# Orchid Park

A STUNNING DEVELOPMENT
OF 2, 3, 4 & 5 BEDROOM
FAMILY HOMES

## PLEAN

Photography for illustrative purposes only.

*Plean*

# Orchid Park

## The Area

The village of Plean lies just 12 minutes from Stirling City and is located on the main A9 road from Falkirk. Perfectly placed this historic village has all the essential amenities including a local library, medical centre, pharmacy, pub and convenience stores. East Plean Primary School benefits from a purpose-built nursery which was added during the refurbishment, where some of the original features of this historic building, dating back to 1874, were retained.

One of the key attractions in the area is Plean Country Park owned by Stirling Council providing over 200 acres of woodland and parkland. Open all year round there is an array of cycle and walking paths, play park and horse riding trails. For wildlife spotters, you can see roe deer, rabbits, foxes and many different species of birds.

Throughout the year there are a variety of events such as Family Fun Days. Just a mile from Plean you will find Plane Castle, often known as Cock-a-bendy Castle. Steeped in history this small oblong tower dates back to the 15th century and is ideal for a self-catering staycation or perfect for a wedding/celebration venue.

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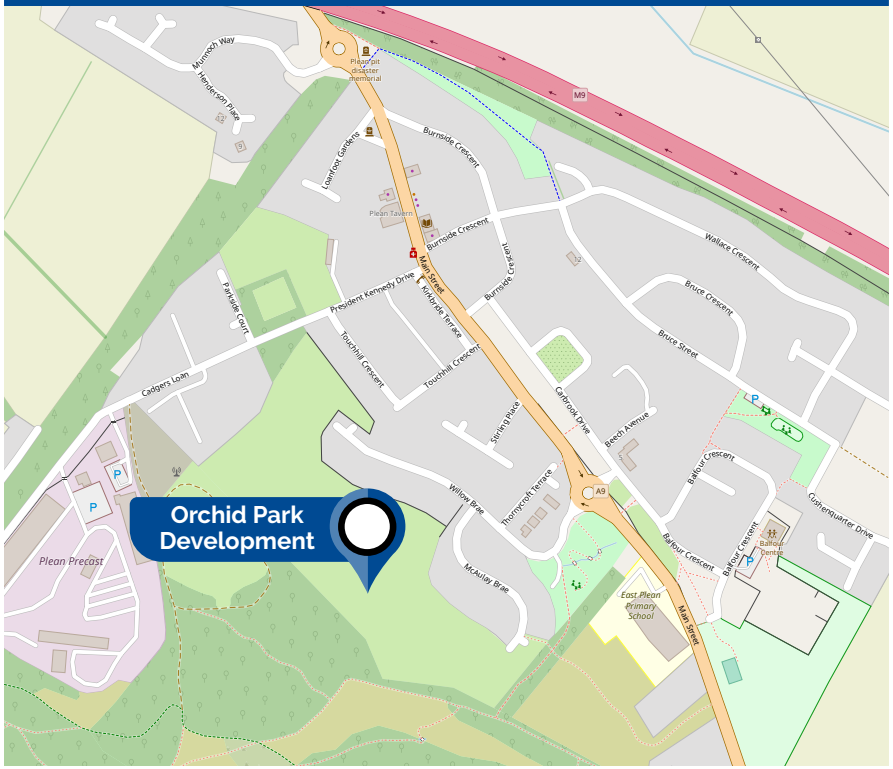

Photo © Denisbin – Flickr (cc-by-nd/2.0)

## How to Get There

**From Glasgow:** head for Craighall Rd/A879; merge onto M8; at junction 13, take M80 exit to Stirling/Kincardine Bridge; keep left at fork to continue on M876, take A9 exit to Larbert/Falkirk; at roundabout, take 1st exit onto Stirling Rd/A9; at Glenbervie Roundabout, take 1st exit; at roundabout, take 1st exit onto Willow Brae; turn left onto McAulay Brae; destination on left.

**From Edinburgh:** head for Glasgow Rd/A8; at Newbridge Roundabout, take 4th exit onto M9 slip road to Forth Rd Br/A90/Stirling/Linlithgow; merge onto M9; take exit towards M876; at junction 2, take A9 exit to Larbert; turn right onto Stirling Rd/A9; at Glenbervie Roundabout, take 1st exit; at next roundabout, take 1st exit onto Willow Brae; turn left onto McAulay Brae; destination on left.

