



# Baldow Meadows

KINCRAIG

*by* SCOTIA





# Baldow Meadows

K I N C R A I G



An exclusive collection of contemporary 2, 3, 4 & 5  
bedroom houses and self-contained apartments in the  
picturesque Cairngorms village of Kincaig.

**EXQUISITE HOMES  
IN IDYLIC LOCATIONS**

*A first look at*

BALDOW  
MEADOWS

**Perfectly placed in Scotland's much-admired Cairngorms National Park — where forests grow tall, the River Spey flows and dramatic, mountainous landscapes stretch across the horizon — every detail of life in Kincaig is designed for the extraordinary.**

Originally named Boat of Inch, after the Spey River ferry crossing that once operated here, the quiet village of Kincaig is a leafy and peaceful place of unassuming beauty, surrounded by panoramic countryside that will live long in the memory.

With the serene waters of Loch Insh nearby and a short drive to the popular village of Aviemore, homes at Baldow Meadows are tailor-made to combine contemporary style and reassuring quality. In a location that's easily accessible from Inverness, Aberdeen and the Central Belt — via the A9 and A95 — it's ideally suited as a main family residence or a second home for weekends, holidays and special occasions.

History, whisky country and world-renowned outdoor pursuits are all on your doorstep here — and the close proximity of distilleries, castles, country estates and picture-postcard landscapes offers a unique Scottish lifestyle that seamlessly combines rich heritage and the modern way.

*P H 2 1 1 A G*





Between the mountains and the lochs, lies the peaceful village of Kincaig - what a beautiful place to call home.



# LOCATION

**Kincraig, PH21 1AG**

Kincraig is easily accessible from Inverness, Aberdeen and the Central Belt, via the A9 and A95 routes. The nearby town of Aviemore also has rail and bus stations for convenient travel to all areas of Scotland.



**Inverness Airport**

*42 miles from Baldow Meadows*

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**Aberdeen Airport**

*94 miles from Baldow Meadows*

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**Aviemore Train Station**

*6 miles from Baldow Meadows*





# STYLE & DESIGN

## Feel at home at Baldow Meadows

An exclusive collection of contemporary 2, 3, 4 & 5 bedroom houses and self-contained apartments in the picturesque Cairngorms village of Kincaig.





The new homes at Baldow Meadows exemplify a clean and attractive style that has been tailored to complement the striking natural beauty of the surrounding area. With pitched roofs, white render and low maintenance cladding, these textures and tones bring a real sense of warmth — and the high standards of build quality customers have come to expect.

Baldow Meadows is a development designed to belong here, where the ancient roots of Scottish history meet the comforts and convenience of 21st century life. Scotia's designers and architects have worked closely together on plans and layouts to create a refreshing, spacious collection of properties — a place where you and yours can truly feel at home.



*Clean, contemporary design*





This site plan is intended for illustration purposes only and is subject to change. Consequently it should be treated as general guidance and cannot be relied upon as provided



# House types & Site Plan

## Insch Apartment - IA

2 bedroom ground floor self-contained apartment

PLOTS: 23, 26

## Gleann Apartment - GA

2 bedroom first floor self-contained apartment

PLOTS: 24, 25

## Càrn House - CH

2 bedroom semi-detached house & car port

PLOTS: 39, 40

## Kilin House - KH

3 bedroom semi-detached house & car port

PLOTS: 28, 29, 34, 35, 37, 38

## Braigh House - BH

4 bedroom detached house & double garage

PLOTS: 7, 8, 10, 13, 14, 15

## Sròn House - SH

4 bedroom detached house & double garage

PLOTS: 17, 32, 33

## Cairnwell House - CWH

5 bedroom detached house & double garage

PLOTS: 9, 11, 12, 36

## Beinn House - BN

5 bedroom detached house & double garage

PLOTS: 16, 18, 27, 30, 31

an accurate description of any of the matters illustrated therein. Plots 1 to 6 and 19 to 22 are affordable housing.

