

COULARD BANK



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 exclusive
Luxury

*Exclusive development of 4
& 5 bedroom family homes*



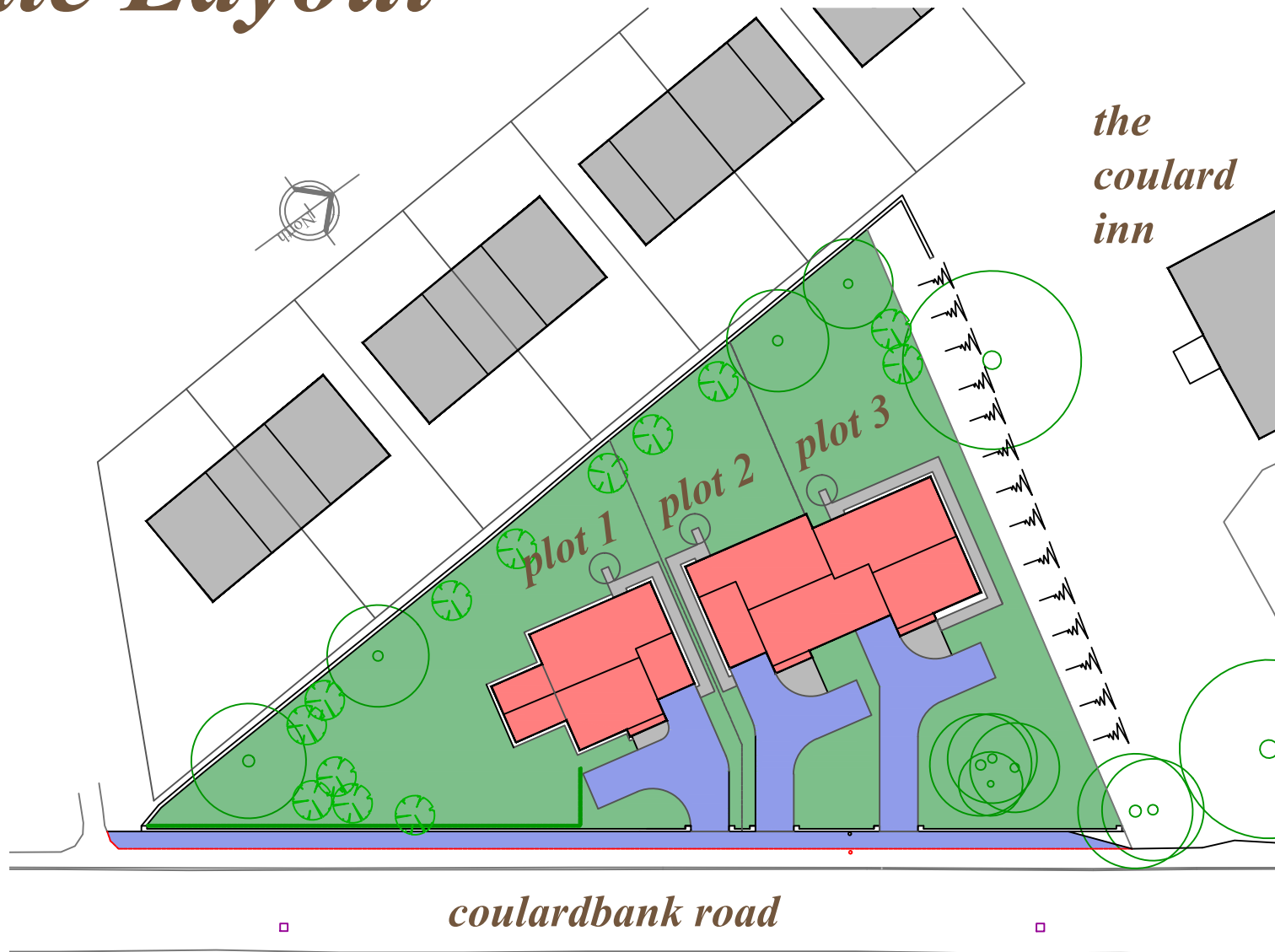
