

SCOTIA

at Highwood, Croy



FREEPHONE: 0800 0855 455 WWW.SCOTIA-HOMES.CO.UK

The site layout plan, floor plans and CGIs are intended for illustration purposes only and may change for example in response to market demand, ground conditions, local authority and NHBC etc. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details.
All information is accurate at time of going to print - July 2019.

CREATING GREAT PLACES TO LIVE



Why is a Scotia home such a GREAT PLACE TO LIVE?

AT SCOTIA, WE DON'T JUST ASSUME WE KNOW WHAT YOU WANT FROM YOUR NEW HOME, WE ASK YOU. THEN WE BUILD THE HOME YOU'LL LOVE, IN THE PLACE YOU WANT. WE STRIVE TO CREATE ATTRACTIVE, SUSTAINABLE AND UNIQUE COMMUNITIES.



PLACES DEVELOPED IN CONSULTATION WITH LOCAL EXPERTS. YOU.

We do things differently from the very start, by asking local people what they think and using this to inform our design. Add to this our expertise in creating neighbourhoods with built-in sustainability, and the results speak for themselves.



NEIGHBOURHOODS CENTRED AROUND CONVENIENCE.

We use intelligent street design to minimise the distance to local amenities making them ideally no more than a short walk away, so you can enjoy your new community as much as you enjoy your new home.



MODERN HOMES BUILT WITH CHARACTER.

The homes we build are as individual as the people who live in them. They reflect the character of the area and share its architectural features, but are built with sustainability and energy efficiency firmly in mind, using materials that stand the test of time.



OPEN SPACES WHERE NATURE AND COMMUNITY THRIVE.

Our designs take the natural lie of the land into account. The best parts of the site are used to create interesting gathering places and public spaces, forming focal points that allow people to mix and relax.



PLACES YOU CAN LIVE FOR A LIFETIME.

We include properties for a wide range of people, uses and budgets with opportunities available to personalise your new home. The result is well-balanced communities, perfect for all kinds of people at every stage of life.

WELCOME TO HIGHWOOD CROY, SCOTTISH HIGHLANDS

You'll find picturesque Croy in the middle of the beautiful Highland countryside in an area renowned for its breathtaking scenery, vibrant culture, and fantastic food and drink.

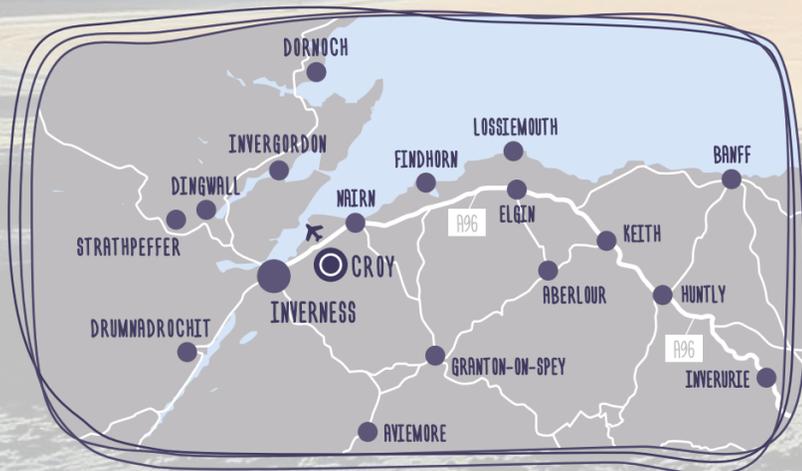
Given the area's famous, often turbulent, history, it'll come as no surprise that nearby Kilravock Castle has its own tale to tell.

Mary Queen of Scots was reportedly received in the castle in 1562, while Prince Charles Edward Stuart was entertained there days before the Battle of Culloden in 1746.

Overlooking the Moray Firth, and just off the A96 trunk road, Croy is ideal for commuters travelling to nearby hubs such as Inverness and Elgin. There are local village and church halls as well as a primary school in the catchment area of Culloden Academy.

There's easy access to a local shop just three miles away in Cawdor, while a ten-minute drive takes you into bustling, cosmopolitan Inverness. Travel a few miles eastwards, and you'll also find more supermarkets, shops, eateries and leisure facilities in Nairn.

From exploring the sensational Moray Firth coastline and scaling some of Britain's highest peaks, to experiencing the best of Scotland's larder — Croy truly is a great place to live.



WELL CONNECTED

- > Inverness: 10.5 miles
- > Nairn: 8 miles
- > Elgin: 30 miles
- > Aviemore: 33 miles
- > Domestic and international airport links at Inverness airport: 3 miles
- > Inverness Rail Station: 9 miles
- > Regular buses running Monday to Saturday to Inverness

BEACH FUN IN SPADES

You're most likely to see the famous Moray Firth dolphins at Chanonry Point, between Fortrose and Rosemarkie on the Black Isle.

Nairn Beach is a fantastic attraction and popular with families. There is also a great range of coastal walks in either direction with a nature reserve at Kingsteps in the east and a viewpoint to the west.

The busy town of Lossiemouth, just 34 miles away, has a lovely marina. It has miles of excellent sandy beaches for long walks in spectacular scenery.



STEP OUTSIDE

There's a reason the Highlands consistently draws tourists from around the globe keen to explore its spectacular peaks and stunning coastline.

Lace up your walking boots and set off along the Great Glen Way, which stretches for 117km from coast to coast across the Highlands, linking the main centres of Fort William and Inverness.

