

haven homes



present

Raeburn Common, **Abbey Park**

GRANGE ROAD, PETTINAIN, SOUTH LANARKSHIRE

An exclusive range of 2, 3, 4 & 5 bedroom homes

Prices from £140,000 - £260,000

haven homes



(Scotland) Ltd

Westhill Business Centre
Arnhall Business Park
Westhill
Aberdeen
AB32 6UF

Tel: 01224 748467

For further information visit our web site:

www.havenhomescotland.co.uk

modern living

...the traditional way

haven homes



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AB32 6UF

Dear Home Buyer

Welcome to Raeburn Common, Abbey Park, an exclusive development of 2, 3, 4 & 5 bedroom homes ideally situated within a stunning rural setting, by the village of Pettinain in South Lanarkshire. With close proximity to Lanark, Carnwath and Biggar, Pettinain is within easy commuting distance of both Edinburgh and Glasgow.

We have combined 21st century interiors, layouts and materials with traditional 'cottage' style appearances to allow Abbey Park to harmonise with and complement the local landscape. Our homes have exceptional proportions and outstanding specification providing the ultimate in space, quality and style. Haven Homes design traditional style houses with traditional size rooms.

We currently have a choice of 6 home types available, from the 3 bed semi detached 'Kintyre' range to the flexible and adaptable 2/3/4/5 bedroom detached 'Pentland' range. All of our homes are built to the same high standard, and once you have chosen the basic style, our architect will meet with you to determine your exact requirements and adapt these styles to the individual needs of your family.

Pentland Range - up to 2,380 sq ft

Kintyre Range - 896 sq ft

All Haven homes are manufactured in Scotland to our own specification. The kits are erected onsite by our team of professional craftsmen and site management team, to our own quality standard. All of our homes are NHBC approved.

Our timber frame construction design offers significant advantages over traditional brick construction. Factory controlled conditions produce an accurate building which will have been subjected to rigorous quality control checks throughout the manufacturing process.

The design selections for Raeburn Common, Abbey Park are sensitive to local planning concerns and combine traditional exteriors with modern interiors that reflect the way we live today. Our homes are finished to a "live in" specification including high specification kitchen, bathrooms, fireplaces, tiling, wall finishes and exterior front landscaping. Each carefully selected item of specification has been hand picked to complement the superb design of these beautiful homes. When buying a Haven home, you will be presented with a choice of designer kitchens and bathrooms from quality ranges, enabling you to express your individuality and create your perfect home.

For more information on Haven Homes, visit our website – www.havenhomesscotland.co.uk or contact our sales office on 01224 748467.

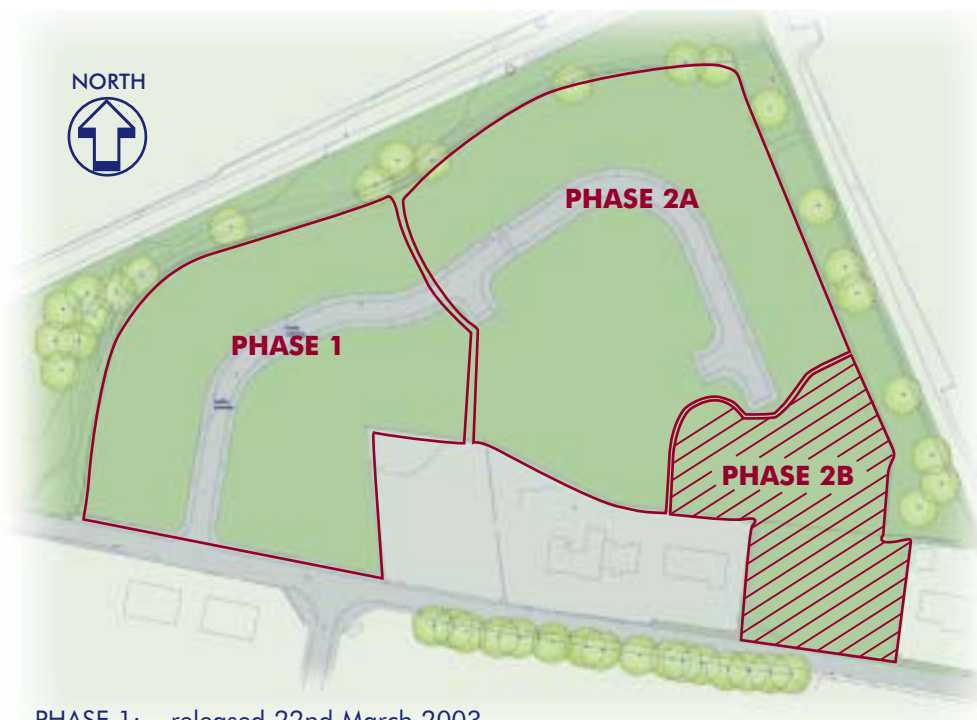
Thank you for taking the time to review our brochure, we look forward to working with you to design and build your new home.