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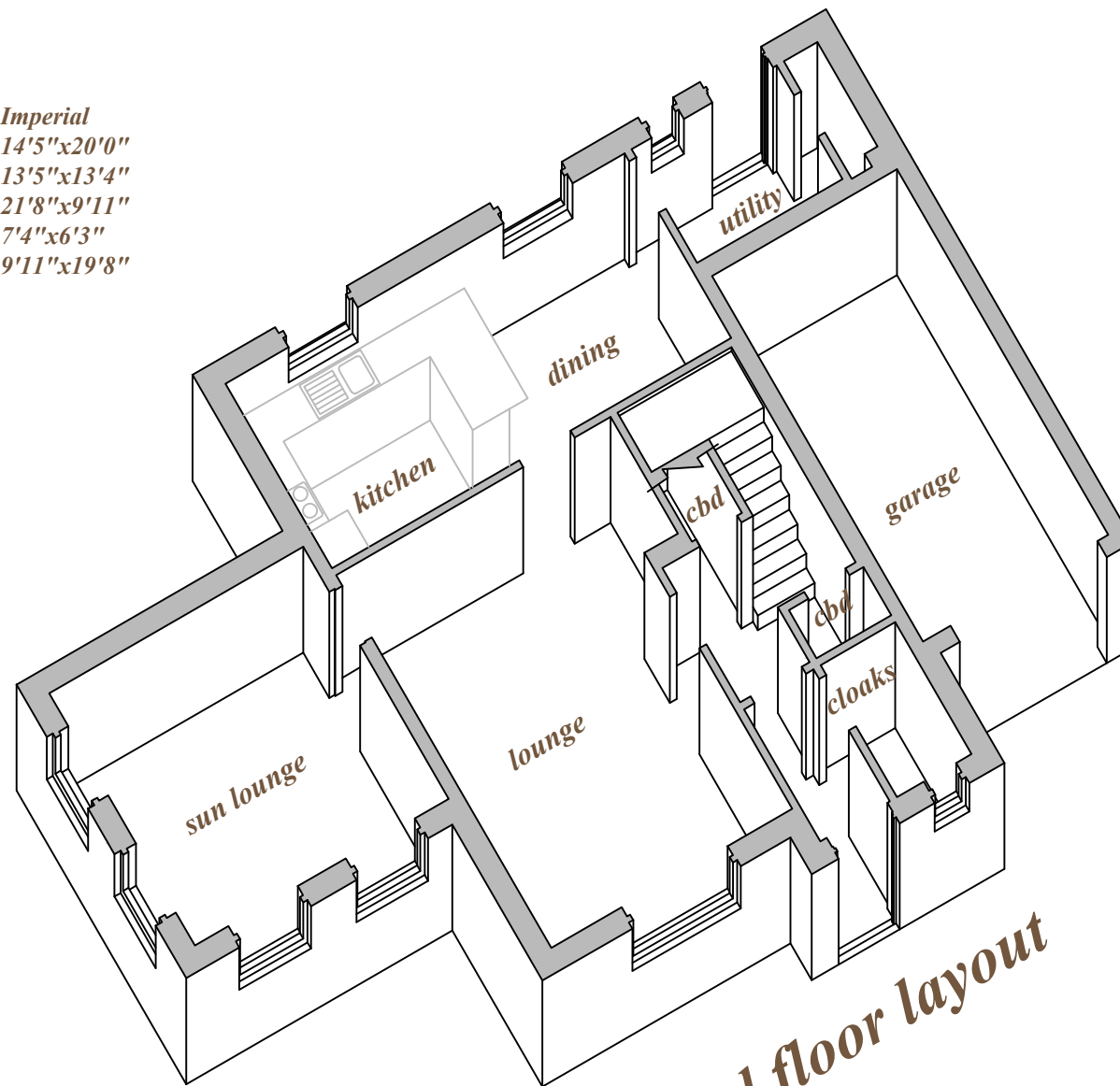
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Site Layout



