PENTLAND REACH

BIGGAR, ML12 6AX





AS A BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL, WELL-BUILT HOMES.

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. Our homes are set a little further back from the road, and with more space between them. The finish of each one is different, so that you are not living in the same house as your neighbour. And the best combinations of bricks and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

SOLIDLY-BUILT WITH QUALITY MATERIALS.

Premium specification. Added strength and character.

BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.

Pride in our homes. Pride in our workforce.

WE'LL GIVE YOU MORE SPACE INSIDE & OUT.

Well-proportioned living areas. Set back off the road.

DESIGNED FOR LIFE.

Unique modern features. Effortlessly flowing spaces.

WELCOME TO
PENTLAND REACH.



AN EXCLUSIVE COLLECTION OF 2, 3, 4 & 5-BEDROOM HOMES, FINISHED TO A PREMIUM SPECIFICATION. OUR HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM OF THE AREA AND CREATING BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.

A DESIRABLE PLACE TO CALL HOME.

A PRESTIGIOUS LOCATION. EXCELLENT TRANSPORT LINKS. PENTLAND REACH REALLY DOES HAVE IT ALL.

Pentland Reach is located within walking distance of the historic town of Biggar surrounded by beautiful scenery.

The charming town caters for all your everyday needs with shops, a post office, pubs and schools, including Biggar Primary School and High School, all nearby.

Biggar has excellent commute times to Edinburgh, Glasgow and the M74 south, offering the perfect rural location with the perks of city life not too far away.

Biggar is 13 miles from Stobo Castle, a highly acclaimed 5 Star Hotel and Spa, and only 5 miles from Tinto Hill which, at 707 metres, is the highest point in central Scotland and perfect for lovers of the outdoors.











Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also French doors that come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom detached new build property.*

Energy saving features could include:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Pentland Reach is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

			THESTIRLING	THEELGIN	THE DALKIETH	THEMELROSE	THELAURISTON	THE BRODIE	THEKINROSS	THELIVINGSTON	THEROXBROUGH	THEDORNOCH	THESTRATHAVEN	THEARGYLE
	Cast stone/features	Cast stone & / or brick features to front elevations	-		=	-	-		-	-	-	-	-	-
<u>Q</u>	French doors	Standard French doors	-		-	-	-		-	-	-	-	-	•
Ž	External doors - front	Single cottage rectangle style clear glaze door	-		=	=	=	=	-	-	=	-	=	-
S, JOINER'	Internal doors	Canterbury style moulded 4-panel wood-grain doors - white painted finish	-	-	•	•	-	•	•	-	•	•	•	-
o s	Skirting boards	Primed MDF torus pattern skirting	-		-	-	-	-	-	-	-	-	-	-
DOORS, JOINERY AND FINISHES	Staircase	White painted softwood spindles with square, redwood newel post and handrail finished with white gloss	•	-		-	-	-						-
ОО	Ceilings	White matt emulsion to all locations	-	=	=	-	-	=	=	-	-	-	-	-
	Walls	Jasmine White matt emulsion to all locations	-	-	-	-	-	-	-	-	-	-	-	-
	Gas hob	Zanussi gas hob	-	-	-	-	-	-	-	-	-	-	-	-
	Oven	Zanussi Single oven	-	=	-	-	-	_	-	-	-	-	-	-
S		Dual Zanussi single oven - stacked in tall housing unit	-	-	=	-	-	_	-	-	=	-	-	-
CE		Dual Zanussi single oven - side by side	-	-	_	-	-	-	-	-	-	-	-	-
Z Z	Cooker hood	90cm stainless steel traditional chimney hood	-		-	-	-	-	-	-	-	-	-	-
PLI		90cm island extractor hood	-	-	-	-	-	-	-	-	-	-	-	-
ID AF	Integrated fridge/ freezer	Zanussi 50/50 fridge freezer	-	-	•	-	-	•	-	-	•	•	•	-
KITCHEN AND APPLIANCES	Kitchen	Range of kitchens in a contempory layout with matching panels, corners and plinths		-				•			•	•	•	-
CH	Work surfaces and	38mm post formed worktops	-		-	-	-	-	-	-	-	-	-	-
Σ	upstand	100mm upstand to match worktop choice	-		-	-	-		-	-	-	-	-	-
	Splashback	Stainless steel splashback behind hob	-		=	=	-		-	-	=	-	=	-
	Lights to underside of kitchen wall units	As per kitchen design		-		-		-						-

