



OSPREY HEIGHTS







# WELCOME TO OSPREY HEIGHTS

## LIVING THE MODERN LIFE, IN A MODERN TOWN

Perfectly positioned on the outskirts of Inverurie, Osprey Heights is a fantastic development of stunning homes boasting great travel links and beautiful countryside right on the doorstep. Close to the stunning North East countryside, Osprey Heights offers a range of 3 and 4 bedroom homes to suit every taste.

You'll find a fantastic lifestyle where fast road, rail and air links make commuting easy, where the countryside offers a chance to explore and where your beautiful property is a pleasure to come home to. And with the oil industry a major employer in the area, Osprey Heights makes the perfect location for both your family and professional life.





## LOCAL AMENITIES

A popular and vibrant Aberdeenshire town with everything you need for day-to-day living close at hand, it's easy to see why Inverurie is so sought after. Nearby there is a selection of local amenities such as supermarkets, health centres and restaurants so that your daily needs are catered for.

Living at Osprey Heights means there's plenty of ways to spend your leisure time too. With the River Don, golf course and sports centre plus acres of beautiful countryside on the doorstep, enjoying the great outdoors is made easy. For a change of pace, Aberdeen city centre is only a 20-mile drive away and offers facilities like bowling, cinemas, shopping centres, a theatre and art galleries. Whatever you're into, chances are you can do it at Osprey Heights.



## TRANSPORT LINKS

Wherever you're heading, Inverurie is a great place to start from with good road, rail and air links all close by.

For pedestrians, Inverurie town centre is only about a mile away with its railway station and bus service and for drivers, Aberdeen city centre is 20 miles away with its railway station and bus station. Aberdeen International Airport itself offers flights to a large number of destinations and is only 14 miles away from the development. Living at Osprey Heights means the countryside and the town are all within reach.





# THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt Homes is one of Britain's best-known housebuilders. We've been in business since 1958 and have built over 400,000 new homes, 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 Homes 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 top-of-the-range, 7 bedroom 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.





# 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.





## INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Osprey Heights 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. Kitchens, carpets and wardrobes can be customised (subject to build stage) so you can have your new home exactly the way you want it.









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## 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.





# OSPREY HEIGHTS

## DEVELOPMENT LAYOUT

- Cupar**  
3 bedroom mid/end-terrace home
- Abergeldie**  
3 bedroom semi-detached/end terrace home
- Craigend**  
3 bedroom detached/ semi-detached home
- Ravenscraig**  
3 bedroom semi-detached home
- Glamis**  
4 bedroom detached home
- Fenton**  
4 bedroom detached home
- Kinloch**  
4 bedroom detached home
- Dean**  
4 bedroom detached home
- Campbell**  
4 bedroom detached home
- Balloch**  
4 bedroom detached home
- Crombie**  
4 bedroom detached home

V Visitor Parking

SH Show Homes



### Electric Vehicle Charging

All plots to have EVC point. Please refer to working drawings for specific EV information.



### Photovoltaic Panels

PV panels are not shown on this site plan, please speak to our Sales Adviser for details where these will be located.



### New Tree Line



### Grassland



### Wildflower Meadow



### Species Rich Grassland



### Giving nature a home on this development:

#### Swift Nesting Brick



#### Hedgehog Highway



#### Bug Hotel



#### Bird Box

Selected plots\*



#### Log Pile



#### Bat Box



Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

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OSPREY HEIGHTS



## CUPAR

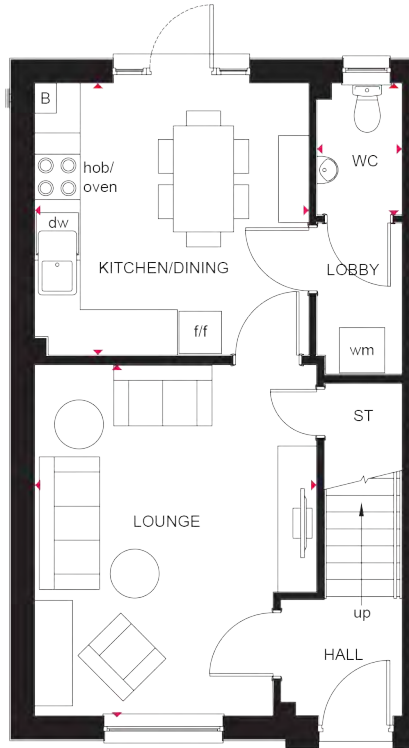
### 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and family bathroom



