



The Beaches, Johnshaven  
The Mulberry



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# The Beaches, Johnshaven

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Johnshaven, a quaint coastal fishing village within easy commuting distance of Aberdeen.

An exciting opportunity to live by the sea and enjoy all of its lifestyle benefits. The appealing new Fotheringham Homes development is located on the Brotherton Estate and consists of 71 stylish new homes which are perfect for both those looking to downsize and families needing more space.

They will be a mixture of two and three bedroom bungalows along with three and four bedroom detached houses.

### ABOUT THE AREA

Have you been longing to live by the coast with refreshing walks on your doorstep and an inviting community spirit?

Johnshaven is a stunningly peaceful fishing village, only 7 miles north of Montrose and accessed just off the A92 coastal road. For such a small community it certainly punches above its weight regarding local amenities, schools and annual events.

With stunning views across the North Sea we are delighted to be bringing our newest development to the village of Johnshaven, with 71 spacious properties on offer with a mixture of 2-3 bedroom bungalows, and 3-4 bedroom detached homes.

Our house designs encapsulate a modern living style while being sympathetic to the surrounding area. Plot sizes are generous, with the property internals styled to promote open plan living and lots of natural light; space saving pocket doors as standard also mean that the generous layout can be easily adapted for different needs. On the external finishings the use of a natural stone detailing

beside our trademark white wet dash render is a gentle nod to the character of the fishing village.

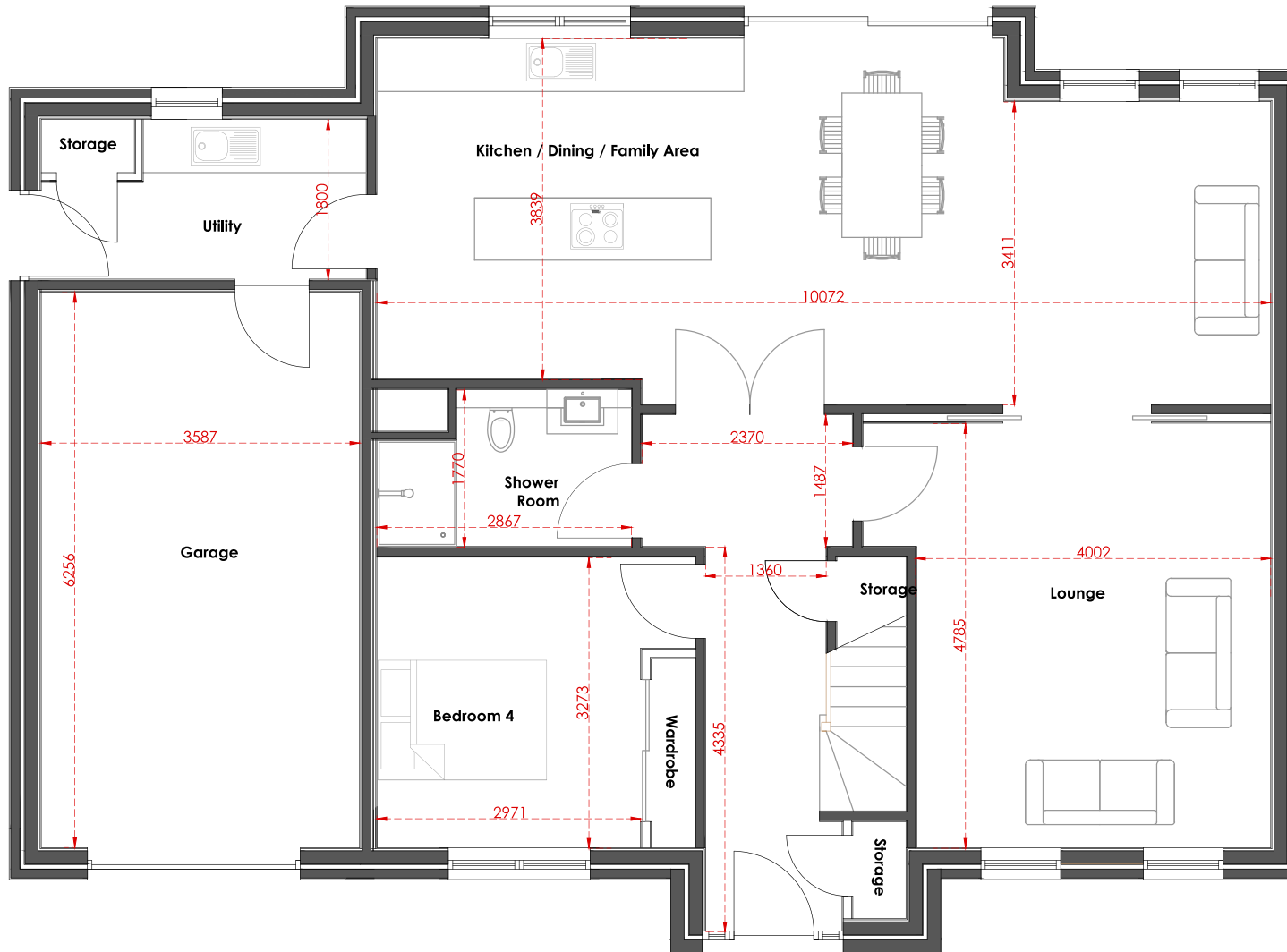
A kitchen is the heart of most homes, so with that in mind, we work with you to design it to suit your needs from the start. Working with our luxury kitchen designer, you will be able to create the kitchen of your dreams and equip it with designer appliances as standard.

