



Hillside Gardens

Aberdour

Preview information

First home releases



Local photography



A space to breathe. A place to belong

Set in an attractive, tree lined location in Aberdour, these beautifully crafted 3, 4 & 5 bedroom homes bring Cala quality to a truly unique coastal setting. Thoughtful layouts offer space for every stage of life, while premium finishes and integrated appliances make each home feel effortlessly complete. With air source heat pumps, EV charging and exceptional energy performance, comfort comes with long-term efficiency too.



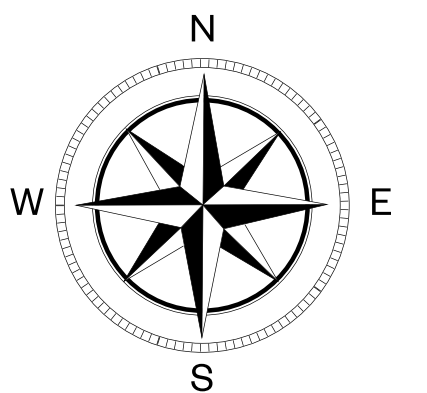
Local photography

Hillside Gardens

The development

**DRAFT
PRELIMINARY
INFORMATION**
These details are indicative
only and may be subject
to change.

- | | | | |
|---|---|---|--|
|  | The Allan
3 bedroom terrace or semi-detached home |  | The Darroch
5 bedroom detached home |
|  | The Arran
3 bedroom semi-detached home |  | The Dewar
5 bedroom detached home |
|  | The Bargower
4 bedroom detached home |  | The Garvie
5 bedroom detached home |
|  | The Barrie
4 bedroom detached home |  | The Gordon
5 bedroom detached home |
|  | The Brodick
4 bedroom detached home |  | The Lewis
5 bedroom detached home |
|  | The Bryce
4 bedroom detached home |  | The Logan
5 bedroom detached home |
|  | The Cairn
4 bedroom detached home |  | The Lowther
5 bedroom detached home |
|  | The Colville
4 bedroom detached home with study |  | The MacRae
5 bedroom detached home |
|  | The Crichton
5 bedroom detached home |  | The Moncrief
5 bedroom detached home |
| | |  | Affordable Rent |



Please ask your Sales Consultant for further details.

BS: Bin store. **CS:** Cycle store. **SS:** Sub station. **PS:** Pumping station. **•:** Electric vehicle charging.

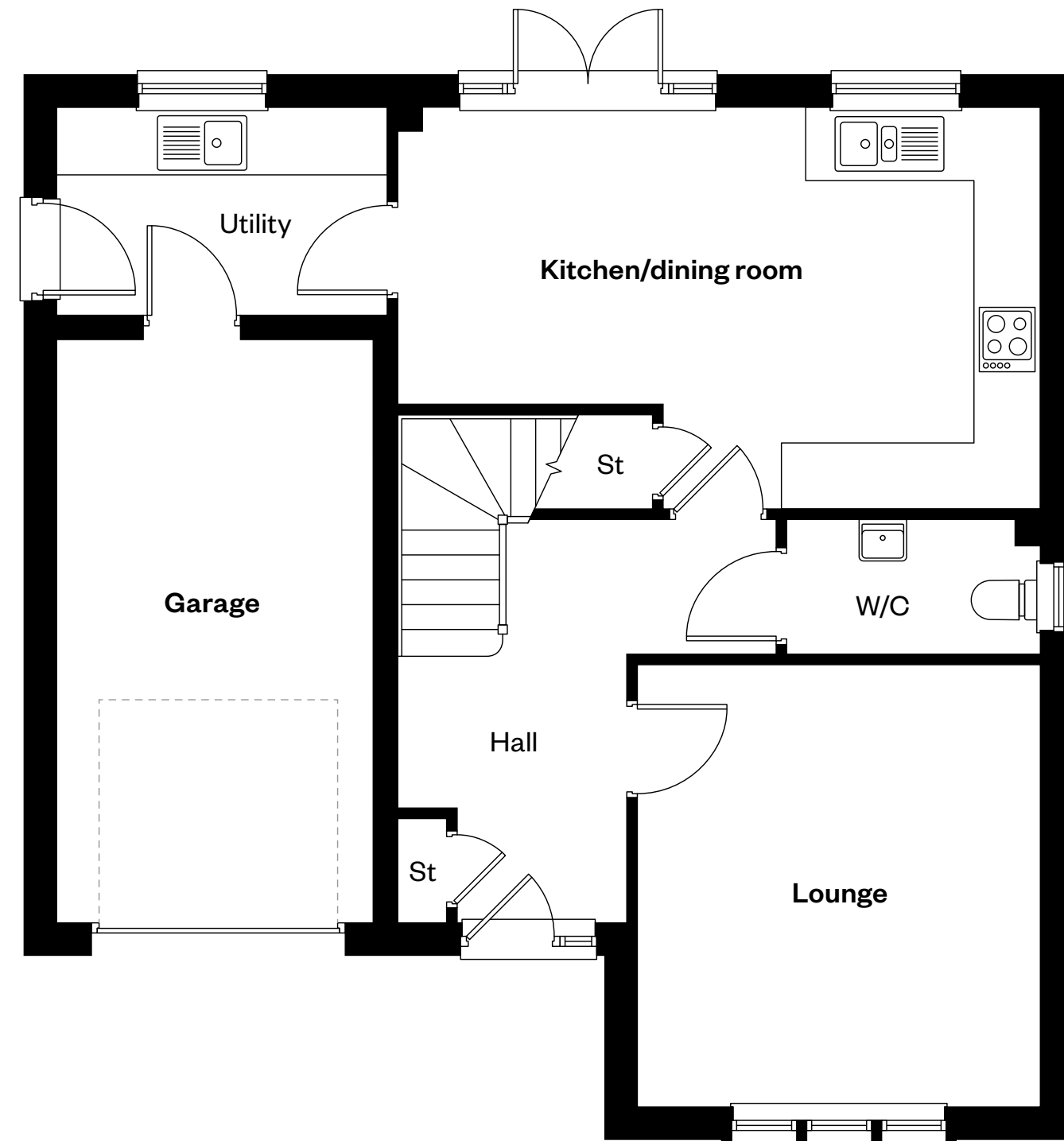
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

