PHASES 4 & 5
Pitcrocknie Village
Alyth
PH11 8JJ

Thorntons
The right way to move

PLOT	HOUSE TYPE	BEDS	BASE AREA	PRICE
76	Kirkmichael	2	70m2	***RESERVED***
77	Kirkmichael	2	70m2	***RESERVED***
78 **	Cairnleith with Sunroom	3	92m2	**REDUCED FIXED PRICE £340,000**
79 **	Glenbervie with Sunroom	3	92m2	**REDUCED FIXED PRICE £340,000**
80 **	Cairnleith with Sunroom	3	92m2	**REDUCED FIXED PRICE £340,000**
81	Kirkmichael with Sunroom	2	72m2	***RESERVED***
82	Moray with Garage	2	76m2	FIXED PRICE £294,000
83	Cairnleith with Sunroom	3	92m2	TBC
84	Glenbervie with Garage	3	92m2	TBC
85	Kinpurnie with Integral Garage	3	110m2	TBC
86	Cairnleith with Garage	3	92m2	TBC
87	Cairnleith with Garage	3	92m2	TBC
88	Kirkmichael with Sunroom	2	78m2	***SOLD***
90	Kirkmichael XL with Sunroom & Garage	2	78m2	***SOLD***
94	Moray with Sunroom	2	85m2	***RESERVED***
95	Kinpurnie with Integral Garage	3	110m2	TBC
96	Cairnleith with Sunroom & Garage	3	92m2	TBC
117	Kinpurnie with Int Garage	3	94m2	***RESERVED***
127	Glenbervie	3	92m2	TBC
128	Cairnleith with Sunroom & Garage	3	92m2	***RESERVED***
129	Cairnleith	3	92m2	FIXED PRICE £330,000
130	Cairnleith with Garage	3	92m2	FIXED PRICE £354,000
131 **	Glenbervie with Sunroom	3	92m2	**REDUCED FIXED PRICE £340,000**
132 **	Moray with Sunroom & Garage	2	76m2	**REDUCED FIXED PRICE £304,000**
133	Cairnleith with Sunroom & Garage	3	92m2	***RESERVED***
134	Glenbervie	3	92m2	TBC
135	Moray with Sunroom & Garage	2	76m2	TBC

⭐ **INCENTIVES AVAILABLE - Flooring Vouchers - £2,000 for 2 Bed & £3,000 for 3 Bed** ⭐

*** **Price Update:** Please note that Plots **78, 79, 80, 131 and 132** have recently been repriced, reflecting a **£20,000 adjustment** to their previous asking prices.

Optional Extras:

Garages available - **£23,500** and sunrooms - **£30,000**, both subject to plot availability & the construction programme.

Opening hours:- Tuesday–Saturday | 10:30am–3:30pm –
Please note: The Marketing Suite is located in the former Clubhouse Restaurant.

Council Tax: TBC | Factor Fee: £35 per month | Initial Reservation Fee: £1,000 (T&C's apply) | Freehold

Pitcrocknie
VILLAGE

PHASE 5
PITCROCKNIE VILLAGE
BY ALYTH

Thorntons
The right way to move

01382 200099 | WWW.THORNTONS-PROPERTY.CO.UK | NEWHOMES@THORNTONS-LAW.CO.UK

COMFORTABLE AND SOUGHT-AFTER

rural lifestyle close to Alyth

An exclusive development in Pitcrocknie Village, Alyth, only 16 miles from Dundee and 19 miles from Perth offering a luxurious and sought-after rural lifestyle, close to the market town of Alyth. This bespoke development consists solely of detached bungalows, which are sympathetically designed to complement the scenic location.

Offering a choice of two or three bedrooms, as well as a selection of internal layouts which includes vaulted ceilings, these exceptional properties will be finished to a very high standard to provide the very best in modern living. In addition, the high-specification homes are all designed around a Scandinavian-inspired kitchen, lounge, and dining room, with an impressive open plan that spans the entire depth of the property, opening out further, via French doors, into the garden.