Alternatively, if you've a head for heights, the highest mountain in the British Isles, Ben Nevis, is a two-hour drive away, standing at 1,345 metres (4,411ft) above sea level.

Or if you prefer to get behind the wheel, Inverness is the start and end point for Scotland's answer to Route 66: the North Coast 500. The route showcases the region's fairytale castles, beaches and ruins and runs round the city, up the west coast and back via the rugged north coast.



FOOD FOR THOUGHT

From comforting pub grub to outstanding fine dining, there's something to suit every palate within easy distance of Croy.

Relax and enjoy excellent fare in popular spots such as the Fig & Thistle Bistro in Inverness, or dine in the luxurious surroundings of the Rocpool Restaurant on the banks of the River Ness, or the Boath House near Nairn.

Or for a day out, take the family to visit Baxters Highland Village in Fochabers. Visit the old grocery shop, originally opened by George Baxter in 1868, before tasting one of the café's famous pancakes, hot from the griddle.



CITY LIGHTS

Inverness's origins are ancient, but today it's home to around 47,000 people and is a diverse and bustling city with a fast-growing economy and a high standard of living.

It's lively and vibrant with music, dance and festivities including the Belladrum Tartan Heart Festival in nearby Beaulie, as well as the host of world class live entertainment staged at the Eden Court Theatre.

The city has a host of historic buildings, especially in the old town, which you can enjoy while browsing its range of high street and independent shops from those in the Victorian Market to the modern Eastgate Shopping Centre.

TOUCHING THE PAST

Being home to some of the most fascinating castles and historical sites in the world lends the Highlands something of an air of mystery.

Take Cawdor castle. Steeped in intrigue, the castle dates from the 14th century when the Thanes of Cawdor built it as a private fortress.

Also close by are the Clava Cairns – a well-preserved Bronze Age cemetery site.

And, with artefacts and absorbing interactive displays, the Culloden Visitor Centre is a must-visit attraction. It stands beside the battlefield, where around 1,500 men were killed as the final Jacobite rising came to its brutal head in 1746.



TEE TIME

From Castle Stuart to Fortrose & Rosemarkie Golf Club — which was established in 1793 and is the 15th oldest recorded club in the world — the area around Croy boasts some of the best courses in the country.

Nairn itself is home to two championship courses: Nairn Dunbar Golf Club's renowned links course is situated on the stunning Moray Firth coast; while Nairn Golf Club was created from a Highland wilderness of gorse and heather in 1887 and is known as one of the best in Scotland.



Making the most of space

THE CHARACTER OF THE SITE IS OPEN AND SIMPLE, AFFORDING A SENSE OF SPACE AND PROVIDING BREATHTAKING VIEWS ACROSS THE MORAY FIRTH.

Reinforcing the distinctiveness of the landscape, Highwood has been planned specifically to create a renewed identity for the expanding, thriving community.

Each home has been placed in such a way as to make best use of the space, creating strong, interesting and diverse variations in street frontage. Treating each home individually based on its

location and surroundings has allowed each plot to be accentuated to its full potential, both inside and out.

Within our three and four-bedroom houses, the form of each home is based on the reinterpretation of traditional rural forms: creating a contemporary Scottish vernacular design.

The architecture reflects indigenous 18th and 19th century buildings, with proportion, gable width and roof pitch consistent with those seen in surrounding mills and rural buildings: long and narrow in plan, simple in form. Many of these homes have generous south-facing windows and roof-lights to create bright and airy interiors.

A simple range of materials is used within the design to reinforce the sense of local identity: effortlessly enriching the light and open feel of the development, both throughout the streets and within each home.



There is a large variety of house types available at Highwood, creating an attractive range of three and four bedroom homes.