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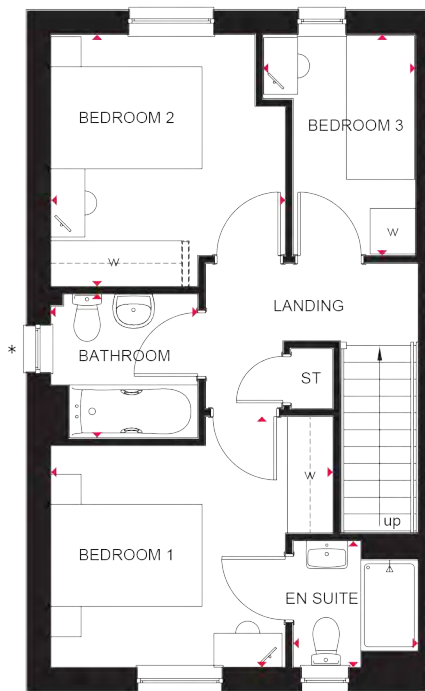




## Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

[Approximate dimensions]



## First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

[Approximate dimensions]

\* Main Bathroom Window: Please note specific plots will not feature a window to the main bathroom, please speak to the Sales Adviser for full details.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

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## ABERGELDIE

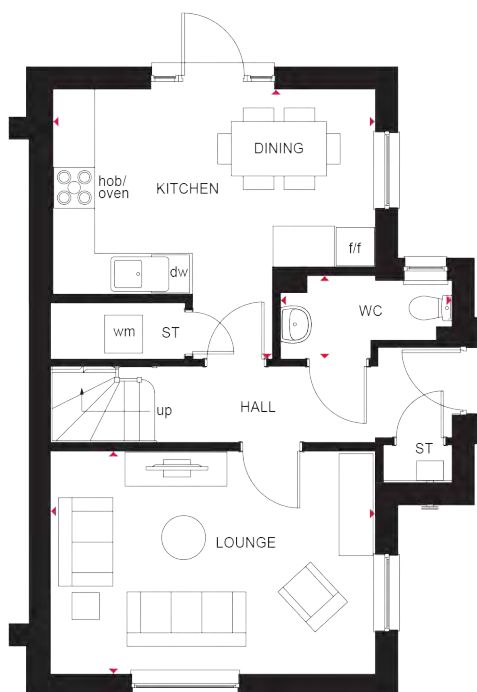
### 3 BEDROOM END-TERRACED HOME

- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



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HOMES

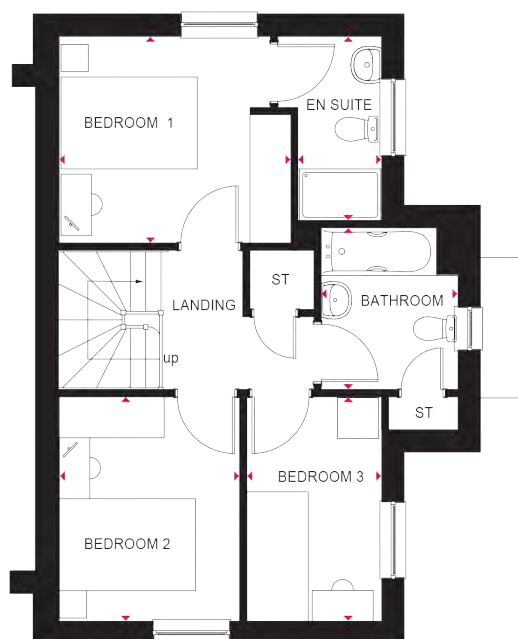




## Ground Floor

Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"

(Approximate dimensions)



## First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

(Approximate dimensions)

<b>KEY</b>	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

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OSPREY HEIGHTS



## CRAIGEND

### 3 BEDROOM SEMI-DETACHED HOME

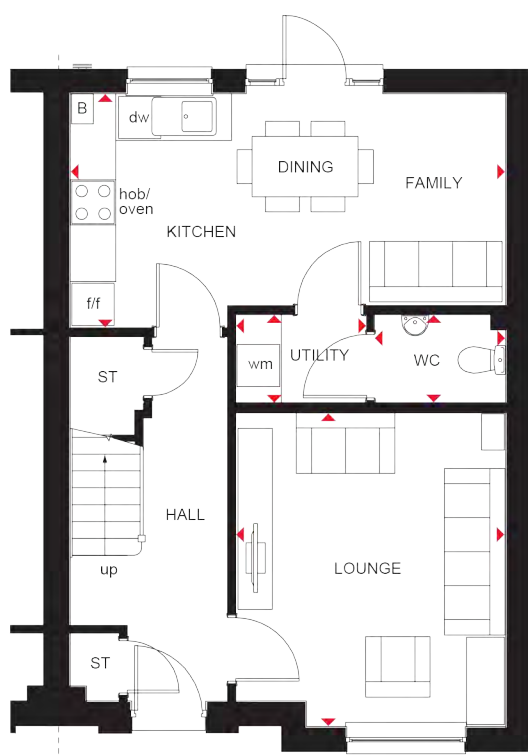
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



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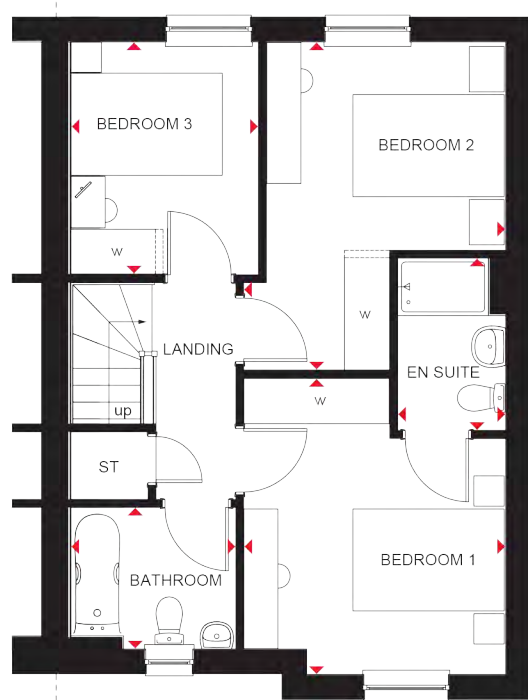




## Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

(Approximate dimensions)



## First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

(Approximate dimensions)

### KEY

B Boiler  
ST Store

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

w Wardrobe space

◀ ▶ Dimension location

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## RAVENSCRAIG

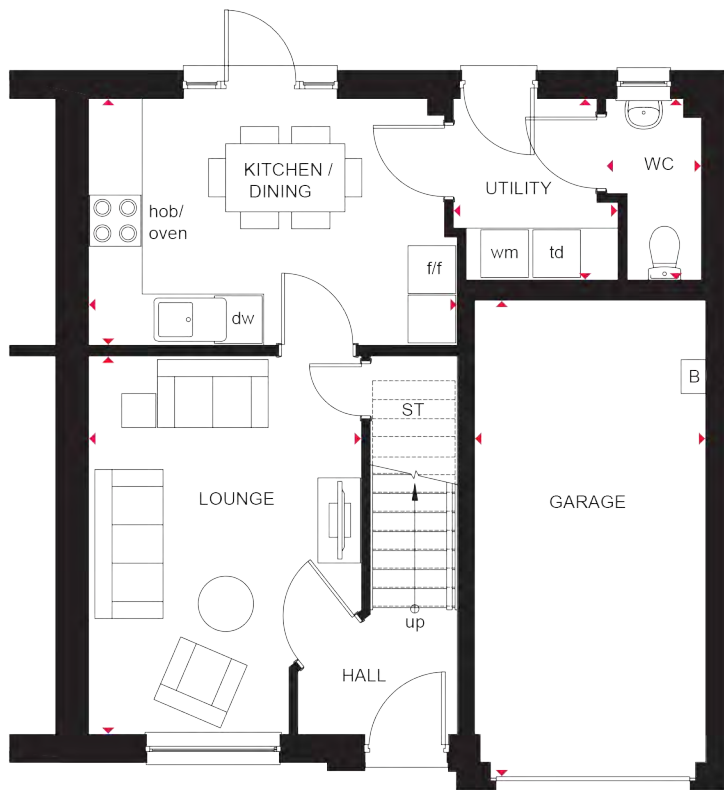
### 3 BEDROOM SEMI-DETACHED HOME

- 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



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HOMES

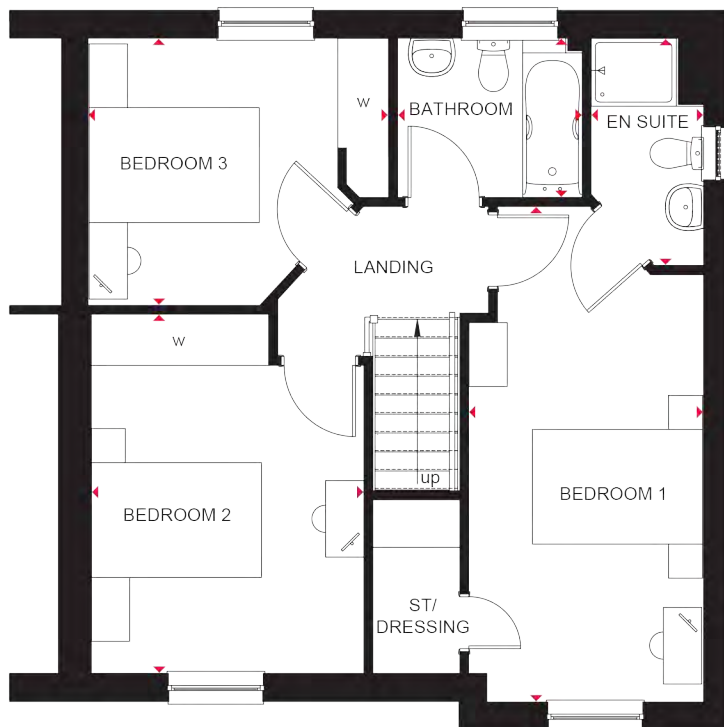




### Ground Floor

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

ST Store

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

td Tumble dryer space

w Wardrobe space

◀ ▶ Dimension location

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**IMPORTANT NOTICE:** All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

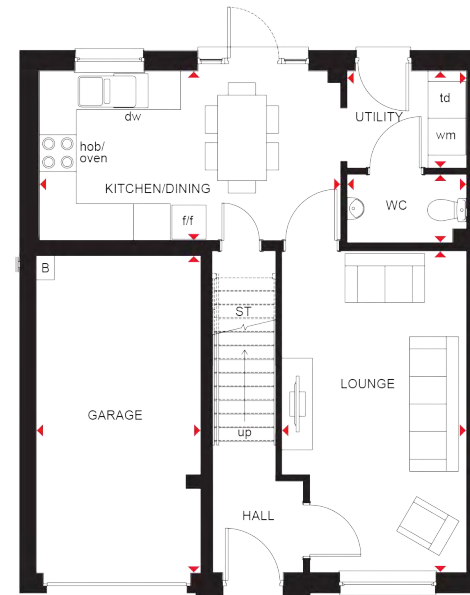
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## GLAMIS

### 4 BEDROOM DETACHED HOME

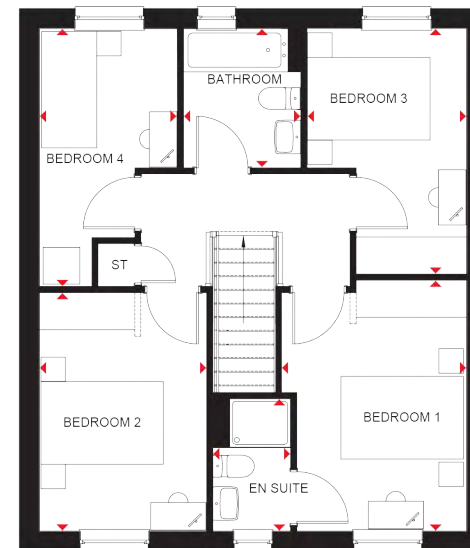
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one 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)

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





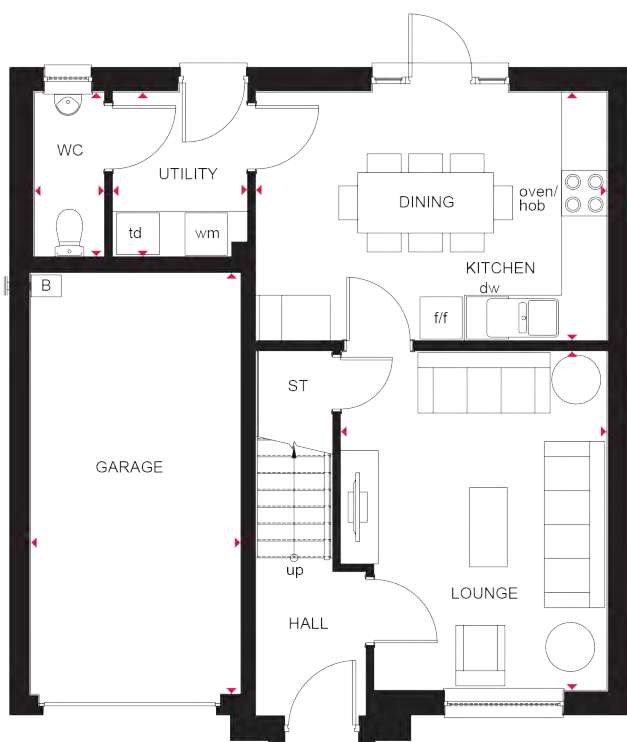
## FENTON

### 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



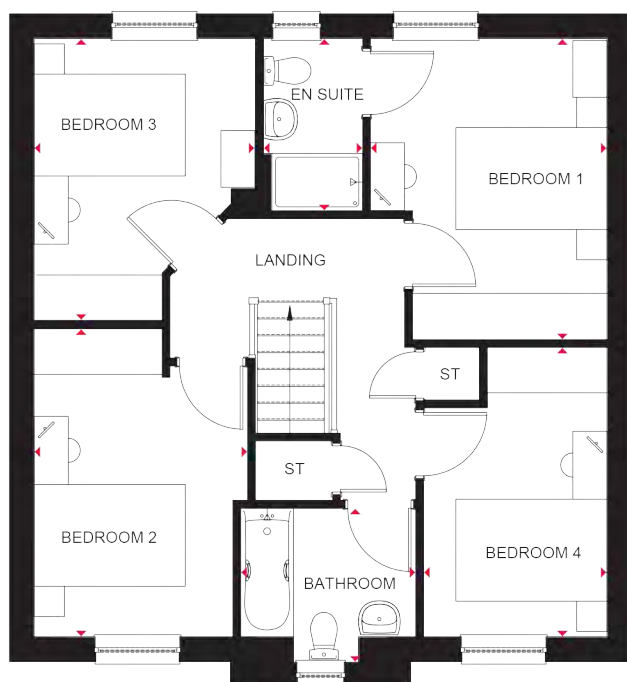
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## Ground Floor

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)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◄ ►	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

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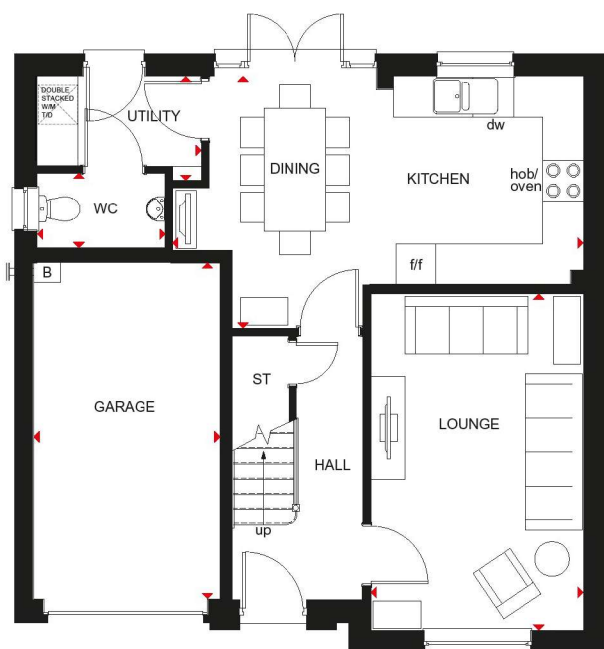


## KINLOCH

### 4 BEDROOM DETACHED HOME

- The large integral garage and front-aspect lounge make up the front of the home
- Comfortable, welcoming kitchen/dining space with a separate utility area and glazed French double doors opening onto the rear garden
- Upstairs is the main bedroom with en suite, three further double bedrooms and a family bathroom





## Ground Floor

Lounge	3127 x 4946mm	10'3" x 16'3"
Kitchen/Dining	6042 x 3695mm	19'10" x 12'1"
WC	1884 x 1100mm	6'2" x 3'7"
Utility	2414 x 1526mm	7'11" x 5'0"
Garage	2736 x 4942mm	9'0" x 16'3"

[Approximate dimensions]



## First Floor

Bedroom 1	4039 x 4034mm	13'3" x 13'3"
En Suite	2079 x 1210mm	6'10" x 4'0"
Bedroom 2	3886 x 3700mm	12'9" 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 2689mm	6'8" x 8'10"

[Approximate dimensions]

### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

wm Washing machine space  
f/f Fridge/freezer space  
dw Dishwasher space

w Wardrobe space  
td Tumble dryer space  
◀▶ Dimension location

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## DEAN

### 4 BEDROOM DETACHED HOME

- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



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— HOMES —

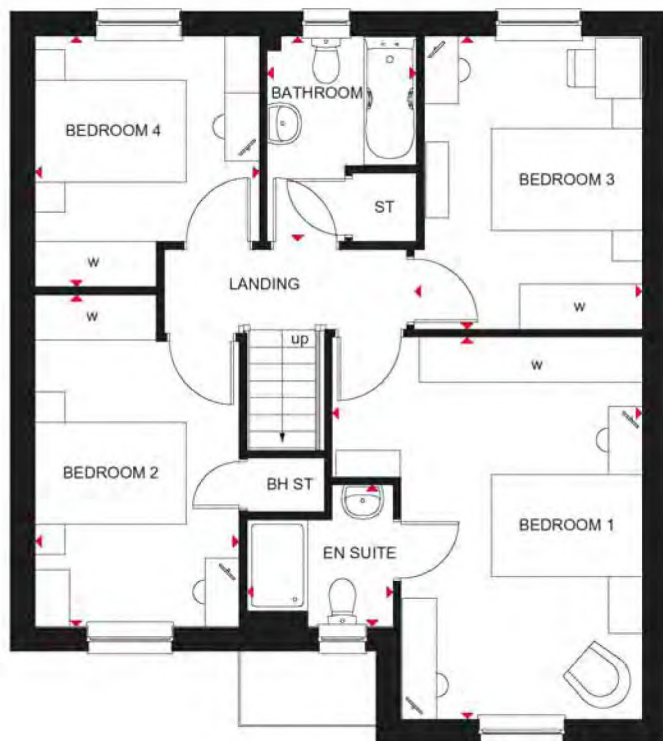




### Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 4450mm	17'2" x 14'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

(Approximate dimensions)



### First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
BH ST Bulkhead store

w/m Washing machine space  
t/f Fridge/freezer space  
dw Dishwasher space

td Tumble dryer space  
w Wardrobe space  
◀▶ Dimension location

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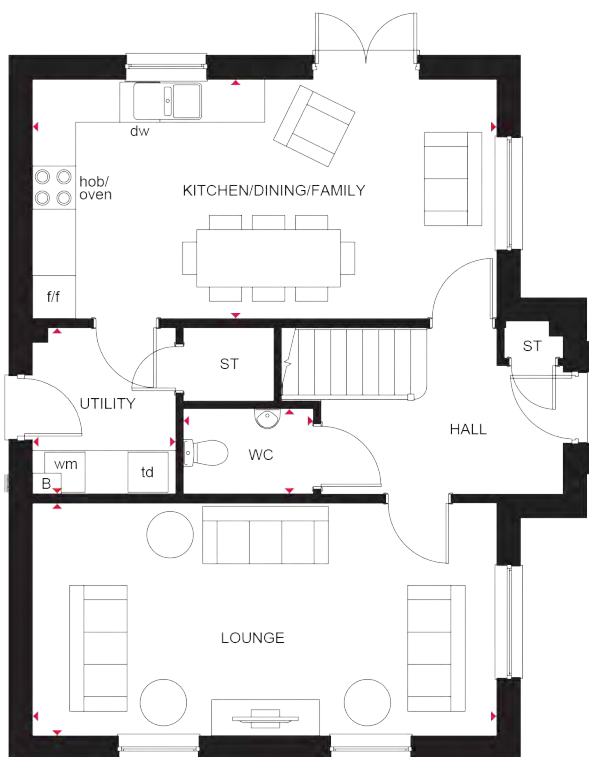
## CAMPBELL