PHASE 5
Pitcrocknie Village

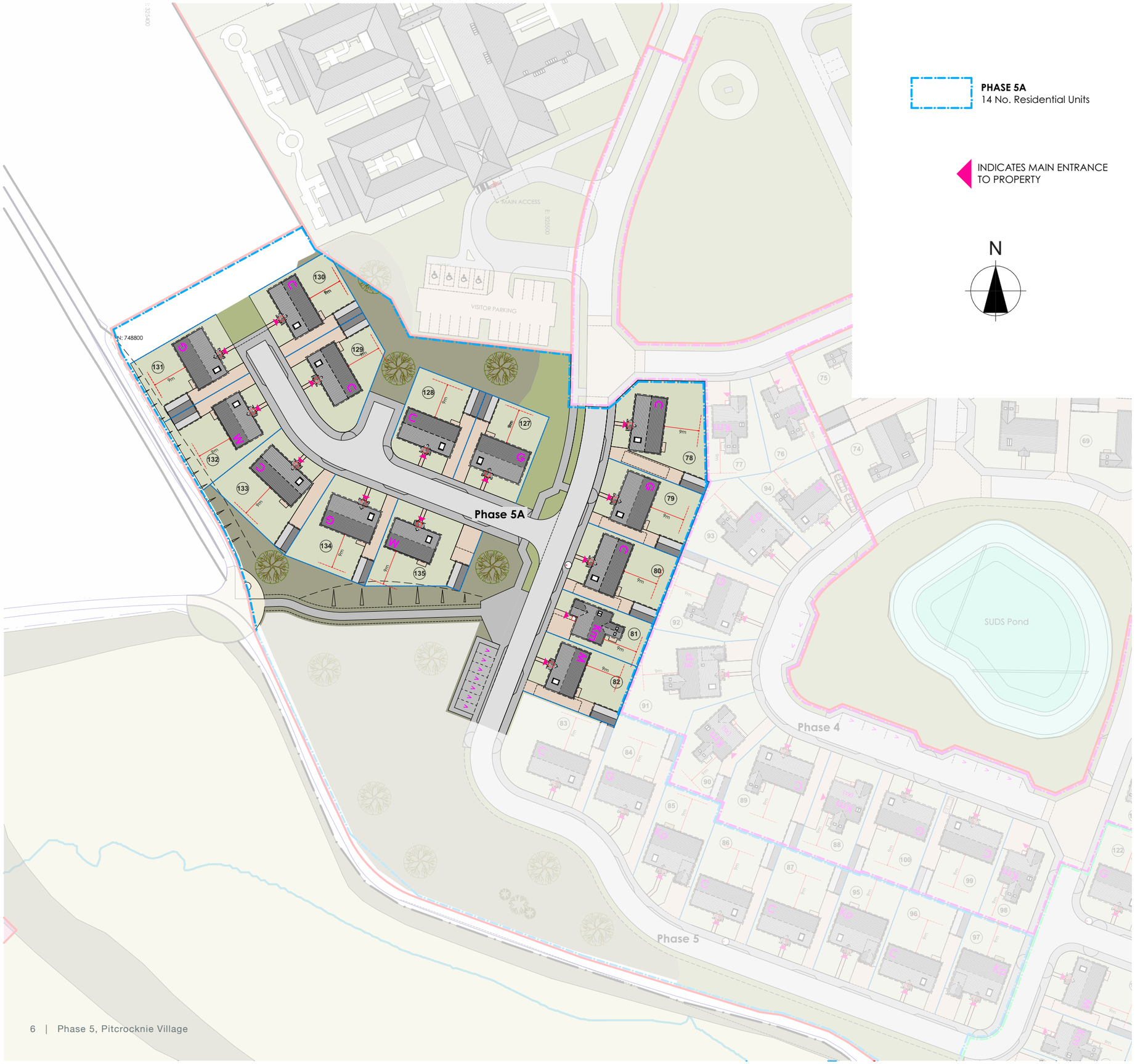
Each home has a generous floorplan with all the plots considerably arranged to give every home its sense of space and a large garden, further supplemented by communal greens throughout the development.

Picturesque and peaceful, yet still within easy reach of amenities, the Pitcrocknie development welcomes multi-generational living, catering to anyone seeking a refined lifestyle amongst stunning scenery. The properties feature solar PV roof panels, vaulted ceilings, double-glazed windows, and efficient gas central heating for low-cost utility bills and optimal comfort. Furthermore, each property will have a private monoblock drive. A limited number of homes within Phase 5 feature a detached or an integrated garage and sunrooms as standard, many of the remaining plots have ample space for a detached garage and optional sun room. In addition, each property has a fully enclosed private rear garden.

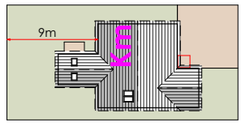
SUMMARY - PHASE 5

- Exclusive development in Pitcrocknie Village, Alyth
- Offering a luxurious & sought-after rural lifestyle
- Within easy reach of a wealth of thriving amenities
- Detached bungalows
- A choice of internal layouts & 2/3 bedrooms
- Sympathetically designed to complement the location
- Exceptional homes finished to very high standards
- Designed around a Scandinavian-inspired open plan with vaulted ceilings
- Generous plots, considerably & spaciously arranged
- Private gardens supplemented by shared greens
- Including monoblock driveways & garage options
- Gas central heating & double glazing throughout
- Installed with a solar PV panelled roof and battery storage
- B" rated low utilities costs

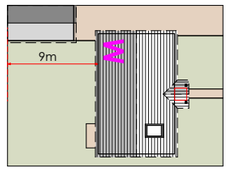
PHASE 5
Site plan



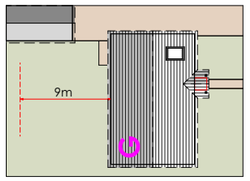
HOUSE TYPES



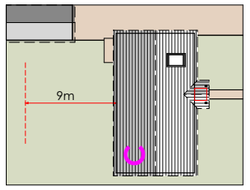
KIRKMICHAEL House Type
2 Bedrooms (Detached)
Area: 70m²



