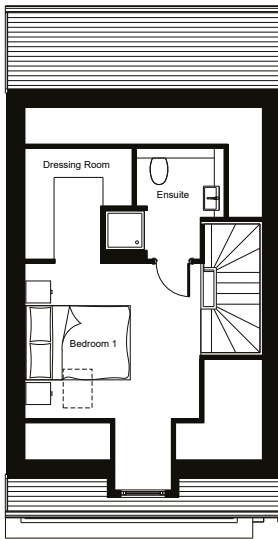
GROUND FLOOR

Living and dining room	4.89m x 6.28m 16' x 20'7"
Kitchen	2.48m x 3.66m 8'1" x 12'
WC	0.92m x 1.88m 3' x 6'2"



FIRST FLOOR

Bedroom 2	4.89m x 2.9m 16' x 9'6"
Bedroom 3	2.64m x 3.89m (max) 8'7" x 12'8"
Bathroom	2.16m x 2.18m 7'1" x 7'1"



SECOND FLOOR

Bedroom 1	3.62m x 4.67m (max) 11'9" x 15'3"
Ensuite	1.8m (max) x 2.27m (max) 5'10" x 7'5"
Dressing room	2.21m x 2.27m 7'3" x 7'5"

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THE BOOTHSTOWN

THREE BEDROOM
SEMI-DETACHED
HOME

BROOK HOUSE PLACE
PLOTS 22, 23, 31, 32, 37 & 38

Three bedroom semi-detached home, open plan kitchen, family and dining area with access to the rear garden through French doors, useful utility room. Ground floor WC, three spacious bedrooms, family bathroom, storage. Driveway parking for Plots 22 and 23 and two parking spaces each for plots 31, 32, 37, 38.



3 BEDROOMS



2 BATHROOMS

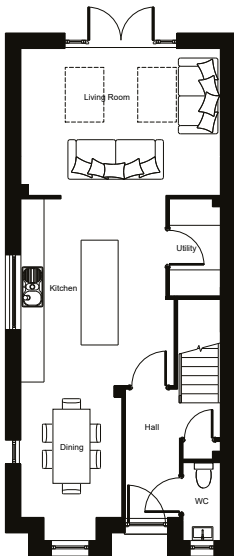


1,353 SQ.FT /
125.69 SQ.M

THE BOOTHSTOWN

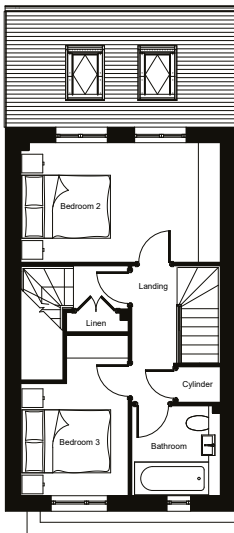
THREE BEDROOM SEMI-DETACHED HOME
1,353 SQ.FT / 125.69 SQ.M

 Skylight windows



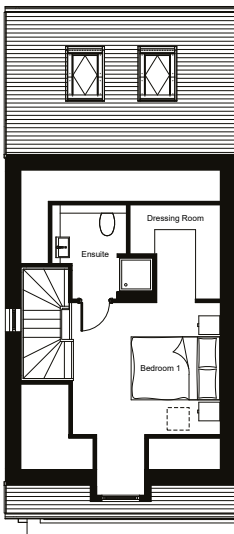
GROUND FLOOR

Living room	4.84m x 3.56m (max) 15'9" x 11'7"
Kitchen	3.51m x 4.62m (max) 11'6" x 15'1"
Dining room	2.44m x 3.76m (max) 8' x 12'4"
Utility	1.23m x 2.35m 4' x 7'8"
WC	0.9m x 1.89m 2'10" x 6'2"



FIRST FLOOR

Bedroom 2	4.84m x 2.9m 15'9" x 9'6"
Bedroom 3	2.6m x 3.89m (max) 8'6" x 12'8"
Bathroom	2.14m x 2.18m 7' x 7'1"



SECOND FLOOR

Bedroom 1	3.59m x 4.67m (max) 11'8" x 15'3"
Ensuite	1.8m x 2.27m 5'10" x 7'5"
Dressing room	2.19m x 2.27m 7'2" x 7'5"

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THE DIDSBURY

FOUR BEDROOM
LINK-DETACHED
HOME

BROOK HOUSE PLACE
PLOTS 33, 36, 39 & 42

Four bedroom link-detached home, open plan large contemporary kitchen, stylish breakfast bar, family and dining room with two access points to the rear garden through French doors, separate home office, useful utility and cloakroom. Downstairs WC, four spacious bedrooms, ensuite to the main bedroom, family bathroom, ample storage and detached single garage.