### 4 BEDROOM DETACHED HOME

- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



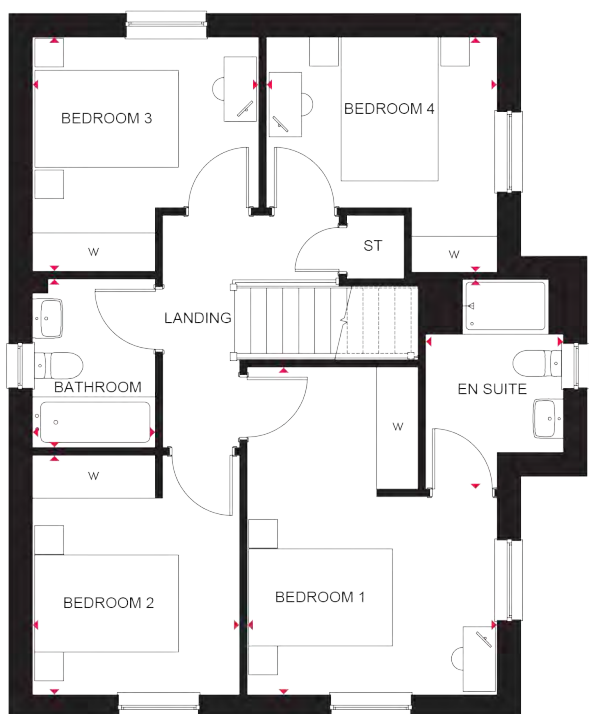
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HOMES



## Ground Floor

Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

(Approximate dimensions)



## First Floor

Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

(Approximate dimensions)

### KEY

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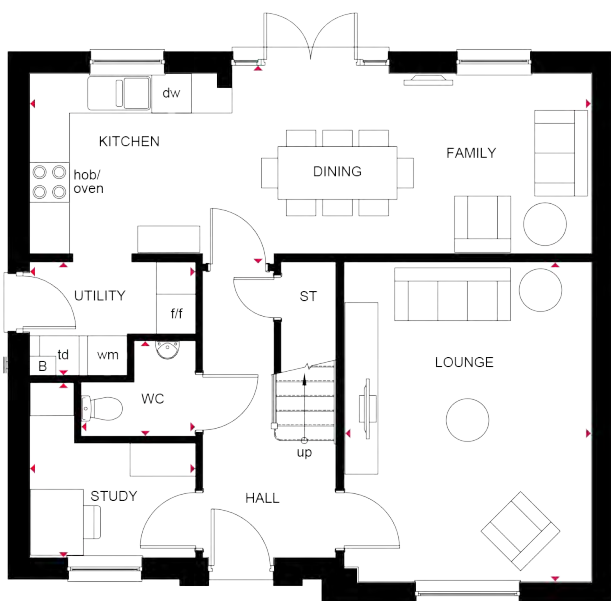


## BALLOCH

### 4 BEDROOM DETACHED HOME

- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom

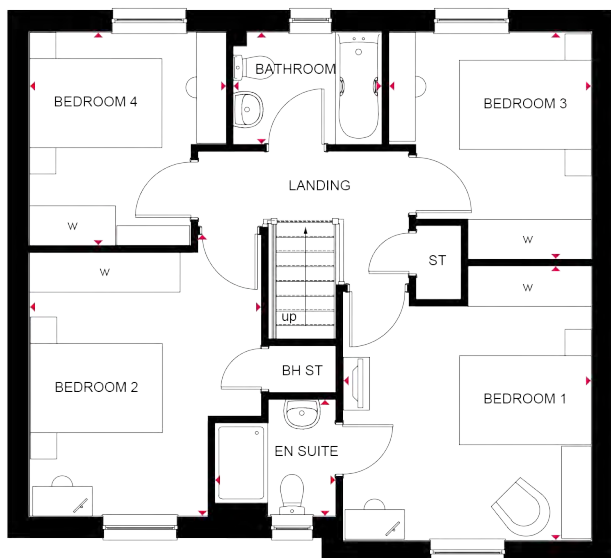




## Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

(Approximate dimensions)



## First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

(Approximate dimensions)

### KEY

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

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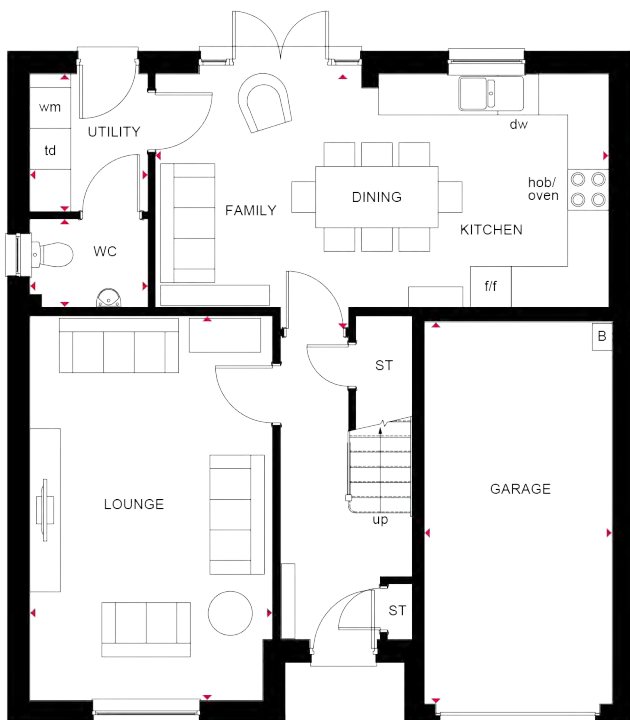