MORAY House Type
2 Bedrooms (Detached)
Area: 76m²



GLENBERVIE House Type
3 Bedrooms (Detached)
Area: 92m²



CAIRNLEITH House Type
3 Bedrooms (Detached)
Area: 92m²

THREE-BEDROOM
detached bungalows

The exclusive three-bedroom detached bungalows are available in three different layouts, the Glenbervie, Cairnleith, and Kinpurnie, all promising exceptional accommodation. Inside, an L-shaped hall greets you, offering cloak storage before flowing naturally into the open-plan kitchen, living and dining room, which will feature vaulted ceilings and double-aspect glazing (including French doors to the garden) to ensure a light-filled ambience.

A standard rooflight is also available to add to the bright atmosphere. This outstanding living space, enhanced by a designated breakfast area in the Kinpurnie house type, creates a sociable environment for relaxing, entertaining, and dining. It will feature a state-of-the-art kitchen design, with the Cairnleith and Kinpurnie houses also benefitting from a separate utility room. The three bedrooms consist of a master bedroom with a deluxe en-suite shower room, a second generous double bedroom, and a third single bedroom with versatile dimensions to suit the homeowner's needs and built-in wardrobes to maximise floorspace. A high-specification, three-piece family bathroom finishes the accommodation on offer.

SUMMARY - THREE-BEDROOM DETACHED BUNGALOWS:

- Choice of three different layouts
- Vestibule (on select types)
- L-shaped hall with storage
- Open-plan kitchen, living & dining room
- State-of-the-art kitchen design
- Utility room (on select types)
- Master bedroom with en suite
- Second generous double bedroom
- Versatile single bedroom
- Bedrooms with built-in wardrobes
- High-spec 3pc family bathroom
- Vaulted ceilings
- Attached single garage (Kinpurnie only)

GROUND FLOOR

Kitchen/Dining
4.9m x 3.3m (16.0 x 10.8 ft)

Utility
1.8m x 3.0m (5.9 x 9.8 ft)

Lounge
4.9m x 3.7m (16.0 x 12.5 ft)

Bathroom
1.9m x 3.0m (6.2 x 9.8 ft)

Master Bedroom
3.4m x 3.0m (11.1 x 9.8 ft)

En-suite
2.2m x 1.2m (7.2 x 3.9ft)

Bedroom 2
3.4m x 2.6m (11.1 x 8.5 ft)

Bedroom 3
2.6 m x 2.6m (8.5 x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 92m² (990ft²)

Cairnleith

GROUND FLOOR

Kitchen / Dining
6.0m x 3.6m (19.7 x 11.8 ft)

Lounge
3.9m x 4.0m (12.8 x 13.1 ft)

Bathroom
1.8m x 2.7m (5.9 x 8.8 ft)

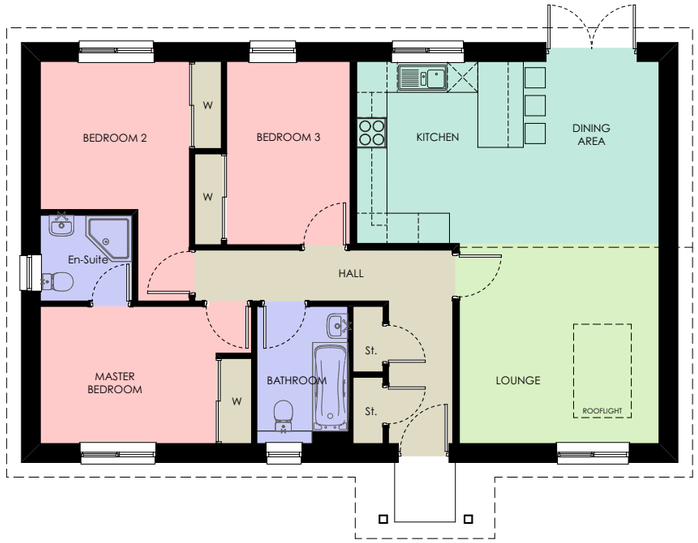
Master Bedroom
3.5m x 2.7m (11.5 x 8.8 ft)

En-Suite
1.8m x 1.7m (5.9 x 5.6 ft)

Bedroom 2
2.9m x 2.9m (9.5 x 9.5 ft)

Bedroom 3
2.4m x 3.6m (7.8 x 11.8 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 92m² (990ft²)

Glenbervie

GROUND FLOOR

Lounge
4.9m x 3.7m (16.0 x 12.1 ft)

Kitchen / Dining
4.9m x 3.2m (16.0 x 10.5 ft)

Sunroom
3.5m x 2.3m (11.1 x 7.5 ft)

Utility
1.7m x 3.1m (5.6 x 10.1 ft)