PHASE 1

Gable House

3 BEDROOM DETACHED
PLOTS: 4, 5, 6, 8

Gatehouse

3/4 BEDROOM DETACHED
PLOTS: 1, 2, 17, 19, 20, 21, 22, 24, 32

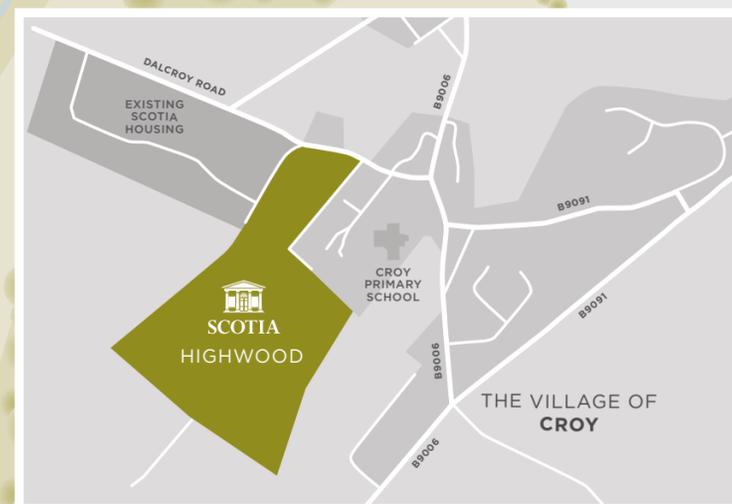
Corner House

3/4 BEDROOM DETACHED
PLOTS: 3, 18, 23

Gardener

3/4 BEDROOM DETACHED
PLOT: 7

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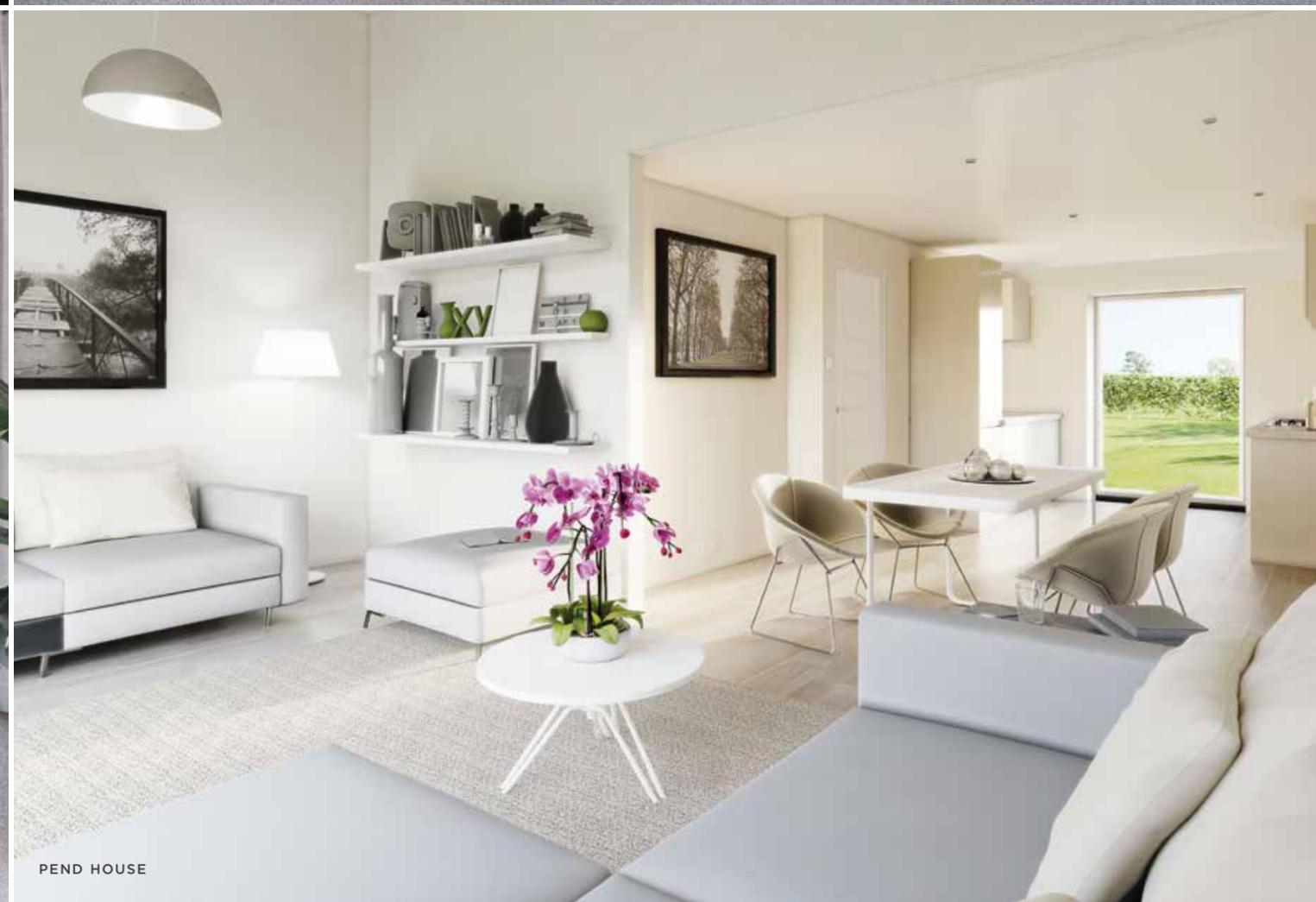
CORNER HOUSE



GATEHOUSE



GABLE HOUSE



PEND HOUSE

Gable House

3 bedroom detached house



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining
17'5" x 11'0" (5.31m x 3.35m)
Kitchen
17'5" x 7'9" (5.32m x 2.37m)
Utility
8'6" x 5'11" (2.60m x 1.80m)
WC
5'10" x 5'7" (1.78m x 1.69m)

FIRST FLOOR

Master Bedroom
15'1" x 7'10" (4.60m x 2.38m)
Bedroom 2
9'5" x 8'5" (2.88m x 2.57m)
Bedroom 3
8'5" x 7'7" (2.57m x 2.32m)
Bathroom
6'11" x 5'8" (2.10m x 1.73m)
En Suite
8'8" x 5'0" (2.64m x 1.53m)

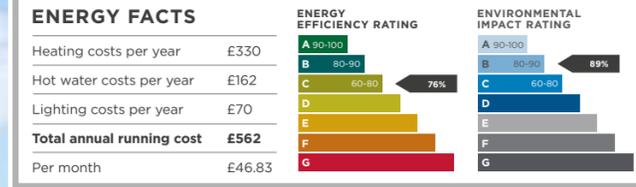
Total Floor Area
1,192 sq ft (110.7 sq m)

WITH SUPERFAST FIBRE
OPTIC BROADBAND

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WITH SUPERFAST FIBRE
OPTIC BROADBAND

