



THE PINES

WALLYFORD

>- dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



WELCOME TO THE PINES

Nestled in the charming village of Wallyford, The Pines is a superb collection of new 2, 3, 4 and 5 bedroom homes, designed to deliver the style, comfort and quality that you deserve - now and in the future.



THE BEST OF BOTH WORLDS

EAST LOTHIAN

The village of Wallyford boasts a wide array of local amenities, including local shops, takeaways, a post office and a pharmacy, as well as benefiting from a new primary school, high school, library, community centre and sports facilities.

It's only a short distance to the coast and everything Musselburgh has to offer, including woodland walks and delicious treats at Newhailes or inspire children's imaginations at Weehailes Adventure Play Park.

Wallyford has its own train station, making it the ideal location for commuting to Edinburgh, or convenient and quick for a night out or an afternoon of shopping. It's easy access to the countryside and A1 make Wallyford the perfect place to live.

The village's welcoming community make it a popular choice for first-time homeowners, family or those seeking to combine the best of town and country living in a convenient location.

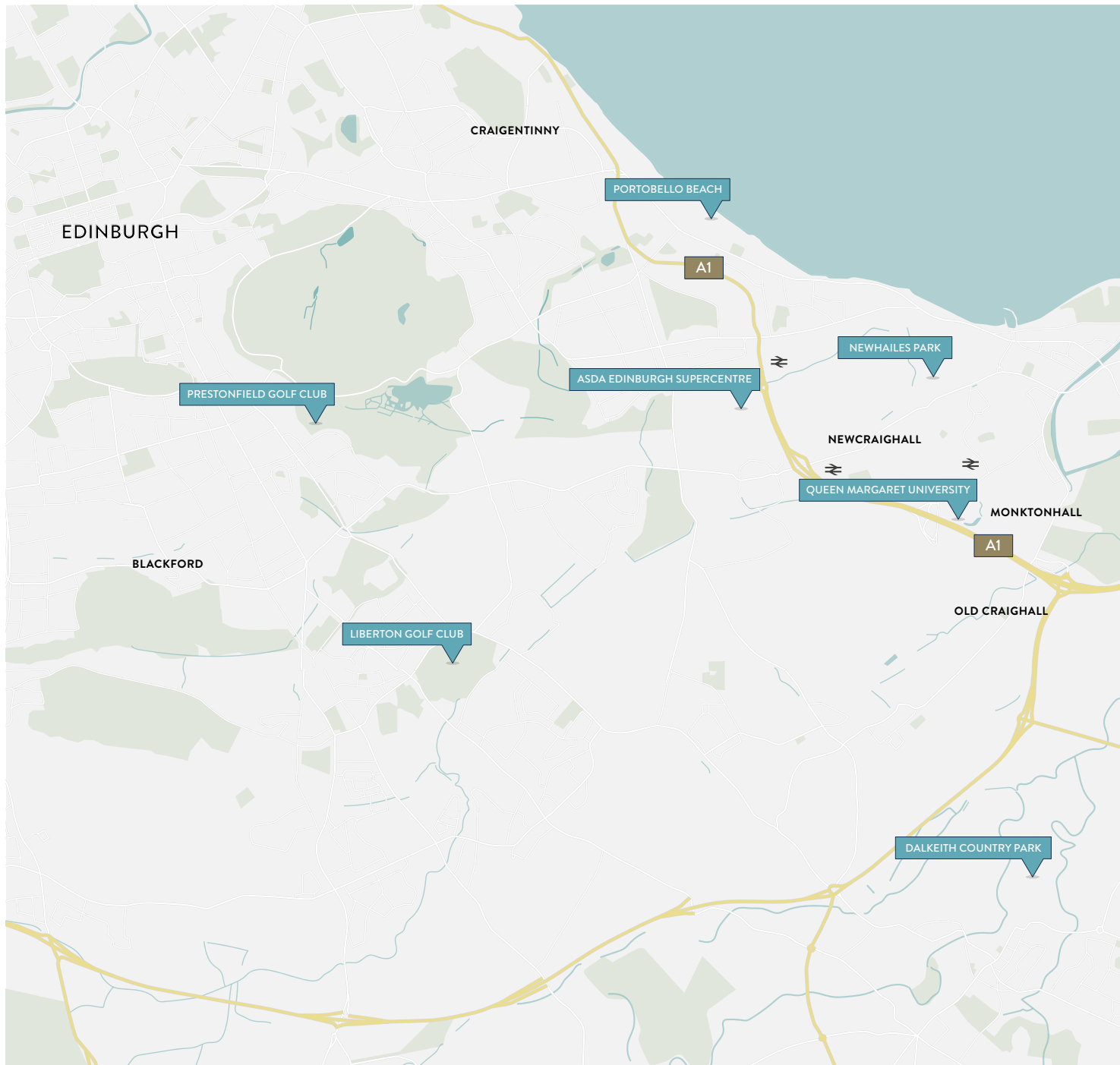






This Computer Generated Image of The Pines is indicative only.







THE PERFECT LOCATION

EDUCATION

Wallyford Primary School.....	0.1 miles
Wallyford Learning Campus	0.1 miles
(Rosehill High School, Library, Community Centre & Sports Facilities)	
Musselburgh Grammar School.....	2.1 miles
Preston Lodge High School.....	2.3 miles

LOCAL AMENITIES

Day-Today Supermarket.....	0.7 miles
Lavenhall Links Leisure Park.....	1.4 miles
Musselburgh Racecourse	1.6 miles
Riverside Medical Practice.....	2.4 miles
Musselburgh Primary Care Centre.....	2.4 miles
Tesco.....	2.4 miles
Fisherrow Park.....	2.4 miles
The Musselburgh Golf Club.....	3.3 miles
Newhailes Park	3.5 miles
Dalkeith Country Park.....	4.6 miles

TRAVEL

Wallyford Park & Ride.....	0.7 miles
Wallyford Train Station	0.7 miles
A1.....	1.0 miles
Edinburgh Airport	18 miles





HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice* of fully fitted contemporary kitchen with quality laminate worktops and appliances.** Stainless steel 1 ½ bowl sink with chrome mixer tap.

BATHROOMS

Quality white porcelain suite featuring wall mounted concealed cistern WC and bath with thermostatically controlled shower.** Choice of quality wall tiles from a pre-selected range.*

EN-SUITES

Quality white porcelain sanitaryware throughout, featuring wall mounted sink and WC. Thermostatically controlled shower unit and polished chrome taps. Choice of quality wall tiles from a pre-selected range.*

WC

Quality white porcelain sanitaryware throughout and polished chrome taps with a choice of splashback tiling.*

WINDOWS AND DOORS

Pre-finished front door set complete with chrome/steel door furniture, dead-lock and lever latch. Thermally and acoustically efficient, pre-finished, double-glazed uPVC casement windows.

INTERNAL DOORS

High quality, white painted internal doors fitted with attractive contemporary chrome door handles.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

HEATING & HOT WATER

Central heating and hot water is provided by an energy-efficient boiler system.**

ELECTRICAL

White sockets and switches throughout. Telephone socket in lounge. Sky master point to lounge with Sky Multi-room to bedroom one.

ENERGY EFFICIENCY

Photovoltaic panels are fitted to your new home, providing supplementary low-carbon-generated electricity, which can help reduce your energy bills.

LIGHTING

Recessed down lighting to kitchens, bathrooms and all en-suites. Pendant fittings to hall, lounge, dining room, bedrooms, study and family rooms (where applicable).

