

BELLSDYKE MEADOWS

at Kinnaird Village, Larbert

Charles Church



CHARLES CHURCH



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Bellsdyke Meadows at Kinnaird Village is being created in what were once the grounds of Bellsdyke Hospital, Larbert.

We are proud to reflect the heritage of the area in the name of the development and are committed to building a range of luxury homes that will work in tandem with the local environment, creating homes that are superbly specified, wonderfully crafted and presented to their new owners with the sense of care that is the hallmark of the Charles Church approach.

The Larbert area has a rich heritage and at the heart of this has been the location and ease of communication, something which today continues to make this an increasingly sought after area. In Roman times it was the proximity to the Forth estuary and the nearby River Carron, which provided important transport links; today, it is the excellent motorway and rail networks, which, when combined with its central location mean that the area is superbly situated to travel across Scotland, with Falkirk, Stirling, Glasgow and Edinburgh all within easy commuting distance – and with two international airports also within a short distance, travel further afield is also very straightforward.

Historically, Larbert was the site of the famous Tryst cattle markets to which drovers from all over Scotland brought their animals to be sold. Reflecting changes in the wider environment, most notably the industrial revolution, the Larbert area evolved as a major centre for the iron and steel industries, with foundries featuring prominently in the area.

Today, Larbert has emerged as a favoured commuter town, with a beautiful rural backdrop, into which Charles Church is delighted to be creating a range of luxury detached homes and apartments providing a choice of 1,2, 4 and 5 bedroom options.

Local Information

Falkirk	5.5 miles
Stirling	18 miles
Glasgow	23 miles
Edinburgh	32 miles

Train Stations

Larbert	1.1 miles
To Edinburgh Waverley	41 mins
To Glasgow Queen St	32 mins
To Stirling	9 mins
To Perth from	50 mins

Alternative Stations

Camelon	2.2 miles
Falkirk Grahamston	2.8 miles
Falkirk High	3.2 miles

Airports

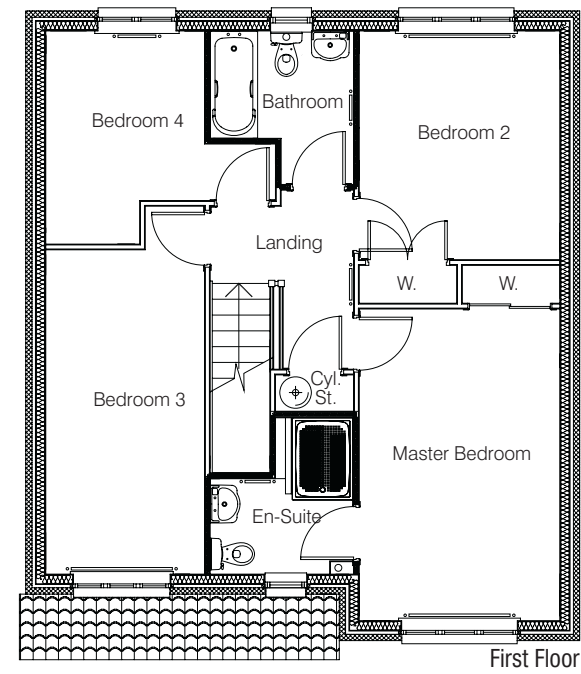
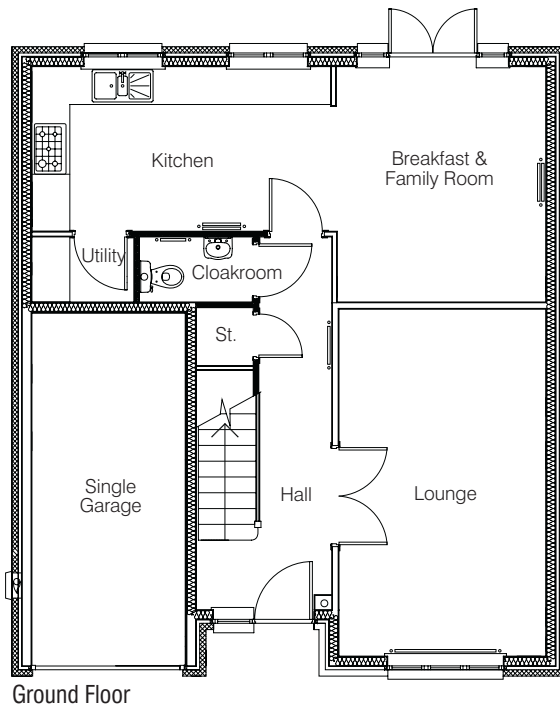
Edinburgh International	18.7 miles
Glasgow International	26.6 miles

CRAIL – A 4 BEDROOM DETACHED HOME

Total Area 1420 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	3273 x 5492	10' 8" x 18' 0"	Master Bedroom	3273 x 4933	10' 8" x 16' 2"
Kitchen/Breakfast/Family	8133 x 3726	26' 8" x 12' 2"	Master En-Suite	2168 x 2398	7' 1" x 7' 10"
Utility	1613 x 1029	5' 3" x 3' 4"	Bedroom 2	3273 x 3620	10' 8" x 11' 10"
Cloakroom	1800 x 1029	5' 10" x 3' 4"	Bedroom 3	2515 x 5823	8' 3" x 19' 1"
Single Garage	2427 x 5581	7' 11" x 18' 3"	Bedroom 4	3635 x 3374	11' 11" x 11' 0"
			Bathroom	2201 x 2430	7' 2" x 7' 11"

All room dimensions are to a maximum measurement.



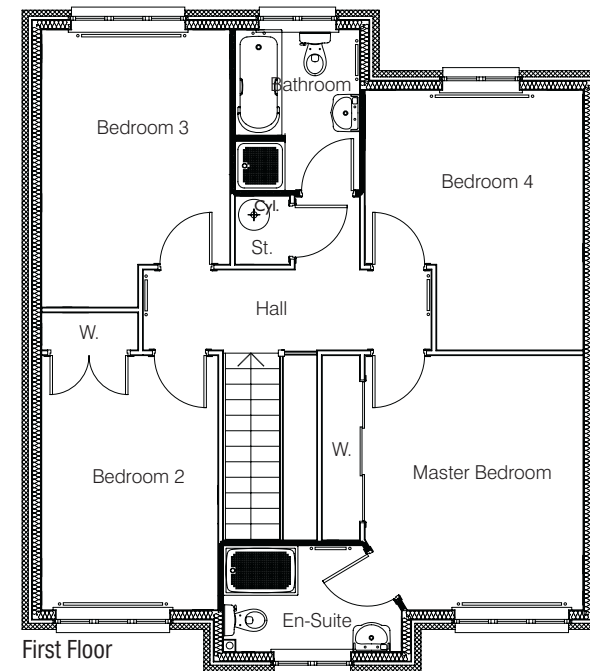
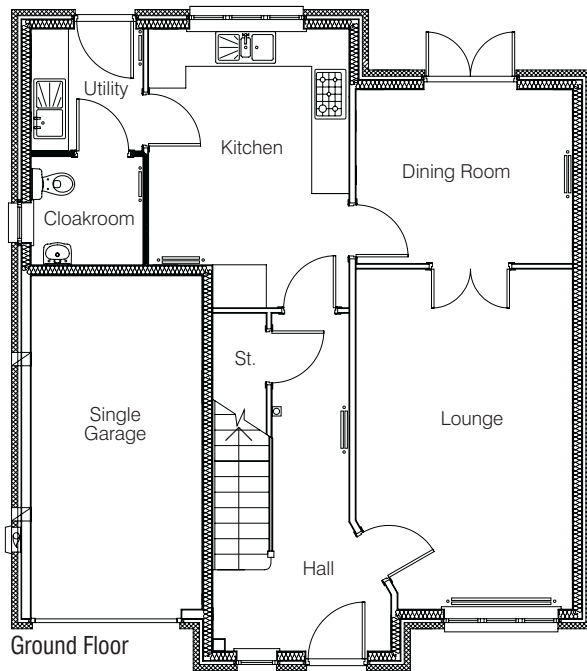
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CRIEFF – A 4 BEDROOM DETACHED HOME

Total Area 1545 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	3485 x 5478	11' 5" x 17' 11"	Master Bedroom	3510 x 4095	11' 6" x 13' 5"
Dining Room	3485 x 2800	11' 5" x 9' 2"	Master En-Suite	2866 x 1709	9' 4" x 5' 7"
Kitchen/Breakfast	3228 x 4487	10' 7" x 14' 8"	Bedroom 2	2838 x 4096	9' 3" x 13' 5"
Utility	1800 x 1963	5' 10" x 6' 5"	Bedroom 3	3028 x 4468	9' 11" x 14' 7"
Cloakroom	1800 x 1744	5' 10" x 5' 8"	Bedroom 4	3510 x 4184	11' 6" x 13' 8"
Single Garage	2750 x 5370	9' 0" x 17' 7"	Bathroom	2000 x 2590	6' 6" x 8' 6"

All room dimensions are to a maximum measurement.



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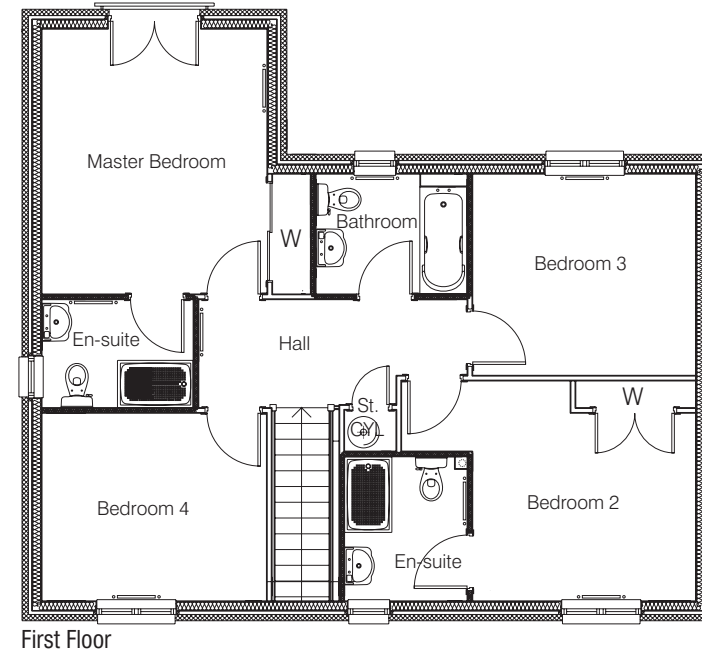
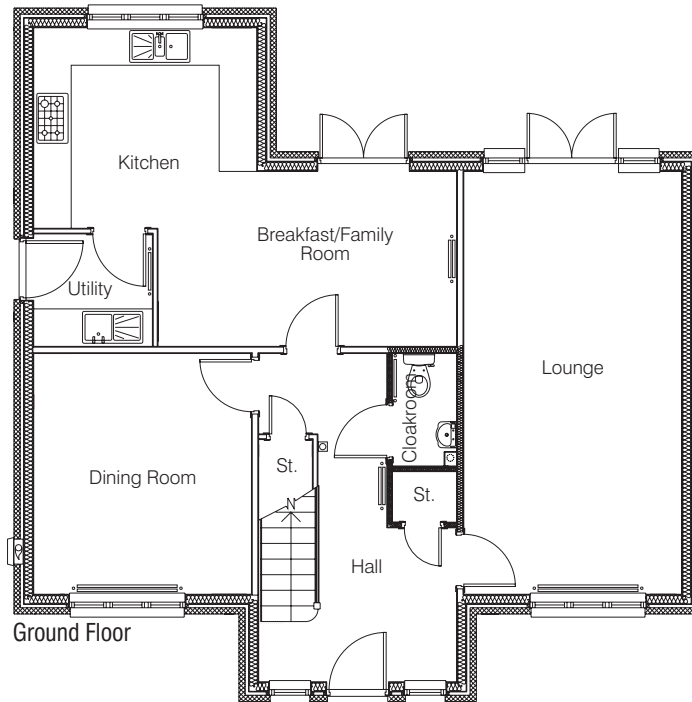
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ROTHESAY – A 4 BEDROOM DETACHED HOME

Total Area 1735 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	3485 x 6768	11' 5" x 22' 2"	Master Bedroom	3568 x 4200	11' 8" x 13' 9"
Dining Room	3485 x 3853	11' 5" x 12' 7"	Master En-Suite	2397 x 1713	7' 10" x 5' 7"
Kitchen	3568 x 3210	11' 8" x 10' 6"	Bedroom 2	4663 x 3488	15' 3" x 11' 5"
Family Room /Breakfast	4778 x 2800	15' 8" x 9' 2"	En-Suite 2	1943 x 2285	6' 4" x 7' 6"
Utility	1900 x 1800	6' 2" x 5' 10"	Bedroom 3	3535 x 3190	11' 7" x 10' 5"
Cloakroom	1028 x 1800	3' 4" x 5' 10"	Bedroom 4	3510 x 2975	11' 6" x 9' 9"
Detached Double Garage	5920 x 5685	19' 5" x 18' 7"	Bathroom	2395 x 1900	7' 10" x 6' 2"

All room dimensions are to a maximum measurement.



