

SANDY SHORES

A DEVELOPMENT OF THREE, FOUR AND FIVE BEDROOM HOMES



BARRATT
— HOMES —

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



SANDY SHORES

DEVELOPMENT LAYOUT

- Cupar**
3 bedroom semi-detached home
- Abergedie**
3 bedroom semi-detached home
- Ravenscraig**
3 bedroom semi-detached home
- Craigend**
3 bedroom semi-detached home
- Glamis**
4 bedroom detached home
- Fenton**
4 bedroom detached home
- Mey**
4 bedroom detached home
- Dean**
4 bedroom detached home
- Campbell**
4 bedroom detached home
- Balloch**
4 bedroom detached home
- Stobo**
4 bedroom detached home
- Crombie**
4 bedroom detached home
- Ballathie**
4 bedroom detached home
- Affordable Housing**
- SH** Show Homes
- SC** Sales & Information Centre
- BCP** Bin Collection Point
- S/S** Sub Station
- V** Visitor Parking Space



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



Attenuation Basin



Existing Trees



Play Area



New Tree Line



**Giving nature a home
on this development:**

Swift Nesting Brick



Hedgehog Highway

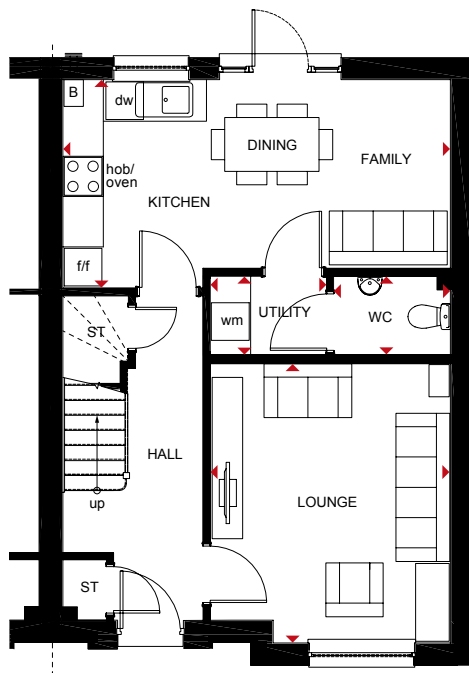


Positioning of our sustainability features are
subject to change. Speak to a Sales Adviser
for more information.

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME

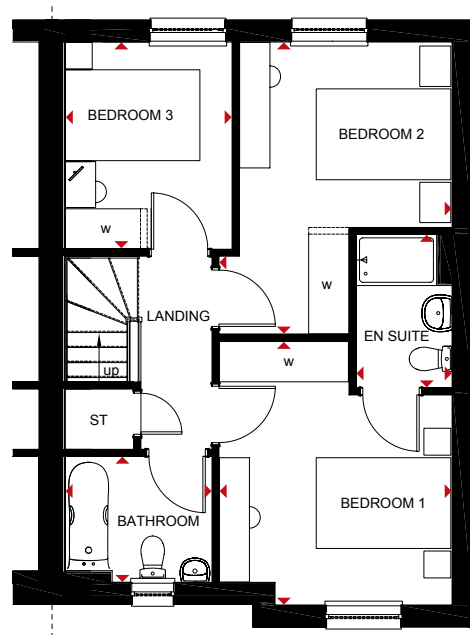
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms,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



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]

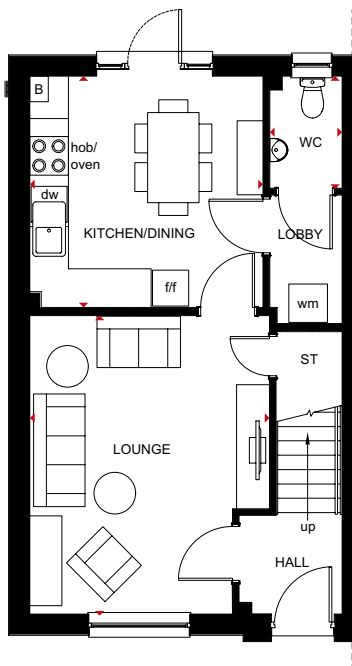
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



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3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

