



ARKLET
Housing Association Ltd™



Greenlaw Estate Newton Mearns

SHARED EQUITY PROPERTIES FROM ARKLET HOUSING ASSOCIATION

GREENLAW ESTATE - NEWTON MEARN'S INTRODUCTION



Arklet Housing Association is delighted to announce the sale of 32 properties within our Greenlaw Estate at Newton Mearns under the Scottish Government's New Supply Shared Equity Scheme (NSSE).

Our new housing development is situated in one of East Renfrewshire's finest locations and offers a mix of quality affordable housing both for rent and for sale. The development comprises a total of 103 homes in a combination of terraced houses and 3-storey flats.

The wider Greenlaw Village expansion project is East Renfrewshire's largest within a generation and one of the biggest of its kind in Scotland.

The development lies close to Junction 4 of the nearby M77 motorway, providing links to the main motorway network. Rail links are easy with Patterton Train Station situated within a short walking distance and where regular services run to Glasgow City Centre.

The area boasts excellent primary and secondary schools plus a range of business, retail and leisure facilities which are all within an easy commute making the new housing ideal for families and couples alike. In Newton Mearns you can shop or have lunch locally around The Avenue shopping centre, head for the new retail centre at Silverburn or take pleasure in the brand new local facilities of Greenlaw Village. To date, you will find a Tesco Express, Waitrose, pharmacy, dry cleaners, newsagent and beautician to name but a few with later phases of development to include a four star hotel, fitness centre, restaurants, coffee shop, creche and commercial facilities.

Newton Mearns contains the beautiful attractions of Rouken Glen Park and Greenbank Gardens. Rouken Glen is perfect for a stroll at any time of the year. With its famous boating pond, waterfalls and open spaces, people from all walks of life can enjoy the breathtaking scenery and striking garden layouts. At Greenbank Gardens, formal gardens, woodland walks and attractive greenery surround a charming Georgian house built in 1764 and now home to the offices of the National Trust for Scotland. The walled garden covers two and a half acres and is a lovely place to take a saunter.

Fitness enthusiasts will find a Country Club and health and fitness facility in the immediate area as well as the nearby Whitecraigs Golf Club, located just 10 minutes drive away.