INTERNAL FINISH AND DECORATION

Walls and ceilings painted with emulsion. All woodwork is finished in white gloss.

EXTERNAL SPECIFICATION

Pre-finished garage door. Block pavior to driveway, paved slabs to paths. 1.8m timber fencing to rear gardens and turf included to both front and rear gardens.

* Subject to build stage. ** Subject to house type and plot.

SITE PLAN



HOUSE TYPES

THE BRESSAY V1



Contemporary 2 bedroom home

THE JURA V1



A double fronted 3 bedroom home

THE LISMORE



This modern 3 bedroom home is ideal for first time homeowners

THE ARRAN V2



This stylish 4 bedroom detached home includes a detached garage

THE COLONSAY



This classic 4 bedroom detached home includes an integral garage

THE IONA V1



This detached 4 bedroom home includes an integral garage

THE INCHCOLM



This 4 bedroom terraced home has living accommodation arranged over three floors

THE ORKNEY V1



This 4 bedroom home has living accommodation arranged over three floors

THE RUM



This fabulous 4 bedroom detached home includes a detached garage

THE CANNA V1



A double-fronted 5 bedroom detached home with a detached garage

THE CANNA V2



A double-fronted 5 bedroom detached home with a detached garage

THE SHETLAND V1



A spacious 5 bedroom detached home with a detached double garage

THE SHETLAND V2



A spacious 5 bedroom detached home with a detached double garage

THE TIREE V1



This superb 5 bedroom detached home includes an integral double garage

The Bressay V1

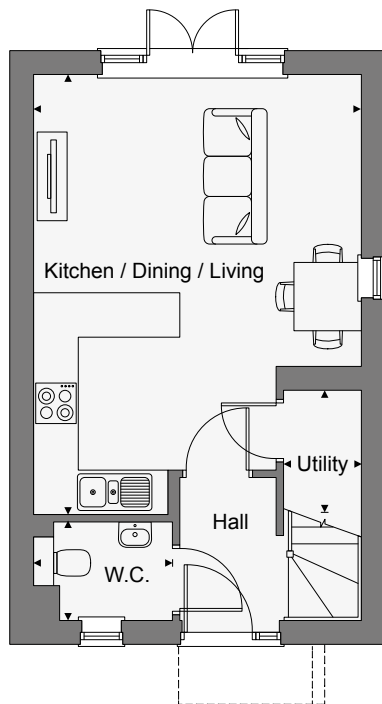
TWO BEDROOM HOME



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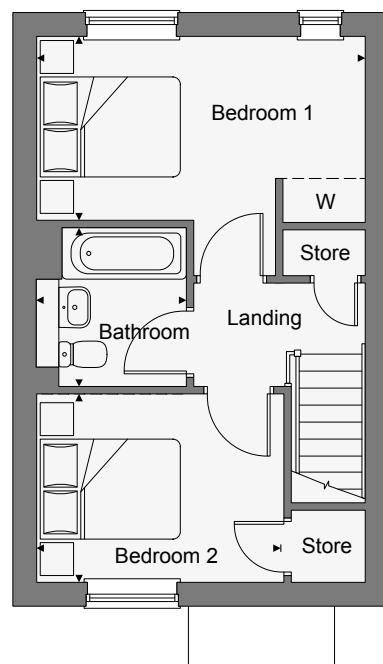
This contemporary two bedroom home is ideal for first time homebuyers, or those looking to make the move to a more energy efficient, low-maintenance home. The ground floor is open-plan with French doors off the lounge area to access the rear garden. There is also a downstairs WC and utility area.

Upstairs are two double bedrooms and a stylish family bathroom. There is additional storage in bedroom two.



GROUND FLOOR

Kitchen / Dining/ Living	6.00m x 4.43m	19'8" x 14'6"
Utility	1.73m x 1.03m	5'7" x 3'9"
W.C.	1.35m x 1.88m	9'9" x 6'2"



FIRST FLOOR

Bedroom 1	4.43m x 2.55m	14'7" x 8'4"
Bedroom 2	3.34m x 2.56m	11'0" x 8'5"
Bathroom	2.13m x 1.72m	7'0" x 5'8"

The Jura V1

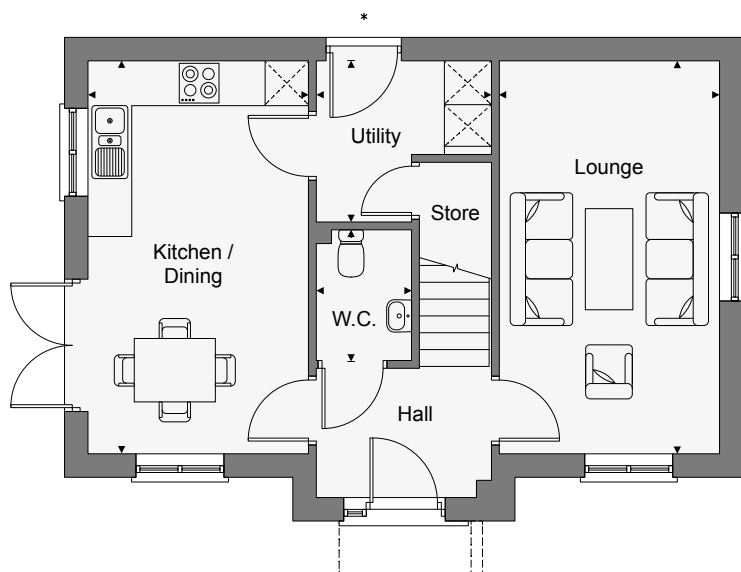
THREE BEDROOM HOME



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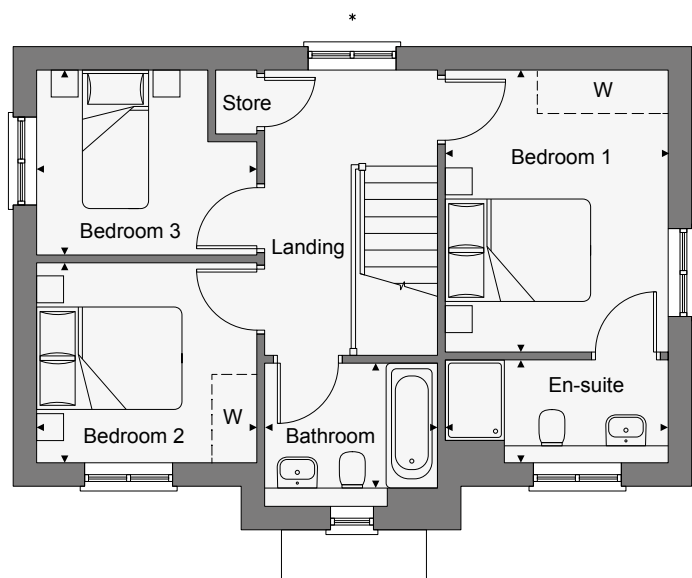
The Jura is a double-fronted three bedroom home, which features a dual aspect lounge and a spacious kitchen-dining room with French doors to the garden. There's also a separate utility room with a store cupboard and a downstairs WC.

Upstairs, bedroom one benefits from its own ensuite shower room. There's a further double bedroom, a single bedroom and a contemporary family bathroom.



