

# An ——— Exclusive *Luxury* Development

## PEEL GREEN ECCLES

Eight Stunning, 3 & 4 Bedroom Homes

The logo for Kerr, featuring a stylized 'K' with a red and white diagonal split, followed by the word 'err' in white lowercase letters.

**Kerr**

# The Perfect Family environment close to Trafford Park and Central Manchester



# Kerr Homes

## Introduction

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Our Peel Green Development is a beautiful new luxury development comprising of eight 3 & 4 bedroom homes, situated in Eccles, just minutes away from the town centre and local shopping. Closeby you have leisure activities in the Trafford Centre. 5 minutes drive from the nearest train station and 20 minutes drive to central Manchester.

## Kerr Homes way of Life

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This exceptional collection of homes will take pride of place in central Eccles; in a tranquil area within a local canal hikes. This luxurious development of 8 homes is being crafted with our signature style.



# Specification

## Kitchen

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Contemporary or shaker style kitchen from our signature range, with close runners and doors

Integrated appliances, including stainless steel multifunction oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, (Please refer to sales advisors' working drawings for details of each home). Subject to change.

An excellent range of colours and handles will be available to customise your property (subject to build stage).

All homes have patio doors to the kitchen/family/garden room.  
- Please refer to sales advisors' working drawings for details of each home).

## Bathrooms and En-suite

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Each home will have contemporary white bathroom suites with chrome or brass fittings and towel rails.

Vanity unit to bathrooms and master en-suites. (Please refer to the Sales Advisors' working drawings).

All homes have wall and floor tiles to bathrooms and en-suites.

## External details

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Rear Gardens - Patio area. Close board fencing

Landscaped front garden

Covered Bin Store

Dedicated two parking spaces

## Plumbing and Heating

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Each home will have underfloor heating to the ground floor and conventional radiators to the other floors.

## Electrical

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Energy Saving LED recessed downlights with feature pendant locations throughout ground floor and first floor.

External lighting to front and rear of property

External IP rated power socket to the rear

White electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

Chrome downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. (Please refer to Sales Advisors' working drawings).

## Internal Details and Finishes

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Painted staircase with painted finishes  
(please refer to Sales Advisors' working drawings).

Moulded Skirting boards with painted finishes

## Windows and Doors

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Heavy weight internal doors with chrome handles and chrome latches

Composite security doors to front and rear of property with multi-point locking system having white internal and coloured external finish.

All homes have double-glazed UPVC windows with multi-point locking systems.

