

# HOLCOMBE GARDENS

RAMSBOTTOM

A STUNNING COLLECTION OF 3, 4 & 5 BEDROOM HOMES



**ēlan**

HOMES YOU'LL LOVE INSIDE OUT®



## HOMES YOU'LL LOVE INSIDE OUT

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A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.



## RAMSBOTTOM

### HOLCOMBE GARDENS

Holcombe Gardens is located in Ramsbottom, which is regularly hailed as one of the best places to live in the North West. Its picturesque location and close proximity to Manchester have made Ramsbottom an extremely popular spot for young professionals looking to start a family and growing families looking for a stylish and comfortable place to live.

Ramsbottom sits on the course of the River Irwell and is a highly sought after destination because of its rural setting in the West Pennine Moors. Once a thriving milltown, Ramsbottom doesn't just boast beautiful scenery but is packed with a plethora of independent retailers and award-winning restaurants and cafes.

### A VIBRANT COMMUNITY

Holcombe Gardens is less than 5 minutes from the town centre which is packed with places to eat and drink, and the perfect spot to spend time trying local produce in award-winning pubs and restaurants, from indulgent afternoon teas to exquisite evening dining. This leafy market town is famous for its music scene, cricket and football, not forgetting pies, award-winning ale and 'Urnie', the gigantic sculpture of a tipped-over vessel.

The centre of the town is served by the East Lancashire Steam Railway and home to the popular Ramsbottom chocolate festival and the annual world black pudding throwing championships, which legend has it, started during the War of The Roses, when the House of Lancaster and House of York ran out of ammunition and started throwing food at each other!



## A WELL CONNECTED PLACE TO CALL HOME

### A RICH HERITAGE

Ramsbottom is awash with charm and down-to-earth Lancastrian warmth making it the perfect place to call home. From the excellent eateries and award winning brewery, the Theatre Royal which is located in the centre of the town and nearby Nuttall Park with its many sports attractions and famous Irwell Sculpture Trail, there is something for everyone to enjoy. The towering Peel Monument on Holcombe Moor, is dedicated to the founder of the modern-day police service, Sir Robert Peel and attracts thousands of visitors every year.

### EXCELLENT CONNECTIONS

Ramsbottom is just 40 minutes' drive from Manchester city centre and easily accessible by train and bus. There is a direct bus route from Manchester which leaves Chorlton Street every hour to St Paul's Church Ramsbottom and takes approx\* 44 minutes. The nearest train station is in Entwistle less than 5 miles away, from where the commute into the city centre takes around 45 minutes.

The M66 is within 15 minutes' drive from where connections to the M60 and M6 are easily accessible. Manchester International Airport is approximately half an hour's drive via the M66 and M60.

### SCHOOLS & SERVICES

There is an excellent choice of state, private and grammar schools within the locality including Hazlehurst Community Primary School rated 'outstanding' plus Peel Brow Primary and St Andrews CofE Primary, both rated 'good'. Nearby secondary schools include Woodhey, and Rossendale which has been rated as 'outstanding'. Both Bacup and Rawtenstall Grammar and Bury Grammar are within a 15 minute commute from Holcombe Gardens.

There is a good choice of doctors and dental practices within the town and Fairfield General Hospital in Bury is less than 7 miles away by car.

\*Correct at time of print.

