



Welcome to Leet Haugh

The development comprises a mix of 2, 3, 4 and 5 bedroom homes which are specifically designed to suit modern living within the structure of a 'country estate'.

The architectural style and design reflects the regional design vernacular but with the use of some contemporary influence in the specification and detailing to ensure that homes

provide traditional qualities with the benefits of modern energy efficient living.

The 'estate' structure provides a range of accommodation from 'gates lodges' in a bungalow style; 'farm houses' and 'factors houses' in bungalows and detached one and half and two storey homes around the village green; 'stable mews', 'mill buildings' and 'workers cottages' within the courtyard and future/mews area. Whilst providing traditional

homes, a selection of house types will provide walk-in dressing rooms, en-suites, country kitchens, traditional utility/mudrooms and all homes will incorporate built-in wardrobes.

The development has been designed to form its own sense of place within Coldstream and the layout will create distinct areas, nestled within structured landscaped zones and courtyards, so as to create a sense of individual communities within Leet Haugh.



The Location

Coldstream is on the north bank of a long majestic bend of the River Tweed with extensive vistas of the Cheviot Hills to the south. To the North lies Dunglass Hill and Kincham Wood, which is part of the Hirsell Estate, where one will find Leet Haugh on its easterly boundary.

In addition to the amenities of the Hirsell, Coldstream boasts a first class Primary School, varied and interesting tourist and sporting activities such as golf, fishing, bowling, tennis, horse riding, walking and cycling. Coldstream is also within easy driving distance of the spectacular Berwickshire/Northumberland coastline, famous for its towering cliffs, vast sandy beaches, castles, islands and bird life.



Postal Address:

Leet Haugh, Duns Road,
Coldstream, TD12 4HT

How to find us

Leet Haugh from the South

From Newcastle follow the A1 and take the junction just north of Morpeth onto the A697, follow this road through wooded valleys and rolling hills to Cornhill-on-Tweed and then Coldstream. When entering Coldstream, turn right onto Guards Road which becomes Duns Road. Leet Haugh is situated on the left hand side as you exit Coldstream.