## Estate

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Landscaped areas

Boundary wall to entrance of site

Warranty

All homes come  
with a ten-year  
warranty



# Floor Plans

Block 1 & 3 - Plots 1,2,3,6,7,8

## Second Floor

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3 & 8

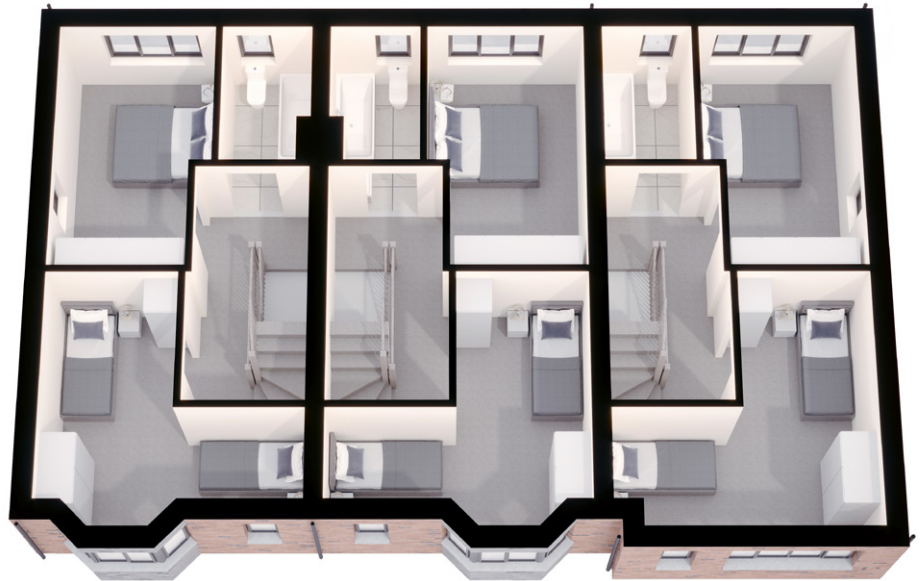
2 & 7

1 & 6



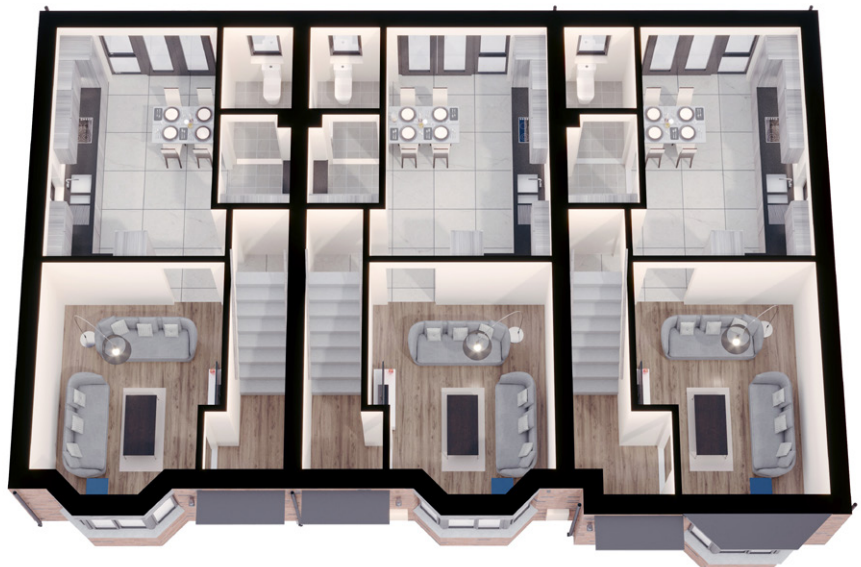
## First Floor

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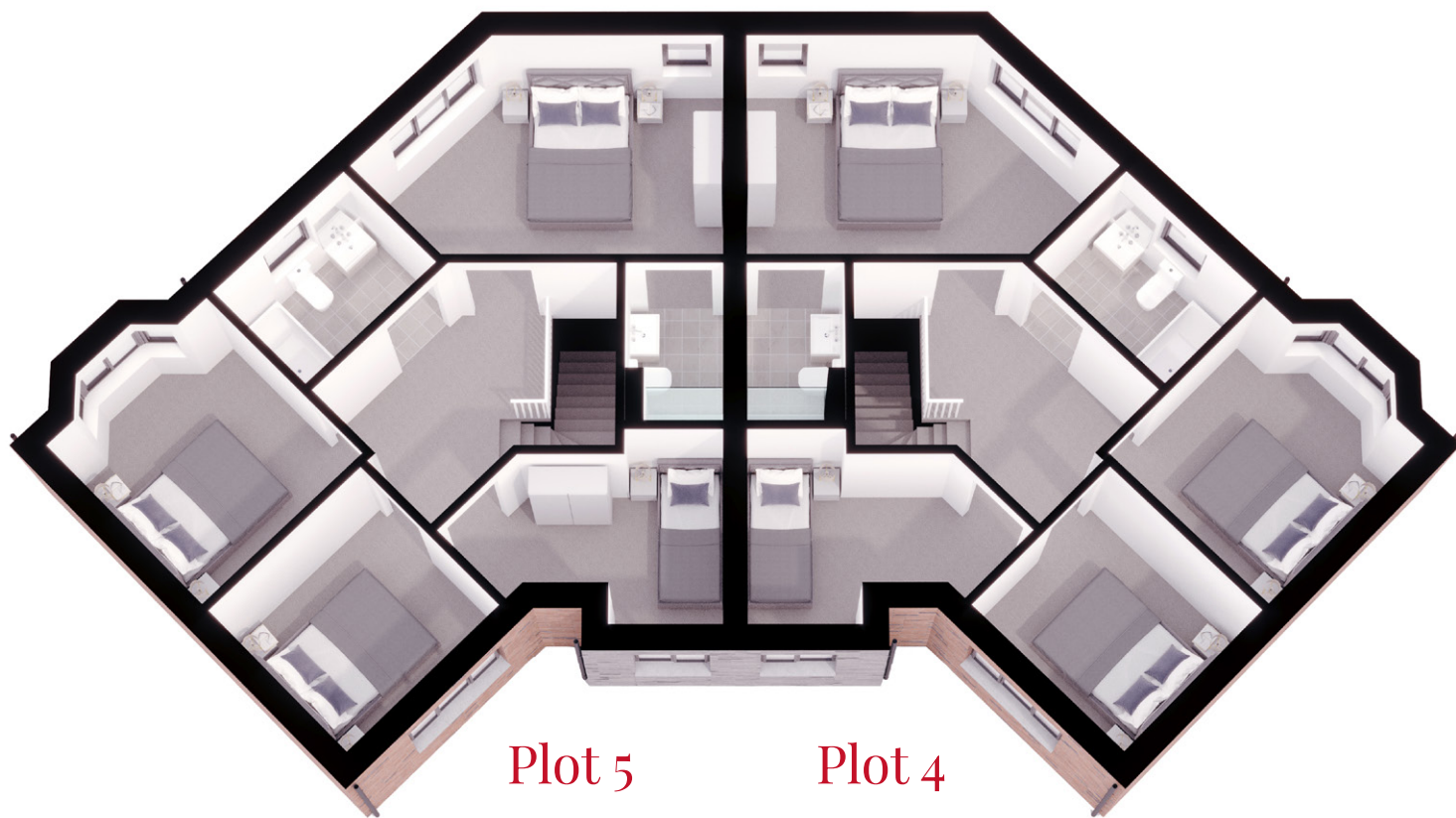
## Ground Floor