Appliances are based on a contemporary kitchen choice. These will differ if an upgraded traditional kitchen is selected.

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design.

Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification and selection of choices and extras at any time. Please check individual plot specification and build stage with Sales Executive.

Available as standardAvailable as an upgrade

Not available

WE KNOW THE DIFFERENCE IS IN THE DETAIL. ON EVERY LEVEL.

			THE STIRLING	THE ELGIN	THE DALKIETH	THE MELROSE	THELAURISTON	THEBRODIE	THEKINROSS	THELIVINGSTON	THEROXBROUGH	THE DORNOCH	THE STRATHAVEN	THEARGYLE
- RE	Bathroom basin	Free standing white basin and pedestal to bathroom/ ensuite/cloakroom with chrome mixer tap	•	-	-	-	=		-	-	=	-	=	
ROOM	WC	Free standing white wc suite with soft close toilet seat to bathroom, ensuite and cloakroom	•	-		-	-	=	-		-	-	=	- 1
BATHROOM SANITARYWAR	Wall tiles to wet rooms	Half tiled and full height feature walls Porcelanosa tile options from mainstream range as per house layouts	-	-				=				-		-
SAI	Showering cubicle to bathroom & ensuite	Separate shower cubicle	•	-	-			=	-	-		-	=	•
Ü	Central heating	Full gas central heating with mains pressure domestic hot water	-	=	=	-	=	=	=	=	=	=	=	-
HEATING	Radiators	Thermostatically controlled radiator valves	-	-	-	-	-	-	=	=	-	=	=	-
Ϊ	Towel rails	Chrome towel warmer to bathroom & enuite	-	•	-	-	-	-	-	-	-	-	-	-
AL	Electrical sockets/ switch plates	BT point to lounge (NB first point will be standard BT box)	-		-	-	-	-	-	-	-	-	-	-
ELECTRICAL	Phone points	BT point to lounge (NB first point will be standard BT box)	-		-	-	-	-	=	=	-	-	-	-
ECT	TV point	TV point to selected locations	-		-	-	-	-	-	-	-	-	-	
	Downlighters to kitchen & wet rooms	Brushed stainless streel LED downlighters to kitchen, bathroom & ensuite	•	-	-	-	-	-				-	-	-
	Fencing and gates	1.8m high open boarded timber fence or wall with timber gate. Please refer to site layout	-	-	•	=	=	=	=	=	=	-	=	-
' 0	Front garden	Quality standard turf to front garden. Refer to layout for landscaping details	•	-	-	-	=	•		-	-		=	-
EXTERNAL WORKS	Outside tap	To be fitted in all attached/integral garages as standard or for house types without a garage the external tap will be located on the rear elevation kitchen window and insulated accordingly. Isolation valves to be fitted to all external taps as standard	-		-	-	-	-	-	-	-	-	-	•
TERN	Garage door	Retractable style garage door finished in range of colours. Please refer to site layout for details	•	-	-	-	-	=		-	-		=	-
EX	Garages	Power & light to integral garage & detached garage		-	-	-	-		=	=	=		=	-
	Paving	Pastel buff textured concrete paving			=	-	-	-	=	=	-	-	=	-
	Driveway	Block paved			=	=	=	-	-	=	=	-	=	-
	Door bell	Bell push with transformer	-	-	-	-	-	-	-	-	-	-	-	- 1