LOCATION

Raeburn Common, Abbey Park is an exclusive development of 36 executive homes ideally situated within a stunning rural setting, by the village of Pettinain in South Lanarkshire. With close proximity to Lanark, Carnwath, and Biggar, Pettinain is within easy commuting distance of both Edinburgh and Glasgow.



The Abbey Park development is located half a mile south of Pettinain Village.



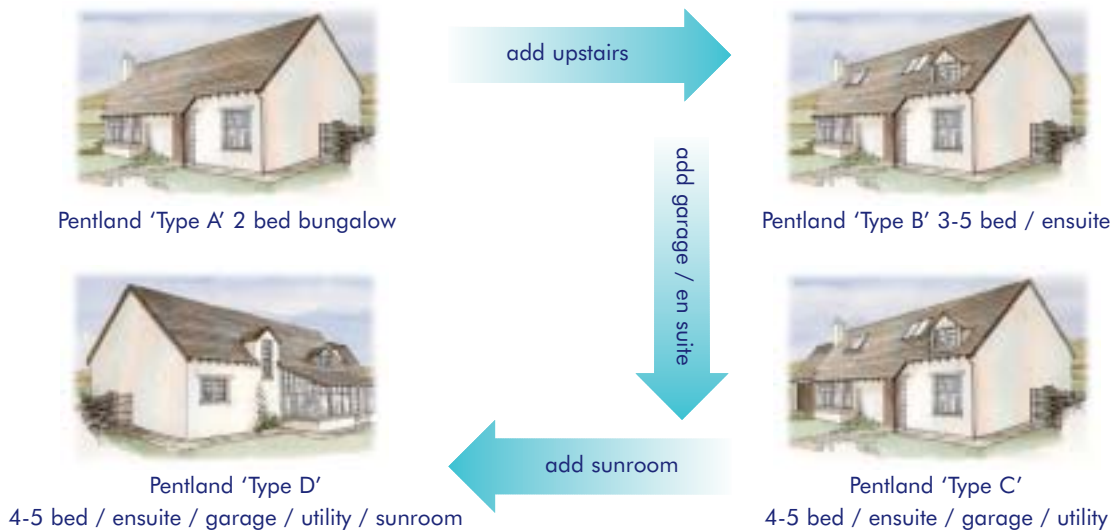
- PHASE 1: released 22nd March 2003
- PHASE 2A: released Summer/Autumn 2004
- PHASE 2B: release date to be announced

HOME TYPES

PENTLAND

Our engineers and architects have designed a home with infinite options and specifications allowing you to adapt it to the changing needs of you and your family over time. For example, the 'Pentland (Type A, B, C, D)' has attic trusses and additional structural supports built in at the beginning to allow for a simple attic conversion or extension at any time in the future. Similarly, the downstairs bathroom in the 'Type A' has been designed to be easily converted into a stairwell in the future. These variations can be specified now or at any time in the future, based on standardised designs and drawings.