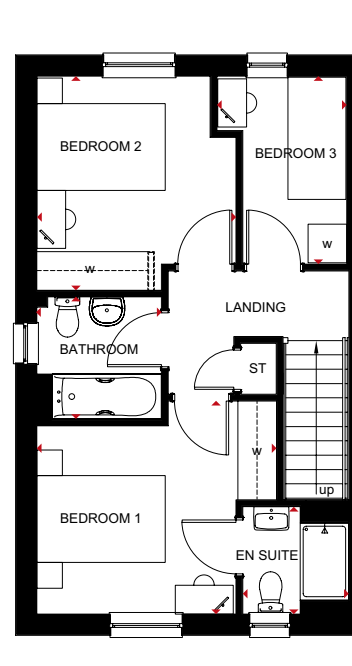
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single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



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)

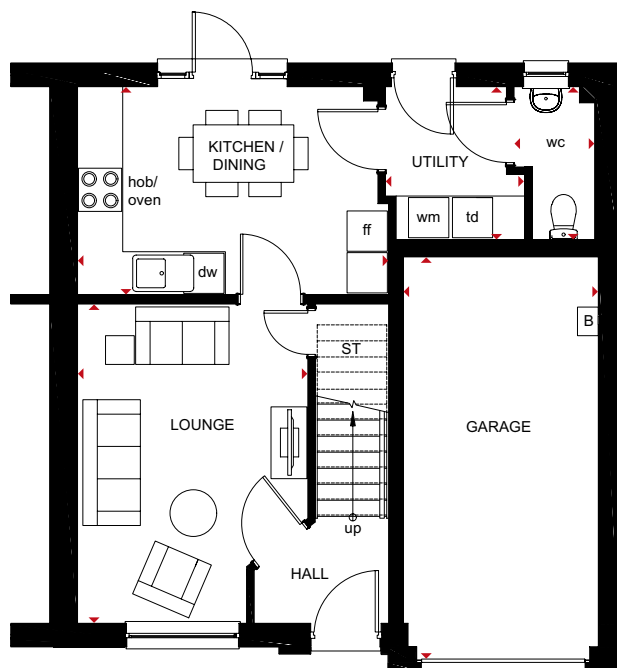
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	



RAVENS CRAIG

3 BEDROOM SEMI-DETACHED HOME

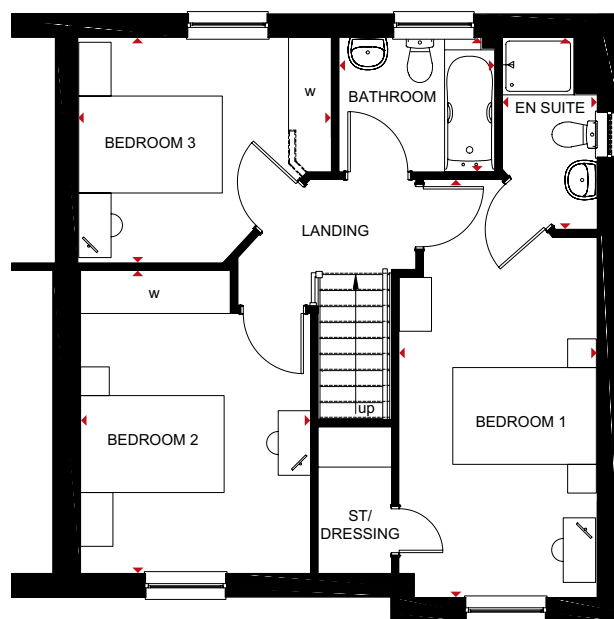
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the main bedroom with en suite,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