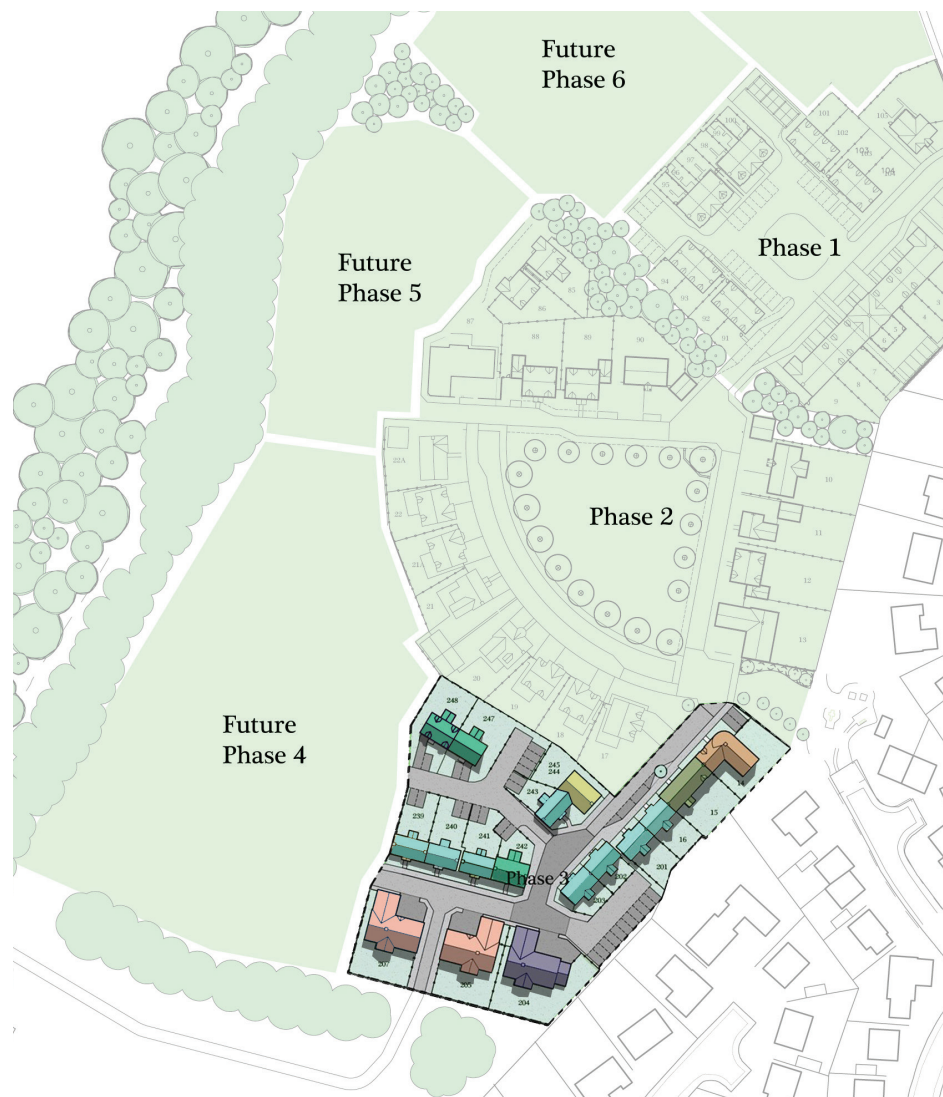
Leet Haugh from the North

From Edinburgh follow the A68 through Dalkeith and Pathhead, turning left at Carfraemill roundabout onto the A697 which leads to Greenlaw and then onto Coldstream; go along the High Street of Coldstream and turn left onto Guards Road which becomes Duns Road. Leet Haugh is situated on the left hand side as you exit Coldstream.



Leet Haugh Site Plan

Leet Haugh is set within the grounds of the historic Hirsell estate and Hirsell Golf Course, close to Leet water, a tributary of the River Tweed. The development has fine views to the Cheviot Hills to the south.



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Site Plan: Phase 3

Phase 3 comprises a varied combination of homes and styles including bungalows, town houses, flats and semi-detached houses.



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Leet Haugh Specification

Structure & External Finishes

Timber engineered superstructure with 140mm insulation to external walls. Roofs are engineered roof trusses with OSB sarking with battens and counter battens for tiled roofs and 22mm sarking for slate roofs with 280mm insulation to main roof spaces.

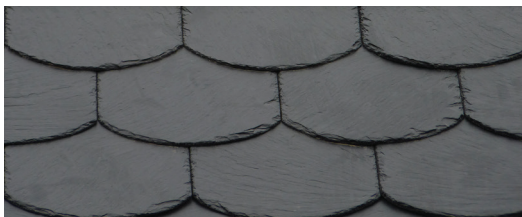
External Walls comprise of dry dash or integral coloured render on 100mm blockwork outer skin of cavity walls. Feature elevations will include cast stone with a selection of dressed cast stone cills, lintels and other features.

Roofs will be a combination of natural slate, clay pantiles or interlocking concrete tiles. Fascias and bargeboards will be treated redwood with a stained finish. Rainwater goods will be black Marley Deepflow or equivalent.

High performance timber windows with factory applied paint finish.

High Performance insulated external doors.

Front gardens will be turfed with rear gardens top soiled. Fences between rear gardens. Monobloc driveways. Paving slab to front footpaths. Leet Haugh Communal Areas will be fully landscaped and planted.



* the actual external wall finish, roof finish, door style and colour will vary on each dwelling. Please ask the Hudson Hirsell representative if further information is required.