The most expensive part of any home is not the site, the bricks, the labour or even the locality, it is in fact the interest that you pay on your mortgage. With the standard Pentland design you can save money over time by investing in the home that meets your current needs and delay re-investing in the extension until you need to. Subject to plot size restrictions and local planning consent, then, by extending either upwards, sideways or backwards, the Pentland A can grow from a 2 bedroom bungalow to a 5 bedroom / 3 reception / 2 bathroom home with ease, whilst still in keeping with the traditional cottage style home and still complimentary to the surrounding area.



Also within each type (A,B,C or D), the flexible design allows for you to make minor layout changes to meet your exact requirements. For example, you may not want to convert all of upstairs just now, but you may want a study or storage area upstairs instead; these are all possible. Our architect will be happy to make the changes that meet the exact needs of your family.

Please note that Haven Homes cannot warrant future planning consent for changes to Pentland homes at a future date, nor accept responsibility for changes in local planning authority consent procedures or guidelines.

KINTYRE

Also available within the Abbey Park development is the Kintyre range of three bedroom semi detached homes in keeping with the surrounding area and development. These designs harmonise the Pentland range of homes and offer optimum value for this development.



Kintyre

THE PENTLAND RANGE

The Pentland Range.....

.....*the only home you will ever need.*



Pentland Type A+ - Front View



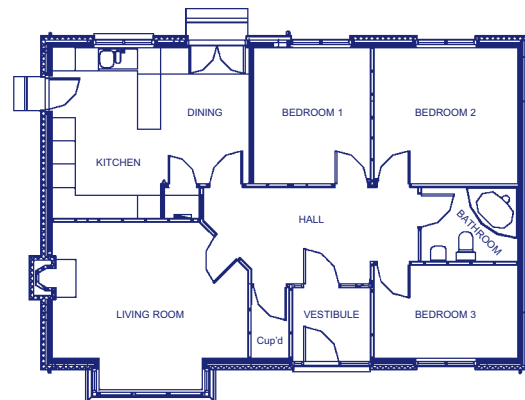
Pentland Type A+ - Rear View

Pentland Type A+:

98 m² (1056 ft²) floor area

General Features (typical)

- Single storey bungalow cottage
- Entrance vestibule & hall
- 1 Bathroom / integral shower
- 1 Living room
3.5m x 5m (11'6" x 16'5") + bay window
- Hall storage
- Kitchen / dining room
4.4m x 6.1m (14'5" x 19'2")
- Bedroom 1
3m x 3.5m (9'8" x 11'6")
- Bedroom 2
3.7m x 3.5m (12'2" x 11'6")
- Bedroom 3
3.7m x 2.4m (12'2" x 7'9")
- Upgrade features not included as standard



1056 **ft²**
Type A+
3 bed bungalow
single storey

THE PENTLAND RANGE

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.....*the only home you will ever need.*



Pentland Type A - Front View



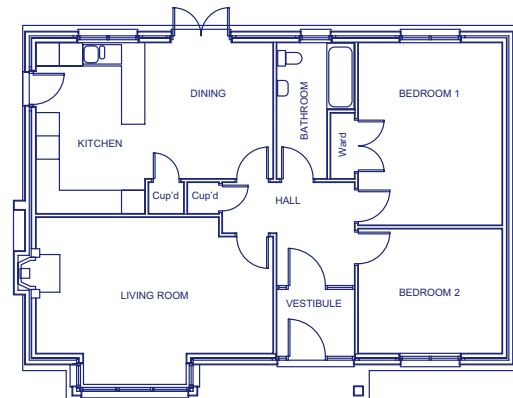
Pentland Type A - Rear View

Pentland Type A:

98 m² (1056 ft²) floor area

General Features (typical)