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Gatehouse

3/4 bedroom detached house



GROUND FLOOR



FIRST FLOOR

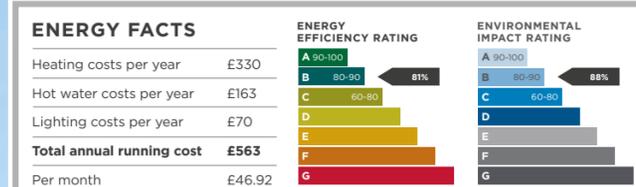
GROUND FLOOR

Living
12'9" x 17'5" (3.88m x 5.31m)
Study/Bedroom 4
7'1" x 7'7" (2.17m x 2.30m)
Dining/Kitchen
12'8" x 11'6" (3.87m x 3.50m)
Utility
7'7" x 5'11" (2.30m x 1.80m)
WC
6'4" x 5'6" (1.94m x 1.68m)

FIRST FLOOR

Master Bedroom
16'8" x 9'10" (5.08m x 3.00m)
Bedroom 2
10'4" x 9'8" (3.16m x 2.95m)
Bedroom 3
9'8" x 9'4" (2.95m x 2.85m)
Bathroom
7'5" x 6'7" (2.26m x 2.00m)
En Suite
10'8" x 7'3" (3.26m x 2.21m)

Total Floor Area
1,240 sq ft (115.2 sq m)



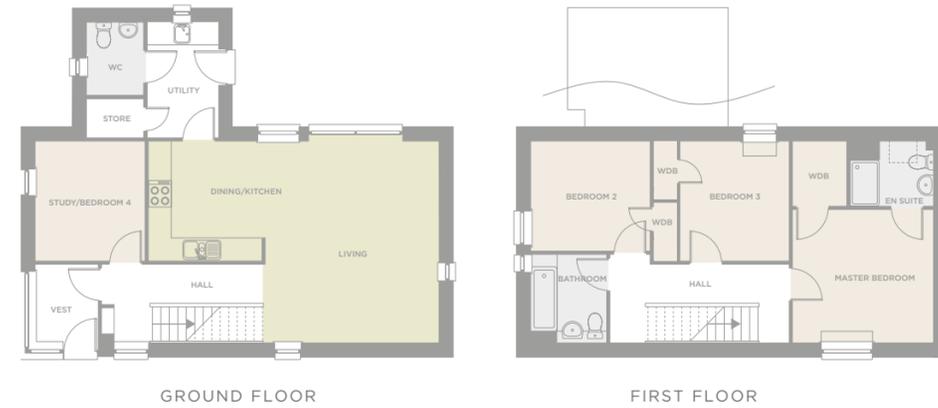
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ENERGY FACTS		ENERGY EFFICIENCY RATING		ENVIRONMENTAL IMPACT RATING	
Heating costs per year	£401	A 90-100	76%	A 90-100	88%
Hot water costs per year	£161	B 80-90			
Lighting costs per year	£71	C 60-80			
Total annual running cost	£633	D			
Per month	£52.75	E			
		F			
		G			

Corner House

3/4 bedroom detached house - timber clad



GROUND FLOOR

- Living**
17'5" x 15'1" (5.31m x 4.60m)
- Dining/Kitchen**
10'4" x 9'10" (3.15m x 3.00m)
- Utility**
10'0" x 6'2" (3.05m x 1.88m)
- Bedroom 4/Study**
10'4" x 9'6" (3.16m x 2.90m)
- WC**
6'3" x 4'11" (1.91m x 1.50m)

FIRST FLOOR

- Master Bedroom**
12'4" x 11'6" (3.75m x 3.50m)
- Master Bedroom Wardrobe**
5'7" x 4'8" (1.70m x 1.42m)
- Bedroom 2**
10'4" x 9'5" (3.16m x 2.88m)
- Bedroom 3**
10'4" x 9'5" (3.16m x 2.88m)
- Bathroom**
7'7" x 6'7" (2.32m x 2.00m)
- En Suite**
7'4" x 5'7" (2.23m x 1.70m)

Total Floor Area
1,344 sq ft (124.9 sq m)

🛋️ = 01 🛏️ = 04 🍴 = 01 🚽 = 03

📶 WITH SUPERFAST FIBRE OPTIC BROADBAND



ENERGY FACTS		ENERGY EFFICIENCY RATING		ENVIRONMENTAL IMPACT RATING	
Heating costs per year	£429	A 90-100	78%	A 90-100	89%
Hot water costs per year	£161	B 80-90			
Lighting costs per year	£79	C 60-80			
Total annual running cost	£669	D			
Per month	£55.75	E			
		F			
		G			

Gardener

3/4 bedroom detached house - timber clad



GROUND FLOOR

- Living**
17'5" x 12'2" (5.31m x 3.72m)
- Study/Bedroom 4**
13'4" x 11'2" (4.07m x 3.40m)
- Dining/Kitchen**
17'5" x 11'5" (5.31m x 3.49m)
- Utility**
7'0" x 6'11" (2.15m x 2.11m)
- WC**
7'0" x 6'5" (2.15m x 1.94m)

