



MUIRFIELD VIEW

PREMIER LIVING AT THE RENAISSANCE CLUB

PLOTS 1-8, MUIRFIELD VIEW,
BY RENAISSANCE GOLF COURSE, DIRLETON,
EAST LoTHIAN.

ON THE INSTRUCTIONS OF HAMILTON & KINNEIL ESTATES.

A SELECT AND PRIVATE DEVELOPMENT OF SERVICED
RESIDENTIAL PLOTS AT THE RENAISSANCE CLUB.

OCCUPYING AN ELEVATED POSITION ALONGSIDE THE 14TH HOLE
LOOKING WESTWARDS OVER THE RENAISSANCE AND MUIRFIELD GOLF COURSES
TO THE FIFE COASTLINE AND THE FORTH BRIDGES.
SEVEN SERVICED RESIDENTIAL PLOTS REMAIN AVAILABLE- PLOT 5 SOLD.

Travelling Distances (approximate)

Edinburgh City Centre 25 miles, Edinburgh Airport 34 miles, Dirleton 2 miles, North Berwick 5 miles,
Gullane 5 miles and Haddington 13 miles.



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SITUATION

THE MUIRFIELD VIEW PLOTS ARE PRIVATELY SITUATED ON A RAISED ESCARPMENT WITHIN THE RENAISSANCE GOLF CLUB.

THE PLOTS ADJOIN THE 14TH HOLE OF THE RENAISSANCE COURSE AND HAVE A WESTERLY OUTLOOK OVER THE GOLF COURSE TOWARDS THE MUIRFIELD LINKS, THE FIRTH OF FORTH, THE FIFE COASTLINE AND FORTH BRIDGES IN THE DISTANCE.



EAST LoTHIAN is often referred to as ‘Scotland’s Golf Coast’ and is a relatively lightly populated county with a total population of about 100,000 and a diversity of landscapes from the coastal dunes alongside the Firth of Forth – home to many championship links – to the undulating foothills of the Lammermuirs and in turn the heather clad grouse moors of the Lammermuir Hills in the south.

Much of East Lothian’s population work in Edinburgh – Scotland’s capital city and home to the Scottish Parliament. Edinburgh has a population of about 500,000 and includes the UNESCO World Heritage Sites of the medieval Old Town and the planned Georgian New Town. The city has over 4500 listed buildings and 23 conservation areas and is home to the annual Edinburgh Festival – the world’s largest arts festival – when its population roughly doubles. The city attracts over 1 million visitors a year – 2nd only to London in the United Kingdom and is home to Edinburgh Castle – one of the UK’s top visitor attractions.

The Edinburgh economy is focused on the service sector and the financial sector still remains dominant. In addition to being the global headquarters of the Royal Bank of Scotland Group it also has a substantial Lloyd’s Banking Group presence as well as Standard Life. Emerging new Banks such as Virgin Money and Tesco Bank are also headquartered in the city along with successful fund managers such as Baillie Gifford, Artemis and Martin Currie. The Cairn Energy group is also headquartered in the capital.

THE RENAISSANCE CLUB occupies over 300 acres adjoining Muirfield Golf Club, the home of the Honourable Company of Edinburgh Golfers and Host Course to The Open Championship in 2013. The Fidra and Dirleton Links of the neighbouring Archerfield Links Club lie to the east.

Both The Renaissance and Archerfield Links are private Members’ Clubs and the new Renaissance Clubhouse is due for completion in the spring



NOTE:- a viewing platform has been erected on Plot 2 to the approximate ground and first floor levels of the completed houses – this allows interested parties to appreciate the exceptional views the houses will offer.

of 2013. In addition to the Clubhouse of about 20,000 sq ft the neighbouring Lodgings will provide luxurious accommodation for guests and visitors. The Renaissance Golf Club was designed by Tom Doak and has won universal acclaim and in 2012 the new coastal holes (the 9th, 10th and 11th holes) adjoining the Firth of Forth and developed upon land acquired from the Honourable Company of Edinburgh Golfers were added to the Course. Neighbouring Muirfield is a regular Host of The Open Championship and East Lothian is blessed with many further Links Courses of note including North Berwick West Links, Gullane No’s 1, 2 and 3, Luffness, Craigielaw, Dunbar and Musselburgh.

Locally the Conservation Villages of Dirleton and Gullane provide excellent village services augmented by North Berwick and Haddington. There are local railway connections at Drem, North Berwick and Longniddry and the nearby A1 provides dual carriageway access to Edinburgh and the principal central Scotland road network. Edinburgh City Centre is approximately 40 minutes

drive with a similar travelling time to the International Airport.