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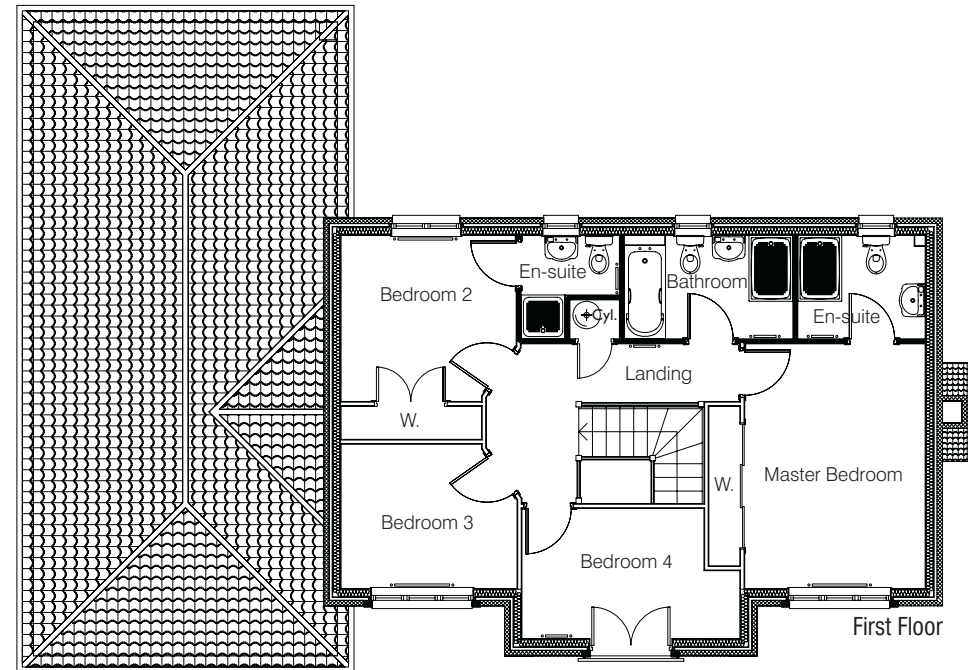
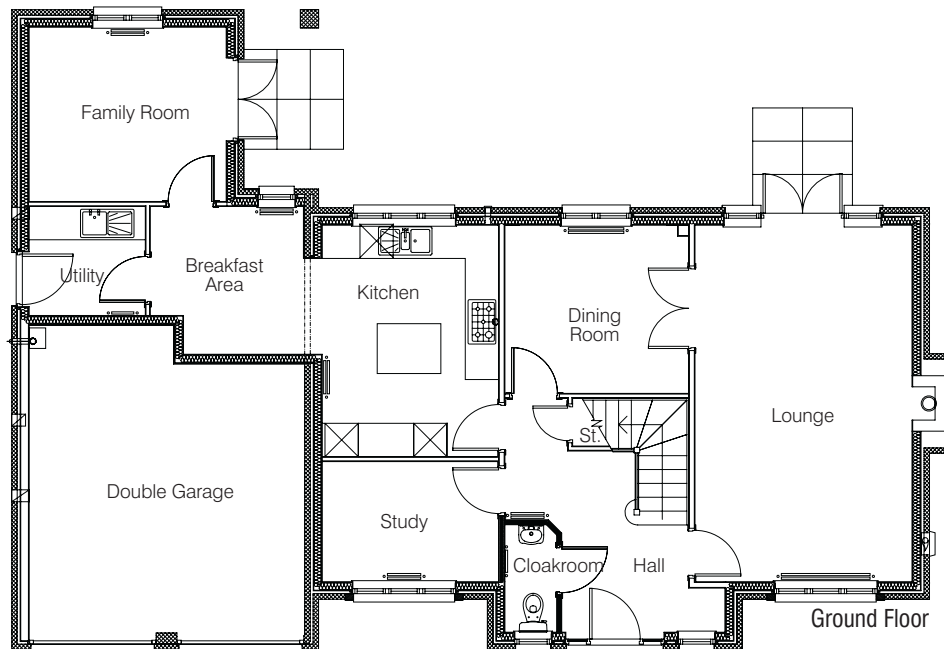
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ROCHESTER – A 4 BEDROOM DETACHED HOME

Total Area 1804 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	3914 x 6432	12' 10" x 21' 1"	Master Bedroom	3285 x 4458	10' 9" x 14' 7"
Dining Room	3314 x 3034	10' 10" x 9' 11"	Master En-Suite	2319 x 1884	7' 7" x 6' 2"
Family Room	3354 x 3145	11' 0" x 10' 3"	Bedroom 2	3189 x 3024	10' 5" x 9' 11"
Study	3164 x 2168	10' 4" x 7' 1"	En-Suite 2	1790 x 1884	5' 10" x 6' 2"
Kitchen	3180 x 4174	10' 5" x 13' 8"	Bedroom 3	3205 x 2628	10' 6" x 8' 7"
Breakfast	3089 x 2665	10' 1" x 8' 8"	Bedroom 4	3968 x 2369	13' 0" x 7' 9"
Utility	2094 x 1966	6' 10" x 6' 5"	Bathroom	3070 x 1884	10' 0" x 6' 2"
Cloakroom	934 x 1938	3' 0" x 6' 4"			
Double Garage	4970 x 5681	16' 3" x 18' 7"			

All room dimensions are to a maximum measurement.



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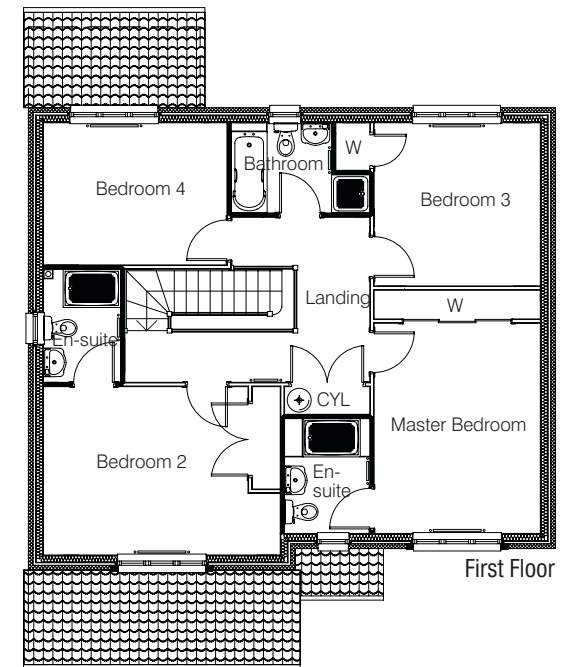
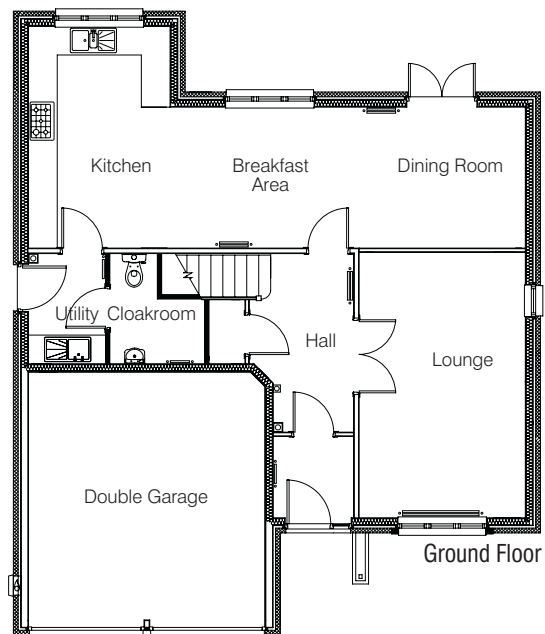
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DRYMEN – A 4 BEDROOM DETACHED HOME

Total Area 1826 sq. ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	3473 X 5548	11' 4" X 18' 2"	Master Bedroom	3473 x 4394	11' 4" x 14' 3"
Kitchen /Dining/Breakfast	10383 x 4635	34' 0" x 15' 2"	Master En-Suite	1782 x 2400	5' 10" x 7' 10"
Utility	1700 X 2303	5' 6" x 7' 6"	Bedroom 2	4948 x 3519	16' 2" x 11' 6"
Cloakroom	1893 x 2303	6' 2" x 7' 6"	En-Suite 2	1610 x 2364	5' 3" x 7' 9"
Double Garage	4983 x 5191	16' 4" x 17' 0"	Bedroom 3	3473 x 3409	11' 4" x 11' 2"
			Bedroom 4	3834 x 2971	9' 3" x 9' 9"
			Bathroom	2896 x 1884	9' 6" x 6' 2"

All room dimensions are to a maximum measurement.