# HOLCOMBE GARDENS RAMSBOTTOM

A STUNNING COLLECTION OF 3, 4 & 5 BEDROOM HOMES



## DOWNHAM

3 bedroom  
semi-detached /  
terrace home



## CROSTON

4 bedroom detached  
home with integral  
single garage



## WHALLEY

4 bedroom detached  
home with detached  
single garage



## CHIPPING

4 bedroom detached  
home with integral  
single garage



## CARTMEL

4 bedroom detached  
home with integral  
single garage



## DELAMERE

4/5 bedroom  
detached home with  
integral single garage



## CROFT

5/6 bedroom  
detached home with  
integral double garage

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

# HOLCOMBE GARDENS SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	Baronial	Regency	Sovereign
<b>KITCHEN</b>			
4 ring gas hob in stainless steel	✓	✓	X
5 ring gas hob in stainless steel	X	X	✓
Built in microwave	X	✓	✓
Built in single electric oven	✓	✓	X
Built in double electric oven	X	X	✓
Stainless steel extractor hood***	✓	✓	✓
Choice of modern quality fitted kitchen*	✓	✓	✓
Soft close kitchen cupboards	✓	✓	✓
Plumbing for washing machine	✓	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	X	✓	✓
Pelmet lighting	✓	✓	✓
Integrated 50/50 fridge freezer	X	✓	✓
American style fridge freezer**	X	X	✓
Integrated dishwasher	X	X	✓
<b>BATHROOM AND EN-SUITE</b>			
Towel rail to en-suite and bathroom+	X	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath+	✓	✓	✓
Choice of wall tiling to bathroom and en-suite /shower rooms*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room+	X	✓	✓
Separate thermostatically controlled shower and low profile shower in bathroom	X	✓	X

	Baronial	Regency	Sovereign
<b>GENERAL</b>			
White painted interior doors with chrome furniture	✓	✓	✓
Wardrobes to bedroom 1	X	X	✓
Magnolia finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Gas fire and surround	X	X	✓
Floor tiling to kitchen and utility	X	X	✓
<b>ELECTRICAL</b>			
External lighting to front	✓	✓	✓
External lighting to rear	X	X	✓
TV point to lounge / family room	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom+	X	✓	✓
TV point to remaining bedrooms	X	X	✓
White sockets and switches throughout	✓	✓	X
Chrome finish to sockets and switches to kitchen, lounge and bedroom 1. White to all other areas.	X	X	✓
Telephone point to hall or lounge and study	✓	✓	✓
Shaver socket to en-suite	X	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room	X	✓	✓

	Baronial	Regency	Sovereign
<b>SAFETY &amp; SECURITY</b>			
Interconnected smoke detectors	✓	✓	✓
Windows and doors with high security lockable handles	✓	✓	✓
24 hour customer care (2 years)	✓	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓	✓
<b>ENERGY SAVING FEATURES</b>			
High efficiency gas central heating (natural gas)	✓	✓	✓
Double glazed PVCU sealed units with adjustable ventilators to windows	✓	✓	✓
Car charge point	X	✓	✓

+ Where applicable

\* Subject to build stage

\*\*Croft and Delamere only

\*\*\*Integrated extractor hood to all Baronial homes



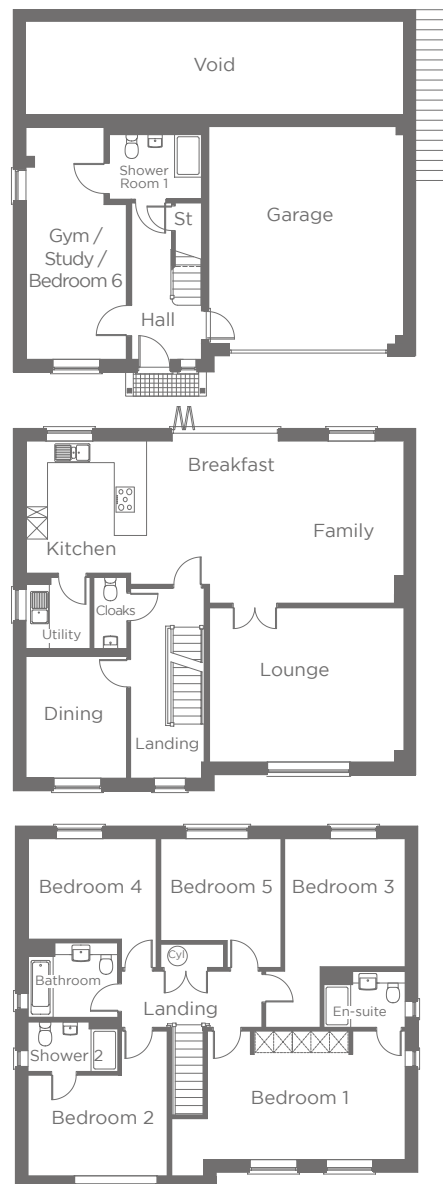
# CROFT 5/6 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



This exquisite 5/6 bedroom house offers palatial living over three floors that would appeal to many prospective buyers.

The ground floor entrance hall has a gym / study / 6th bedroom to one side and the double garage to the other and completing this floor is a shower room ideal after a workout. Upstairs to the first floor you will find the dining room and lounge off the landing with a generous kitchen / breakfast / family room alongside a utility room and cloakroom.

