

Thornwood Reach

TD9 8LA



**A new development of five
waterside zero-carbon homes**

Prices on application

Cullen Kilshaw Hawick
Call 01450 372336

Exclusive gated development of five new zero-carbon waterside homes with private parking, 4/5 bedrooms, open-plan living, private gardens and stunning views of the river.

Exceptional all-inclusive specification – electronic gates, secure triple glazing, fully integrated Bosch kitchens, heat pumps, Greenwood GVC2 smart ventilation, EV chargers and video intercoms.



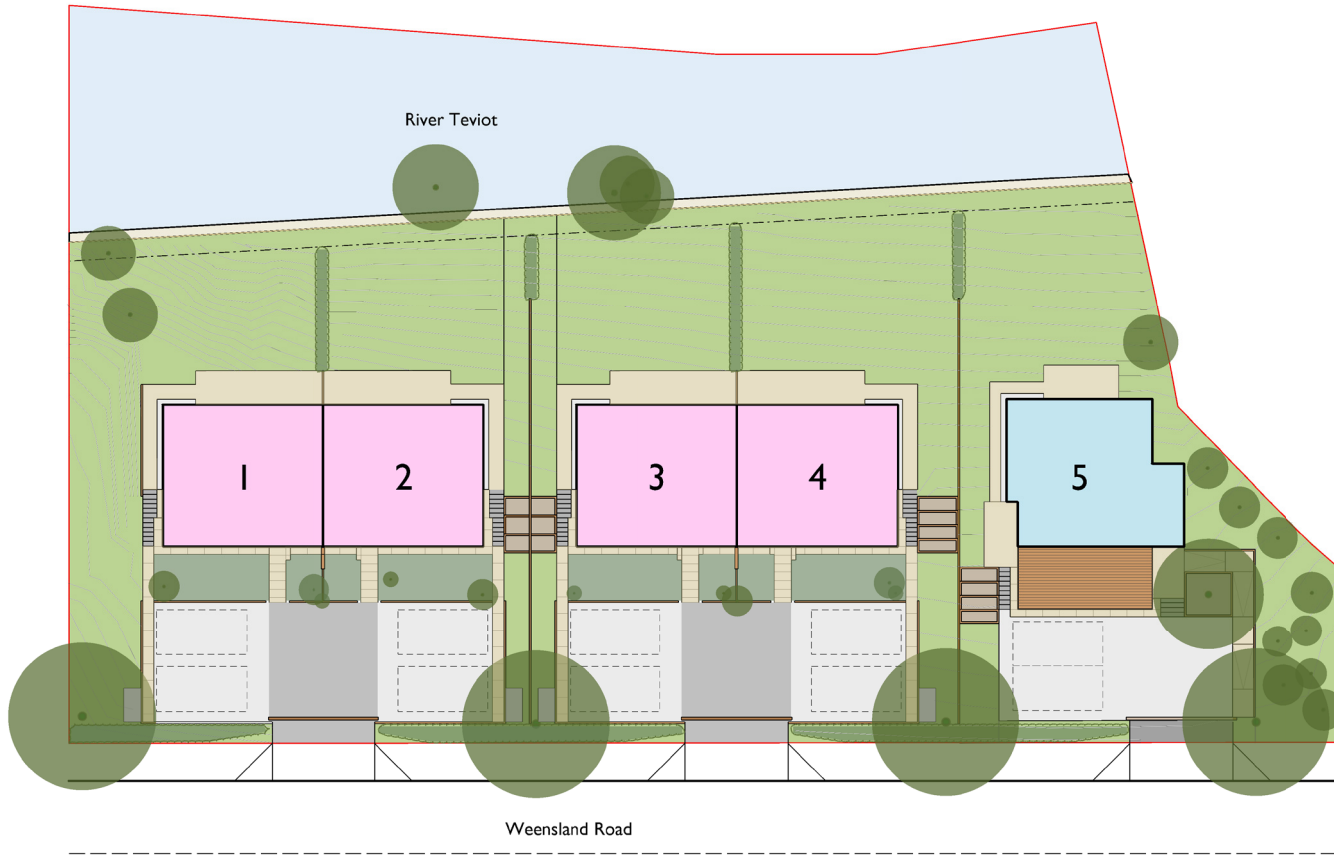
Thornwood Reach TD9 8LA

Five new homes on the bank of the Teviot River within the southern Borders town of Hawick.