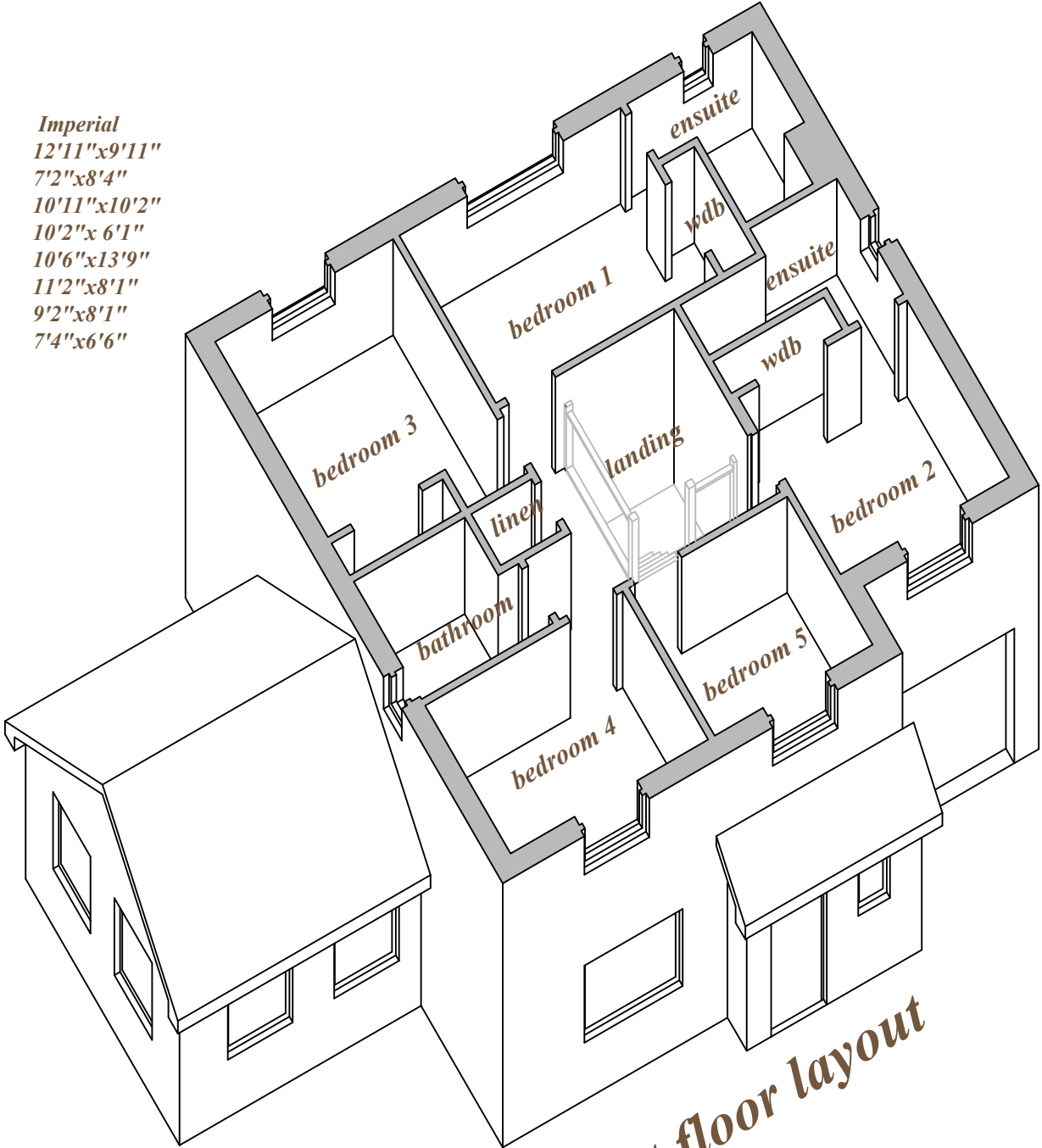
Plot 1

Room Sizes	Metric	Imperial
Lounge	4.48x6.09m	14'5"x20'0"
Sun Lounge	4.15x4.12m	13'5"x13'4"
Kitchen/dining	6.52x3.02m	21'8"x9'11"
Utility	2.37x1.86m	7'4"x6'3"
Garage	3.02x5.98m	9'11"x19'8"