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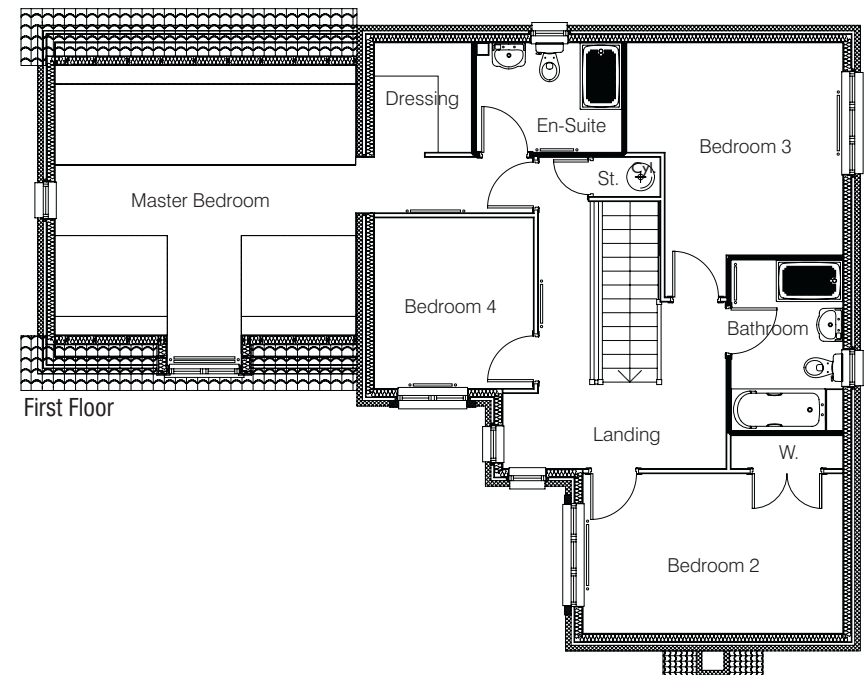
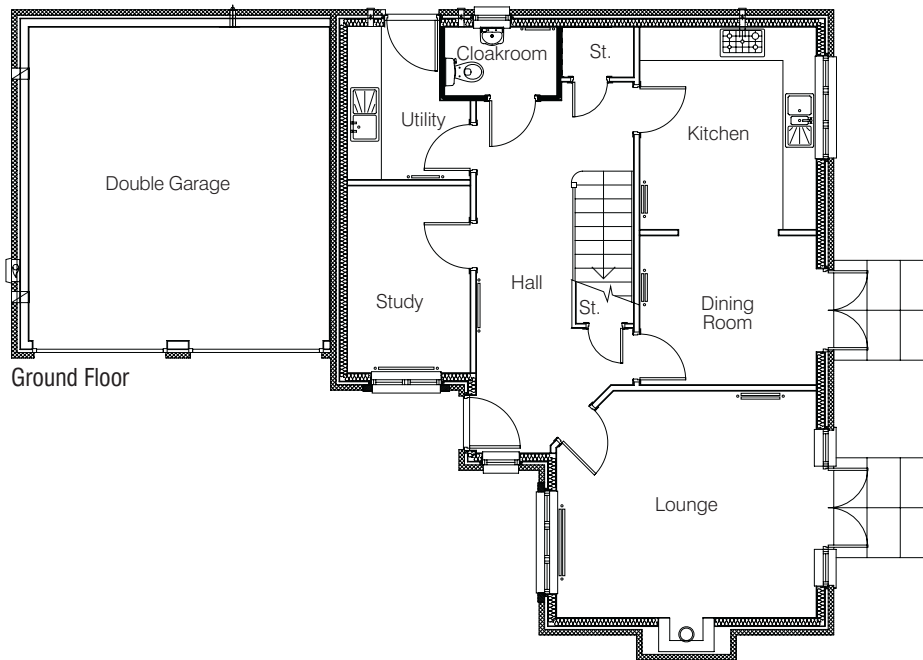
Please refer to sales executive for specific elevational, treatments, materials, landscaping plans and room measurements. Kitchen and bathroom layouts are indicative only.

BLenheim – A 4 BEDROOM DETACHED HOME

Total Area 1936 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	4681 X 4082	15' 4" X 13' 4"	Master Bedroom	5415 X 5494	17' 9" X 18' 0"
Dining Room	3179 X 2685	10' 5" X 8' 9"	Master En-Suite	2619 X 1974	8' 7" X 6' 5"
Study	2199 X 3369	7' 2" X 11' 0"	Dressing	1747 X 2064	5' 8" X 6' 9"
Kitchen	3179 X 3647	10' 5" X 11' 11"	Bedroom 2	4681 X 2878	15' 4" X 9' 5"
Utility	2199 X 2747	7' 2" X 9' 0"	Bedroom 3	3894 X 3824	12' 9" X 12' 6"
Cloakroom	2022 X 1235	6' 7" X 4' 0"	Bedroom 4	2863 X 3077	9' 4" X 10' 1"
Double Garage	5415 X 5650	17' 9" X 18' 6"	Bathroom	2014 X 3075	6' 7" X 10' 1"

All room dimensions are to a maximum measurement.



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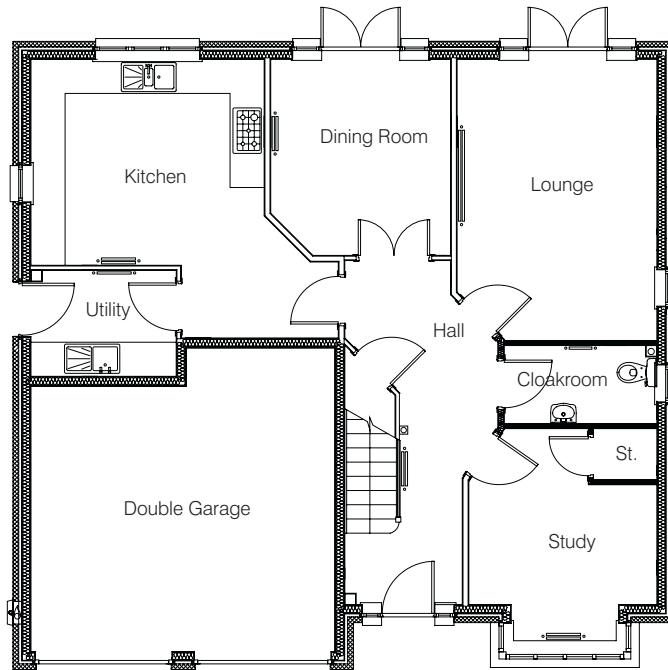
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LANGHOLM – A 5 BEDROOM DETACHED HOME

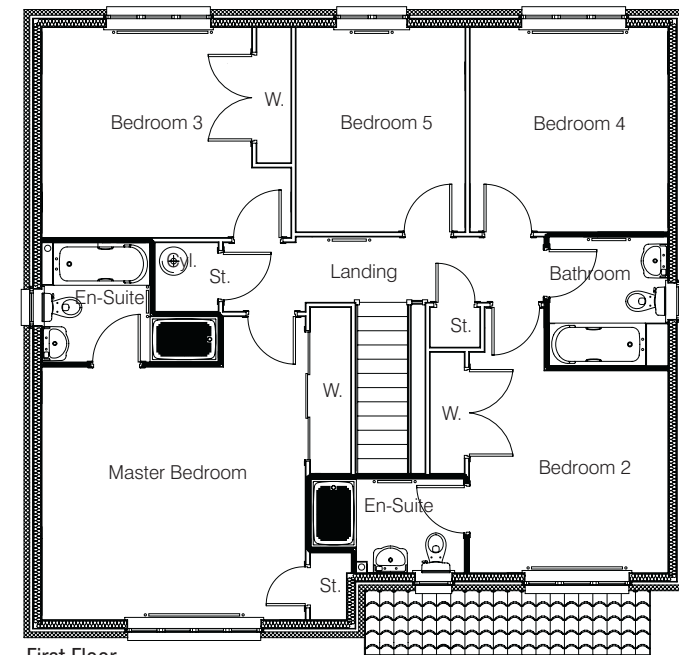
Total Area 2075 sq. ft.

Ground Floor			First Floor		
	Metric	Imperial		Metric	Imperial
Lounge	3514 x 4946	11' 6" x 16' 2"	Master Bedroom	4631 x 5333	15' 2" x 17' 6"
Dining Room	3164 x 3450	10' 4" x 11' 3"	Master En-Suite	3100 x 2100	10' 2" x 6' 10"
Study	3308 x 3895	10' 10" x 12' 9"	Bedroom 2	3491 x 3552	11' 5" x 11' 7"
Kitchen/Breakfast	4102 x 3623	13' 5" x 11' 10"	En-Suite 2	2698 x 1648	8' 10" x 5' 4"
Utility	2555 x 1864	8' 4" x 6' 1"	Bedroom 3	4378 x 3695	14' 4" x 12' 1"
Cloakroom	2684 x 1372	8' 9" x 4' 6"	Bedroom 4	3479 x 3595	11' 5" x 11' 9"
Double Garage	5342 x 5338	17' 6" x 17' 6"	Bedroom 5	2972 x 3595	9' 9" x 11' 9"
			Bathroom	2088 x 2265	6' 10" X 7' 5"

All room dimensions are to a maximum measurement.



Ground Floor



First Floor

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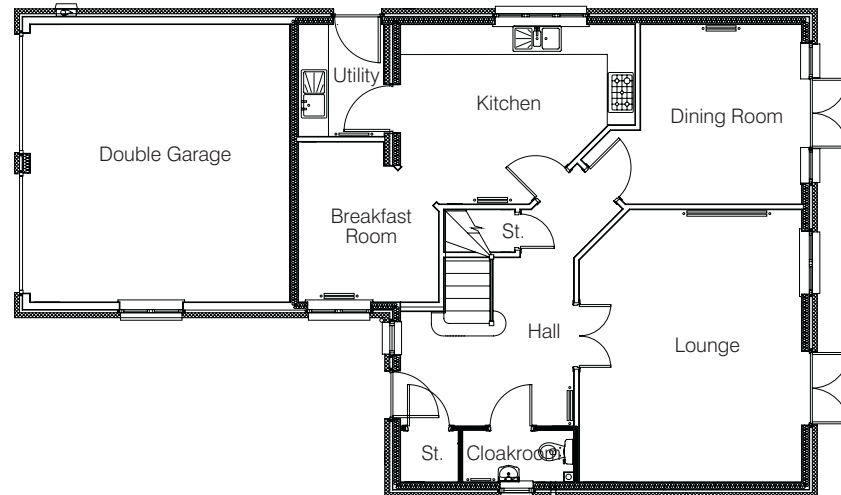
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MELFORD – A 5 BEDROOM DETACHED HOME

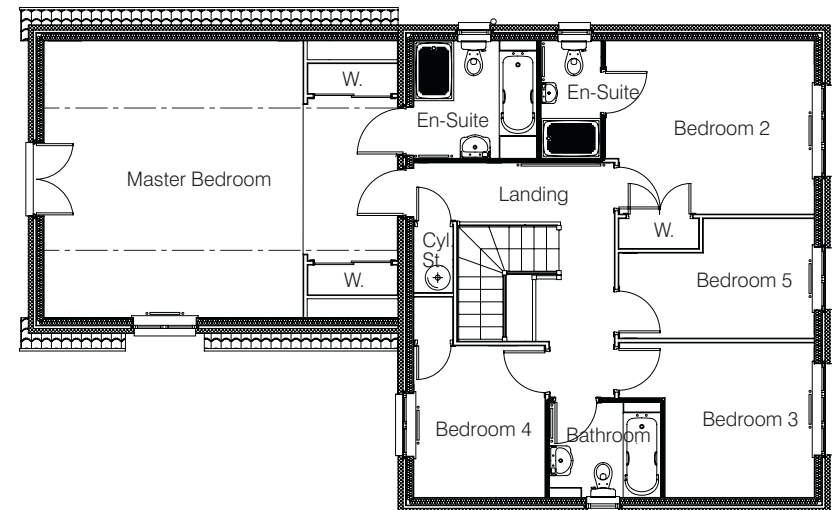
Total Area 2087 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	4444 x 5444	14' 7" x 17' 10"	Master Bedroom	7076 x 5545	23' 2" x 18' 2"
Dining Room	3219 x 3588	10' 6" x 11' 9"	Master En-Suite	2460 x 2355	8' 0" x 7' 8"
Kitchen	4686 x 3588	15' 4" x 11' 9"	Bedroom 2	4180 x 3471	13' 8" x 11' 4"
Breakfast	2800 x 3196	9' 2" x 10' 5"	En-Suite 2	1200 x 2355	3' 11" x 7' 8"
Utility	1713 x 2236	5' 7" x 7' 4"	Bedroom 3	3915 x 3090	12' 10" x 10' 1"
Cloakroom	2218 x 1030	7' 3" x 3' 4"	Bedroom 4	2626 x 3039	8' 7" x 9' 11"
Double Garage	5188 x 5548	17' 0" x 18' 2"	Bedroom 5	3913 x 2395	12' 10" x 7' 10"
			Bathroom	2225 x 1907	7' 3" x 6' 3"

All room dimensions are to a maximum measurement.