**From Perth:** head for Dundee Rd/A85; merge onto M90 via slip road; at junction 10, exit towards Stirling/Glasgow/Crianlarich/Inverness/A9; at roundabout, take 1st exit onto A9; take A872/A91 exit; at Bannockburn Interchange, take 2nd exit onto A91; at roundabout, take 3rd exit onto Falkirk Rd/A9; at roundabout, take 3rd exit onto Willow Brae; turn left onto McAulay Brae; destination on left.

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## Site Map – Phase 1a

It's important to see where your new home is positioned in the development and this map will show you both the plot and locality within the surroundings.

### 3 Bedroom

- BRADSHAW
  Semi Detached Villa
- ROWLAND
  Detached Villa
- ASHFORD
  Detached Villa

### 4 Bedroom

- COLVIN
  Detached Villa
- PALMER
  Detached Villa (Future Release)

Plots not yet under construction may be subject to change and local authority approval. These impressions are for illustrative purposes only and will vary by development. All colours and specifications should be checked with our Sales representative prior to reservation. Our policy is one of continual improvement and whilst every care has been taken with the accuracy of this brochure certain details may have changed since printing. Please check the technical specification with our Sales Manager as the details herein do not constitute a part of any contract nor do they constitute an offer.

# Bradshaw

3 Bedroom Semi Detached Villa

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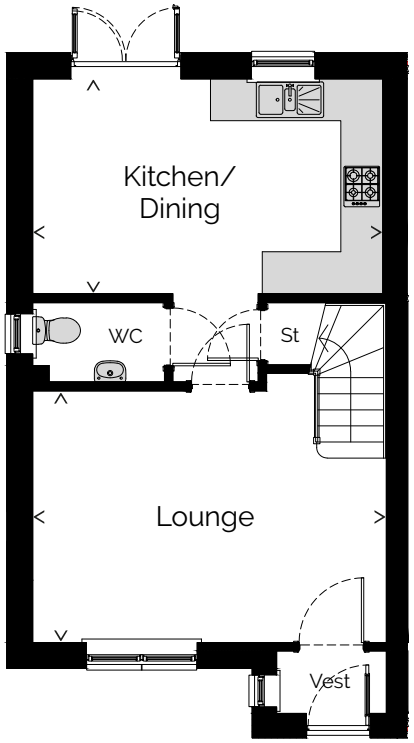
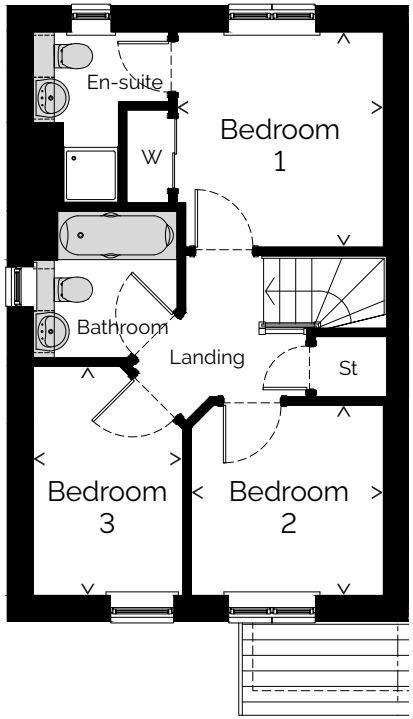
GROUND FLOOR




FIRST FLOOR




## Dimensions

### Ground Floor

| | |
|---|---|
| Lounge: | 5.06 x 3.60 m<br>16'7" x 11'10" |
| Kitchen/Dining: | 5.01 x 3.07 m<br>16'5" x 10'1" |

### First Floor

| | |
|---|---|
| Bedroom 1: | 2.95 x 3.08 m<br>9'8" x 10'1" |
| Bedroom 2: | 2.75 x 2.72 m<br>9'0" x 8'11" |
| Bedroom 3: | 2.14 x 3.28 m<br>7'0" x 10'9" |