GROUND FLOOR

Kitchen/Dining	5.44m x 3.03m	17'8" x 9'9"
Lounge	5.44m x 3.03m	17'8" x 9'9"
Utility	2.39m x 2.20m	7'8" x 7'2"
W.C.	1.79m x 1.27m	5'8" x 4'1"



FIRST FLOOR

Bedroom 1	3.94m x 3.05m	12'9" x 10'0"
Ensuite	3.04m x 1.40m	9'9" x 4'6"
Bedroom 2	3.05m x 2.77m	10'0" x 9'1"
Bedroom 3	3.05m x 2.57m	10'0" x 8'4"
Bathroom	2.39m x 2.02m	7'8" x 6'6"

The Lismore

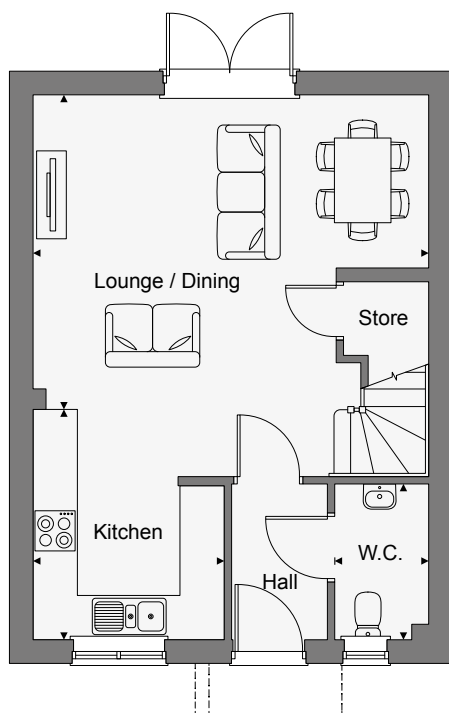
THREE BEDROOM HOME



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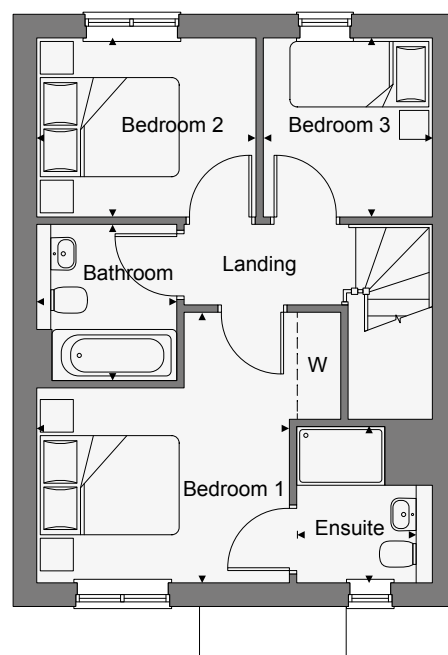
This three bedroom home features a modern open-plan living area, with the kitchen area positioned at the front of the property and the lounge / dining at the rear from which French doors provide access to the garden. There is an understairs storage cupboard and a downstairs WC.

Upstairs, bedroom one benefits from its own ensuite shower room. There are two further bedrooms and a stylish family bathroom.



GROUND FLOOR

Kitchen	2.61m x 3.15m	8'7" x 10'4"
Lounge/Dining	5.41m x 4.31m	19'5" x 14'2"
W.C.	2.13m x 1.28m	6'9" x 4'2"



FIRST FLOOR

Bedroom 1	3.44m x 3.70m	11'3" x 12'2"
Ensuite	2.14m x 1.86m	7'0" x 6'1"
Bedroom 2	3.03m x 2.44m	9'11" x 8'0"
Bedroom 3	2.31m x 2.44m	7'7" x 8'0"
Bathroom	2.13m x 1.95m	6'9" x 6'4"

The Arran V2

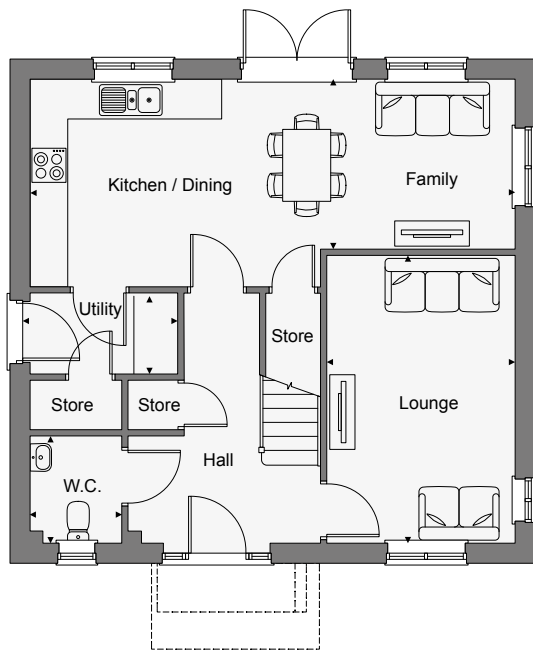
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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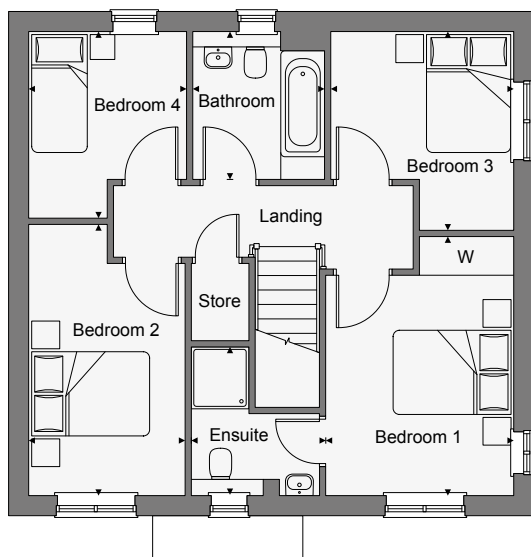
The Arran is a spacious four bedroom detached home. The ground floor features a lounge at the front, and an open-plan kitchen-dining-family room at the rear of the property, from which French doors provide access to the garden. There is also a utility room, WC and plenty of practical storage space.

Upstairs, there are three double bedrooms, a single bedroom and a stylish family bathroom. Bedroom one benefits from its own ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining/ Family	7.80m x 2.72m	25'7" x 8'11"
Lounge	4.63m x 3.02m	15'2" x 9'11"
Utility	2.36m x 1.27m	7'7" x 4'2"
W.C.	1.75m x 1.47m	5'7" x 4'8"



FIRST FLOOR

Bedroom 1	4.16m x 3.02m	13'8" x 9'11"
Ensuite	2.39m x 2.05m	7'8" x 6'7"
Bedroom 2	4.36m x 2.52m	14'4" x 8'3"
Bedroom 3	3.19m x 2.93m	10'6" x 9'7"
Bedroom 4	3.00m x 2.54m	9'10" x 8'4"
Bathroom	2.38m x 2.12m	7'8" x 6'9"