There is local schooling in Gullane and North Berwick augmented by Belhaven Preparatory School at Dunbar, Loretto School in Musselburgh and a wide choice of further Private Schooling in Edinburgh.

In addition to the Golf and Dining facilities at Renaissance, Hamilton & Kinneil Estates are also developing the Archerfield Walled Garden into a Farm Deli and Café Bar - Restaurant with Gallery Shop and Micro-Brewery. This is scheduled to open in the spring of 2013.

Nearby Archerfield House is also a popular hospitality venue and Archerfield Links have recently developed the Fletcher Cottage Spa at Archerfield. Further details are available at www.archerfieldlinks.co.uk.

THE RENAISSANCE GOLF CLUB

THE RENAISSANCE CLUB IS GLOBALLY RECOGNISED FOR ITS STUNNING LINKS COURSE. AND ALREADY THE CLUB BOASTS A WIDE INTERNATIONAL MEMBERSHIP.

Further information on the Renaissance Golf Club is available at www.trcaa.com. Membership to the Renaissance Club is available upon payment of the membership bond and annual subscription – currently (as at January 2013) £85,000 and £3,200.

The membership provides full golfing rights to every member's spouse along with all unmarried children under the age of 23.

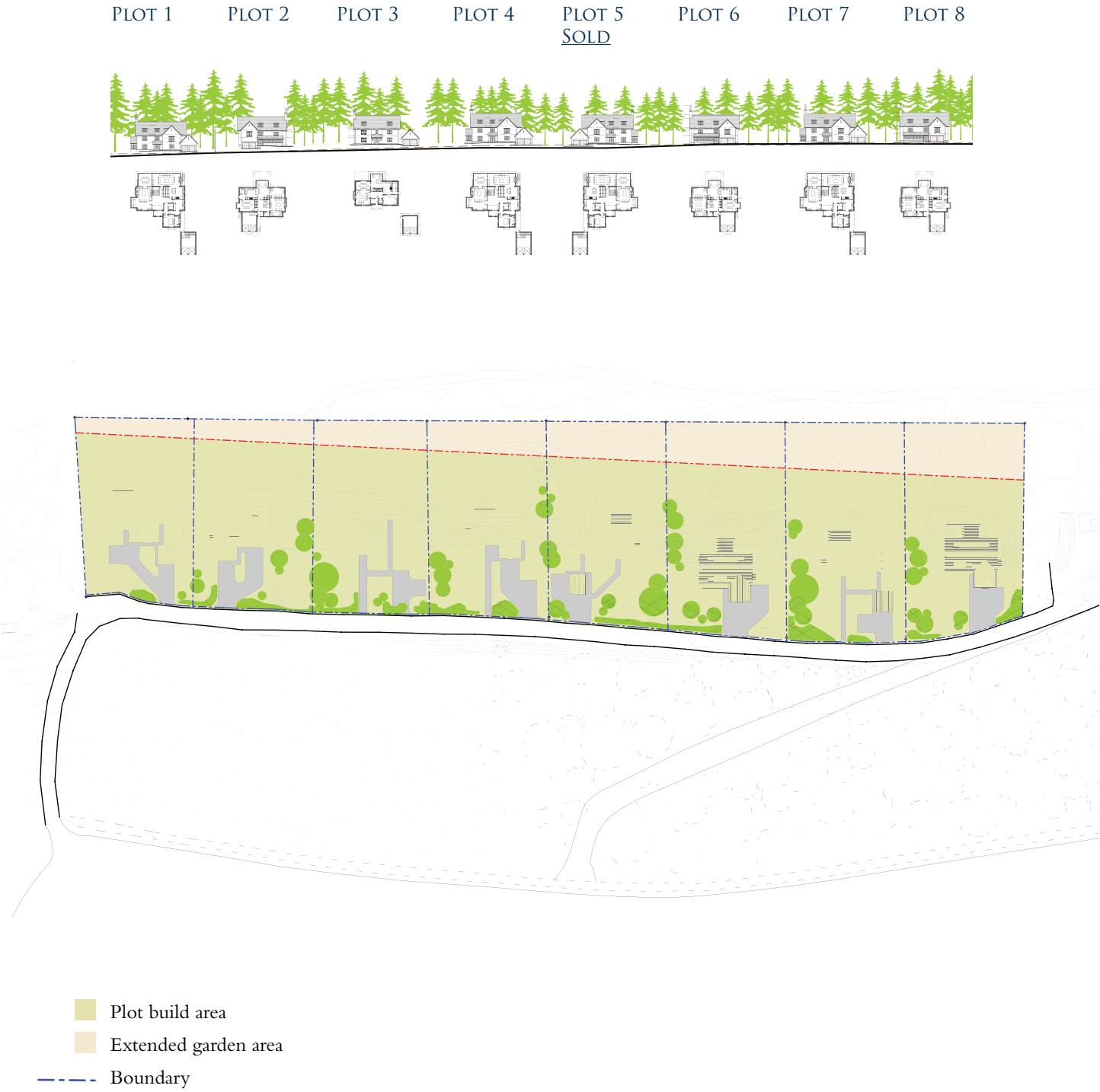
There are currently about 200 members and the membership will be capped at 600 and 200 of these are expected to be domestic and 400 international members resident overseas. For further information on memberships please contact Simon Holt at the Renaissance Club – 01620 850 901 or simon@trcaa.com.