We take a similar custom approach to the rest of the house too, providing you with a wide choice of high quality internal finishings, Spanish bathroom tiles and an option on garden layouts. We want you to feel like it is your home from the beginning, and so if you want to make more elaborate changes we are always open to discussion and will try where possible to accommodate your ideas.



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### Ground Floor Area - 100m<sup>2</sup>

Kitchen/Diner/Family Area:  
10 x 3.4–3.8m

Lounge: 4.0 x 4.8m

Bedroom 4: 3.0 x 3.3m

Utility Room: 3.6 x 1.8m

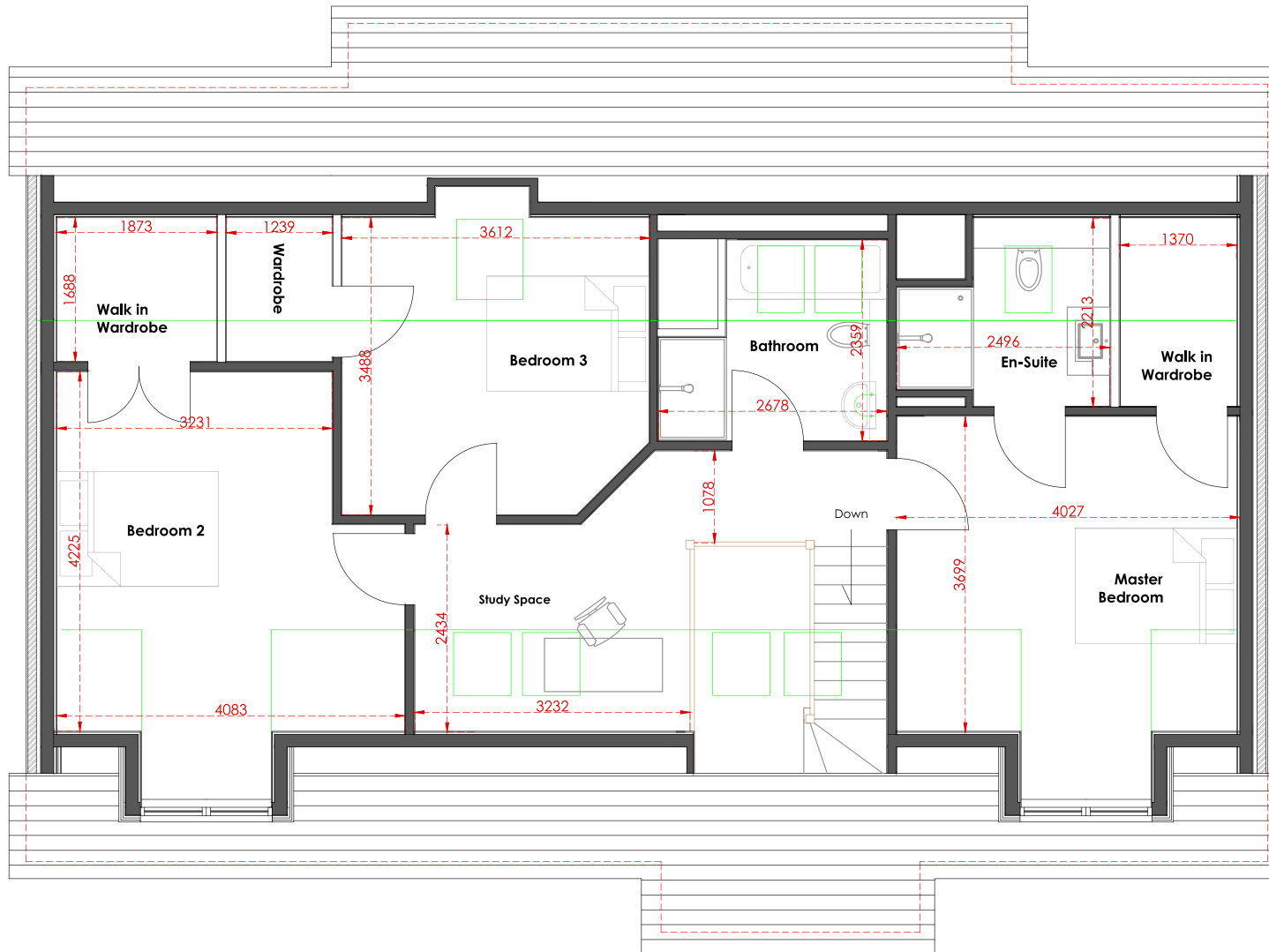
Shower Room: 2.9 x 1.8m

Hallway:  
1.3m–2.4m (at widest part) x 5.8m

Garage: 3.6 x 6.3m

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First Floor Area - 82m<sup>2</sup>

Master Bedroom: 4.0 x 3.7m  
- En-Suite: 2.5 x 2.2m  
- Walk-in Wardrobe: 1.4 x 2.2m

Bedroom 2: 4.1 x 4.2m  
- Walk-in Wardrobe: 1.9 x 1.7m

Bedroom 3: 3.6 x 3.5m  
- Wardrobe: 1.2m x 1.7m

Bathroom: 2.7 x 2.4m

Hallway: 2.6 x 1.1m

Study Space: 3.2 x 2.4m

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### ■ HOUSETYPE = THE MULBERRY

To view the availability of these properties, please visit the [Fotheringham Homes website](#).



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### Frequently Asked Questions: The Mulberry

#### When are you expecting completion of phase 1?

Late 2022, however first entries from Summer 2021.

#### What warranties are offered with the home?

In the first year you are covered for all snagging issues, following this you are covered for 10 years for all structural concerns.

#### Can I suggest finishes such as tiles from alternative suppliers?

We do not offer the use of alternative suppliers as we have hand selected our suppliers to ensure quality of our finishings and that the process is smooth as possible for you.

#### What are the standard finishes?

- High performance timber frame kits with superior insulation to lower insulation bills
- High performance PVC windows and doors
- Luxury fitted kitchens with Siemens appliances

- Designer branded bathrooms
- Wall and floor tiles to all bathrooms, supplied by stockists of high-end Spanish tiles
- Choice of wood or glass staircase
- Satin chrome sockets and switches in reception areas