The Colonsay

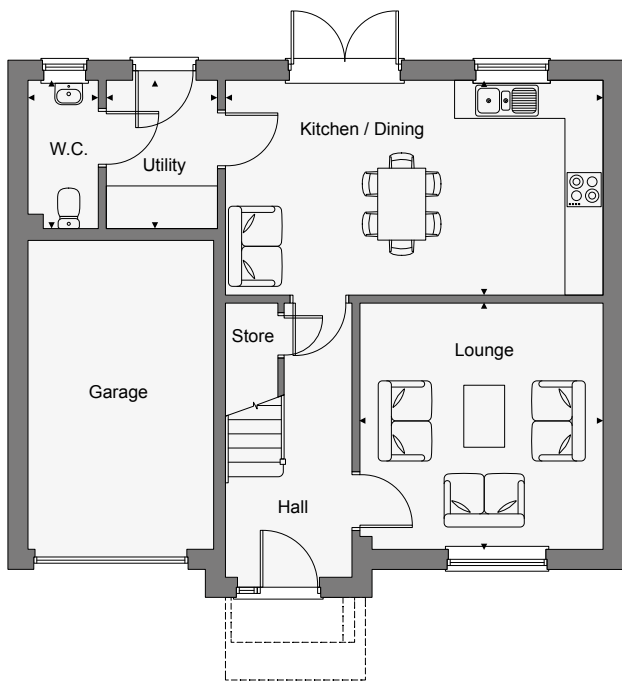
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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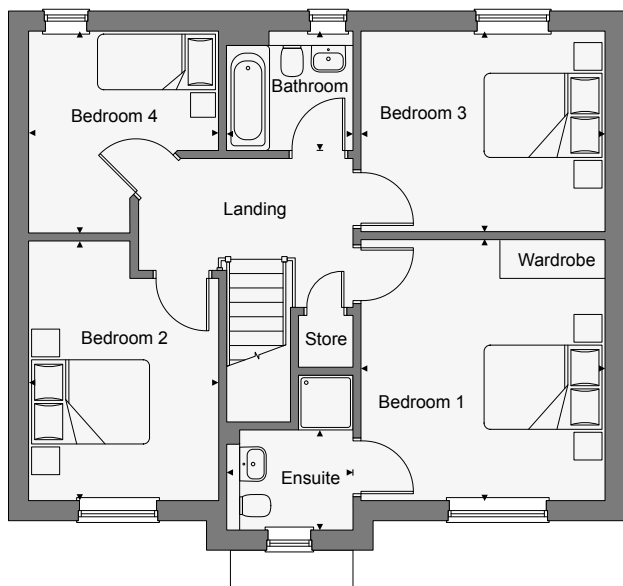
This classic four bedroom detached home, with an integral garage, features a separate lounge at the front of the property, with an open-plan kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a separate utility room, WC and an understairs store cupboard.

Upstairs, there are three double bedrooms, a single bedroom and a stylish family bathroom. Bedroom one benefits from its own ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining	6.11m x 3.45m	20'1" x 11'4"
Lounge	4.00m x 3.95m	13'2" x 13'0"
Utility	2.39m x 1.84m	7'10" x 6'1"
W.C.	2.39m x 1.10m	7'10" x 3'6"



FIRST FLOOR

Bedroom 1	4.22m x 3.95m	13'10" x 13'0"
Ensuite	2.06m x 1.60m	6'8" x 5'2"
Bedroom 2	4.21m x 3.05m	13'10" x 10'0"
Bedroom 3	3.95m x 3.25m	13'0" x 10'8"
Bedroom 4	3.26m x 3.05m	10'9" x 10'0"
Bathroom	2.06m x 1.94m	6'8" x 6'4"

The Iona V1

FOUR BEDROOM DETACHED HOME WITH GARAGE

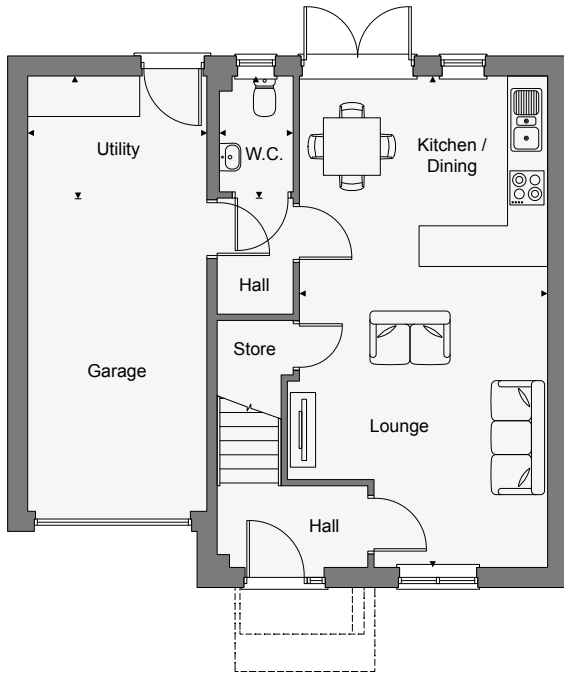


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This four bedroom detached home includes an integral garage with utility area and offers a contemporary open-plan living space, with French doors off the kitchen-dining area providing access to the garden.

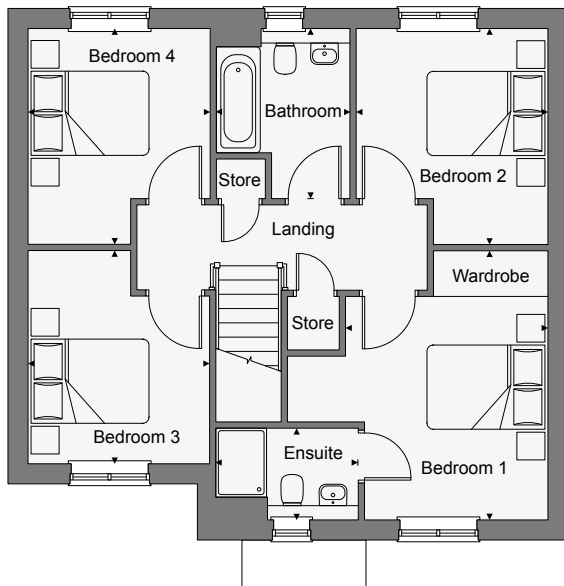
There is also a downstairs WC and handy understairs storage cupboard.

Upstairs, there are four double bedrooms, a stylish family bathroom and additional storage space on the landing. Bedroom one benefits from its own ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining/ Lounge	7.91m x 3.98m	25'11" x 13'1"
Utility	2.86m x 2.03m	9'4" x 6'6"
W.C.	1.86m x 1.18m	6'1" x 3'9"



FIRST FLOOR

Bedroom 1	4.33m x 3.25m	14'3" x 10'8"
Ensuite	2.27m x 1.47m	7'9" x 4'8"
Bedroom 2	3.47m x 3.09m	11'5" x 10'1"
Bedroom 3	3.43m x 2.92m	11'3" x 9'7"
Bedroom 4	3.47m x 2.92m	11'5" x 9'7"
Bathroom	2.74m x 2.13m	8'9" x 6'9"

The Inchcolme

FOUR BEDROOM HOME

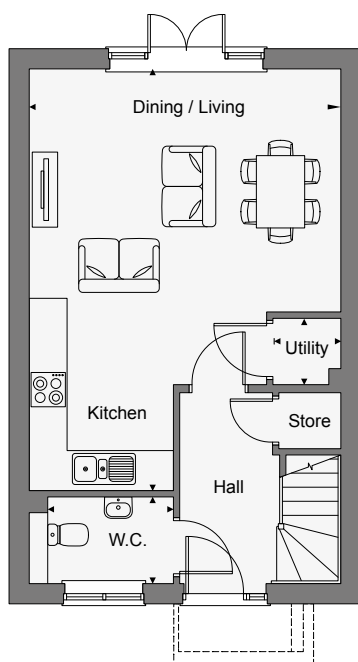


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The Inchcolme is a four bedroom home, with living accommodation spread over three storeys. The ground floor features a contemporary open-plan lounge-kitchen-dining area, with a separate utility, WC and understairs storage. French doors from the lounge-dining area provide access to the rear garden.

