



# ARCHERVIEW

KILWINNING

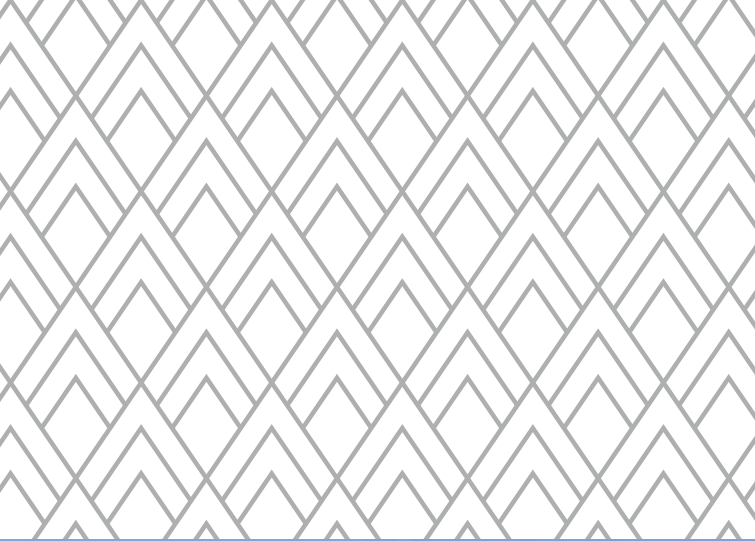
DISCOVER WHAT  
MODERN LIVING  
IS ALL ABOUT

[keepmoat.com](http://keepmoat.com)





