

Westcroft Park, Memsie Phase 1



Walls

External walls are of highly insulated timber frame construction with an external leaf of concrete block work (excluding feature cladding panels where applicable).

Internal walls formed with timber studs, insulation and plasterboard finish.

External Windows and Doors, Garage Doors, Roof, Fascia, Soffits & Rainwater Goods

All roofs to be finished in concrete interlocking roof tiles.

High performance UVPC double glazed windows throughout; with an external Grey (RAL 7016) finish and a white internal finish. Sectional garage doors to match external Grey (RAL 7016) window colour.

High performance insulated and weather sealed door sets as standard; Front Door to be Nordan HG102 with glazed sidelights (where applicable) with a Grey (RAL 7016) finish externally and internally. Rear door to be Nordan HG103 with a Grey (RAL 7016) finish externally and internally.

Timber fascia's and soffits painted to match window colour. Black UPVC gutter and downpipes.

Exterior Finishes

Dry dash chip render (with white backing) finish to blockwork with Grey stonework, and Grey feature cladding panels where applicable.

Floors

Ground floors to be insulated concrete construction, with a smooth finish left ready for floor coverings. First floors are of timber joisted construction, with chipboard flooring, insulation and plasterboard ceiling to underside.

Internal Finishings and Internal Doors

As standard interior doors will be CDM Oak foil doors with chrome ironmongery; where applicable glazed door to be fitted to Vestibule and Lounge. Wardrobes to be sliding mirror panels with silver frame, unless a single door is shown, in which case a hinged door to match internal doors will be fitted. MDF shelf to be installed to Wardrobes and Cupboards with one hanging rail where appropriate.

All skirtings to be moulded 14 x 95mm SAM 22 in MDF, and facings to be moulded 18 x 70mm SAM 22 in MDF.

MDF window sills and apron piece as standard throughout.

Where applicable Internal Stairs to have Redwood stringers, Plywood risers and MDF treads, with a Redwood balustrade in a white painted finish.

Decoration

All walls and ceilings to be finished with two coats of white matt emulsion.

Two coats of white satin paint to internal Sills, Skirtings, Door Facings and Stairs (where applicable).

Sun Lounges

Sun lounges (where applicable) will be to the same specification as the rest of the property in terms of floor, roof, internal and external wall construction.

Heating and Ventilation

A highly efficient oil-fired central heating will be fitted, including thermostatically-controlled radiators and 1200 litre external oil tank (see individual plot layout for tank location). De-centralized mechanical extract ventilation (DMEV) to be fitted, comprising of continuously running extractor fans in the kitchen, utility and bathrooms/en-suites.

Electrical Installation

Generous provision of electrical sockets throughout, including TV sockets in Lounge and Master Bedroom and a BT socket in the Lounge; all fittings to be white. TV points will be wired to a central point in the house. The TV cable will be left in the roof space ready for future installation of an aerial/dish and final connection is the homeowner's responsibility.

Ceiling-mounted smoke, heat and carbon monoxide detectors fitted as required by building standards, with an additional carbon dioxide monitor fitted on the master bedroom wall. Ceiling pendants fitted to all rooms, and where applicable two-way switching to all stairs.

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Fibre Broadband

FTTP (Fibre to the Premise) Broadband will be installed to the development, however final connection to the home is the homeowner's responsibility. Connection speeds will be dependent on the service provider/package chosen by the house owner.

Kitchens and Utility

An allowance for the supply and installation of a Kitchen and Utility is included within each house price; There is a wide choice of fittings and appliances for customers to personally choose from at Modena Interiors. Additional charges will be incurred if the cost of supply and installation of the customer's choice exceeds the allowance. VAT will be charged on electrical appliances.

W.C , Bathrooms and En-Suites

Each house price includes an allowance for the supply and installation of sanitary ware. Customers can personally select fittings and appliances from the wide choice available at Modena Interiors. Additional charges will be incurred if the cost of supply and installation of the customer's choice exceeds the allowance.

Renewable Energy/Solar Photovoltaic Panels

All homes will be fitted with roof-mounted photovoltaic panels; the number of panels is dependent on the size and orientation of the house and relevant building standards requirement. Panels shown on elevation drawings are

indicative only; all panels will be positioned to allow for the greatest solar gain where possible.

Gardens/Drainage

Gardens will be machine laid with topsoil, left ready for de-stoning and rotovating. All gardens will be graded using the natural contours of the ground; however, in some cases the creation of new slopes and retaining structures may be necessary.

The provision of gravel infill between the house and driveway/path will be shown on individual plot layout drawings.

Land drainage, where required may be installed to alleviate the potential for localised areas of ponding caused by heavy rainfall, run off surface water from adjacent land, sloped land and poor draining soils; drains will be either individual to the plot or traverse between plots depending on overall suitability .Where land drainage has been installed within the property curtilage then it is the homeowner's responsibility to maintain them to ensure adequate

drainage is maintained. Any unmaintained drains or the removal of drains may invalidate any warranties and cause ponding within the property and adjacent properties when heavy rainfall occurs, and any damage caused will be the responsibility of the homeowner. Installation of trees and shrubs by the homeowner may improve drainage/ reduce garden wetness. If further soft or hard landscaping is

planned in the future, existing drains must be taken into consideration and advice from a reputable contractor is advised. It can take developments up to 3 years to settle and establish natural paths for surface water.

Site Works/ Driveways

As standard level or ramped access will be provided to one external door.

Private parking within the plot will comprise of a tarmacadam driveway between the public footpath and the house as per the plot layout. A path of Grey concrete paving slabs with any necessary steps will be formed from the driveway to the rear doors.

The rear garden will be enclosed by a 1.8m high timber slatted fence; subject to neighbouring properties this will start approximately 2 meters from the front line of the property. Timber edging will define the front boundary up to the back of the public footway however this may be superseded by retaining walls if required. Any previously erected fencing particularly for shared boundaries, will not be replaced and will be subject to natural weathering.

A rotary clothes drier will be provided in the rear garden.

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Street Lighting

Street lighting will be installed and designed to local authority standards.

Public Open Spaces and Deed of Conditions

All public open spaces and play areas (where applicable) will be maintained by a factor appointed by Claymore Homes Ltd; all homeowners will be required to adhere to terms of the Deed of Conditions.

Warranties

All new build residential properties come with the benefit of a 10-year Premier Guarantee structural certificate.

Terms and Conditions

Claymore Homes Ltd reserves the right to vary the above specification where necessary but this will always be to a similar or higher standard.