4 BEDROOMS



2 BATHROOMS

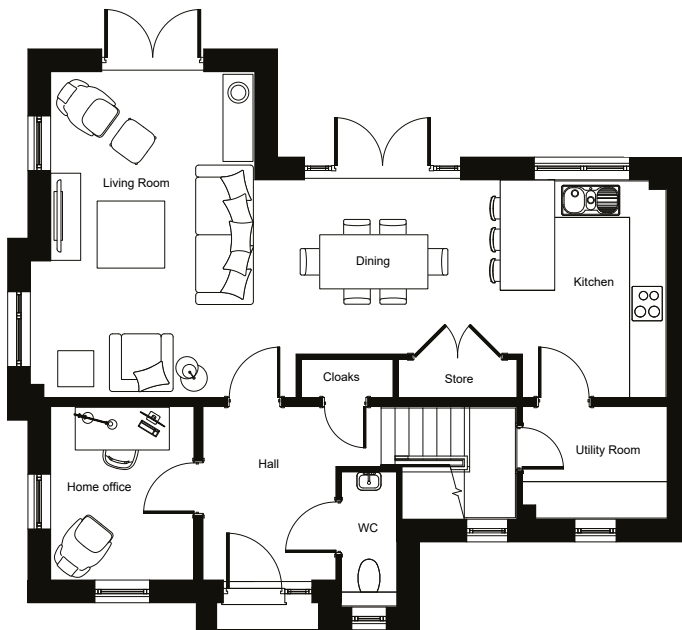


1,521 SQ.FT /
141.30 SQ.M

THE DIDSBURY

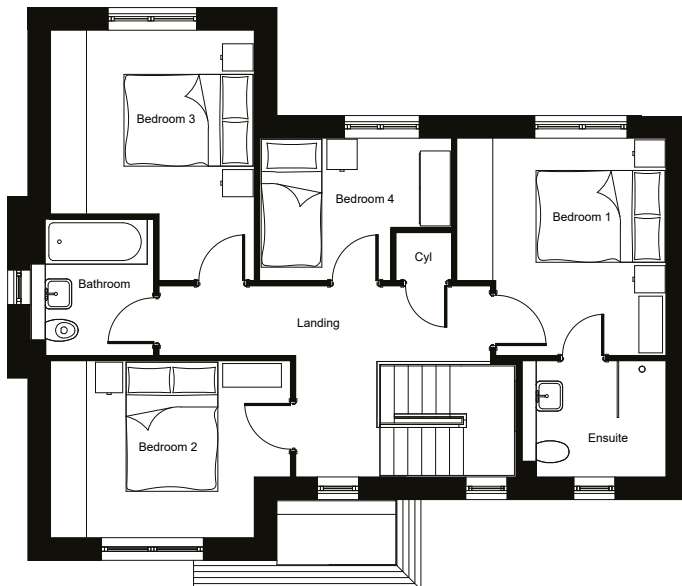
FOUR BEDROOM LINK-DETACHED HOME
1,521 SQ.FT / 141.30 SQ.M

GROUND FLOOR



Living room	3.73m x 5.42m 12'2" x 17'8"
Dining area	3.42m x 2.9m 11'2" x 9'6"
Kitchen	3.43m x 3.62m 11'3" x 11'9"
Home office	2.38m x 2.87m 7'9" x 9'4"
Utility	2.41m x 1.87m 7'10" x 6'1"
WC	0.92m x 2.24m 3' x 7'4"

FIRST FLOOR



Bedroom 1	3.48m x 3.62m 11'5" x 11'9"
Ensuite	2.41m x 1.93m 7'10" x 6'3"
Bedroom 2	4m x 2.95m 13'1" x 9'7"
Bedroom 3	3.39m x 4.17m 11'1" x 13'7"
Bedroom 4	3.2m x 2.37m 10'5" x 7'8"
Bathroom	2.05m x 2.27m 6'8" x 7'5"

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THE CHORLTON

THREE BEDROOM
MEWS HOME

BROOK HOUSE PLACE
PLOTS 14, 15, 16, 17, 18 & 19

Three bedroom mews home, open plan kitchen, living and dining area, stylish breakfast bar, separate home office/retreat with access to the rear garden through French doors, downstairs shower room and useful utility room. First floor WC, three spacious bedrooms with ensuite to the main bedroom, family bathroom, ample storage, integral garage.



3 BEDROOMS



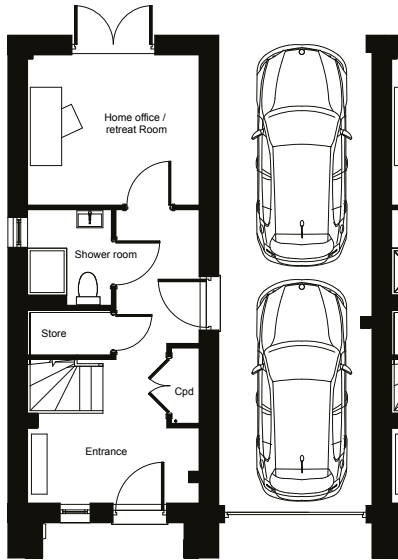
3 BATHROOMS



1,588 SQ.FT /
147.53 SQ.M

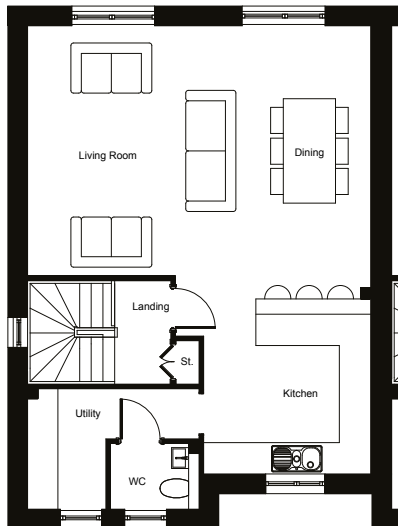
THE CHORLTON

THREE BEDROOM MEWS HOME
1,588 SQ.FT / 147.53 SQ.M



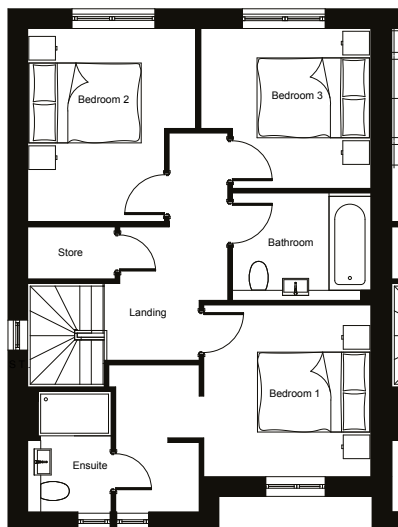
GROUND FLOOR

Home office / retreat room	3.28m x 2.87m 10'8" x 9'4"
Shower room	1.6m x 1.83m 5'2" x 6'



FIRST FLOOR

Living and dining room	6.57m x 4.79m 21'6" x 15'8"
Kitchen	3.19m x 3.78m 10'5" x 12'4"
Utility	3.28m (max) x 2.3m 10'8" x 7'6"
WC	1.69m x 1.25m 5'6" x 4'1"



SECOND FLOOR

Bedroom 1	4.88m (max) x 3.28m 16' x 10'8"
Ensuite	1.59m x 2.3m 5'2" x 7'6"
Bedroom 2	3.71m (max) x 3.23m (max) 12'2" x 10'6"
Bedroom 3	3.25m (max) x 3.06m (max) 10'7" x 10'
Bathroom	2.65m x 2.05m 8'7" x 6'8"

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THE DUNHAM

FOUR BEDROOM LINK-DETACHED HOME

BROOK HOUSE PLACE
PLOTS 34, 35, 40 & 41

Four bedroom link-detached home, large contemporary kitchen, dining, family room with access to the rear garden through French doors, feature roof light windows, stylish breakfast bar, separate retreat room. Downstairs WC, ensuite and dressing area to main bedroom, along with a terrace, ensuite to second bedroom, family bathroom, ample storage and attached garage.



4 BEDROOMS



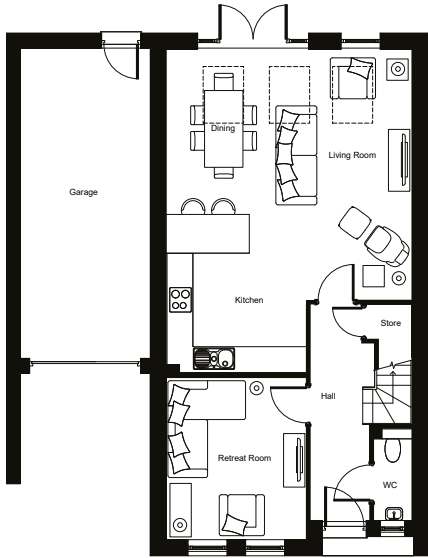
3 BATHROOMS



1,650 SQ.FT /
153.2 SQ.M

THE DUNHAM

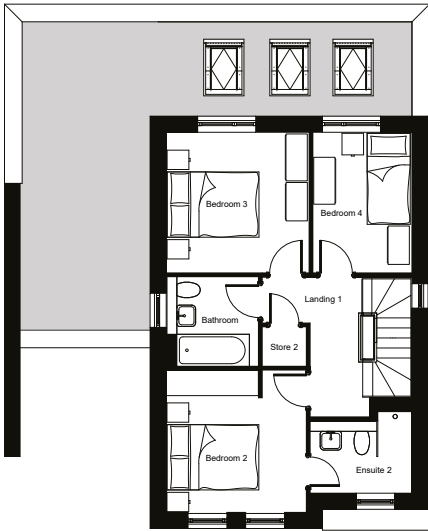
FOUR BEDROOM LINK-DETACHED HOME
1,650 SQ.FT / 153.2 SQ.M



GROUND FLOOR

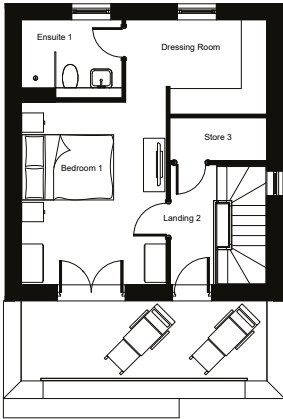
Living and dining room	5.76m x 3.87m 18'9" x 12'7"
Kitchen	3.28m x 3.73m 10'8" x 12'2"
Retreat	3.28m x 3.8m 10'8" x 12'5"
WC	0.9m x 2.16m 2'10" x 7'1"

 Skylight windows



FIRST FLOOR

Bedroom 2	3.28m x 3.33m 10'8" x 10'10"
Ensuite 2	2.38m x 1.91m 7'9" x 6'3"
Bedroom 3	3.35m x 3.29m 10'10" x 10'8"
Bedroom 4	2.32m x 3.29m 7'7" x 10'8"
Bathroom	2.16m x 2.1m 7'1" x 6'9"



SECOND FLOOR

Bedroom 1	3.4m x 4.28m 11'1" x 14'
Ensuite 1	2.36m x 1.84m 7'8" x 6'
Dressing room	3.31m (max) x 1.93m 10'9" x 6'3"

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THE WORSLEY

FOUR BEDROOM
SEMI-DETACHED
HOME

BROOK HOUSE PLACE
PLOTS 20, 21, 26, 27, 28 & 29

Four bedroom semi-detached home with large contemporary kitchen. Living/dining room have access to the rear garden through French doors, feature window to staircase, useful utility room. Downstairs WC, three spacious bathrooms, ensuites to both the main and second bedroom, family bathroom, ample storage. See sales consultant for plot specific parking details.