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# Floor Plans

Block 2 - Plots 4 & 5

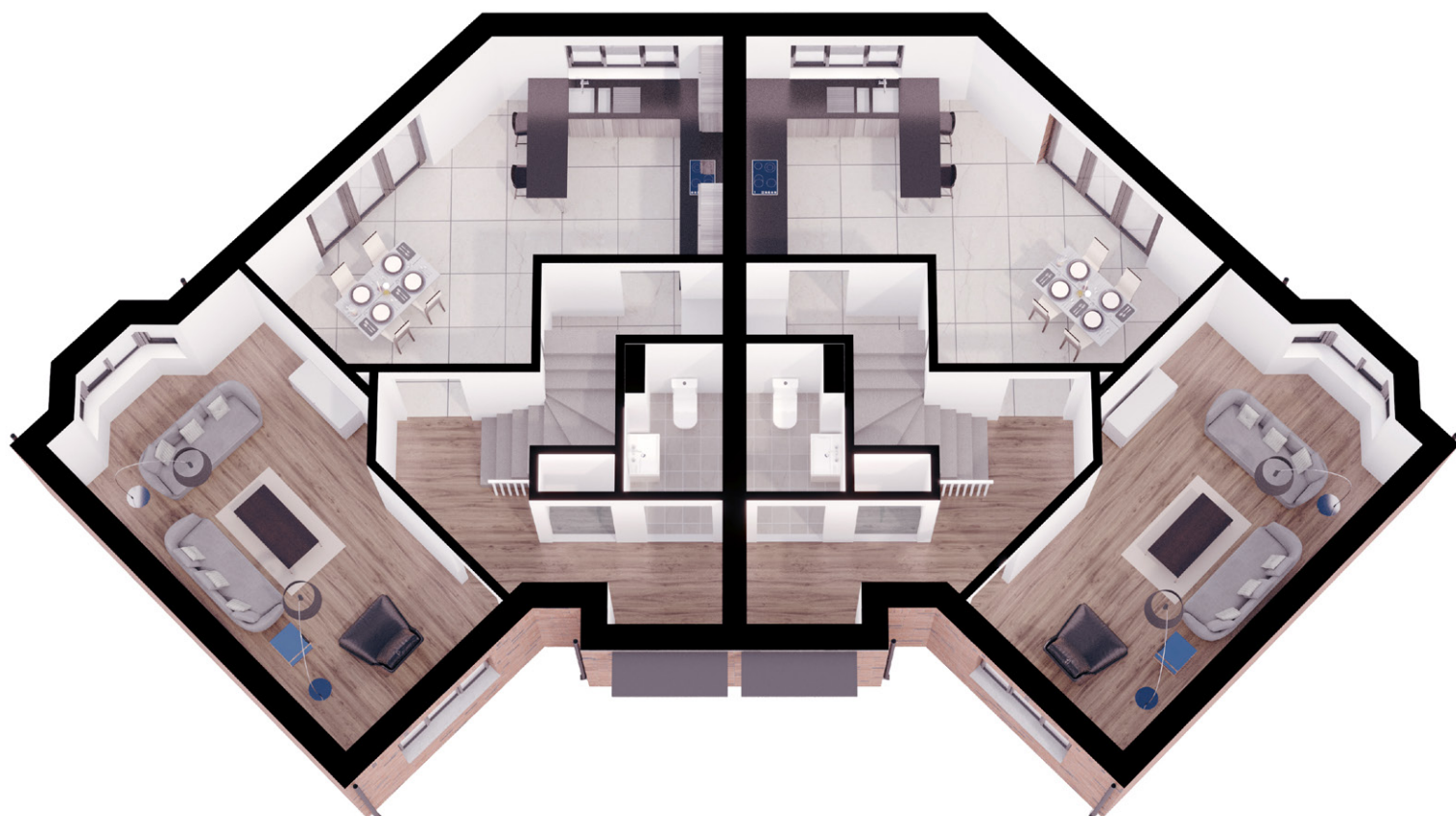


Plot 5

Plot 4

First Floor

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Ground Floor

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# Sizes

## Plot 1 & 8

### 3 Bed

Kitchen/Dining	13.6m <sup>2</sup>	146.4ft <sup>2</sup>
Living Room	13.3m <sup>2</sup>	143.2ft <sup>2</sup>
Hallway	6.1m <sup>2</sup>	65.6ft <sup>2</sup>
Toilet	2.1m <sup>2</sup>	22.6ft <sup>2</sup>
Utility	2.2m <sup>2</sup>	23.6ft <sup>2</sup>
Master Bed	14.0m <sup>2</sup>	150.7ft <sup>2</sup>
En suite	2.4m <sup>2</sup>	25.8ft <sup>2</sup>
Bathroom	3.8m <sup>2</sup>	40.9ft <sup>2</sup>
Bedroom 2	11.1m <sup>2</sup>	119.5ft <sup>2</sup>
Bedroom 3	13.7m <sup>2</sup>	147.5ft <sup>2</sup>

