

NH

Nethermill Heights
— Cruden Bay —



CLAYMORE
— HOMES —





Welcome to

Nethermill Heights

With a large selection of house types, all finished to the highest standard, you are bound to find your dream home.

Nethermill Heights is located in Cruden Bay, with its attractive sandy beach, panoramic views across the coast and Slains Castle in the distance, it is a village of natural beauty.



HOMES AS INDIVIDUAL AS YOU

Established in 2007, Claymore Homes is one of the North-East of Scotland's most trusted, independent property development companies. We believe the key to our success is offering our customers a wide range of homes, which are tailor-made to suit individual requirements, lifestyle and budget.

The Claymore name is a stamp of quality that guarantees exceptional service and premium craftsmanship. Attention to detail is consistent across every home. Our management have on average of over 30 years' experience within the building sector.

No two homes are the same. The Claymore custom design service places the customer at the heart of the process. From finishings and room layouts for first time buyers to designing a new home from scratch for the premium customer.





Our Homes





Ythan STARTING FROM £456,950

An awe-inspiring 6-bedroom detached home

Living Area	262m ²
Garage	Double (Integral)
Garage Area	32m ²
Sun Lounge	Optional Extra

Stunning both inside and out, the Ythan boasts many outstanding features.

A generous front-facing lounge and the well-proportioned open plan kitchen / dining / living area form the basis of a fantastic home, designed to suit modern family living.

Also on the ground floor are a games room, a cloakroom and a utility room leading to the integral double garage.

The impressive stairway gives access to the master bedroom, boasting an en-suite shower room and superb dressing room.

The five remaining first floor bedrooms are served by a family bathroom.

GROUND FLOOR



FIRST FLOOR



(Please note this information is for guidance only and does not form part of any contract and is subject to change.)

Orkney STARTING FROM £430,500

A prestigious 5-bedroom detached home with study

Living Area	233m ²
Garage	Double (Integral)
Garage Area	29m ²
Sun Lounge	Optional Extra

The Orkney is a prestigious home that exudes luxury.

The welcoming entrance hall leads you to a formal lounge that is ideal for entertaining, and a generous kitchen / dining / living space on open plan which allows easy access to the back garden. Additionally, there is a cloakroom, a utility room and an integral double garage.

The first floor boasts a convenient study as well as five generously sized double bedrooms.

The master bedroom is fitted with an impressive dressing room and en-suite shower room.

Two bedrooms share a Jack-and-Jill en-suite shower room, and the remaining two bedrooms are served by a family bathroom.



GROUND FLOOR

FIRST FLOOR



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GROUND FLOOR



FIRST FLOOR



Meldrum STARTING FROM £409,750

A superb 5-bedroom detached home

This luxury five bedroom home provides enough space for the whole family to relax.

Living Area	206m ²
Garage	Double (Integral)
Garage Area	27m ²
Sun Lounge	Optional Extra

From the generously sized hall you find a bright and airy lounge and a stunning open plan kitchen / dining / family room forming the heart of the home, with patio doors leading to the rear garden. A utility room off the kitchen give access to the integral double garage. A cloakroom completes the ground floor accommodation.

On the first floor the master bedroom boasts a dressing room as well as an en-suite shower room. The four remaining well-proportioned double bedrooms have benefit of built-in storage and they, along with the private study, are served by a family bathroom.

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Haddo

SINGLE GARAGE STARTING FROM £372,950

DOUBLE GARAGE STARTING FROM £393,950

A stunning 5-bedroom detached home

Living Area	179m ²
Garage	Single (Integral)
Garage Area	18m ²
Sun Lounge	Optional Extra

The attractive design of the Haddo provides a superb level of accommodation throughout.

The ground floor comprises: a spacious lounge; and office / playroom which offer views of the front garden; an open plan kitchen / dining / family room providing ample space for relaxed, family living, with patio doors giving easy access to the back garden for al fresco dining; a separate utility room giving a means of entry from the attached, double garage; and a cloakroom.

All five bedrooms are located on the first floor. The master bedroom boasts a dressing room and en-suite shower room, with the four remaining bedrooms being served by a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Ythsie

STARTING FROM £377,950

A spacious detached 4-bedroom bungalow

Living Area	160m ²
Garage	Double (Integral)
Garage Area	34m ²
Sun Lounge	Optional Extra



The modern design of the Ythsie provides a generous family home with the added benefit of being all on one level.

The impressive lounge and study are front facing, bright and airy. The open plan kitchen / dining room is perfect for relaxed living and allows easy access to the garden. The separate utility room allows entry from the integral double garage.

The master bedroom benefits from an en-suite shower room, while the three further double bedrooms boast built-in storage and are served by a family bathroom.