Ground Floor



First Floor

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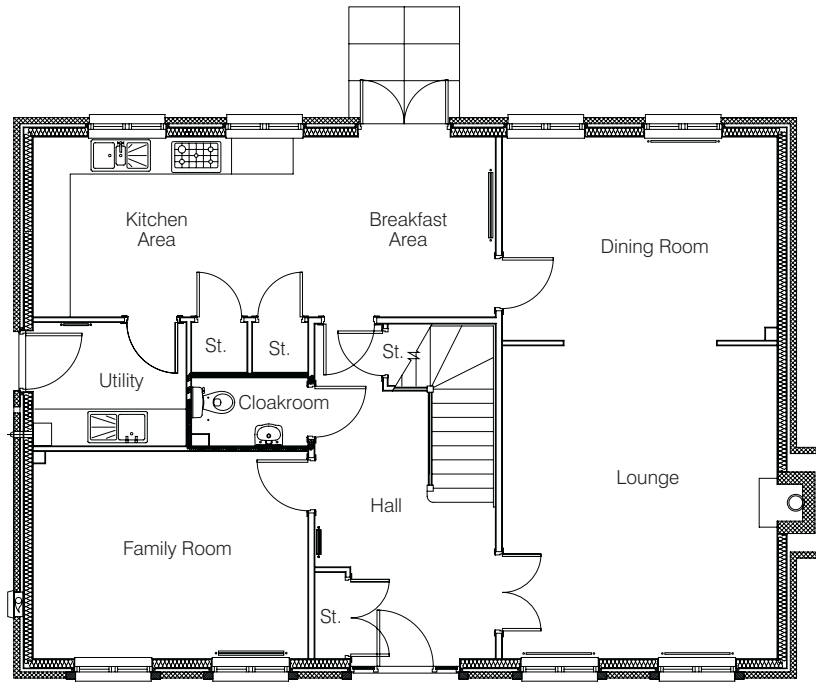
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RAEBURN – A 5 BEDROOM DETACHED HOME

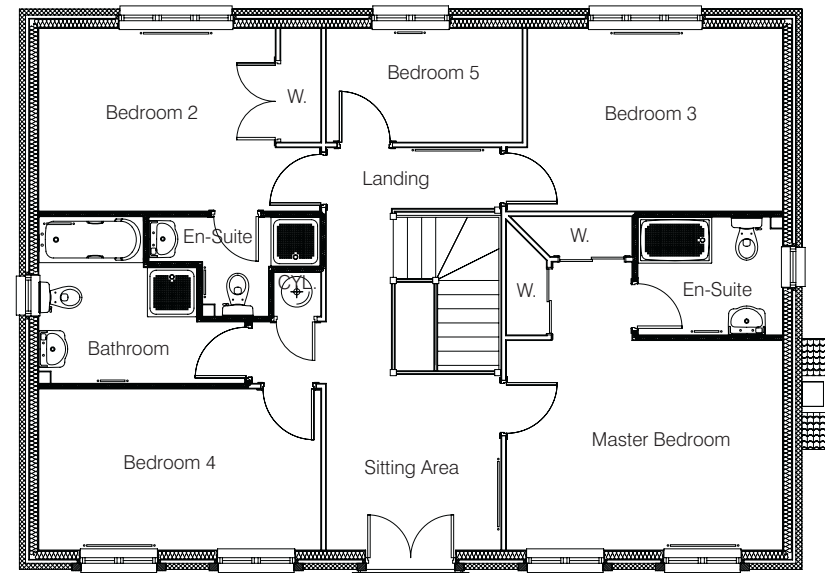
Total Area 2207 sq. ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	4464 x 5102	14' 7" x 16' 8"	Master Bedroom	4489 x 4681	14' 8" x 15' 4"
Dining Room	4464 x 3304	14' 7" x 10' 10"	Master En-Suite	2351 x 1971	7' 8" x 6' 5"
Family Room	4464 x 3369	14' 7" x 11' 0"	Bedroom 2	4584 x 2969	15' 0" x 9' 8"
Kitchen/Breakfast	7512 x 2924	24' 7" x 9' 7"	En-Suite 2	2700 x 1613	8' 10" x 5' 3"
Utility	2484 x 2007	8' 1" x 6' 7"	Bedroom 3	4489 x 2969	14' 8" x 9' 8"
Cloakroom	1890 x 1107	6' 2" x 3' 7"	Bedroom 4	4584 x 2635	15' 0" x 8' 7"
Detached Double Garage	5920 x 5685	19' 5" x 18' 7"	Bedroom 5	3183 x 1865	10' 5" x 6' 1"
			Sitting Area	2838 x 2853	9' 3" x 9' 4"
			Bathroom	3368 x 2712	11' 0" x 8' 10"

All room dimensions are to a maximum measurement.



Ground Floor



First Floor

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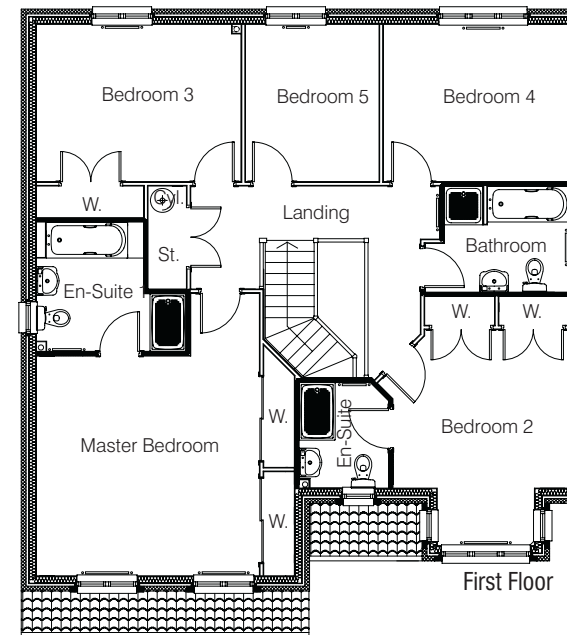
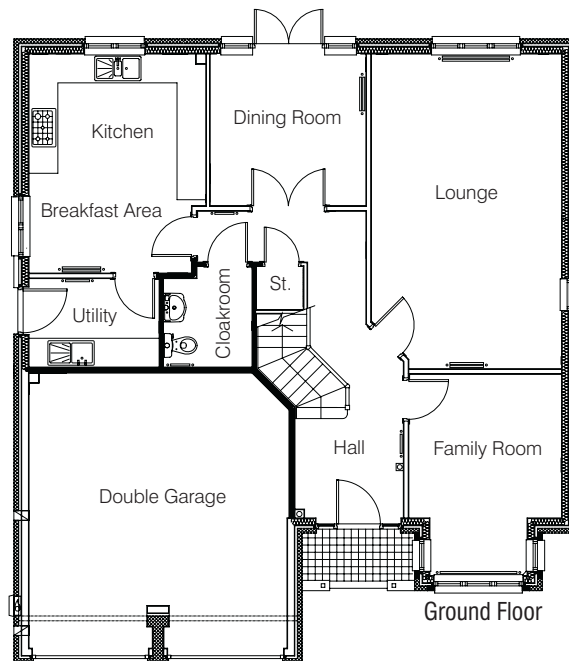
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CRATHIE – A 5 BEDROOM DETACHED HOME

Total Area 2279 sq. ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	3950 x 6555	12' 11" x 21' 6"	Master Bedroom	4644 x 5884	15' 2" x 19' 3"
Dining Room	3159 x 3243	10' 4" x 10' 7"	Master En-Suite	2235 x 2693	7' 4" x 8' 10"
Family Room	3170 x 4192	10' 4" x 13' 9"	Bedroom 2	3654 x 5192	11' 11" x 17' 0"
Kitchen/Breakfast	3682 x 4562	12' 1" x 14' 11"	En-Suite 2	1861 x 2199	6' 1" x 7' 2"
Utility	2703 x 1843	8' 10" x 6' 0"	Bedroom 3	4264 x 3279	13' 11" x 10' 9"
Cloakroom	1845 x 2096	6' 0" x 6' 10"	Bedroom 4	3854 x 3279	12' 4" x 10' 9"
Double Garage	5552 x 5731	18' 2" x 18' 9"	Bedroom 5	2782 x 3279	9' 1" x 10' 9"
			Bathroom	2995 x 2211	9' 9" x 7' 3"

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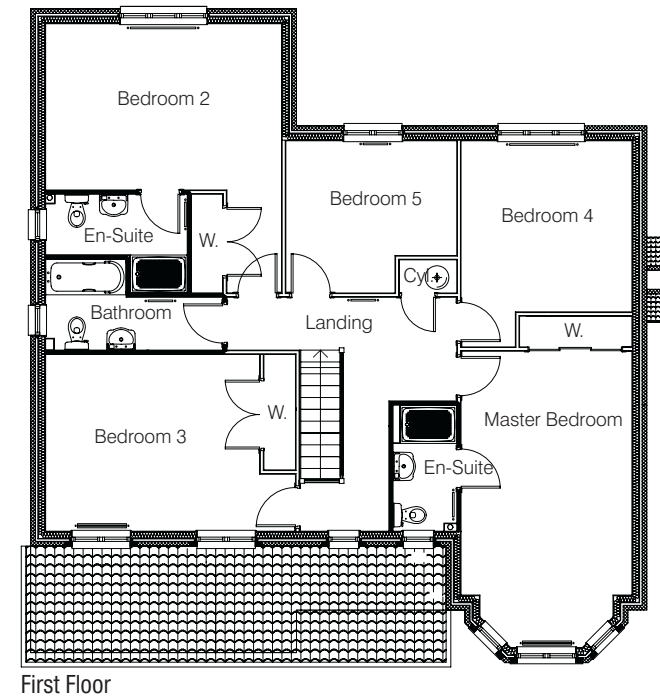
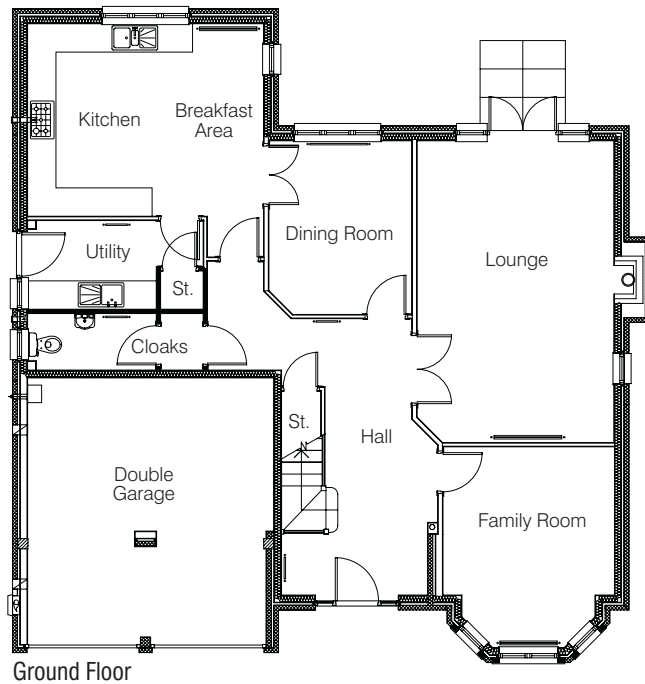
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GOLSPIE – A 5 BEDROOM DETACHED HOME

Total Area 2479 sq.ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	4170 x 6375	13' 8" x 20' 11"	Master Bedroom	3608 x 6263	11' 10" x 20' 6"
Dining Room	3016 x 3669	9' 10" x 12' 0"	Master En-Suite	1346 x 2662	4' 5" x 8' 8"
Family Room	3608 x 4242	11' 10" x 13' 11"	Bedroom 2	4983 x 5699	16' 4" x 18' 8"
Kitchen/Breakfast	4983 x 4067	16' 4" x 13' 4"	En-Suite 2	2990 x 2085	9' 9" x 6' 10"
Utility	3709 x 1875	12' 2" x 6' 1"	Bedroom 3	4520 x 3743	14' 10" x 12' 3"
Cloakroom	2719 x 1197	8' 11" x 3' 11"	Bedroom 4	3615 x 4354	11' 10" x 14' 3"
Double Garage	5199 x 5632	17' 0" x 18' 5"	Bedroom 5	3612 x 3214	11' 10" x 10' 6"
			Bathroom	3738 x 1918	12' 3" x 6' 3"

All room dimensions are to a maximum measurement.