The Barrie

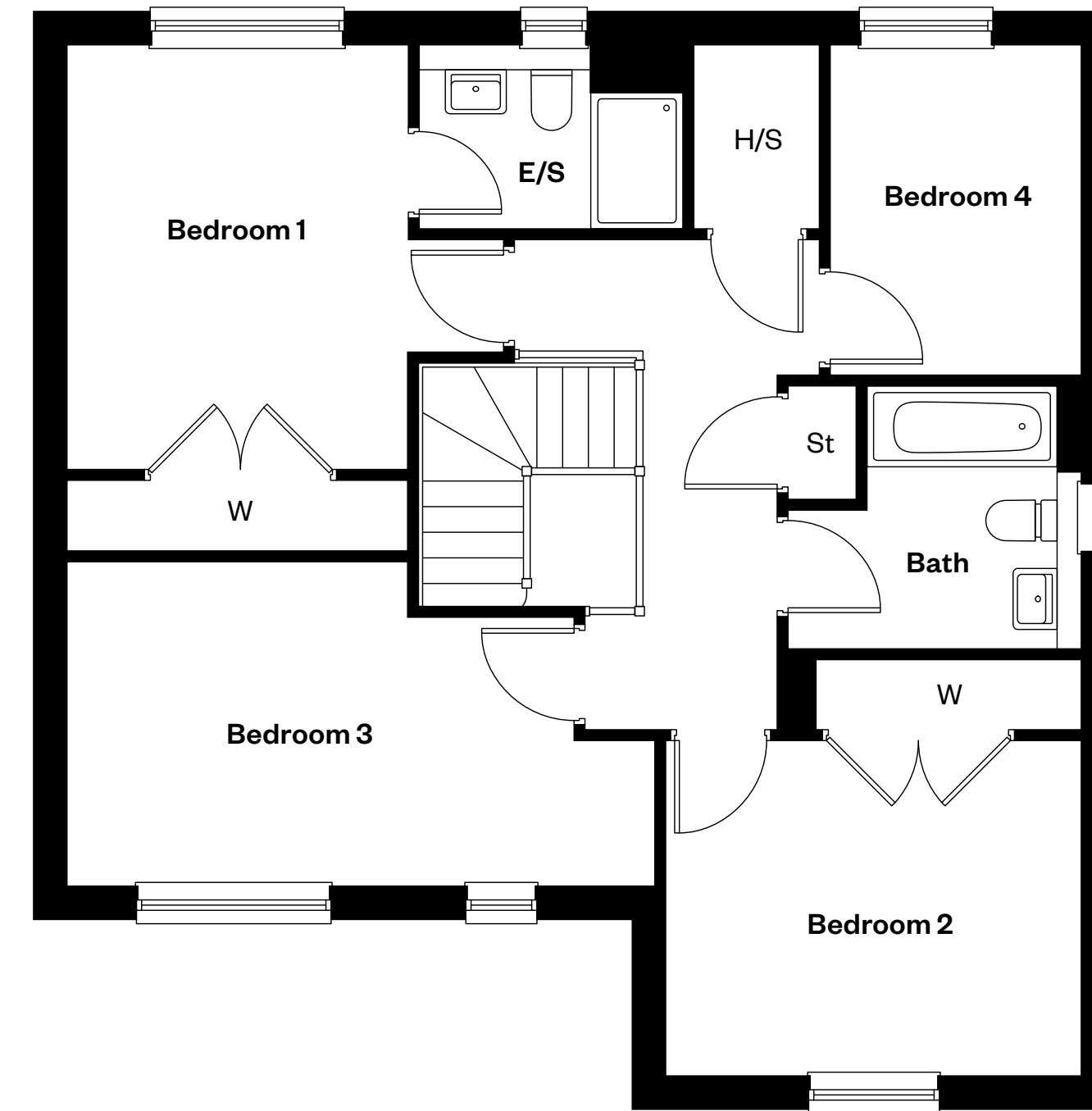
4 bedroom detached home

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Ground floor



First floor

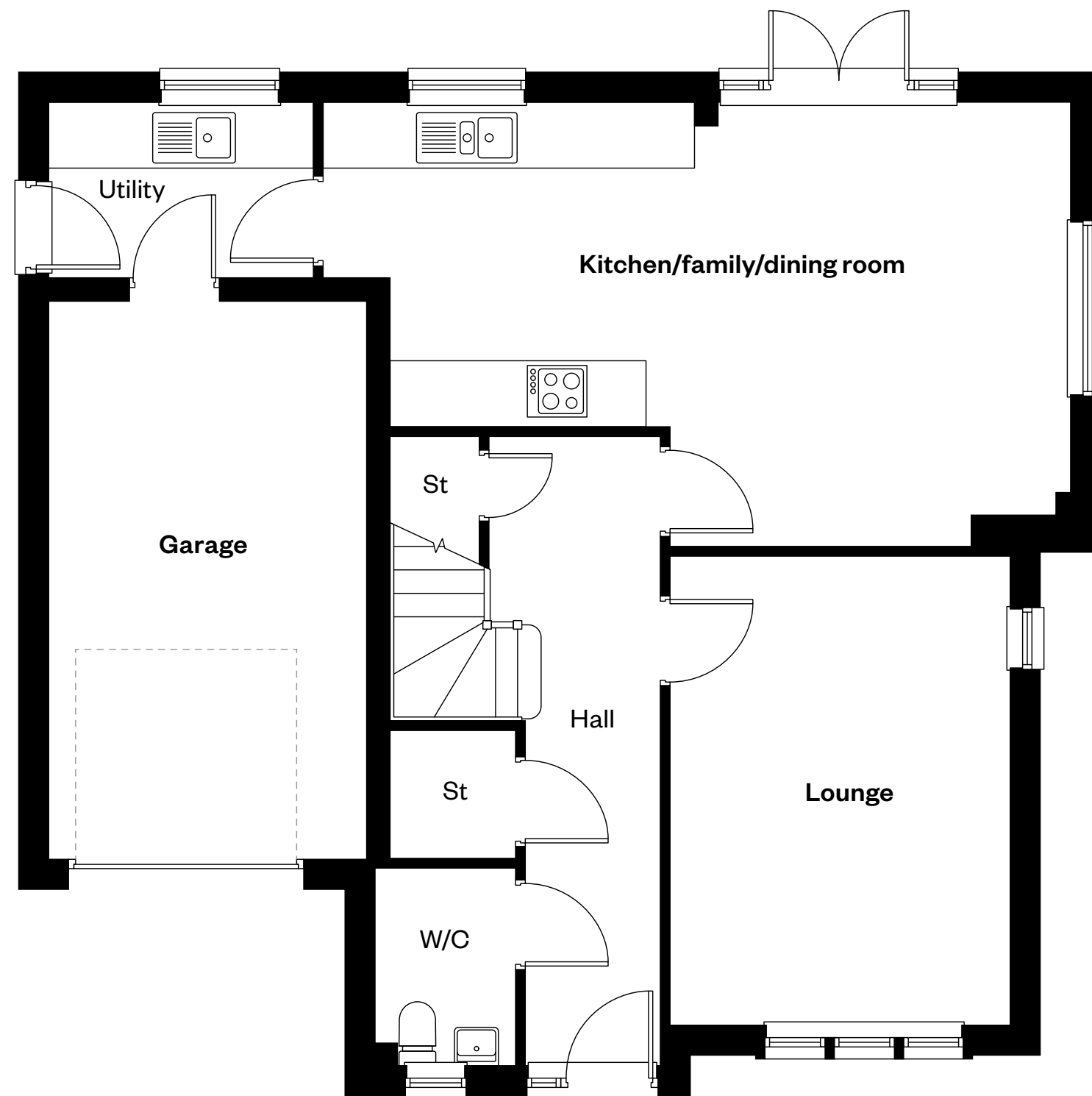
E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