A tour of the facilities of the Renaissance Golf Club and the Golf Course itself can be organised for interested parties by prior arrangement.

A selection of photography is available to view on the Renaissance website.



MUIRFIELD VIEW SITE PLAN





DESCRIPTION

THE MUIRFIELD VIEW DEVELOPMENT IS A PRIVATE GATED DEVELOPMENT OF EIGHT RESIDENTIAL DEVELOPMENT PLOTS ADJOINING THE 14TH HOLE OF THE ACCLAIMED RENAISSANCE GOLF COURSE IN EAST LOTHIAN. ALL THE PLOTS ENJOY A WONDERFUL WESTERLY OUTLOOK OVER THE GOLF COURSE AND ARE SET IN A MATURE LANDSCAPE WITH ESTABLISHED ESTATE WOODLANDS TO THE EAST.

THE PLOTS are being sold on an individual serviced basis with hard and soft landscaping and service connections as detailed herein being provided by Hamilton & Kinneil Estates.

Detailed planning consent (Ref:10/00640/P) was awarded on 10th August 2011 for eight dwellings as illustrated in the floor and elevation plans shown herein. The Plot sizes range from about 2,314 sqm to 2,954 sqm or about 0.57 acres to 0.73 acres. The consented plans and elevations are shown herein and the 2.5 storey dwellings feature harled walls with stone dressings under slate roofs with lead dressings to flashings and dormers and timber doors and windows. Purchasers will have the opportunity, subject to Planning Consent and the Design Brief, to redesign the existing proposed houses.

IN MORE DETAIL the following should be noted:

- Muirfield View is a private gated development with landscaped common areas and consistent hard and soft landscaping undertaken by Hamilton & Kinneil Estates. A Deed of Conditions will regulate the maintenance of the common parts of the development for the benefits of all proprietors.
- The viewing platforms constructed on Plot 2 are representative of the approximate proposed ground and first floor levels. Care should be taken when

accessing the viewing platforms and any person using the platforms does so at their own risk.

- The dwellings are for private occupation use only of 1 family and/or conventional and short-term holiday lets.
- The Plots are not to be sub-divided but can be combined if desired – planning consent exists for a single larger house on Plots 1 and 2.
- Each of the plots, in terms of the planning consent incorporates a build zone and a non-build zone as illustrated in the site plan shown herein.
- The development will be factored and an annual Service Charge levied for maintenance of the common parts, principally the access roads and drainage system. The individual cost share for each plot in respect of the shared access roads’ and drainage system is estimated at £480 per annum for the roads and £200 per annum for the drainage system by the sellers.
- The neighbouring woodlands to the north and east are subject to an active management programme by Hamilton and Kinneil Estates to a plan agreed with both East Lothian Council and Scottish Natural Heritage in compliance with the terms of the planning consent.



The current planning consent provides for three different house types on the various plots as follows:

PLOT 1 – ABOUT 0.57 ACRES – HOUSE TYPE 3:

Ground Floor: About 2799 sq ft (260 sq m) gross internal floor area. Entrance Vestibule and Hall, Drawing Room, Dining Room, Kitchen, open plan to Family Room, Utility Room, Cloakroom with WC, Bedroom 1 with en-suite Shower Room.

First Floor: About 2519 sq ft (234 sq m) gross internal floor area. Master Bedroom with en-suite Shower Room and Dressing Room, Games Lounge with double linking doors to extensive balcony, partly covered, with external open fire and external stairs to ground floor, Double Bedroom 3, Double Bedroom 4, Bathroom, WC.

Second Floor: About 1636 sq ft (152 sq m) gross internal floor area. Large Landing, Double

Bedroom 5 with en-suite and Dressing Area, Double Bedroom 6 with en-suite Bathroom, Double Bedroom 7 with en-suite Shower Room, large walk-in Attic Store.

Outbuildings: Detached Double Garage with Studio space over – about 689 sq ft (64 sq m) overall.

The overall gross internal floor area for House Type 3 is therefore about 7642 sq ft (710 sq m) including garaging and studio space over.