Rouken Glen Boating Pond



Rouken Glen Park



Greenbank Gardens

GREENLAW ESTATE - NEWTON MEARN'S

LOCATION PLAN



GREENLAW ESTATE - NEWTON MEARN'S
SITE PLAN



GREENLAW ESTATE - NEWTON MEARN'S

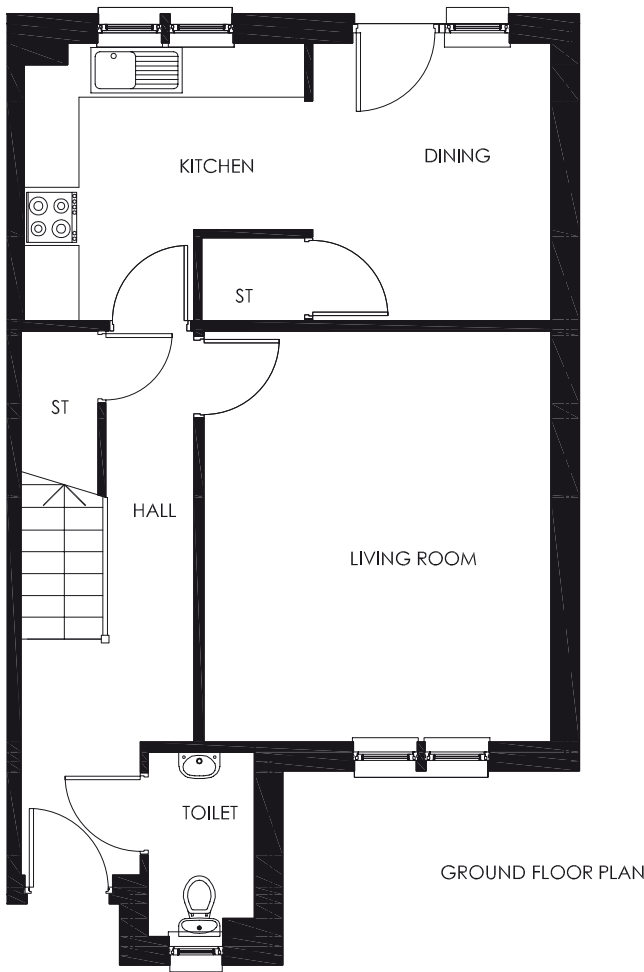
PROPERTY LISTINGS AND SELLING PRICES

PLOT NO.	ADDRESS	POST CODE	HOUSE TYPE	m ²	NO. APTS	FULL VALUE	60% SHARE	80% SHARE
TERRACED HOUSES								
1	2 Lavender Drive	G77 6AF	Type A - End Terrace	94	4	£187,500.00	£112,500.00	£150,000.00
2	4 Lavender Drive	G77 6AF	Type B - Mid Terrace	80	3	£162,500.00	£97,500.00	£130,000.00
3	6 Lavender Drive	G77 6AF	Type B - Mid Terrace	80	3	£162,500.00	£97,500.00	£130,000.00
4	8 Lavender Drive	G77 6AF	Type A - End Terrace	94	4	£187,500.00	£112,500.00	£150,000.00
TERRACED HOUSES								
31	22 Heather Wynd	G77 6AT	Type A - End Terrace	94	4	£187,500.00	£112,500.00	£150,000.00
32	24 Heather Wynd	G77 6AT	Type B - Mid Terrace	80	3	£162,500.00	£97,500.00	£130,000.00
33	26 Heather Wynd	G77 6AT	Type B - Mid Terrace	80	3	£162,500.00	£97,500.00	£130,000.00
34	28 Heather Wynd	G77 6AT	Type A - End Terrace	94	4	£187,500.00	£112,500.00	£150,000.00
BLOCK 7 APARTMENTS								
80	G/1 37 Heather Wynd	G77 6AY	Type A Apartment	43.3	2	£115,000.00	£69,000.00	£92,000.00
81	G/2 37 Heather Wynd	G77 6AY	Type A Apartment	43.3	2	£115,000.00	£69,000.00	£92,000.00
82	1/1 37 Heather Wynd	G77 6AY	Type A Apartment	43.3	2	£116,000.00	£69,600.00	£92,800.00
83	1/2 37 Heather Wynd	G77 6AY	Type A Apartment	43.3	2	£116,000.00	£69,600.00	£92,800.00
84	2/1 37 Heather Wynd	G77 6AY	Type A Apartment	43.3	2	£117,000.00	£70,200.00	£93,600.00
85	2/2 37 Heather Wynd	G77 6AY	Type A Apartment	43.3	2	£117,000.00	£70,200.00	£93,600.00
BLOCK 8 APARTMENTS								
86	G/1 39 Heather Wynd	G77 6AY	Type B Apartment	55.6	3	£125,000.00	£75,000.00	£100,000.00
87	G/2 39 Heather Wynd	G77 6AY	Type C Apartment	57.2	3	£130,000.00	£78,000.00	£104,000.00
88	G/3 39 Heather Wynd	G77 6AY	Type C Apartment	57.2	3	£130,000.00	£78,000.00	£104,000.00
89	1/3 39 Heather Wynd	G77 6AY	Type B Apartment	55.6	3	£126,000.00	£75,600.00	£100,800.00
90	1/1 39 Heather Wynd	G77 6AY	Type C Apartment	57.2	3	£131,000.00	£78,600.00	£104,800.00
91	1/2 39 Heather Wynd	G77 6AY	Type C Apartment	57.2	3	£131,000.00	£78,600.00	£104,800.00
92	2/3 39 Heather Wynd	G77 6AY	Type B Apartment	55.6	3	£127,000.00	£76,200.00	£101,600.00
93	2/1 39 Heather Wynd	G77 6AY	Type C Apartment	57.2	3	£132,000.00	£79,200.00	£105,600.00
94	2/2 39 Heather Wynd	G77 6AY	Type C Apartment	57.2	3	£132,000.00	£79,200.00	£105,600.00
BLOCK 9 APARTMENTS								
95	G/1 41 Heather Wynd	G77 6AY	Type D Apartment Amenity Standard	61.5	3	£138,500.00	£83,100.00	£110,800.00
96	G/3 41 Heather Wynd	G77 6AY	Type D Apartment Amenity Standard	61.5	3	£138,500.00	£83,100.00	£110,800.00
97	G/2 41 Heather Wynd	G77 6AY	Type D Apartment Amenity Standard	57.4	3	£125,000.00	£75,000.00	£100,000.00
98	1/1 41 Heather Wynd	G77 6AY	Type D Apartment	61.5	3	£139,500.00	£83,700.00	£111,600.00
99	1/3 41 Heather Wynd	G77 6AY	Type D Apartment	61.5	3	£139,500.00	£83,700.00	£111,600.00
100	1/2 41 Heather Wynd	G77 6AY	Type B Apartment	57.4	3	£126,000.00	£75,600.00	£100,800.00
101	2/1 41 Heather Wynd	G77 6AY	Type D Apartment	61.5	3	£140,500.00	£84,300.00	£112,400.00
102	2/3 41 Heather Wynd	G77 6AY	Type D Apartment	61.5	3	£140,500.00	£84,300.00	£112,400.00
103	2/2 41 Heather Wynd	G77 6AY	Type B Apartment	57.4	3	£127,000.00	£76,200.00	£101,600.00

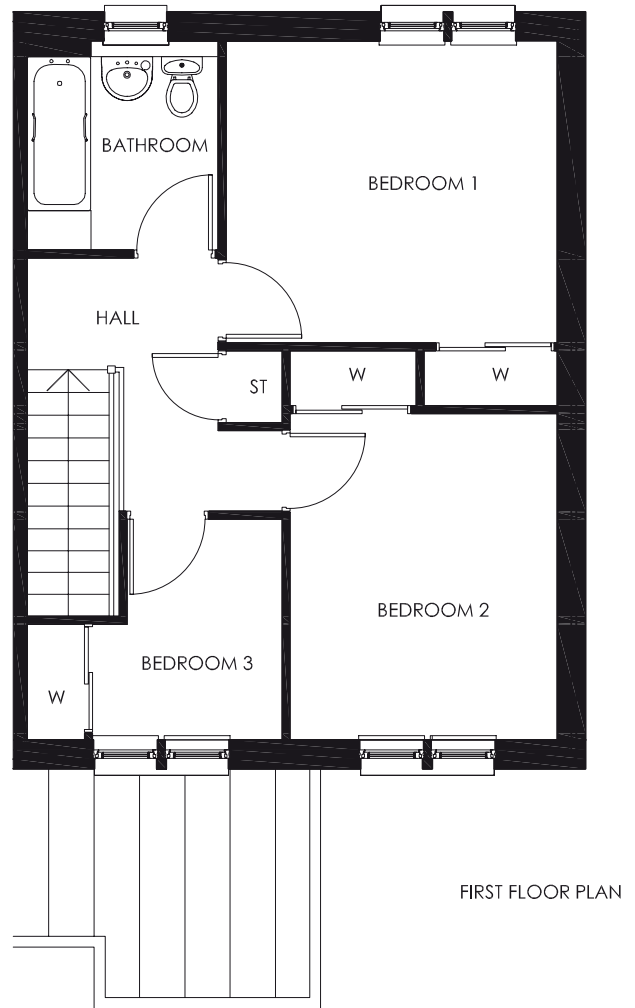
GREENLAW ESTATE - NEWTON MEARN'S FLOOR PLANS

2(plot 1) + 8(plot 4) LAVENDER DRIVE &
22(plot 31) + 28(plot 34) HEATHER WYND

4 apartment 5 person house - type A
PRICE: £187,500



GROUND FLOOR PLAN



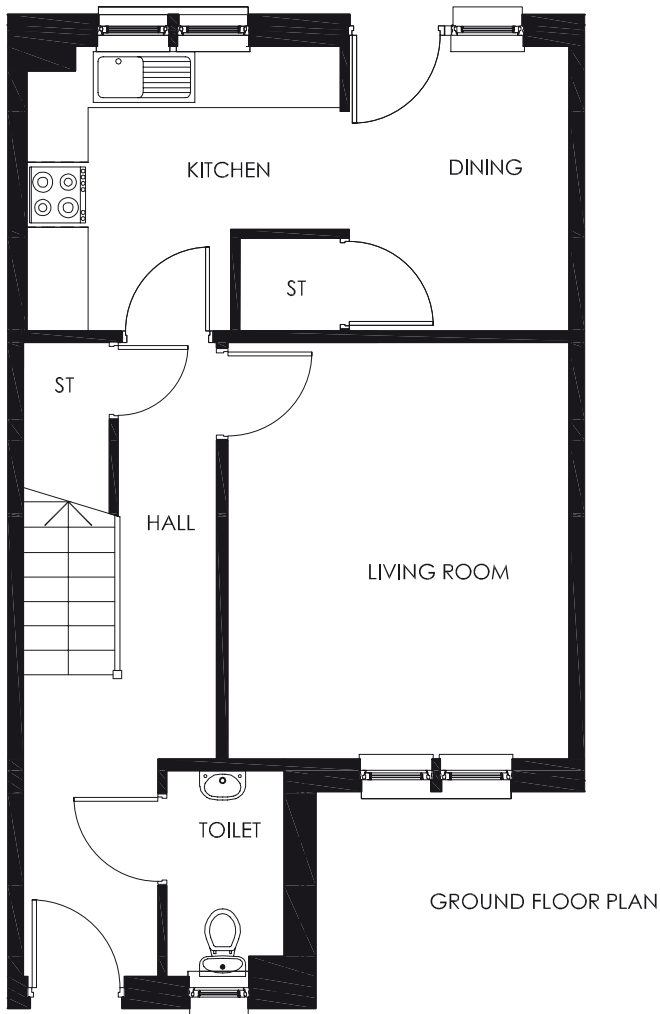
FIRST FLOOR PLAN

	metric	imperial
living room	4.5 x 3.8m	14'8" x 12'6"
dining room	3.1 x 2.6m	10'2" x 8'6"
kitchen	3.1 x 3.1m	10'2" x 10'2"
bedroom 1	3.6 x 3.3m	11'10" x 10'10"
bedroom 2	3.6 x 2.9m	11'10" x 9'6"
bedroom 3	2.4 x 2.1m	7'11" x 6'11"
total area	94.1m²	1012'11"