Bathroom
2.0m x 3.1m (6.5 x 10.1 ft)

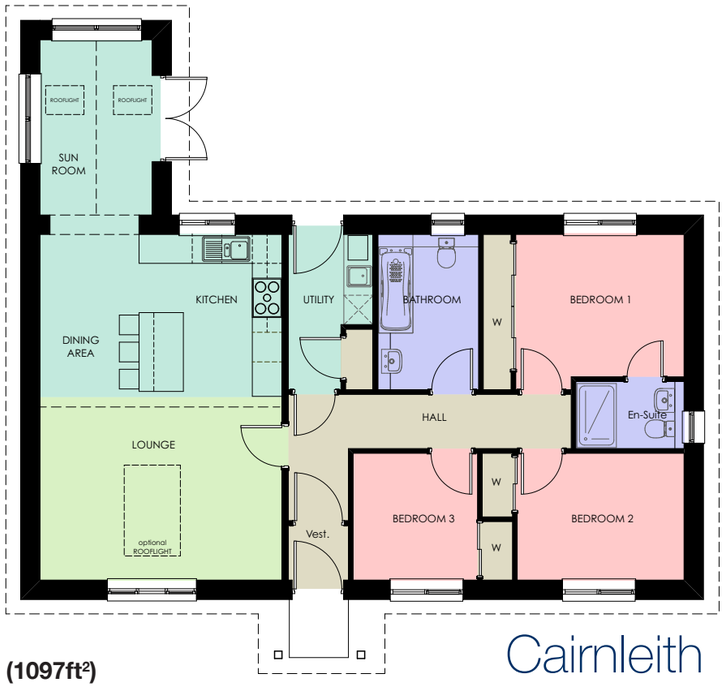
Master Bedroom
3.4m x 3.1m (11.1 x 10.1 ft)

En-suite
2.1m x 1.3m (6.9 x 4.2 ft)

Bedroom 2
3.4m x 2.6m (11.1 x 8.5 ft)

Bedroom 3
2.5 m x 2.6m (8.2 x 8.5 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 101m² (1097ft²)

Cairnleith
with sunroom

GROUND FLOOR

Kitchen / Dining
6.0m x 3.6m (19.7 x 11.8 ft)

Sunroom
2.3m x 3.5m (7.5 x 11.5 ft)

Lounge
3.9m x 4.0m (12.8 x 13.1 ft)

Bathroom
1.8m x 2.7m (5.9 x 8.8 ft)

Master Bedroom
3.5m x 2.7m (11.5 x 8.8 ft)

En-Suite
1.8m x 1.7m (5.9 x 5.6 ft)

Bedroom 2
2.9m x 2.9m (9.5 x 9.5 ft)

Bedroom 3
2.4m x 3.6m (7.8 x 11.8 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 101m² (1087ft²)

Glenbervie
with sunroom

GROUND FLOOR

Kitchen / Dining
4.0m x 5.1m (13.1 x 16.7 ft)

Lounge
4.0m x 4.1m (13.1 x 13.4 ft)

Bathroom
2.4m x 1.8m (7.8 x 5.9 ft)

Master Bedroom
2.5m x 3.9m (8.2 x 12.7 ft)

En-suite
2.9m x 1.2m (9.5 x 3.9 ft)

Bedroom 2
3.0m x 2.7m (9.8 x 8.8 ft)

Bedroom 3
2.3m x 2.7m (7.5 x 8.8 ft)

Garage
2.9m x 5.9m (9.5 x 19.3 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 94m² (1011ft²)
excluding garage

Kinpurnie

detached with integrated garage

GROUND FLOOR

Kitchen / Dining
4.0m x 5.1m (13.1 x 16.7 ft)

Lounge
4.0m x 4.1m (13.1 x 13.4 ft)

Sunroom
3.5m x 2.3m (11.1 x 7.5 ft)

Bathroom
2.4m x 1.8m (7.8 x 5.9 ft)

Master Bedroom
2.5m x 3.9m (8.2 x 12.7 ft)

En-suite
2.9m x 1.2m (9.5 x 3.9 ft)

Bedroom 2
3.0m x 2.7m (9.8 x 8.8 ft)

Bedroom 3
2.3m x 2.7m (7.5 x 8.8 ft)

Garage
2.9m x 5.9m (9.5 x 19.3 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 102m² (1099ft²)
excluding garage

Kinpurnie

detached with integrated garage and sunroom

TWO-BEDROOM
detached bungalows

The impressive two-bedroom bungalows are available in two different layouts: The Kirkmichael and The Moray. Both arrangements provide exquisite accommodation and light-filled interiors with vaulted ceilings, opening first into an entrance hall before leading into the sociable open-plan kitchen, lounge and dining area.

Similar to the three-bedroom homes, this open-plan reception room will feature dual-aspect windows, generous dimensions, and a state-of-the-art kitchen to provide the ultimate living space for everyday use. Meanwhile, two double bedrooms both feature built-in wardrobes. Finishing these bungalows is a modern three-piece family bathroom.