- Single storey bungalow cottage
- Entrance vestibule & hall
- 1 Bathroom / integral shower
- 1 Living room
3.5m x 6.1m (11'6" x 20') + bay window
- Hall storage
- Kitchen / dining room
4.4m x 6.1m (14'5" x 19'2")
- Bedroom 1
4.7m x 3.7m (15'5" x 12'2")
- Bedroom 2
3.2m x 3.7m (10'56" x 12'2")
- Upgradeable to Pentland Type B, C or D
(see overleaf)



1056 **ft²** **Type A**
2 bed bungalow
single storey

THE PENTLAND RANGE

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Pentland Type B - Front View



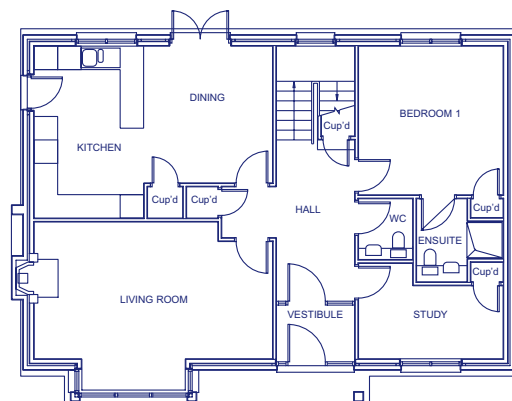
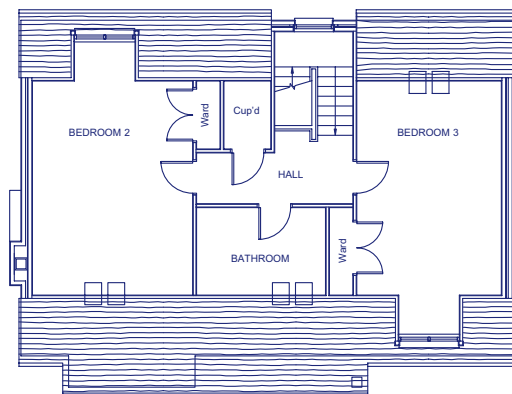
Pentland Type B - Rear View

Pentland Type B:

169 m² (1854 ft²) floor area

General Features (typical)

- 1 1/2 storey cottage
- Entrance vestibule & hall
- 1 Study / office
1.9m x 3.7m (6'2" x 12'2")
- 1 Bathroom
- 1 WC
- 1 Living room
3.5m x 6.1m (11'6" x 20') + bay window
- Hall storage
- Kitchen / dining room
4.4m x 6.1m (14'5" x 19'2")
- Bedroom 1
3.8m x 3.7m (12'6" x 12'2") + en suite
- Bedroom 2
5.4m x 4.1m (18' x 13'6")
- Bedroom 3
5.5m x 3.7m (18' x 12'2")
- Upgradeable to Pentland Type C or D
(see overleaf)



1854 **ft²** **Type B**
3 bed bungalow
1 1/2 storey

THE PENTLAND RANGE

The Pentland Range.....