The Cairn

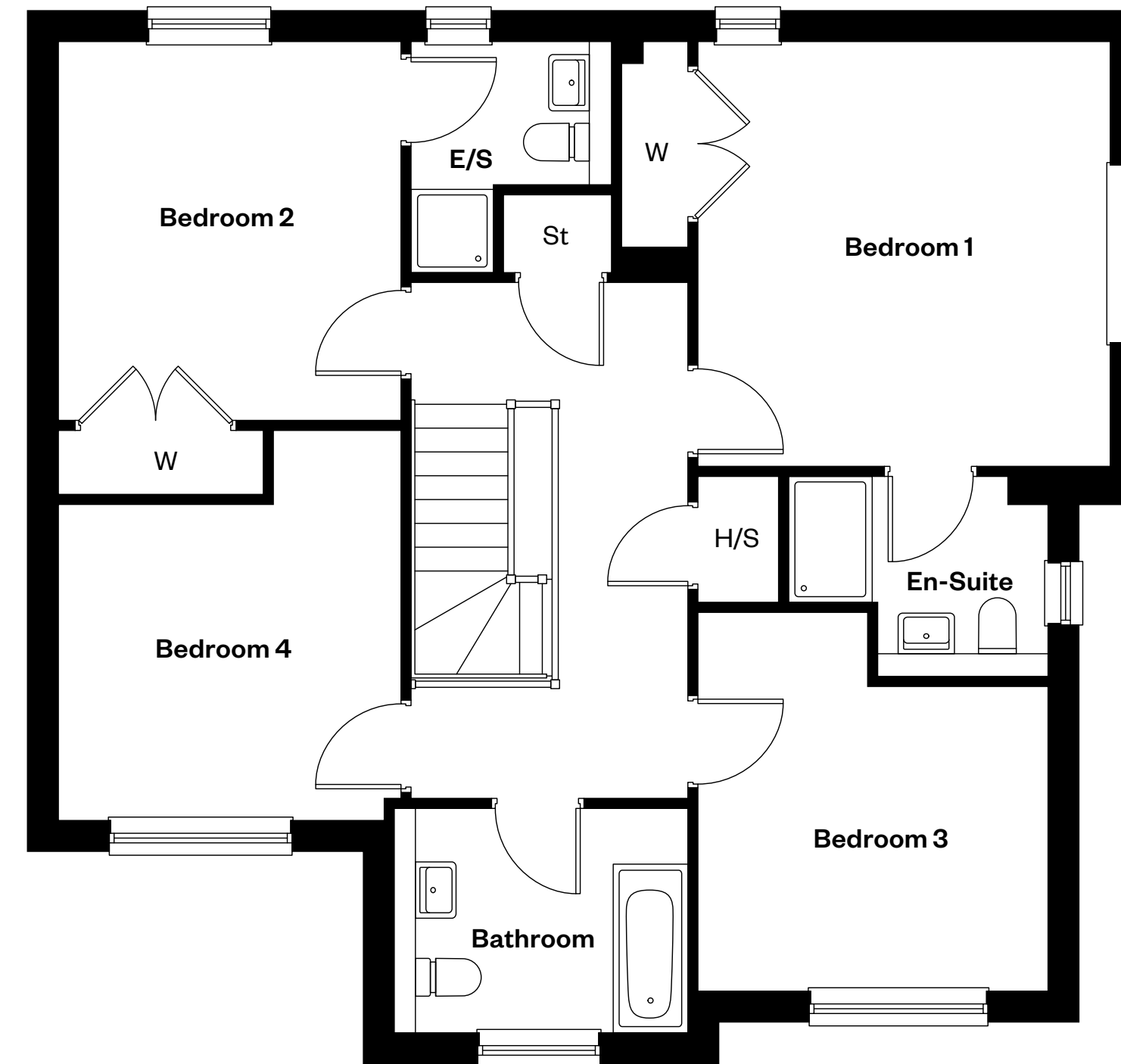
4 bedroom detached home

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Ground floor



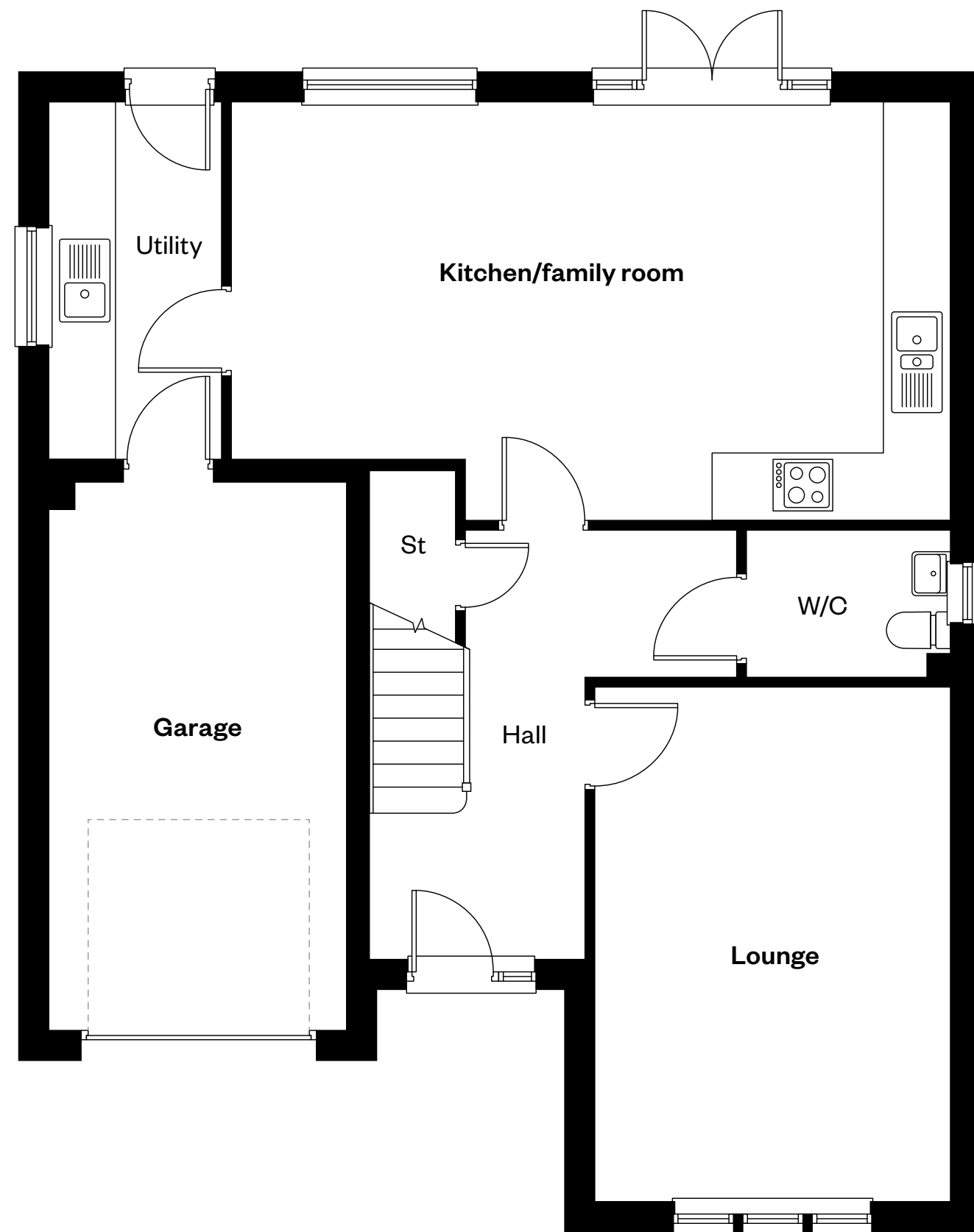