FIRST FLOOR

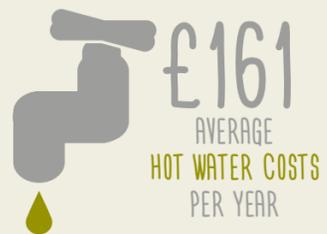
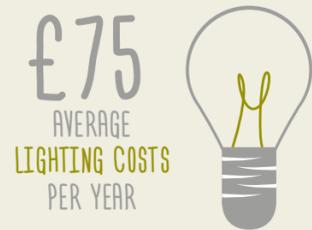
- Master Bedroom**
12'2" x 11'1" (3.72m x 3.38m)
- Bedroom 2**
11'0" x 9'7" (3.36m x 2.92m)
- Bedroom 3**
9'10" x 9'7" (3.00m x 2.92m)
- Bathroom**
7'10" x 7'6" (2.40m x 2.28m)
- En Suite**
7'3" x 6'0" (2.20m x 1.83m)

Total Floor Area
1,452 sq ft (134.9 sq m)

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AVERAGE ENVIRONMENTAL
IMPACT RATING



AVERAGE ENERGY
EFFICIENCY RATING



A MOVE TO A MORE EFFICIENT HOME

We all want to pay less for our energy. It's also important that we try to reduce our carbon footprint. From design and construction to the installation of heating and hot-water systems, energy efficiency is considered at every stage of our developments.

BOILERS

Condensing combination boilers

We install A-rated gas boilers, which provide a combination of central heating and hot water. This is a very efficient option for most homes.

For larger homes that need more hot water, we may supplement this with a FlowSmart system, which improves boiler performance and avoids the need for storing hot water in tanks.

GasSaver

The GasSaver unit extracts heat from the waste gases that are expelled through the flue. This is then used to pre-heat the cold mains water before it enters the boiler. This means the boiler uses less gas to produce heat and hot water – saving on energy bills and reducing emissions.

Thermal store

The thermal store, in larger homes using the GasSaver unit, further pre-heats and stores water, so the boiler works less to produce consistently hot water for a longer period.

INSULATION

Heat is lost through the floor, walls and roof, and particularly doors and windows. Without careful design, thermal bridging lets heat escape easily, and wastes energy in heat generation.

WINDOWS

Modern A-rated double-glazing is used, generally with solar/thermal glass, gas-filled cavities and warm-edge insulated spacer bars. This reduces heat loss and maximises solar gain. The frames are compartmented to reduce heat loss, and weather-seals provide full protection from the elements.

These figures are based on Predicted Energy Assessments for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property. The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area, the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Solar Electricity

Solar panels convert sunlight into electricity for you to use in your new home.

Features such as solar panels come as standard on many properties and help towards our commitment to the highest levels of environmental sustainability.

How does it work?

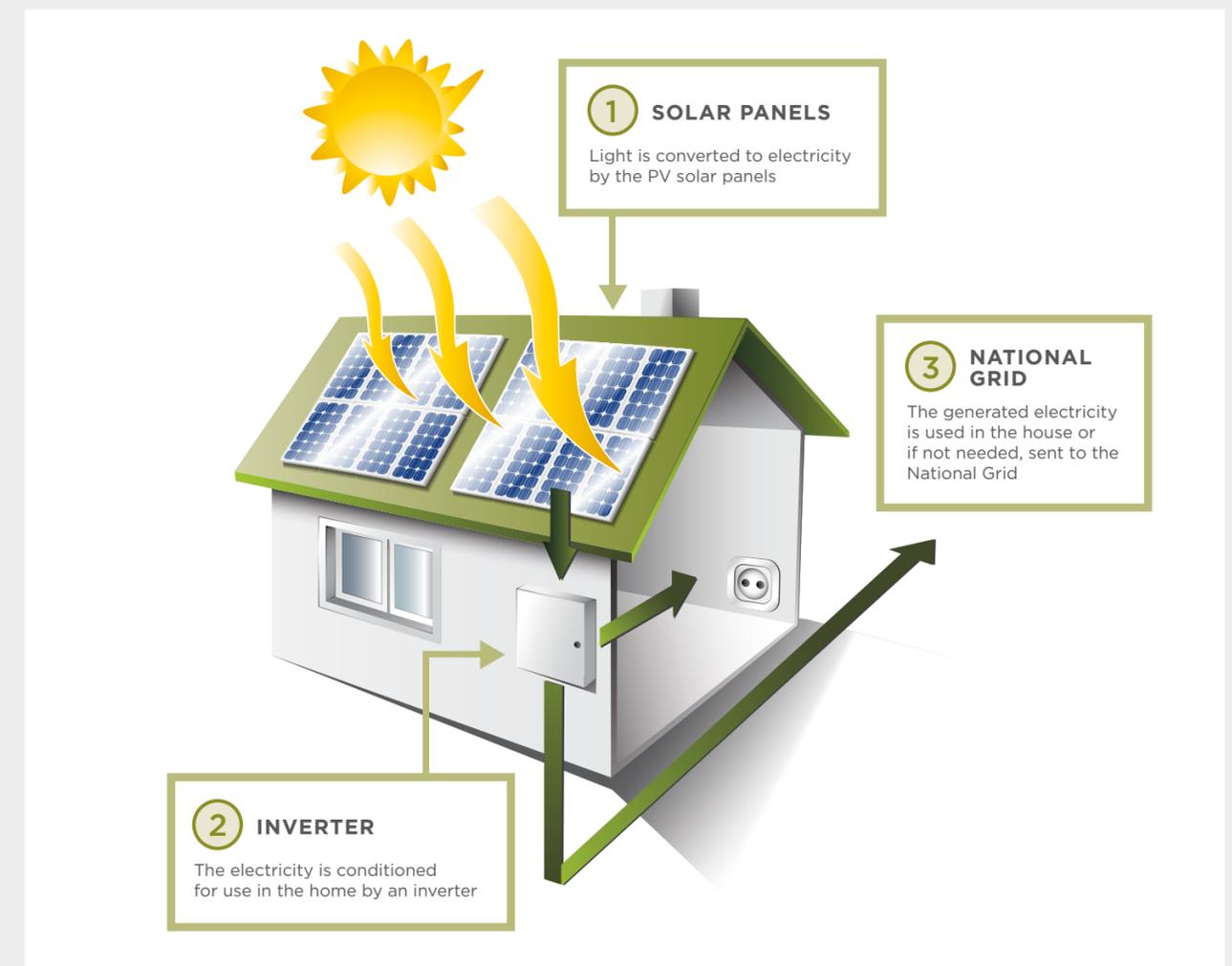
The solar PV panels on the roof absorb light and convert it to electricity. A device called an inverter conditions the electricity so that it is suitable to use in the house.