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# Rowland

3 Bedroom Detached Villa

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## Orchid Park

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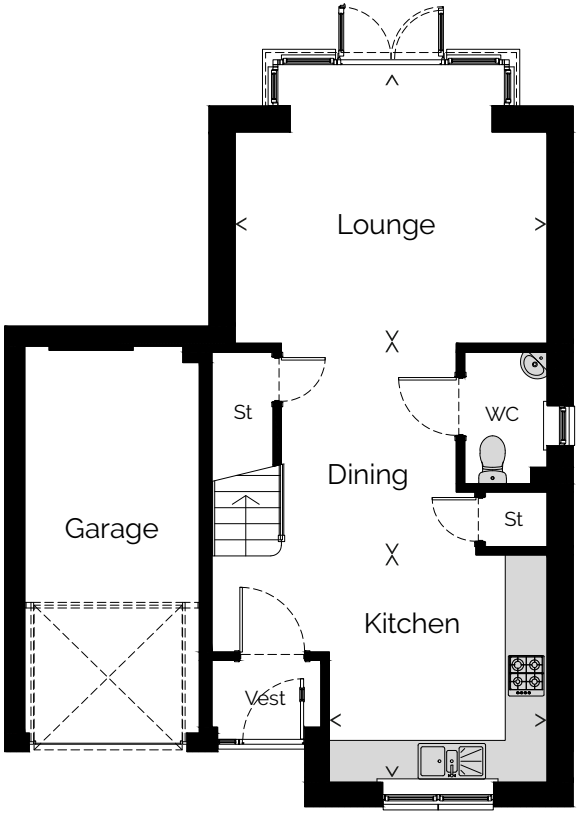
GROUND FLOOR

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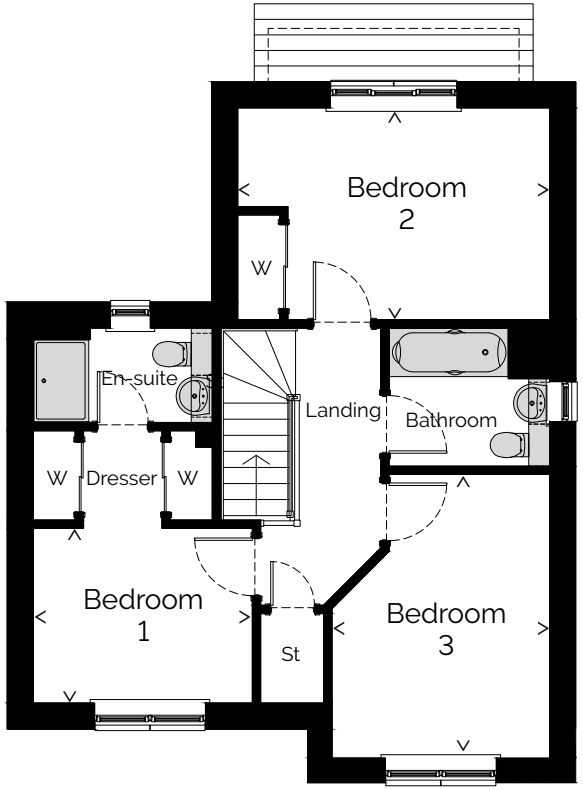


## Dimensions

### Ground Floor

| | |
|---|---|
| Lounge: | 4.46 x 3.81 m<br>14'8" x 12'6" |
| Kitchen: | 3.12 x 3.25 m<br>10'3" x 10'8" |
| Dining: | 2.50 x 3.03 m<br>8'3" x 9'11" |

### First Floor

| | |
|---|---|
| Bedroom 1: | 3.13 x 2.50 m<br>10'3" x 8'2" |
| Bedroom 2: | 4.46 x 3.03 m<br>14'8" x 9'11" |
| Bedroom 3: | 3.12 x 4.06 m<br>10'3" x 13'4" |

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# Ashford

3 Bedroom Detached Villa

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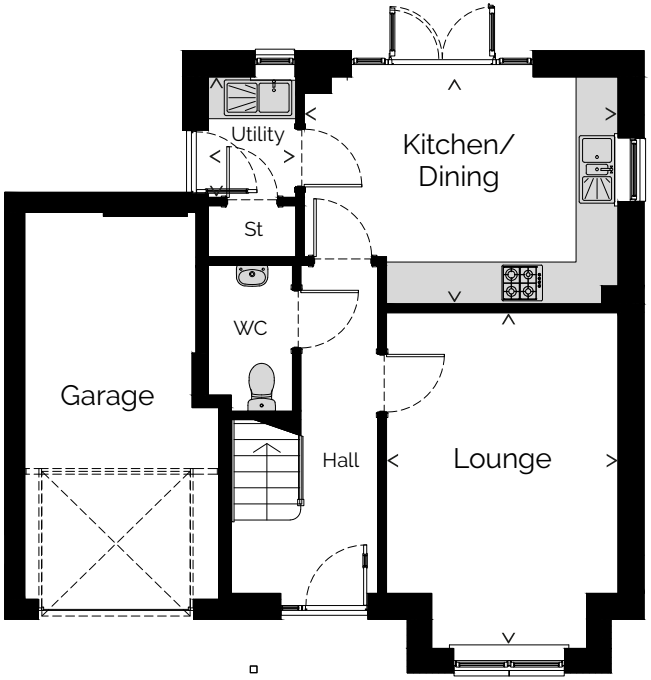