First floor

E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

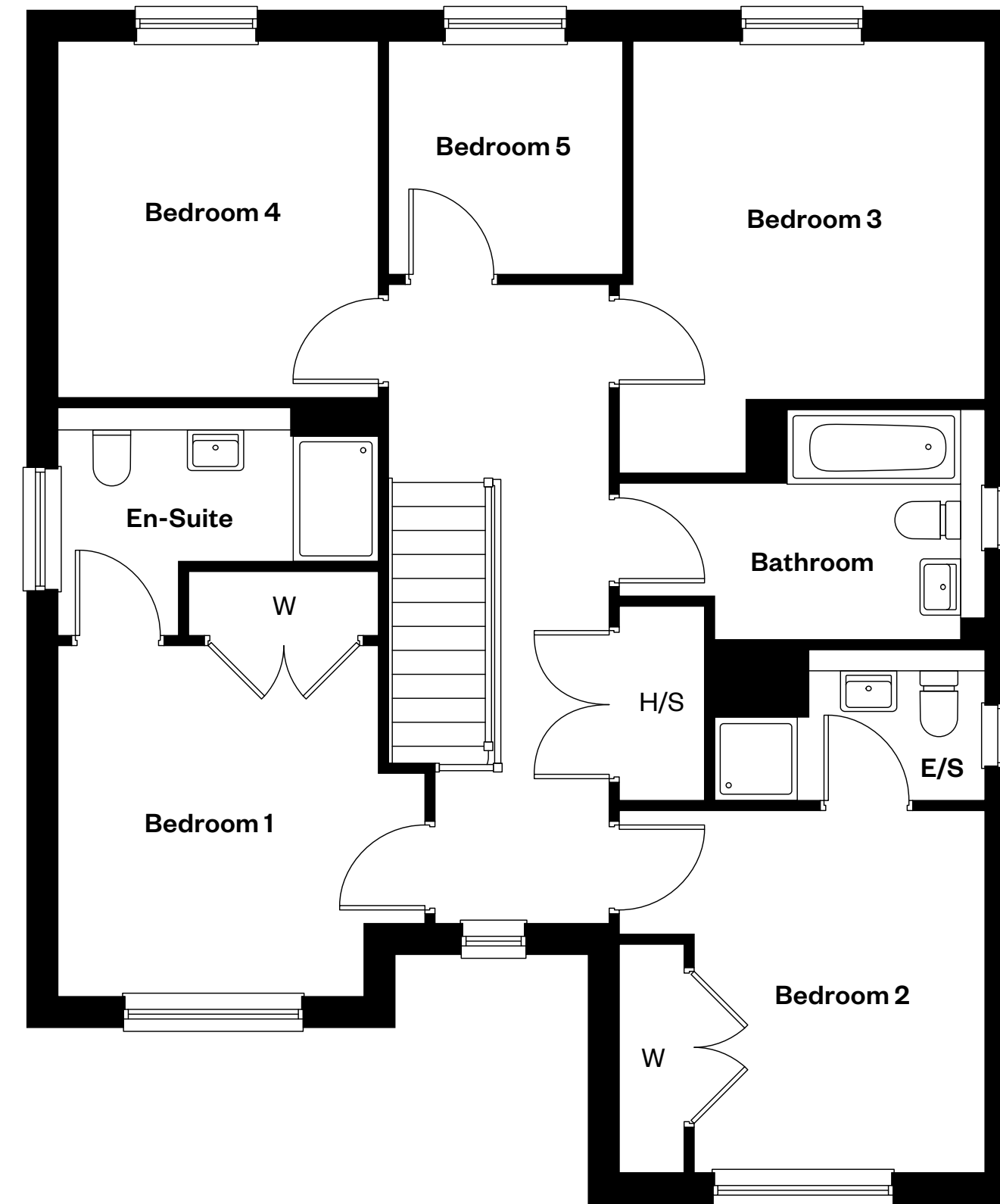
The Colville

5 bedroom detached home