The external materials (for all houses) are as follows:

- **Walls:** Blockwork with self-colour polymer modified render and stone dressings to windows and chimneys.
- **Windows:** Timber framed windows.
- **Roofs:** Slate.
- **Dormers:** Timber with lead roof and cheeks.
- **Doors:** Timber doors.

PLOT 2 – ABOUT 0.63 ACRES – HOUSE TYPE 1
Plot 2 features House Type 1 which can be described as follows and incorporates identical external detailing and materials to both House Types 3 and 2.

Ground Floor: About 2099 sq ft (195 sq m) gross internal floor area. Entrance Vestibule and Hall, Lounge, large open plan Kitchen with Sun Lounge and adjacent Family Room, Dining Room, Utility Room, Cloakroom with WC, integral Double Garage.

First Floor: About 1744 sq ft (162 sq m) gross internal floor area. Master Bedroom with en-suite Bathroom and Dressing Room, Double Bedroom 2, Double Bedroom 3, Bathroom, Double Bedroom 4 with en-suite Shower Room.

Second Floor: About 1356 sq ft (126 sq m) gross internal floor area. Landing, Double Bedroom 5 with en-suite Shower Room, Double Bedroom 6 with en-suite Shower Room and door to large Attic. The accommodation also features a large first floor Balcony accessed from the Master Bedroom Suite.

The overall gross internal floor area for House Type 1 is therefore about 5199 sq ft (483 sq m).



PLOT 3 – ABOUT 0.62 ACRES (0.25 HECTARES) – HOUSE TYPE 2
Plot 3 features House Type 2 which is a two and a half storey house of about 4381 sq ft (407 sq m) of gross internal floor area with garaging in addition. The external detailing is identical to House Types 1 and 3 and the proposed accommodation can be summarised as follows:

Ground Floor: About 1442 sq ft (134 sq m) gross internal floor area. Entrance Vestibule and Hall, Lounge, Dining Room, Breakfasting Kitchen open plan to Sun Lounge, Family Room, Utility Room, and Cloakroom with WC.

First Floor: About 1259 sq ft (117 sq m) gross internal floor area. Master Bedroom with twin Dressing Areas, one with door to first floor Balcony and en-suite Shower Room, Bedroom 2 with Dressing Area and door to Balcony, Double Bedroom 3, Family Bathroom.

Second Floor: About 1356 sq ft (126 sq m) gross internal floor area. Double Bedroom 4 with en-suite Shower Room, Double Bedroom 5 with en-suite Shower Room.

Outbuildings: Detached Double Garage with Studio space over – about 323 sq ft (30 sq m).

The gross internal floor area for House Type 2 is therefore about 4381 sq ft with garaging of about 323 sq ft in addition.

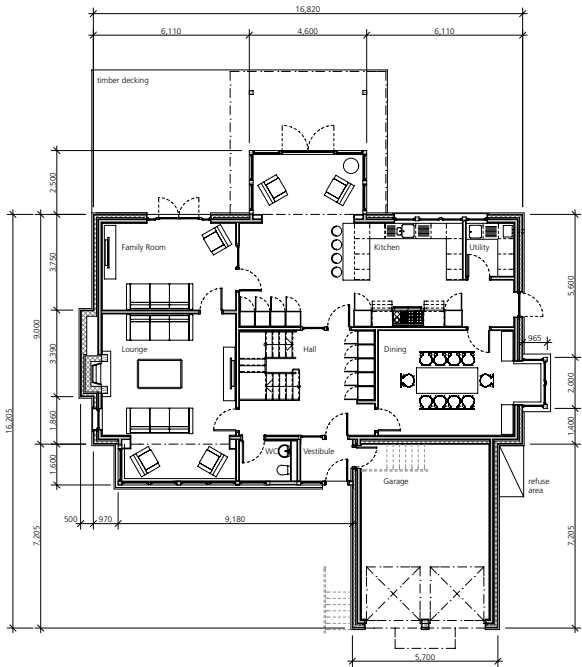
- PLOT 4 – 0.64 Acres – House Type 3**
- PLOT 5 – about 0.67 Acres – House Type 3**
Note: This Plot is sold.
- PLOT 6 – about 0.71 Acres – House Type 1**
- PLOT 7 – 0.73 Acres – House Type 3**
- PLOT 8 – 0.69 Acres – House Type 1**

The proposed houses are illustrated in the floor and elevation plans shown herein.