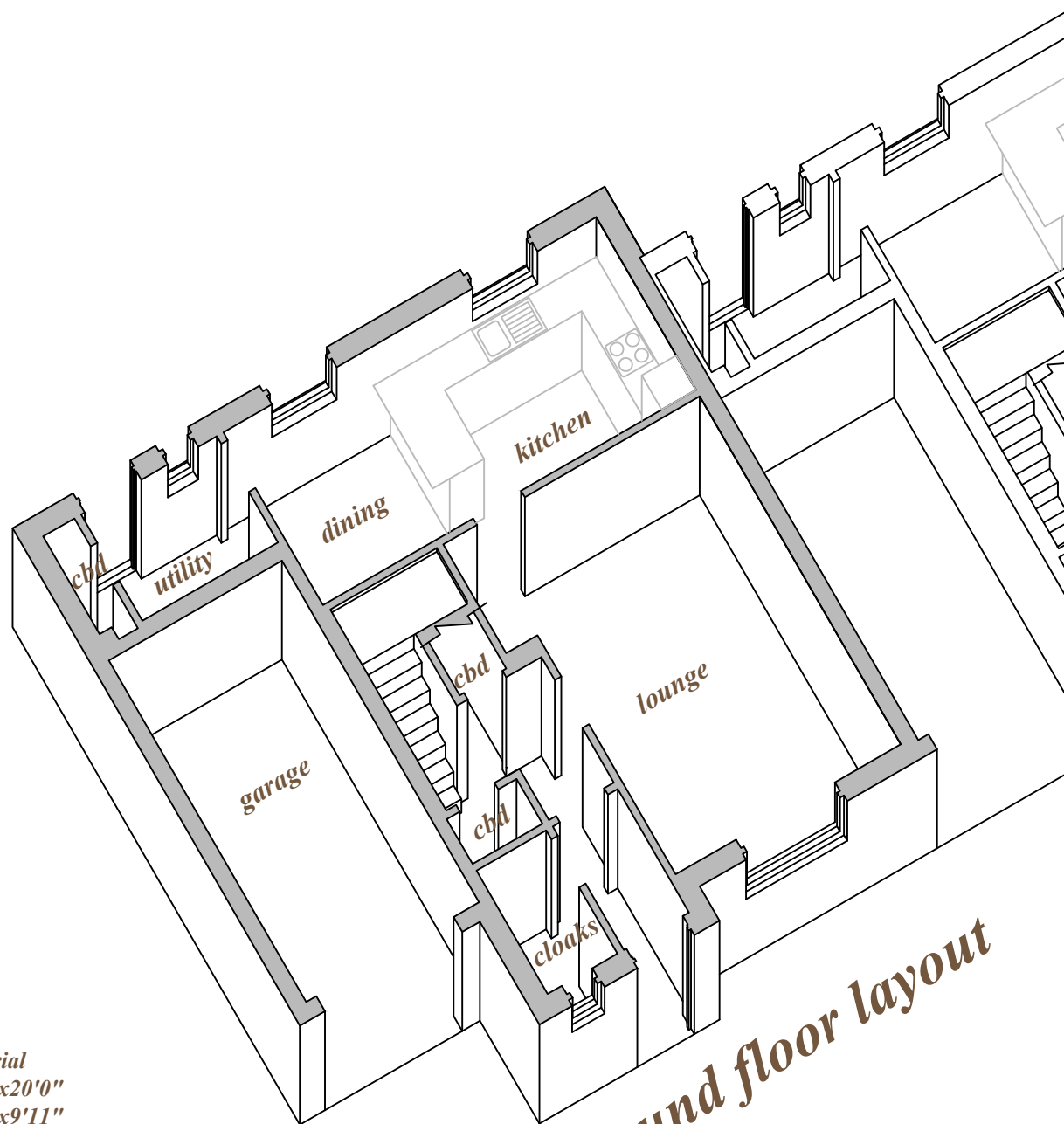
ground floor layout

<i>Room Sizes</i>	<i>Metric</i>	<i>Imperial</i>
<i>Bedroom 1</i>	<i>3.99x3.02m</i>	<i>12'11"x9'11"</i>
<i>Ensuite</i>	<i>2.24x2.53m</i>	<i>7'2"x8'4"</i>
<i>Bedroom 2</i>	<i>3.30x3.18m</i>	<i>10'11"x10'2"</i>
<i>Ensuite</i>	<i>3.10x2.08m</i>	<i>10'2"x 6'1"</i>
<i>Bedroom 3</i>	<i>3.20x4.21m</i>	<i>10'6"x13'9"</i>
<i>Bedroom 4</i>	<i>3.56x2.67m</i>	<i>11'2"x8'1"</i>
<i>Bedroom 5</i>	<i>2.85x2.67m</i>	<i>9'2"x8'1"</i>
<i>Bathroom</i>	<i>2.37x2.12m</i>	<i>7'4"x6'6"</i>