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Ground floor



First floor

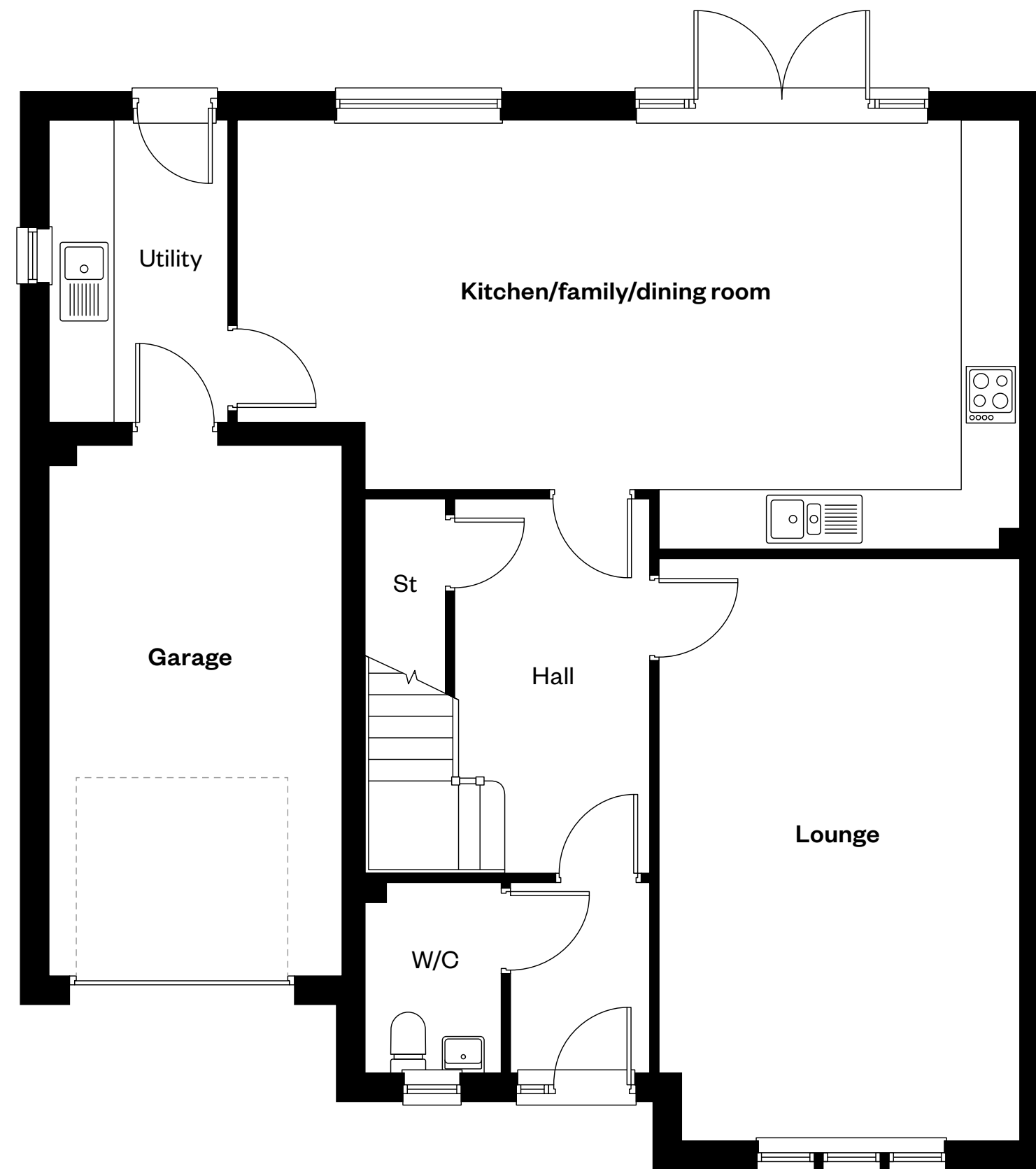
E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