The first of a new generation of homes to tackle the urgent challenges of global warming and escalating energy prices, they are designed to cost you nothing for all your heating, hot water, lighting and cooking needs.

All materials, finishes and fixtures are of the highest quality, selected for performance and minimum maintenance.

Planned for supreme comfort and convenience, whether you are a young family or retired couple, they are adaptable to suit your lifestyle and changing needs over time.



Available Spring/Summer 2023

- Plots 3 & 4 – from May
Two linked 4 bedroom houses, each 152 m²
- Plots 1 & 2 – from August
Two linked 4 bedroom houses, each 152 m²
- Plot 5 – from October
One detached 4 bedroom house, 126 m²





EFFICIENCY

Increasingly we hear stark and depressing facts about the age and poor energy performance of UK homes. Over 97% of all homes still fail to achieve an EPC A92 rating¹. In contrast, the homes at Thornwood are larger than average, but use just a third of the energy of the average UK home, and they generate more energy than they are expected to use. The design EPC rating of the homes at Thornwood is an amazing A105, so that rather than shivering through your savings to heat and light a draughty old home, you can be supremely comfortable, and your new home can actually make you money.

Exceptional insulation levels, airtight fabric and triple-glazing all massively reduce energy demand. A state-of-the-art Vaillant aroTHERM Plus 5kW air-sourced heat pump provides heating and hot water². In addition, a total of fourteen high-output 395W roof-mounted solar panels generate all-year-round electricity. We can readily add Puredrive modular smart battery storage as an optional extra to optimise the electricity you produce, protect against power cuts and reduce your reliance on the national grid, when power outages are likely to increase in the future.

YOUR ZERO-CARBON HOME

“Thornwood homes are twice the size of the average UK home³, but use just a third of the energy, and generate more energy than they are expected to use.”



1. House Builders Federation report 'Watt a Save' Autumn 2022
2. Class leading efficiency SCOP rating of 4.88 means you get four times the energy you use.
3. How Big is a House? Average House Size by Country, Lindsay Wilson 2023, Shrinkthatfootprint

Plots 1-4 Accommodation

UPPER LEVEL PLAN

An open central feature stair with structural oak posts at all floors. There are stunning panoramic views of the river at all levels, with access onto balconies spanning the full width of the house at the upper levels.

Off the top-lit landing are three bedrooms and large family bathroom, with a double-ended freestanding bath, patio doors leading to the upper balcony overlooking the river, a separate walk-in shower, floorstanding vanity basin and toilet.