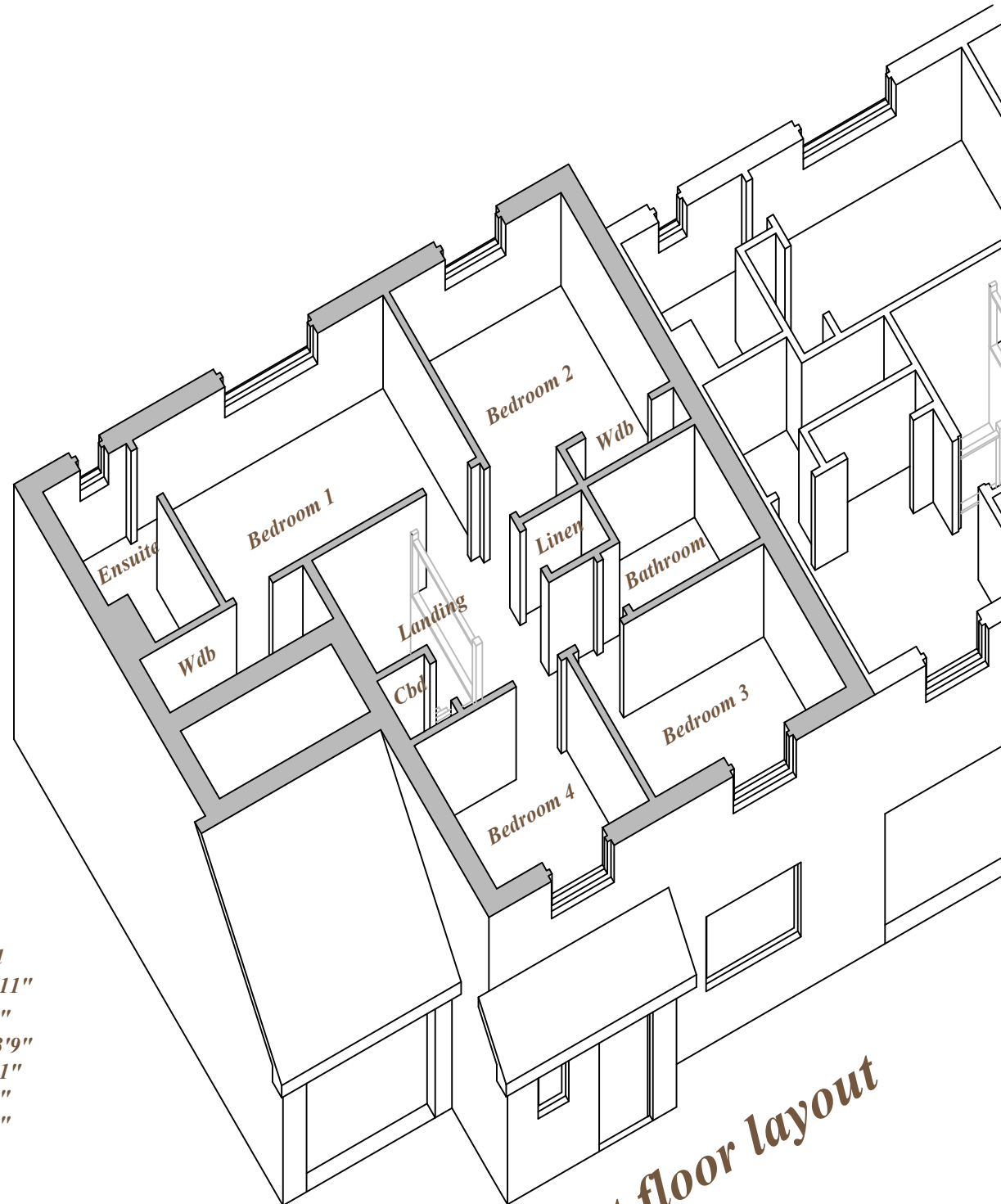
first floor layout

Plot 2



ground floor layout

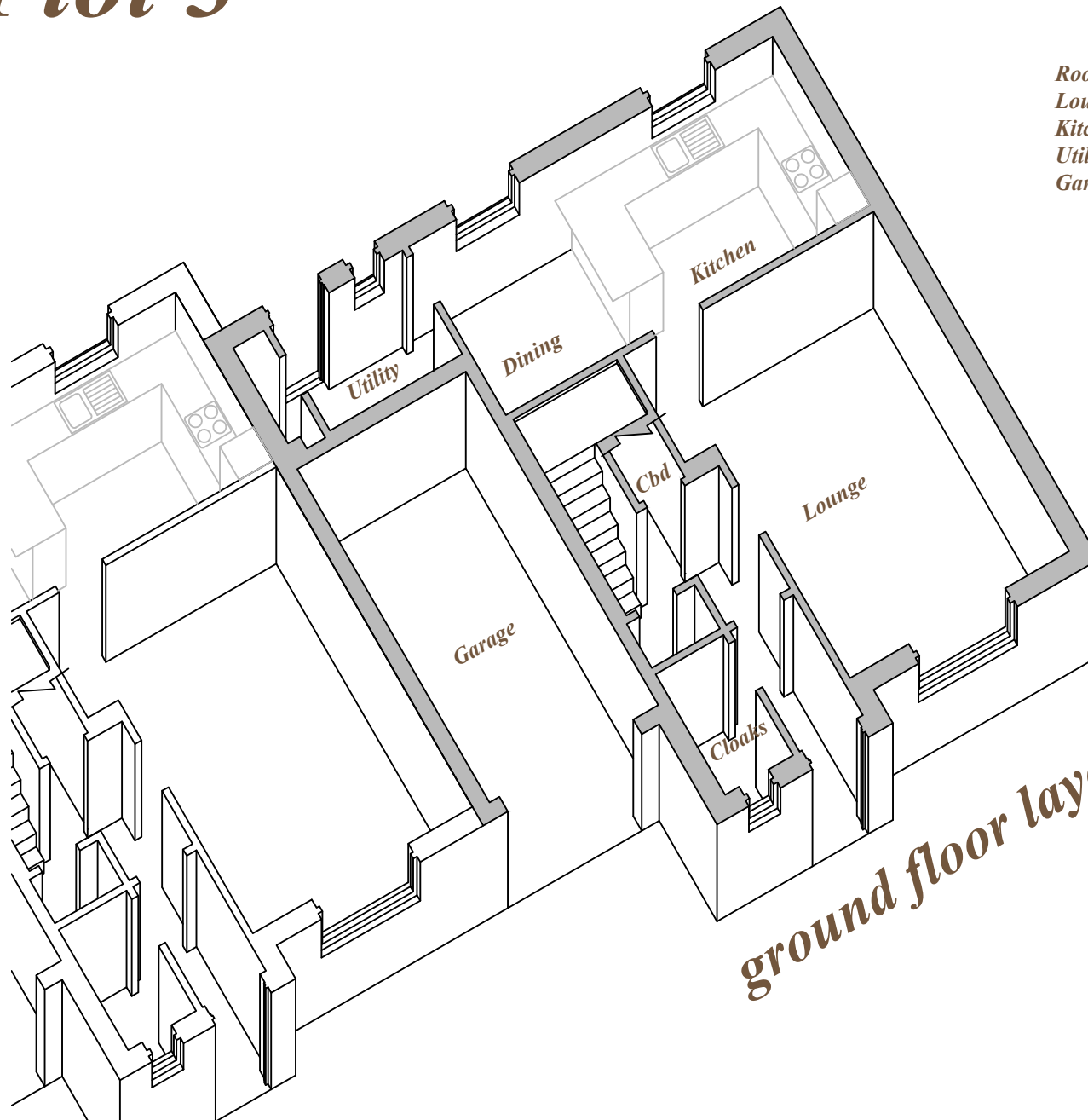
<i>Room Sizes</i>	<i>Metric</i>	<i>Imperial</i>
<i>Lounge</i>	<i>4.48x6.09m</i>	<i>14'5"x20'0"</i>
<i>Kitchen/dining</i>	<i>6.52x3.02m</i>	<i>21'8"x9'11"</i>
<i>Utility</i>	<i>2.37x1.86m</i>	<i>7'4"x6'3"</i>
<i>Garage</i>	<i>3.02x5.98m</i>	<i>9'11"x19'8"</i>



<i>Room Sizes</i>	<i>Metric</i>	<i>Imperial</i>
<i>Bedroom 1</i>	<i>4.69x3.02m</i>	<i>15'8"x9'11"</i>
<i>Ensuite</i>	<i>2.24x2.53m</i>	<i>7'2"x8'4"</i>
<i>Bedroom 2</i>	<i>3.20x4.21m</i>	<i>10'6"x13'9"</i>
<i>Bedroom 3</i>	<i>3.56x2.67m</i>	<i>11'2"x8'1"</i>
<i>Bedroom 4</i>	<i>2.85x2.67m</i>	<i>9'2"x8'1"</i>
<i>Bathroom</i>	<i>2.37x2.12m</i>	<i>7'4"x6'6"</i>