OLD GLASGOW ROAD, KILWINNING KA13 7QJ



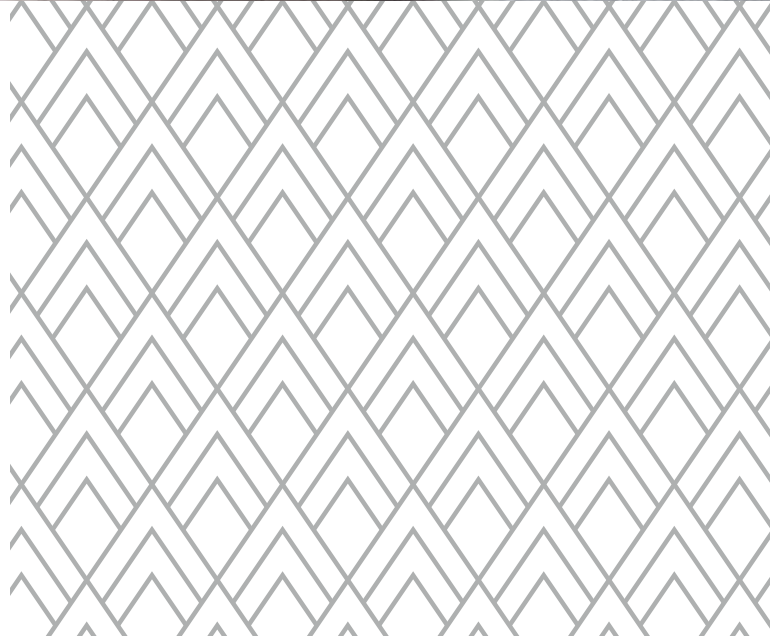
ARCHERVIEW

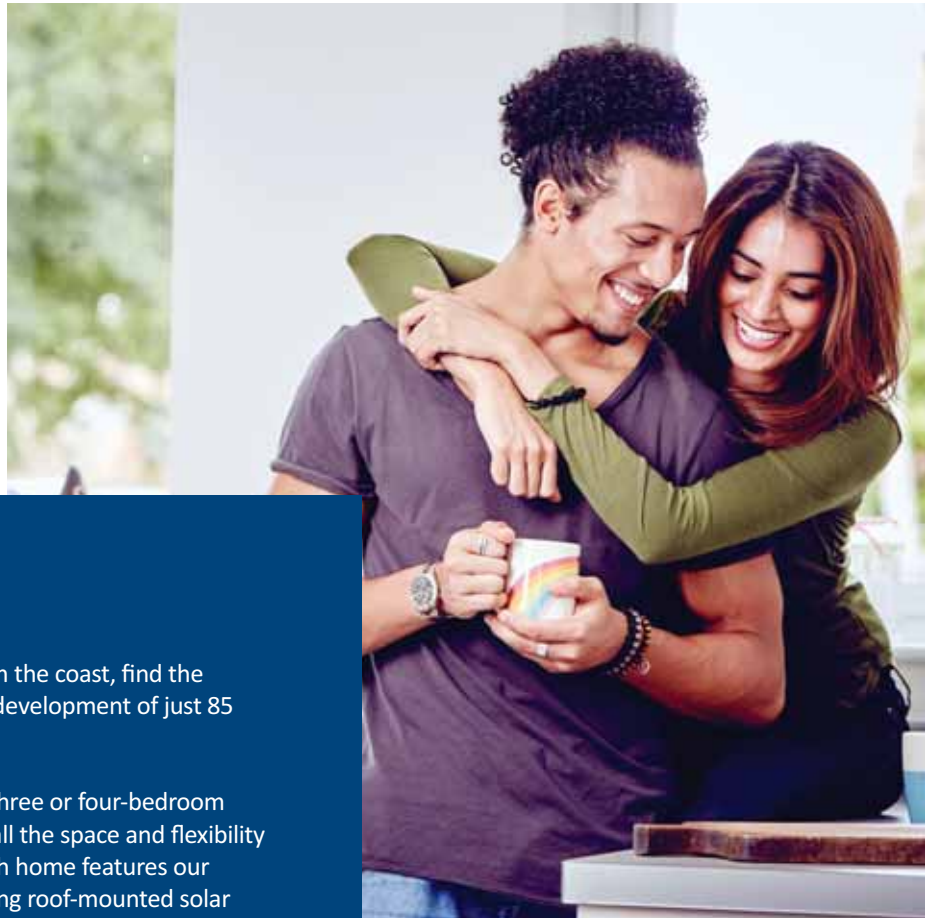


# ► WELCOME TO ARCHERVIEW



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





## ENJOY LIFE TO THE FULL

On the edge of Kilwinning, just 5 miles from the coast, find the perfect place to call home at this selected development of just 85 contemporary homes.

Come and discover our range of stunning three or four-bedroom homes. Each is carefully designed to offer all the space and flexibility needed for relaxed modern living. Plus each home features our advanced energy-efficient features, including roof-mounted solar panels, so you can enjoy low energy bills too.

This location makes the most of the rugged rural beauty of this part of Scotland. Yet the nearby shops, independent stores, health centres, schools and the station of Kilwinning are less than a mile away. The golden sandy beaches of the west coast are just 5 miles away and the vibrant city of Glasgow is only 25 miles away and Kilmarnock is just 12 miles away.

*Moving could be more affordable than you think. Home to sell? Ask us about Easymove.*



*Easymove*



## ► LIFE IN KILWINNING



Seaside resort of Troon



Dean Castle Kilmarnock

This part of the North Ayrshire coastline, along the Firth of Clyde, is famous for its long golden beaches and famous old towns. Such as Troon, with its Royal Troon Golf Course and the harbour town of Saltcoats are both popular seaside destinations. But part of the fun of living this close to the sea is exploring it for yourself and finding your very own secluded spot.

As you'd expect for an area rich in green natural beauty, there are many stunning country parks, nature reserves, even the Clyde Muirshiel Regional Park. Known as a park for the people it attracts over 700,000 people a year. And if you want to stay closer to home, the River Garnock meanders through the town and provides lots of scenic walks that take in the best of town and country. Not everyone can boast of having a site of special scientific interest on the doorstep too. Bogside Flats is famous for its mudflats and salt marsh that attract a range of marine mammals, birdlife and floral.

If you're in need of a little retail therapy, the bustling town of Kilmarnock is just a 25-minute drive away. With its charming cobbled streets and Victorian architecture, it combines a wide range of independent shops, plus your high street favourites, theatres, bars, restaurants and more.



