



Neukhaven Green.

© Pittenweem, Fife.

Beautifully crafted three, four and five bedroom homes in the heart of the East Neuk.

cruden
HOMES

About Cruden Homes.

Our brand ethos at Cruden Homes is built around thoughtful design and innovative thinking. A mindset vital for delivering the best quality homes. We know that a house only becomes a home once someone loves living there, which is why each of our homes is built with our customers in mind.

Discover Cruden – new homes
crafted by people who care.

CUSTOMER NOTICE.

The plans, illustrations, photography, CGIs and dimensions in this brochure are indicative and may vary from the final homes delivered. Cruden Homes operates a policy of continuous product development and reserves the right to make changes to layouts, specifications and finishes. This brochure does not form part of any contract. Please confirm current plot-specific details with the sales executive before reservation.



Welcome to **Neukhaven Green.**

Welcome to Neukhaven Green, an inviting new development by multi-award-winning homebuilder Cruden Homes, set in the heart of the East Neuk. Offering a collection of beautifully crafted three-, four- and five-bedroom homes, it has been designed around the things that matter most — comfort, sustainability, community and homes with true architectural character.



The Development.

Located in the charming coastal village of Pittenweem, Neukhaven Green is a thoughtfully designed development of three-, four- and five-bedroom homes, ideal for modern family living. Its architecture takes inspiration from the traditional homes of the East Neuk, with carefully considered details that reflect the character, scale and coastal heritage of the surrounding villages. The result is a place that feels naturally rooted in its setting — warm, characterful and distinctly different from more conventional new-build homes.

Inside, each home has been thoughtfully crafted to make everyday life feel effortless. Traditional design cues are paired with a contemporary

finish, from stylish kitchens with Siemens integrated appliances to generous living spaces, energy-efficient features and carefully chosen details that bring comfort and quality to every room.

More than simply a new place to live, Neukhaven Green offers the chance to feel part of a welcoming community in one of Scotland's most desirable coastal locations. With beaches, scenic walks, independent shops and everyday amenities close by, life here offers the best of relaxed coastal living while keeping you well connected to the wider region. Thoughtful design, exceptional craftsmanship and a beautiful setting come together to create a place you will be proud to call home.



Location.



James Street, Pittenweem,
Fife KY10 2QN

Set in the heart of the East Neuk of Fife, Pittenweem is a beautiful coastal village with a character all of its own. Its working harbour, colourful streets, flourishing arts scene and wonderful local food all add to the charm of everyday life here. Whether you are walking the Fife Coastal Path, enjoying fresh seafood by the water or simply taking in the slower pace of village life, Pittenweem offers a warm and welcoming place to put down roots — with coastal beauty, heritage and everyday convenience close at hand.