When you use more electricity than the solar panels produce, the solar energy is topped up with electricity from your supplier. If the panels are producing more than you need, the excess is exported to the grid for others to use.

Save money and help the environment

Every unit of electricity you use from these panels is a unit you don't have to buy from your electricity supplier: saving you money.

And if you can time the use of appliances, such as dishwashers and washing machines, to the middle of the day when the panels are producing at their peak, you'll save even more.





HASSLE FREE LPG

The homes at Highwood, Croy use Calor Liquefied Petroleum Gas (LPG) – a clean, sustainable and modern fuel that offers the same easy way of running your home as mains gas.

Calor Gas is the appointed supplier of Liquefied Petroleum Gas (LPG) for your new Scotia home.

LPG has a lower SAP rating** than either electricity or oil, so will help to improve the overall energy rating of your new home.

If you are not used to LPG you may have a few questions and we have answered some of those most frequently asked here.

Q WHO IS CALOR GAS?

A Many of the two million homes and 200,000 businesses located off the mains grid in rural Britain use LPG and Calor Gas is currently the leading supplier. The company has the UK's largest fleet of LPG delivery vehicles.

Q HOW DO I KNOW HOW MUCH FUEL I AM USING?

A Your home is fitted with a meter to record and monitor the amount of fuel being used in your property. Your bill will be based on these amounts.

Q HOW CAN I WORK OUT WHAT I AM SPENDING ON FUEL?

A The cost is 38.5p +VAT per litre with an additional quarterly standing charge of £15.00 +VAT.

Q WHERE IS THE LPG STORED?

A There will be a central storage location that houses fuel for all the homes on the development.

Q WHAT HAPPENS IF THE LPG RUNS OUT?

A Calor LPG storage tanks are fitted with a system that automatically reorders more fuel for you when it is required. The storage level is maintained at a minimum of 25% so you will never run out.

Q HOW DO I GET MORE GAS DELIVERED?

A When the central tanks here need to be refilled, and the fuel has been automatically reordered, the Calor LPG tanker will simply come and top them up. As the tanks are in a public area, it is not necessary for a homeowner to be around to accept the delivery.

Q ANY FURTHER QUESTIONS?

A If you have any further questions or need more information contact **03457 661111** or visit **calor.co.uk**

THE SMALL PRINT

Highwood, Croy is what is known as a metered estate where the central gas storage tanks and connecting pipes are owned by a single LPG company, in this case Calor Gas. You can view a copy of Calor's standard supply contract at Scotia's website for Highwood, Croy or by requesting from the sales advisor for the development.

**Details and prices correct at the time of going to print and are subject to change.*

***SAP is the method used by the government to compare and assess the energy use and environmental performance of all homes.*

The information in this brochure has been provided by Calor. Scotia can not be held responsible for any information or failings of services provided by Calor.

 <p>MANY OF THE 2 MILLION HOMES AND 200,000 BUSINESSES LOCATED OFF THE MAINS GRID IN RURAL BRITAIN USE LPG</p>	 <p>A METER IS FITTED TO RECORD AND MONITOR THE AMOUNT OF FUEL BEING USED</p>	 <p>THE STORAGE TANKS ARE FITTED WITH A SYSTEM THAT AUTOMATICALLY REORDERS FUEL SO IT NEVER FALLS BELOW 25%</p>	 <p>WHEN AUTOMATICALLY REORDERED, THE CALOR LPG TANKER WILL SIMPLY COME TO TOP UP CENTRAL TANKS</p>	<p>£ £ £</p> <p>38.5p +VAT PER LITRE</p> <p>£15 +VAT QUARTERLY STANDING CHARGE</p>
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High quality, sustainable timber cladding

The materials used in the design of each home define the character of the building and the identity of the surrounding area.

Siberian Larch cladding is a popular cladding choice due to its aesthetic beauty and excellent durability. It is extremely versatile, being suitable for most external cladding applications, and ensures a contemporary look to your home.

Q IS SIBERIAN LARCH TIMBER CLADDING FRIENDLY FOR THE ENVIRONMENT?

A Siberian Larch cladding is renewable, reusable, ultimately biodegradable, contains minimal embodied energy and is a FSC® (Forest Stewardship Council) certified product sourced from sustainable forests.

“aesthetic beauty and excellent durability”

Timber is the only material used in building construction which is completely renewable. Using timber in long-life building applications means more trees will have been planted, grown and harvested before the timber product reaches its end of life: significantly reducing emissions compared with other materials.