## CROMBIE

### 4 BEDROOM DETACHED HOME

- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite, three double bedrooms, a family bathroom and study





## Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/Family	6658 x 3745mm	21'10" x 12'3"
Utility	1737 x 2025mm	5'8" x 6'8"
WC	1737 x 1300mm	5'8" x 4'3"
Garage	2758 x 5612mm	9'1" x 18'5"

[Approximate dimensions]



## First Floor

Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	2786 x 3919mm	9'2" x 12'10"
Bedroom 4	2952 x 3323mm	9'8" x 10'11"
Study	2192 x 1853mm	7'2" x 6'1"
Bathroom	2150 x 2224mm	7'1" x 7'4"

[Approximate dimensions]

### KEY

B Boiler

ST Store

BH ST Bulkhead store

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

td Tumble dryer space

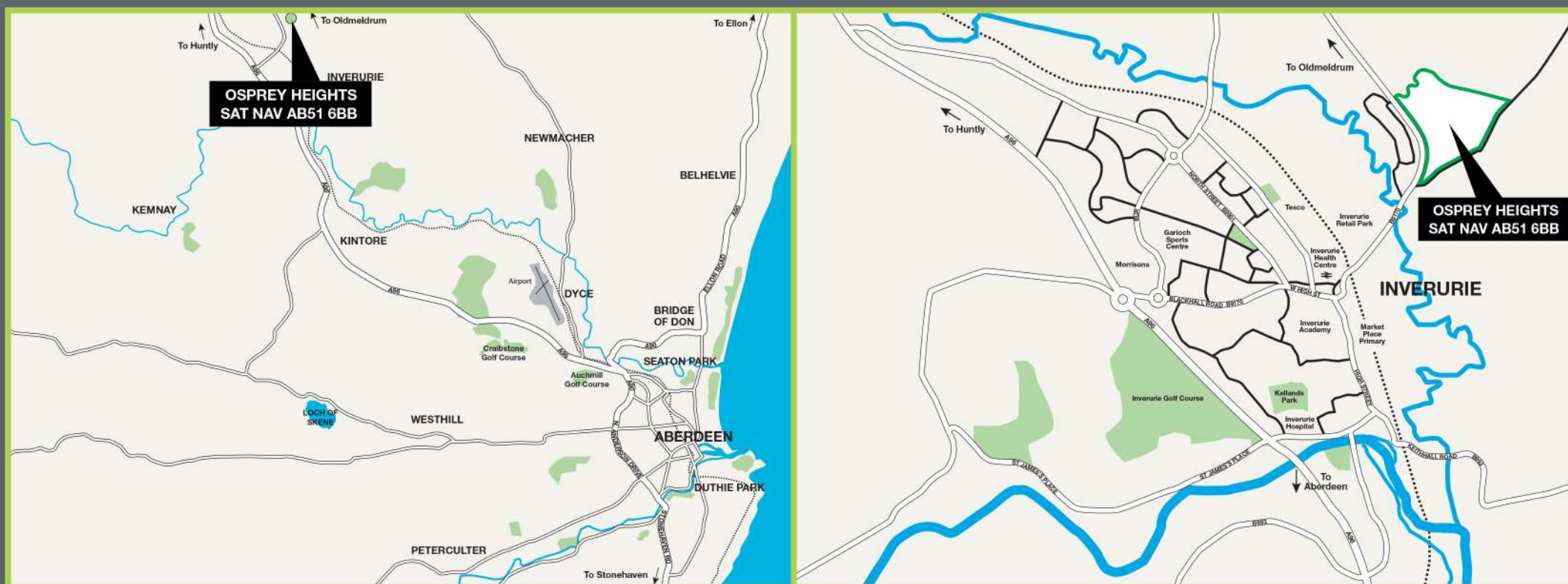
w Wardrobe space

◀ ▶ Dimension location

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