On the first floor, there is a double bedroom, two single bedrooms, and a stylish family bathroom.

Bedroom one is ensuite and occupies the second floor, with fitted wardrobes and an additional store cupboard.

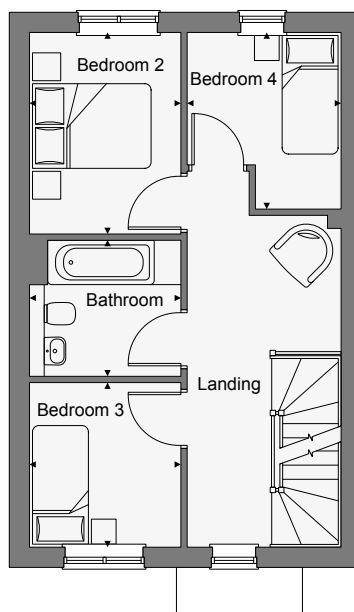


GROUND FLOOR

Kitchen / Dining/Living
6.78m x 4.98m 22'3" x 16'4"

Utility
1.10m x 1.04m 3'6" x 3'4"

W.C.
2.30m x 1.35m 7'5" x 4'4"



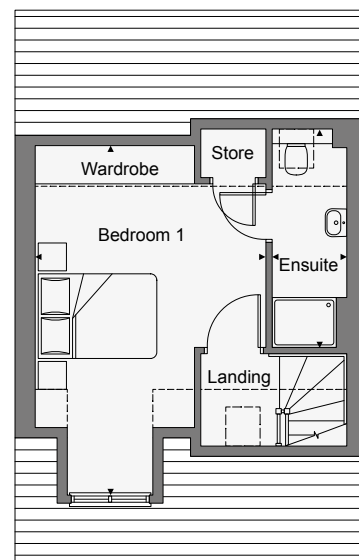
FIRST FLOOR

Bedroom 2
3.23m x 2.43m 10'7" x 8'0"

Bedroom 3
2.64m x 2.43m 8'8" x 8'0"

Bedroom 4
2.83m x 2.45m 9'3" x 8'1"

Bathroom
2.43m x 2.17m 7'9" x 7'1"



SECOND FLOOR

Bedroom 1
5.55m x 3.68m 18'3" x 12'1"

Ensuite
3.49m x 1.20m 11'5" x 3'9"

The Orkney V1

FOUR BEDROOM HOME WITH GARAGE

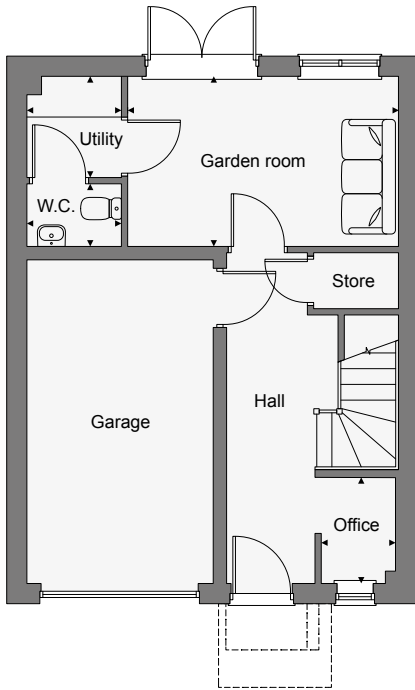


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A modern four bedroom home arranged over three storeys. The integral garage, garden room, office, separate utility and W.C. and store occupy the ground floor.

The open-plan first floor features a lounge with Juliet balcony, a kitchen-dining room, single bedroom and W.C.

Bedroom one is on the second floor and benefits from its own walk-in-wardrobe and ensuite shower room. There is a further double bedroom, a single bedroom, a stylish family bathroom and an additional store cupboard on the landing.



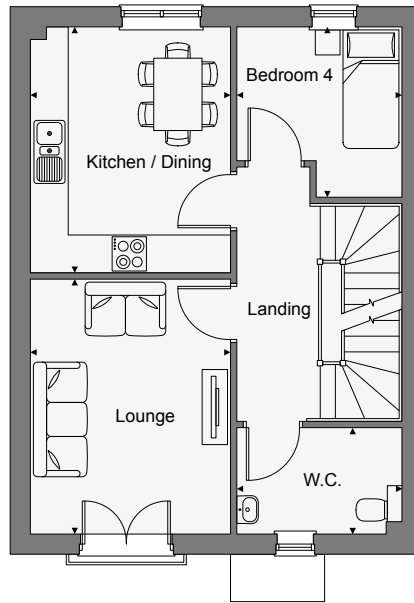
GROUND FLOOR

Garden room
4.32m x 2.72m 14'2" x 8'11"

Utility
1.63m x 1.52m 5'4" x 5'0"

Office
1.71m x 1.18m 5'7" x 3'10"

W.C.
1.52m x 0.99m 5'0" x 3'3"



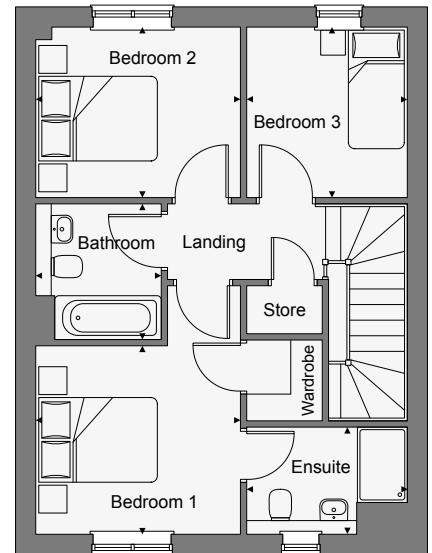
FIRST FLOOR

Kitchen/Dining
4.06m x 3.20m 13'3" x 10'5"

Lounge
4.08m x 3.20m 13'5" x 10'6"

Bedroom 4
2.72m x 2.64m 8'11" x 8'8"

W.C.
2.64m x 1.71m 8'8" x 5'7"



SECOND FLOOR

Bedroom 1
3.28m x 3.02m 10'9" x 9'11"

Ensuite
2.56m x 1.72m 8'4" x 5'8"

Bedroom 2
3.28m x 2.74m 10'9" x 9'0"

Bedroom 3
2.74m x 2.56m 9'0" x 8'5"

Bathroom
2.17m x 2.00m 7'1" x 6'7"

The Rum

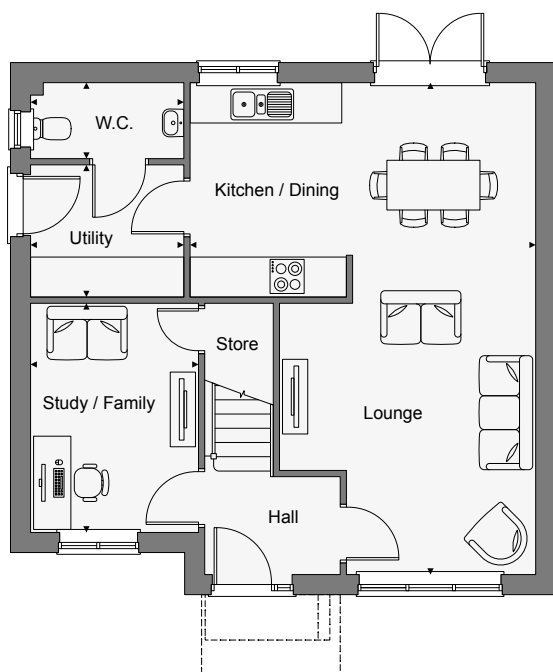
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE



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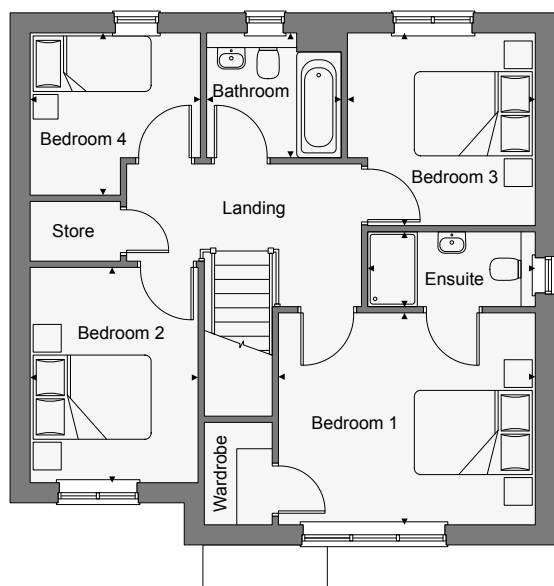
This fabulous four bedroom detached home with a detached garage, features a spacious open-plan lounge-kitchen-dining area with French doors to access the garden. There is also a study/family room, utility room and a downstairs WC.

Upstairs, there are three double bedrooms, a single bedroom, a stylish family bathroom and a store cupboard on the landing. Bedroom one benefits from its own ensuite and walk-in-wardrobe.



GROUND FLOOR

Kitchen/Dining/ Lounge	5.57m x 7.91m	18'3" x 26'0"
Study/Family	2.74m x 3.68m	9'0" x 12'1"
Utility	2.47m x 2.12m	8'1" x 7'0"
W.C.	2.47m x 1.22m	8'1" x 4'0"



FIRST FLOOR

Bedroom 1	4.13m x 3.41m	13'5" x 11'1"
Ensuite	2.70m x 1.20m	8'9" x 3'9"
Bedroom 2	2.71m x 3.46m	8'9" x 11'4"
Bedroom 3	3.05m x 3.10m	10'0" x 10'2"
Bedroom 4	2.73m x 2.60m	9'0" x 8'5"
Bathroom	2.17m x 2.00m	7'1" x 6'5"

The Canna V1

FIVE BEDROOM DETACHED HOME WITH DETACHED GARAGE

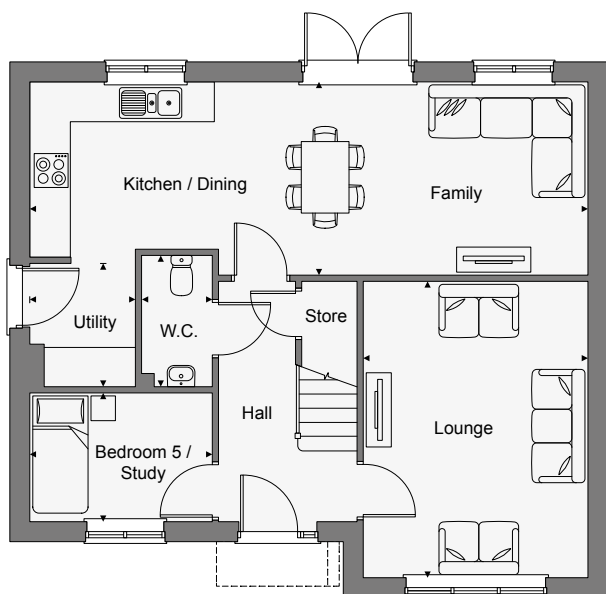


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The Canna is a five bedroom detached home with a detached garage. The ground floor features a large open-plan kitchen-dining-family room, a separate lounge, a single bedroom/study, understairs store, utility area and W.C.

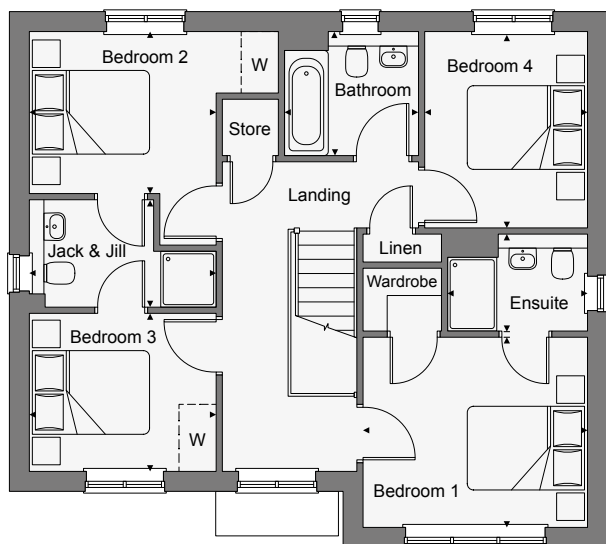
Upstairs there are four double bedrooms, a stylish family bathroom and an additional store cupboard on the landing. Bedroom one benefits from its own ensuite shower room and has a walk-in-wardrobe.

Bedrooms two and three share a Jack & Jill style ensuite.



GROUND FLOOR

Kitchen/Dining/ Family	9.04m x 3.12m	29'8" x 10'3"
Lounge	4.79m x 3.64m	15'8" x 11'11"
Bedroom 5 / Study	2.94m x 2.08m	9'8" x 6'10"
Utility	2.01m x 1.69m	6'6" x 5'5"
W.C.	2.12m x 1.14m	6'9" x 3'7"



FIRST FLOOR

Bedroom 1	3.64m x 3.07m	11'11" x 10'1"
Ensuite	2.27m x 1.58m	7'4" x 5'2"
Bedroom 2	3.02m x 2.62m	9'11" x 8'7"
Bedroom 3	3.02m x 2.57m	9'11" x 8'5"
Bedroom 4	3.17m x 2.63m	10'5" x 8'8"
Bathroom	2.17m x 2.00m	7'1" x 6'6"
Jack & Jill	3.02m x 1.73m	9'9" x 5'4"

The Canna V2

FIVE BEDROOM DETACHED HOME WITH DETACHED GARAGE

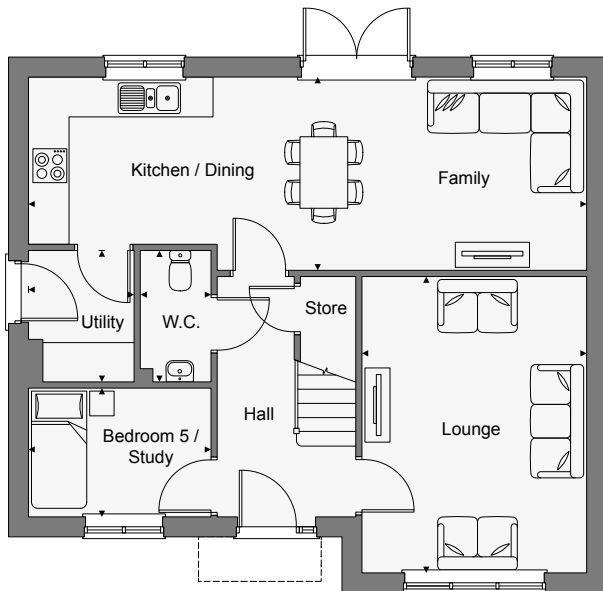


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The Canna is a five bedroom detached home with a detached garage. The ground floor features a large open-plan kitchen-dining-family room, a separate lounge, a single bedroom/study, understairs store, utility area and W.C.