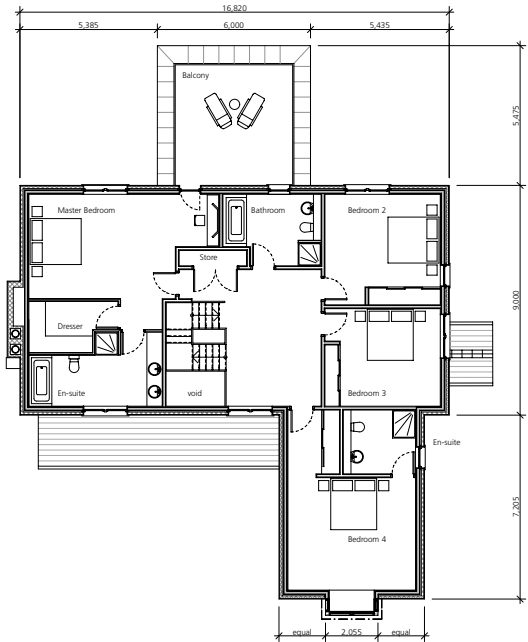
HOUSE TYPE 1



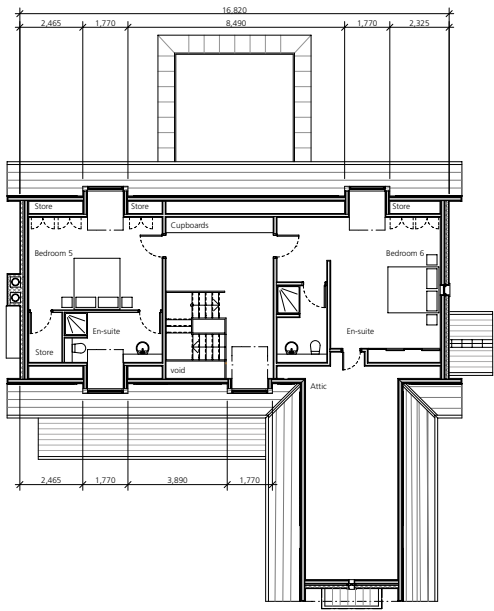
HOUSE TYPE 1 - PLANS



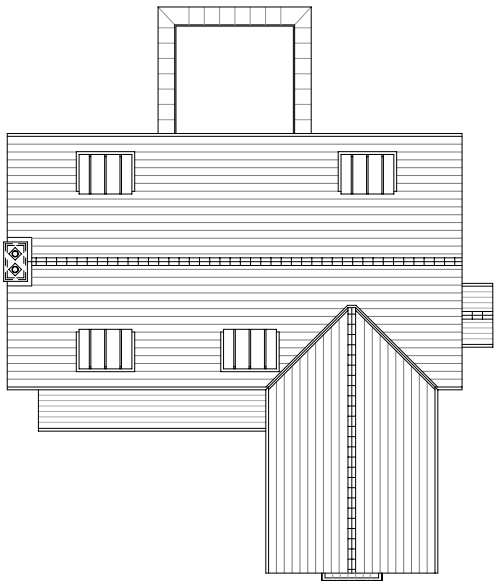
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF

HOUSE TYPE 1 - ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

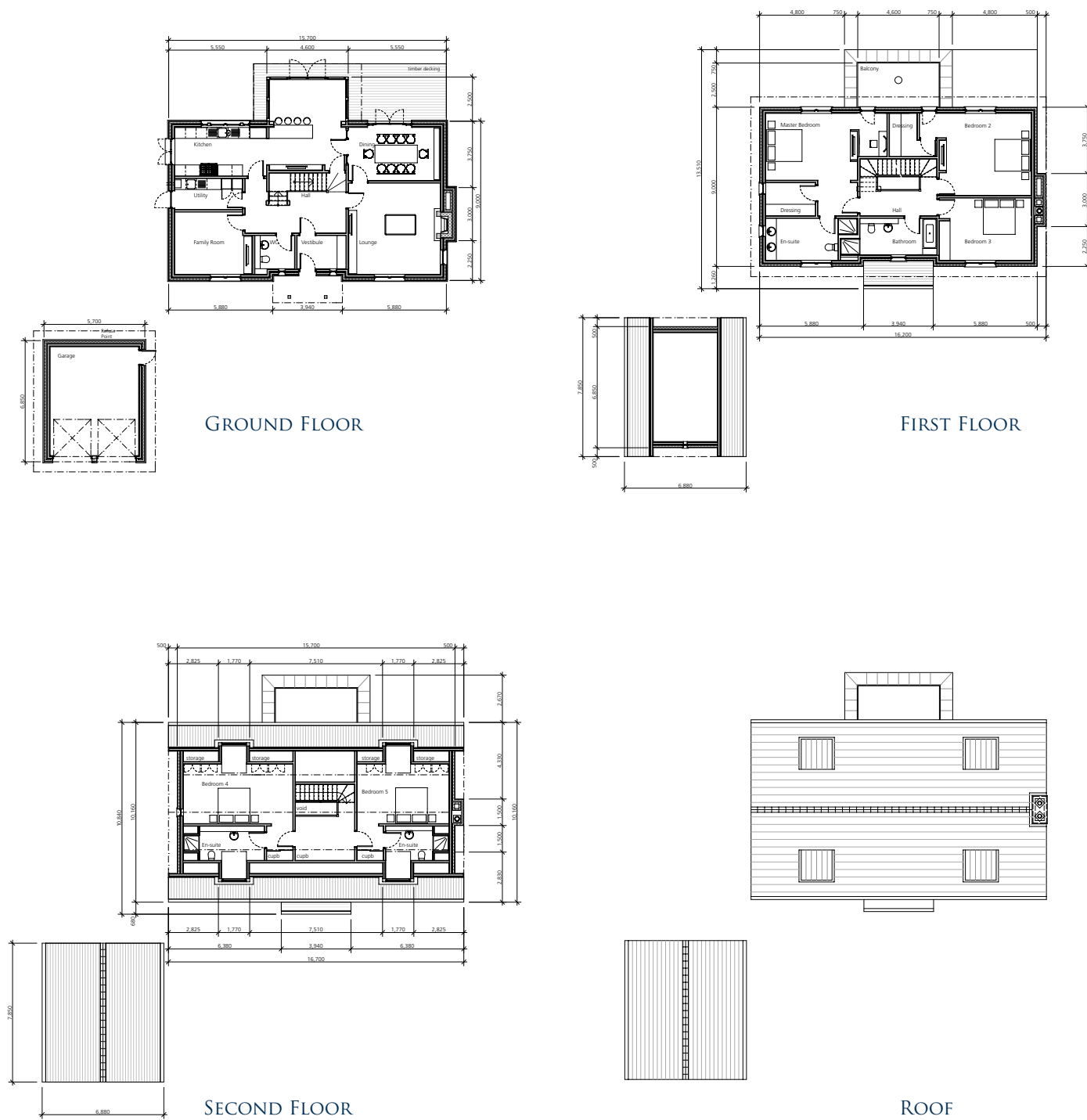


LEFT SIDE ELEVATION

HOUSE TYPE 2



HOUSE TYPE 2 - PLANS



HOUSE TYPE 2 - ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

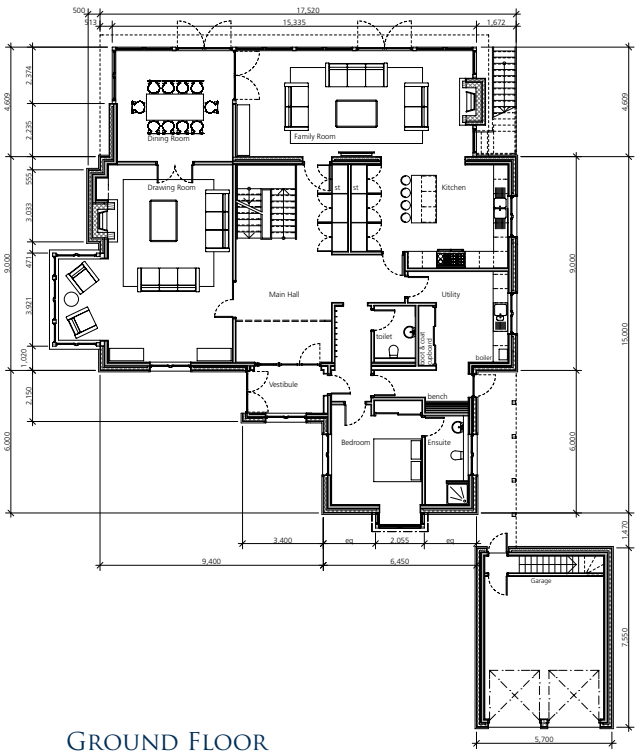


LEFT SIDE ELEVATION

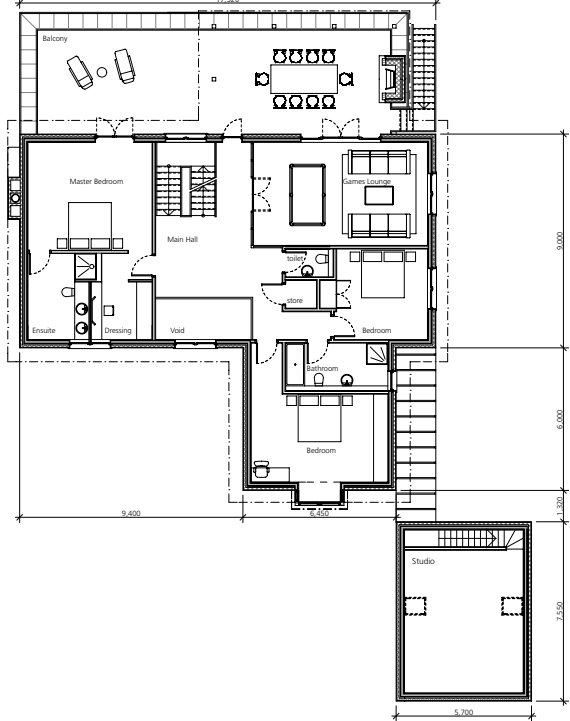
HOUSE TYPE 3



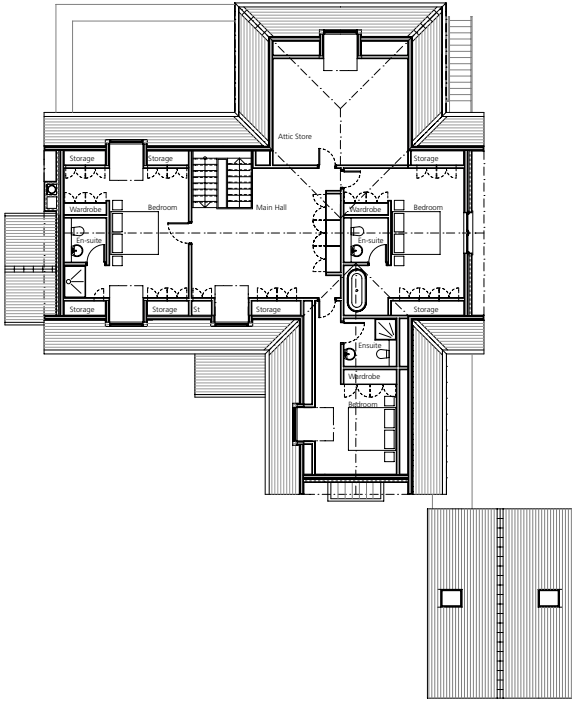
HOUSE TYPE 3 - PLANS



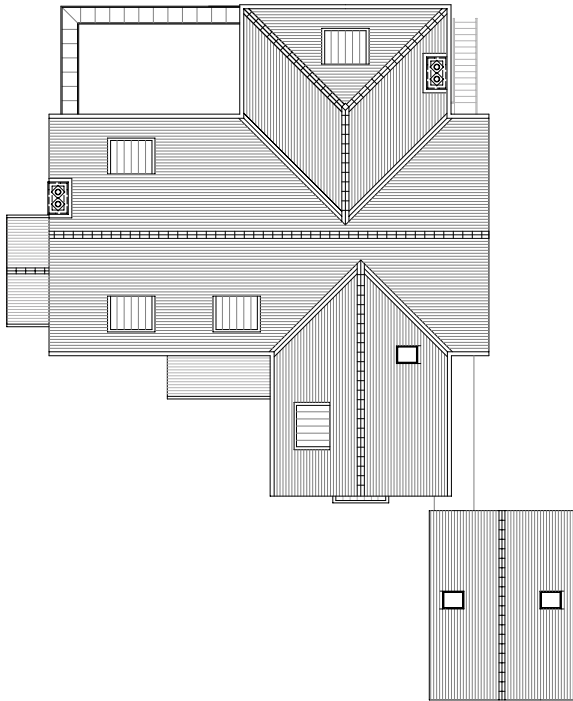
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF

HOUSE TYPE 3 - ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

DESIGN BRIEF

THE PLOTS ARE BEING SOLD WITH CURRENT PERMISSIONS ATTACHED, HOWEVER THE ESTATE CAN WORK WITH PURCHASERS ON CHANGES THEY MAY WISH TO MAKE TO THE DESIGN.

IN THE INTEREST OF THE COMMON AMENITY OF THE PURCHASERS, A DETAILED DESIGN BRIEF HAS BEEN PREPARED FOR THE DEVELOPMENT AND FORMS PART OF THE DEED OF CONDITIONS OF SALE.

IN SUMMARY, THE PRINCIPAL POINTS TO NOTE ARE:

- (i) **Footprint:** The ground floor footprint of the proposed house shall not be in excess of 15% of the Plot area. The Plot areas are typically in the region of 0.7 acres or about 2800 sq m and therefore the maximum ground floor footprint will be typically about 420 sq m.

(ii) **Development Set Offs:** In the interest of the common amenity of the purchasers there will be development set offs of 7m to all Plot boundaries. The only exceptions to development within the set off zones is the erection of garden sheds/summer houses/log stores and similar structure of no more than 50 sq m in footprint and 3m in height.