LOCATION

ANSTRUTHER

ELIE

ST ANDREWS

CUPAR

EDINBURGH

DISTANCE

1.3 MILES

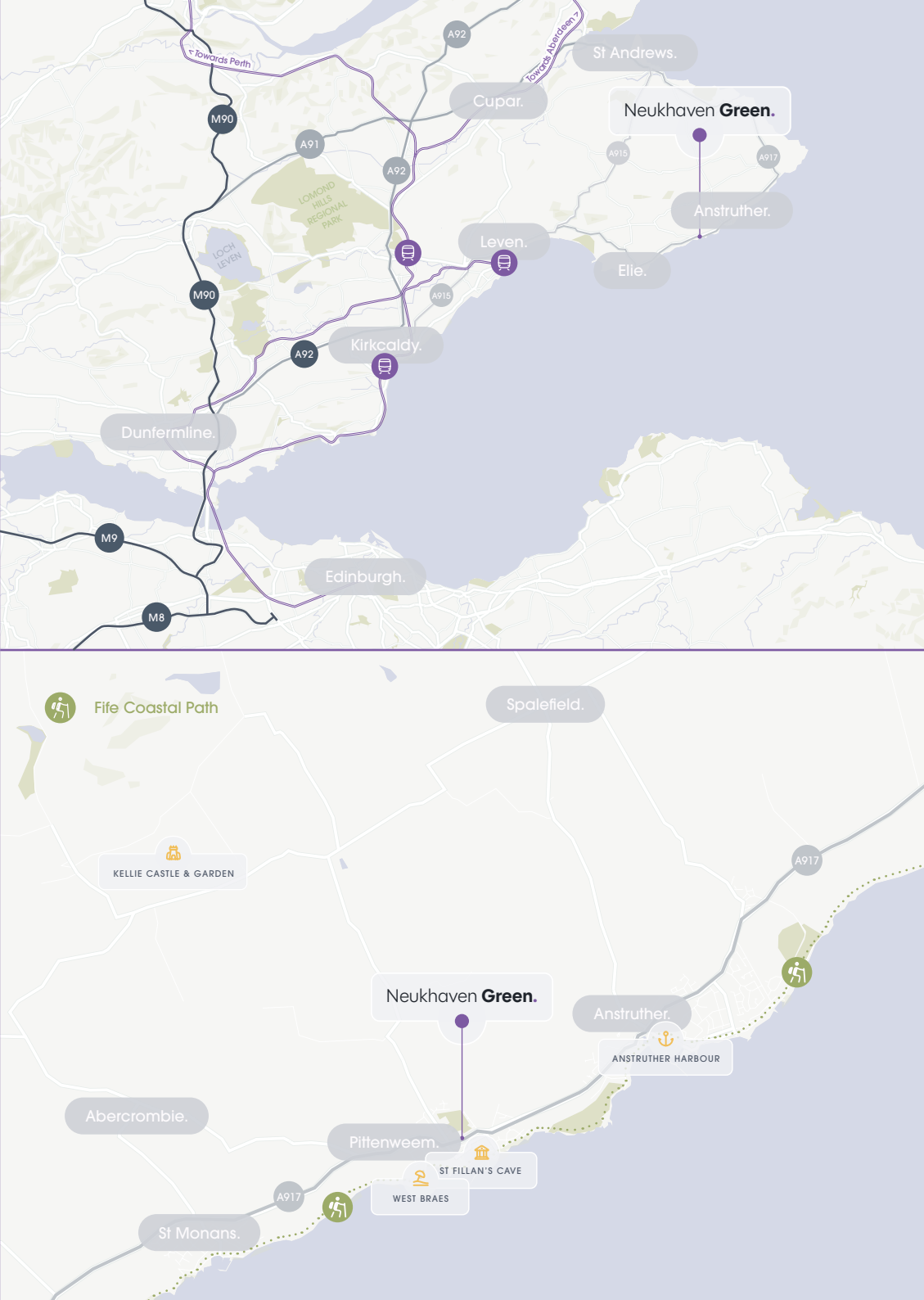
4.3 MILES

10.8 MILES

15.7 MILES

48.4 MILES

Please note that all distances are approximate and are provided for guidance only. Actual distances may vary slightly depending on the route taken.



Neukhaven Green.

© Pittenweem, Fife.

CUSTOMER NOTICE.

This development layout is illustrative only and may change as the development progresses. Road, footpath, boundary, parking, landscaping, open space and plot details may vary. The plan does not form part of any contract. Please ask the sales executive for current details prior to reservation.

Some homes may be designated as affordable as part of the planning consent and will be shown on the development plan. Remaining homes are available for open-market sale and may be purchased by private individuals, RSLs, Local Authorities or investors. The tenure mix may change; please speak to the sales executive for details.

The Mayview.

3-BEDROOM SEMI-DETACHED
OR DETACHED VILLA

The Lomond.

4-BEDROOM
DETACHED VILLA

The Kellie.

5-BEDROOM
DETACHED VILLA





Specification.

Every home at Neukhaven Green features a carefully considered interior specification, with stylish kitchens, integrated appliances, designer ceramic tiling and crisp white sanitaryware. A wide range of finishes and optional extras is also available, giving you the opportunity to personalise your new home to suit your style and lifestyle*.

KITCHEN

- A range of contemporary or traditional door fronts
- Choice of stylish laminate worktop finishes with matching splashback to the underside of wall units or sill
- Sensio Ark Tritone under unit lighting
- Siemens electric single oven in black with steel trim
- Siemens built-in microwave in black
- Siemens 4 zone induction hob
- Siemens integrated telescopic extractor

BATHROOM/EN-SUITE

- Stylish white sanitaryware from the Roca Ona range
- Chrome brassware
- Designer ceramic tiles by Porcelanosa
- White heated towel rail
- Shaver socket

- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Schock 1.5 bowl inset composite sink
- Hansgrohe chrome mixer tap
- Cutlery insert
- Separate utility space with space for one freestanding laundry appliance (The Mayview & The Lomond)
- Utility room with pantry area, sink and drainer, and space for two freestanding laundry appliances (The Kellie)

HEATING & PLUMBING

- Air source heat pump heating system
- Single or dual zone heating, dependent on property style. Please speak to our sales executive for plot-specific information.
- Wireless thermostatic heating control
- White radiators

DECORATION/FIXTURES & FITTINGS

- White emulsion throughout
- White gloss to woodwork
- White Dordogne style pass doors
- Satin chrome ironmongery
- Bi-fold wardrobes in a choice of finishes, with shelf and hanging rail, to the principal bedroom and bedroom 2. Bi-fold wardrobes are also provided to bedrooms 3 and 4 in The Kellie house type as standard.