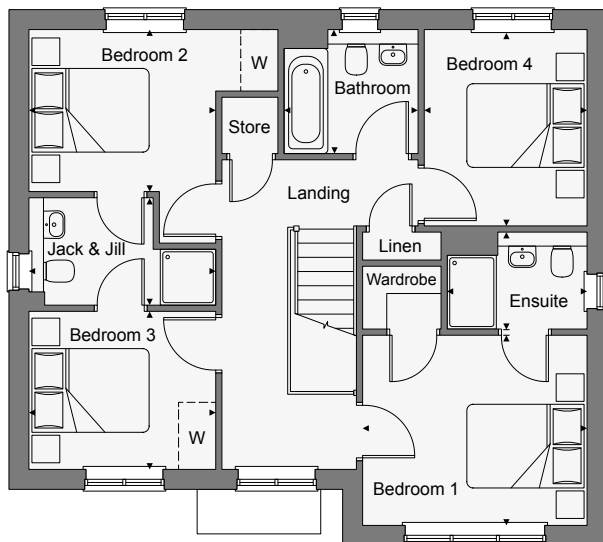
Upstairs there are four double bedrooms, a stylish family bathroom and an additional store cupboard on the landing. Bedroom one benefits from its own ensuite shower room and has a walk-in-wardrobe.

Bedrooms two and three share a Jack & Jill style ensuite.



GROUND FLOOR

Kitchen/Dining/ Family	9.04m x 3.12m	29'8" x 10'3"
Lounge	4.79m x 3.64m	15'8" x 11'11"
Bedroom 5 / Study	2.94m x 2.08m	9'8" x 6'10"
Utility	2.14m x 1.69m	7'0" x 5'5"
W.C.	2.12m x 1.14m	6'9" x 3'7"



FIRST FLOOR

Bedroom 1	3.64m x 3.07m	11'11" x 10'1"
Ensuite	2.27m x 1.58m	7'4" x 5'2"
Bedroom 2	3.02m x 2.62m	9'11" x 8'7"
Bedroom 3	3.02m x 2.57m	9'11" x 8'5"
Bedroom 4	3.17m x 2.63m	10'5" x 8'8"
Bathroom	2.17m x 2.00m	7'1" x 6'6"
Jack & Jill	3.02m x 1.73m	9'9" x 5'4"

The Shetland V1

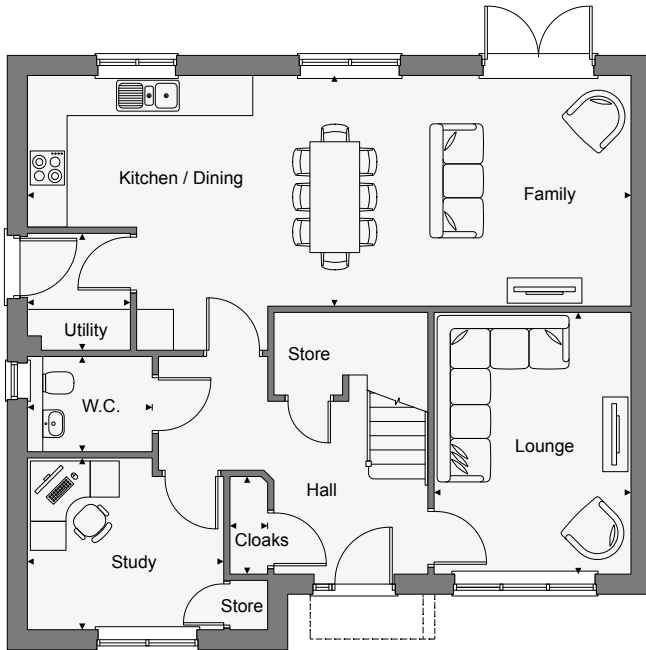
FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

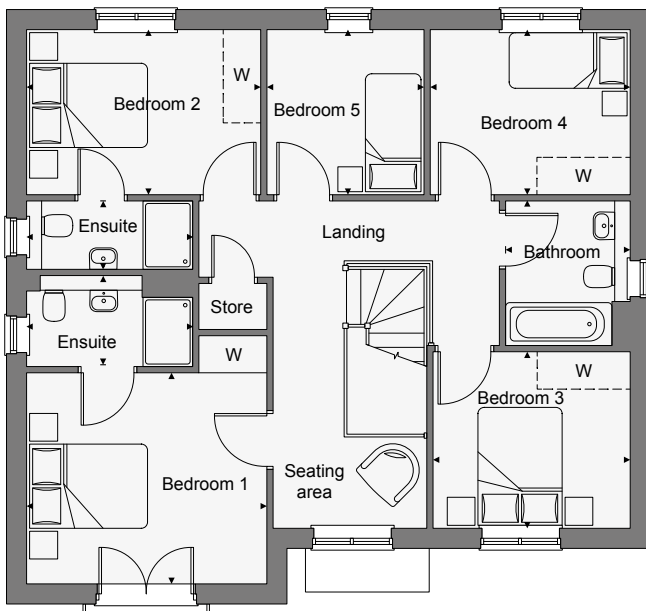
The Shetland is a spacious five bedroom detached home with a detached double garage. It features a large open-plan kitchen-dining family room with French doors to access the garden. At the front of the property is a separate lounge and study. There is also a utility room, WC, and plenty of storage space.

Upstairs there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two benefit from their own ensuite.



GROUND FLOOR

Kitchen/Dining/ Family	9.71m x 3.70m	31'10" x 12'2"
Lounge	4.21m x 3.17m	13'9" x 10'4"
Study	3.16m x 2.77m	10'4" x 9'1"
Utility	1.86m x 1.66m	6'1" x 5'4"
W.C.	2.00m x 1.52m	6'5" x 4'9"
Cloaks	1.57m x 0.60m	5'1" x 1'9"



FIRST FLOOR

Bedroom 1	3.86m x 3.40m	12'8" x 11'2"
Ensuite 1	2.67m x 1.46m	8'8" x 4'8"
Bedroom 2	3.77m x 2.65m	12'4" x 8'8"
Ensuite 2	2.67m x 1.11m	8'8" x 3'6"
Bedroom 3	3.17m x 2.83m	10'5" x 9'3"
Bedroom 4	3.21m x 2.65m	10'6" x 8'8"
Bedroom 5	2.65m x 2.53m	8'8" x 8'4"
Bathroom	2.33m x 1.99m	7'6" x 6'5"