Saltcoats Beach

WELCOME

► LOCATION

TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

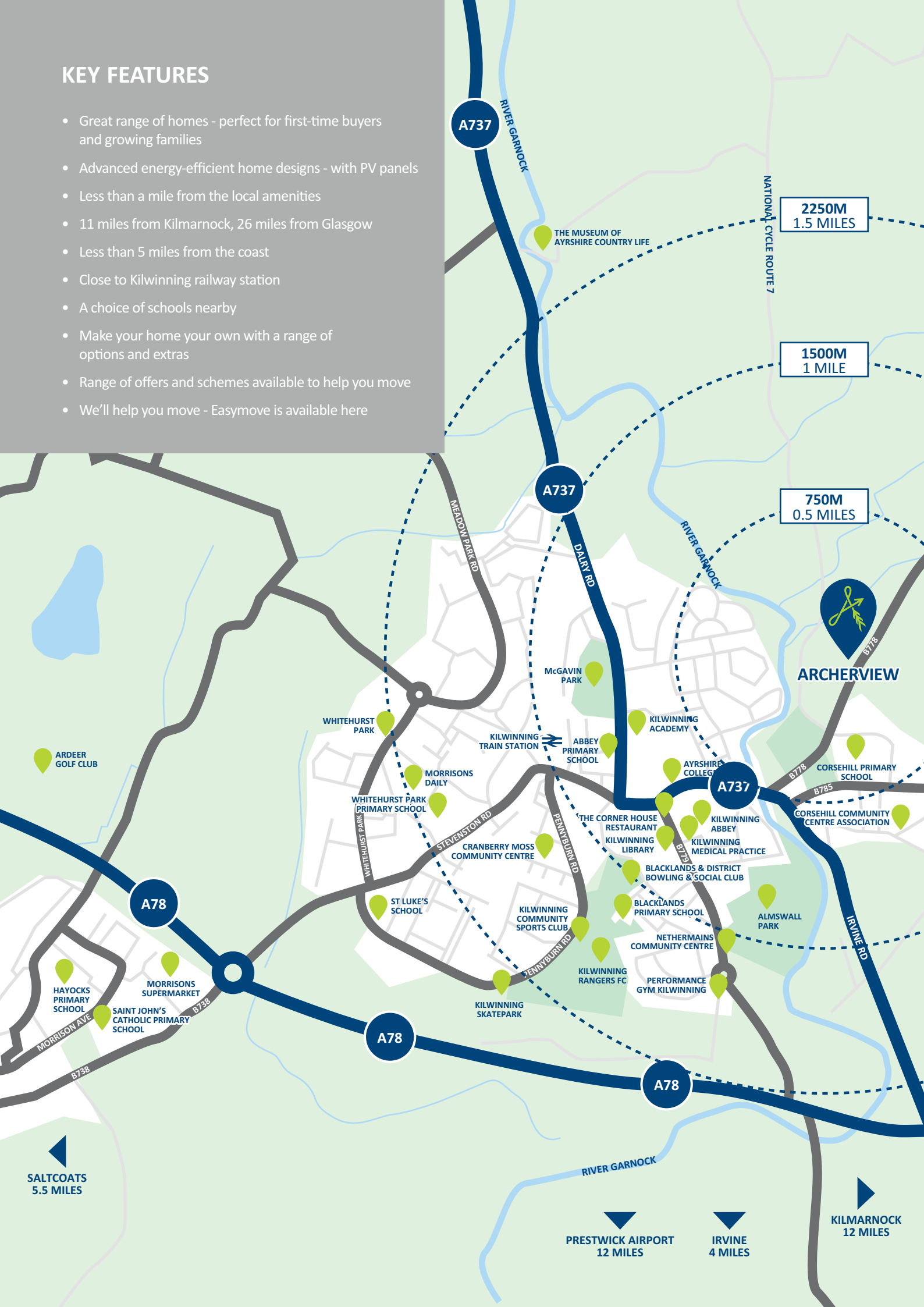
YOUR BUYING GUIDE

30,000 HOMES & COUNTING



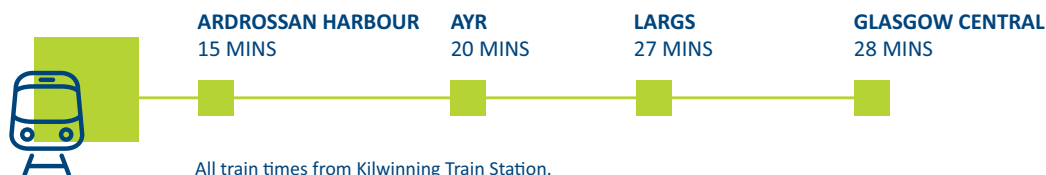
## KEY FEATURES

- Great range of homes - perfect for first-time buyers and growing families
- Advanced energy-efficient home designs - with PV panels
- Less than a mile from the local amenities
- 11 miles from Kilmarnock, 26 miles from Glasgow
- Less than 5 miles from the coast
- Close to Kilwinning railway station
- A choice of schools nearby
- Make your home your own with a range of options and extras
- Range of offers and schemes available to help you move
- We'll help you move - Easymove is available here



## ► TRAVEL LINKS

Less than an hour northeast of the development by car, or 30 minutes by train and you can be in the centre of Glasgow. One of Europe's most exciting and creative cities, it needs no introduction. And with it so close to home, you don't need an excuse to enjoy everything this vibrant city has to offer.



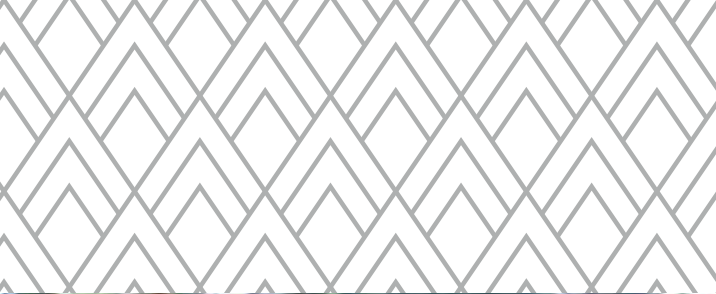
\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME  
LOCATION