EXTERNAL

- Doorbell and chime
- Traditional light to front entrance
- Light to side/rear entrances
- Turf/planting to front garden per plans
- Rear garden rotovated and finished with topsoil
- External cold-water tap
- Slabbed patio area to rear
- 1.8m high timber dividing boundary fence
- UPVC sash & case windows
- Composite entrance door

LIGHTING

- White matt downlights to kitchen, bathroom and en-suite
- Pendant light fittings elsewhere

ELECTRICAL

- White socket/light switches throughout
- Media panel to lounge and principal bedroom
- Fibre to home
- Mains wired heat and smoke detectors installed as per plans
- EV charger



A range of choices and optional extras is available, subject to the build stage of the plot at the time of reservation. Please speak to our sales executive for further information.

Please note, the specification is correct at the time of publication. From time to time, items may be substituted for alternatives of an equal or higher standard due to unforeseen circumstances. In the unlikely event of any changes, our sales executive will keep you informed at the time of reservation and throughout your homebuying journey.

WARRANTY

Homeowners at Neukhaven Green can enjoy the reassurance of buying from a five-star housebuilder with over 80 years' experience creating high-quality new homes across Scotland. Each home also benefits from a two-year homebuilder's warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside lower energy costs, brand-new appliances and the peace of mind that comes from avoiding costly replacements to major items such as windows or roofs when you move in.

The Mayview.

3-BEDROOM SEMI-DETACHED OR DETACHED VILLA.

PLOTS | SEMI 6 7 19 20 29 30
DETACHED 4 8 12 14 35 36 39

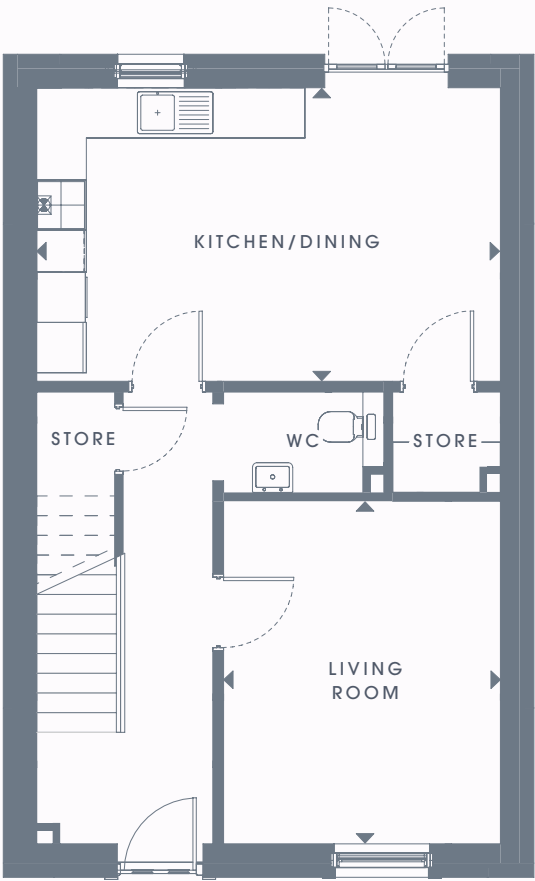
TOTAL FLOOR AREA | 99.6 SQM | 1072 SQFT

GROUND FLOOR	M	FT
KITCHEN/DINING	5.47 x 3.50	17'9" x 11'5"
LIVING ROOM	3.29 x 4.09	10'8" x 13'4"