Internal Finishes

- Fully fitted custom designed quality kitchens with a choice of handles, units and worktop finishes. Gas hob, integral oven and canopy extract to external wall, under unit lighting and plumbing for washer/dryer**
- Fully recessed lighting to kitchens, bathrooms and en-suites.
- Ample 13 amp sockets and light switches throughout.
- TV and BT points to living room.
- Mains operated smoke alarms on all floor levels.
- Electric instantaneous shower. Thermostatic showers in main shower cubicles if second shower installed.
- White sanitary ware throughout.**
- Choice of ceramic wall tiling in bathroom/en-suite wet areas.**
- Gas fired central heating with individual



thermostatic radiator valves.

- White panelled internal doors with brass effect ironmongery. Doors to dwellings around Village Green will be oak panelled. Other dwellings may be upgraded to oak as an option.
- All timbers, MDF facings and skirtings painted white.
- Ceilings in front halls and public rooms to have gyproc cove.
- All ceilings to be smooth and painted white emulsion.
- All walls to be painted antique white.



** Plans showing kitchens, bathroom layouts and extent of tiling are available to view at Sales Studio. Internal imagery shown is from previous developments.

Factoring

Hudson Hirsell LLP wish to sustain the completed phases of Leet Haugh, and ultimately the completed development, to a high standard in order to maintain the overall quality of the development, the living conditions and the asset value of the properties bought by the residents of Leet Haugh. The Hirsell Estates factoring service will help owners maintain the common areas to a high standard and at a reasonable cost.

To enable the common areas to be maintained a factoring service fee will be levied on an annual basis. The approximate annual cost will be highlighted at the time of making a reservation and will be stated on the reservation form. The factoring services will cover the common areas of the development that are not adopted by the Local Authority and include landscaped areas, open areas, stone walls (not specifically included in an individual property's title), un-adopted parking areas and paths.

Owners will have a responsibility to maintain their own properties, gardens and any property "common" with neighbours e.g. garden fences between properties.

NHBC

NHBC stands for the National House Building Council. NHBC's mission is to improve the standard of house building across the UK. It does this by registering house builders, setting standards of construction, carrying out checks during construction and providing warranty and insurance services.

The NHBC cover is explained below:

1. For the first two years the builder is responsible for any damage caused by the builder's failure to meet the NHBC's standards of construction.
2. For the next 8 years the cover is mainly in respect of structural work.

Hudson Hirsell LLP follow the Consumer Code



for House Builders which is monitored by NHBC.

Your solicitor will forward you copies of all relevant documentation relating to your NHBC cover, known as the Buildmark Policy. If you have any queries relating to NHBC, they can be contacted directly on 0800 035 6422. Please note that from the date of handover all insurances for your new home are your responsibility.

Consumer Code for Home Builders

As well as protection under NHBC Buildmark, home buyers also have protection under the home-building industry's independent Consumer Code for Home Builders. The Code requirements are a set of core principles that home builders registered with NHBC must adopt to protect the interests of new home buyers. More details are available at www.consumercodeforhomebuilders.com.

Disclaimer

Hudson Hirsell LLP give notice that the plans and specifications included within brochures, and other similar marketing material, is for



illustrative purposes only and does not form part of any contract or constitute any representation or warranty. Any information provided is given in good faith but should not be relied on by the purchaser as a statement of fact. Any areas, measurements (including room sizes) are approximate and may vary. The text, plans, and images are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all of the necessary planning, building regulation or other consents. Prospective purchasers should not rely on the marketing information provided but must get their solicitor to check the plans and the specification attached to the contract.

The images prepared for brochures and other marketing material, were prepared from preliminary plans prior to the completion of the design and the properties and are intended as a guide only. Hudson Hirsell LLP reserves the right to amend the specification and design, but to an equal or higher standard, without notice.

The photographs and images shown in the marketing material, or in the sales suite, show features of the surrounding countryside and may not be part of the development. Items



noted in literature and sales suites may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

The name "Leet Haugh" is the marketing name for the development and is subject to approval by the relevant authorities.