# Insch Apartment

2 bedroom ground floor self-contained apartment



TOTAL FLOOR AREA 78.87 sq m (849 sq ft)

LIVING / DINING ROOM  
4.00m x 5.30m (13'1" x 17'4")

KITCHEN  
4.00m x 2.70m (13'1" x 8'9")

BEDROOM 1  
3.00m x 3.35m (9'8" x 11'0")

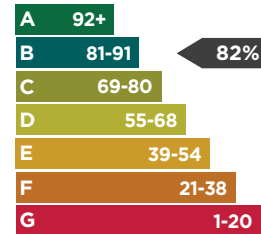
EN-SUITE  
1.95m x 2.20m (6'4" x 7'2")

BEDROOM 2  
3.32m x 2.98m (10'9" x 9'8")

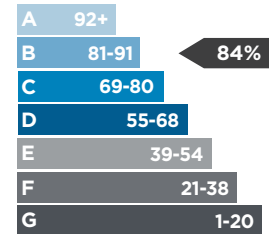
BATHROOM  
1.80m x 3.00m (5'9" x 9'8")

## ENERGY FACTS:

### ENERGY EFFICIENCY RATING



### ENVIRONMENTAL IMPACT RATING



# Gleann Apartment

2 bedroom first floor self-contained apartment



TOTAL FLOOR AREA 86.94 sq m (936 sq ft)

LIVING / DINING ROOM  
4.00m x 5.30m (13.1" x 17.4")

KITCHEN  
4.00m x 2.70m (13'1" x 8'9")

BEDROOM 1  
3.00m x 3.00m (9'8" x 9'8")

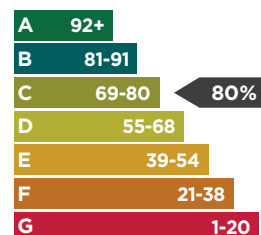
EN-SUITE  
1.20m x 3.00m (3'9" x 9'8")

BEDROOM 2  
3.88m x 3.00m (12'7" x 9'8")

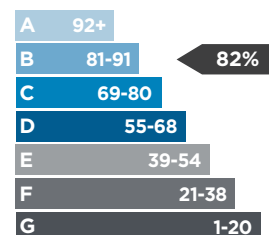
BATHROOM  
1.83m x 3.00m (6'0" x 9'8")