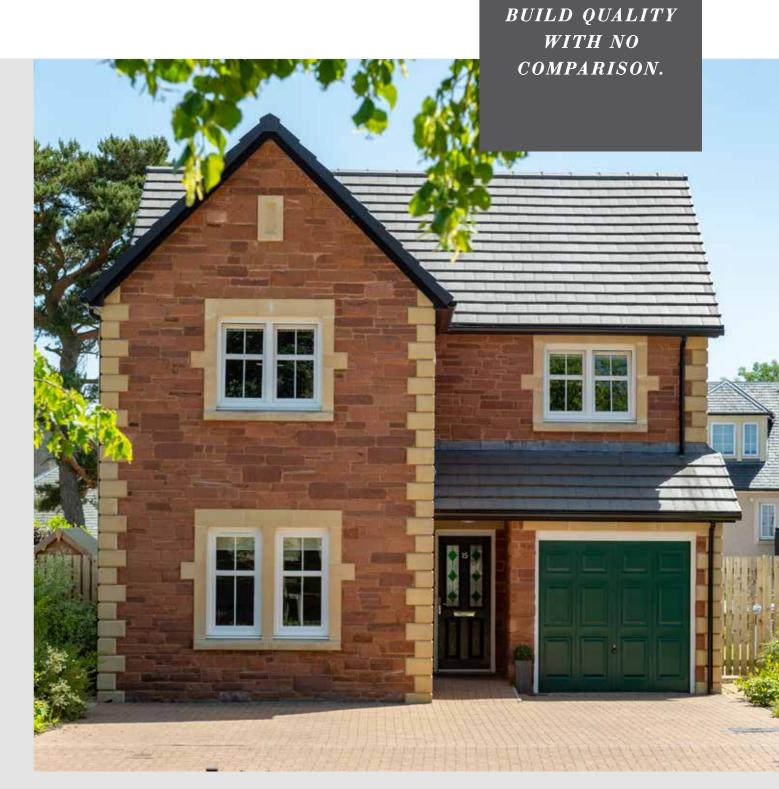


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- Available as standardAvailable as an upgradeNot available

OUR HOMES AT PENTLAND REACH.

FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.



THE ARGYLE

5-bedroom detached house Detached double garage



THE STRATHAVEN

4-bedroom detached house Detached double or single garage



THE ROXBURGH

4-bedroom detached house Integral single garage



THE LIVINGSTON

4-bedroom detached house Detached single garage



THE KINROSS

4-bedroom detached house Integral single garage



THE KENMURE

3-bedroom semi-detached house Driveway parking



THE DORNOCH

4-bedroom detached house Integral single garage



THE LAURISTON

3-bedroom semi-detached/terraced house Driveway parking



THE MELROSE

4-bedroom detached house Integral single garage



THE BRODIE

3-bedroom semi-detached house Integral single garage



THE DALKEITH

3-bedroom semi-detached/terraced houseDetached single garage or driveway parking



THE ELGIN

3-bedroom semi-detached house Driveway parking



THE STIRLING

2-bedroom detached bungalow Single detached garage or driveway parking



Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE ARGYLE

5-bedroom detached house with detached double garage

Total floor area: 2138 sq ft







GROUND FLOOR

6366 x 4393	[20'-11" x 14'-5"]
10805 x 4176	[35'-6" x 13'-9"]
2579 x 3324	[8'-6" x 10'-11"]
	10805 x 4176

FIRST FLOOR

Master bedroom:	4393 x 5182	[14'-5" x 17'-0"]
Bedroom 2:	3511 x 3429	[11'-6" x 11'-3"]
Bedroom 3:	2543 x 3917	[8'-4" x 12'-10"]
Bedroom 4:	2543 x 3944	[8'-4" x 12'-11"]
Bedroom 5:	2881 x 3444	[9'-6" x 11'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

THE STRATHAVEN

4-bedroom detached house with detached double or single garage Total floor area: 1945 sqft