4 BEDROOMS



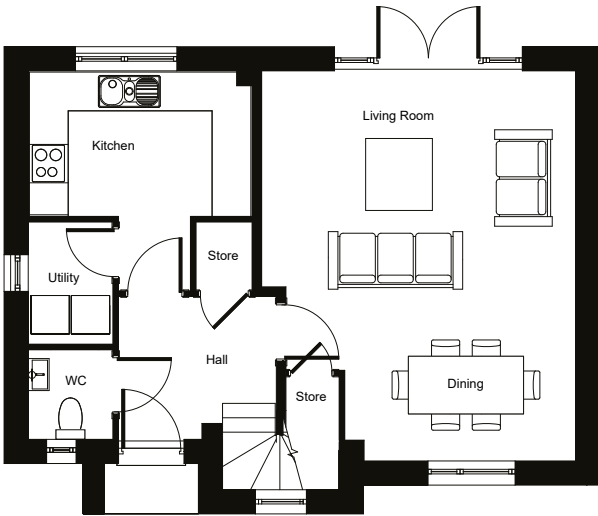
3 BATHROOMS



1,491 SQ.FT /
138.51 SQ.M

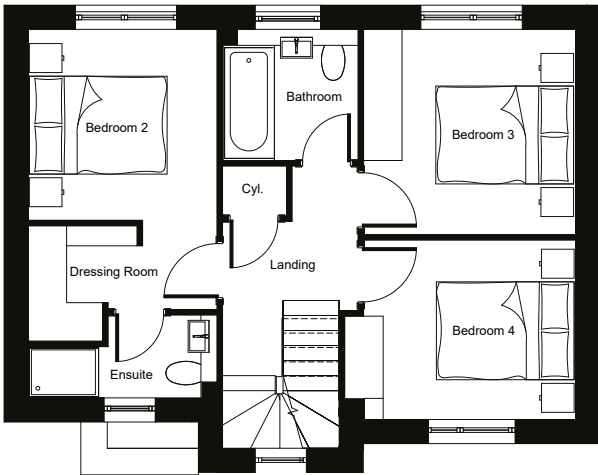
THE WORSLEY

FOUR BEDROOM SEMI-DETACHED HOME
1,491 SQ.FT / 138.51 SQ.M



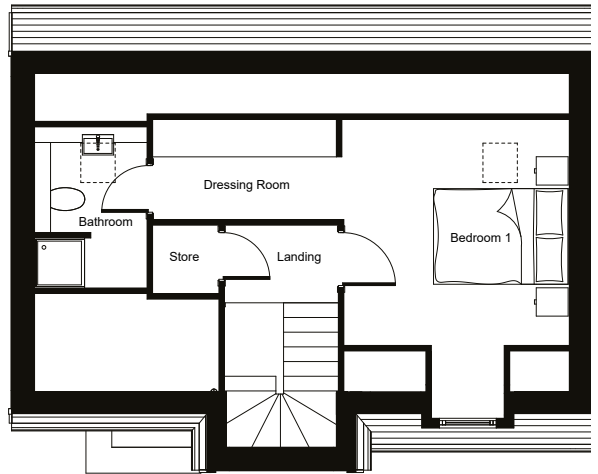
GROUND FLOOR

Living room	4.96m x 3.43m (max) 16'3" x 11'3"
Dining area	3.6m x 2.66m (max) 11'9" x 8'8"
Kitchen	3.49m x 3.43m 11'5" x 11'3"
Utility	1.32m x 1.9m 4'3" x 6'2"
WC	1.32m x 1.4m 4'3" x 4'6"



FIRST FLOOR

Bedroom 2	2.95m x 4.37m (max) 9'7" x 14'4"
Ensuite 2	2.95m (max) x 1.29m 9'7" x 4'2"
Bedroom 3	3.31m x 3.2m 10'9" x 10'5"
Bedroom 4	3.6m x 2.8m 11'9" x 9'2"
Bathroom	2.11m x 2.05m 6'10" x 6'8"



SECOND FLOOR

Bedroom 1	6.66m (max) x 4.78m (max) 21'9" x 15'7"
Ensuite 1	1.8m x 2.57m 5'10" x 8'5"

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THE BEST OF ALL WORLDS

Brook House Place offers the best of both worlds. Stylish, design-led homes in a location that's full of warmth, energy and everyday ease. Whether it's grabbing a pastry on the school run, meeting friends for dinner, or finding your new favourite local, everything you need is close by. There's a strong sense of community here too, the kind where neighbours stop to say hello and weekend plans are always within walking distance.

You'll also find plenty of green space to explore, from peaceful woodland walks and after-school bike rides to big weekend adventures that wear the kids out and tire the dog out too. Excellent transport links make commuting simple, while the local lifestyle feels buzzing, connected and full of hidden gems. At Brook House Place, it's all right here.