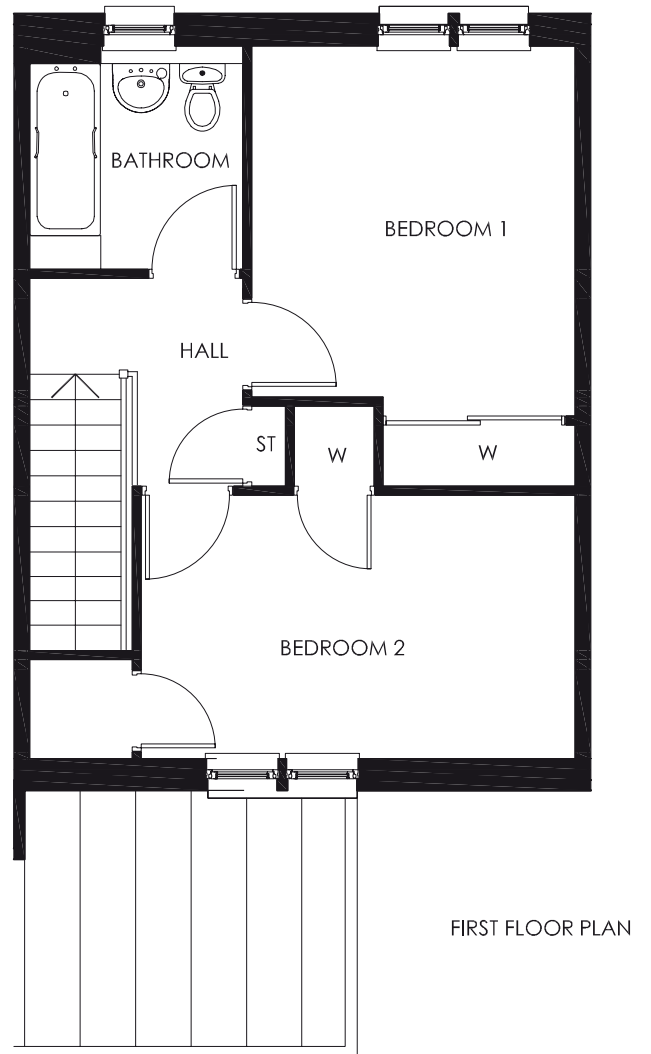
Every care has been taken over the accuracy of the dimensions and information contained within this leaflet however, we must stress that the information contained herein does not form part of any contract or constitute warranty of any kind. Measurements are approximate and have been taken at the widest part of the room. Floor plans are not to scale.

4(plot 2) + 6(plot 3) LAVENDER DRIVE &
24(plot 32) + 26(plot 33) HEATHER WYND

3 apartment 4 person house - type B
PRICE: £162,500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

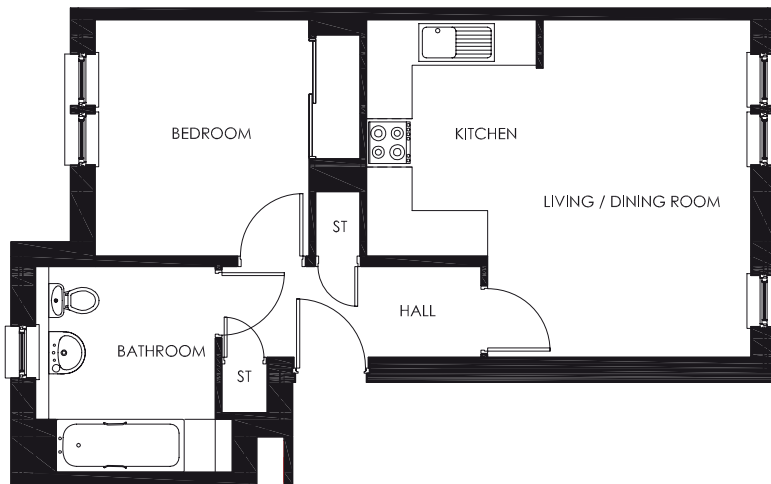
	metric	imperial
living room	4.1 x 3.4m	13'5" x 11'2"
dining room	2.8 x 2.2m	9'2" x 7'3"
kitchen	3.1 x 2.8m	10'2" x 9'2"
bedroom 1	3.5 x 3.2m	10'2" x 9'2"
bedroom 2	4.3 x 2.6m	14'1" x 8'6"
total area	80m²	861'1"