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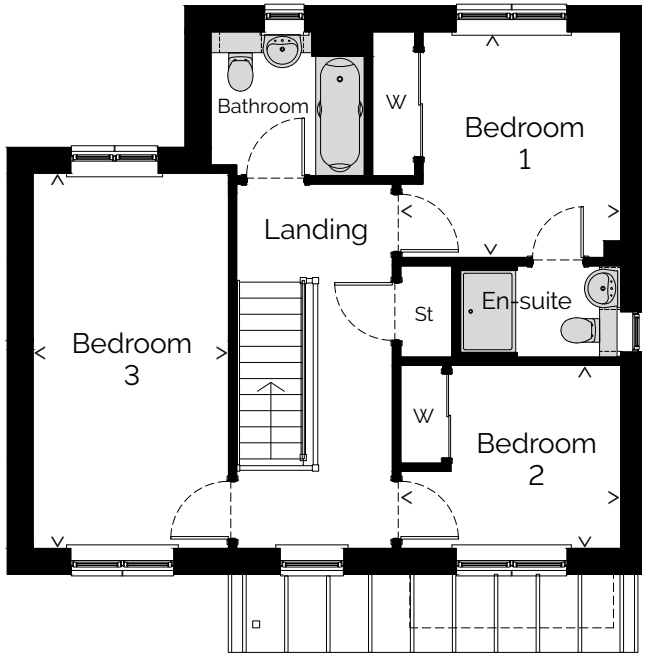


## Dimensions

### Ground Floor

| | |
|---|---|
| Lounge: | 3.31 x 4.80 m<br>10'10" x 15'9" |
| Kitchen/Dining: | 4.49 x 3.25 m<br>14'9" x 10'8" |
| Utility: | 1.25 x 1.73 m<br>4'1" x 5'8" |

### First Floor

| | |
|---|---|
| Bedroom 1: | 2.83 x 3.23 m<br>9'3" x 10'7" |
| Bedroom 2: | 3.15 x 2.62 m<br>10'4" x 8'7" |
| Bedroom 3: | 2.79 x 5.37 m<br>9'2" x 17'7" |

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# Colvin

4 Bedroom Detached Villa

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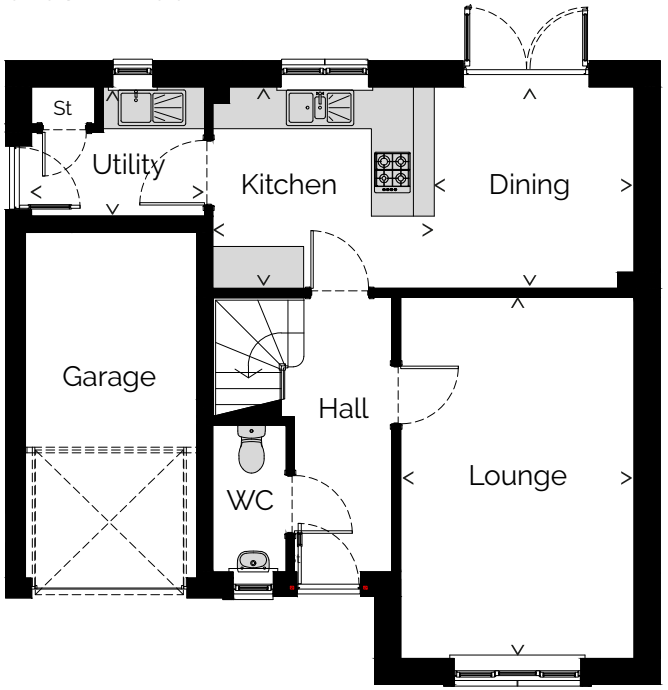
GROUND FLOOR