## ENERGY FACTS:

### ENERGY EFFICIENCY RATING



### ENVIRONMENTAL IMPACT RATING







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# Càrn House

2 bedroom semi-detached house & car port



x1



x2



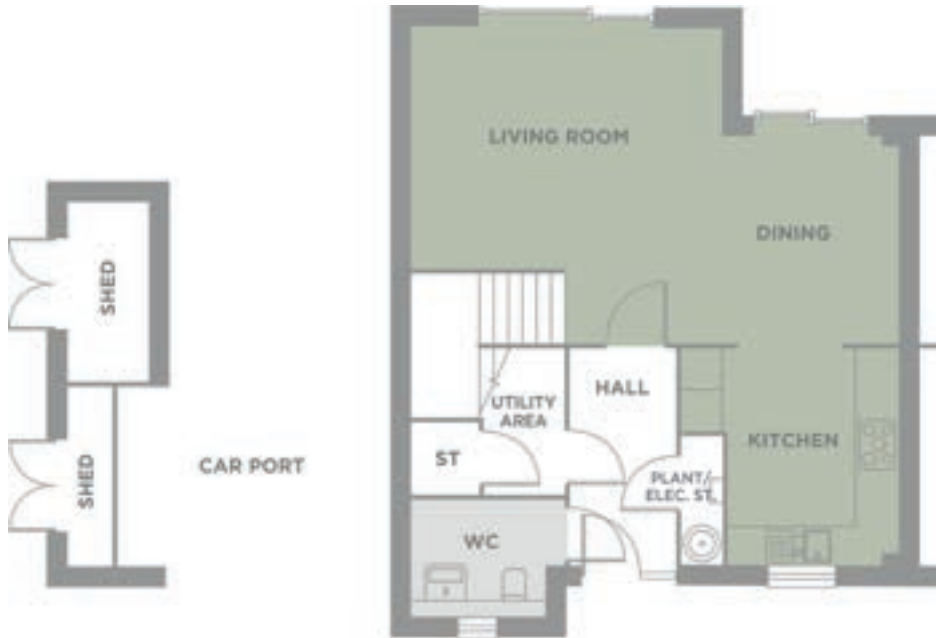
x1



x3



FIBRE OPTIC  
BROADBAND



## GROUND FLOOR

### LIVING ROOM

4.83m x 3.70m (15'8" x 12'1")

### KITCHEN

3.26m x 3.33m (10'7" x 10'9")

### DINING ROOM

2.63m x 3.20m (8'6" x 10'5")

### WC

2.12m x 1.85m (7'0" x 6'1")

### UTILITY AREA

2.20m x 1.22m (7'2" x 4'0")



## FIRST FLOOR

### BEDROOM 1

4.00m x 3.70m (13'1" x 12'1")

### EN-SUITE

3.36m x 1.81m (11'0" x 5'9")

### BEDROOM 2

4.00m x 3.00m (13'1" x 9'8")

### BATHROOM

3.36m x 2.50m (11'0" x 8'2")

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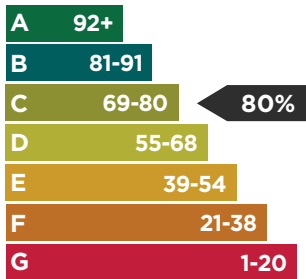
## TOTAL FLOOR AREA

109.36 sq m (1,177 sq ft)

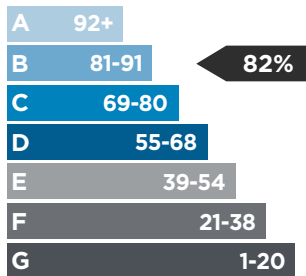


**ENERGY FACTS:**

**ENERGY EFFICIENCY RATING**



**ENVIRONMENTAL IMPACT RATING**



# Kilin House

3 bedroom semi-detached house & car port



## GROUND FLOOR

**LIVING ROOM**  
4.83m x 3.69m (15'8" x 12'1")

**KITCHEN**  
3.24m x 3.34m (10'6" x 11'0")

**DINING ROOM**  
3.31m x 3.19m (10'9" x 10'5")

**WC**  
2.12m x 1.85m (7'0" x 6'1")

**UTILITY AREA**  
2.20m x 1.22m (7'2" x 4'0")



## FIRST FLOOR

**BEDROOM 1**  
3.53m x 3.00m (11'6" x 9'8")

**EN-SUITE**  
1.20m x 3.00m (3'9" x 9'8")

**BEDROOM 2**  
3.21m x 3.00m (10'5" x 9'8")

**BEDROOM 3**  
4.00m x 3.00m (13'1" x 9'8")

**BATHROOM**  
4.04m x 2.24m (13'3" x 7'3")

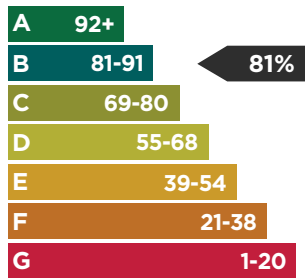
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**TOTAL FLOOR AREA**  
119.88sq m (1,290 sq ft)

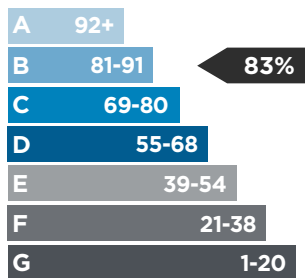


## ENERGY FACTS:

### ENERGY EFFICIENCY RATING



### ENVIRONMENTAL IMPACT RATING



# Bràigh House

4 bedroom detached house & double garage



FIBRE OPTIC  
BROADBAND



## GROUND FLOOR

### KITCHEN / DINING

6.10m x 4.80m (20'0" x 15'7")

