

The Manor Park

Dunlop

A luxury, exclusive development of stunning four- and five-bedroom detached homes, by Ogilvie Homes.

ogilvie
HOMES

NEW
HOMES
QUALITY
CODE

NEW HOMES
OMBUDSMAN
SERVICE



Example Hopetoun



The Manor Park

Dunlop

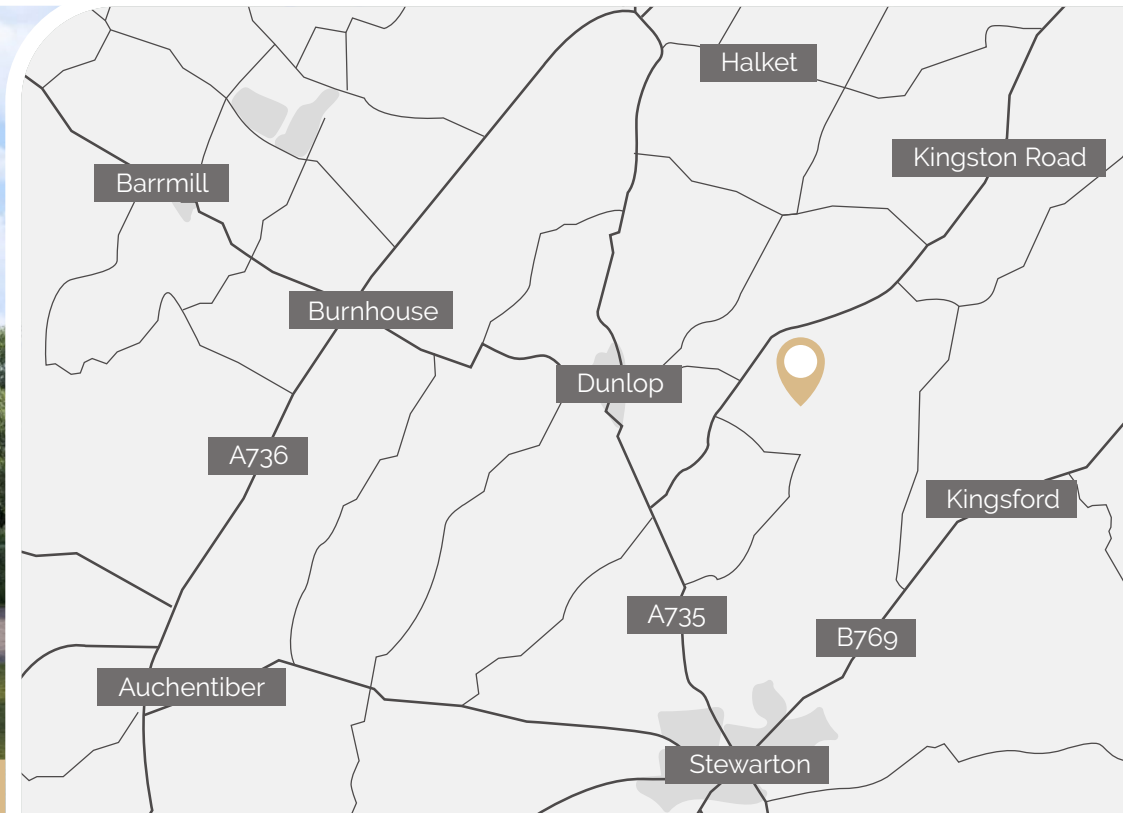


Countryside, coastline and community...it's all on your doorstep

The Manor Park sits within the historic setting of Dunlop Manor and Country Estate. This highly sought-after location enjoys the picturesque rural landscapes of Ayrshire while still being close to key amenities – with Dunlop village on your doorstep and Kilmarnock town only a 15-minute drive to the south.

The buzz of the city isn't too far away, either. Glasgow is a half-hour drive to the north-east, while the M77 and Glasgow Prestwick Airport open up opportunities for explorations further afield.

Beyond the rolling hills, one of the major draws of Ayrshire is the stunning coastline along the Firth of Clyde, which comprises unspoilt beaches like Ayr and Troon, picturesque fishing towns and jaw-dropping views across to the Isle of Arran. Ayrshire is also home to a number of quaint villages, heritage sites and nearly 50 golf courses – a real rural retreat!