### ► TRAVEL LINKS

SITE PLAN  
MAKE IT YOUR OWN  
SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING





## ► SITE PLAN

	<b>THE INNIS</b> 3 bedroom home
	<b>THE AILSA</b> 3 bedroom home
	<b>THE KILDA</b> 3 bedroom home
	<b>THE LISMORE</b> 3 bedroom home
	<b>THE TIRREE</b> 3 bedroom home
	<b>THE HOY</b> 4 bedroom home
	<b>THE ARRAN</b> 4 bedroom home
	<b>THE MULL</b> 4 bedroom home



WELCOME  
LOCATION  
TRAVEL LINKS

### ► SITE PLAN

MAKE IT YOUR OWN  
SPECIFICATION  
YOUR BUYING GUIDE

30,000 HOMES & COUNTING

This site plan is only a guide to the above development. For example, layouts may change and affordable housing is indicative only. Open market sales can be to owner occupation, investors, local authorities and housing associations.





## ► MAKE IT YOUR OWN



WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
► **MAKE IT YOUR OWN**  
SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING





## WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty\**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION

### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*

WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
MAKE IT YOUR OWN  
► **SPECIFICATION**  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING



## KITCHEN / UTILITY\*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts varied\* Sales executive to confirm
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Integrated extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel single bowl sink with mixer tap

## BATHROOM / EN SUITE\*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)\*
- ✓ Mixer bar shower within glass enclosure (en suite)\*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

## ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge
- ✓ 2 zone programmable central heating system

## DECOR

- ✓ White matt emulsion painted walls and ceilings
- ✓ Eggshell paint to interior woodwork
- ✓ 5 panel (Vertical) internal doors with polished chrome plated ironmongery

## EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ Outside tap
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors\*

## SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ External PIR light to level entrance



*Make it your own with our range of optional extras*



## ► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
MAKE IT YOUR OWN  
SPECIFICATION

#### ► YOUR BUYING GUIDE

30,000 HOMES & COUNTING



### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.





## STEP 04

### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.

## STEP 05

### Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!

## STEP 06

### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

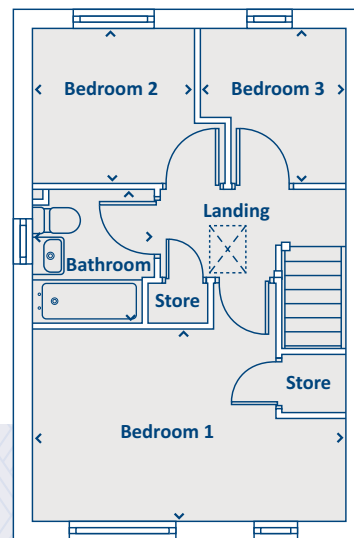
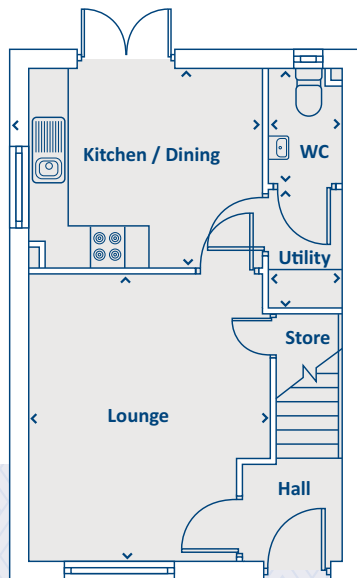
At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





Artists impression, features may vary

## THE INNIS 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3711 x 3144	12'2" x 10'4"
Lounge	3826 x 4481	12'7" x 14'8"
Utility	1063 x 1836	3'6" x 6'0"
WC	1100 x 1811	3'7" x 5'11"

### FIRST FLOOR

Bedroom 1	4899 x 3752	16'1" x 12'4"
Bedroom 2	3001 x 2434	9'10" x 8'0"
Bedroom 3	2281 x 2434	7'6" x 8'0"
Bathroom	1940 x 2106	6'4" x 6'11"