The second floor houses 5 good sized bedrooms with bedroom 1 and bedroom 2 containing en-suites, while across the spacious landing is a large family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Gym/Study/Bedroom 6	6.46m* x 2.80m*	21'2"* x 9'2"*
Shower Room 1	2.57m x 1.80m	8'5" x 5'11"
Garage	6.06m x 5.44m	19'11" x 17'10"

## FIRST FLOOR

	Metres	Feet/inches
Kitchen/Breakfast/Family	10.51m* x 4.52m*	34'6"* x 14'10"*
Lounge	5.39m x 4.30m	17'8" x 14'1"
Dining	3.40m x 2.81m	11'2" x 9'3"
Utility	2.00m* x 1.79m*	6'7"* x 5'10"
Cloakroom	2.00m x 0.92m	6'7" x 3'0"

## SECOND FLOOR

	Metres	Feet/inches
Bedroom 1	6.50m* x 3.58m*	21'4"* x 11'9"*
En-suite	2.26m* x 1.56m*	7'5"* x 5'1"*
Bedroom 2	4.03m* x 3.88m*	13'3"* x 12'9"*
Shower Room 2	2.50m* x 1.38m*	8'2"* x 4'6"*
Bedroom 3	3.57m* x 3.36m*	11'8"* x 11'0"
Bedroom 4	3.59m* x 3.57m*	11'9"* x 11'9"
Bedroom 5	3.59m* x 3.35m*	11'9"* x 11'0"
Bathroom	2.50m* x 2.07m*	8'2"* x 6'10"

Total Area 2,436 sq ft

\*Indicates maximum dimension.

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

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

Plots 1 & 5 are handed.

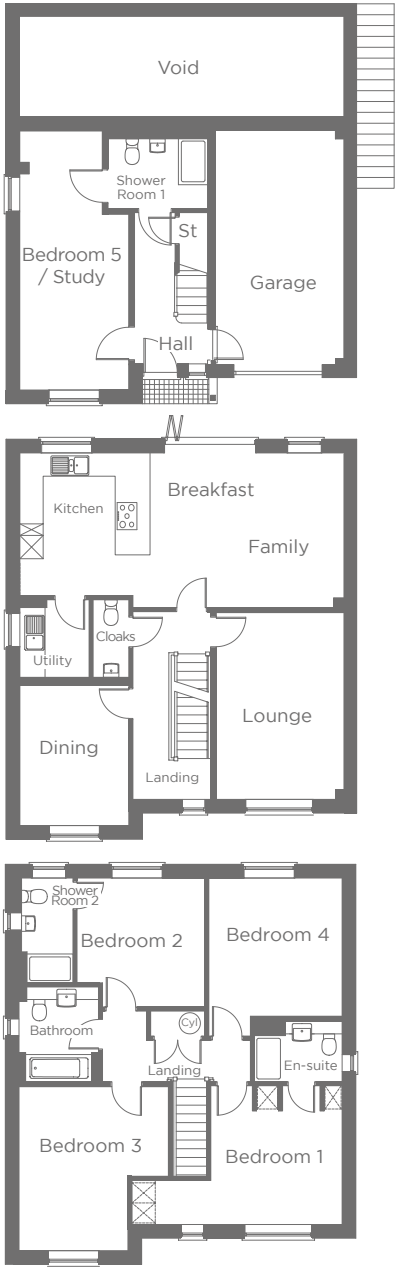
# DELAMERE 4/5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)



The Delamere is a substantial 4/5 bedroom detached home which brings luxury accommodation across two floors.

The ground floor consists of a spacious entrance hall with bedroom 5 / study complete with downstairs shower room. Upstairs at the rear of the home you are welcomed by a large kitchen / breakfast area / family room, perfect for entertaining friends or relaxing with your family.