first floor layout

Plot 3



<i>Room Sizes</i>	<i>Metric</i>	<i>Imperial</i>
<i>Lounge</i>	4.48x6.09m	14'5"x20'0"
<i>Kitchen/dining</i>	6.52x3.02m	21'8"x9'11"
<i>Utility</i>	2.37x1.86m	7'4"x6'3"
<i>Garage</i>	3.02x5.98m	9'11"x19'8"

ground floor layout



<i>Room Sizes</i>	<i>Metric</i>	<i>Imperial</i>
<i>Bedroom 1</i>	<i>3.99x3.02m</i>	<i>12'11"x9'11"</i>
<i>Ensuite</i>	<i>2.24x2.53m</i>	<i>7'2"x8'4"</i>
<i>Bedroom 2</i>	<i>3.30x3.18m</i>	<i>10'11"x10'2"</i>
<i>Ensuite</i>	<i>3.10x2.08m</i>	<i>10'2"x 6'1"</i>
<i>Bedroom 3</i>	<i>3.20x4.21m</i>	<i>10'6"x13'9"</i>
<i>Bedroom 4</i>	<i>3.56x2.67m</i>	<i>11'2"x8'1"</i>
<i>Bedroom 5</i>	<i>2.85x2.67m</i>	<i>9'2"x8'1"</i>
<i>Bathroom</i>	<i>2.37x2.12m</i>	<i>7'4"x6'6"</i>

first floor plan

Specification

Internal Stairs

Oak finishing to handrails HDR profile, 90mm Oak stop chamfered newels, Oak balustrade, Oak stringers, MDF treads and ply risers

Joinery Finishes

12x90mm MDF skirtings

70x12mm MDF facings to all door sets with mitred corners and redwood skirting blocks

LPD prefinished Oak Hampshire doors with one and a half butt hinges in stainless steel finish in redwood frame

16mm diameter tubular Aero Deck safety lever door handles with polished and satin chrome finish on sprung rose with matched latch and keeper set with 2 No bolt through fixings Kelvin or equal wardrobe doors with mirrored toughened safety glass on sliding door track

MDF shelves and haffits with hardwood edging and chrome hanging rails

Skirting mounted sprung door stops with chrome finish as required

Kitchens/Utility

Hacker Classic Lasor High Gloss kitchen with 40mm Hacker textured worktops and upstands, NEFF integrated appliances including; single oven, compact microwave/oven, gas hob, extractor hood, dishwasher, fridge freezer and Silgranit Blancosona sink

Utility will have matching Hacker Classic Lasor High Gloss units and Hacker Laminate worktops and matching back panel and Stainless steel Blancolivit sink

Customer will have a choice of alternative kitchen design from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.

Windows & Doors

Eurocell Modus UPVC White woodgrain finished triple glazed windows to provide 0.8W/m²K U-value. Composite external doors to provide 1.2W/m²K U-value.

All windows and doors to be designed, manufactured and installed in accordance with Secure by Design.

Garador-Hormann LPU40 woodgrain sectional double garage door c/w remote control operators

Electrical

Polished chrome electrical fittings to ground floor, recessed downlighters as per plan

Low energy light fittings with LED lamps to be installed throughout

Smoke Alarm

Grade D Smoke detectors to be optical in all areas except ionising detectors to be used outside areas with high levels of water vapour. Heat detectors to be used in kitchens.

Carbon monoxide detectors

Central Heating

Worcester Bosch LPG boilers and hot water cylinders, Purmo Faro radiators with TRVs and NEST 3rd generation smart technology thermostat

Sanitary Ware

We have provided a designed solution for sanitary ware. Customer will have a choice of alternative sanitary ware from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.

Drainage

Black uPVC rainwater gutters

Decoration

All new walls to have two coats Johnstone Cover Plus matt emulsion — Tori Grey.

All new ceilings to have two coats Johnstone Cover Plus matt emulsion — Brilliant White.

Joinery finishes to have 1 coat primer, 1 undercoat and 1 coat Satinwood - White.

Stairs: Osmo Polyx to stringers, newels and handrails

Full height tiling to shower and bath enclosures and selected other areas as per plans

Hard flooring throughout the ground floor from the Karndean Palio Clic range, staircase, landing and bedrooms carpeted, bathrooms and en-suites vinyl from the Tarkett Goliath range

External

Marschalls Sandstone slab paths and granite chip surrounds and timber edging

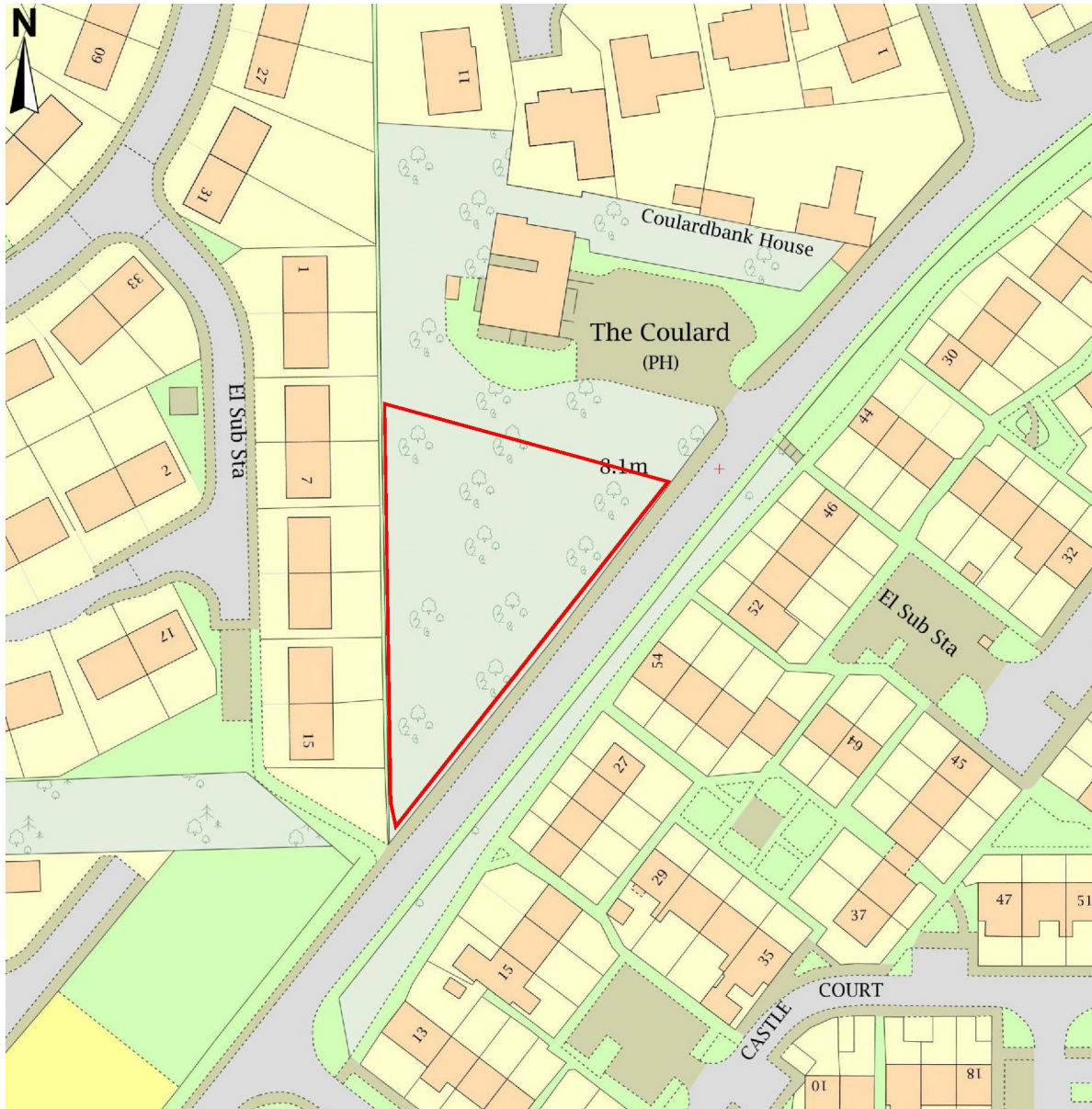
Tarmac driveway with concrete kerbs

Front gardens turfed, rear gardens grass seeded

Trees and shrubs as per the landscaping layout plan

Hot and cold water external taps

Location



Directions

From Elgin take the A971 Lossiemouth Road. After entering Lossiemouth take the first road on the left signposted RAF Lossiemouth. Follow this road for approx half a mile. The site is on the right hand side of the road just after The Coulard Inn.