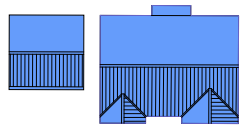
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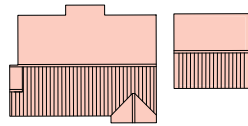


Site map

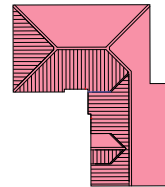
The Manor Park, Dunlop, will comprise of 23 luxury four- and five-bedroom private, detached homes. The five house types within The Manor Park are Merton, Dalmeny, Arniston, Hopetoun and Earlston.



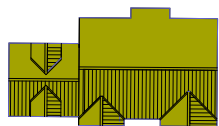
Merton
4-bedroom detached house



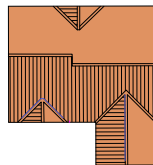
Dalmeny
4-bedroom detached house



Arniston
4-bedroom detached house



Hopetoun
5-bedroom detached house



Earlston
5-bedroom detached house

Merton
4-bedroom
detached house

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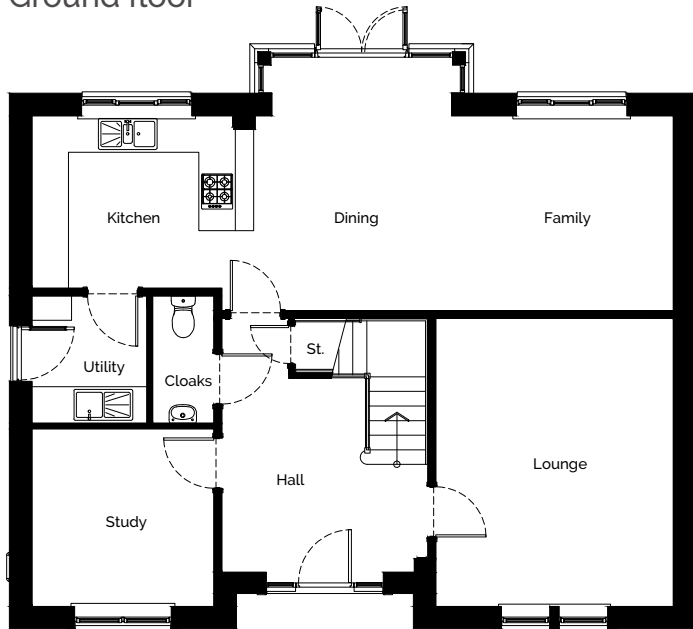




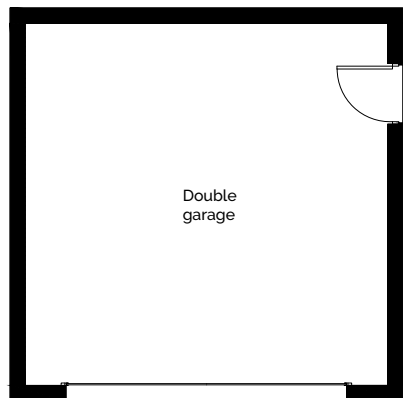
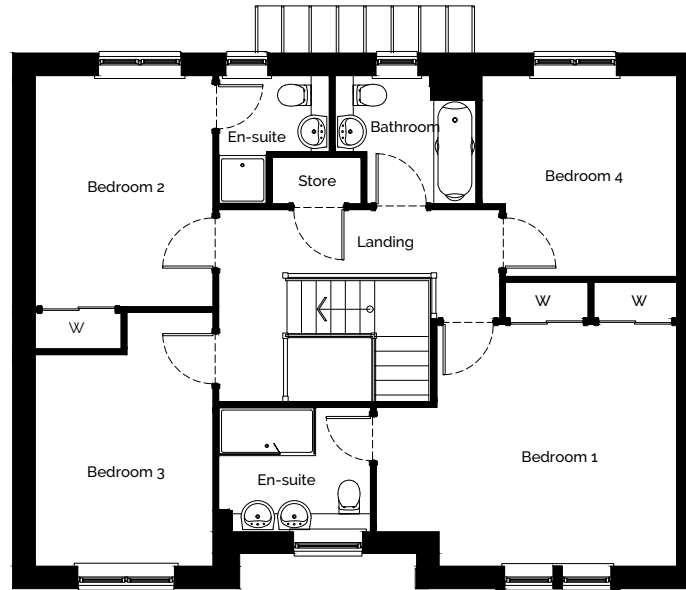
Merton