On the second floor there are 4 generous bedrooms with en-suites to bedroom 1 and bedroom 2, plus a family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Bedroom 5 / Study	6.68m* x 2.81m*	21'11"* x 9'3"*
Shower Room 1	2.57m x 1.80m	8'5" x 5'11"
Garage	6.06m x 3.32m	19'11" x 10'11"

## FIRST FLOOR

	Metres	Feet/inches
Kitchen/Breakfast/Family	8.34m* x 3.99m*	27'4"* x 13'1"*
Lounge	4.82m x 3.27m	15'10" x 10'9"
Dining	3.62m x 2.81m	11'11" x 9'3"
Utility	2.00m* x 1.79m*	6'7"* x 5'10"*
Cloakroom	2.00m x 0.92m	6'7" x 3'0"

## SECOND FLOOR

	Metres	Feet/inches
Bedroom 1	5.42m* x 3.58m*	17'9"* x 11'9"*
En-suite	2.26m* x 1.56m*	7'5"* x 5'1"*
Bedroom 2	3.33m* x 3.30m*	10'11"* x 10'10"*
Shower Room 2	2.71m* x 1.33m*	8'11"* x 4'4"*
Bedroom 3	4.23m* x 3.85m*	13'11"* x 12'8"*
Bedroom 4	3.57m* x 3.44m*	11'8"* x 11'3"*
Bathroom	2.45m* x 2.05m*	8'0"* x 6'9"*

Total Area 2,002 sq ft

\*Indicates maximum dimension.

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

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

Plots 3, 6, 7, 9 & 11 are handed.



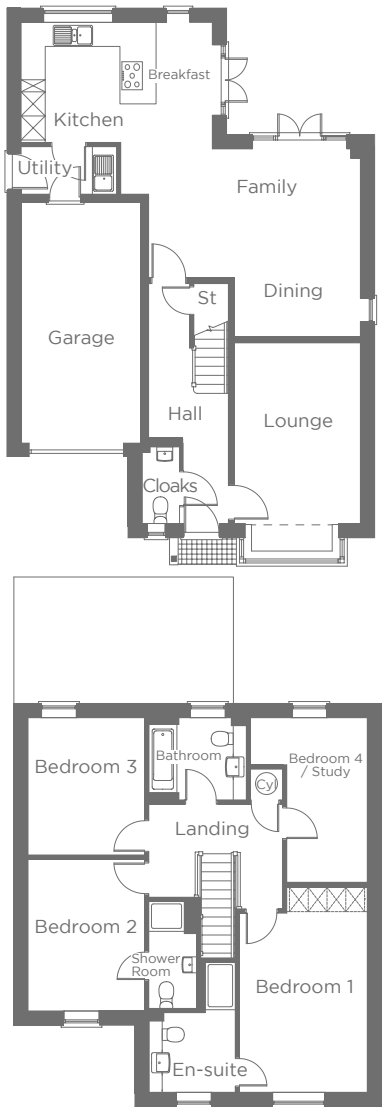
# CARTMEL 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)



This prestigious 4 bedroom detached home offers well planned accommodation throughout.

The ground floor consists of a large welcoming entrance hall with a cloakroom and entrance into the lounge. To the rear of the home is a vast kitchen / breakfast area / dining and family room with access to the garden and integral garage via the kitchen.

The first floor houses bedroom 1 with a generous en-suite plus a shower room to bedroom 2. Two other good sized bedrooms and the family bathroom complete this desirable family home.



## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Breakfast	4.76m* x 2.99m*	15'8"* x 9'10"*
Family/Dining	5.28m* x 4.68m*	17'4"* x 15'4"*
Lounge	5.19m x 3.14m	17'0" x 10'4"
Utility	2.38m x 1.18m	7'10"* x 3'11"
Cloakroom	1.91m* x 0.93m*	6'3"* x 3'0"*
Garage	6.00m x 3.00m	19'8" x 9'10"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	5.10m* x 3.18m*	16'9"* x 10'5"*
En-suite	3.24m* x 2.14m*	10'8"* x 7'0"*
Bedroom 2	3.78m x 2.90m	12'5" x 9'6"
Shower Room	2.66m* x 1.19m*	8'9"* x 3'11"
Bedroom 3	3.42m x 2.90m	11'3" x 9'6"
Bedroom 4/Study	4.10m* x 2.91m*	13'5"* x 9'6"*
Bathroom	2.43m* x 2.05m*	8'0"* x 6'9"

Total Area 1,553 sq ft  
\*Indicates maximum dimension.

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

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

Plots 18 & 34 are handed.