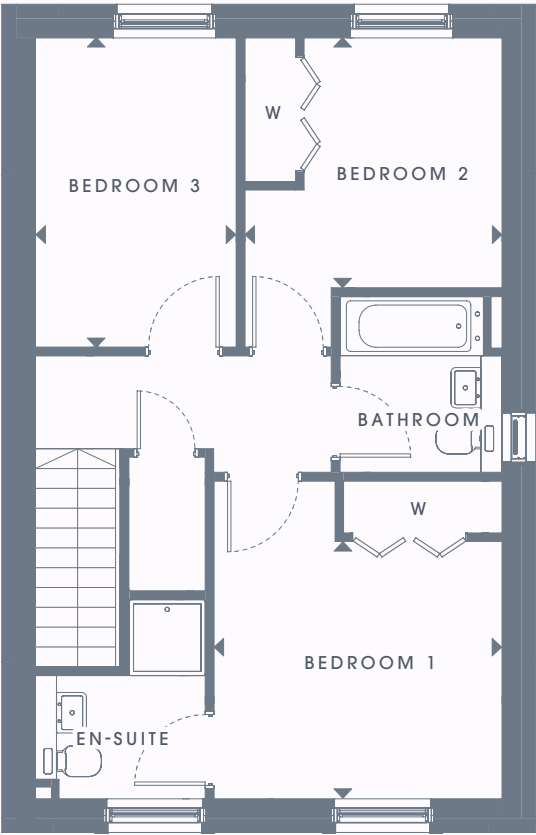
FIRST FLOOR	M	FT
BEDROOM 1	3.41 x 3.05	11'2" x 10'0"
BEDROOM 2	3.30 x 2.96	10'8" x 9'7"
BEDROOM 3	2.39 x 3.66	7'8" x 12'0"



The Mayview is a welcoming three-bedroom home designed for easy everyday living, with thoughtfully planned spaces that make the most of light, comfort and everyday practicality.



Ground Floor.



First Floor.

CUSTOMER NOTICE.

Specification, layout, elevation, fenestration and handing may vary by plot. CGIs, floor layouts and dimensions are indicative only. Please ask the sales executive for current plot-specific details prior to reservation.

The Lomond.

4-BEDROOM DETACHED VILLA.

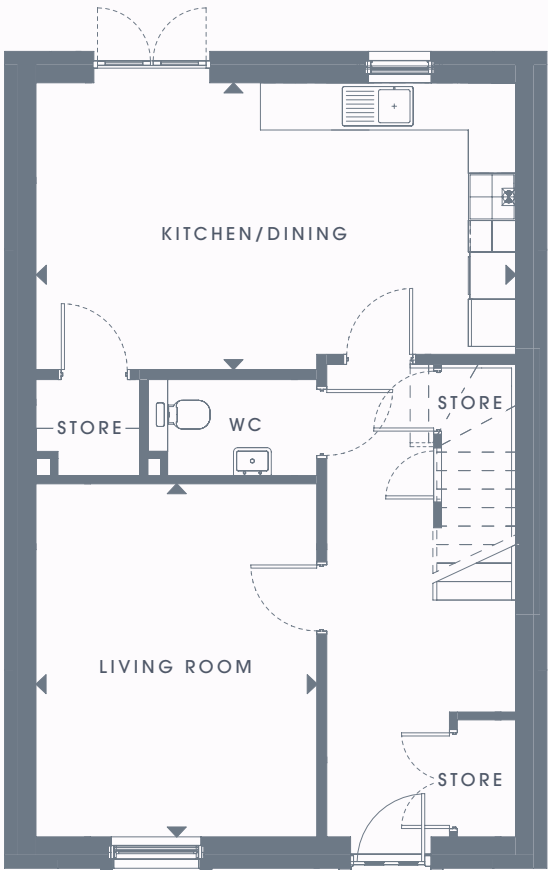
PLOTS | 5 9 13 15 21 28 31 32 37

TOTAL FLOOR AREA | 117 SQM | 1257 SQFT

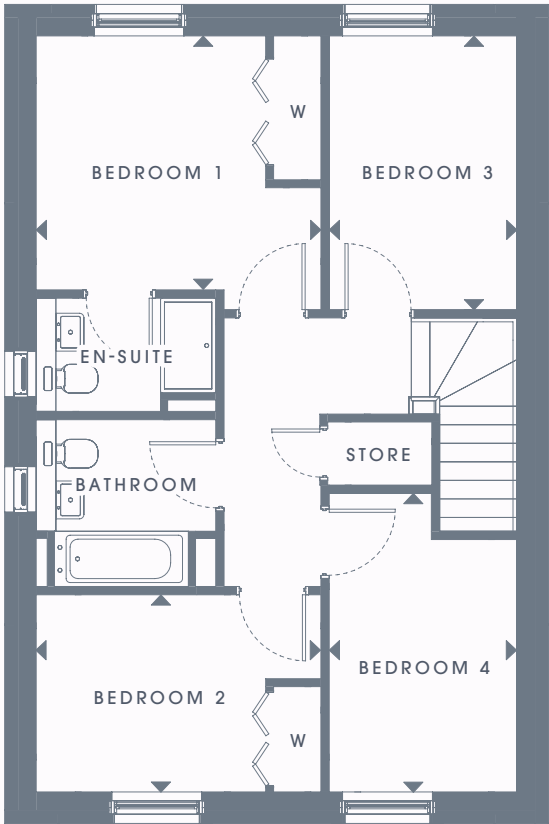
GROUND FLOOR	M	FT
KITCHEN/DINING	6.07 x 3.64	19'9" x 11'9"
LIVING ROOM	3.57 x 4.49	11'7" x 14'7"
FIRST FLOOR	M	FT
BEDROOM 1	3.61 x 3.22	11'8" x 10'6"
BEDROOM 2	3.61 x 2.50	11'8" x 8'2"
BEDROOM 3	2.38 x 3.47	7'8" x 11'4"
BEDROOM 4	2.38 x 3.78	7'8" x 12'4"