The Darroch

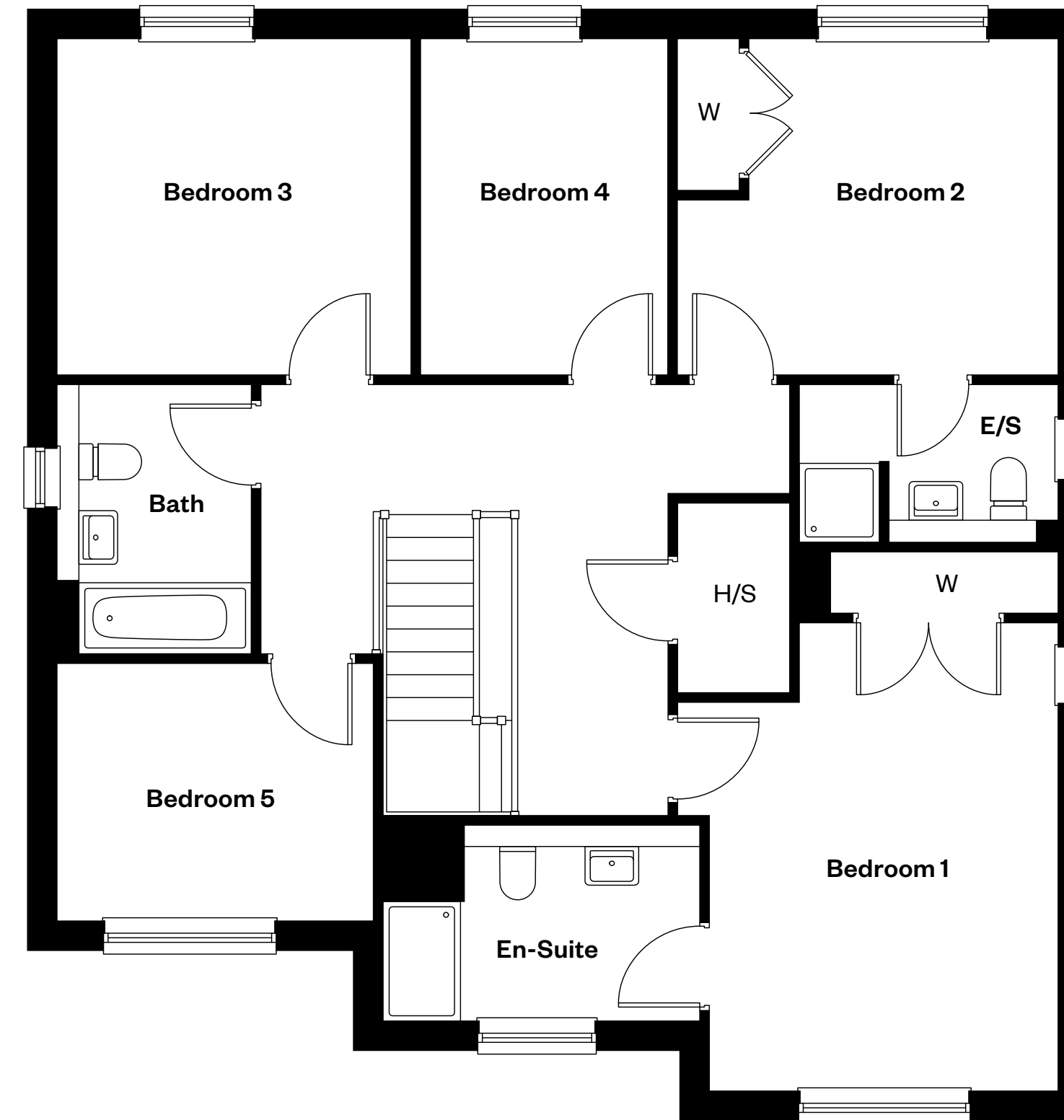
5 bedroom detached home

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Ground floor



First floor

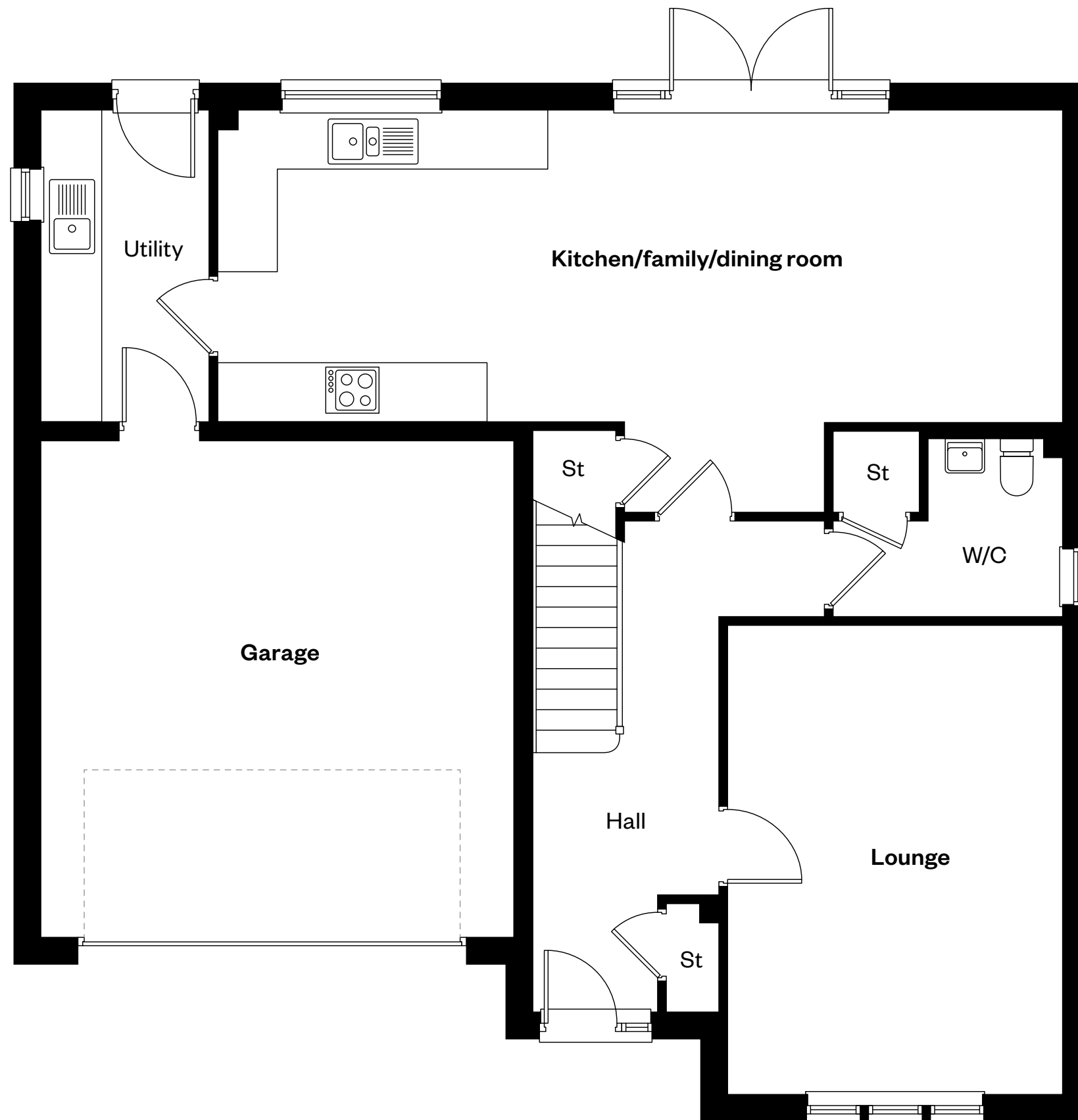
E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.

The Garvie

5 bedroom detached home

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Ground floor



First floor

E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe. -----: Dotted lines denote reduced head height.