# CHIPPING

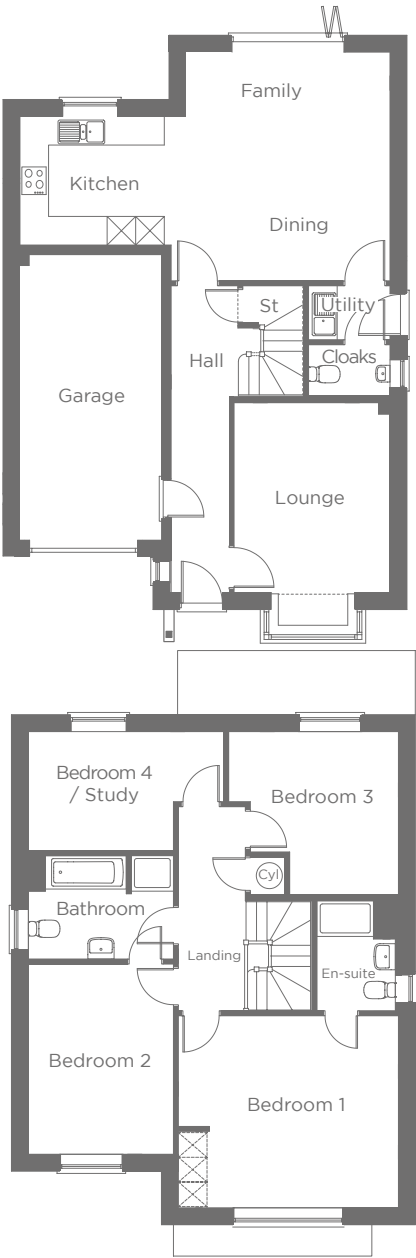
## 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Chipping 4 bedroom detached home is perfect for families looking to live in style and comfort.

This spacious family home opens into a large hall with the welcoming lounge, overlooking the front. The spacious kitchen / dining / family room is ideal for cosy family times with the added benefit of the utility and cloakroom off the dining area.

Upstairs is a large landing with bedroom 1 with en-suite to the front of the property plus a further 3 other bedrooms and a family bathroom.



### GROUND FLOOR

	Metres	Feet/inches
Kitchen/Family/Dining	7.77m* x 4.80m*	25'6"* x 15'9"*
Lounge	4.67m* x 3.28m*	15'4"* x 10'9"*
Utility	1.71m x 1.13m	5'7" x 3'9"
Cloakroom	1.71m x 1.07m	5'7" x 3'6"
Garage	6.00m x 3.00m	19'8" x 9'10"

### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.62m x 4.03m	15'2" x 13'3"
En-suite	2.30m* x 1.64m*	7'7"* x 5'5"*
Bedroom 2	3.99m x 3.04m	13'1" x 10'0"
Bedroom 3	3.57m* x 3.43m*	11'8"* x 11'3"*
Bedroom 4/Study	4.10m* x 2.50m*	13'5"* x 8'2"*
Bathroom	3.04m x 2.17m	10'0" x 7'1"

Total Area 1,485 sq ft

\*Indicates maximum dimension.

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

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

Plots 30, 33 & 35 are handed.

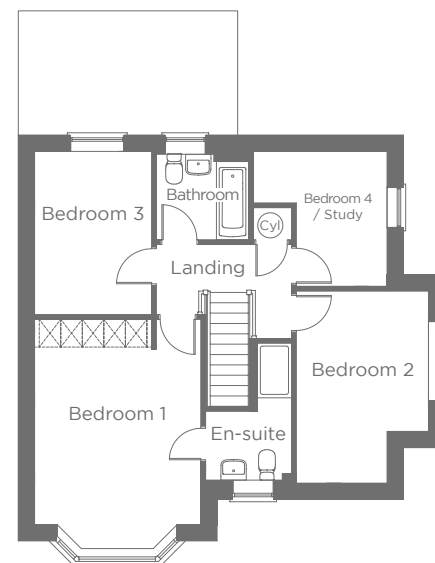
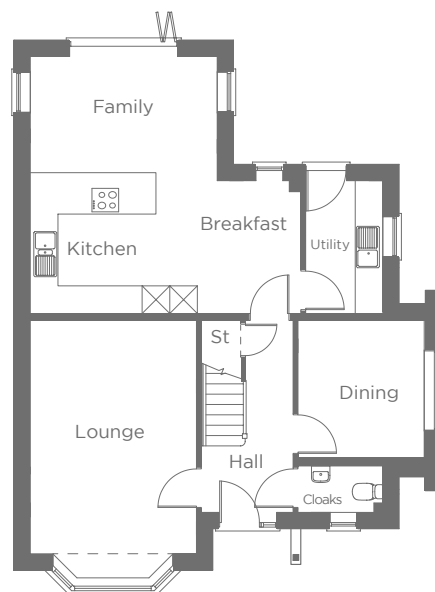
# WHALLEY 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