SUMMARY- TWO-BEDROOM DETACHED BUNGALOWS:

- Choice of two different layouts
- Entrance hall with cloak storage
- Open-plan kitchen, living & dining room
- State-of-the-art kitchen design
- Master bedroom with built-in wardrobe
- Second double bedroom with wardrobe
- High-spec 3pc family bathroom

GROUND FLOOR

Lounge
4.5m x 3.2m (14.7 x 10.5 ft)

Kitchen
3.1m x 3.2m (10.1 x 10.5 ft)

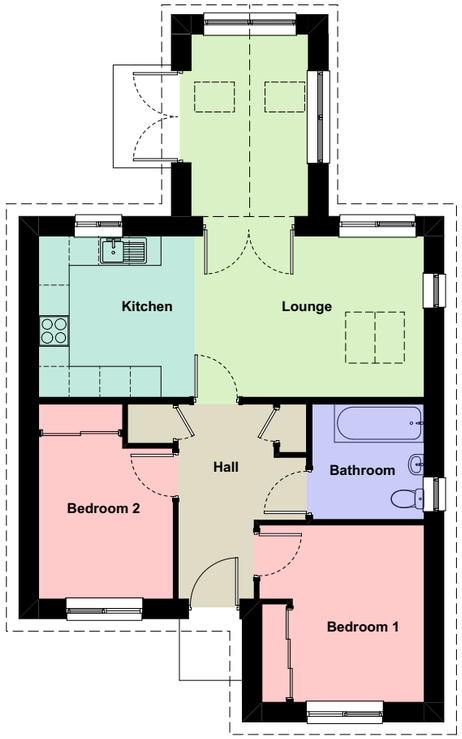
Sunroom
3.5m x 2.3m (11.1 x 7.5 ft)

Bathroom
2.2m x 2.2m (7.2 x 7.2 ft)

Bedroom 1
3.5m x 3.2m (11.1 x 10.5 ft)

Bedroom 2
3.8m x 2.7m (12.5 x 8.8 ft)

N.B. Room Sizes Include Wardrobes



Gross floor area: 70m² (753ft²)

Kirkmichael

Moray

GROUND FLOOR

Kitchen / Dining
4.7m x 3.5m (15.6 x 11.5 ft)

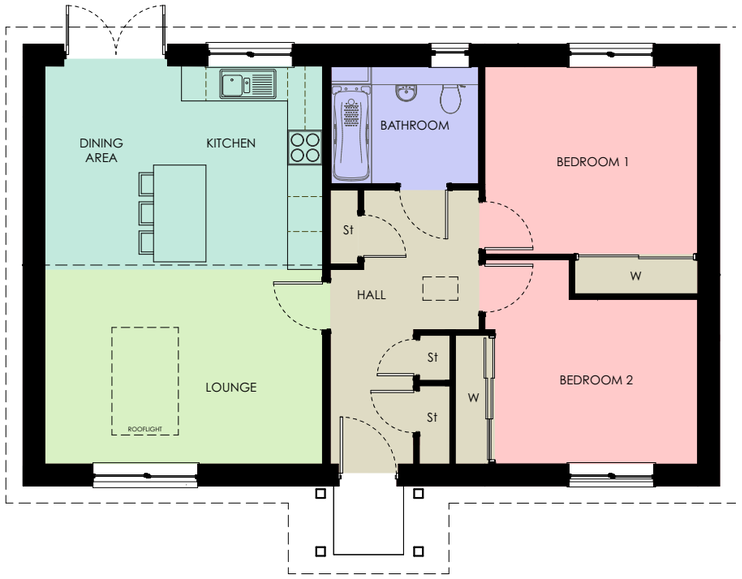
Lounge
4.7m x 3.3m (15.6 x 10.9 ft)

Bathroom
2.5m x 2.0m (8.2 x 6.5 ft)

Bedroom 1
3.6m x 3.2m (11.7 x 10.5 ft)

Bedroom 2
3.5m x 3.5m (11.5 x 11.5 ft)

N.B. Room Sizes Exclude Wardrobes



Gross floor area: 76.5m² (823.4ft²)

Moray

GROUND FLOOR

Kitchen / Dining
4.7m x 3.5m (15.6 x 11.5 ft)

Lounge
4.7m x 3.3m (15.6 x 10.9 ft)

Sunroom
2.3m x 3.5m (7.5 x 11.7 ft)

Bathroom
2.5m x 2.0m (8.2 x 6.5 ft)

Bedroom 1
3.6m x 3.2m (11.7 x 10.5 ft)

Bedroom 2
3.5m x 3.5m (11.5 x 11.5 ft)

N.B. Room Sizes Exclude Wardrobes

Gross floor area: 85.5m² (920.3ft²)

Moray
with sunroom

SPECIFICATION

External features

High standards of thermal insulation. Each house will be 'wrapped' in a thermal envelope to ensure reduced fuel bills.

Heating provided by a gas-fired condensing combi boiler

Mains water and electricity services. Electrical supplies will be connected to 'smart' meters to monitor primary electricity use throughout the home.

BT Fibre Broadband

Colour-rendered walls, with maintenance-free cladding, facia, soffits and additional stonework features

Anthracite grey roof tiles

High performance double glazed UPVC casement windows and French doors

High-performance external security doors

Driveway parking

Front and rear turfed gardens

Pathways

Low energy external lighting to front and rear doors. LED technology and presence detection to minimise electrical running costs.

Internal features

Quality kitchen with oven, gas or electric hob, cooker hood, integrated dishwasher, washing machine and fridge freezer.

Choice of kitchens available door & worktops.

Oak-finished doors throughout with chrome lever handles and ironmongery

Thermostatic shower above the bath and in the en-suite.

Good quality sanitary ware throughout

Option for a bath or shower (shower will incur extra charges)

High-end quality tiles around the shower and bath area

Heated towel rails to all bathrooms

Built-in wardrobes to all bedrooms with shelves and hanging rails - choice of door colours/mirrored

Services

Generous provision of power sockets throughout

Low energy downlights to kitchen, bathroom and the en-suites using LED technology

Gas-fired condensing combi boiler

Terrestrial 'free view' TV service provided as standard

Cat 6 data cables to each room

Integrated P.V. panels on the roof

Pitcrocknie VILLAGE

Named after the ancient Pitcrocknie Stone which forms a feature within the development, Pitcrocknie village occupies 140 acres, with 60 acres comprising the residential village which will when fully completed encompass 200 or more houses, a 60-bed state-of-the-art care home specialising in Dementia care, a 9 hole golf course, commercial/office units, extensive walking/buggy paths, communal gardens, woodlands, a regenerated “Back Burn” feature, and ponds.

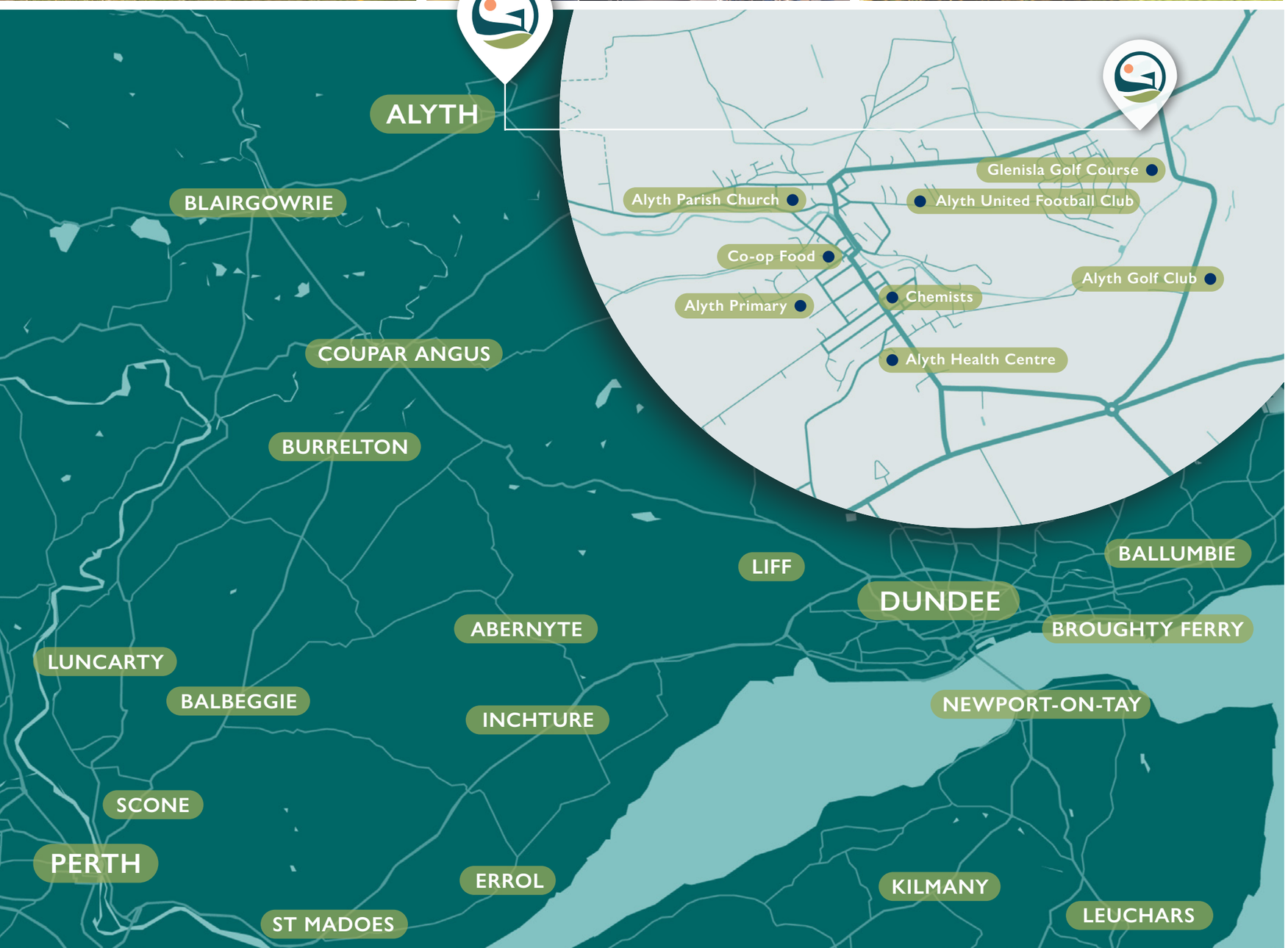
LOCATION
and amenities

Pitcrocknie village is located on the site of the former Glenisla Golf Course, owned by Glenisla Developments Ltd. The Village is a multi generational, mixed-use development, with no age restrictions on house buyers, featuring a care home situated on the Northwest boundary of the village which opened in February 2026. This high specification 60 bed care home is owned and operated by a Top 20 UK Healthcare Group, “Care Concern”, with the home specialising in Dementia care.

The area provides a highly sought-after, peaceful, yet well-connected rural lifestyle. From the development, it is a reasonably short walk to the amenities of the historic village of Alyth, and it is also within easy driving distance to Blairgowrie, Forfar, Dundee, and Perth, where a wide range of shopping, leisure, and cultural facilities can be enjoyed. The Village occupies 140 acres, 60 acres comprising the residential development, and 80 acres the owned 9 hole Glenisla Golf Course which is managed by the adjacent Alyth Golf Club. Residents of the Village can enjoy discounts on membership of the 9 hole Glenisla Golf Course.

At maturity, the village will comprise over 200 houses (mostly bungalows), care home, golf course, some commercial units to the East of the development, extensive woodlands, ponds, communal landscaped areas, and walking/cycling paths.

In time, Pitcrocknie will enjoy its own village council identity, and is ideal for residents of all ages including “downsizers” and first time buyers. The village is popular with the retired and elderly due to the peace, tranquility and nature, but also due to the easy commuting distances to the major towns and cities within a 20 mile radius. The state of the art care home also offers healthcare options for residents with a variety of care needs.



16 MILES FROM DUNDEE AND 19 MILES FROM PERTH

Pitcrocknie Village is an exclusive community that offers a sought-after rural lifestyle, conveniently on the outskirts of the historic town of Alyth. only half a mile from the village. Alyth can be easily reached whether by car, bicycle, or on foot. There are excellent local amenities to enjoy, including convenience stores, independent retailers, a choice of cafés and eateries, a bakery, a museum, and a post office. Alyth is also home to two churches and a medical centre. Incorporating a tranquil burn and listed Georgian buildings, Alyth is a lovely town to explore. Further amenities, leisure facilities, and major supermarkets are available in the nearby twin Burgh of Blairgowrie and Rattray, a 15-minute car journey away.

The cities of Dundee and Perth can be reached in approximately 30 minutes by car, placing a wide range of high-street retailers and cultural facilities at your disposal, perfect for professionals who seek a quieter pace of life, yet still wish to be within commuting distance of the major cities for work purposes. In addition to the convenience of nearby amenities, Pitcrocknie Village also boasts a highly picturesque setting that is ideal for outdoor enthusiasts and families, including the owned 9 hole Glenisla Golf Course.

Thorntons

The right way to move

Whitehall House, 33 Yeaman Shore
Dundee, DD1 4BJ, United Kingdom

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www.thorntons-property.co.uk
newhomes@thorntons-law.co.uk

The floor plans, photography, lifestyle images, CGI images, specification and dimensions included in this brochure are intended to portray a fair representation of the properties but cannot be guaranteed to be exact. Whilst every effort has been made to ensure the accuracy of these details, the developer reserves the right to implement any required alterations without prior notice. Any alterations will be of equal quality to those listed and consequently these particulars and the contents thereof do not form or constitute a representative warranty, or part of any contract.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Pitcrocknie VILLAGE

Standard Specification

What comes with your new home

A guide to the carefully selected features included with Phase 5 homes.

2 kW SOLAR PV

8 kWh BATTERY STORAGE

Generate, store and use more of your own energy.

Thoughtfully specified as standard

Comfort, quality and lasting value

Every Pitcrocknie Village home includes a considered specification designed around modern living, energy efficiency and straightforward day-to-day comfort.

Energy & storage

2 kW solar PV and 8 kWh battery storage, with efficient heating and smart metering.

Kitchen

Quality cabinetry and standard finish choices.
Electric hob, single oven and cooker hood.
Integrated washing machine and dishwasher.
Integrated fridge/freezer.

Bathrooms

Contemporary sanitaryware, showers, quality tiling and heated towel rails.