.....*the only home you will ever need.*



Pentland Type C - Front View



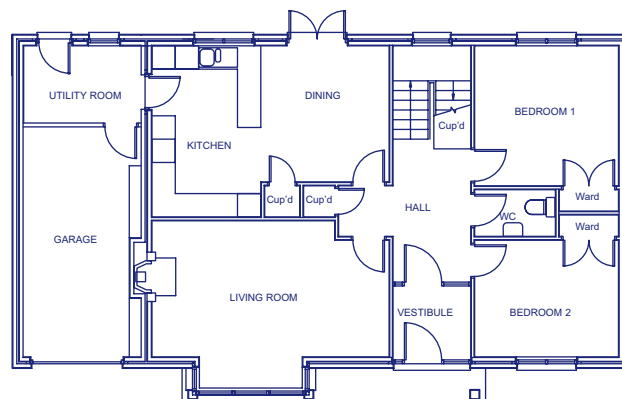
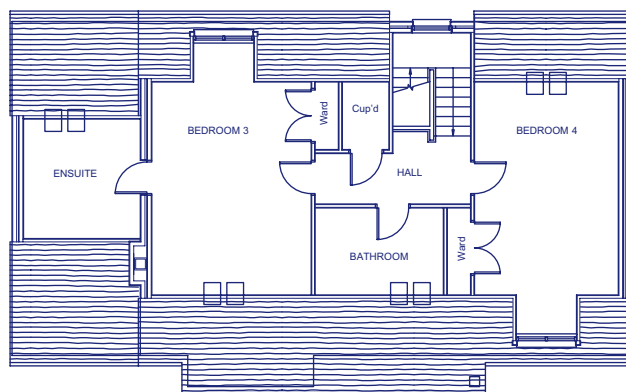
Pentland Type C - Rear View

Pentland Type C:

205 m² (2192 ft²) floor area

General Features (typical)

- 1 1/2 storey cottage
- Entrance vestibule & hall
- 1 Bathroom
- 1 WC
- 1 Living room
3.5m x 6.1m (11'6" x 20") + bay window
- Hall storage
- Utility room
2.0m x 3.0m (6'6" x 9'11")
- Garage
6.0m x 3.0m (19'6" x 10')
- Kitchen / dining room
4.4m x 6.1m (14'5" x 19'2")
- Bedroom 1
3.8m x 3.7m (12'6" x 12'2")
- Bedroom 2
3m x 3.7m (9'10" x 12'2")
- Bedroom 3
5.4m x 4.1m (18' x 13'6") + en suite
- Bedroom 4
5.4m x 3.7m (18' x 12'2")
- Upgradeable to Pentland Type D
(see overleaf)



2192 **ft²** **Type C**
4 bed bungalow with garage
1 1/2 storey

THE PENTLAND RANGE

The Pentland Range.....

.....*the only home you will ever need.*



Pentland Type D - Front View



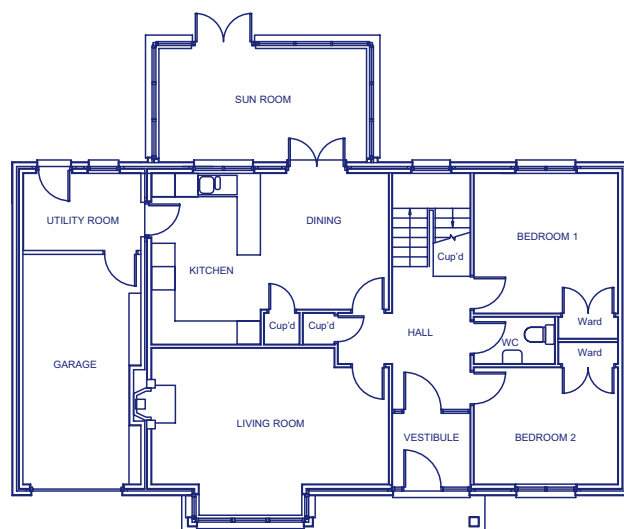
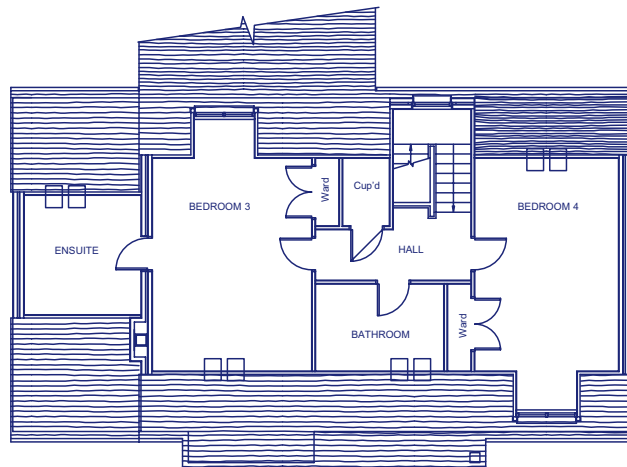
Pentland Type D - Rear View