GROUND FLOOR

Kitchen/dining/family:	4073 x 10130	[13'-4" x 33'-3"
Lounge:	4305 x 4875	[14'-2" x 15'-12"
Family room:	3268 x 4438	[10'-9" x 14'-7"]

FIRST FLOOR

Maste	er bedroom:	4970 x 3509	9 [16'-4" x 11'-6"]
Bedro	oom 2:	5009 x 288	4 [16'-5" x 9'-6"]
Bedro	oom 3:	4121 x 3641	[13'-6" x 11'-11"]
Bedro	oom 4:	4168 x 3329	[13'-8" x 10'-11"]

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THE ROXBURGH

4-bedroom detached house with integral single garage

Total floor area: 1555 sqft





GROUND FLOOR

4055 x 5842 [13'-4" x 19'-2"] Kitchen/dining/family: 10130 x 3784 [33'-3" x 12'-5"]

[19'-6" x 10'-6"] Master bedroom: 5949 x 3190 Bedroom 2: 4055 x 3708 [13'-4" x 12'-2"] [13'-2" x 10'-9"] Bedroom 3: 4016 x 3273 2694 x 2921 [8'-10" x 9'-7"] Bedroom 4:

FIRST FLOOR

THE LIVINGSTON

4-bedroom detached house with detached single garage









GROUND FLOOR

3715 x 6080 [12'-2" x 20'-0"] Lounge: Kitchen/dining: 6080 x 4301 [19'-11" x 14'-1"]

FIRST FLOOR

3634 x 3331 [11'-11" x 10'-11"] Master bedroom: Bedroom 2: 3715 x 3017 [12'-2" x 9'-11"] [10'-9" x 9'-9"] Bedroom 3: 3269 x 2970 Bedroom 4: 3349 x 2353 [11'-0" x 7'-9"]

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THE KINROSS

4-bedroom detached house with integral single garage

Total floor area: 1309 sq ft





Bedroom 2 Lansing Cop 0 Bedroom 2 En Suite Master Bedroom

GROUND FLOOR

Lounge: 3605 x 4639 [11'-10" x 15'-3"] Kitchen/dining: 7655 x 2977 [25'-2" x 9'-9"]

FIRST FLOOR

 Master bedroom:
 4605 x 3605
 [15'-4" x 11'-10"]

 Bedroom 2:
 3479 x 3792
 [11'-5" x 12'-5"]

 Bedroom 3:
 3479 x 3073
 [11'-5" x 10'-1"]

 Bedroom 4:
 3012 x 2896
 [19'-11" x 9'-6"]



3-bedroom semi-detached house with driveway parking

Total floor area: 1275 sq ft









GROUND FLOOR

Kitchen/family/dining: 6375 x 5068 [20'-11" x 16'-8"] Lounge: 4615 x 3000 [15'-2" x 9'-10"] Study: 2318 x 2677 [7'-7" x 8'-9"]

FIRST FLOOR

 Master bedroom:
 2992 x 3566
 [9'-10" x 11'-8"]

 Bedroom 2:
 2770 x 2930
 [9'-1" x 9'-7"]

 Bedroom 3:
 2692 x 2895
 [8'-10" x 9'-6"]

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THE DORNOCH

4-bedroom detached house with integral single garage







GROUND FLOOR

Lounge: 3318 x 5305 [10'-11" x 17'-5"] 6612 x 2875 [21'-9" x 9'-5"] Kitchen/dining:



FIRST FLOOR

Master bedroom: 3957 x 3089 [13'-0" × 10'-2"] Bedroom 2: 4328×2757 [14'-3" x 9'-1"] Bedroom 3: 3610 x 3091 [11'-10" x 10'-2"] Bedroom 4: 3027 x 2514 [10'-6" x 8'-3"]



3-bedroom semi-detached/terraced townhouse with driveway parking Total floor area: 1163 sqft











GROUND FLOOR

Dining/family room: 4490 x 2856 [14'-9" x 9'-5"]

Kitchen:

2330 x 5024 [7'-8" x 16'-6"]

FIRST FLOOR

Lounge:

3358 x 4490 [11'-0" x 14'-9"]

Bedroom 3:

2330 x 2346 [7'-8" x 7'-8"]

SECOND FLOOR

Master bedroom:

2895 x 4490 [9'-6" x 14'-9"]

Bedroom 2:

3245 x 4490 [10'-8" x 14'-9"]

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THE MELROSE

 $\hbox{4-bedroom detached house with integral single garage}$

Total floor area: 1094 sq ft





Bedroom 3 Bathroom Bedroom 4 Landing Cup'd En-Suite

GROUND FLOOR

Lounge: 3348 x 4090 [11'-0" x 13'-5"] Kitchen/dining: 5719 x 3865 [18'-9" x 12'-8"]

FIRST FLOOR

 Master bedroom:
 4043 x 3407
 [13'-3" x 11'-2"]

 Bedroom 2:
 3713 x 2507
 [12'-2" x 8'-3"]

 Bedroom 3:
 3074 x 2301
 [10'-1" x 7'-7"]

 Bedroom 4:
 3088 x 2335
 [10'-2" x 7'-8"]

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THE BRODIE

3-bedroom semi-detached house with integral single garage

Total floor area: 1090 sq ft









GROUND FLOOR

Lounge: 4203 x 5180 [13'-10" x 17'-0"]

Kitchen: 4578 x 2677 [15'-0" x 8'-9"]

Study: 2318 x 2889 [7'-7" x 9'-6"]

FIRST FLOOR

Master bedroom: 2950 x 3539 [11'-7" x 9'-8"]

Bedroom 2: 2770 x 3030 [9'-1" x 9'-11"]

Bedroom 3: 2692 x 2895 [8'-10" x 9'-6"]

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THE DALKEITH

3-bedroom semi-detached/terraced house with detached single garage or driveway parking







17.7

GROUND FLOOR

[11'-6" x 14'-11"] 3493 x 4544 5068 x 2785 [16'-8" x 9'-2"] Kitchen/dining:

FIRST FLOOR

Master bedroom: 3492 x 3250 [11'-6" x 10'-8"] 2820 x 2629 [9'-3" x 8'-8"] Bedroom 2: Bedroom 3: 2820 x 2323 [9'-3" x 7'-8"]

THE ELGIN

3-bedroom semi-detached house with driveway parking Total floor area: 917 sqft







GROUND FLOOR

4870 x 3599 [16'-0" x 11'-10"] Lounge: 3903 × 4714 [12'-10" × 15'-6"] Kitchen/dining:

FIRST FLOOR

4714 x 3024 [15'-6" x 9'-11"] Master bedroom: [7'-10" x 12'-3"] Bedroom 2: 2395 x 3723 Bedroom 3: 2199 x 3030 [7'-3" x 9'-11"]