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
3.90m x 4.74m
12'80" x 15'55"

Dining
3.23m x 4.04m
10'60" x 13'25"

Kitchen
3.66m x 2.83m
12'00" x 9'28"

Family
3.64m x 3.21m
11'94" x 10'53"

Study
2.99m x 2.92m
9'81" x 9'58"

Utility
1.89m x 2.09m
6'20" x 6'86"

Cloakroom
1.01m x 2.09m
3'31" x 6'86"

Double garage
5.64m x 5.64m
18'5" x 18'5"

First floor

Bedroom 1
4.94m x 3.97m
16'21" x 13'02"

En-suite 1
2.49m x 2.05m
8'17" x 6'73"

Bedroom 2
2.92m x 3.80m
9'58" x 12'47"

En-suite 2
1.82m x 1.25m
5'97" x 4'10"

Bedroom 3
2.92m x 4.17m
9'58" x 13'68"

Bedroom 4
3.20m x 3.30m
10'50" x 10'83"

Bathroom
2.32m x 2.11m
7'61" x 6'92"

Total area*

168.80 sq.m/1,817 sq.ft

*Excludes double garage measurements.

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Dalmeny

4-bedroom
detached house

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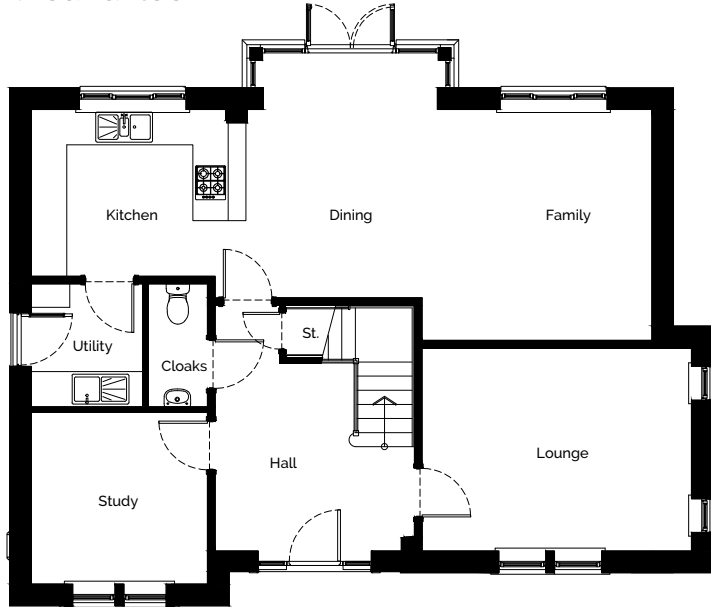




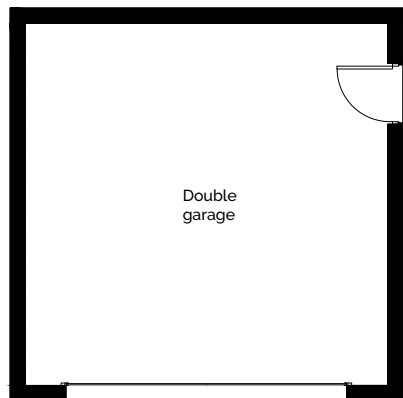
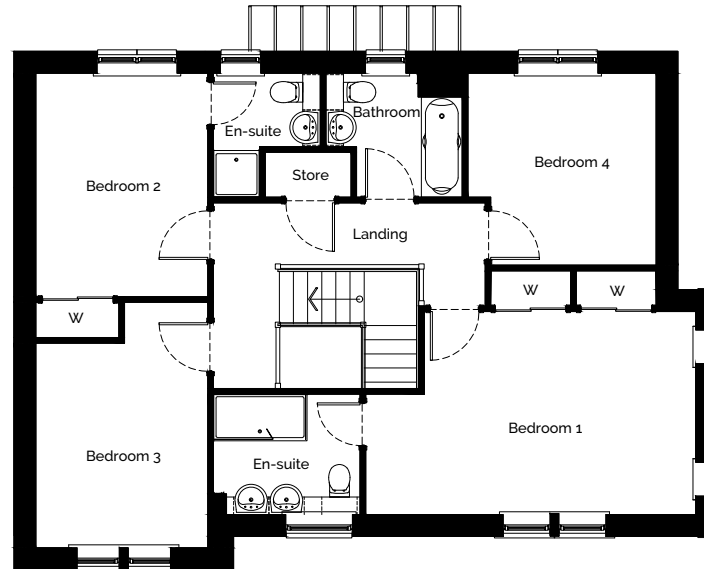
Dalmeny