ENTRY LEVEL PLAN

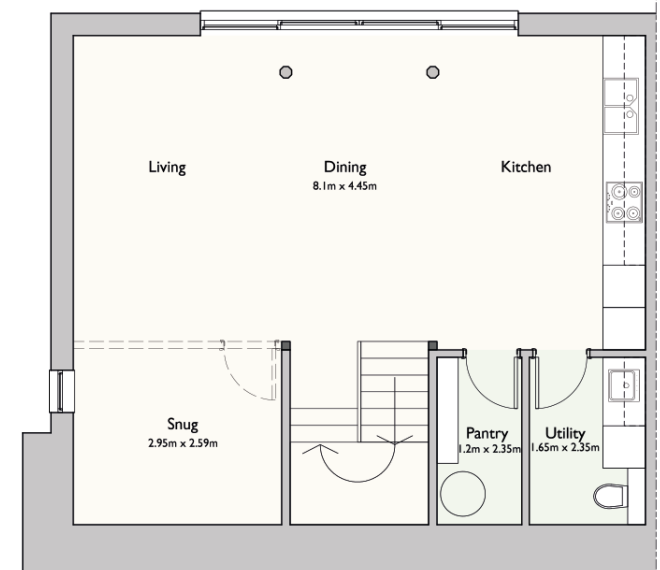
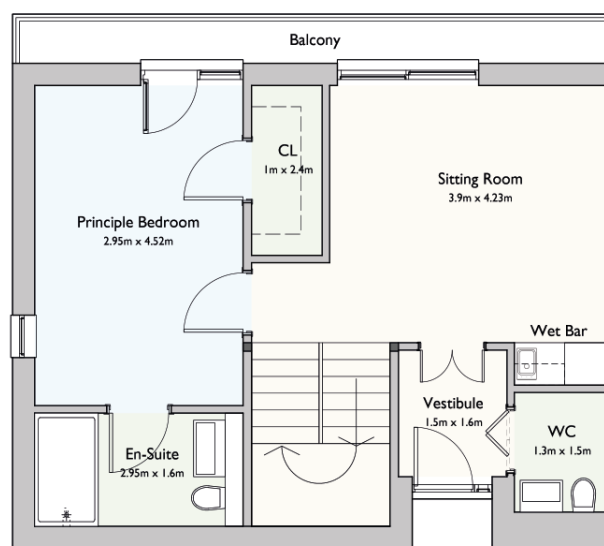
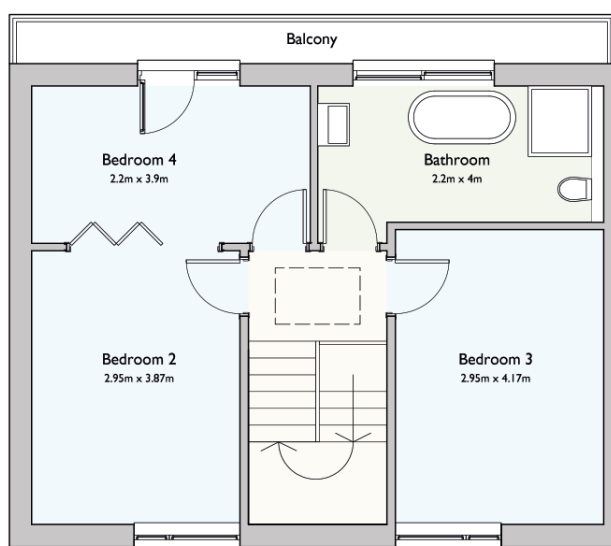
Off the entrance vestibule is a large sitting room with a wet-bar/mini-kitchen. This and the adjoining principal bedroom both have balcony access overlooking the river. The wet bar/mini-kitchen has an integrated wine cooler, microwave/grille, sink and storage for glasses and crockery – perfect for entertaining, or a late-night cup of hot chocolate.

The bedroom has a large walk-in closet and luxury en-suite shower room, lined with porcelain tiles and mirrored wall. Beside the entrance is a visitor toilet.

LOWER LEVEL PLAN

The lower level has a 26 ft open-plan living/dining kitchen with huge sliding doors opening onto the west facing private rear garden and 33 ft river frontage.

The fully-integrated kitchen has Bosch appliances – a full-height fridge/freezer, built-in microwave, pyrolytic oven, induction hob, dishwasher, white ceramic sink and quartz stone top. The utility room has fitted storage units, washing machine connection, toilet and sink, and a separate pantry with cabinet storage and smart hot-water tank. The living area snug can be partitioned to form a separate study/bedroom 5.



Plot 5 Accommodation

The house has its own electrically operated entrance gates, behind which is a spacious landscaped area with parking and turning space for two cars.

Stone steps descend from the east-facing front garden down to the sheltered entrance court beside a mature feature pear tree. The entrance is at mid-level, attached to the main block, with a sequence of glazing allowing the rear garden and river to be seen from the front door. The outside is mirror clad to reflect the new orchard of apple, pear and plum trees planted in the garden.