The Lomond offers generous four-bedroom living with flexible spaces for work, relaxation and entertaining, creating a calm and comfortable home that adapts beautifully to everyday life.



Ground Floor.



First Floor.

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The Kellie.

5-BEDROOM DETACHED VILLA.

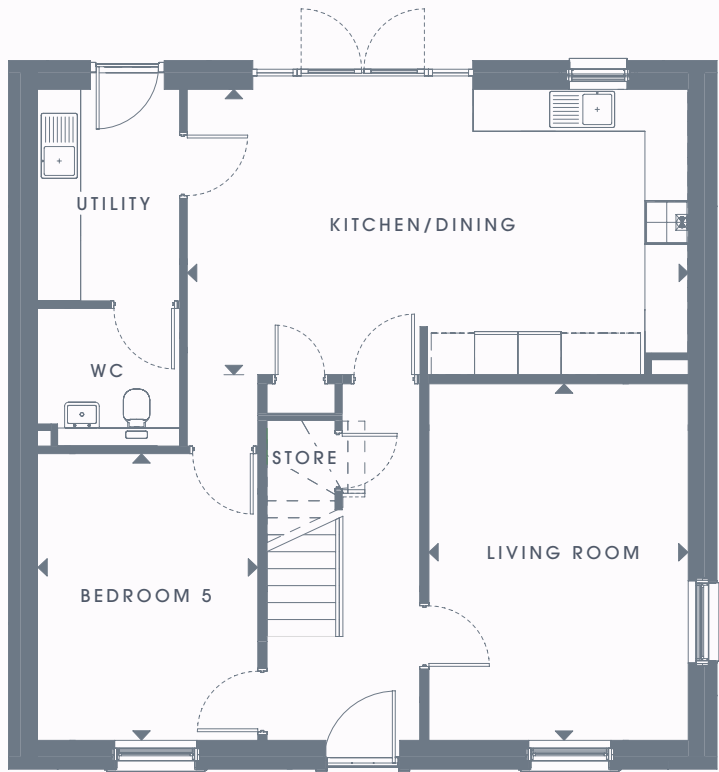
PLOTS | 10 11 16 17 18 33 34 38

TOTAL FLOOR AREA | 163 SQM | 1759 SQFT

GROUND FLOOR	M	FT
KITCHEN/DINING	6.95 x 3.95	22'8" x 13'0"
LIVING ROOM	3.59 x 4.94	11'8" x 16'2"
BEDROOM 5	3.06 x 3.97	10'0" x 13'0"
FIRST FLOOR	M	FT
BEDROOM 1	3.49 x 3.15	11'5" x 10'3"
BEDROOM 2	2.55 x 3.10	8'4" x 10'2"
BEDROOM 3	2.43 x 3.40	8'0" x 11'1"
BEDROOM 4	3.08 x 3.69	10'1" x 12'1"
STUDY	1.80 x 3.40	5'9" x 11'1"



The Kellie is a spacious five-bedroom home with room to enjoy life at your own pace, offering generous living areas, flexible bedrooms and an inviting layout suited to a variety of lifestyles.



Ground Floor.



First Floor.

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Important Customer Notice.

Cruden Homes operates a policy of continual product development. Specifications, finishes, floor plans, dimensions, CGIs and maps are indicative only and may change without notice. This brochure is provided as a guide and does not form part of any contract. Please speak to the sales executive for the most up-to-date plot-specific information. Details correct at time of print, September 2026.

cruden HOMES



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NHBC

CONSUMER
CODE FOR
HOME BUILDERS

HBF
Home
Builders
Federation
★★★★★
Customer Satisfaction 2026

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