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Auchmacoy STARTING FROM £344,500

A contemporary detached 4-bedroom home

Living Area	141m ²
Garage	Single (Integral)
Garage Area	18m ²
Sun Lounge	Optional Extra



The modern design of the Auchmacoy provides a generous family home with the added benefit of being all on one level.

The impressive lounge and dining room are front facing, bright and airy. The open plan kitchen / dining room is perfect for relaxed living and allows easy access to the garden.

The separate utility room allows entry from the integral garage.

The master bedroom benefits from an en-suite shower room, while the three further double bedrooms boast built-in storage and are served by a family bathroom.



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Pittrichie

SINGLE GARAGE STARTING FROM £331,250
DOUBLE GARAGE STARTING FROM £351,950

A stylish detached 4-bedroom home

Living Area	152m ²
Garage	Double (Integral)
Garage Area	36m ²
Sun Lounge	Optional Extra

The well-thought-out internal layout of the Pittrichie makes this our most popular family home.

The patio doors from the spacious open plan kitchen / dining / family room give direct access to the garden, making it the perfect space for entertaining.

The formal lounge is front-facing and filled with natural light. There is also a separate utility room and convenient cloakroom, as well as an integral garage.

On the first floor, the master bedroom benefits from an en-suite shower room, while the three further double bedrooms are served by a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Pitmedden STARTING FROM £309,950

A spacious detached 4-bedroom home

Living Area	145m ²
Garage	Single (Integral)
Garage Area	19m ²
Sun Lounge	Optional Extra

The ground floor accommodation of this popular family home comprises: a bright, airy front-facing lounge; a generous open plan kitchen / dining / family room with patio doors giving convenient access to the garden; a separate utility room giving a means of entry from the integral garage; ample storage and a cloakroom.

On the first floor, the master bedroom is fitted with mirrored wardrobes, as well as an en-suite shower room. There are also three further double bedrooms complete with built-in storage; and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Esselmont STARTING FROM £278,250

A charming detached 3-bedroom home

Living Area	108m ²
Garage	Single (Integral)
Garage Area	18m ²
Sun Lounge	Optional Extra

Packed with charming features inside and out, the Esselmont offers perfectly proportioned living accommodation, all on one level.

The large windows to the front-facing lounge make the room feel light and airy, and the patio doors from the open plan kitchen / dining room make it a perfect space for entertaining.

A separate utility room gives access to the attached garage. Each of the three double bedrooms has built-in mirrored wardrobes.

The master bedroom is also fitted with an en-suite shower room, and there is a family bathroom.



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Fyvie

STARTING FROM £278,250

A generous detached 3-bedroom home

Living Area	116m ²
Garage	Single (Integral)
Garage Area	19m ²
Sun Lounge	Optional Extra

The ground floor accommodation of this popular family home comprises: a bright, airy front-facing lounge; a generous open plan kitchen / dining / family room with patio doors giving convenient access to the garden; a separate utility room giving a means of entry from the integral garage; ample storage and a cloakroom.

On the first floor, the master bedroom is fitted with mirrored wardrobes, as well as an en-suite shower room. There are also two further bedrooms complete with built-in storage; and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Fyvie – Linked STARTING FROM £266,950

A generous semi-detached 3-bedroom home

GROUND FLOOR

Living Area	116m ²
Garage	Single (Integral)
Garage Area	19m ²
Sun Lounge	Optional Extra



The ground floor accommodation of this popular family home comprises: a bright, airy front-facing lounge; a generous open plan kitchen / dining / family room with patio doors giving convenient access to the garden; a separate utility room giving a means of entry from the integral garage; ample storage; and a cloakroom.

On the first floor, the master bedroom is fitted with mirrored wardrobes, as well as an en-suite shower room. There are also two further bedrooms complete with built-in storage; and a family bathroom.

FIRST FLOOR



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Insch STARTING FROM £225,950

A charming semi-detached
3-bedroom bungalow

Living Area | 90.1m²
Garage | N/A

Packed with charming features inside and out, the Insch offers perfectly proportioned living accommodation, all on one level.

The large windows to the front-facing lounge make the room feel light and airy, and the patio doors from the open plan light kitchen / dining room make it a perfect space for entertaining. Two of the three double bedrooms has built-in mirrored wardrobes.

The master bedroom is also fitted with an en-suite shower room, and there is a family bathroom.

GROUND FLOOR



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Forvie

STARTING FROM £225,750

A deceptively spacious semi-detached 3-bedroom home

Living Area	110m ²
Garage	N/A

The Forvie is an excellent family home. The heart of the home is the generous open plan kitchen / dining / family room with patio doors giving convenient access to the garden. Also on the ground floor is a front-facing bright and airy lounge, ample storage and a cloakroom.