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GREENLAW ESTATE - NEWTON MEARN'S FLOOR PLANS

FLAT G-2(plot 81), 1-2(plot 83) + 2-2(plot 85)
37 HEATHER WYND

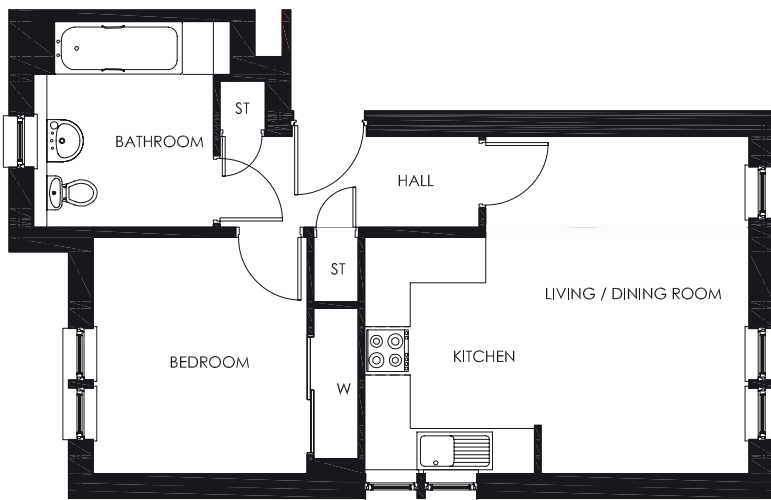
2 apartment 2 person flat - type A
PRICE: £115,000 - £117,000



	metric	imperial
living/dining	4.5 x 2.8m	14'9" x 9'2"
kitchen	3.1 x 2.2m	10'2" x 7'3"
bedroom 1	3.1 x 2.8m	10'2" x 9'2"
total area	43.3m²	466'1"

FLAT G-1 (plot 80), 1-1 (plot 82) + 2-1 (plot 84)
37 HEATHER WYND

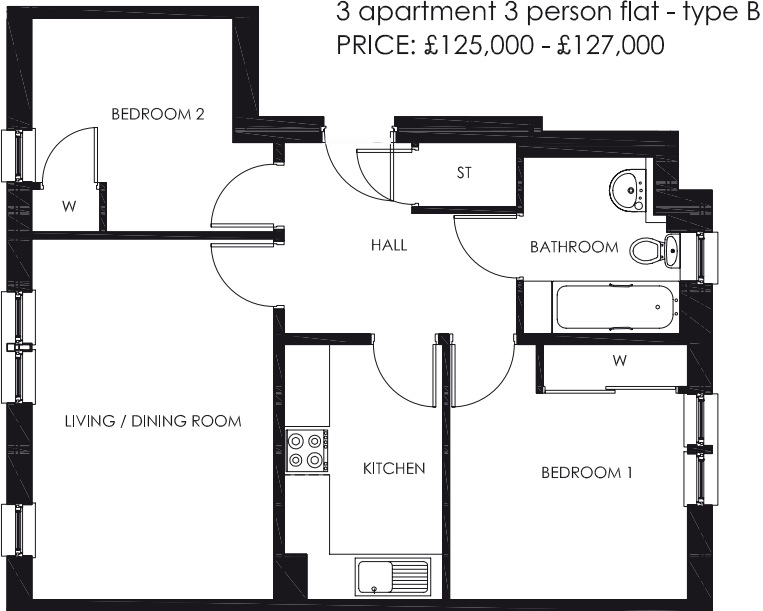
2 apartment 2 person flat - type A
PRICE: £115,000 - £117,000



	metric	imperial
living/dining	4.5 x 2.8m	14'9" x 9'2"
kitchen	3.1 x 2.2m	10'2" x 7'3"
bedroom 1	3.1 x 2.8m	10'2" x 9'2"
total area	43.3m²	466'1"

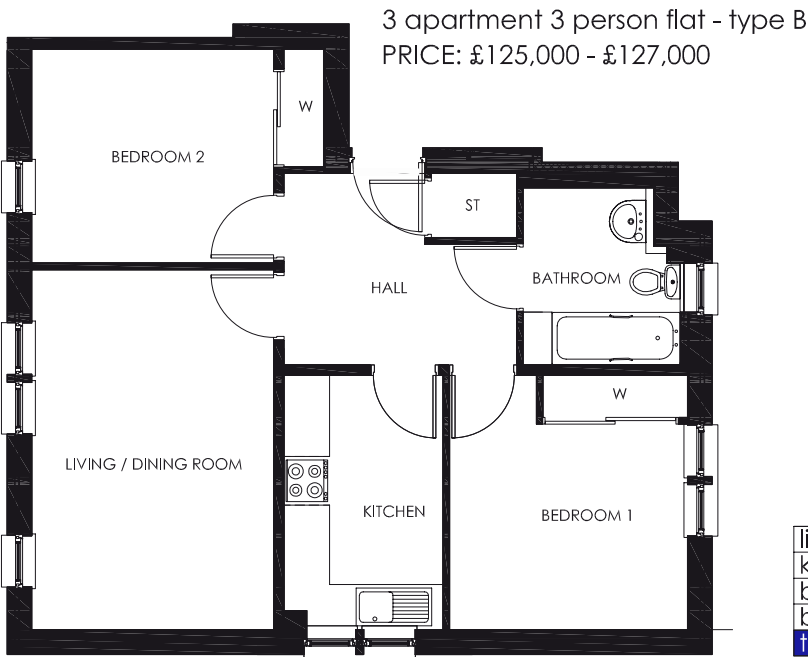
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**FLAT G-1(plot 86), 1-3(plot 89) + 2-3(plot 92)
39 HEATHER WYND**