### LIVING ROOM

4.80m x 4.16m (15'7" x 13'6")

### OFFICE / BEDROOM 4

4.80m x 2.50m (15'7" x 8'2")

### UTILITY

4.00m x 2.23m (13'1" x 7'3")

### SHOWER ROOM

3.50m x 1.57m (11'5" x 5'1")

### GARAGE

6.15m x 5.82m (20'2" x 19'1")



## FIRST FLOOR

### BEDROOM 1

4.80m x 2.80m (15'7" x 9'2")

### EN-SUITE

2.19m x 1.91m (7'2" x 6'3")

### WALK-IN WARDROBE

2.50m x 1.91m (8'2" x 6'3")

### BEDROOM 2

4.10m x 2.95m (13'4" x 9'7")

### BEDROOM 3

3.80m x 3.30m (12'5" x 10'8")

### EN-SUITE

2.60m x 2.08m (8'5" x 6'8")

### BATHROOM

2.02m x 3.39m (6'6" x 11'1")

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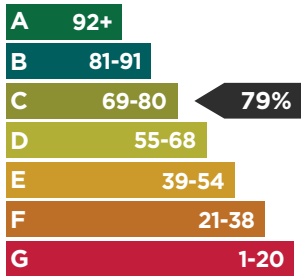
## TOTAL FLOOR AREA

177.34 sq m (1,909 sq ft)

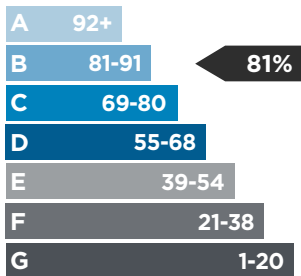


**ENERGY FACTS:**

**ENERGY EFFICIENCY RATING**



**ENVIRONMENTAL IMPACT RATING**









Light, Airy Rooms

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Double Glazing

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Air Source Heating

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Underfloor Heating



# Sròn House

4 bedroom detached house & double garage

 x1  x4  x1  x4  FIBRE OPTIC BROADBAND



## GROUND FLOOR

**KITCHEN / DINING**  
6.10m x 4.80m (20'0" x 15'7")

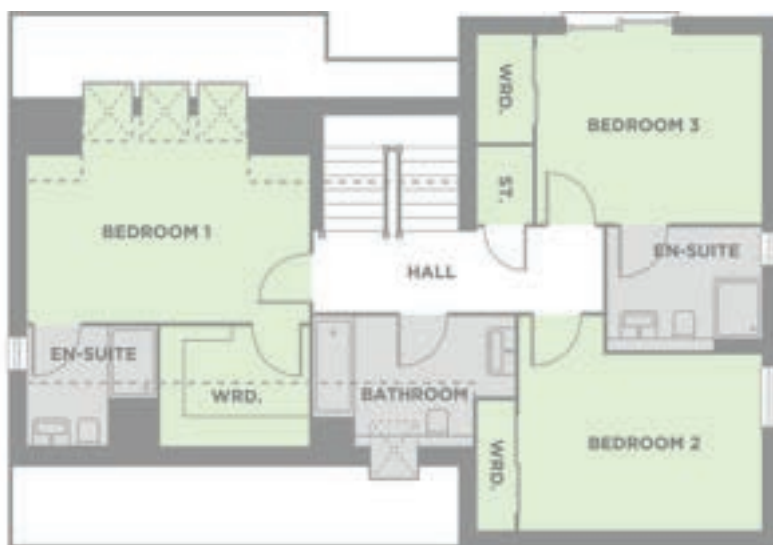
**LIVING ROOM**  
4.80m x 4.16m (15'7" x 13'6")