- TV points to all bedrooms and lounges, pre-wired for SMART TV and HDMI
- Automatic lighting to all built-in wardrobes
- Monoblock driveways
- Slabbed paths and patios
- Front gardens turfed

#### Are we allowed to purchase our own appliances?

Yes, you will be able to work with our designer to ensure any appliances are accounted for in the bathroom or kitchen design.

#### Is the property timber frame?

Yes.

#### Can we make changes to the property's layout?

Yes, If you purchase the property off-plan, or during construction, we are more than happy to try to accommodate changes, these are dependent on architectural approval and how far we are along in construction.

#### Is landscaping included and can we choose finishes for the garden?

We are really flexible in working around what you'd like to do, including pavers, lawn, and gravel to name a few. Your garden layout will form part of our design conversations for your home

#### What do I do if something is wrong with the property?

For the first year in your home, all snagging is covered by ourselves. Following this structural issues are covered for 10 years. After this point, we can still come to your aid, it would just fall as an additional cost.

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### Frequently Asked Questions: The Mulberry

#### What council tax band does the property fall into?

We're afraid this information isn't decided until after construction has been completed and our clients have moved in.

#### Who is the bathroom/kitchen partner?

We are still allocating our designer partnership.

#### What schools are linked to the development?

The catchment school is currently Johnshaven Primary School, which feeds into Mackie Academy in Stonehaven. Lathallan Independent School is also available at the top of the village which attracts pupils from across the globe.

#### What facilities which are within a 5 mile radius of the development?

The local food and drink offering is strong with The Anchor, The Ship and the Hidden Treasure tearoom all nestled in the village itself, but a lot more are available only a short drive away.

The village store and the Starfish studio keeps locals and visitors equipped with everyday needs and gifts, with a choice of three supermarkets available in nearby Montrose.