(iii) **Boundary between Plots:** To be either 0.6m rising to 1.8m high timber palisade fence or alternatively, beech hedging (species: fagus sylvatica) can be planted or alternatively the mutual Plot owners can agree to erect a stone wall to match the feature stonework infrastructure being installed by Hamilton & Kinneil Estates. Note: the plot boundaries are currently demarcated by post and wire fencing.

(iv) **Building Heights and Form:** The maximum permitted eaves height is 5.25m as measured from the ground floor finish level at the principal house entrance. Features in excess of this height including turrets and cupolas are not prohibited. The maximum permitted ridge height is 10.46m from ground level.

(v) **Roofs:** Roofs are to be predominately pitched and finished in slate. Areas of flat roofing are not prohibited. Principal roof pitches shall be at 45°. Dormer windows within the roof pitches are permitted and are to be clad in slate or unfinished metal – ie lead or zinc.

(vi) **Glazing:** Large areas of glazing are permitted.

(vii) **Materials:** UPVC windows are not permitted. Roofs are to be in natural slate. Flat roofs to be in unfinished metal i.e. lead or zinc. UPVC and plastic fascia soffits and eaves and other external finishes are not permitted. Ridge pieces and flashings are to be metal.

(viii) **Walls:** To be a combination of white render and natural stone. Areas of timber panelling are permitted. Reconstituted stone is not permitted.

(ix) **Rainwater Goods:** To be metal. Paint finish permitted.

NB: All these Design Brief details are subject to the Statutory Planning Process.

INFRASTRUCTURE

HAMILTON & KINNEIL ESTATES WILL SUPPLY THE FOLLOWING INFRASTRUCTURE TO ESTABLISH THE SETTING AND PROVIDE SERVICES TO THE PLOTS.

- a. Development of feature stone flanking walls and pillars at the entrance point to Muirfield View from the Archerfield Estate drive.
- b. Laying of tarmacadam access road from the Archerfield Estate drive to the final plot. Note: This road will be resurfaced or have its top coat re-laid upon completion of the final house if required.
- c. Erection of post and wire fencing to all plot boundaries.
- d. Provide site compound for contractors' vehicles during the construction process – to be located to the north of the plots.
- e. Install individual drainage connections to each plot.
- f. Install electrical infrastructure sufficient to meet the demands of the eight houses with individual connection to each plot.
- g. Install mains water connections to each plot.
- h. Install data and voice infrastructure to each plot.
- i. Install mains gas connection to each plot.



NOTES:
A ground survey has been carried out and can be made available upon request.

House Construction
Hamilton & Kinneil Estates have obtained a detailed quotation for construction of the 3 approved house types. This quotation has been provided by Axiom Quantity Surveyors. A copy of the quotation is available upon request to the selling agents.

Note: individual purchasers can amend the consented house types, subject to planning consent and compliance with the Design Brief.

GENERAL REMARKS AND INFORMATION:
Viewing

Viewing is strictly by appointment only.
Note: The access gate from the Archerfield Estate drive leading to Muirfield View is locked. Viewers should contact Rettie & Co to arrange an appropriate appointment.

Satellite Navigation
For the benefit of those with satellite navigation the property's postcode is EH39 5HR.

Entry
Entry and vacant possession will be by mutual agreement.

Local Authority
East Lothian Council
John Muir House
Brewery Park
Haddington
East Lothian
EH41 3HA
Tel: 01620 827 827

Directions
The entrance to the Renaissance Club is situated off the A198 between Gullane and Dirleton. The location maps herein provide further guidance.

Solicitors
D W F Biggart Baillie
2 Lochrin Square
96 Fountainbridge
Edinburgh
EH3 9QA
Tel: 0131 226 5541
Fax: 0131 226 2278
Contact: Neil Darling

OFFERS
Upon agreement of principal Terms an Offer to sell will be issued by DWF Biggart Baillie, the Solicitors for Hamilton & Kinneil Estate. Upon conclusion of missives a deposit of £50,000 will become payable within seven days.

Entry
Entry will be by agreement.

Particulars and Plans
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Contacts
For more information or to arrange a viewing contact:



11 Wemyss Place
Edinburgh
EH3 6DH
Tel: 0131 220 4160
Fax: 0131 220 4159
Email: chris.hall@rettie.co.uk or
www.rettie.co.uk



ADDITIONAL INFORMATION

Is available at the following websites:

(i) The Renaissance Club

www.trcaa.com

(ii) Hamilton & Kinneil Estates

www.lennoxlove.com

(iii) Archerfield Golf Club

www.archerfieldgolfclub.com or

www.archerfieldhouse.com

Please note imagery depicting the house designs is computer-generated and is intended for general guidance only.

MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

IMPORTANT NOTICE

Rettie & Co, their clients and any joint agents

give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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