**OFFICE / BEDROOM 4**  
4.80m x 2.50m (15'7" x 8'2")

**UTILITY**  
4.00m x 2.23m (13'1" x 7'3")

**SHOWER ROOM**  
3.50m x 1.57m (11'5" x 5'1")

**GARAGE**  
6.15m x 5.82m (20'2" x 19'1")



## FIRST FLOOR

**BEDROOM 1**  
4.80m x 2.80m (15'7" x 9'2")

**EN-SUITE**  
2.19m x 1.91m (7'2" x 6'3")

**WALK-IN WARDROBE**  
2.50m x 1.91m (8'2" x 6'3")

**BEDROOM 2**  
4.10m x 2.95m (13'4" x 9'7")

**BEDROOM 3**  
3.80m x 3.30m (12'5" x 10'8")

**EN-SUITE**  
2.60m x 2.08m (8'5" x 6'8")

**BATHROOM**  
2.02m x 3.39m (6'6" x 11'1")

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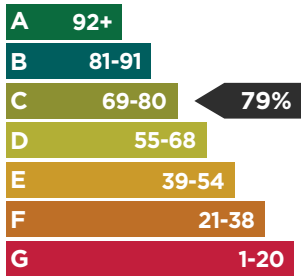
## TOTAL FLOOR AREA

177.34 sq m (1,909 sq ft)

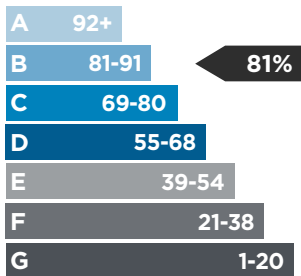


**ENERGY FACTS:**

**ENERGY EFFICIENCY RATING**



**ENVIRONMENTAL IMPACT RATING**



# Cairnwell House

5 bedroom detached house & double garage



FIBRE OPTIC  
BROADBAND



## GROUND FLOOR

**KITCHEN / DINING**  
6.10m x 4.80m (20'0" x 15'7")

**LIVING ROOM**  
4.80m x 4.16m (15'7" x 13'6")

**OFFICE / BEDROOM 5**  
4.80m x 2.50m (15'7" x 8'2")

**UTILITY**  
4.00m x 2.23m (13'1" x 7'3")

**SHOWER ROOM**  
3.50m x 1.57m (11'5" x 5'1")

**GARAGE**  
6.15m x 5.82m (20'2" x 19'1")



## FIRST FLOOR

**BEDROOM 1**  
4.80m x 2.80m (15'7" x 9'2")

**EN-SUITE**  
2.19m x 1.91m (7'2" x 6'3")

**WALK-IN WARDROBE**  
2.50m x 1.91m (8'2" x 6'3")

**BEDROOM 2**  
4.10m x 2.95m (13'4" x 9'7")

**BEDROOM 3**  
3.80m x 3.30m (12'5" x 10'8")

**BEDROOM 4**  
3.20m x 3.80m (10'5" x 12'5")

**EN-SUITE**  
2.60m x 2.08m (8'5" x 6'8")

**BATHROOM**  
2.02m x 3.39m (6'6" x 11'1")

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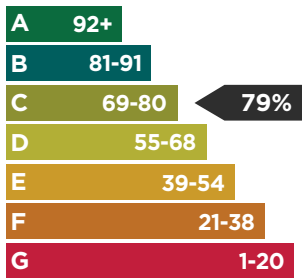
## TOTAL FLOOR AREA

196.40 sq m (2,114 sq ft)