› Longest measurement taken

#### PLEASE NOTE:

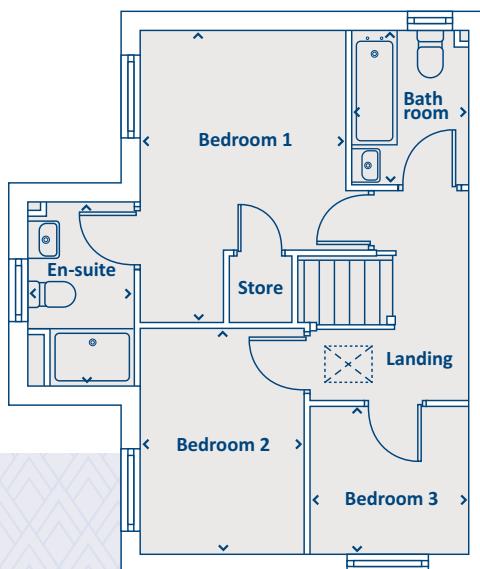
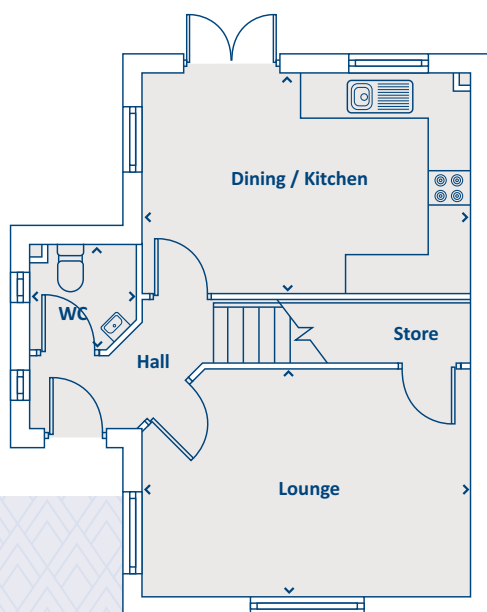
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

## THE AILSA 3 bedroom home



### GROUND FLOOR

Kitchen	4820 x 3220	15'10" x 10'7"
Lounge	4820 x 3329	15'10" x 10'11"
WC	1600 x 1592	5'3" x 5'3"

### FIRST FLOOR

Bedroom 1	2985 x 4328	9'10" x 14'2"
En-suite	1597 x 2674	5'3" x 8'9"
Bedroom 2	2432 x 3324	8'0" x 10'11"
Bedroom 3	2298 x 2198	7'6" x 7'3"
Bathroom	1747 x 2270	5'9" x 7'5"

➤ Longest measurement taken

#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

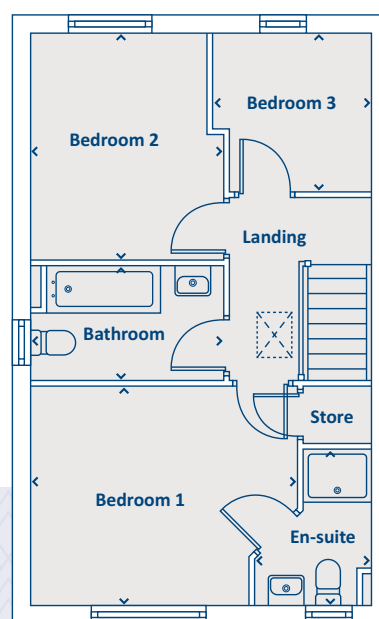
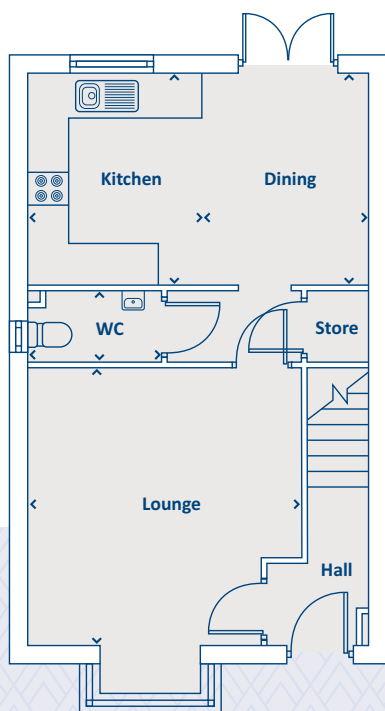






Artists impression, features may vary

## THE KILDA 3 bedroom home



### GROUND FLOOR

Kitchen	2505 x 3045	8'3" x 10'0"
Dining	2507 x 3045	8'3" x 10'0"
Lounge	3944 x 4035	12'11" x 13'3"
WC	1904 x 1010	6'3" x 3'4"

### FIRST FLOOR

Bedroom 1	3924 x 3164	12'10" x 10'5"
En-suite	1719 x 2246	5'8" x 7'4"
Bedroom 2	2828 x 3270	9'3" x 10'9"
Bedroom 3	2307 x 2266	7'7" x 7'5"
Bathroom	2828 x 1696	9'3" x 5'7"