	metric	imperial
living/dining	4.8 x 3.2m	15'9" x 10'6"
kitchen	2.1 x 3.4m	6'11" x 11'2"
bedroom 1	3.1 x 2.7m	10'2" x 8'10"
bedroom 2	2.7 x 2.2m	8'10" x 7'3"
total area	55.6m²	598'6"

**FLAT G-2(plot 97), 1-2(plot 100) + 2-2(plot 103)
41 HEATHER WYND**



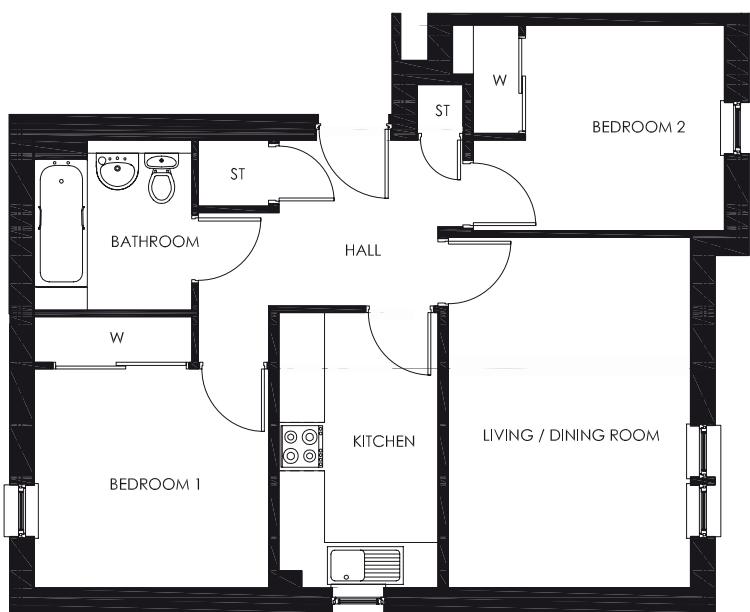
	metric	imperial
living/dining	4.8 x 3.2m	15'9" x 10'6"
kitchen	2.1 x 3.4m	6'11" x 11'2"
bedroom 1	3.1 x 2.7m	10'2" x 8'10"
bedroom 2	3.2 x 2.8m	10'6" x 9'2"
total area	57.4m²	617'10"

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GREENLAW ESTATE - NEWTON MEARN'S FLOOR PLANS

FLAT 1-1 (plot 90), 1-2 (plot 91), 2-1 (plot 93) + 2-2 (plot 94)
39 HEATHER WYND

3 apartment 3 person flat - type C
PRICE: £131,000 - £132,000



	metric	imperial
living/dining	4.6 x 3.2m	15'7" x 10'6"
kitchen	3.6 x 2.1m	11'9" x 6'11"
bedroom 1	3.1 x 2.9m	10'2" x 9'6"
bedroom 2	2.7 x 2.6m	8'10" x 8'6"
total area	57.2m²	615'8"

FLAT G-2 (plot 87) + G-3 (plot 88)
39 HEATHER WYND

3 apartment 3 person flat - type C
PRICE: £130,000

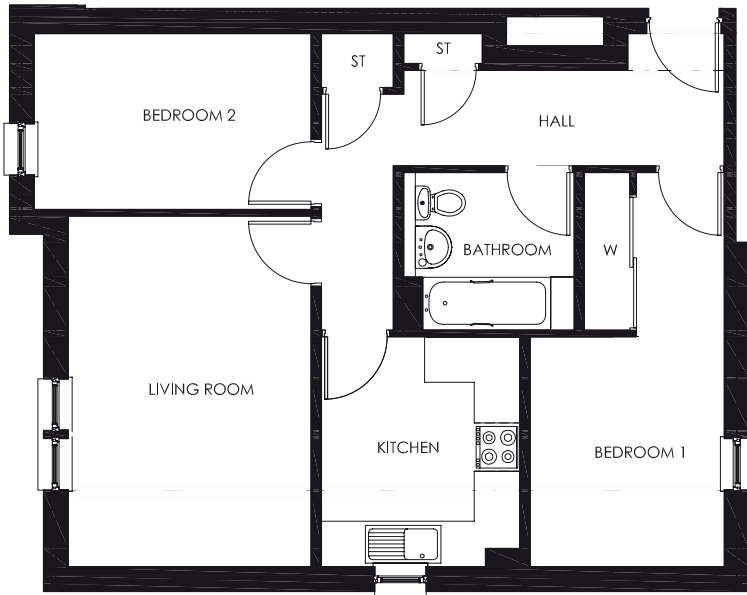


	metric	imperial
living/dining	4.6 x 3.2m	15'7" x 10'6"
kitchen	3.6 x 2.1m	11'9" x 6'11"
bedroom 1	3.1 x 2.9m	10'2" x 9'6"
bedroom 2	2.7 x 2.6m	8'10" x 8'6"
total area	57.2m²	615'8"