DOBCROSS

Two bed apartment
787 SQ.FT / 73.11 SQ.M



DENSHAW

Two bed apartment
789 SQ.FT / 73.30 SQ.M



DIGGLE

Two bed apartment
815 SQ.FT / 75.71 SQ.M



DELPH

Two bed apartment
906 SQ.FT / 84.17 SQ.M



MONTON

Three bedroom detached
1,186 sq.ft / 110.1 sq.m

Three bedroom semi-detached home
1,194 sq.ft / 110.9 sq.m



ALTRINCHAM

Three bedroom mews home
1,264 sq.ft / 117.42 sq.m



BOOTHSTOWN

Three bedroom semi-detached home
1,353 sq.ft / 125.69 sq.m



DIDSBURY

Four bedroom link-detached home
1,521 sq.ft / 141.3sq.m



CHORLTON

Three bedroom mews home
1,588 sq.ft / 147.53 sq.m



DUNHAM

Four bedroom link-detached home
1,650 sq.ft / 153.2 sq.m



WORSLEY

Four bedroom semi-detached home
1,491 sq.ft / 138.51 sq.m



AFFORDABLE HOMES



This development plan is indicative and is intended to be used for guidance purposes only. It does not form part of any contract or agreement to purchase. It does not indicate ownership boundaries, easements, rights of way or way leaves and can be subject to change. Future phases may be subject to change. For specific details please contact our Sales Consultant.

THINK WARMER HOUSES BUT LOWER BILLS

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 solar panels. 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
- Recirculating hood
- Glass splashback hob - where applicable
- Bosch integrated fridge / freezer
- Co-ordinating worktop upstand (choice subject to build stage)
- Stainless steel one and half bowl sink and top lever tap to kitchen
- 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

ENERGY EFFICIENCY

- Air Source Heat Pumps to houses
- KERS hot water system to apartments
- Thermostatically controlled radiators to all rooms, except where roomstat fitted to houses.
- Double glazed windows
- Solar Panels

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
- Entry system to apartments

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
- Electrical panel heaters to apartments

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
- Square edged skirting boards and architraves

EXTERNAL AND GENERAL

- 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 apartment parking spaces
- 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
- Cycle stores
- Steel up-and-over garage doors
- UPVC French patio doors
- Black rainwater pipes and gutters
- 10-year warranty (NHBC)
- Play area to public open space

OPTIONS

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

*Please see Sales Consultant for plot specific details of solar panels. **Sales specification does not apply to the affordable homes

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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 non-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.

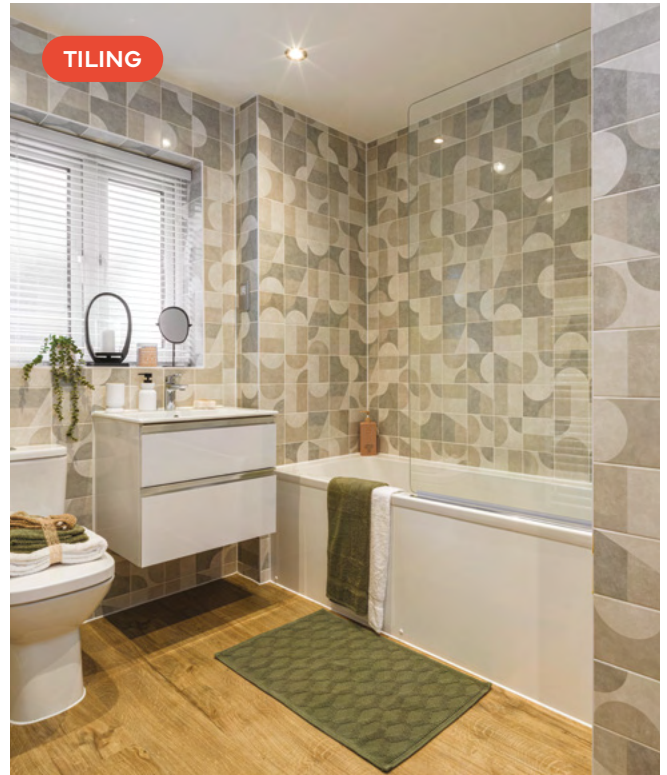
WE ALL LIKE HAVING CHOICES. AND THE MORE, THE BETTER.