➤ Longest measurement taken

#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

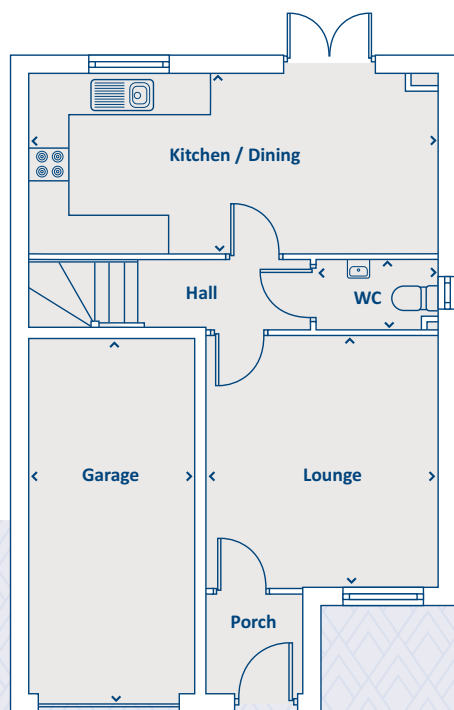






Artists impression, features may vary

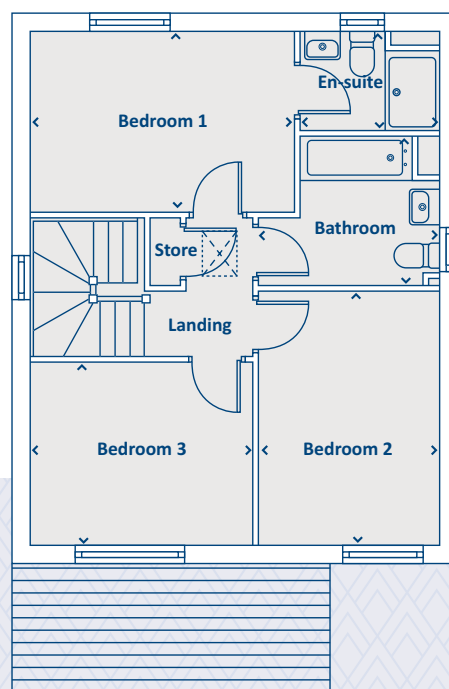
## THE LISMORE 3 bedroom home



### GROUND FLOOR

Garage	2526 x 5524	8'3" x 18'1"
Kitchen / Dining	6282 x 2782	20'7" x 9'2"
Lounge	3532 x 3877	11'7" x 12'9"
WC	1800 x 1055	5'11" x 3'6"

➤ Longest measurement taken



### FIRST FLOOR

Bedroom 1	4108 x 2822	13'6" x 9'3"
En-suite	2079 x 1500	6'10" x 4'11"
Bedroom 2	2748 x 3919	9'0" x 12'10"
Bedroom 3	3447 x 2801	11'4" x 9'2"
Bathroom	2745 x 2367	9'0" x 7'9"

#### PLEASE NOTE:

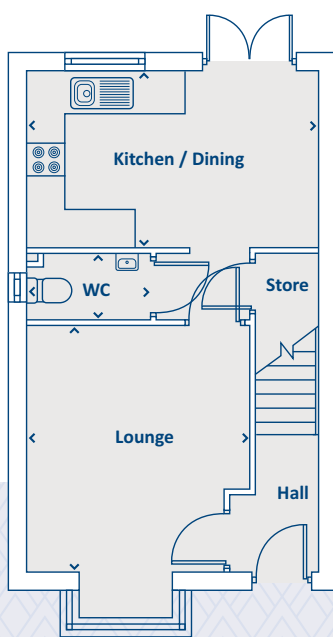
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





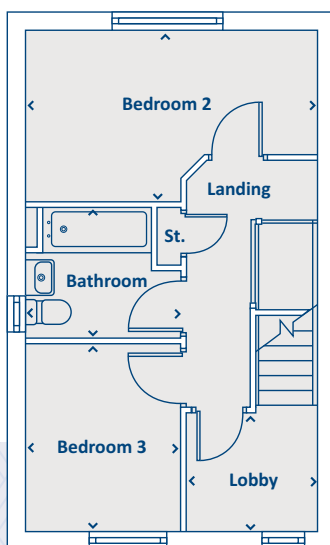
Artists impression, features may vary

## THE TIREE 3 bedroom home



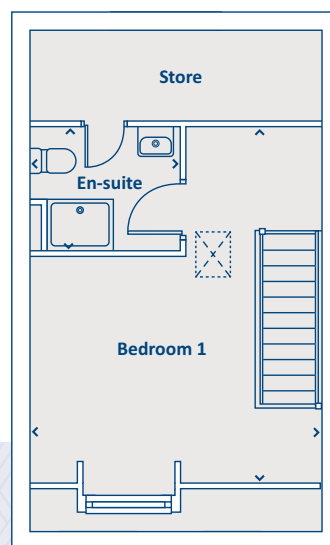
### GROUND FLOOR

Kitchen/Dining	4505 x 2725	14'9" x 8'11"
Lounge	3437 x 4469	11'3" x 14'8"
WC	1903 x 1010	6'3" x 3'4"