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
4.58m x 3.45m
15'03" x 11'32"

Dining
3.23m x 4.04m
10'60" x 13'25"

Kitchen
3.66m x 2.83m
12'00" x 9'28"

Family
3.64m x 3.92m
11'94" x 12'86"

Study
2.99m x 2.92m
9'81" x 9'58"

Utility
1.89m x 2.09m
6'20" x 6'86"

Cloakroom
1.01m x 2.09m
3'31" x 6'86"

Double garage
5.64m x 5.64m
18'5" x 18'5"

First floor

Bedroom 1
5.61m x 3.45m
18'41" x 11'32"

En-suite 1
2.49m x 2.05m
8'17" x 6'73"

Bedroom 2
2.92m x 3.80m
9'58" x 12'47"

En-suite 2
1.82m x 1.25m
5'97" x 4'10"

Bedroom 3
2.92m x 4.17m
9'58" x 13'68"

Bedroom 4
3.20m x 3.26m
10'50" x 10'70"

Bathroom
2.32m x 2.11m
7'61" x 6'92"

Total area*

172.15 sq.m/1,853 sq.ft

*Excludes double garage measurements.

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Arniston

4-bedroom
detached house

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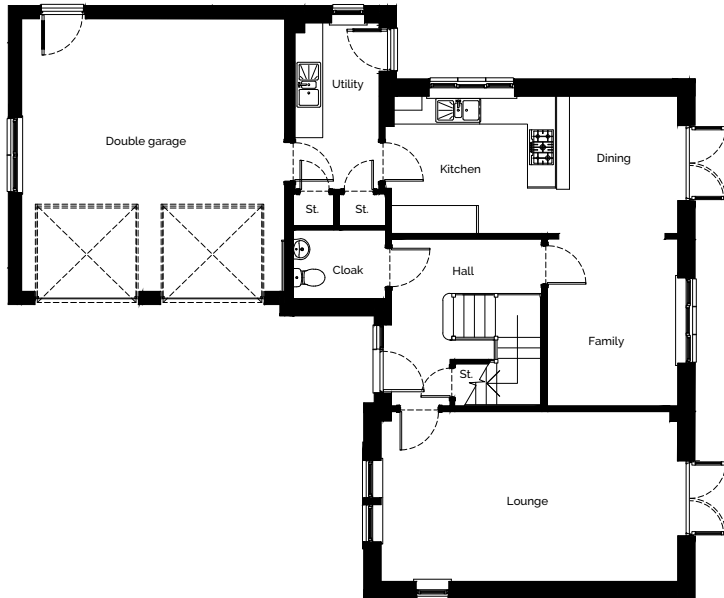