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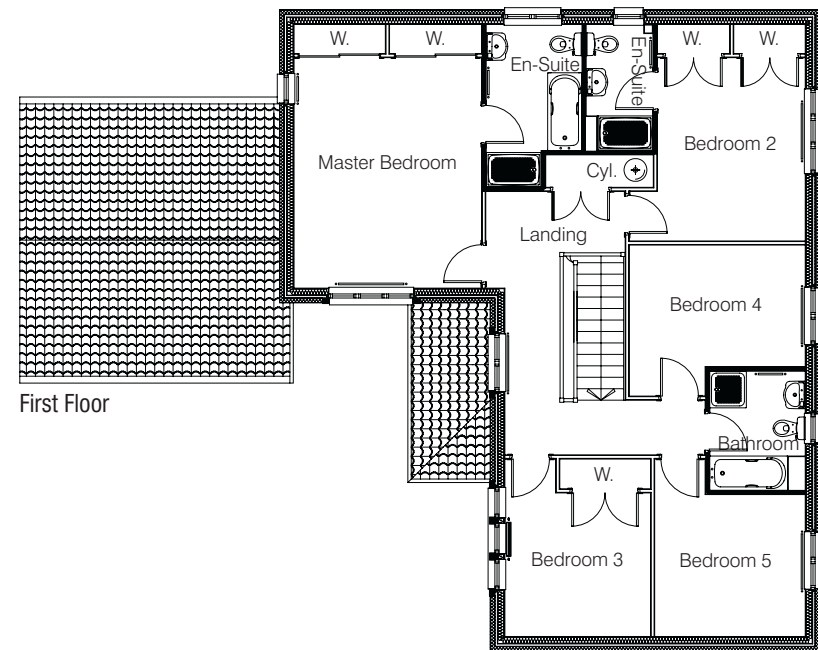
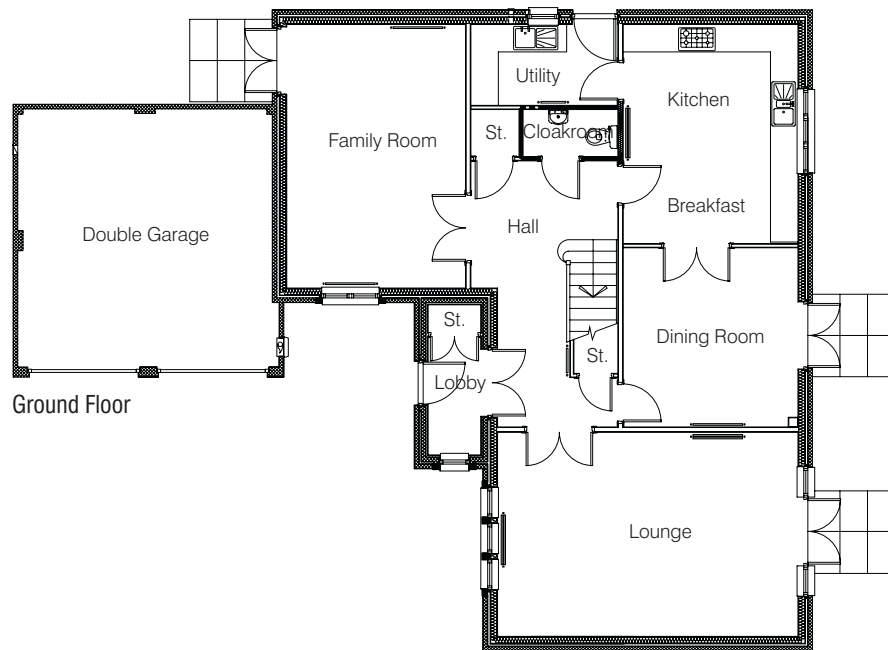
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TENNYSON – A 5 BEDROOM DETACHED HOME

Total Area 2513 sq. ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	6554 x 4454	21' 6" x 14' 7"	Master Bedroom	4094 x 5030	13' 5" x 16' 6"
Dining Room	3814 x 3911	12' 6" x 12' 10"	Master En-Suite	2092 x 2754	6' 10" x 9' 0"
Family Room	3902 x 5754	12' 9" x 18' 10"	Bedroom 2	3839 x 4000	12' 7" x 13' 1"
Kitchen/Breakfast	3814 x 4784	12' 6" x 15' 8"	En-Suite 2	1457 x 2746	4' 9" x 9' 0"
Utility	3208 x 1768	10' 6" x 5' 9"	Bedroom 3	3196 x 3872	10' 5" x 12' 8"
Cloakroom	2068 x 1030	6' 9" x 3' 4"	Bedroom 4	3839 x 3295	12' 7" x 10' 9"
Double Garage	5554 x 5635	18' 2" x 18' 5"	Bedroom 5	3284 x 3872	10' 9" x 12' 8"
			Bathroom	2094 x 2601	6' 10" x 8' 6"

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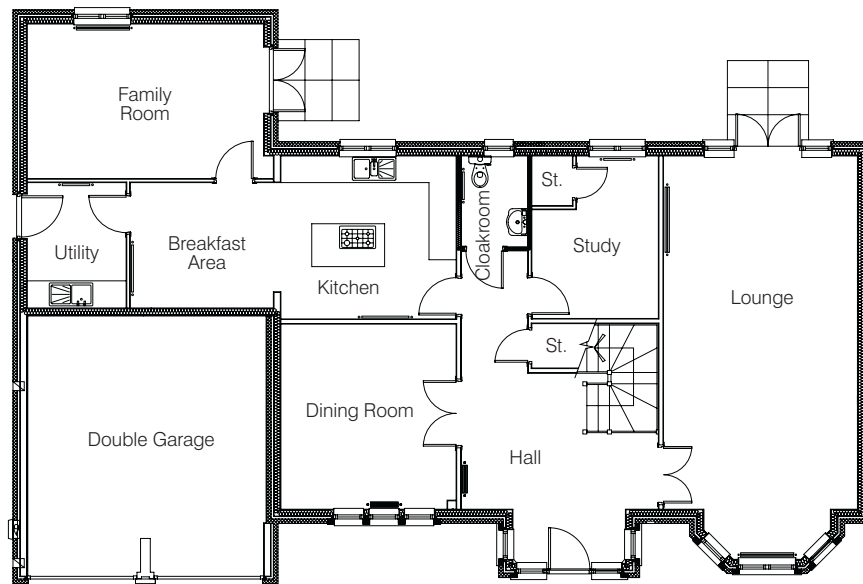
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WESSEX – A 5 BEDROOM DETACHED HOME

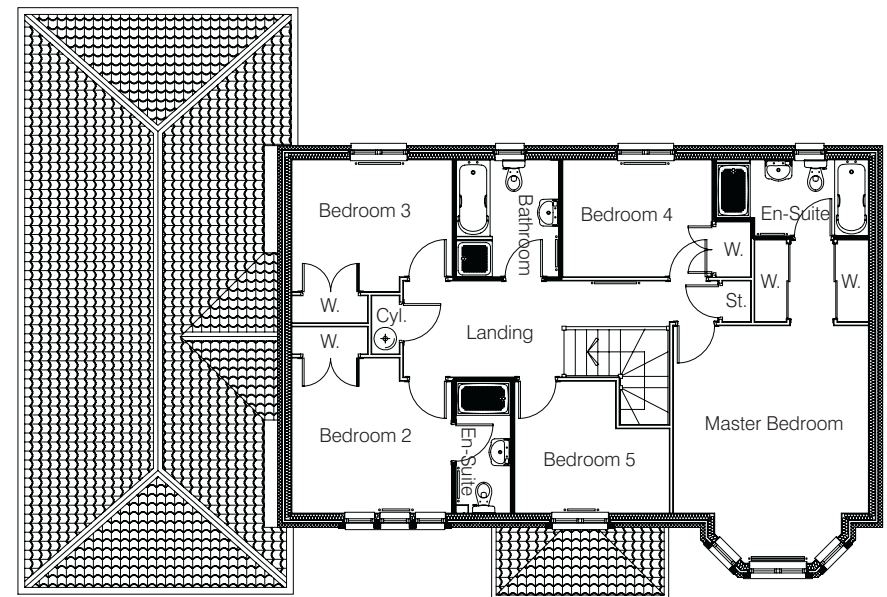
Total Area 2614 sq. ft.

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	4299 x 8949	14' 1" x 29' 4"	Master Bedroom	4337 x 5278	14' 2" x 17' 3"
Dining Room	3884 x 4104	12' 8" x 13' 5"	En-Suite	3371 x 1686	11' 0" x 5' 6"
Family Room	5242 x 3425	17' 2" x 11' 2"	Bedroom 2	3543 x 3439	11' 7" x 11' 3"
Study	2805 x 3601	9' 2" x 11' 9"	En-Suite 2	1200 x 2916	3' 11" x 9' 6"
Kitchen/Breakfast	3612 x 7302	11' 10" x 22' 11"	Bedroom 3	3354 x 2922	11' 0" x 9' 7"
Utility	2194 x 2801	7' 2" x 9' 2"	Bedroom 4	3306 x 2593	10' 10" x 8' 6"
Cloakroom	1473 x 2014	4' 10" x 6' 7"	Bedroom 5	3426 x 2925	11' 2" x 9' 7"
Double Garage	5283 x 5769	17' 4" x 18' 11"	Bathroom	2271 x 2594	7' 5" x 8' 6"

All room dimensions are to a maximum measurement.



Ground Floor



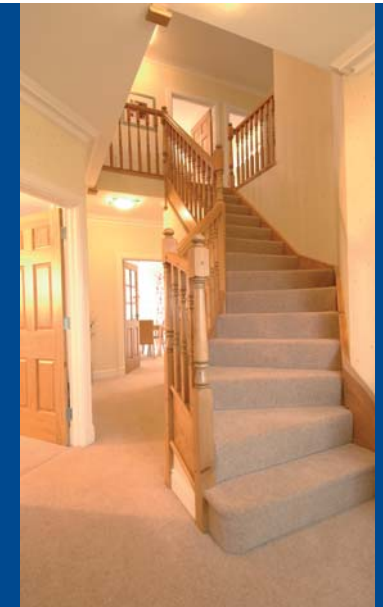
First Floor

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DETACHED HOMES SPECIFICATION

At Charles Church, we realise taste is a very personal thing. That's why we've introduced 'Select' – a fully integrated interior and exterior design solution, allowing you to personalise your home by choosing from our range of distinctive options to complement the specification of your new Charles Church home.