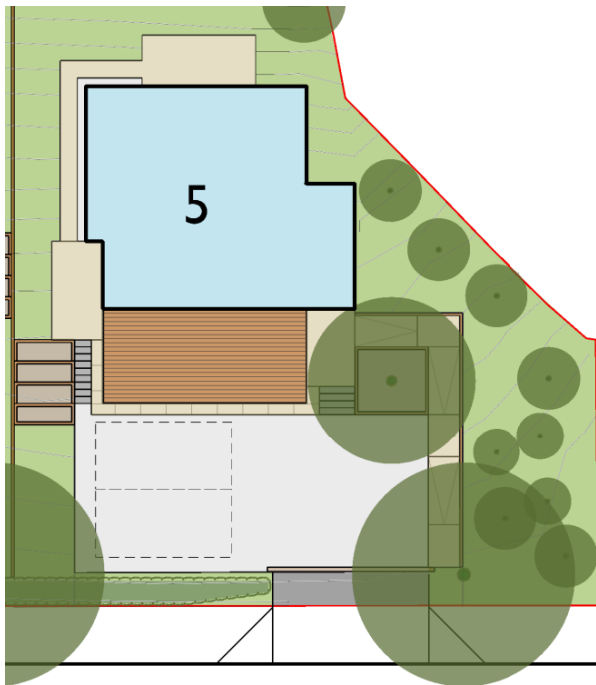
Living areas are at the lower level, with bedrooms upstairs.

INTERNAL ARRANGEMENT

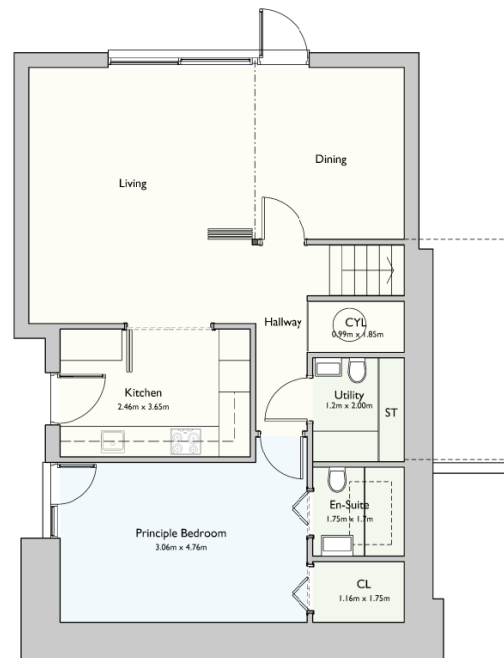
A half flight leads down to a large living room, with large sliding patio doors opening onto a west-facing rear garden with dining/study area and kitchen. These are screened off so that they can be used either as one large open plan living area, or as entirely separate rooms.

A short hall leads to the principal bedroom, en-suite with natural top-lit bathroom and walk-in closet. There is also a utility room, with toilet, basin and storage cupboards. The bedroom door leads to a small outside south-facing patio.

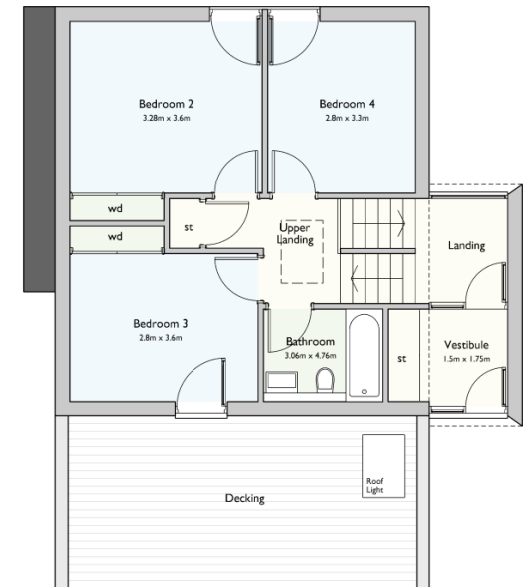
Upstairs are three more double bedrooms, a bathroom and linen cupboard. Two bedrooms have large built-in wardrobes. The front bedroom opens onto an east-facing garden deck.