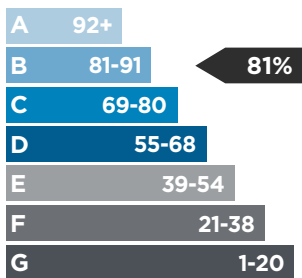


**ENERGY FACTS:**

**ENERGY EFFICIENCY RATING**



**ENVIRONMENTAL IMPACT RATING**



# Beinn House

5 bedroom detached house & double garage



## GROUND FLOOR

- KITCHEN / DINING  
6.10m x 4.80m (20'0" x 15'7")
- LIVING ROOM  
4.80m x 4.16m (15'7" x 13'6")
- OFFICE / BEDROOM 5  
4.80m x 2.50m (15'7" x 8'2")
- UTILITY  
4.00m x 2.23m (13'1" x 7'3")
- SHOWER ROOM  
3.50m x 1.57m (11'5" x 5'1")
- GARAGE  
6.15m x 5.82m (20'2" x 19'1")



## FIRST FLOOR

- BEDROOM 1  
4.80m x 2.80m (15'7" x 9'2")
- EN-SUITE  
2.19m x 1.91m (7'2" x 6'3")
- WALK-IN WARDROBE  
2.50m x 1.91m (8'2" x 6'3")
- BEDROOM 2  
4.10m x 2.95m (13'4" x 9'7")
- BEDROOM 3  
3.80m x 3.30m (12'5" x 10'8")
- BEDROOM 4  
3.20m x 3.80m (10'5" x 12'5")
- EN-SUITE  
2.60m x 2.08m (8'5" x 6'8")
- BATHROOM  
2.02m x 3.39m (6'6" x 11'1")

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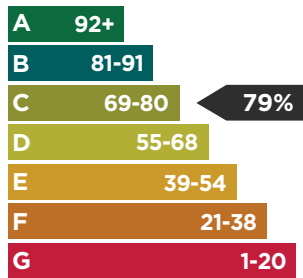
## TOTAL FLOOR AREA

196.40 sq m (2,114 sq ft)

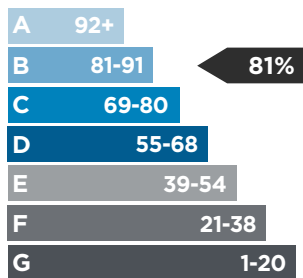


**ENERGY FACTS:**

**ENERGY EFFICIENCY RATING**



**ENVIRONMENTAL IMPACT RATING**



Rothiemurchus Estate, Aviemore

*6.5 miles from Baldow Meadows*









## Outdoor pursuits on your doorstep

*Loch Morlich, Aviemore*

# KINNCRAIG



OUTDOOR PURSUITS  
ON YOUR DOORSTEP



# Deep Roots and Extraordinary Beauty

## Kincraig, Speyside and The Cairngorms National Park



The village of Kincraig is a short drive from both Aviemore and Kingussie — two towns that offer a range of amenities, eateries, supermarkets and facilities for your convenience. Placed at an ideal point along the A9 for easy access to both the north and the Central Belt, Kincraig is less than 50 miles from Inverness Airport, where domestic flights to London, Manchester and Bristol are among the options for quick and easy UK travel. Similarly, rail links from Aviemore, Inverness and Aberdeen connect the region to the rest of Scotland and further south, with LNER services running all the way to London Kings Cross.

Life in Kincraig has a close connection to the area's mountainous landscapes, impressive forests and established histories and traditions — from storied castles to distillers of Scotch whisky and other quality spirits. World-renowned Speyside favourites like The Glenlivet and Dalwhinnie are produced nearby, as is the perennially popular Cairngorm gin — and the local area is a haven for food and drink lovers who enjoy seasonal produce and refreshing flavours.

Outdoor enthusiasts won't have far to travel to seek out new adventures — including at the nearby Loch Insh Outdoor Centre, which offers a range of water-based activities and is also home to a dry slope for ski and snowboarding practice. In winter, take advantage of snowsports on your doorstep at the Cairngorm Mountain Range, along with the nearby Lecht and Glenshee ski centres. Climbers and hikers will find new trails to try along the Speyside Way and into the mountains — while keen golfers will have the 18-hole Spey Valley Championship Golf Course less than 10 miles from their doorstep.