### FIRST FLOOR

Bedroom 2	4505 x 2674	14'9" x 8'9"
Bedroom 3	2336 x 2866	7'8" x 9'5"
Lobby 2	2081 x 1782	6'10" x 5'10"
Bathroom	2334 x 2021	7'8" x 6'8"



### SECOND FLOOR

Bedroom 1	4505 x 4844	14'9" x 15'11"
En-suite	2297 x 1956	7'6" x 6'5"

➤ Longest measurement taken

#### PLEASE NOTE:

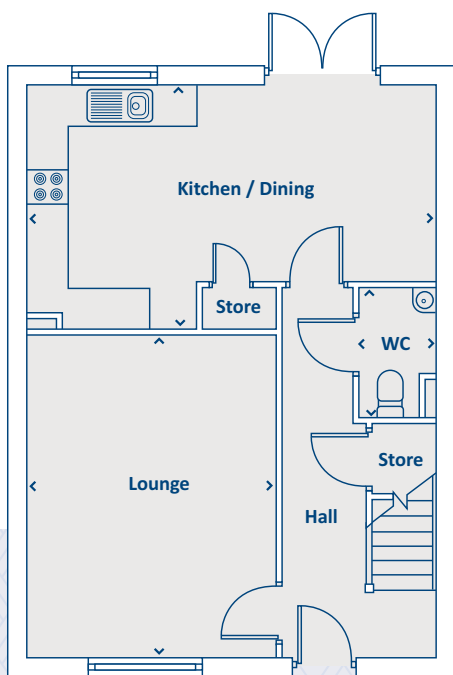
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

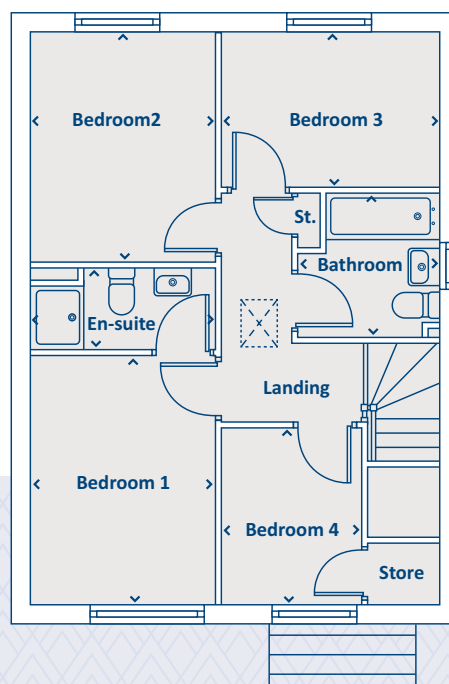
## THE HOY 4 bedroom home



### GROUND FLOOR

Kitchen/Dining	6057 x 3625	19'10" x 11'11"
Lounge	3668 x 4779	12'0" x 15'8"
WC	1135 x 1925	3'9" x 6'4"

➤ Longest measurement taken



### FIRST FLOOR

Bedroom 1	2733 x 3721	9'0" x 12'2"
En-suite	2725 x 1229	8'11" x 4'0"
Bedroom 2	2733 x 3407	9'0" x 11'2"
Bedroom 3	3237 x 2310	10'7" x 7'7"
Bedroom 4	2094 x 2618	6'10" x 8'7"
Bathroom	2108 x 2142	6'11" x 7'0"