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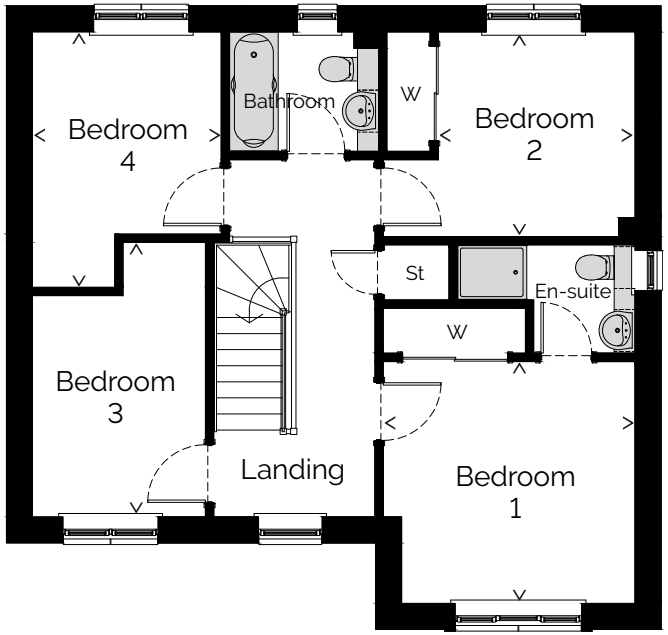


## Dimensions

### Ground Floor

| | |
|---|---|
| Lounge: | 3.34 x 5.17 m<br>11'0" x 16'11" |
| Kitchen: | 3.17 x 2.88 m<br>10'5" x 9'6" |
| Dining: | 2.86 x 2.88 m<br>9'5" x 9'6" |
| Utility: | 2.48 x 1.85 m<br>8'1" x 6'1" |

### First Floor

| | |
|---|---|
| Bedroom 1: | 3.60 x 3.46 m<br>11'10" x 11'4" |
| Bedroom 2: | 2.81 x 2.93 m<br>9'3" x 9'7" |
| Bedroom 3: | 2.47 x 3.93 m<br>8'1" x 12'11" |
| Bedroom 4: | 2.70 x 3.66 m<br>8'10" x 12'0" |

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# Palmer

4 Bedroom Detached Villa

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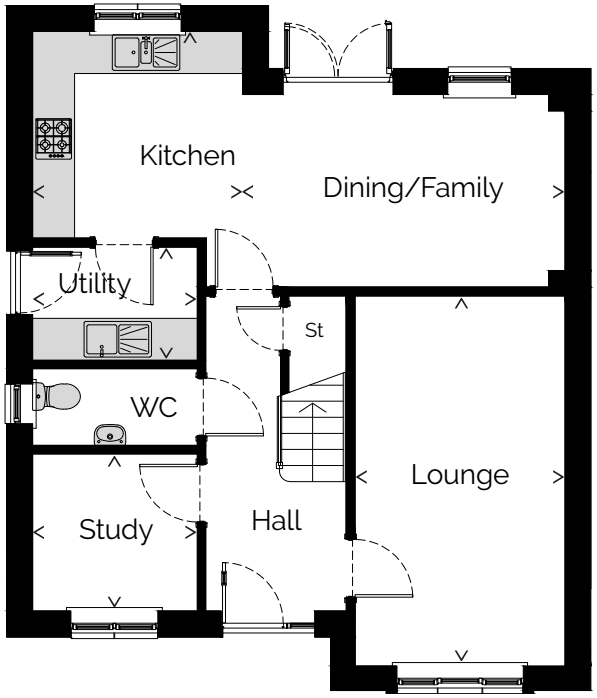
GROUND FLOOR