The Logan

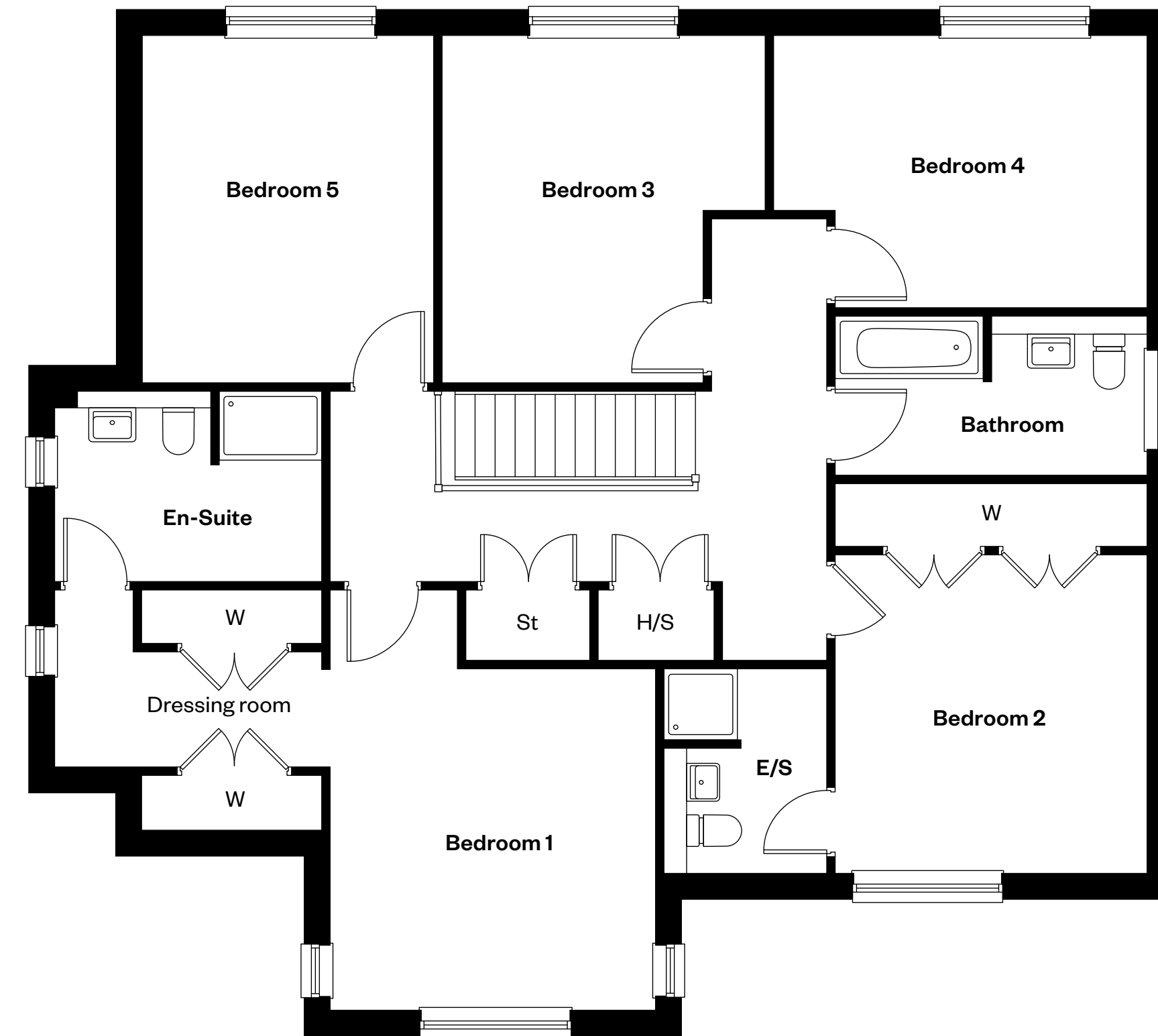
5 bedroom detached home

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Ground floor



First floor

H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe.



Internal photography from a previous Cala development

Desirable in every detail

Desirability and practicality go hand in hand in every brand new Cala home. Behind each refined detail lies intelligent features designed to simplify modern living.

Kitchens are equipped with integrated appliances for foolproof cooking. Bathrooms and en-suites are fitted with premium sanitaryware that combine function with understated style.

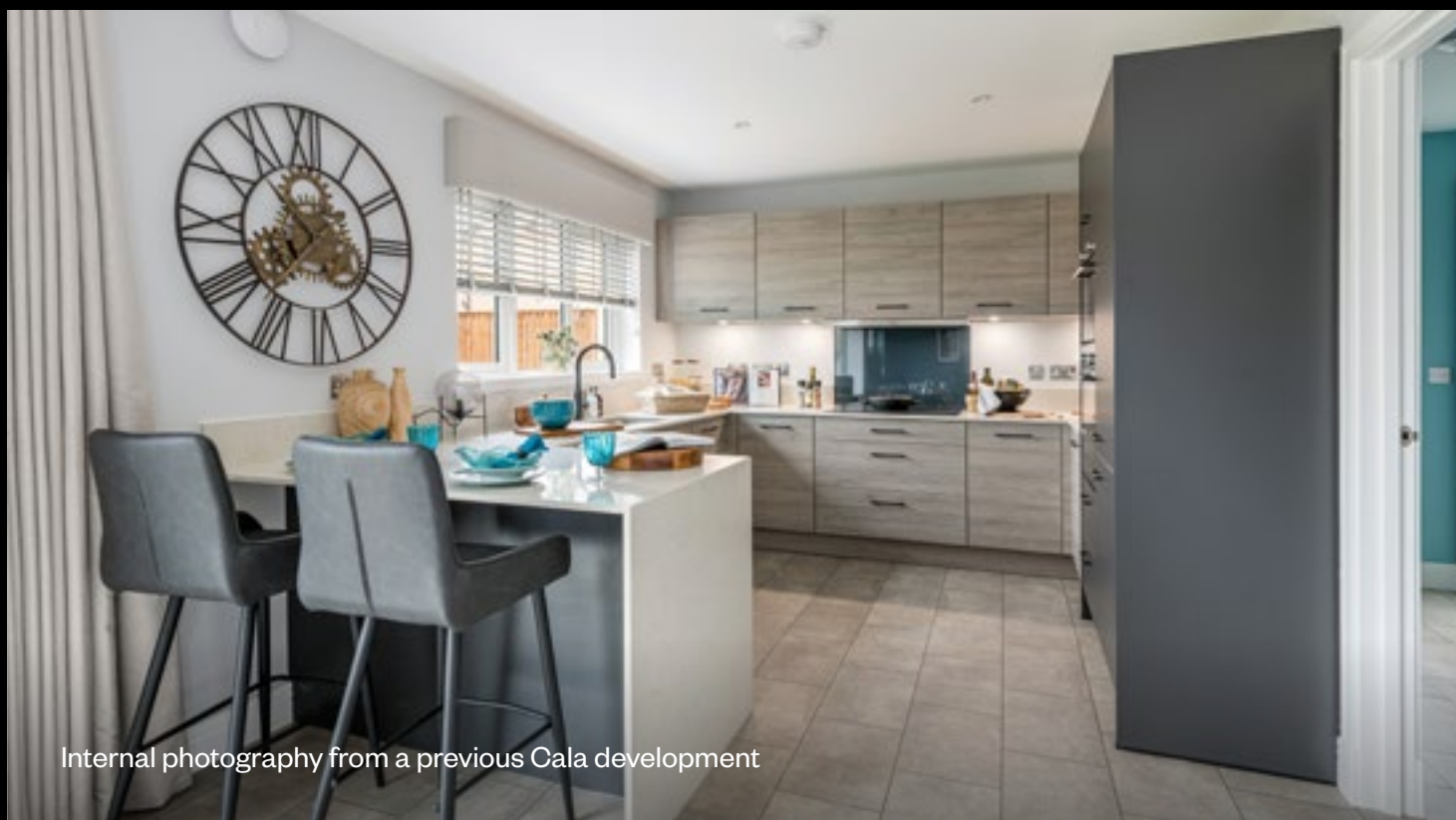
You'll find innovation at every turn, from low-energy technology that minimises utility costs to intuitive layouts that enrich family living. Because at Cala, we believe a well-designed home should enrich the way you live, simply and beautifully.