#### How can I view the property?

The site is currently due to start construction early 2021. With plans to open two show homes in Summer 2021 more details will follow in due course.

#### What is the SAP rating?

The SAP rating is B.

#### What type of boiler is provided with the house?

Air source heating.



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We create beautiful spaces that people really want to call home.

Whether you are making your first steps onto the property ladder or you are an experienced buyer looking for their forever home, we thought it would be helpful to understand what the typical journey looks like for buying one of our new development homes.

The order of some of the earlier stages may vary slightly depending on your circumstances. If you would like to discuss the process in more detail, or if you have any other questions, feel free to get in touch and a member of our team can provide the advice that you are looking for.

### THE BUYING PROCESS





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### Frequently Asked Questions: Buying a Fotheringham Homes Property

#### Where can I find your new home developments?

Our homes are generally found in South Aberdeenshire, North Angus and Perthshire.

#### Is there a reservation fee? How much? How can this be paid?

When buying one of our development properties, there is a reservation fee to secure the plot prior to its completion. Following this the financials will then be handled through a conveyancer. For more details in the buyer process read on here: [Our Buying Process](#)

#### What is buying off-plan?

Buying off-plan is purchasing one of our homes prior to construction being completed. Entering into an agreement early, you will have far more opportunity to customise layouts and interiors, you may also benefit from a discount if prior to the development going on the open market.

#### What aftercare do you offer?

One of our team will personally welcome you into your new home, this will be someone you have got to know throughout the development process. They will give you a detailed hand-over explaining all the key features and functionalities including heating control, appliance warranties, water shut off points and more.

A custom, home manual containing all the important information on your home, and details on the local area that will help you settle in.

Snagging carried out by a member of our team one week after move in, we will then continue to provide support where required up to 1 year from entry date. Structural issues are covered for the first 7 years.

#### I'm yet to sell my home, how do I know when to do that?

As part of the initial discussions we will discuss expected completion dates to help you plan ahead. We are also able to be flexible with these where required, should you need more time to sell. Alternatively part-exchange can be offered on certain properties.

#### Can I alter the design of my home before it is built?

Yes, we want to ensure the layout of your new home suits your needs perfectly. Whether it's moving a doorway, adding a sunroom or adapting the kitchen to suit your needs we will try our best to accommodate your requests.

#### What stamp duties/fees should I expect?

In Scotland, you are liable to pay Land and Building Transaction Tax (LBTT) when you buy a residential property, or piece of land costing more than £145,000 (or more than £40,000 for second homes). For up to date information see: <https://www.revenue.scot/land-buildings-transaction-tax>

#### Do you work with the 'help to buy' scheme?

Yes. If you would like to discuss this with us please get in touch.

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### Frequently Asked Questions: Buying a Fotheringham Homes Property

#### Does my home come with any warranty in case something goes wrong?

Upon completion of your home, it will be covered for snagging for the first year and thereafter for structural repairs.

#### Do you provide any landscaping/garden work before I move in?

We are really flexible in working around what you'd like to do, including pavers, lawn, and gravel to name a few. Your garden layout will form part of our design conversations for your home.

#### Do you allow for the 'snagging' process?

Yes, a week after you move in we are in touch to gather any initial snags. In addition for the first year you can then contact us for any additional issues that may arise, and you will be covered for 7 years for any structural concerns.

#### Is there a variety of house types in each development?

Most of our developments have a variety of house types on offer to accommodate the different needs of people. For more details visit [the developments page on our website](#).

#### Do your homes come with fitted kitchens?

Yes all of our developments are provided with luxury fitted kitchens. If you purchase the home before construction is complete, you can work with us to select the layout, worktops, splashbacks and appliances.

#### Are there showhomes that I can see before reserving a property plot?

We love when we get the chance to design a show home for people to tour around. However this very much depends on the development and the requirements for it. If one isn't available for your development, we will provide you with alternative sites or past clients to talk to.

#### How long in advance should I be looking to reserve my property?

We would advise that you reserve your property as soon as you have found the one you love. The feeling of losing out on your dream house because you didn't get in quick enough can be devastating.

Our homes are very often sold before construction is completed with many of those being sold off plan.

Although we aim to keep our website up to date with reservations it is always worth asking the team just in case.

Contact us by email: [info@fotheringhamhomes.com](mailto:info@fotheringhamhomes.com)

Or by phone: +44 (0) 1561 362 299

To enquire about properties at The Beaches, Johnshaven, please get in touch — we would love to hear from you. Other properties are also available and can be found at the Fotheringham Homes website.



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