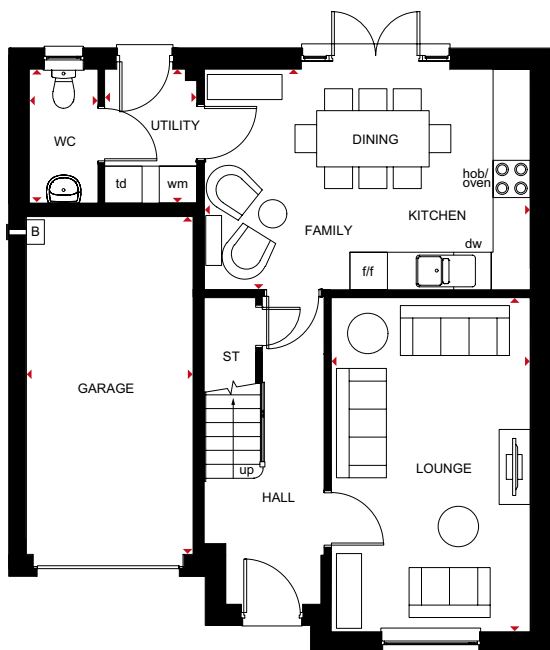


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DEAN

4 BEDROOM DETACHED HOME

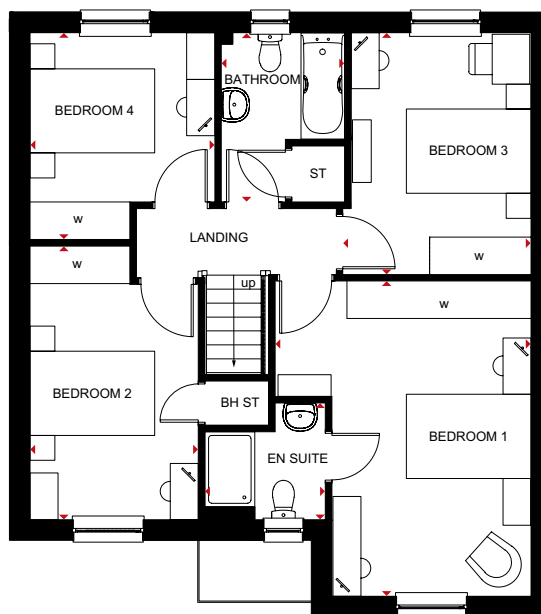
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making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



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 3535mm	17'2" x 11'7"
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]

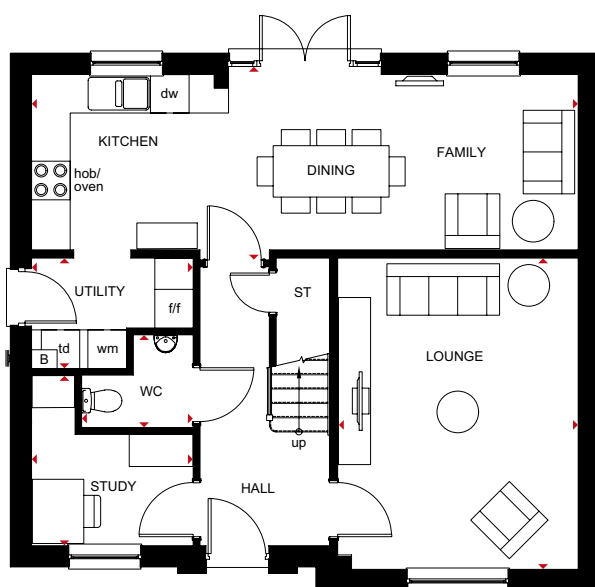
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



BALLOCH

4 BEDROOM DETACHED HOME

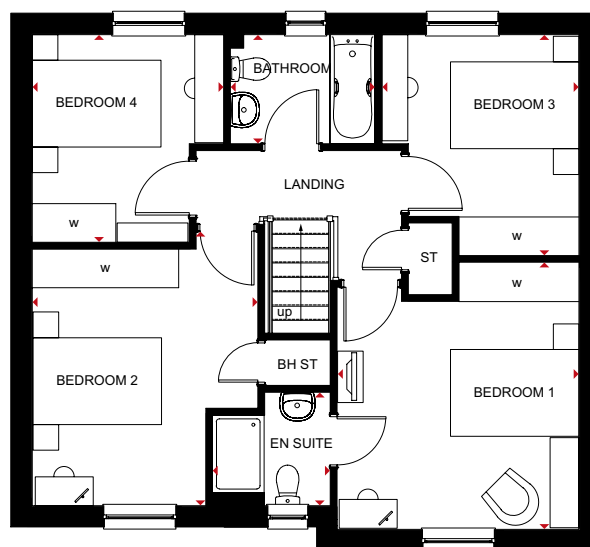
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening 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