**This attractive 4 bedroom home offers all the space you need for a comfortable and relaxed family life.**

As you enter you are met with a spacious hallway with a lounge off to the left and a convenient cloakroom to the right. The separate dining room is perfect for those special evening meals whilst to the rear of the property you'll find a large kitchen / breakfast / family room with a handy utility room with garden access.

The first floor includes a large bedroom 1 with en-suite plus 3 other well proportioned rooms and a family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Family/Breakfast	5.88m* x 5.59m*	19'3"* x 18'4"*
Lounge	5.60m x 3.61m	18'4" x 11'10"
Dining	2.98m x 2.74m	9'9" x 9'0"
Utility	2.89m x 1.68m	9'6" x 5'6"
Cloakroom	1.91m x 1.01m	6'3" x 3'4"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.98m x 3.61m	16'4" x 11'10"
En-suite	2.97m* x 1.87m*	9'9"* x 6'2"*
Bedroom 2	4.17m* x 2.87m*	13'8"* x 9'5"*
Bedroom 3	3.55m x 2.54m	11'8" x 8'4"
Bedroom 4/Study	2.90m* x 2.93m*	9'7"* x 9'6"*
Bathroom	2.01m* x 1.86m*	6'7"* x 6'1"*

Total Area 1,480 sq ft

\*Indicates maximum dimension.

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

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

# CROSTON 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)

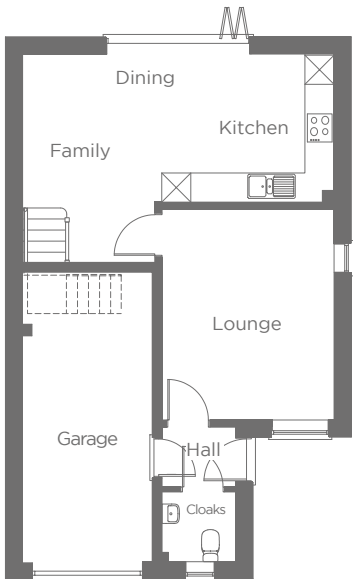


The Croston is a comfortable 4 bedroom home perfect for growing families.

This stunning home features an entrance hall, downstairs cloakroom, lounge and separate kitchen / dining area. Bi-fold doors off the dining room take you into the good sized garden.

There is an integral garage with access from the hall ideal for carrying goods straight from the car into the house.

Upstairs boasts bedroom 1 with an en-suite and 3 further bedrooms of which one could be used as a study depending on the needs of your family. This floor is completed by the family bathroom.



## GROUND FLOOR

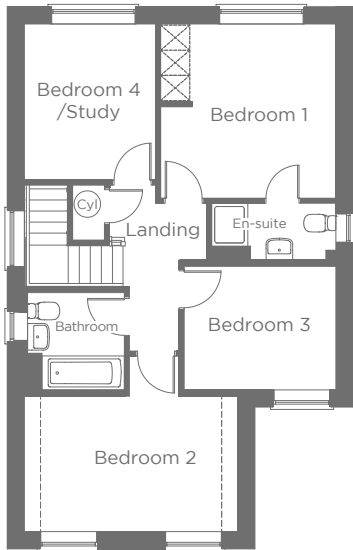
	Metres	Feet/inches
Kitchen/Dining/Family	7.42m* x 4.30m*	21'1" x 14'1"*
Lounge	4.34m x 3.55m	14'3" x 11'8"
Cloakroom	1.52m x 1.44m	5'0" x 4'9"
Garage	6.00m x 2.70m	19'8" x 8'10"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.61m x 3.59m	11'10" x 11'10"
En-suite	2.56m* x 1.17m*	8'5" x 3'10"*
Bedroom 2	4.40m x 2.79m	14'5" x 9'2"
Bedroom 3	3.13m x 2.55m	10'3" x 8'4"
Bedroom 4/Study	3.22m x 2.70m	10'7" x 8'10"
Bathroom	2.01m* x 2.00m*	6'7" x 6'7"*

Total Area 1,153 sq ft

\*Indicates maximum dimension.