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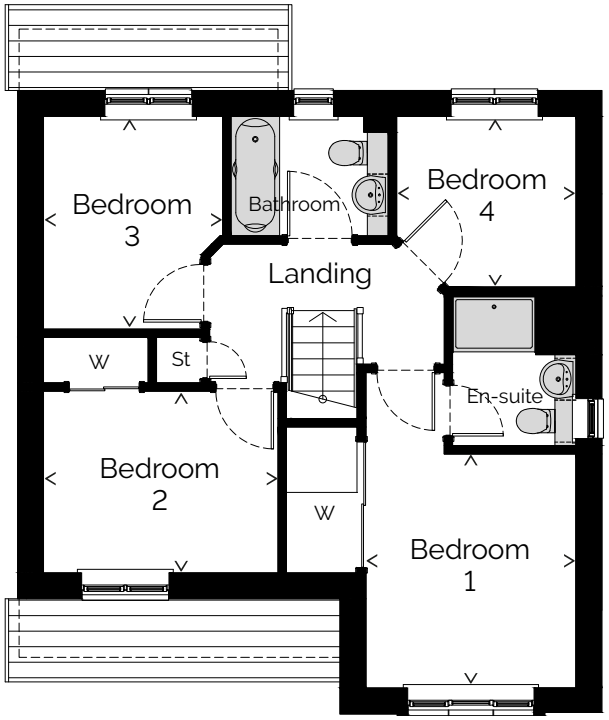


## Dimensions

### Ground Floor

| | |
|---|---|
| Lounge: | 3.00 x 5.30 m<br>9'10" x 17'4" |
| Kitchen: | 3.00 x 2.95 m<br>9'10" x 9'8" |
| Dining/Family: | 4.61 x 2.75 m<br>15'2" x 9'0" |
| Study: | 2.36 x 2.25 m<br>7'9" x 7'5" |
| Utility: | 2.36 x 1.62 m<br>7'9" x 5'4" |

### First Floor

| | |
|---|---|
| Bedroom 1: | 3.60 x 3.35 m<br>11'10" x 11'0" |
| Bedroom 2: | 3.36 x 2.60 m<br>11'0" x 8'6" |
| Bedroom 3: | 2.56 x 3.93 m<br>8'5" x 12'11" |
| Bedroom 4: | 2.88 x 2.44 m<br>9'5" x 8'0" |

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## Found the 'One'?

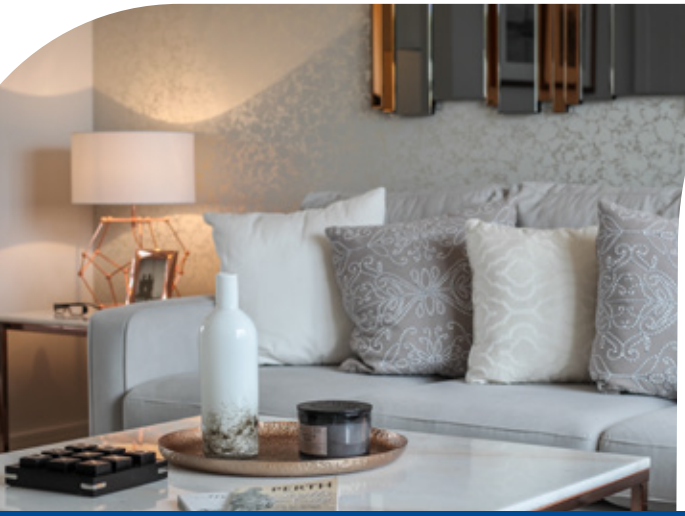
Once you have chosen your house style and which plot you want to buy, we can assist you, if required with the following:

- Appointing a solicitor to carry out the conveyancing for your purchase is essential, however should you require the recommendation of a solicitor, we will be happy to put you in touch with one.
- Financial advice from an Independent Financial Advisor, if you do not have anyone in mind, we can recommend a suitable independent advisor to provide free financial advice, prior to your reservation. Please ask sales manager for details.

The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period stipulated (usually 2–3 weeks) and making your reservation payment fee of £500. (Preferred payment method is online banking however if this is not available to you the site sales manager can advise a suitable alternative.

**70% of your reservation fee will be retained should you cancel your reservation prior to concluding the missive contract.*

During the fixed period your reservation agreement states, our standard, legal missive contract will be sent to your appointed solicitor. The stipulated expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important as the reservation will automatically expire & any incentive offered will be withdrawn, should the next stage of concluding the missive contract, not have been achieved, (unless a written request submitted from your solicitor to ours has been approved by our office) and the plot will be remarketed for sale.** Once you and your solicitor are satisfied with everything, your solicitor will conclude missives on your behalf. At this point the balance of the deposit will be payable which is further £1000 adding to your total deposit of £1500.