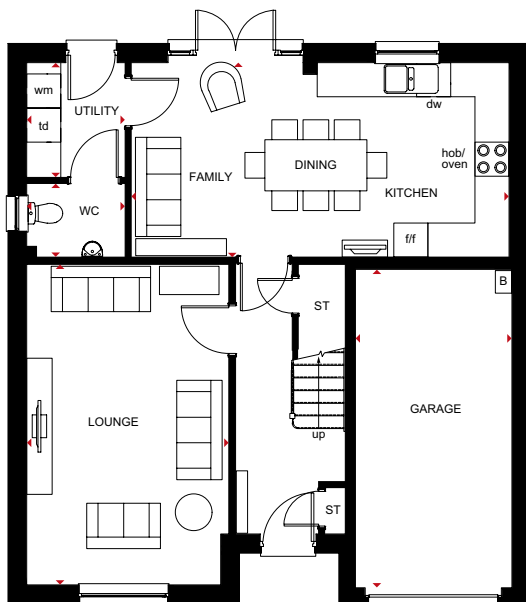
B	Boiler	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



CROMBIE

4 BEDROOM DETACHED HOME

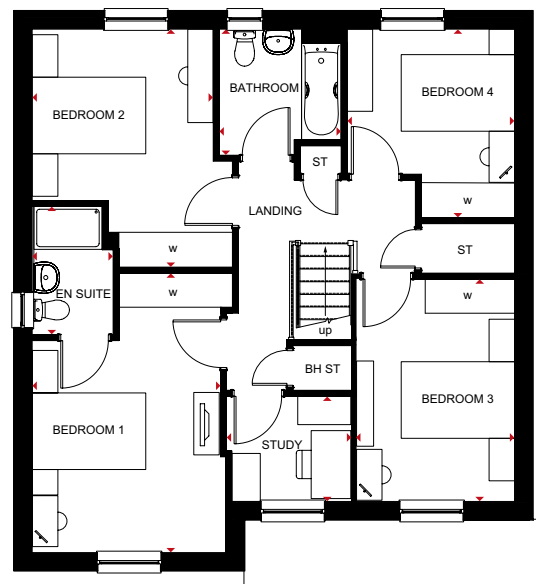
- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite,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



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/Family	6658 x 3430mm	21'10" x 11'3"
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	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

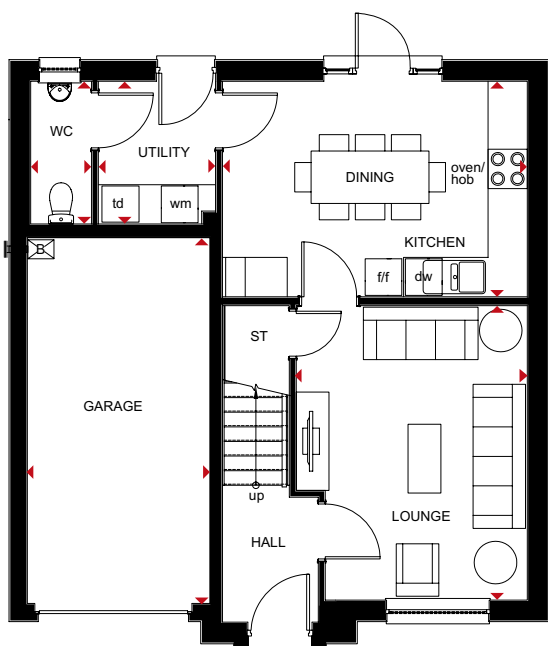


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FENTON

4 BEDROOM DETACHED HOME

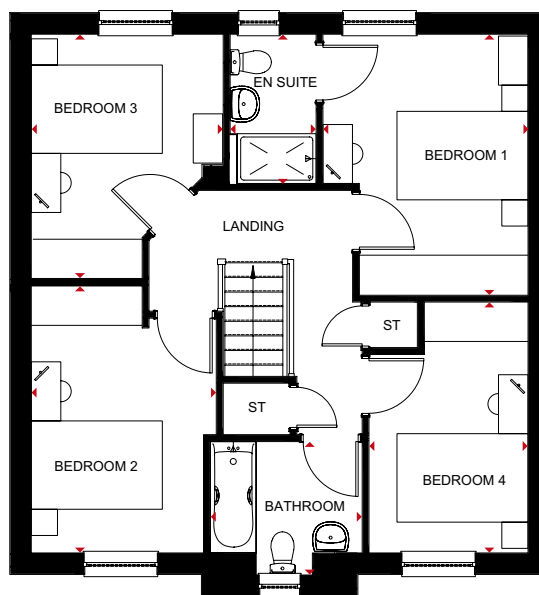
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with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

f/f Fridge/freezer space
dw Dishwasher space
td Tumble dryer space

◀ ▶ Dimension location

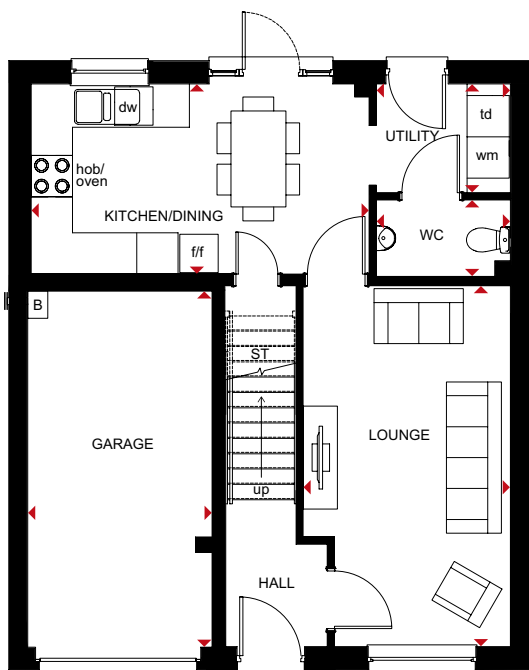


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GLAMIS

4 BEDROOM DETACHED HOME

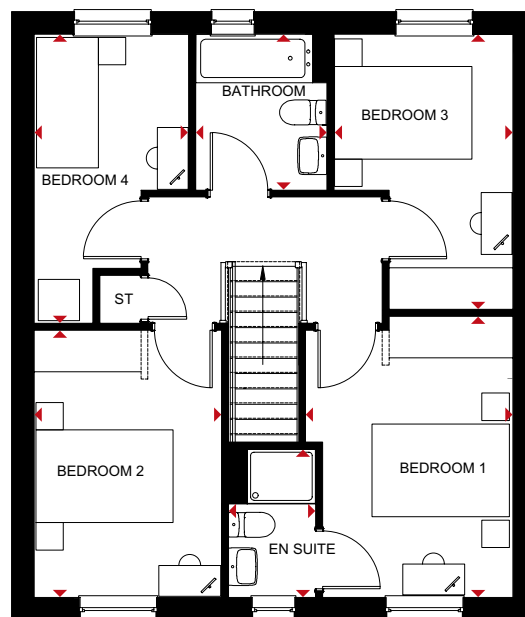
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one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

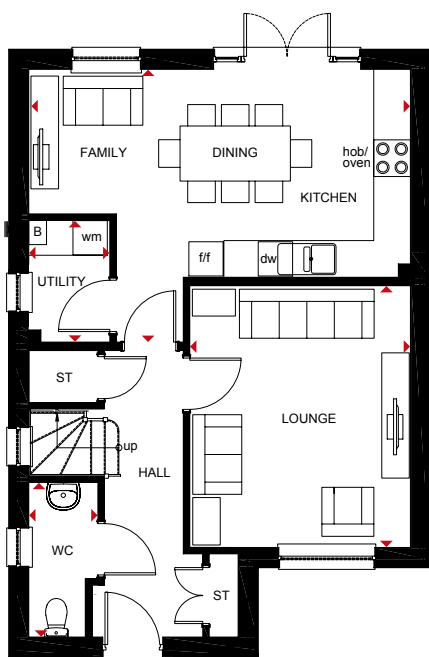
[Approximate dimensions]

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

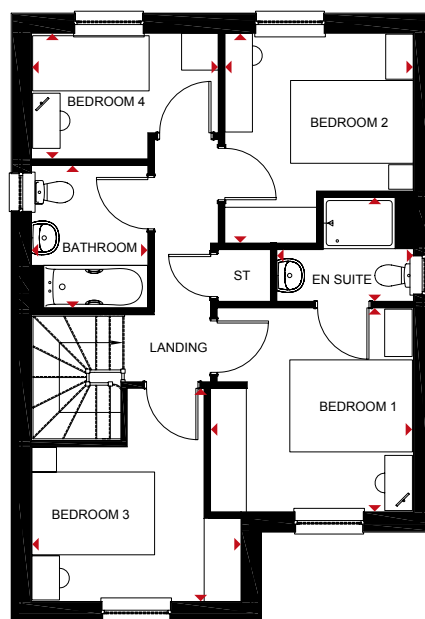
- A flexible family home, ideal for modern living
- Spacious open-plan kitchen – with separate utility – includes dining and family space, and garden access via French doors
- Good-sized lounge offers the perfect space for all the family to relax in
- Three double bedrooms, the main bedroom with en suite,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