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

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

Plots 15 is handed



DOWNHAM

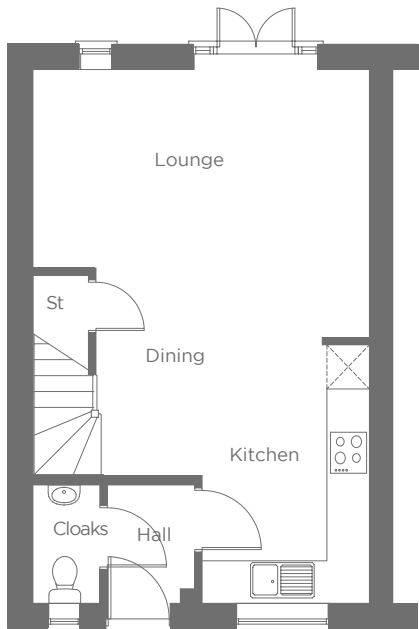
3 BEDROOM SEMI-DETACHED / TERRACE HOME (BARONIAL)



Ideal for families this beautiful 3 bedroom home offers modern living throughout.

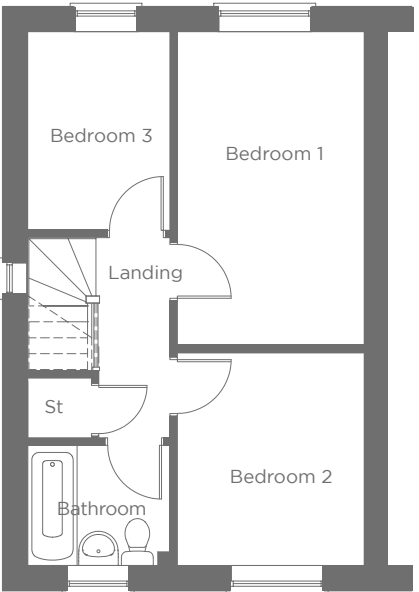
There is a spacious entrance hall with cloakroom and entrance to the open plan kitchen, dining room and lounge. Perfect for everyday life with a young family. Off the lounge are French doors leading to the garden.

Upstairs is a good sized landing leading into the three spacious bedrooms and family bathroom. Bedroom 1 is to the rear of the house giving views of the garden with bedroom 2 over looking the front.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Lounge	7.55m* x 4.76m*	24'9" x 15'7"
Cloakroom	1.67m x 0.95m	5'6"* x 3'1"



FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.44m x 2.64m	14'7" x 8'8"
Bedroom 2	3.00m x 2.64m	9'10" x 8'8"
Bedroom 3	2.81m x 2.01m	9'3" x 6'7"
Bathroom	2.01m* x 1.70m*	6'7"* x 5'7"*

Total Area 786 sq ft

\*Indicates maximum dimension.

\*\*Window to plots 19, 20, 21, 22, 23, 25, 26 & 27.

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

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

Plots 19, 21, 23 & 26 are handed.





## GREEN SPACE, LIVING SPACE, YOUR SPACE

### BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

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



## OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2018 (39984).

## SPORTS

- 1 Ramsbottom Pool & Fitness
- 2 SBG Jiu Jitsu & MMA
- 3 Natural Balance Pilates
- 4 Live Learn Yoga
- 5 Ramsbottom Cricket Club

## ARTS

- 6 The Ramsbottom Urn
- 7 Bury Art Museum
- 8 Bury Transport Museum
- 9 The Whittaker
- 10 Peel Tower
- 11 Buckden Woods
- 12 Pilgrims Cross