Bedroom 1 wardrobe

Fitted storage with shelving, hanging rail and complimentary finish choices.

Connected living

Fibre broadband, Freeview and Cat 6 data cabling to lounge and Bedroom 1 only.

Outside your home

Driveway, pathways, front-garden turf, lighting and durable exterior finishes.

YOUR PLOT-SPECIFIC SPECIFICATION

The final house-type and plot specification will be confirmed in your reservation and contract documents.

Building fabric & energy features

Designed for Scottish living

Performance & appearance

Thermal envelope

High standards of insulation help reduce heat loss and fuel use.

Exterior finishes

Colour-rendered walls, low-maintenance cladding, fascia, soffits and feature stonework where shown.

Roof finish

Anthracite-grey roof tiles create a crisp contemporary appearance.

Windows & French doors

High-performance double-glazed uPVC casement windows and French doors.

External doors

High-performance security doors to the principal external entrances.

Solar PV & battery storage

A 2 kW integrated solar PV array is paired with an 8 kWh battery storage system.

Lounge VELUX rooflights

Electrically controlled VELUX rooflights are installed in lounges where shown on the house-type drawings.

Outside space

Driveway parking

Parking provision formed in accordance with the approved plot layout.

Gardens

Front garden is turfed as part of the standard treatment.
Rear garden turf is an optional enhancement.

Pathways

Completed pedestrian access paths.

External lighting

Low-energy LED lights at front and rear doors, with presence detection at the front door only.

EV charging

Electric-vehicle charging provision included; final equipment and position are plot-specific.

Services

Mains gas, water and electricity connections are provided.

GENERATE • STORE • USE

2 kW solar PV and 8 kWh battery storage help you make more use of self-generated energy.

Kitchen, bathrooms & interiors

Ready for everyday life

Kitchen

Quality fitted kitchen

Contemporary kitchen furniture with door and worktop choices from the standard range.

Cooking

Electric hob, single oven and coordinating cooker hood are included as standard.

Integrated appliances

Integrated washing machine, dishwasher and fridge/freezer.

Lighting

Low-energy LED downlights to the kitchen area.

PERSONALISATION APPOINTMENT

Choose from the available standard kitchen finishes with your Sales Advisor.

Bathrooms & interiors

Sanitaryware

Good-quality contemporary sanitaryware throughout.

Showers

Thermostatic shower above the bath and within the ensuite.

Tiling

Quality tiles to the standard shower and bath areas.

Towel rails

Heated towel rails to bathrooms and ensuite facilities.

Internal doors

Oak-finished doors with chrome lever handles and coordinating ironmongery.

Power & lighting

Generous sockets, with LED downlights to lounge, kitchen, bathroom and ensuite.

FINISHES SHOWN IN IMAGERY ARE ILLUSTRATIVE

Available standard ranges, product models and colours are confirmed during selections.

Bedrooms, heating & connected living

Comfort in every room

Bedrooms & storage

Bedroom 1 fitted wardrobe — Included

Shelves and hanging rail, with complimentary door, mirrored-door and trim-colour choices.

Bedrooms 2 and 3 wardrobes — Optional

Available as optional enhancements, with the same complimentary finish choices once selected.

Lounge & Bedroom 1 data/TV outlets — Included

Bedrooms 2 and 3 data & TV outlets — Optional

CURRENT SALES SPECIFICATION

This guide follows the current workbook: Bedroom 1 wardrobe plus lounge/Bedroom 1 data and TV are standard; Bedrooms 2 and 3 outlets are optional enhancements.

Heating, services & technology

Heating

Efficient gas-fired condensing combination boiler serving the home.

Smart metering

Electricity connected to a smart meter to help monitor household use.

Fibre broadband

BT fibre broadband infrastructure provided to the development.

Television

Terrestrial Freeview television service provided as standard.

Data cabling

Cat 6 data cabling is standard to the lounge and Bedroom 1 only; locations follow the approved electrical plan.

Power points

Generous provision of electrical sockets throughout.

Confirming your specification

Clear choices, carefully recorded

Your personalisation journey

1. **Review the standard specification**
2. **Attend your selections appointment**
3. **Consider optional enhancements**
4. **Review and sign the plot schedule**

At a glance

Thermal envelope, glazing and heating	**Included**
2 kW solar PV and 8 kWh battery system	**Included**
Fitted kitchen and appliance package	**Included**
Bathroom and ensuite specification	**Included**
Bedroom 1 wardrobe; lounge/bed 1 data/TV	**Included**
Driveway, paths, front-garden turf, lighting and EV charging	**Included**

CUSTOMER INFORMATION

This guide is based on the Phase 5 brochure and current customer-options workbook. Specification may vary by house type, plot, planning requirements, technical design, construction stage and supplier availability. Equivalent products may be substituted. Photographs, colours and finishes are illustrative. Optional enhancements are agreed separately. The final plot-specific specification, drawings and signed sales documents take precedence over this general guide.

Your home, clearly specified

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