Q HOW LONG WILL THE TIMBER CLADDING LAST?

A The presence of tannins in Siberian Larch creates a high resistance to decay and rot, making it one of the toughest and most durable softwoods. Its high density means that it is more difficult for decaying organisms to penetrate the wood, resulting in a lifespan of many generations when subject to general outdoor exposure.

Due to its high percentage of heartwood and a minimum of sapwood, Siberian Larch is an extremely dense timber and as such, is not easily damaged.

“renewable, reusable, ultimately biodegradable”

To achieve improved longevity and a more refined contemporary finish, Russwood’s Siberian Larch cladding was vacuum coated in production-controlled conditions with a quality, three part water based paint system.

Q WILL I HAVE TO MAINTAIN THE CLADDING REGULARLY?

A On average, in Scotland, we can expect factory coated cladding boards to last eight to nine years before maintenance (re-coating) is required. However because it is a natural product, this is subject to a range of variables including orientation to the sun, geographical location and exposure to weather.

“ensures a contemporary look to your home”

South facing cladding may require re-coating two to three years sooner than north facing cladding (so six to seven years). The coating colour has an effect on this as well: darker colour soak up more heat and the re-coating times are generally sooner.

Personal preference also plays a role in how often you re-coat. If you prefer your timber to look as it did the day you moved in, you will need to re-coat the timber on your home more regularly than someone who prefers a slightly more weathered look.

For more information please speak to our sales advisor.



THE MAKING OF A SHOWHOME

We asked Annie Stewart from ANTA what is involved in designing a contemporary Scottish interior.



#01 DESIGN PROCESS

When starting a project I first look at how each room will be used. Thinking about the end customer and what their specific requirements will be in terms of usability and bearing in mind future adaptability. For example, when considering bedroom four, I wanted to create something that could be adapted over time from playroom, to study, to spare bedroom.



#04 ACCESSORIES

Adding statement pieces with accessories is key to creating an inspiring interior. Choosing a rug to define a space and adding pattern and texture through cushions and throws adds interest and a personal touch.



#02 COLOUR AND FORM

I always put colour before form and consider the areas of a room that take most of the colour, starting with the walls, then the floor, the ceiling, window treatments, furniture and accessories. I find choosing a favourite fabric swatch sets the theme for each room and determines the colours to be used in the decoration, which limits the palette used for the scheme.

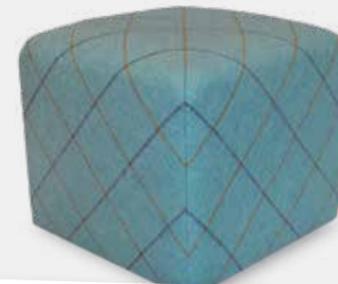
#03 FABRIC AND FLOORING

Our ethos at ANTA is to use natural materials, mixing qualities and textures; wool, linen, oak, ceramic tiles and stoneware. The subtle and geometric nature of tweeds and checks allows colour to be introduced in an orderly fashion to create a contemporary look.



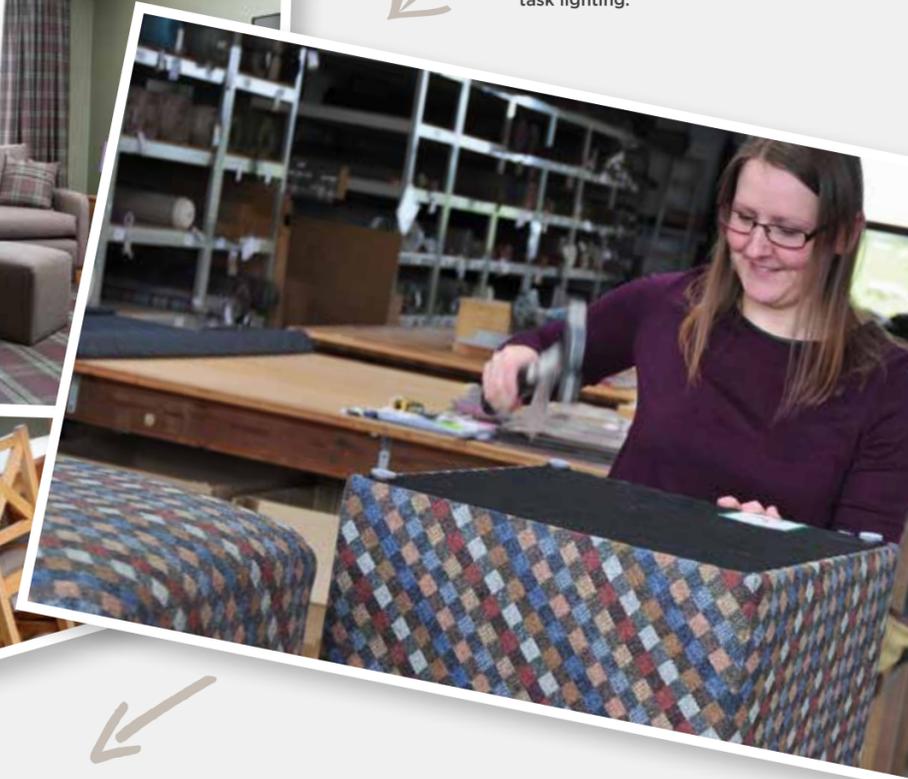
#05 FURNITURE

We tend to use classic shapes, which stand the test of time and all of our furniture is made in Scotland. Cubes are great for adding a pop of colour but practical as extra seating and with no sharp corners they are safe for little ones. The clean and simple shape means the space always looks modern.