## Outdoor pursuits

*Loch Morlich*







Loch Morlich, Aviemore

*11 miles from Baldow Meadows*

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Spey Valley Golf Course

*8 miles from Baldow Meadows*

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Speyside Distillery, Kingussie

*6 miles from Baldow Meadows*







# YOUR HOME



PORCELANOSA TILING  
QUALITY APPLIANCES  
CONTEMPORARY PORTER KITCHENS



# Your New Home Specification

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The interior specification of these homes has been carefully considered to ensure a high standard is achieved. Our designers and architects have worked together to deliver the very best in terms of style and functionality throughout.

The homes at Baldow Meadows have a timeless yet contemporary design which makes great use of the space — with rooms that flow together and a practical approach to storage and the necessities of day-to-day living.

Appliances included as standard include built-in stainless steel electric oven, separate combination microwave oven, induction hob, recirculating extractor hood, integrated dishwasher, separate integrated larder refrigerator and built-under freezer — with integrated washing machine also included in some homes.

All windows are double-glazed to ensure maximum insulation and soundproofing, and internal doors are solid timber in polished oak veneer to ensure your new home is peaceful and comfortable.

Bespoke options are available to let you create an interior to suit you. A modern range of kitchen cabinets, work surfaces and handles are hand-picked by our interior designers for your perusal and selection. Our bathrooms, cloakrooms and en-suites come from a contemporary range and we also have an array of Porcelanosa tiling options to choose from.

We are here to guide you through each of the available options, and to help you create your dream home.



LIGHT, AIRY ROOM

DOUBLE GLAZING

AIR SOURCE HEATING

UNDERFLOOR HEATING

\*The images on this page are representative of the range of kitchens being used, but are not representative of the kitchen layouts of the development. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of the kitchen layouts.











An average predicted energy  
efficiency rating of 80%



# ENERGY EFFICIENT

**Keeping your home cosy is now easier, more cost effective and better for the environment.**

Air source heat pumps are installed as standard on all homes at Baldow Meadows — converting energy from the outside air into useful heat inside through hot water supply, underfloor heating on the ground floor, radiators on the first floor and towel radiators in all bathrooms.



*This image is intended for illustration purposes only. Consequently, it should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.*



### WHAT KIND OF AIR SOURCE HEAT PUMPS ARE INSTALLED?

Your home will be fitted with a Vaillant aroTHERM\* heat pump — one of the most energy efficient and discreet air-to-water heat pumps available. With development and manufacturing in the UK, as well as overseas, Vaillant Group is globally renowned for its environment-friendly heating and air-conditioning products.

### HOW DO THEY WORK?

Installed on the exterior of your home, the air source heat pump transfers ambient heat from the outside air by absorbing it into a fluid, which is then passed through a heat exchanger into the heat pump — raising the temperature and transferring this heat to the water in your heating system.

### WHAT ARE THE MAIN BENEFITS OF THIS SYSTEM?

The combination of air source heat pump and underfloor heating is a significant one in terms of energy efficiency. In drawing heat from the ambient temperature outside, the heat pump is able to reduce the amount of fuel usage required to run and heat the household, which is good news for both the environment and your energy bill. Households who switch to an air source heat pump system have seen their energy costs reduce by as much as 50% (Source: Energy Saving Trust Case Study), and the efficiency of underfloor heating only adds to the practical benefits, providing an even distribution of heat to all ground floor rooms.

In addition to reducing carbon emissions and lowering household running costs, one key benefit for homeowners is that it's very easy to maintain, scale and adapt. The Vaillant aroTHERM system is compact and largely self-contained — only requiring connection to water and electricity to function effectively. This minimises the risk of disruption during maintenance or other work.