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**FLAT 1-1 (plot 98), 1-3 (plot 99), 2-1 (plot 101) + 2-3 (plot 102)
41 HEATHER WYND**

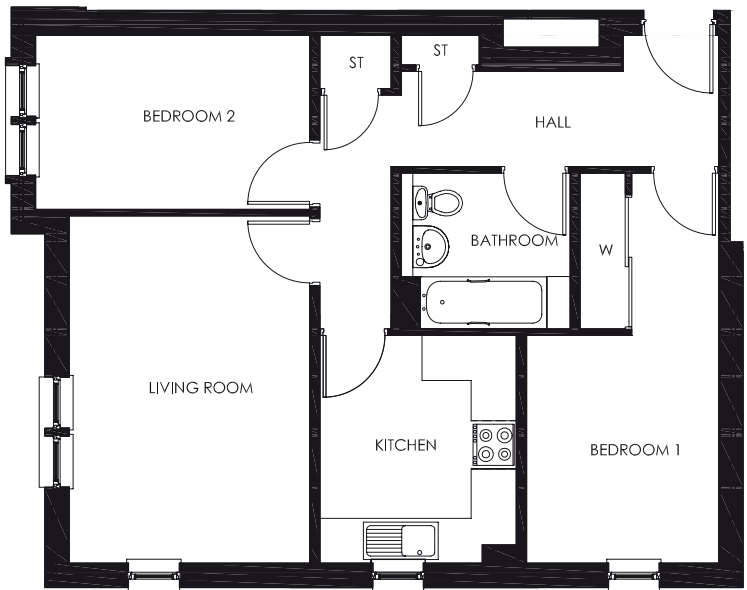
3 apartment 3 person flat - type D
PRICE: £139,500 - £140,500



	metric	imperial
living/dining	4.6 x 3.2m	15'7" x 10'6"
kitchen	3.0 x 2.6m	9'10" x 8'6"
bedroom 1	3.0 x 2.6m	9'10" x 8'6"
bedroom 2	3.7 x 2.3m	12'2" x 7'6"
total area	61.5m²	661'11"

**FLAT G-1 (plot 95) + G-3 (plot 96)
41 HEATHER WYND**

3 apartment 3 person flat - type D
PRICE: £138,500



	metric	imperial
living/dining	4.6 x 3.2m	15'7" x 10'6"
kitchen	3.0 x 2.6m	9'10" x 8'6"
bedroom 1	3.0 x 2.6m	9'10" x 8'6"
bedroom 2	3.7 x 2.3m	12'2" x 7'6"
total area	61.5m²	661'11"

Every care has been taken over the accuracy of the dimensions and information contained within this leaflet however, we must stress that the information contained herein does not form part of any contract or constitute warranty of any kind. Measurements are approximate and have been taken at the widest part of the room. Floor plans are not to scale.

GREENLAW ESTATE - NEWTON MEARN'S SPECIFICATION

Introduction

Arklet Housing Association use only carefully selected high quality materials. Our specification for Greenlaw Estate has been designed to provide bright and attractive properties.

Each property comes with NHBC Buildmark 10 year warranty.

Kitchen

Each stylish kitchen range by JTC Furniture Group has been planned to maximise both workspace and storage.

- Includes stainless steel single bowl with mixer taps and drainer
- Space provision for white goods with gas or electricity cooking connections.
- Marley Safetred non-slip floor covering in Nordic Grey at **amenity apartments** only.

Bathroom

- Bathroom suites are from the Armitage Shanks Sandringham Range, in white, and complemented with quality chrome taps and fittings.
- Splash back plain white ceramic tiling to bath and sink area.
- Marley Safetred non-slip floor covering in Nordic Grey at **amenity apartments** only.

Wardrobes

- All bedrooms are fitted with built-in wardrobes with flush panel doors, painted in white gloss and include internal shelving and hanging rail.

Decoration

- Internal walls and ceilings are finished in white emulsion paint.
- Internal pass doors are 6 panel style finished in white gloss with brushed stainless steel handles and matching locks/key plates.
- Internal skirtings, facings are finished in white gloss paint, balustrades are stained/varnished
- Ground floor common access areas of the apartments are finished with modern ceramic tiles while the stairs and upper floor common areas are fitted with stylish safety flooring.

Electrical

- TV points are provided in the lounge and master bedroom.
- Telephone points are provided in the lounge and master bedroom.
- External lights to the apartment blocks are provided at the communal entrance with internal lights on each landing.
- External front and rear entrance lights are provided at the front and rear doors of the terraced houses.