Kitchen – Standard

- Choice of kitchen door fronts and worktops from a selected range
- Under unit lighting
- Stainless steel oven with 5 burner gas hob and chimney style extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated microwave
- Tiling to underside of wall units from a selected range
- Stainless steel 1.5 bowl sink with chrome mixer tap

'Select' Options

- Ceramic floor tiling
- Granite worktops with undermounted sink
- Appliance upgrades
- Upgraded kitchen ranges
- Upgraded tile selections

Utility Room – Standard

- Units and worktops to duplicate kitchen choice
- Tiling above worktops from a selected range
- Stainless steel sink and drainer unit

'Select' Options

- Ceramic floor tiling
- Additional kitchen units
- Granite worktops

Bathrooms, En-Suites and Cloakrooms – Standard

- White Sottini sanitary ware with chrome taps
- Shower enclosure with thermostatic shower** (Layout dependant)
- Choice of ceramic wall tiling to dado height from a selected range
- Chrome heated towel rails in all bathrooms and en-suites
- Shaver point to bathrooms/en-suites

'Select' Options

- Full height tiling
- Ceramic floor tiling from a selected range
- Upgraded tile selection

Wardrobes – Standard

- Feature wardrobes to master bedroom. Glazed panel sliding doors - choice of trim
- White pass doors to other bedrooms

where applicable – refer to individual house type drawings

'Select' Options

- Wardrobes to other bedrooms - pass doors or glazed panel sliding doors - choice of trim

Decorative Finishes – Standard

- Plain finished ceilings throughout painted white
- Decorative cornice to ground floor hall, dining room and lounge
- Coving to master bedroom and upstairs hall
- 'Barley' white emulsion to walls
- Gloss white to internal facings and surrounds

'Select' Options

- Choice of carpets/vinyl
- Laminate flooring

Lighting and Electrics – Standard

- Smoke detectors to lower and upper floors
- Chrome electrical sockets downstairs
- Chrome downlighters to lounge,

kitchen, bathroom, en-suites and cloakrooms

- Television points to lounge, kitchen, family room and master bedroom
- Telephone point to lounge, study, kitchen (or breakfast area) and master bedroom**
- Alarm system
- External light to front and rear

'Select' Options

- Downlighters (additional)
- External downlighters at entrance to garage
- Chrome electrical sockets upstairs

Heating

- Gas fired central heating with flexicom condensing boiler megaflo cylinder
- Radiators to all rooms except bathrooms/en-suites
- Chrome towel rails to bathrooms, en-suites and cloakrooms
- Gas point to lounge

Gardens – Standard

- Turf and planting to front gardens as per site landscaping drawing
- 1800mm screen fencing to sides and

rear of rear garden

- Outside tap
- Block paviour driveways

'Select' Options

- Expanded patio
- Conservatory*
- Turf to rear garden

General – Standard

- Oak veneer panel doors
- UPVC double glazed windows
- UPVC fascias and bargeboards for reduced maintenance
- Chrome ironmongery

'Select' Options

- Fire and surround

All choices and 'Select' options are subject to stage of construction and subject to house type.

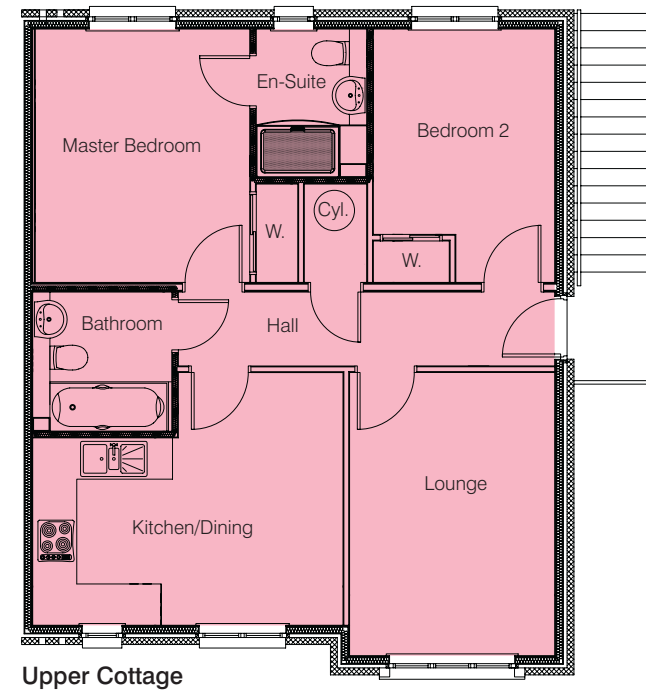
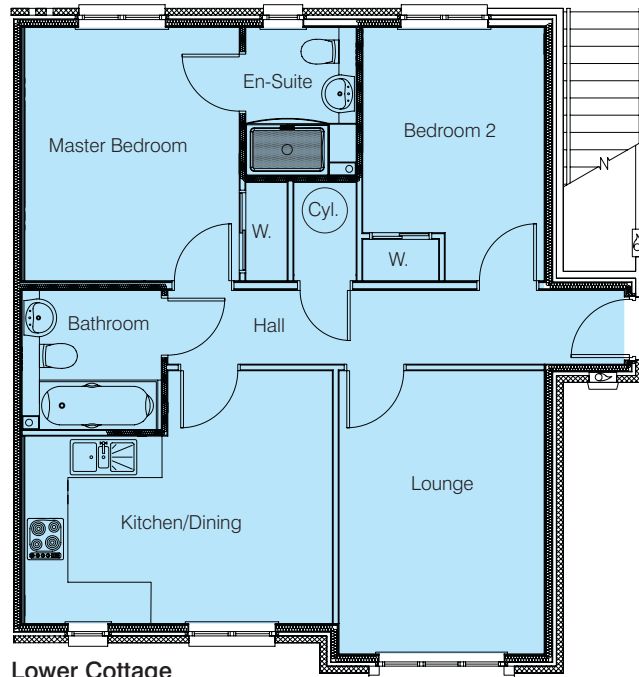
* Plot specific

** As per individual house type layout
Photography shows typical Charles Church interiors which include 'Select' options.

COTTAGE APARTMENTS

2 BEDROOMS

Lower Cottage	Metric	Imperial	Upper Cottage	Metric	Imperial
Lounge	2974 x 4106	9' 9" x 13' 5"	Lounge	2974 x 4106	9' 9" x 13' 5"
Kitchen/Dining	4499 x 3666	14' 9" x 12' 0"	Kitchen/Dining	4499 x 3666	14' 9" x 12' 0"
Master Bedroom	3109 x 3672	10' 2" x 12' 0"	Master Bedroom	3109 x 3672	10' 2" x 12' 0"
Master En-Suite	1600 x 2150	5' 3" x 7' 0"	Master En-Suite	1600 x 2150	5' 3" x 7' 0"
Bedroom 2	2630 x 3672	8' 7" x 12' 0"	Bedroom 2	2630 x 3672	8' 7" x 12' 0"
Bathroom	2017 x 2017	6' 7" x 6' 7"	Bathroom	2017 x 2017	6' 7" x 6' 7"
Total Area	732 sq. ft.		Total Area	718 sq. ft.	



Specific plots may be handed. Computer Generated Images are typical elevational examples only.
 Please refer to sales executive for specific elevational, treatments, materials, landscaping plans and room measurements.
 Kitchen and bathroom layouts are indicative only.

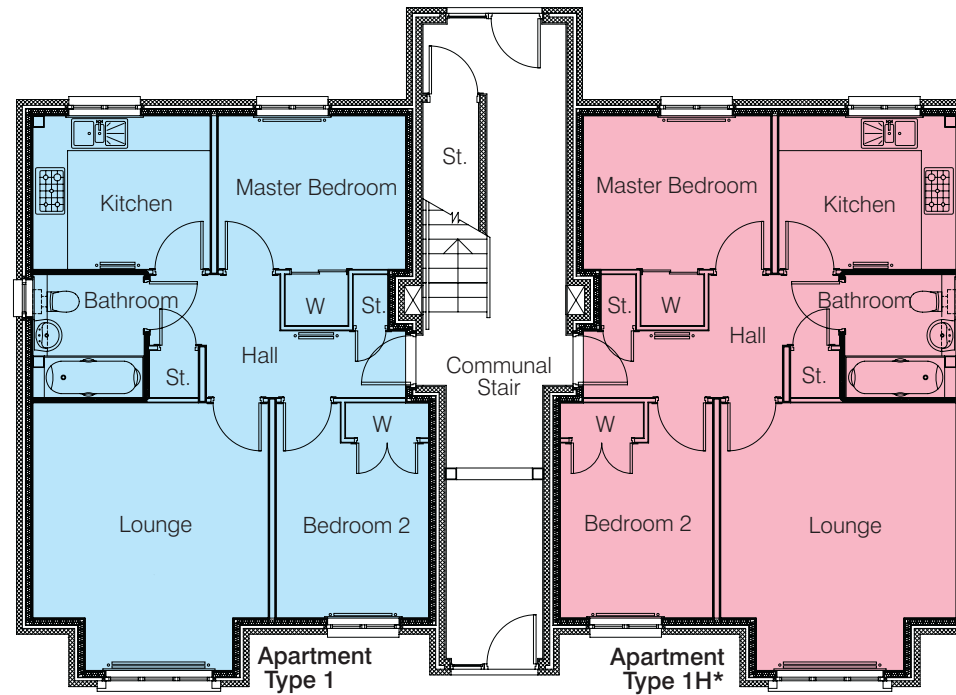
ANNAN APARTMENTS

GROUND FLOOR

2 BEDROOMS

Apartment Type 1	Metric	Imperial	Apartment Type 1H*	Metric	Imperial
Lounge	4050 X 4604	13' 3" X 15' 1"	Lounge	4050 X 4604	13' 3" X 15' 1"
Kitchen	3051 X 2644	10' 0" X 8' 8"	Kitchen	3051 X 2644	10' 0" X 8' 8"
Master Bedroom	3222 X 2644	10' 6" X 8' 8"	Master Bedroom	3222 X 2644	10' 6" X 8' 8"
Bedroom 2	2623 X 3704	8' 7" X 12' 1"	Bedroom 2	2623 X 3704	8' 7" X 12' 1"
Bathroom	1917 X 2116	6' 5" X 6' 11"	Bathroom	1917 X 2116	6' 5" X 6' 11"
Total Area	634 sq. ft.		Total Area	634 sq. ft.	

* Handed design



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 Please refer to sales executive for specific elevational, treatments, materials, landscaping plans and room measurements.
 Kitchen and bathroom layouts are indicative only.