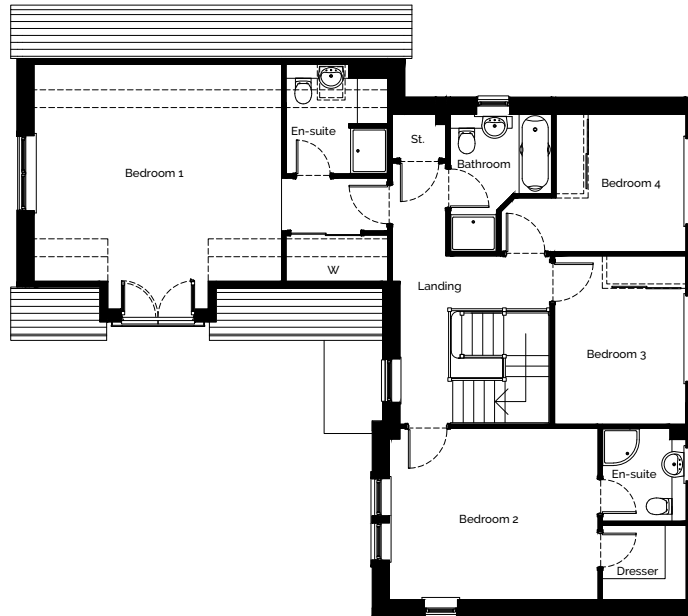
Arniston

4-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

- Lounge
6.37m x 3.65m
20'90" x 11'98"
- Dining
2.33m x 3.01m
7'64" x 9'88"
- Kitchen
3.82m x 2.96m
12'53" x 9'71"
- Family
2.80m x 3.65m
9'19" x 11'98"
- Utility
1.81m x 3.58m
5'94" x 11'75"
- Cloakroom
1.99m x 1.48m
6'53" x 4'86"
- Double garage
5.65m x 5.86m
18'54" x 19'23"

First floor

- Bedroom 1
5.31m x 4.66m
17'42" x 15'29"
- En-suite 1
2.18m x 2.35m
7'15" x 7'71"
- Bedroom 2
4.48m x 3.68m
14'70" x 12'07"
- En-suite 2
1.80m x 1.99m
5'91" x 6'53"
- Bedroom 3
2.83m x 3.61m
9'28" x 11'84"
- Bedroom 4
2.80m x 2.95m
9'19" x 9'68"
- Bathroom
2.17m x 2.95m
7'12" x 9'68"

Total area*

179.30 sq.m/1,930 sq.ft

*Excludes double garage measurements.

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Hopetoun

5-bedroom
detached house

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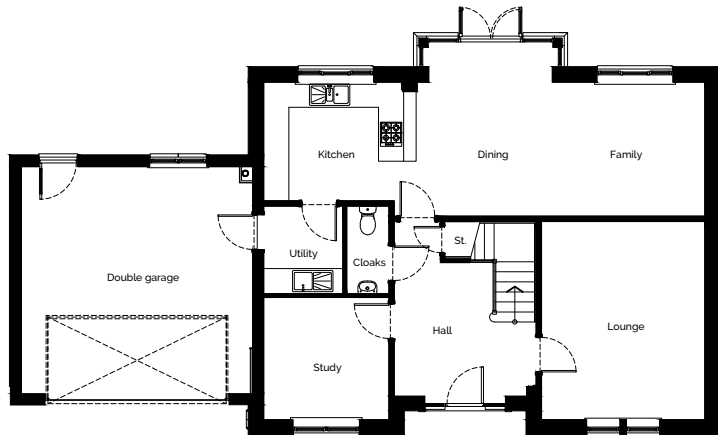




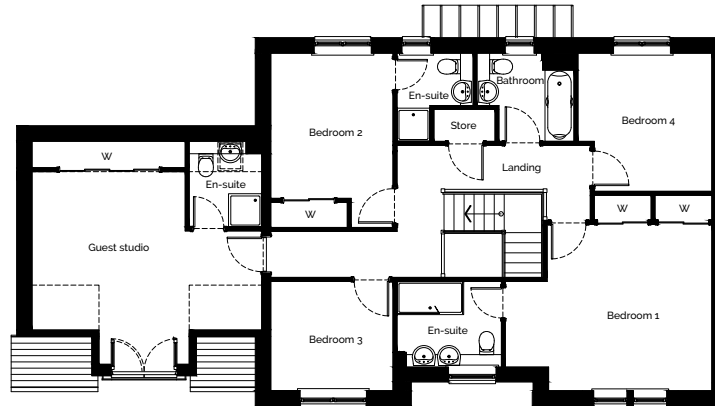
Hopetoun

5-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

Lounge
3.90m x 4.74m
12'80" x 15'55"

Dining
3.23m x 4.04m
10'60" x 13'25"

Kitchen
3.66m x 2.83m
12'00" x 9'28"

Family
3.64m x 3.21m
11'94" x 10'53"

Utility
1.89m x 2.09m
6'20" x 6'86"

Study
2.99m x 2.92m
9'81" x 9'58"

Cloakroom
1.01m x 2.09m
3'31" x 6'86"

Double garage
5.52m x 5.43m
18'11" x 17'81"

Total area*

196.30 sq.m/2,113 sq.ft

First floor

Bedroom 1
4.94m x 3.97m
16'21" x 13'02"