On the first floor, the master bedroom is fitted with mirrored wardrobes, as well as an en-suite shower room. There are also two further bedrooms complete with built in storage; and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Craigie

STARTING FROM £225,750

A thoughtfully laid out semi-detached 3-bedroom home

Living Area	102m ²
Garage	Single (Integral)
Garage Area	17m ²

The accommodation on the ground floor comprises: an impressive open plan kitchen / dining area, with patio doors to flood the room with light and give convenient access to the garden; a well-proportioned lounge and cloakroom.

The thoughtful layout of the Craigie also includes the added benefit of an integral garage, which is accessible from the kitchen. On the first floor there is a master bedroom with an en-suite shower room, along with two further double bedrooms and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Udny

STARTING FROM £209,950

A well-proportioned semi-detached
3-bedroom home

Living Area	99m ²
Garage	N/A

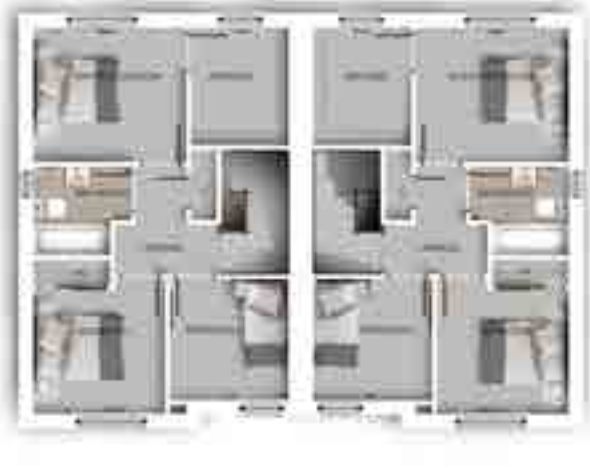
The Udny is an excellent family home. The heart of the home is the generous open plan kitchen / dining room with patio doors giving convenient access to the garden. Also on the ground floor is a front-facing bright and airy lounge, ample storage and a cloakroom.

On the first floor, the master bedroom is fitted with mirrored wardrobes, as well as an en-suite shower room. There are also two further bedrooms complete with built in storage, and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Garioch

STARTING FROM £204,950

A well-proportioned semi-detached 3-bedroom home

Living Area	91m ²
Garage	N/A

The Garioch is a charming home, ideal for first time buyers. The ground floor comprises a contemporary open plan kitchen / dining room and a separate, formal lounge. A cloakroom completes the ground floor accommodation.

On the first floor, there is a master bedroom with dressing room, along with two further bedrooms and a family bathroom.

GROUND FLOOR



FIRST FLOOR



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Site Plan



WE OFFER A FREE CUSTOM DESIGN SERVICE WHICH ALLOWS CHANGES TO BE MADE TO CERTAIN PLOTS, INCLUDING THE ADDITION OF A SUN LOUNGE.

PLEASE ENQUIRE FOR MORE INFORMATION.

ALL PLOTS ARE SUBJECT TO AVAILABILITY.

VIEW SITE LOCATION ON
GOOGLE MAPS





Homes as individual as you

Our free custom design service gives you the opportunity to modify our standard house layout to create a home that suits your lifestyle and budget.

Our experienced team will guide you through the design process, ensuring that even the smallest detail is tailored to your needs.

It's all in the detail

We pride ourselves on our high standards of craftsmanship and meticulous attention to detail. We strive to achieve the highest level of finish, inside and out.

Not only do we maintain superior levels of quality control, but your home will also be independently inspected by Premier Guarantee and covered by a 10-year warranty.



Beauty inside and out



**Quality design and materials all
come as standard**

We are delighted to offer our customers exclusive access to a full range of superior quality German kitchens. Our expert designers will assist you in selecting your dream kitchen and bathrooms to match your lifestyle and budget.





Kitchens

Everything is your choice. Starting with the kitchen layout, door colour/finish, worktop type/colour, the appliances you need, right down to the fine details.

Bathrooms

With a wide range of sanitary ware, showers, taps and vanity units your bathrooms are all covered too. We have a vast selection of products giving you the chance to find the right ones for you.

Flooring

We also supply flooring on request. We have range of laminate, click-in vinyl and tiles to choose from. A quote can be provided to lay the flooring meaning everything is ready for you to move into, just ask our team.

Standard Specification



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 & Rear doors to be Palladio composite doors with glazed sidelights (where applicable) with a Grey (RAL 7016) finish externally and internally.

UPVC 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.

All external doors to be fitted with a bulkhead light.

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/or 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.

A soakaway is installed in the rear garden; this consists of an underground interlocking plastic crate system.

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.

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 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.









Contact us

We aim to provide you with great customer service and support, throughout the home-buying process and beyond. If you have any questions we're here to help.

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