Pentland Type D:

222 m² (2380 ft²) floor area

General Features (typical)

- 1½ storey cottage
- Entrance vestibule & hall
- 1 Bathroom
- 1 WC
- 1 Living room
3.5m x 6.1m (11'6" x 20') + bay window
- 1 rear facing sun room
2.9m x 5.3m (9'7" x 17'7")
with patio doors
- Hall storage
- Utility room
2.0m x 3.0m (6'6" x 9'11")
- Garage
6.0m x 3.0m (19'6" x 10')
- Kitchen / dining room
4.4m x 6.1m (14'5" x 19'2")
- Bedroom 1
3.8m x 3.7m (12'6" x 12'2")
- Bedroom 2
3m x 3.7m (9'10" x 12'2")
- Bedroom 3
5.4m x 4.1m (18' x 13'6") + en suite
- Bedroom 4
5.4m x 3.7m (18' x 12'2")



2380 ft² Type D
4 bed bungalow with garage and sunroom
1 1/2 storey

THE KINTYRE RANGE

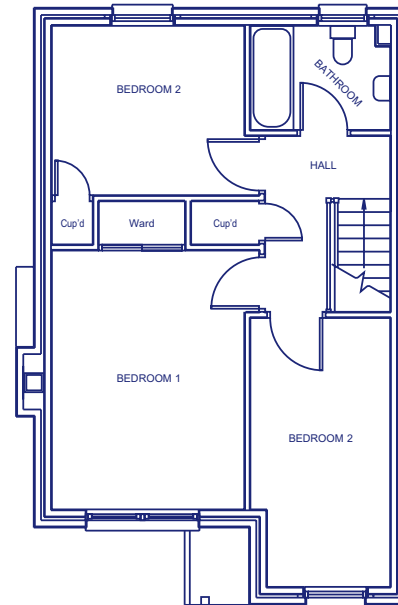
Traditional value.....

.....*redefined*

Also available within the Abbey Park development are the Kintyre range of three bedroom homes. This range maintains the traditional extension styling to complement the 'Pentland'. These spacious semi detached houses represent both elegant accommodation and a comfortable home for the most discerning.



Kintyre - Front View

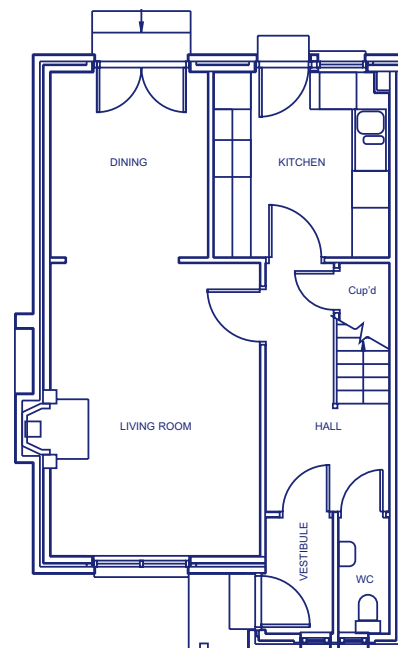


KINTYRE:

83.25 m² (896 ft²) floor area

General Features (typical)

- 2 storey semi detached cottage
- Entrance vestibule & hall
- 1 Bathroom
- 1 WC
- 1 Living room / dining room
23.87 m²
- Hall storage
- Kitchen
8.49 m²
- Bedroom 1
14.49 m²
- Bedroom 2
9.30 m²
- Bedroom 3
9.41 m²



896 **ft²** Kintyre
3 bed semi detached house
2 storey



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modern living

...the traditional way

The particulars contained in this brochure have been prepared for guidance only.
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