*\*Please consult the selling agent for further information. Scotia Homes Limited reserves the right to vary the above specifications where necessary but to similar or higher standards.*



**4KW - 488 KW**  
**OPTIMISED FOR YOUR PROPERTY SIZE**



**COST EFFECTIVE ENERGY**



**UNDERFLOOR SUPPLY**



**RADIATORS / TOWEL RAILS**



**HOT WATER SUPPLY**



# CONNECTED

## Keeping you connected with Fibre Optic Broadband

Homes at Baldow Meadows come with Fibre to the Premises (FTTP) broadband connections as standard — offering speedy, reliable connection at home.



### WHY IS FTTP BETTER THAN FTTC (FIBRE TO THE CABINET)?

With FTTP, the fibre optic cables go straight into your home, there is no drop off in internet speed caused by sharing the connection with neighbours, or being further away from the on-street cabinet. It is up to 10 times faster than FTTC and is also very resilient as there is less exposure in terms of connection being harmed by water or chemicals.

### DOES FTTP COST MORE?

The installation costs for FTTP can be prohibitive as it is more expensive to install than FTTC, which is why it is not widely adopted in the UK. By the time you move into your new home, however, the installation is paid and complete.

Ongoing monthly broadband service will not cost more with FTTP — they will be as per the terms of your chosen broadband supplier and package.

**ALL FIBRE**



**INSTALLATION**

**POWERFUL**



**RELIABLE  
CONNECTION**

**FASTER DATA**

**X10  
TRANSFER**



# FACTORING

## It's nice to have things taken care of

A professional property manager — or factor — works for every owner in a development. They organise tradespeople for repairs and maintenance — including cleaning, gardening and grass-cutting in common areas.

### **Q WHAT IS A FACTOR'S FUNCTION?**

**A** We appoint the right factor for your development. The factor will make decisions on your behalf and organise the work for you. Remember that you can let the factor know about any work you think needs to be done.

### **Q HOW IS THE FACTOR PAID?**

**A** An invoice for your share of maintenance and management fees is normally issued either quarterly or six-monthly.

### **Q WHAT IS A FLOAT?**

**A** It's important a factor can pay for work promptly when required. A float or fund of money paid by each property owner at settlement allows the factor to do this without the heavy burden of expense. Prompt payments ensure the best contractors are keen to do work for your development. This can be recovered if you decide to sell your property.

### **Q WHAT IS A MAJOR MAINTENANCE FUND?**

**A** A Major Maintenance Fund is normally set aside to 'save up' for larger maintenance items authorised by the owners within the development.

### **Q WHO DETERMINES HOW MUCH THE OWNERS PAY INTO THE FUND?**

**A** Each owner is a member of the residents association. How much the owners pay into the fund is discussed at the residents association or executive committee meetings. Normally quotes for work are agreed first. From this, an educated estimate can be made.

### **Q WHAT IS THE ADVANTAGE OF A MAJOR MAINTENANCE FUND?**

**A** By saving up for major works, you don't have large invoices to settle. A debt can be spread over the development, so the money is available before the work starts.

### **Q WILL THE FACTOR RUN UP LARGE BILLS?**

**A** No. Don't worry. The factor will have the authority to carry out work to the communal areas provided that the anticipated cost of any one item doesn't exceed that amount. This limit can be exceeded in an emergency. Otherwise, estimates will be obtained and distributed. Instructions will be taken from you and your neighbours or the residents association representing you before any extraordinary works are carried out. If payments are required in advance, you will always be notified.

*For details about specific developments please see our website [scotia-homes.co.uk](http://scotia-homes.co.uk)*



# LOCATION

## Kincraig, PH21 1AG

Kincraig is easily accessible from Inverness, Aberdeen and the Central Belt, via the A9 and A95 routes. The nearby town of Aviemore also has rail and bus stations for convenient travel to all areas of Scotland.



**SCOTIA**

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The site layout plan, floor plans and CGIs are intended for illustration purposes only and may change for example in response to market demand, ground conditions, local authority and NHBC etc. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details. All information is accurate at the time of going to print - October 2022.