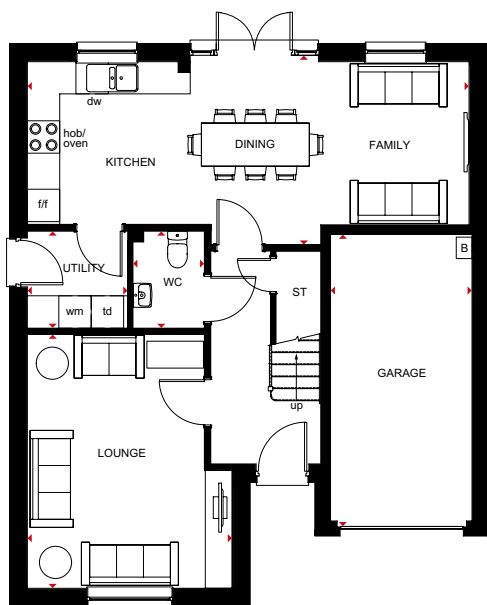


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STOBO

4 BEDROOM DETACHED HOUSE

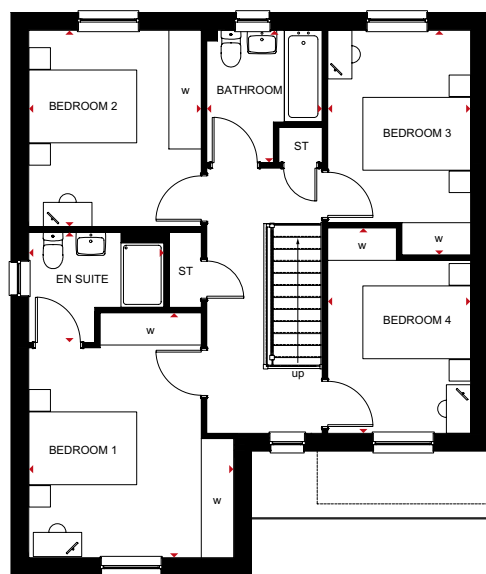
- Ideal family home with generously sized rooms for flexible living
- Stylish open-plan kitchen/dining/family area with access to the rear garden, and a separate utility room and WC
- Spacious lounge for everyone to relax in and an integral garage for added security
- Four double bedrooms, with an en suite shower room to bedroom 1



Ground Floor

Lounge	3800 x 4714mm	12'6" x 15'6"
Kitchen/ Dining/Family	8195 x 3401mm	26'11" x 11'2"
Utility	1858 x 1798mm	6'1" x 5'11"
WC	1325 x 1798mm	4'4" x 5'11"
Garage	2624 x 5316mm	8'7" x 17'5"

[Approximate dimensions]



First Floor

Bedroom 1	3800 x 4543mm	12'6" x 14'11"
En Suite	2508 x 2048mm	8'3" x 6'9"
Bedroom 2	3200 x 3641mm	10'6" x 11'11"
Bedroom 3	2652 x 4166mm	8'8" x 13'8"
Bedroom 4	2652 x 3808mm	8'8" x 12'6"
Bathroom	2143 x 2456mm	7'0" x 8'1"