#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

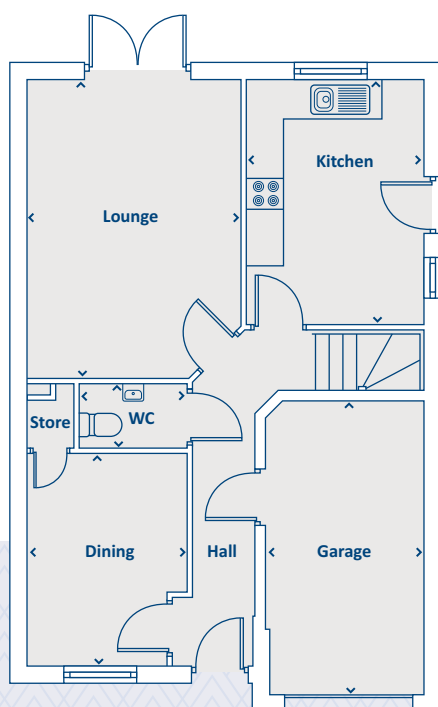






Artists impression, features may vary

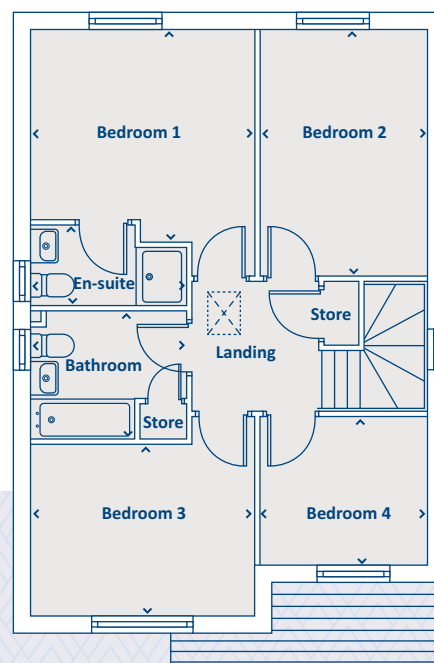
## THE ARRAN 4 bedroom home



### GROUND FLOOR

Garage	2550 x 4751	8'4" x 15'7"
Dining	2604 x 3444	8'7" x 11'4"
Kitchen	2888 x 4040	9'6" x 13'3"
Lounge	3491 x 4927	11'5" x 16'2"
WC	1807 x 1070	5'11" x 3'6"

➤ Longest measurement taken



### FIRST FLOOR

Bedroom 1	3664 x 4075	12'0" x 13'4"
En-suite	2539 x 1364	8'4" x 4'6"
Bedroom 2	2755 x 4080	9'0" x 13'5"
Bedroom 3	3665 x 3236	12'0" x 10'7"
Bedroom 4	2754 x 2449	9'0" x 8'0"
Bathroom	2547 x 2123	8'4" x 7'0"

#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

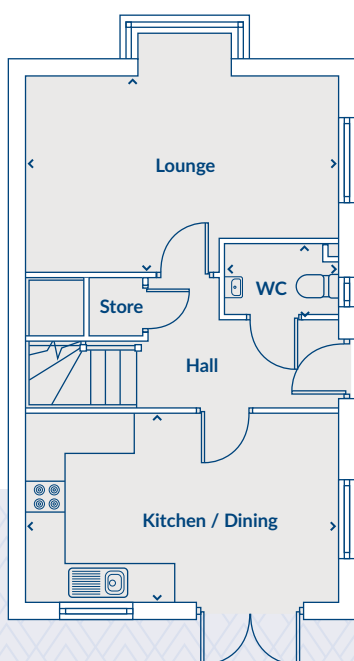






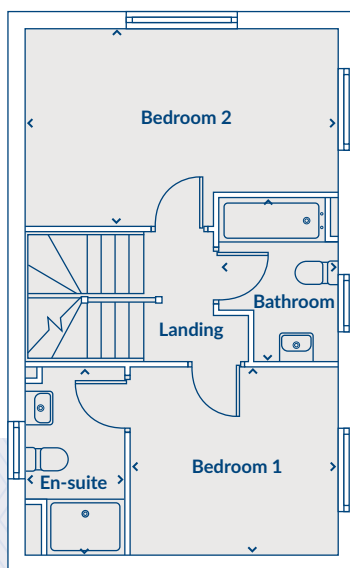
Artists impression, features may vary

## THE MULL 4 bedroom home



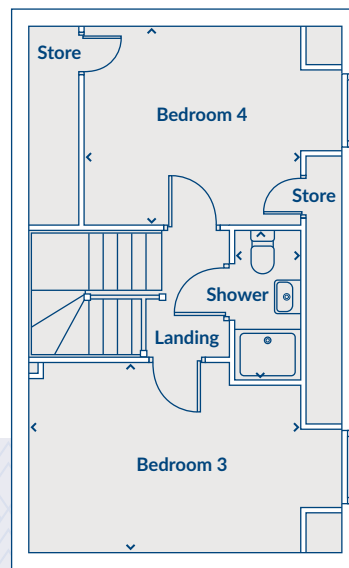
### GROUND FLOOR

Kitchen / Dining	2900 x 4932	9'6" x 16'2"
Lounge	3062 x 4932	10'1" x 16'2"
WC	1078 x 1795	3'6" x 5'11"



### FIRST FLOOR

Bedroom 1	2900 x 3293	9'6" x 10'10"
En-suite	2892 x 1551	9'6" x 5'1"
Bedroom 2	3062 x 4932	10'1" x 16'2"
Bathroom	2562 x 1893	8'5" x 6'3"



### SECOND FLOOR

Bedroom 3	2928 x 4286	9'7" x 14'1"
Bedroom 4	3102 x 3420	10'2" x 11'3"
Shower	2311 x 1005	7'7" x 3'4"

› Longest measurement taken

#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





# ARCHERVIEW

KILWINNING

All enquiries:

**01294 507 438**

or email: [archerview@keepmoat.com](mailto:archerview@keepmoat.com)



[keepmoat.com](http://keepmoat.com)

Keepmoat is the trading name of Keepmoat Homes Limited.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.