#06 LIGHTING

Lighting is important in every room, making sure there is sufficient light all year round. Our hand-painted stoneware lamps are beautiful individual pieces which are interesting objects in themselves at the same time as creating practical task lighting.



#07 THE FINAL DECISION

At ANTA I am less influenced by trends and more so by looking at nature. It is important to have an interior that works with the location of the house and for those who live there. Working with the landscape outside and the natural light in the inside space determines which colours are correct to use.



YOUR HOME. TO YOUR SPECIFICATION.

The interior specification of these homes has been thoughtfully and carefully considered to ensure a high standard is achieved throughout. Our designers and architects work together to deliver the very best in terms of style and functionality.

The homes at Highwood have a timeless yet contemporary design which makes great use of the space. Utility appliances, such as a built-in stainless steel electric oven, extractor hood and integrated fridge/freezer/ice-box are fitted as standard with washer/dryers fitted in some homes.

All windows are double-glazed to ensure maximum insulation and

soundproofing, and doors are painted smooth with chrome ironmongery: all coming together to make sure your new home is peaceful and comfortable.

Bespoke options are available to let you create an interior to suit you. A modern selection of kitchen cabinets, work surfaces and handles are hand-picked by our interior designers. Our bathrooms, cloakrooms and

en-suites come from a contemporary range and we have an array of Porcelanosa tiling to choose from.

We are there to guide you through each of the available options, and to help you create your dream home.*

* Subject to construction timescales. Please see Sales Advisor for more information.

KEEPING YOU CONNECTED with superfast fibre optic broadband straight into your home (FTTP)

FROM STREAMING TELEVISION AND FAMILY FACETIMES, TO CONTROLLING HOME SECURITY AND HEATING, THE NEED TO STAY DIGITALLY CONNECTED HAS BECOME AN INTEGRAL PART OF OUR DAILY LIVES.

WHAT IS FIBRE OPTIC BROADBAND?

Fibre optic broadband uses plastic or glass cables, which allow for faster data transfer compared with the standard copper wires which are used in regular broadband connections.

WHAT IS FTTP?

FTTP stands for fibre to the premises, meaning that your internet will be delivered through independent, pure fibre optic cables that go straight into your home. The alternative, more common (and slower) fibre optic option is **FTTC** which is where the cables stop at an on street cabinet, and then internet is delivered, usually through copper cables.

WHY IS FTTP BETTER THAN FTTC?

With **FTTP**, the fibre optic cables go straight into your home, there is no drop off in internet speed caused by sharing the connection with neighbours, or being further away from the on-street cabinet. It is **up to 10 times faster** than **FTTC** and is also very resilient as there is less exposure in terms of connection being harmed by water or chemicals.

DOES FIBRE OPTIC PROVIDE A RELIABLE CONNECTION?

The fibre optic cables are buried underground, making it very resilient as there is less exposure to water or chemicals. Furthermore FTTP essentially gives you a private supply of internet that only your home uses and therefore provides a powerful and reliable service, day and night. FTTP is also thought to be the internet most equipped to deal with the projected growth in demand for internet usage over the next decade.

DOES FTTP COST MORE?

The installation costs for FTTP can be prohibitive as it is more expensive to install than FTTC, which is why it is not readily available in the UK. However at Highwood, the installation is paid and complete by the time you move into your new home.

Ongoing monthly broadband costs will not cost more just because your home has FTTP, it will be as per the standard rate of your chosen broadband supplier.

See Sales Advisor for more information.

Symphony[®]

Welcome to your new kitchen

YOUR SYMPHONY KITCHEN AT HIGHWOOD

The kitchen is at the heart of every home — a space for cooking, socialising and spending time with family.

You need it to be a room that is practical, but which also reflects your personal style and tastes. Symphony has designed kitchens that fit perfectly in your new Scotia home. They are designed to make the most of the space and with the upgrades that are available, you can get the kitchen you want, at the price that's right for you.

WITH LOTS OF STYLES TO CHOOSE FROM

Scotia has teamed up with Symphony to offer you a comprehensive choice of classic and contemporary kitchens. What is your preferred style? Classic country kitchen, or something more modern? So whether you want to select an on-trend and stylish grey colour, a more neutral ivory, a subtle sage then the choice is yours.

Whether you'd prefer gloss or matt finishes, then there is something for everyone. Platinum, anthracite and cobble are all extremely popular and infuse subtle colour into the kitchen choice.

GET A HELPING HAND

Symphony kitchen designers have created recommended cabinets and worktops that work well together, so you won't find it difficult to create your ideal kitchen. But if these combinations don't suit you, then mix and match your choice of cabinet with any available worktop to achieve your perfect look.

Symphony offers a number of upgrades for your kitchen which allows customers to personalise their kitchen choices and get the kitchen of their dreams. In your new Scotia Home, the kitchen comes with high-quality cabinets, sturdy worktops and easy-to-clean handles. Your new kitchen is completely fit for purpose and is built to last.

The images on this page are representative of the range of kitchens being used, but are not representative of the kitchen layouts of Highwood. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of the kitchen layouts at Highwood.



“A space for cooking, socialising and spending time with family.”



“The kitchen is the heart of every home.”