Internal photography from a previous Cala development



What our customers say



“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

Our Cala home was perfect. We lifted and shifted our furniture in and we were ready to start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a new build with our own style. ”

A previous Cala customer



A member of

HBF

★ **Trustpilot**



External photography from a previous Cala development



Stock photography






Why buy new?

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.

Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.

-  Modern fixtures, fittings and technology
-  Less maintenance
-  Energy efficient
-  A chain free move
-  A blank canvas





External photography from a previous Cala development

Cala Homes

At Cala, we care deeply about thoughtful design and making sure you have the best possible experience when buying your new home.

We believe the key to this is centred around our people, so we invest in them, and in doing things the right way, for you and for the communities we build in.

Because this is what we are built on: passion, quality, delivery and respect.

Click on the links below to find out more about Cala Homes.



Stock photography



Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we love to see the difference it makes.



Your journey to a new home

Frequently asked questions

01

When will prices be released?

We know price is often the first question. These will be made public at the official sales launch, if not before. However, now that you are registered to our priority customer list, you'll receive indicative prices for our first release as soon as this information is available.

02

How do I register interest in a particular home?

Once you've had a chance to explore what's coming, we'll invite you to get in touch with your Sales Consultant to register interest in your preferred home. This will mean you will be among the first to hear when prices are available for your chosen home.

03

Will I be able to see the home before buying?

Most of our homes are sold before they are built, meaning direct viewings may not be possible. However, we often have online virtual tours or showhomes of a similar style either on-site or nearby to help you get a real feel for the space.

Ask your Sales Consultant or see what's available here: [Find a Showhome](#)

04

Are floorplans and room sizes available?

Full floorplans, specifications and dimensions will be made available at sales launch. However, if you let us know which plot you're interested in, our Sales Consultants may be able to guide you through these details personally when the draft version become available.

Your journey to a new home

Frequently asked questions, continued

05 Can I personalise my new home?

We offer a thoughtful range of optional extras and upgrades to personalise your space. The exact selection depends on the stage of construction, so it is best to speak with your Sales Consultant for details.

Our homes are designed with considered layouts that have been through the planning approval process. This means that we cannot allow structural or layout alterations to the homes.

06 Do you offer services like Part Exchange to help with moving?

We have a number of helpful services to make moving easier, including Part Exchange. These are available on selected homes and developments. For more information, speak to one of our Sales Consultants or visit: [Helping You Move](#)



Internal photography of The Elliot showhome at Longbanks Green

Your journey to a new home

Frequently asked questions, continued

07 Can I reserve my preferred home before launch?

We understand how important it is to secure your dream home, so you may be able to secure a reservation early on selected sites.

This will be at Cala's sole discretion and will depend on your circumstances, sale of your current property, your timescales for moving and the build schedule for the home.

To give yourself the best chance of securing a reservation, we recommend staying in close contact with our Sales Consultants and you get ready for your home purchase by:

- ✓ Being financially qualified by one of our selected Independent Financial Advisors (IFA). They will give you free, unbiased mortgage advice, help you understand your long-term affordability and secure the best deal for your situation. Even if you have appointed a different IFA, we may ask you to be financially qualified by one that we select before we accept your reservation.
- ✓ Get ready with a mortgage agreement in principle (if applicable).
- ✓ Be paperwork-ready: Have your proof of funds, ID documents, and proof of address details to hand.
- ✓ Appoint a solicitor or conveyancer. If you would like help, we can recommend a selection of solicitors who are competitively priced and know the development, which can help speed up the purchase process.

Your journey to a new home

Frequently asked questions, continued

08 What's needed to secure a reservation?

To reserve a home, you must pass standard anti-money laundering and financial qualification checks.

You will need:

- ✓ Proof of funds and confirmation of the source and origin of your funds
- ✓ If you're buying with a mortgage, you will need a mortgage agreement in principle
- ✓ Proof of ID and address in the form of your passport or driving licence
- ✓ Proof of address in the form of a recent utility bill or bank statement
- ✓ Your solicitor or conveyancer details
- ✓ A reservation fee of £1,000. This secures the plot for a set period of six weeks and is deducted from the final purchase price. Cala's reservation fee is fully refundable in the event of cancellation.

09 What happens next?

We'll keep you updated as the development progresses and share information as soon as it becomes available.

If you'd like to take the next step, our Sales Consultants are ready to help.



External photography from a previous Cala development



Your dream home awaits

Hillside Gardens,
Off Mill Farm Road,
Aberdour, KY3 ORH

Stock photography

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