En-suite 1
2.49m x 2.05m
8'17" x 6'73"

Bedroom 2
2.92m x 3.47m
9'58" x 11'38"

En-suite 2
1.82m x 1.25m
5'97" x 4'10"

Bedroom 3
2.92m x 2.61m
9'58" x 8'56"

Bedroom 4
3.20m x 3.3mm
10'50" x 10'83"

Bathroom
2.32m x 2.11m
7'61" x 6'92"

Guest studio
5.49m x 3.78m
18'01" x 12'40"

Guest en-suite
1.73m x 2.05m
5'68" x 6'73"

*Excludes double garage measurements.

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Earlston

5-bedroom
detached house

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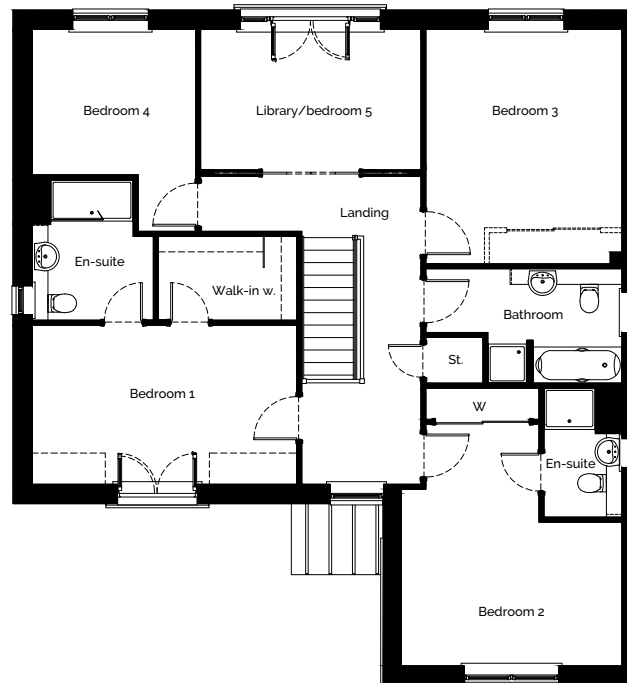
Earlston

5-bedroom detached house

Ground floor



First floor



Dimensions

Ground floor

- Lounge
4.24m x 5.82m
13'91" x 19'09"
- Family/dining
6.02m x 4.49m
19'75" x 14'73"
- Kitchen
3.43m x 3.55m
11'25" x 11'65"
- Utility
1.78m x 3.60m
5'84" x 11'81"
- Cloakroom
1.49m x 1.67m
4'89" x 5'48"
- Double garage
5.08m x 5.05m
16'67" x 16'57"

First floor

- Bedroom 1
5.08m x 3.06m
16'67" x 10'04"
- En-suite 1
2.33m x 2.70m
7'64" x 8'86"
- Bedroom 2
4.24m x 3.39m
13'91" x 11'12"
- En-suite 2
1.50m x 2.48m
4'92" x 8'14"
- Bedroom 3
3.77m x 4.50m
12'37" x 14'76"
- Bedroom 4
3.14m x 2.80m
10'30" x 9'19"
- Library/bedroom 5
4.23m x 2.70m
13'88" x 8'86"
- Bathroom
3.77m x 2.20m
12'37" x 7'22"

Total area*

201.04 sq.m/2,164 sq.ft

*Excludes double garage measurements.

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How to buy your dream home

Part 1

Found the 'one'?

Once you have chosen your house style and which plot you want to buy, we can assist you, if required, with the following:

- Appointing a solicitor to carry out the conveyancing for your purchase is essential. However, should you require the recommendation of a solicitor, we will be happy to recommend options.
- Financial advice from an Independent Financial Advisor – if you do not have anyone in mind, we can recommend suitable independent advisors to provide free financial advice prior to your reservation. Please ask the Sales Manager for details.