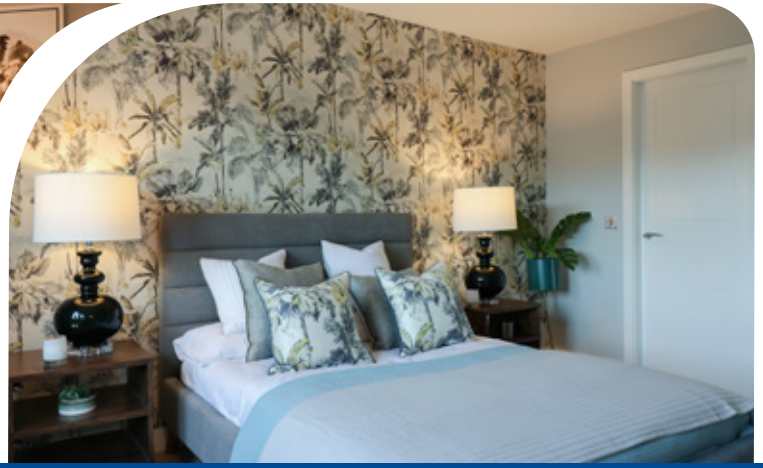
## Found the 'One'?

With the legalities complete, subject to build stage, you will be invited, to a specific appointment, at the marketing suite to make your colour choices from our excellent range of standard options plus our client extras range, to finish your new home. The appointment date agreed will be the Final opportunity for processing all colours and any client extras for the property (we are unable to consider any amendments/additions to your colour selections or chosen extras after this appointment date), however would welcome as many visits by appointment, as necessary prior to the final appointment date & time agreed.

*Please be advised only our pre-approved list of extras will be considered, subject to the build stage of the property at the time.

Following this, we will keep you informed at intervals of the progress of your home, to monitor the build programme and anticipated entry date. **As your build progresses, we will be in a clearer position to advise on firmer, likely date for completion.**

Brexit, Lockdowns and significant demand are combining to create shortages in the essential materials and labour the UK's housebuilding sector needs, with global supply chains significantly stretched and order backlogs now a regular occurrence. Whilst we will continue to provide all our customers with anticipated dates some delays may be encountered in the coming months because of the shortages.



## Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor – at this stage we will advise buyers of an anticipated calendar quarter.
- When the roof is completed and the building weatherproof – at this stage, our buyer will be advised of the anticipated month of completion.
- When the home is decorated, main services connected and passed fit for habitation by the local authority and Warranty body provider – at this stage an anticipated move-in date will be agreed with you.

When your move-in date has been finalised, your funds from your solicitor will be transferred on the agreed date. You will receive a personal home demonstration of your new home from our site team representatives along with the keys to your new home.

On your day of settlement, you will be provided with a one month after entry form to allow you to record any minor snagging issues which will be reviewed by our site team at the end of the first month.

Details of our emergency Customer Care number will be provided for any urgent items.

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## SPECIFICATIONS

### General

'A' rated energy efficient boiler

Thermostatically controlled radiators

Multi point locking system to front (rear doors where applicable)

TV/FM/SAT and BT point to lounge to allow for future installation of satellite

Internal white panelled doors

Contemporary chrome ironmongery

Smooth ceiling finish

White gloss skirtings, facings, stair balustrading

Photovoltaic Solar Panels

10 year new home warranty

### Utility (where applicable)

Single bowl stainless steel sink with chrome fittings

### Kitchen

Wide selection of kitchen units

Single/1½ bowl stainless steel sink with chrome fittings

Glass & stainless steel cooker hood

Coloured glass splashback at hob

Stainless steel oven

Integrated fridge freezer (where applicable)

### Bathroom

Contemporary white sanitary ware

Chrome taps

Shaver point to en-suite (or to bathroom where there is no en-suite)

9KW electric shower to bathroom (where there is no en-suite dependent on house type)

Thermostatic shower to en-suite only (where applicable)

Fitted vanity units from contemporary range

Choice from a wide range of co-ordinating ceramic wall tiles

### External

Paved footpaths and patios

Sensor lights to front (and rear where applicable)

Turf to front gardens (where applicable)

Rotovated topsoil to rear gardens

UPVC soffits and fascias

**This will be a factored development, details available from Sales Office. Please refer to the on-site Sales Manager for full property type specifications. The specifications can be subject to change at any time, please check and confirm at time of reservation.**

*Up-grade options and costs are subject to the build stage of the property at time selections are made.