- Mains operated smoke detectors with battery backup are provided in the hallway on each level of accommodation.
- Carbon monoxide detectors are installed in the kitchen of each property.
- An audio controlled door entry system is installed to the apartment blocks
- Communal satellite system.
- Sky TV outlet in lounge.

Plumbing and Heating

- Gas central heating systems are fitted with a Vaillant fully automated programmable 'A' rated condensing combination boiler which come with a 2 year guarantee.
- Thermostatic valves to radiators.
- Hot water is provided by the condensing boiler ensuring instant hot water when required.

Windows and External Doors

- Windows are from Walker Timber Ltd with Redwood H Type fully reversible frames. All windows are double glazed and have safety restrictors ensuring draught free comfort and security. The windows are designed to meet Secure by Design standards. Windows are finished in white paint internally and externally.
- Doors by Smith and Frater are steel faced, high performance thermally insulated with a high security 3 point locking system. Doors are fitted with brushed stainless steel handles and double sided letter plate.

External

- Resident and visitor car parking is finished in contrasting block pavior bays.
- Apartments have one allocated car parking space per household.
- Terraced houses have in-curtilage parking provision.
- Grey slabbed paving to common foothpaths with shrub planting and communal grassed areas surrounding the housing blocks.
- Communal bin storage to apartment blocks.
- Bin store paths to mid-terrace houses.
- Communal bin storage areas at apartments are enclosed with a 1.5 metre high timber fence.
- Recycling bins will be provided in accordance with East Renfrewshire Council Cleansing Department requirements.
- Barrier Free access is provided at all houses and ground floor apartments.
- The development incorporates 3 play areas for young children and toddlers.
- The Estate will be accredited "Secure by Design" by the local Police Authority.
- Arklet Housing Association will maintain all common areas within the overall development, i.e. landscaped areas, play areas, open areas, un-adopted roads, foothpaths and car parking areas etc.



FACTORING AND MANAGEMENT SERVICES

Arklet Housing Association is delighted to act as factor and manager for this prestigious new development at Greenlaw, Newton Mearns.

The following information gives an introduction to the services we will be providing for the owner.

Our Role

Generally, we will be responsible for the administration of the repair, maintenance and insurance of all **COMMON** aspects of the properties i.e. areas that are shared in ownership. In this respect, we will act as agents for the respective proprietors all in accordance with the Title Deeds governing the Development.

Common Service Charges

In terms of the Deed of Conditions, the legal document forming part of the Title Deeds, all owners pay an equal proportion of common repairs and maintenance charges. We will issue an account to you quarterly during the months of February, May, August and November. Monthly Direct Debit arrangements give all owners the opportunity to budget accordingly for these costs.

Common Landscape Maintenance

The common soft landscaped areas will be maintained on a regular basis during the growing season from April to October with maintenance visits reducing to a monthly basis during the winter season of November to March.

These charges will be shared equally across all properties within the development.

Common Buildings Insurance

To ensure all owners in the **apartments** have adequate buildings insurance cover, all parts of the buildings will be insured comprehensively through one common buildings insurance policy provided by Britt Insurance.

Owners of the **terraced houses** must arrange their personal building insurance through a reputable insurance company.

Common Area Cleaning - Apartment Buildings

Ensuring all common access areas are kept clean and tidy is essential. The common landings and stairways will be cleaned by a professional cleaning contractor on a fortnightly basis, with all common windows being cleaned on a monthly basis.

Anticipated Annual Common Service Charges

Below is an **estimate** of the monthly common charges and the services to be provided. Please note that these will vary annually.

GREENLAW ESTATE

Anticipated Monthly Common Service Charges	Apartments	Houses
Building Insurance	£10.17	£ 0.00
Common Stair & Window Cleaning (fortnightly clean)	£9.50	£ 0.00
Common Electricity	£ 4.00	£ 0.00
Common Estate Ground Maintenance	£11.59	£11.59
Cyclical Repairs & Maintenance	£13.91	£0.00
Management Fee	£ 7.60	£ 7.60
TOTAL PER MONTH	£56.77	£19.19

Arklet is committed to the maintenance of its developments and as such we plan to decorate common areas on a six yearly cycle, clean gutters on a two yearly cycle, and replace common building components at the end of their useful life all of which will add to the costs of home ownership as detailed above. Please note that this will apply to the apartment blocks only and not the terraced housing.

Major repairs and capital investment to the common elements of the apartment buildings will be carried out only following consultation and with a majority agreement from owners. All costs associated with major repairs are not included in the above estimated service charges.

All costs are inclusive of VAT

These are the average costs (estimated) based on an equal share apportionment and reflect our understanding of services required as at July 2011.

Should you require any further information regarding the service that we will provide,
please do not hesitate to contact us at our office.



ARKLET
Housing Association Ltd™

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