ANNAN APARTMENTS

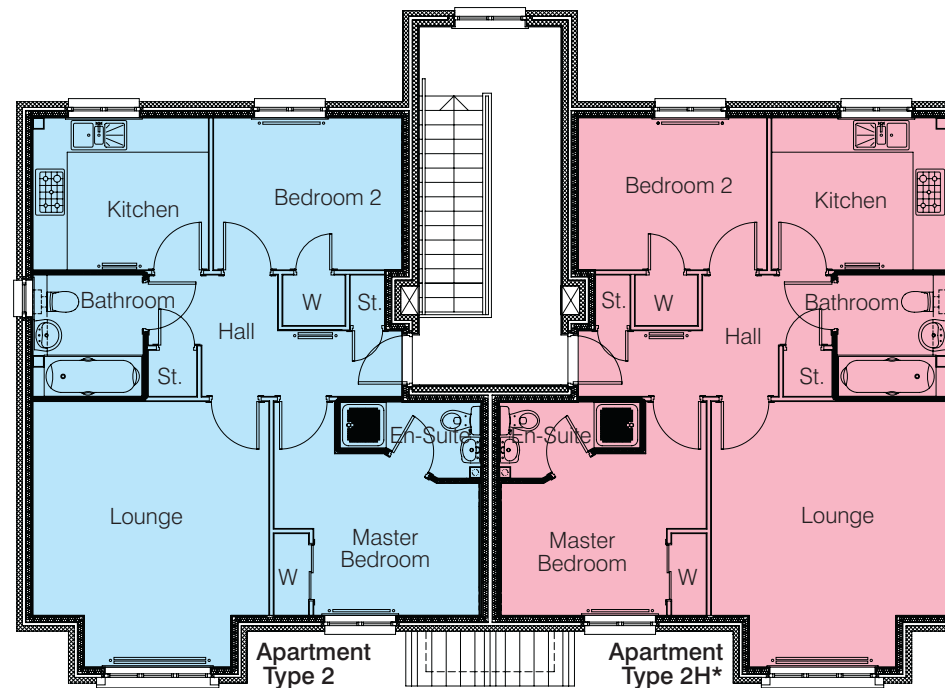
FIRST AND SECOND FLOOR

2 BEDROOMS

Apartment Type 2	Metric	Imperial
Lounge	4050 X 4604	13' 3" X 15' 1"
Kitchen	3051 X 2644	10' 0" X 8' 8"
Master Bedroom	3571 X 3704	11' 8" X 12' 11"
En-Suite	2448 x 1322	8' 0" x 4' 4"
Bedroom 2	3222 X 2644	10' 6" X 8' 8"
Bathroom	1917 X 2116	6' 5" X 6' 11"
Total Area	673 sq. ft.	

Apartment Type 2H*	Metric	Imperial
Lounge	4050 X 4604	13' 3" X 15' 1"
Kitchen	3051 X 2644	10' 0" X 8' 8"
Master Bedroom	3571 X 3704	11' 8" X 12' 11"
En-Suite	2448 x 1322	8' 0" x 4' 4"
Bedroom 2	3222 X 2644	10' 6" X 8' 8"
Bathroom	1917 X 2116	6' 5" X 6' 11"
Total Area	673 sq. ft.	

* Handed design



Specific plots may be handed. Computer Generated Images are typical elevational examples only.
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 Kitchen and bathroom layouts are indicative only.

ALNWICK APARTMENTS GROUND FLOOR

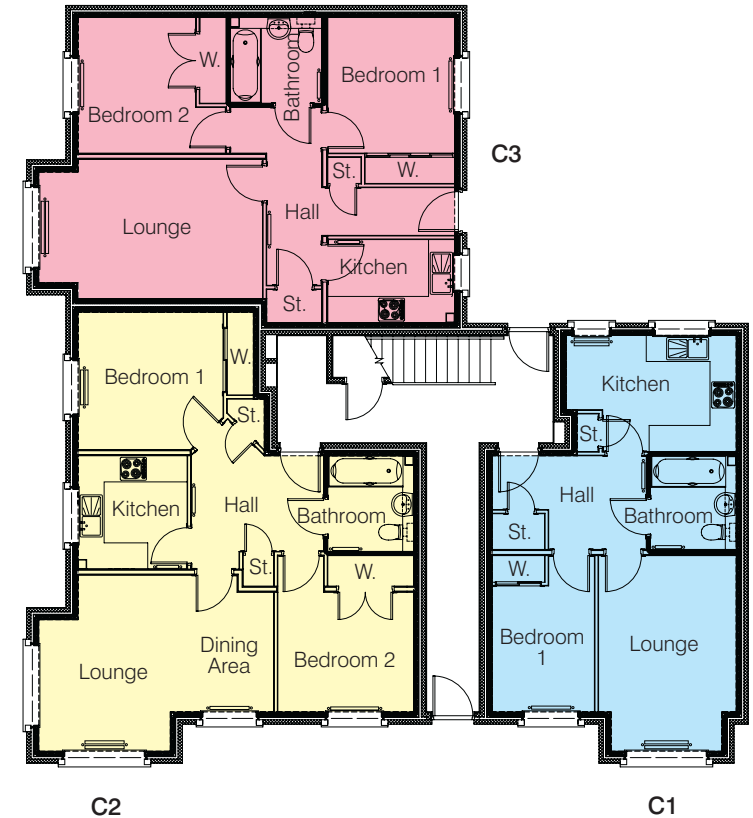
1 AND 2 BEDROOMS

■ Apartment Type C1	Metric	Imperial
Lounge	4512 X 3158	14' 9" X 10' 4"
Kitchen	2667 X 3900	8' 9" X 12' 9"
Bedroom	3590 X 2344	11' 9" X 7' 8"
Bathroom	2150 X 1967	7' 0" X 6' 5"
Total Area	492 sq. ft.	



■ Apartment Type C2	Metric	Imperial
Lounge	4062 X 5391	13' 3" X 17' 8"
Kitchen	2600 X 2504	8' 6" X 8' 2"
Bedroom 1	3155 X 3329	10' 4" X 10' 11"
Bedroom 2	3590 X 3113	11' 9" X 10' 2"
Bathroom	2195 X 1967	7' 2" X 6' 5"
Total Area	684 sq. ft.	

■ Apartment Type C3	Metric	Imperial
Lounge	3196 X 4235	10' 5" X 13' 10"
Kitchen	1906 X 2911	6' 3" X 9' 6"
Bedroom 1	3113 X 2911	10' 2" X 9' 6"
Bedroom 2	3113 X 2700	10' 2" X 8' 10"
Bathroom	1967 X 2100	6' 5" X 6' 10"
Total Area	650 sq. ft.	



Specific plots may be handed. Computer Generated Images are typical elevational examples only.
 Please refer to sales executive for specific elevational, treatments, materials, landscaping plans and room measurements.
 Kitchen and bathroom layouts are indicative only.

ALNWICK APARTMENTS FIRST AND SECOND FLOOR

1 AND 2 BEDROOMS

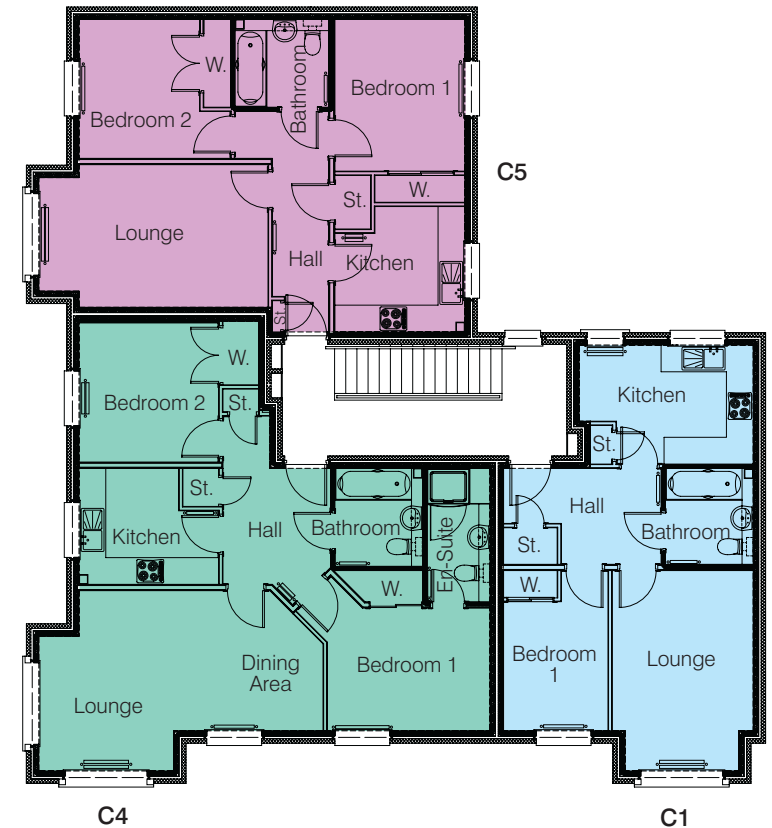


Apartment Type C1	Metric	Imperial
Lounge	4512 X 3158	14' 9" X 10' 4"
Kitchen	2667 X 3900	8' 9" X 12' 9"
Bedroom	3590 X 2344	11' 9" X 7' 8"
Bathroom	2150 X 1967	7' 0" X 6' 5"
Total Area	492 sq. ft.	

Apartment Type C4	Metric	Imperial
Lounge/Dining	4040 x 6366	13' 3" x 20' 10"
Kitchen	2600 x 3129	8' 6" x 10' 3"
Bedroom 1	3462 x 4344	11' 4" x 14' 3"
En-Suite	2991 x 1411	9' 9" x 4' 7"
Bedroom 2	3155 x 3129	10' 4" x 10' 3"
Bathroom	2195 x 1958	7' 2" x 6' 5"
Total Area	779 sq. ft.	

Apartment Type C5	Metric	Imperial
Lounge	3196 X 4235	10' 5" X 13' 10"
Kitchen	1906 X 2911	6' 3" X 9' 6"
Bedroom 1	3113 X 2911	10' 2" X 9' 6"
Bedroom 2	3113 X 2700	10' 2" X 8' 10"
Bathroom	1967 X 2100	6' 5" X 6' 10"
Total Area	650 sq. ft.	

Specific plots may be handed. Computer Generated Images are typical elevational examples only.
 Please refer to sales executive for specific elevational, treatments, materials, landscaping plans and room measurements.
 Kitchen and bathroom layouts are indicative only.



APARTMENT SPECIFICATION

With 'Select' you can personalise your apartment by choosing from our range of distinctive options to compliment the specification of your new Charles Church home. Further information on 'Select' options is available from your sales executive.



Kitchen - Standard

- Choice of kitchen door fronts and worktops
- Stainless steel 4 burner gas hob
- Stainless steel electric oven/microwave
- Stainless steel chimney hood
- Integrated fridge/freezer
- Integrated washer/dryer
- 1.5 bowl stainless steel sink with chrome mixer tap
- Tiling to underside of wall units from a selected range
- Under unit lighting

'Select' Option

- Granite worktop
- Integrated dishwasher
- Ceramic floor tiling
- Upgrade tile selections

Bathrooms and En-Suites and Cloakrooms - Standard

- White Sottini sanitary ware with chrome taps
- Choice of ceramic wall tiling to selected areas
- Chrome towel rails in all bathrooms and en-suites
- Vanity units as per individual apartment design
- Shaver point in all bathrooms/en-suites
- Shower enclosure with thermostatic shower** (Layout dependant)
- Thermostatic shower and screen at bath where no en-suite

'Select' Options

- Full height tiling
- Ceramic floor tiling from a selected range
- Upgraded tile selection

Wardrobes – Standard

- Oak veneered 3 panel doors
- Sliding wardrobe doors to master bedroom - choice of finish, see sales executive

Decorative Finishes -Standard

- Plain finished ceilings throughout painted white
- Coving to lounge, hall and bedrooms
- Walls finished in 'Barley' White emulsion
- Skirtings and surrounds in white gloss finish

Select' Options

- Choice of carpets/vinyl

Lighting and Electrics - Standard

- Chrome electrical sockets in lounge, kitchen and hall
- Telephone points to lounge and bedroom 1
- Television points to lounge and bedroom 1
- Lighting to all stairwell entry locations
- Alarm system to ground floor apartments
- Smoke detector

Select' Options

- Additional chrome electrical sockets

Heating

- Gas fired central heating with condensing combination boiler
- Radiators to all rooms except bathrooms/en-suites
- Chrome towel rails to bathrooms and en-suites

External - Standard

- Communal lighting
- Allocated parking
- Communal grounds maintained by management company
- Communal bin and cycle store

General - Standard

- 6 panel solid oak veneer internal doors
- Dual entry audio system
- UPVC double glazed windows
- UPVC fascias and bargeboards for reduced maintenance
- Chrome ironmongery
- Communal satellite dish with Sky+ compatible wiring to each apartment
- Communal aerial

All choices and 'Select' options are subject to stage of construction and subject to apartment type.