## Plots 2,3,6&7

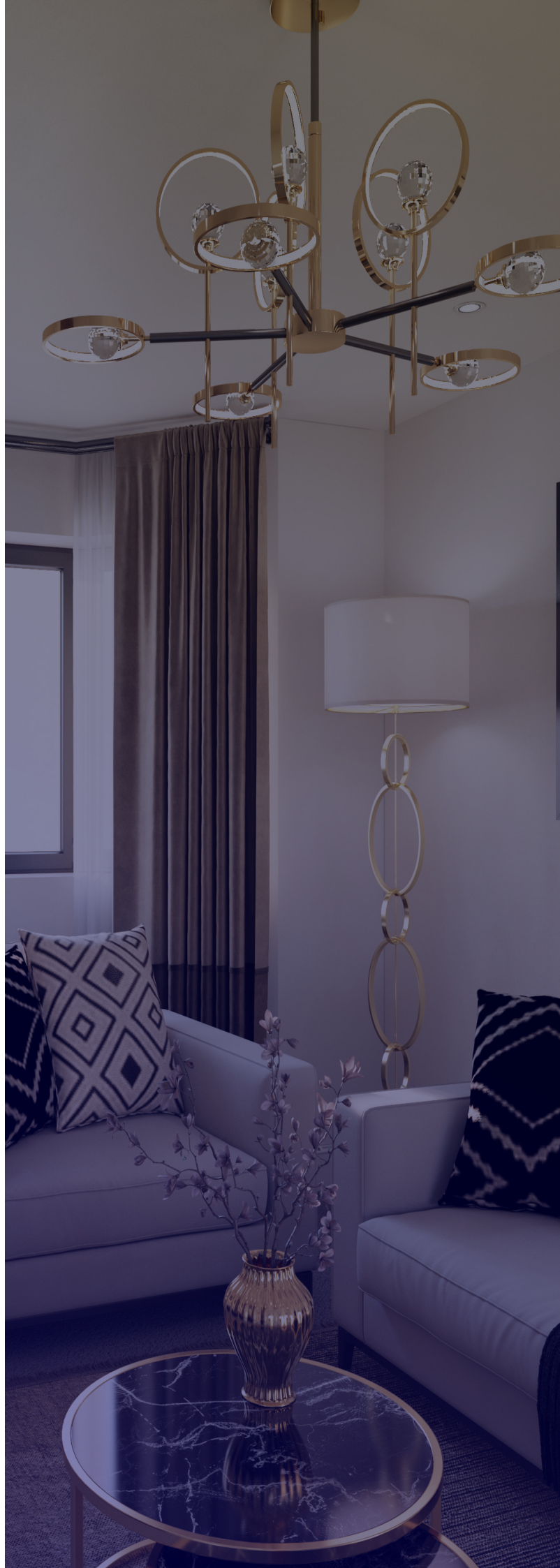
### 3 Bed

Kitchen/Dining	13.6m <sup>2</sup>	146.4ft <sup>2</sup>
Living Room	12.5m <sup>2</sup>	134.5ft <sup>2</sup>
Toilet	2.1m <sup>2</sup>	22.6ft <sup>2</sup>
Utility	2.2m <sup>2</sup>	23.7ft <sup>2</sup>
Master Bed	12.7m <sup>2</sup>	136.7ft <sup>2</sup>
En suite	2.4m <sup>2</sup>	25.8ft <sup>2</sup>
Bathroom	3.7m <sup>2</sup>	39.8ft <sup>2</sup>
Bedroom 2	11.1m <sup>2</sup>	119.5ft <sup>2</sup>
Bedroom 3	12.6m <sup>2</sup>	135.6ft <sup>2</sup>

## Plots 4&5

### 4 Bed

Kitchen/Dining	19m <sup>2</sup>	204.5ft <sup>2</sup>
Living Room	19m <sup>2</sup>	204.5ft <sup>2</sup>
Toilet	2.5m <sup>2</sup>	26.9ft <sup>2</sup>
Utility	2.4m <sup>2</sup>	25.8ft <sup>2</sup>
Master Bed	13.3m <sup>2</sup>	143.2ft <sup>2</sup>
En suite	2.7m <sup>2</sup>	29.1ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.3ft <sup>2</sup>
Bedroom 2	9.5m <sup>2</sup>	102.2ft <sup>2</sup>
Bedroom 3	7.2m <sup>2</sup>	77.5ft <sup>2</sup>
Bedroom 4	7.1m <sup>2</sup>	76.4ft <sup>2</sup>







Kitchen Plot 4





Kitchen Plot 1





Living Plot 4





Living Plot 1





Master Bedroom Plot 1





Master Bedroom Plot 4





Bedroom 2 Option





Bedroom 3 Option







## Bedroom 4 Option





**Bathroom Plot 1**





En-Suite Plot 4



# Begin your story with us

## Step 1

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Decide on your budget, area and apply for a mortgage in principle

## Step 2

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Select Development / Plot

Review the site plan, brochure, floor plans and specification and choose your preferred plot.

## Step 3

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Pay Reservation fee

Once you have found your perfect home, we will ask you to pay a reservation fee to secure it until the exchange of contracts deadline.

## Step 4

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Appoint Solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Kerr home

## Step 5

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Full mortgage application - if applicable.

## Step 6

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Exchange Contract

The exchange of the contracts to buy the property is the point where the sale is legally binding. Solicitors for both sides will get the buyer and ourselves to sign a contract. By signing a contract, you agree to the terms of the sale and to buy the property and at this point you will be required to pay a deposit.

## Step 7

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Moving day

After the final legal tasks are complete, your solicitor will arrange for your mortgage company to pay the rest of the money to our solicitors.

When this is done, the house belongs to you and you can move in on the agreed date. This is called 'completion' and our sales representative will arrange a full handover and you will receive the keys to your new home.



# An Exclusive *Luxury* Development

## PEEL GREEN ECCLES

Eight Stunning, 3 & 4 Bedroom Homes

We are immensely proud to be bringing this remarkable collection of new homes to the market,

Each displaying the meticulous craftsmanship and premium quality for which Kerr homes is renowned for.

### Questions?

Contact our sale team

Call 07912150140

Email [Jan@kerrcapital.co.uk](mailto:Jan@kerrcapital.co.uk)

**Kerr**