The Shetland V2

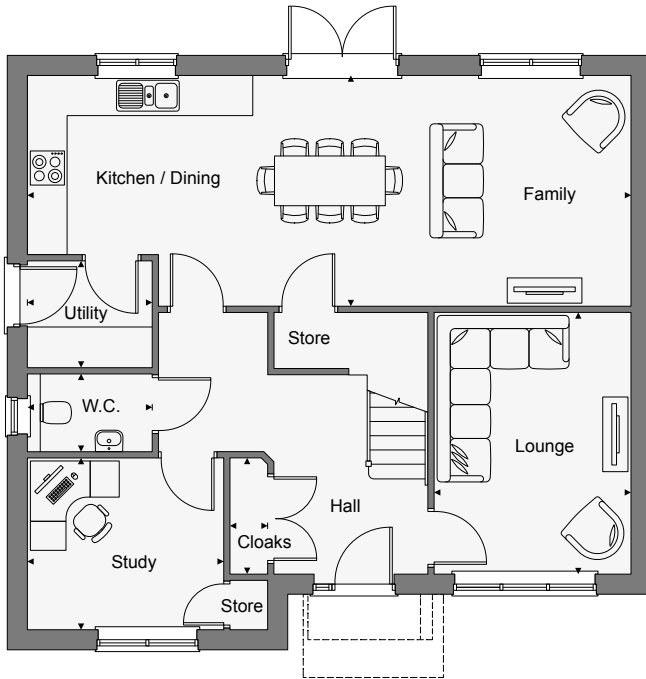
FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

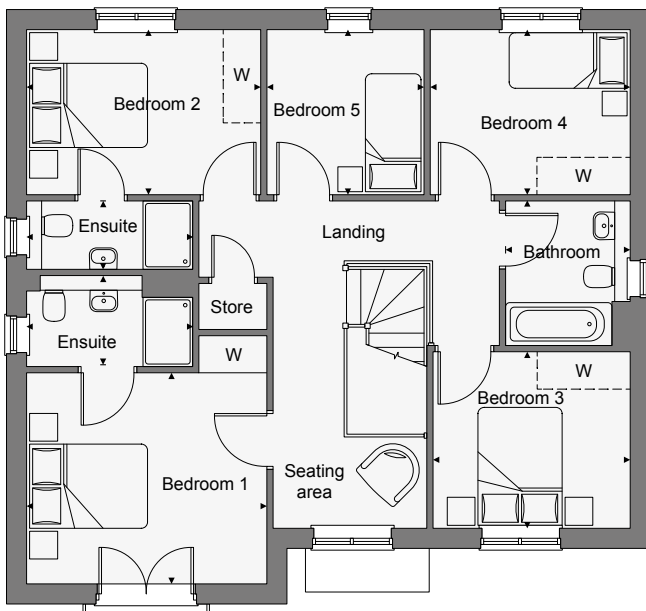
The Shetland is a spacious five bedroom detached home with a detached double garage. It features a large open-plan kitchen-dining family room with French doors to access the garden. At the front of the property is a separate lounge and study. There is also a utility room, WC, and plenty of storage space.

Upstairs there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two benefit from their own ensuite.



GROUND FLOOR

Kitchen/Dining/ Family	9.71m x 3.70m	31'10" x 12'2"
Lounge	4.21m x 3.17m	13'9" x 10'4"
Study	3.16m x 2.77m	10'4" x 9'1"
Utility	1.99m x 1.71m	6'5" x 5'6"
W.C.	2.00m x 1.24m	6'6" x 4'1"
Cloaks	1.87m x 0.60m	6'1" x 1'9"



FIRST FLOOR

Bedroom 1	3.86m x 3.40m	12'8" x 11'2"
Ensuite 1	2.67m x 1.46m	8'8" x 4'8"
Bedroom 2	3.77m x 2.65m	12'4" x 8'8"
Ensuite 2	2.67m x 1.11m	8'8" x 3'6"
Bedroom 3	3.17m x 2.83m	10'5" x 9'3"
Bedroom 4	3.21m x 2.65m	10'6" x 8'8"
Bedroom 5	2.65m x 2.53m	8'8" x 8'4"
Bathroom	2.33m x 1.99m	7'6" x 6'5"

The Tiree V1

FIVE BEDROOM DETACHED HOME WITH GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

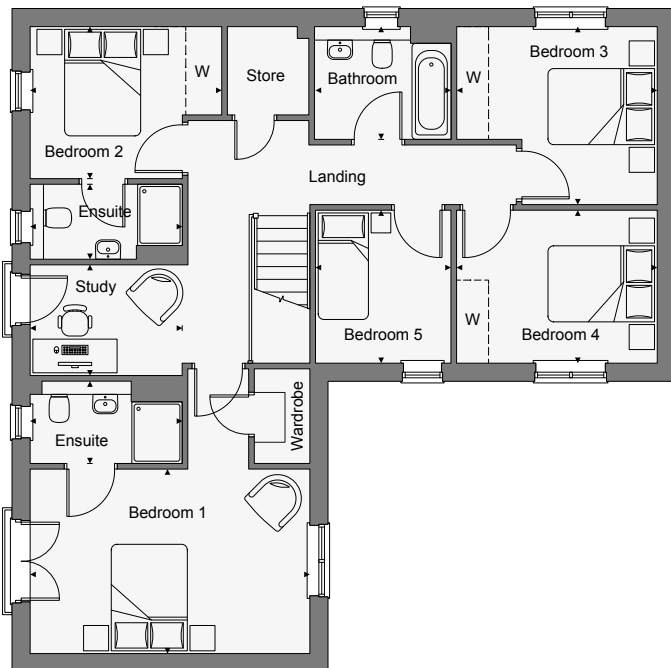
This superb five bedroom detached home includes an integral double garage with utility area. The ground floor features an open-plan kitchen-dining-family room, with French doors to access the garden. The separate lounge also has French doors to the garden and there's an understairs cupboard and a WC off the hall.

Upstairs, bedroom one features a Juliette balcony, a walk in wardrobe and ensuite shower room. There are three further double bedrooms, a single bedroom, a stylish family bathroom and dedicated study area on the landing.



GROUND FLOOR

Kitchen/Dining/ Family	6.46m x 5.99m	21'2" x 19'8"
Lounge	4.99m x 3.27m	16'4" x 10'9"
Utility	2.66m x 1.00m	8'7" x 3'3"
W.C.	2.27m x 1.22m	7'4" x 4'6"



FIRST FLOOR

Bedroom 1	4.99m x 3.29m	16'4" x 10'9"
Ensuite 1	2.71m x 1.46m	8'9" x 4'8"
Bedroom 2	3.42m x 2.70m	11'2" x 8'10"
Ensuite 2	2.71m x 1.34m	8'9" x 4'4"
Bedroom 3	3.57m x 3.17m	11'8" x 10'5"
Bedroom 4	3.57m x 2.73m	11'8" x 8'11"
Bedroom 5	2.73m x 2.41m	8'11" x 7'11"
Bathroom	2.43m x 2.00m	7'9" x 6'6"
Study	2.71m x 1.97m	8'9" x 6'5"

WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



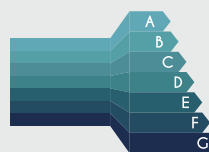
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



DEPOSIT CONTRIBUTION

Ready to buy your new Dandara home but need a helping hand? We may be able to help towards your deposit.*



PART EXCHANGE

Want to buy a new Dandara home, but are struggling to sell yours? We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That's why we're working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK's Future Homes Standard, and may include:



High-Performance
Wall Insulation



LED
Lighting



Solar panels
(photovoltaics)



Energy-Efficient
Kitchen Appliances



Water-saving kitchen
& bathroom fittings



Mechanical Ventilation
Systems



Wastewater Heat
Recovery Systems*



Electric Vehicle (EV)
Charging Points*



Double-Glazed
Windows



Access to Cycle Lanes
& Local Amenities*



Air Source
Heat Pump*

* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community — from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit dandara.com/about-us/sustainability

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.





DANDARA.COM



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