The next stage is formalising your reservation agreement, which will hold your chosen plot and fix the price of the property for the period stipulated (usually two to three weeks) and making your reservation payment fee of £500.*

***Should cancellation of your reservation be required, please check with the Development Sales Manager the level of fees incurred.**

During the fixed period your reservation agreement states, our standard legal missive contract will be sent to your appointed solicitor. The stipulated expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important**

as the reservation will automatically expire and any incentive offered will be withdrawn should the next stage of concluding the missive contract not have been achieved (unless a written request submitted from your solicitor to ours has been approved by our office) and the plot will be remarketed for sale. Once you and your solicitor are satisfied with everything, your solicitor will conclude missives on your behalf. At this point, the balance of the deposit will be payable, which is a further £1,000, for a total deposit of £1,500.



How to buy your dream home

Part 2

Found the 'one'?

With the legalities complete, subject to build stage, you will be invited to a specific appointment at the marketing suite to make your colour choices from our excellent range of standard options, plus our client extras range, to finish your new home.* The appointment date agreed will be the final opportunity for processing all colours and any client extras for the property (we are unable to consider any amendments/additions to your colour selections or chosen extras after this appointment date). However, we welcome as many visits by appointment as necessary prior to the final appointment date and time agreed on.

*Please be advised only our pre-approved list of extras will be considered, subject to the build stage of the property at the time.

Following this, we will keep you informed at intervals of the progress of your home to monitor the build programme and anticipated entry date. **As your build progresses, we will be in a clearer position to advise on a firmer, likely date for completion.**

*All photographs and computer-generated images shown in this brochure and on all digital or printed materials are for reference only and specifications must be checked with the relevant sales office for accuracy of plot-specific information.



Subject to build stage at point of reservation

- Prior to completion of foundations and ground floor – at this stage, we will advise buyers of an anticipated calendar quarter.
- When the roof is completed and the building weatherproof – at this stage, our buyer will be advised of the anticipated month of completion.
- When the home is decorated, main services connected and passed fit for habitation by the local authority and Warranty body provider – at this stage, an anticipated move-in date will be agreed on with you.

When your move-in date has been finalised, your funds from your solicitor will be transferred on the agreed date. You will receive a personal home demonstration of your new home from our site team representatives, along with the keys to your new home.

On your day of settlement, you will be provided with a one month after entry form to allow you to record any minor snagging issues, which will be reviewed by our site team at the end of the first month.

Details of our emergency customer care number will be provided for any urgent items.

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Specifications

i General

- 'A' rated energy-efficient boiler
- Thermostatically controlled radiators where applicable
- Multi-point locking system to front (rear doors where applicable)
- TV/FM/SAT and BT point to lounge to allow for future installation of satellite
- Prefinished Vicaima internal doors
- White UPVC windows
- Contemporary chrome ironmongery
- Smooth ceiling finish
- White gloss skirtings, door facings and window cills
- Stair stringers, spindles and newel posts to be white gloss, with stained handrail to complement internal doors
- Photovoltaic solar panels
- 10-year new home warranty

K Kitchen



- Quality-range kitchens with a selection from a wide range of door/handle styles and colours with co-ordinating worktop choices
- Extraction hood/integrated single oven, microwave and fridge freezer (where applicable)
- Kitchen and utility areas will have 100mm upstand to match the worktop and glass splashback to hob (where applicable)
- 1½ bowl composite sink (in a choice of colour) with co-ordinating tap
- 4/5 burner gas hob dependant on house type

B Bathroom

- Contemporary white sanitary ware with chrome fittings
- Thermostatic shower valves to bathroom shower cubicles and en-suite where applicable with 9.5kW electric shower fitted in secondary en-suite, depending on layout
- Semi-frameless glass shower door to shower cubicle
- Selection from a wide range of Porcelanosa designer tiles in bathroom, shower cubicles in en-suite(s) and WC above wash hand basin
- Shaver point in en-suite(s) and bathroom

U Utility (where applicable)

- Single bowl stainless-steel sink with chrome fittings
- Range of base units with selection from a wide range of door/handle style and colours with co-ordinating worktop styles to match kitchen
- Appliance spaces for washing machine/dryer

E External

- Paved footpaths and patios
- Sensor light to front and rear fitted with decorative switched light
- Turf to front and rear gardens
- UPVC fascia and soffit in white to match windows
- Paviour driveways (as per drawing)



Please refer to the on-site Sales Manager for full factoring details, property type specifications or a full list of site-specific upgrade options at time of reservation. This will be a factored development. The company reserve the right to amend and/or update specification at their discretion.