THE STIRLING

2-bedroom detached bungalow with single detached garage or driveway parking

Total floor area: 731 sqft



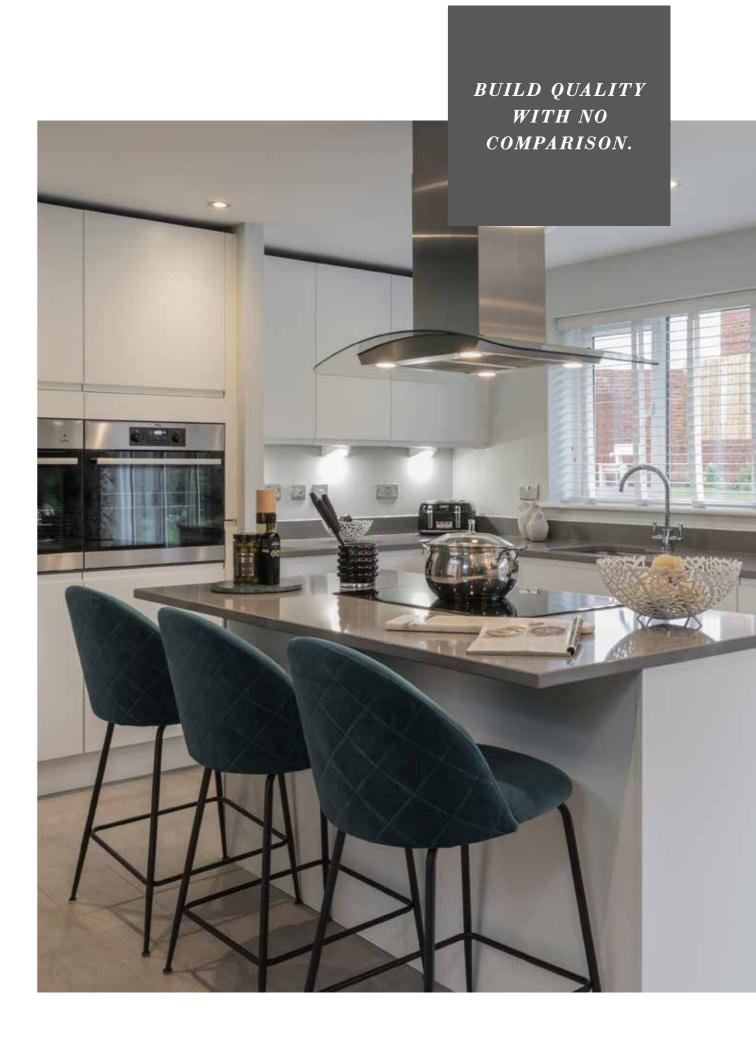


GROUND FLOOR

FIRST FLOOR

Lounge: 4065 x 4428 [13'-4" x 14'-6"] Master bedroom: 4065 x 3476 [13'-4" x 11'-5"] Kitchen: 3650 x 2930 [12'-0" x 9'-7"] Bedroom 2: 3505 x 2766 [11'-6" x 9'-1"]

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STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, NORTH EAST AND SOUTHERN SCOTLAND.



As a privately-owned business, our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right' and our exceptional quality and attention to detail runs through everything we do.

Fred Stor



WE ARE PASSIONATE ABOUT BUILDING HOMES THAT WE ARE PROUD TO PUT OUR NAME TO.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers. Find out more at www.consumercodeforhomebuilders.co.uk

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk





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EDINBURGH ● M8 LIVINGSTON A71 PENTLAND HILLS A1(M) West Linton • A702 Carnwath ● A721 A72 **PEEBLES** • **BIGGAR** •

PUTTING
PENTLAND REACH
ON THE MAP.

STAYING CLOSE BY, OR EXPLORING FURTHER. YOU CAN EASILY EXPERIENCE EVERYTHING THE AREA HAS TO OFFER.

ATTRACTIONS	**
Biggar & Upper Clydesdale Museum	0.2 miles
Burnbraes Park	0.5 miles
Biggar Rugby Football Club	0.6 miles
Biggar Golf Club	0.7 miles
Pentland Hills Regional Park	13.3 miles

SCHOOLS	
Biggar Primary School	0.4 miles
Biggar High School	0.5 miles
Coulter Primary School	3.3 miles

TRAVEL	
Edinburgh	28.7 mile
Glasgow	41.7 mile
Dumfries	49.8 mile
Carlisle	72.7 mile

DIRECTIONS

Travelling north on the A74 (M) – Take the A74 (M) until you reach junction 13, at junction 13 take the A702 exit to Edinburgh/Lanark/A73, follow the A702 to Biggar. When you reach Biggar follow Edinburgh Road until you reach your destination, Pentland Reach on the left.

Travelling south on the A702 – Take the A702 until you reach Biggar, follow Edinburgh Road until you reach your destination, Pentland Reach on the right.

Images shown are for illustrative purposes only. Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a contract, part of a contract or warranty.

Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. HG/0619

PENTLAND REACH

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