## SHOPS

- 13 Tesco
- 14 Morrisons
- 15 Aldi

## BARS & RESTAURANTS

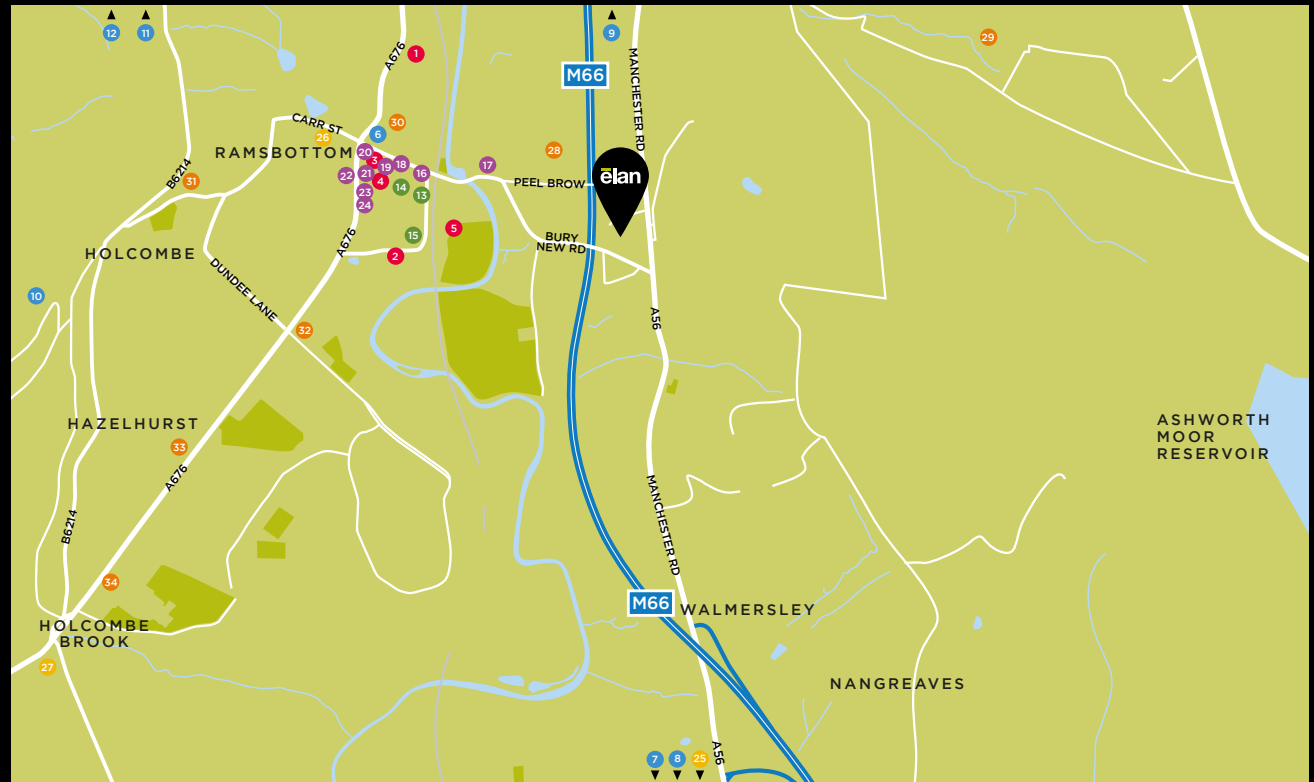
- 16 Owens Restaurant & Bar
- 17 Heart of the Ram
- 18 The Ram
- 19 The Lounge
- 20 The Hungry Duck
- 21 Baratxuri
- 22 XLII Cafe Wine Bar
- 23 The Mouse Trap
- 24 San Leonardo

## LIFESTYLE

- 25 Vue Cinema Bury
- 26 Ramsbottom Library & Adult Learning Centre
- 27 Towncars Taxis

## EDUCATION

- 28 Peel Brow School & Nursery
- 29 Rossendale School
- 30 St Paul's Church School
- 31 Emmanuel Holcombe CE Primary
- 32 St Andrews CofE Primary
- 33 Hazlehurst Community
- 34 Woodhey High School



## DESTINATIONS

Bury		5 miles
Bolton		8 miles
Manchester		17 miles
Manchester		26 miles
Airport		
Leeds		45 miles

## HOLCOMBE GARDENS

BURY NEW ROAD

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[elan-homes.co.uk/developments/holcombe-gardens](https://elan-homes.co.uk/developments/holcombe-gardens)

All information correct at time of printing

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