[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		

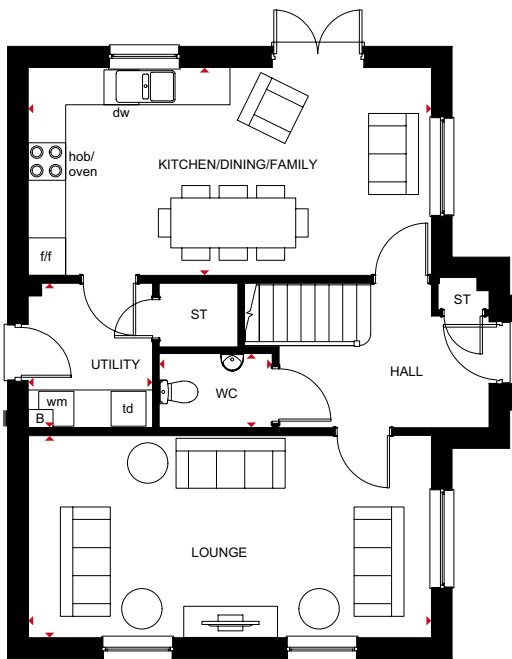


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CAMPBELL

4 BEDROOM DETACHED HOME

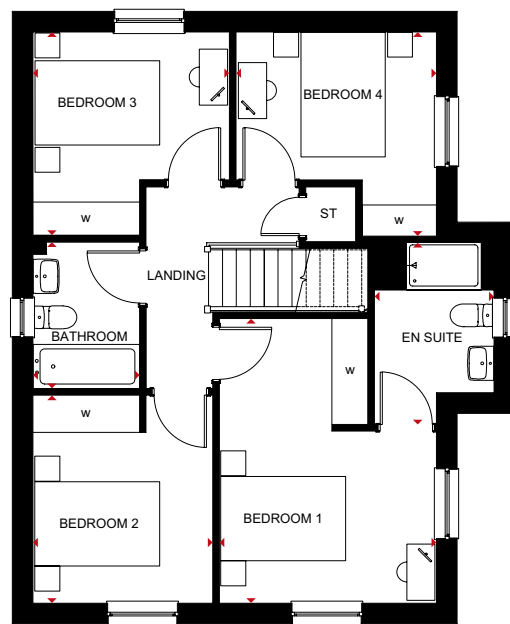
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom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



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]

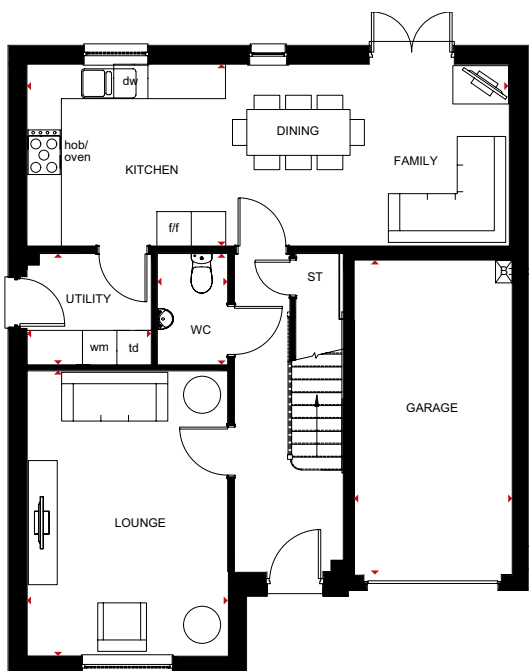
KEY	B Boiler	f/f Fridge/freezer space	w Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	td Tumble dryer space	



BALLATHIE

5 BEDROOM DETACHED HOME

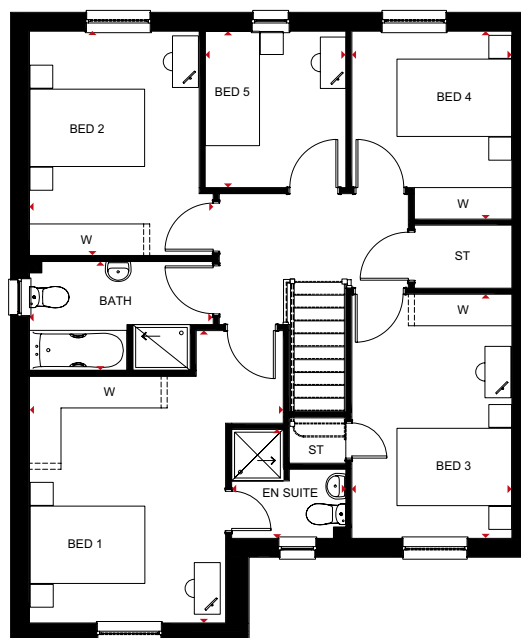
- Exceptionally spacious home designed for modern family living
- Bright, open-plan kitchen with flexible dining and family areas leading to the rear garden, and front-aspect lounge
- Separate utility room, and integral garage providing added security
- Four double bedrooms – the spacious main with en 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"
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
	W Wardrobe	dw Dishwasher space	



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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



barratthomes.co.uk

0333 3558 464

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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P1084370/SEP25