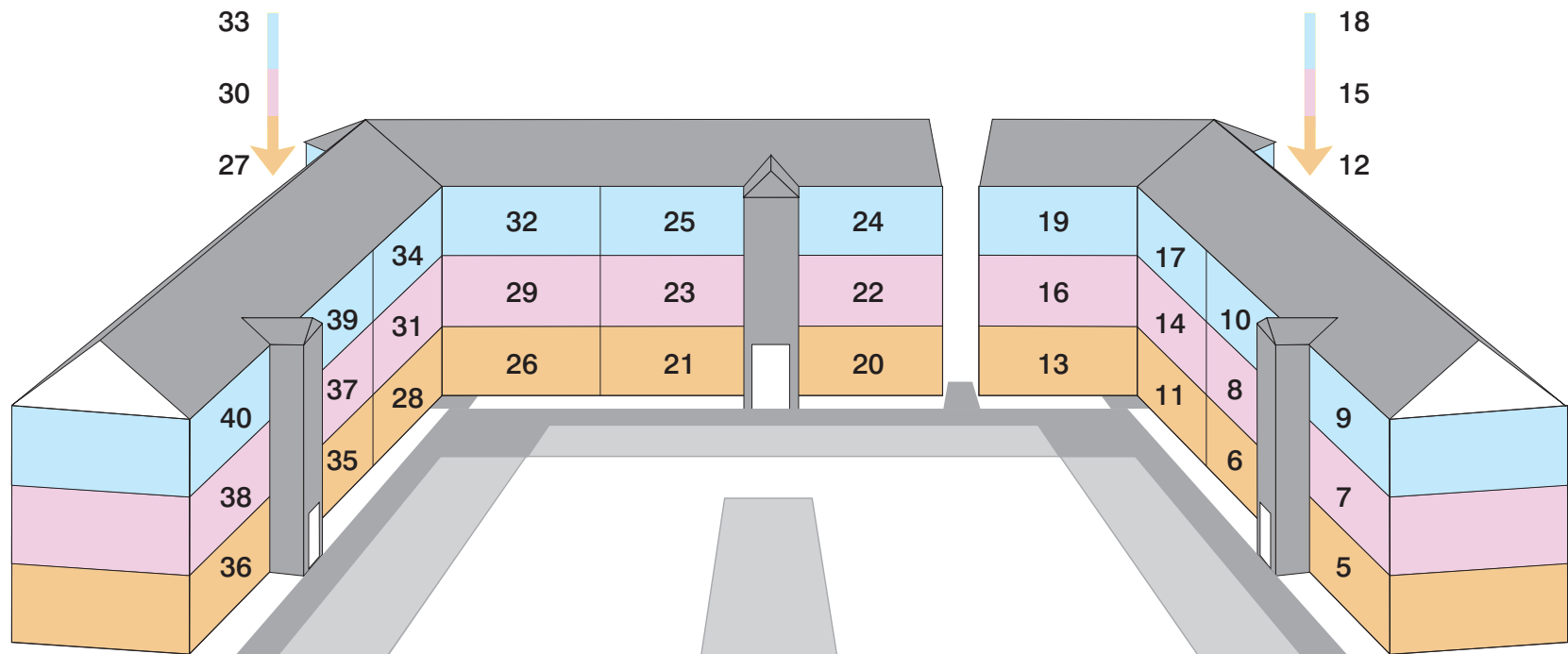
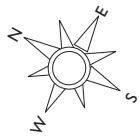
* Plot specific

** As per individual apartment type layout

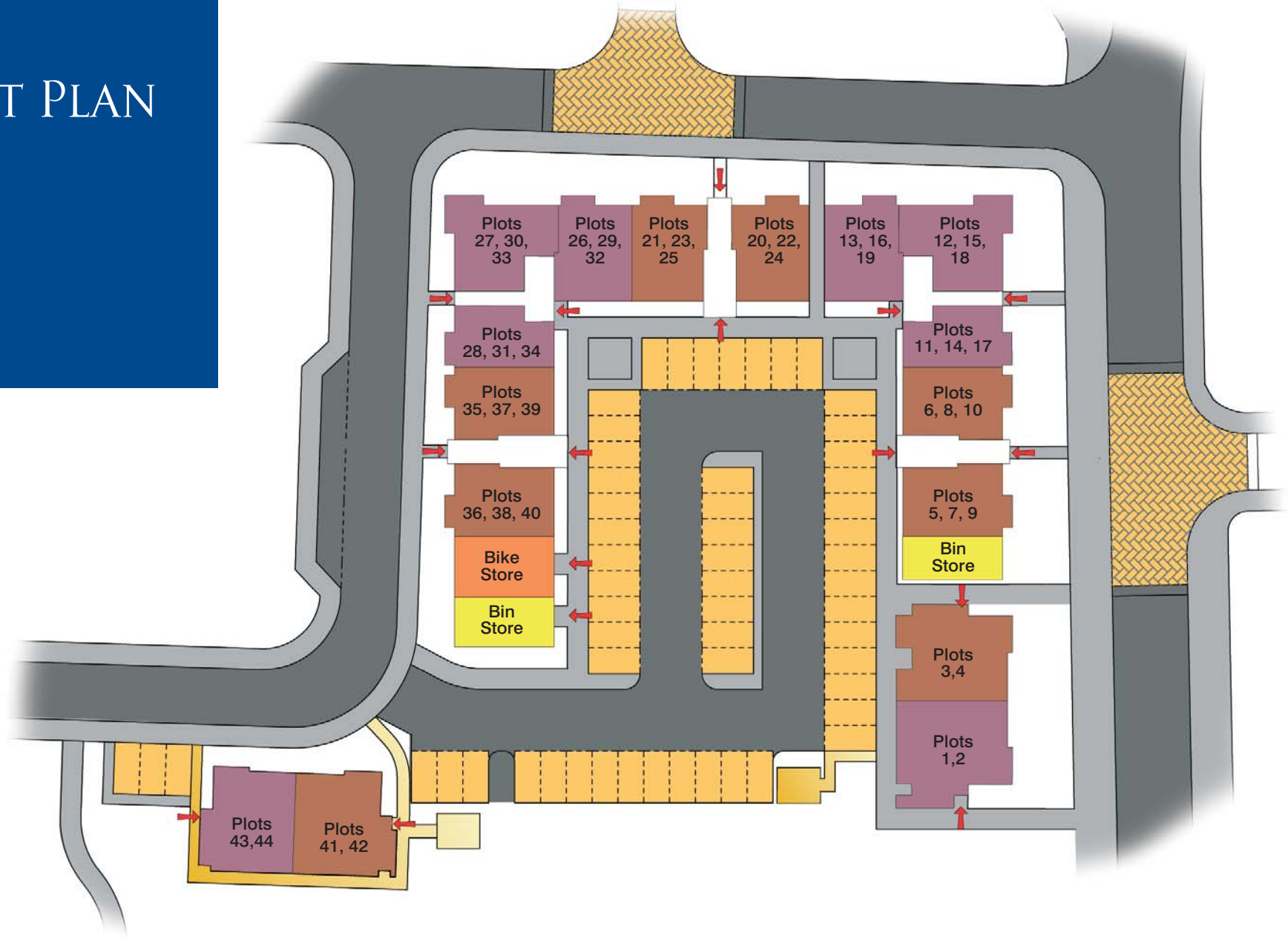
Photography shows typical Charles Church interiors.

APARTMENT LOCATIONS

The specific locations of apartments in the Alnwick and Annan Apartments are illustrated in the diagram below and the layout opposite. The layout plan also includes details of the locations of the Cottage Apartments.







LAYOUT PLAN



DEVELOPMENT PLAN

Proposed development by others








Proposed development by others







- 
Cottage Apartments
 2 bedroom
 Plots: Refer to pages 24 & 25
- 
Annan Apartments
 2 bedroom
 Plots: Refer to pages 24 & 25
- 
Alnwick Apartments
 1 and 2 bedroom
 Plots: Refer to pages 24 & 25
- 
Visitor Parking Bays



School location



- 
Crail 4 bedroom
 Plots: 47, 56, 61, 68, 74, 78, 95, 100, 105
- 
Crieff 4 bedroom
 Plots: 46, 52, 60, 72, 75, 77, 82, 106
- 
Rothesay 4 bedroom
 Plots: 49, 70
- 
Rochester 4 bedroom
 Plots: 50, 51, 55, 67, 94, 101
- 
Drymen 4 bedroom
 Plots: 57, 65, 80, 83, 103
- 
Blenheim 4 bedroom
 Plots: 63, 71, 73, 96, 99, 102
- 
Langholm 5 bedroom
 Plots: 53, 58, 76, 81, 86, 97, 98

- 
Melford 5 bedroom
 Plots: 45, 66, 69, 104
- 
Raeburn 5 bedroom
 Plots: 48, 64
- 
Crathie 5 bedroom
 Plots: 59, 62, 85, 90, 93, 107, 111, 113
- 
Golspie 5 bedroom
 Plots: 79, 84, 92, 108, 112, 114
- 
Tennyson 5 bedroom
 Plots: 88, 115, 117
- 
Wessex 5 bedroom
 Plots: 54, 87, 89, 91, 109, 110, 116, 118

This Development Plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the sales executive at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation. Parking provision is a draft (ask for exact parking provision).

THE NAME ON THE FINEST HOMES

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?



When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the group to combine quality with aesthetically pleasing designs and traditional building techniques.

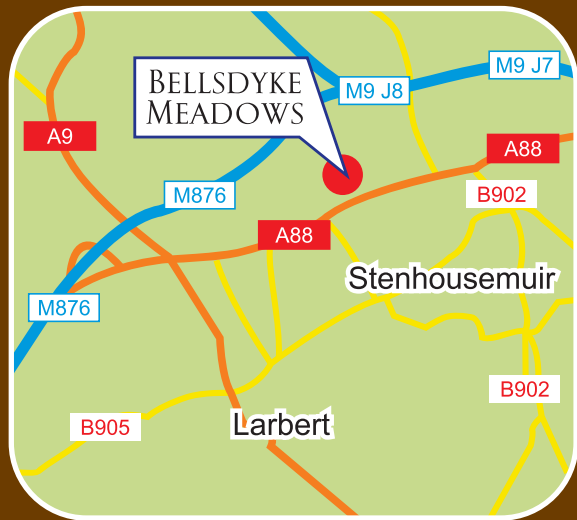
This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes, which are designed to harmonise with their natural surroundings.

Whenever possible, many period or Scottish features are used, such as our corner quoins and use of traditional render finishes. With these elements combined it gives a very tasteful, aesthetic appearance to our new dwellings. We fully utilise the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



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