LOWER LEVEL



UPPER LEVEL



ECOLOGY & MAINTENANCE

Timber is a natural building material with many advantages – non-toxic, sustainable and renewable, a carbon store with the lowest production (embodied) energy of all building materials, durable and easy to maintain. Your new home incorporates timber in different ways. The bespoke timber frame uses square and octagonal internal structural oak posts for their high strength, character and appearance.

Natural oak wide board AC4 heavy-duty laminate flooring provides a warming ambiance, is easy-to-clean with a 20-year warranty.

Siberian larch is slow growing, stable and extremely durable. Used as rainscreen cladding allows faster drying out after rain and extends its life. Fixed with stainless steel screws and finished with water-based microporous factor 12 UV resistant natural oil, it will retain its warm and rich colour for many years to come.

The Rubberbond FleeceBack™ EPDM roof covering is highly elastic, completely resistant to temperature variations, weather and UV radiation, and comes with a 20 year warranty. Alumasc galvanised steel gutters and rainwater pipes perform much better than plastic in extreme temperatures, last longer, reduce maintenance and are 100% recyclable.



SERVICES

The open-plan living areas have underfloor heating throughout. Other rooms have oversized radiators and towel rails designed to run on lower temperatures compatible with heat pump technology and ensure comfort through the coldest weathers. Condensation can be a problem in many older homes. At Thornwood there are state-of-the-art Greenwood dMEV ultra low-energy bathroom fans. These are virtually silent (10dB) and 100% adjustable with individual smart control to deliver high performance without the need for window vents.

There are ample wall sockets in every room, and extra flush double sockets recessed in the living/

dining area floor. All rooms have CAT 6 data sockets connected to a central 8 port data hub. Outside front lighting is activated by movement sensors. Rear garden patio lighting with switch operated.

Each home comes with its own video gate intercom system and wifi doorbell at the front gate, 1080P camera with 7" colour monitor, PIR motion detection, auto-record, two-way audio and night vision, providing security and convenience. The 18 ft wide tall larch single sliding single gate has a Hormann Lineamatic 20/5 electric automatic opener with Bisecure encryption and remote controllers. There is a concealed coded pass-gate for family and friends to use.

HAWICK

Hawick is accessible to all parts of the Borders, to Edinburgh via the A68 and A7, south to Carlisle and Newcastle. Tweedbank Station is 18 miles, with hourly services to Waverley. Located on the Borders Abbeys Way and surrounded by beautiful scenery, wildlife and peaceful countryside are always close by. The hills and quiet byways are perfect for walking, cycling and riding. There are many well-regarded local golf courses.

Hawick has excellent shopping, everything from major supermarkets to traditional award-winning family butchers and bakers, along with a host of leisure, recreational and sports facilities. It offers a full calendar of activities, with annual riding, touring, film and arts events.



Steeped in history and a tradition of cashmere, Hawick has produced many sporting heroes, artists and scientists. The High School, which has produced two Nobel prize winners, is due to have a new state-of-the-art facility completed in 2026-2027.

The Teviot, a designated SSSI, has a rich variety of birds and wildlife including otters, salmon, trout, heron and waterfowl. Fishing rights are included with each property title. There are spectacular views upstream and across the river onto parkland surrounding Mansfield Park, the home of Hawick rugby.

Interested in these properties?

Hawick

Call 01450 372336

31/35 High Street, Hawick, TD9 9BU

Opening Hours:

Monday to Friday: 9.00 am to 5.00 pm

Saturday: 9.00 am to 12.00 noon

www.cullenkilshaw.com

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

PHOTOGRAPHY

Hawick area & River Teviot:
Photos © Joe Summerville

*Exceptional quality,
high performance,
energy-efficient,
healthy homes.*

Whilst these particulars are prepared with care and are believed to be accurate, neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

BORDERS LOW CARBON DEVELOPMENTS

Borders Low Carbon Developments was established in 2013 by David Anderson to improve the design quality and thermal performance of new homes for a more sustainable future. David has over 40 years' experience of architecture, planning, construction management and sustainable development.

Recently completed homes at Nisbetmill Garden near Ancrum and in Minto Village consistently outperform others in the new-build sector. Each new home is a bespoke design, unique to its site and setting.



Full members of:

