

HOPECROFT

BUCKSBURN, ABERDEEN AB21 9RD



A FANTASTIC DEVELOPMENT OF 3, 4 & 5 BEDROOM HOMES IN ABERDEEN



BARRATT
HOMES



WELCOME TO HOPECROFT

THE BEST OF BOTH WORLDS

Situated just 6 miles from Aberdeen city centre and close to the new P&J Live complex is Hopcroft, an exciting new collection of 3, 4 and 5 bedroom homes.

This development of modern, 5-star homes benefits from the best of both worlds, surrounded by countryside yet close to local amenities and the AWPR for easy commuting in and around the city and beyond. You'll have easy access to public transport and handy cycle routes, with fantastic road connections to Dyce, Kingswells and Bridge of Don.

If you're looking for a new family home with a great range of schools, work opportunities and leisure amenities all within close reach, then you'll be sure to find it at Hopcroft.





LOCAL AMENITIES

Hopecroft is a new community surrounded by excellent facilities. You will find a selection of essentials close by, including shops, doctors, leisure centres, cafes and bars. If you have young children, Hopecroft is near to local nurseries such as Bright Horizons early learning and childcare, and Brimmond and Stoneywood primary schools. For the older ones, Bucksburn Academy is close by, and there are easy travelling routes to North East Scotland College, Robert Gordon University and Aberdeen University Campus.

Near to this family-friendly community are the neighbouring towns of Dyce, Kingswells and Bridge of Don, where you can find fantastic leisure facilities, shops, local community groups and popular business parks and industrial estates. If you're a keen golfer, Craibstone and Auchmill Golf Clubs are close by.

Being close to Brimmond Hill and Kirkhill Forest, you can enjoy the best of both worlds with the beautiful outdoors to explore, along with convenient day-to-day amenities within walking distance. Bucksburn Library is a short walk away, and Bucksburn Swimming Pool and Get Active @ Beacon are popular choices in the local community to keep fit.

Aberdeen city centre is also just a 15-minute drive away, with popular shops, restaurants and nightlife to enjoy at your leisure.

TRANSPORT LINKS

Surrounded by excellent transport links, Hopecroft has easy access to the new Aberdeen Western Peripheral Route city bypass which makes it ideal for commuting in and around Aberdeen city and shire.

Your new home at Hopecroft is in close proximity to key transport hubs, including Aberdeen Airport, and railway and bus stations. You'll be spoiled for choice with the number of bus routes available not too far from the new development. There are also Park and Ride facilities close by in Kingswells. These handy transport links connect you further afield to Aberdeenshire and the rest of the country.

Living at Hopecroft means you'll be just a 15-minute drive from Aberdeen city centre, with regular bus services into the city making it easy to travel for business or pleasure. If you have an active lifestyle, the journey into Aberdeen is mostly through residential areas, making cycle routes from Aberdeen city to Hopecroft safer.





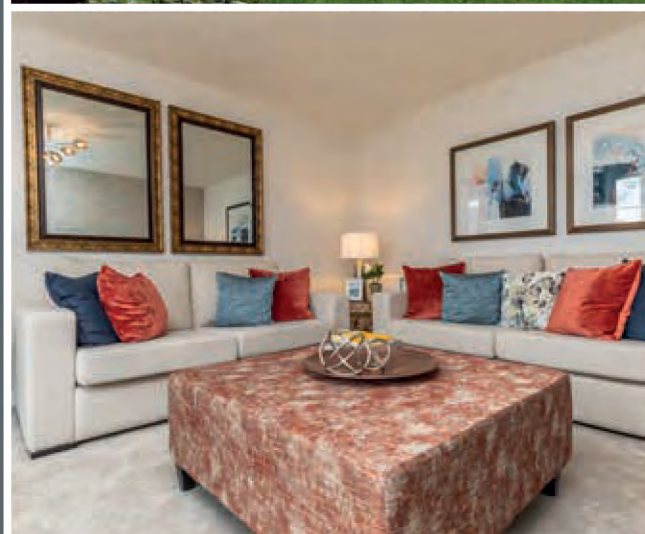
INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Hopecroft are every bit as special as the exteriors.

Living areas are light and airy and designed to be flexible enough to accommodate the needs of modern living. Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings (subject to build stage) so you can have your new home exactly the way you want it.





THE HIGHEST QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 400,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes. Whichever you choose, we set out to provide the highest standards.

Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments. And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result, you can buy Barratt with confidence.



HOPECROFT, BUCKSBURN

DEVELOPMENT LAYOUT



barratthomes.co.uk



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Hopecroft is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

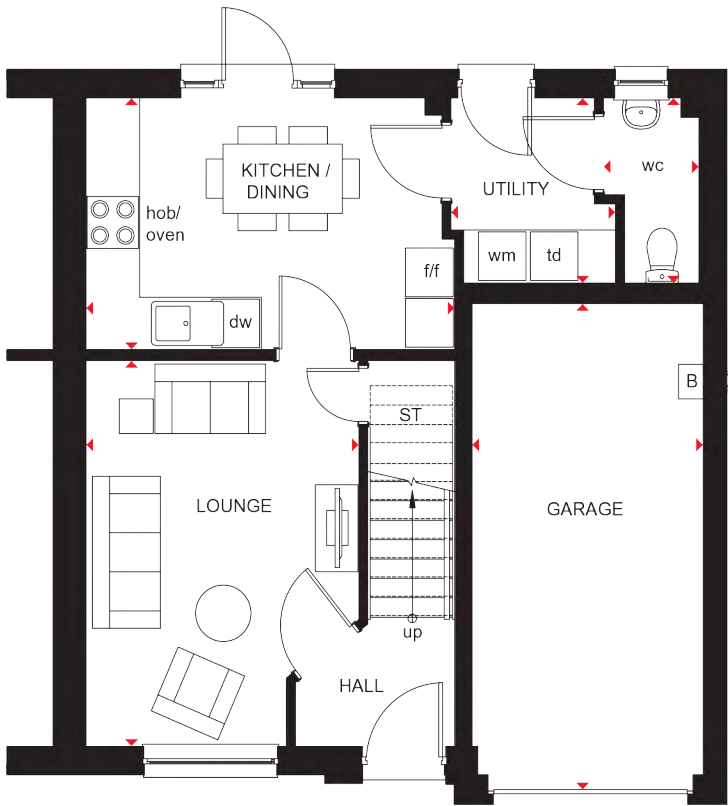
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RAVENS CRAIG

3 BEDROOM SEMI-DETACHED HOME



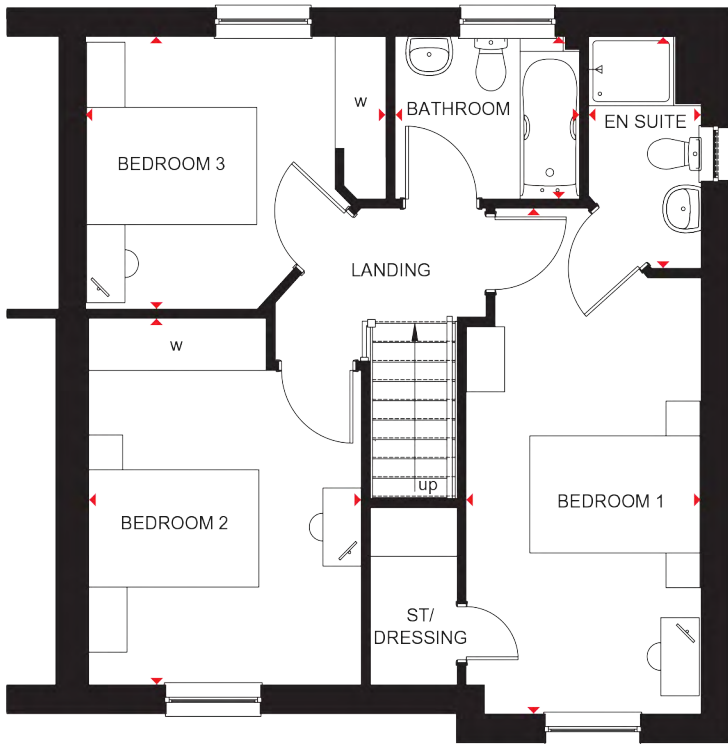
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the main bedroom with en suite, and family bathroom are on the first floor



Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4329 x 2898mm	14'2" x 9'6"
Utility	1935 x 2132mm	6'4" x 7'0"
WC	1123 x 2132mm	3'8" x 7'0"
Garage	2738 x 5446mm	9'0" x 17'10"

[Approximate dimensions]



First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3532 x 3140mm	11'7" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

[Approximate dimensions]

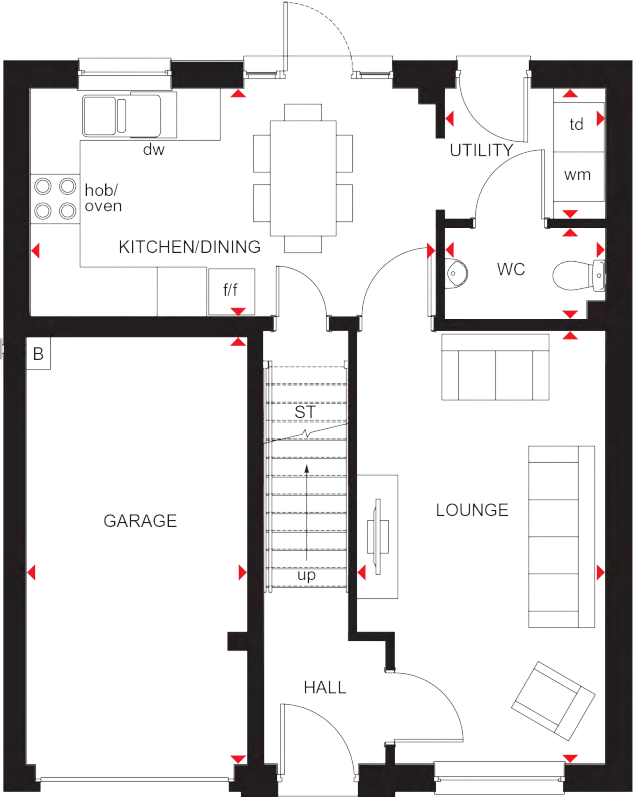
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

GLAMIS

4 BEDROOM DETACHED HOME



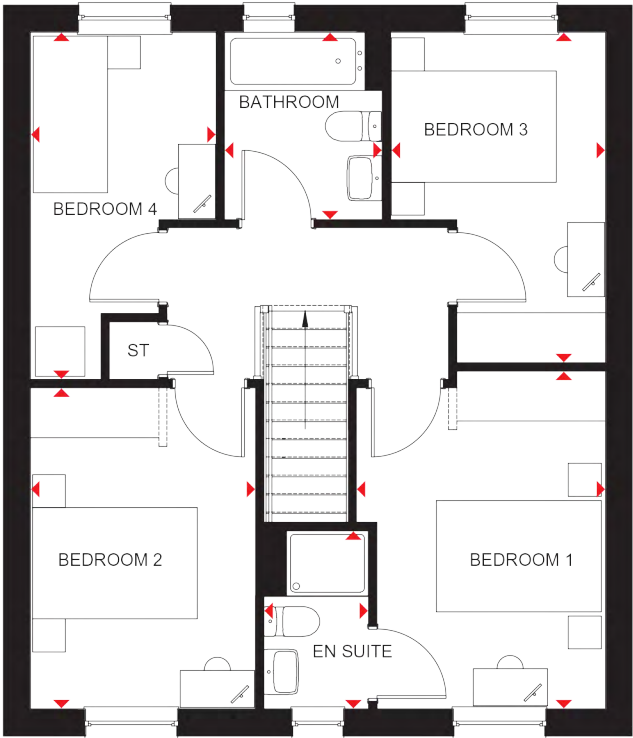
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/ Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

(Approximate dimensions)



First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

(Approximate dimensions)

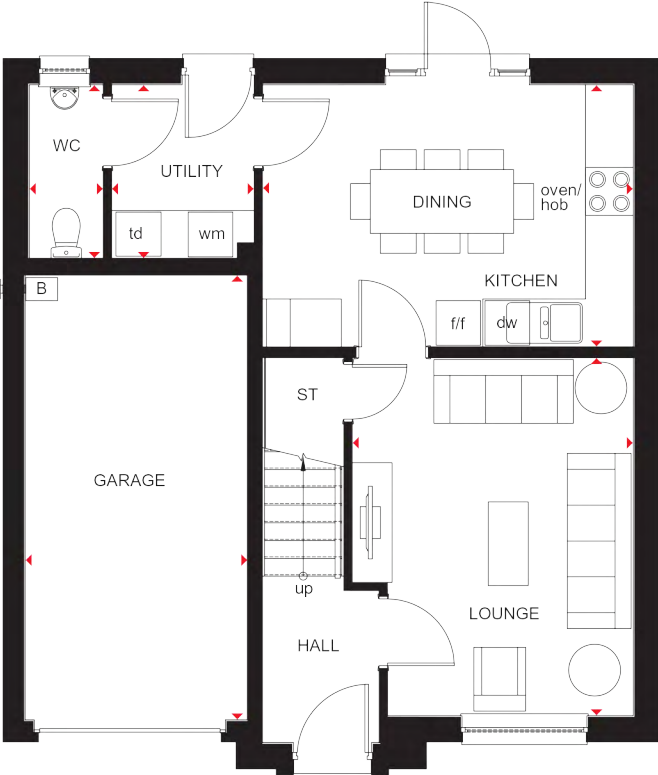
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
		wm	Washing machine space	td		Tumble dryer space

FENTON

4 BEDROOM DETACHED HOME



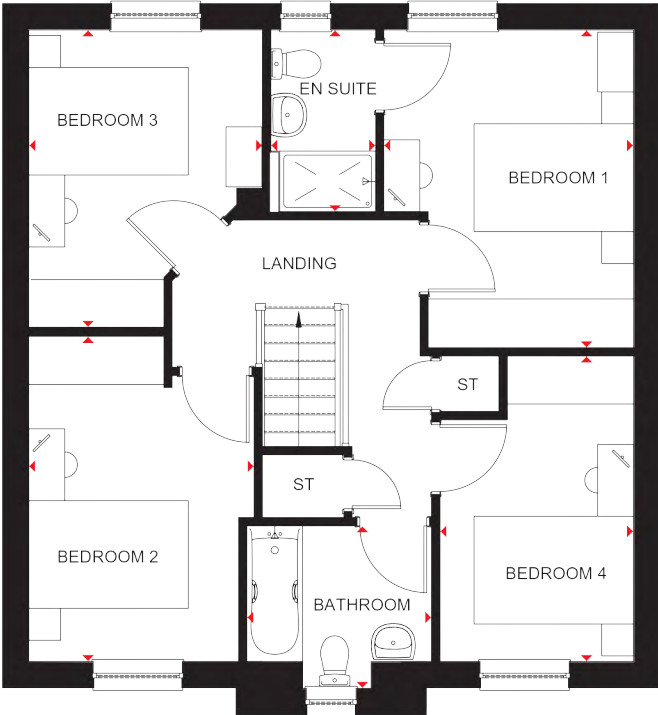
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

(Approximate dimensions)



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

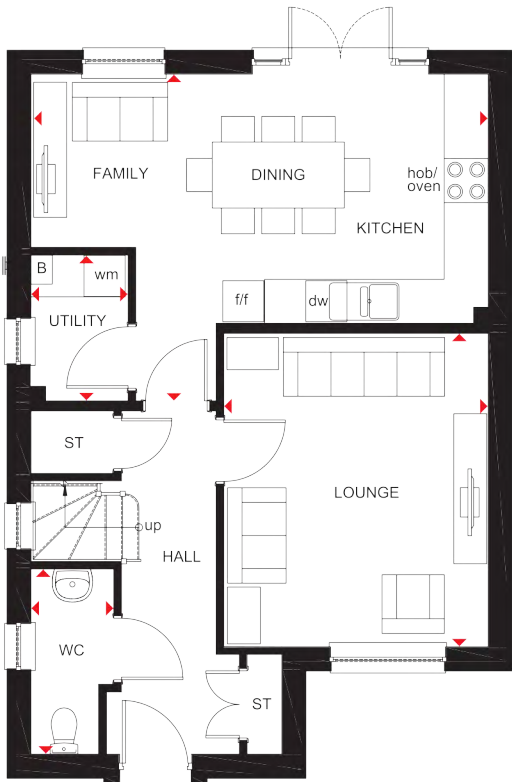
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

4 BEDROOM DETACHED HOME



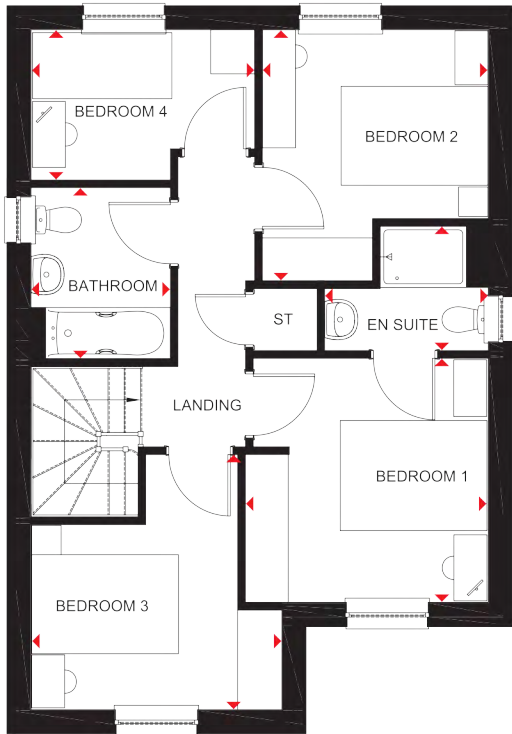
- A flexible family home, ideal for modern living
- Spacious open-plan kitchen – with separate utility – includes dining and family space, and garden access via French doors
- Good-sized lounge offers the perfect space for all the family to relax in
- Three double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom are upstairs



Ground Floor

Lounge	3589 x 4255mm	11'9" x 14'0"
Kitchen/ Family/Dining	6230 x 4443mm	20'5" x 14'7"
Utility	1323 x 1988mm	4'4" x 6'6"
WC	1127 x 2514mm	3'8" x 8'3"

[Approximate dimensions]



First Floor

Bedroom 1	3310 x 3328mm	10'10" x 10'11"
En Suite	2227 x 1695mm	7'4" x 5'7"
Bedroom 2	3077 x 3423mm	10'1" x 11'3"
Bedroom 3	3417 x 3477mm	11'3" x 11'5"
Bedroom 4	3047 x 2048mm	10'0" x 6'9"
Bathroom	1897 x 2332mm	6'3" x 7'8"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

KENMURE

4 BEDROOM DETACHED HOME



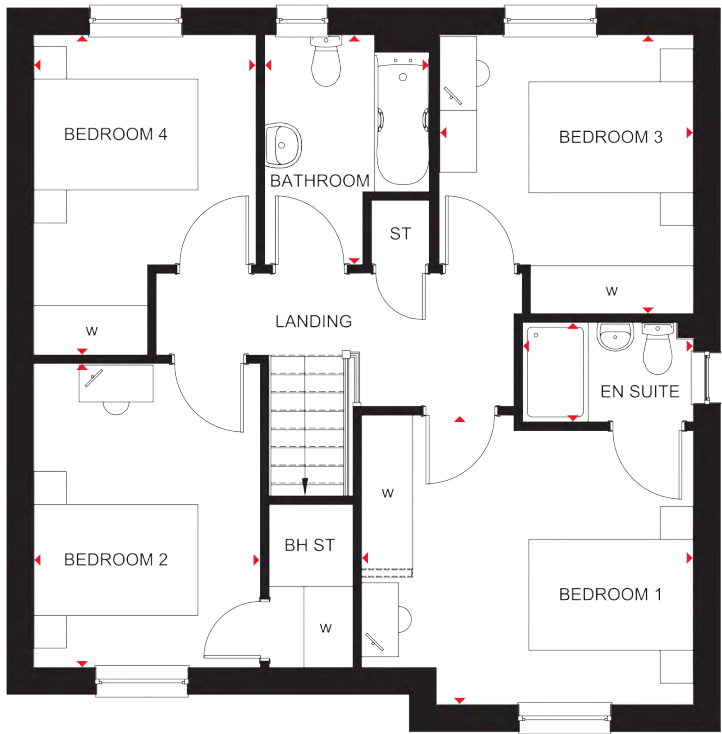
- The ground floor features a large lounge and integral garage, while the open-plan kitchen with dining area and separate utility is sure to become the heart of your household
- The first floor leads you to the en suite main bedroom, as well as three double bedrooms with a family bathroom
- There's ample storage space throughout and one of the bedrooms could lend itself perfectly to being used as a comfortable home office



Ground Floor

Lounge	3217 x 5015mm	10'3" x 16'5"
Kitchen	5732 x 2991mm	18'10" x 9'10"
WC	2194 x 1100mm	7'2" x 3'7"
Utility	2194 x 1314mm	7'2" x 4'4"
Garage	2715 x 4919mm	8'11" x 16'2"

(Approximate dimensions)



First Floor

Bedroom 1	4039 x 3519mm	13'3" x 11'7"
En Suite	2079 x 1210mm	6'10" x 4'0"
Bedroom 2	2761 x 3700mm	9'1" x 12'2"
Bedroom 3	3092 x 3398mm	10'2" x 11'2"
Bedroom 4	2708 x 3898mm	8'11" x 12'9"
Bathroom	2020 x 2798mm	6'8" x 9'2"

(Approximate dimensions)

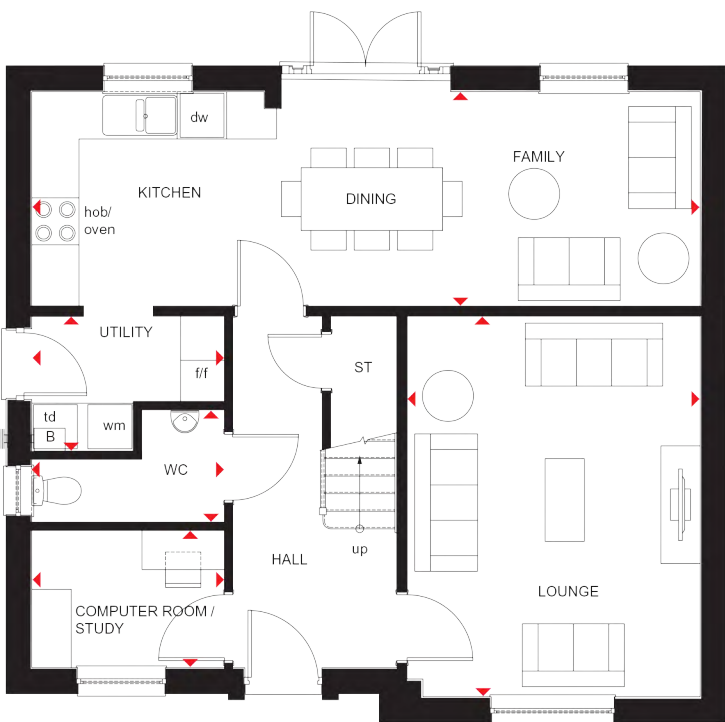
KEY	ST	Store	wm	Washing machine space	◀▶	Dimension location
	BH ST	Bulkhead store	f/f	Fridge/freezer space		
	w	Wardrobe space	dw	Dishwasher space		

BALMORAL

4 BEDROOM DETACHED HOME



- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor includes separate utility area, WC and computer room/study
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2726mm	27'11" x 8'11"
WC	2449 x 1430mm	8'0" x 4'8"
Utility	2449 x 1717mm	8'0" x 5'8"
Computer room/study	2449 x 1746mm	8'0" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3763 x 4146mm	12'4" x 13'7"
En Suite	1808 x 1767mm	5'11" x 5'10"
Bedroom 2	3509 x 4151mm	11'6" x 13'7"
Bedroom 3	3115 x 3436mm	10'3" x 11'3"
Bedroom 4	2978 x 3071mm	9'9" x 10'1"
Bathroom	2200 x 1698mm	7'3" x 5'7"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	w	Wardrobe	td	Tumble dryer space
	CYL	Cylinder	f/f	Fridge/freezer space	◄►	Dimension location

BALLATHIE

5 BEDROOM DETACHED HOME



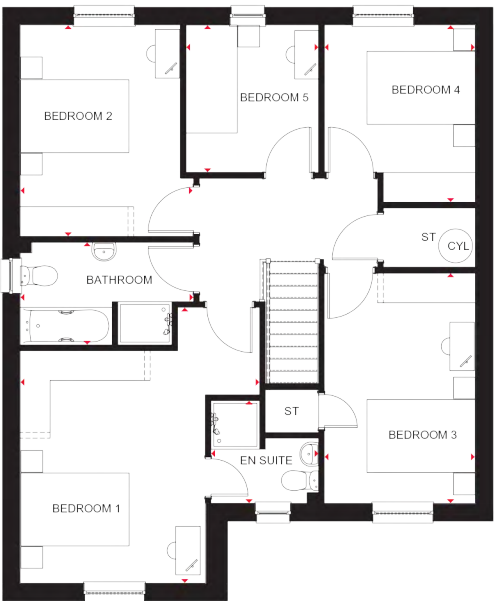
- Exceptionally spacious home designed for modern family living
- Bright, open-plan kitchen with flexible dining and family areas leading to the rear garden, and front-aspect lounge
- Separate utility room, and integral garage providing added security
- Four double bedrooms - the spacious main bedroom with en suite - a single bedroom and a family bathroom are on the first floor



Ground Floor

Lounge	3502 x 4984mm	11'6" x 16'4"
Kitchen/ Dining/Family	8421 x 3172mm	27'8" x 10'5"
Utility	2119 x 1940mm	6'11" x 6'4"
WC	1228 x 1940mm	4'0" x 6'4"
Garage	2760 x 5491mm	9'1" x 18'0"

[Approximate dimensions]



First Floor

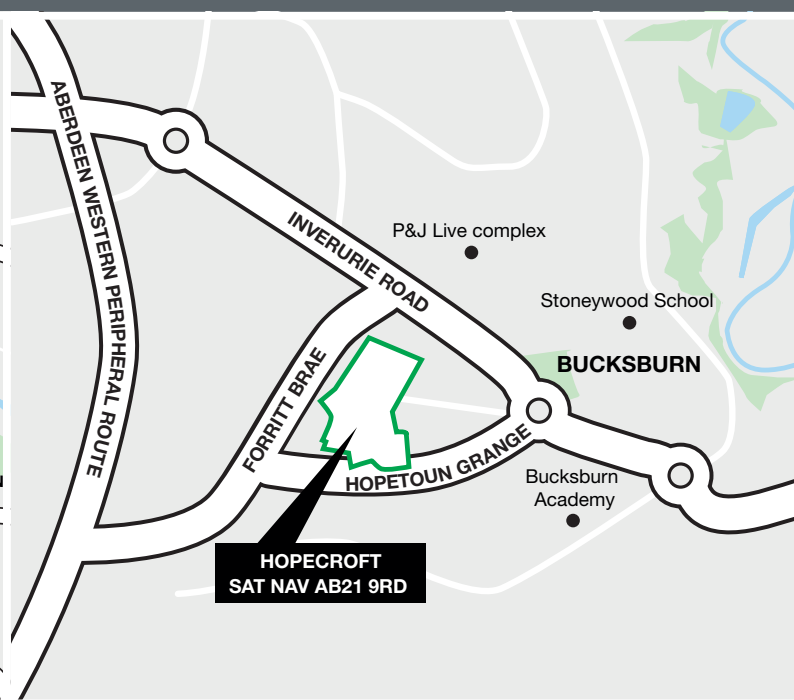
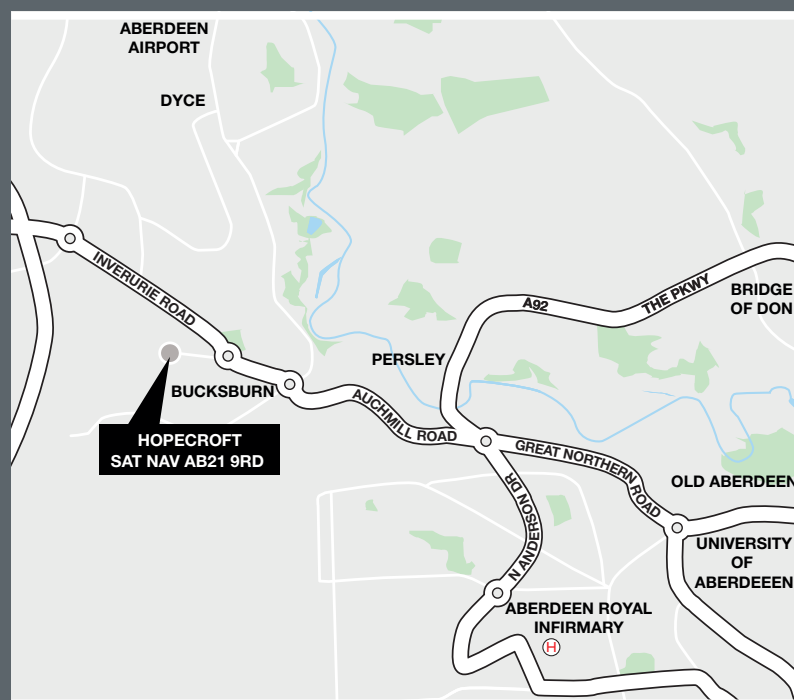
Bedroom 1	4430 x 5108mm	14'6" x 16'9"
En Suite	1991 x 1906mm	6'6" x 6'3"
Bedroom 2	3207 x 3918mm	10'6" x 12'10"
Bedroom 3	2795 x 4266mm	9'2" x 14'0"
Bedroom 4	2795 x 3283mm	9'2" x 10'9"
Bedroom 5	2452 x 2732mm	8'1" x 9'0"
Bathroom	3207 x 1900mm	10'6" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

DIRECTIONS

HOPECROFT, BUCKSBURN,
ABERDEEN AB21 9RD



barratthomes.co.uk

0333 355 8464

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