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

KITCHENS



TILING



KITCHEN SURFACES



VANITY UNITS



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**

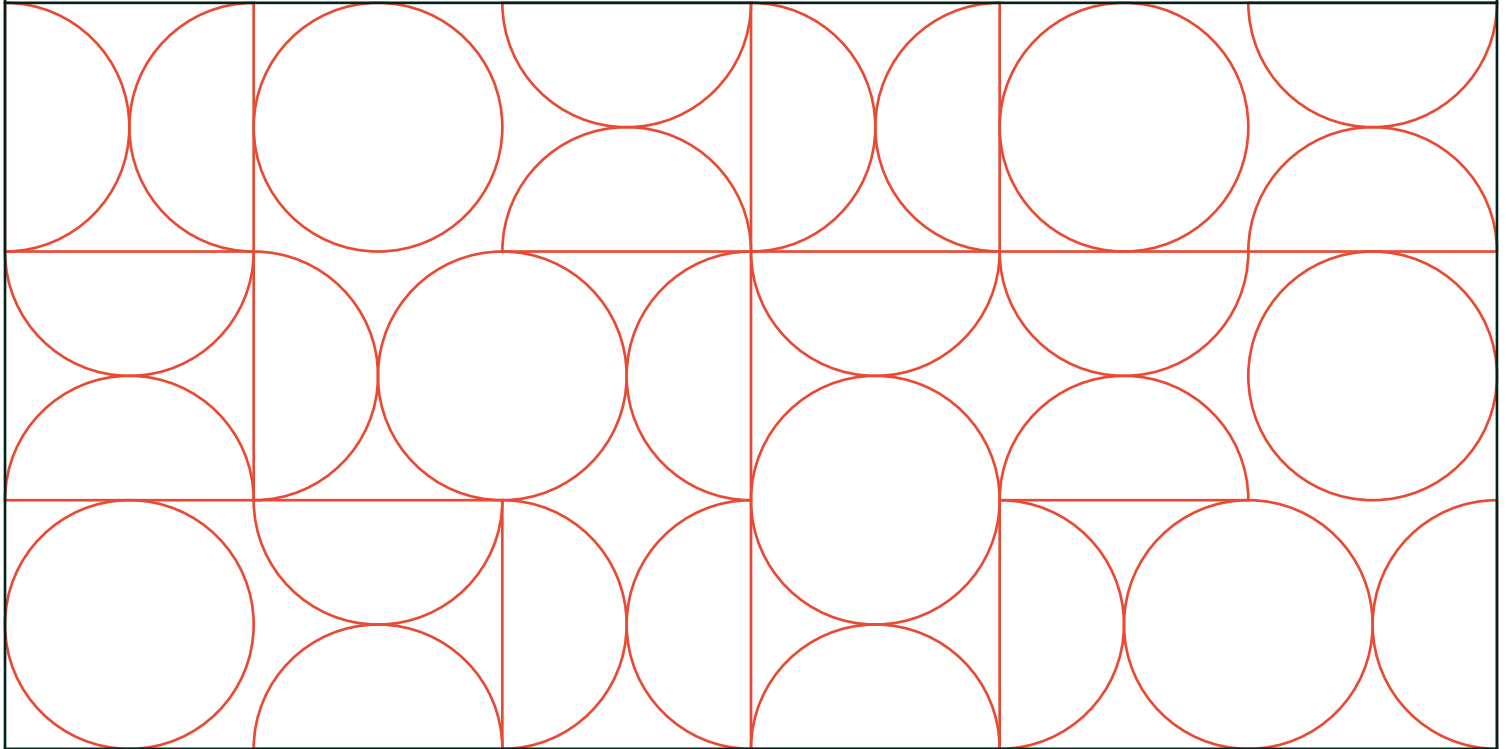


CURTAINS & BLINDS



BEDROOM FURNITURE

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.

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.

ENSURING HAPPY CUSTOMERS

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:

- Provide you with information on the Consumer Code for Home Builders/New Homes Quality Code.
- Provide you with information on the NHBC warranty.
- Make sure you know who to contact at each stage of the purchase.
- Deal effectively with all of 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 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 your deposit is protected.
- Give you reliable information about the timing of construction, legal completion and handover of your new home.
- Provide you with the details of who to contact in the event of a complaint.

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.