

MANSEFIELD LEA, RAW HOLDINGS,  
EAST CALDER, EH53 0JN  
PRE-LAUNCH INFORMATION



This pre-launch brochure provides early information on the development layout and proposed home styles at Mansfield Lea, plus a typical specification from our Light & Space range of homes. These details are subject to final approval and are for indicative guidance only. Accurate details will be available at the sales launch of Mansfield Lea.

## KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (as design dictates)
- Or Elica island suspended re-circulating extractor
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (Up to 1,650 sq ft)
- Siemens integrated stainless steel combination microwave oven (Over 1,650 sq ft)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen (stainless steel sink if opting for silestone upgrade)
- 1 bowl stainless steel sink in utility room

## BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads

- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad in bedroom 1 en suite bathroom

## DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

## WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

## ELECTRICAL

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits

- Sensor feature light to front door
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart Gas and Electricity Monitor provided
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)
- EV Charging connection or future connection point

## SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

## PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Mixergy Hot Water Tank, with built in diverter connecting to PV Solar panels
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

## GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

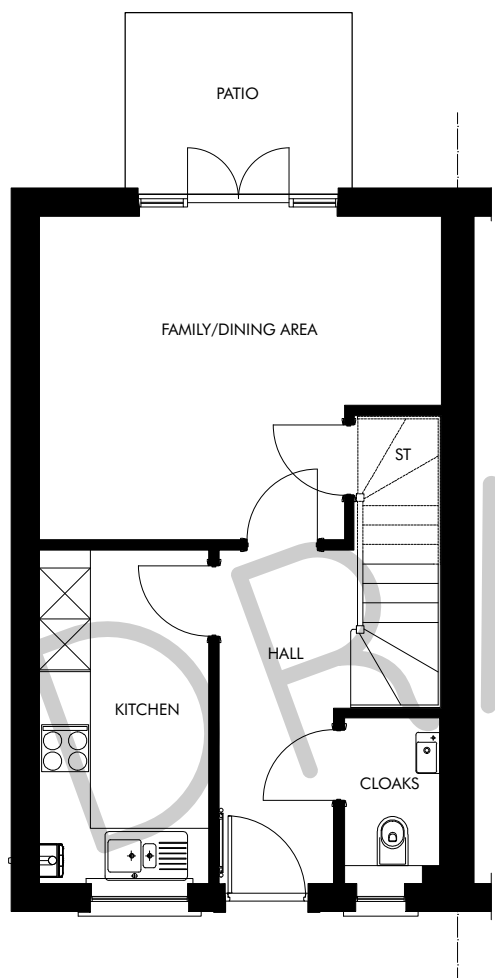
## EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Paved patio area to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap (as design dictates)
- Folding or French doors to rear patio (as design dictates)

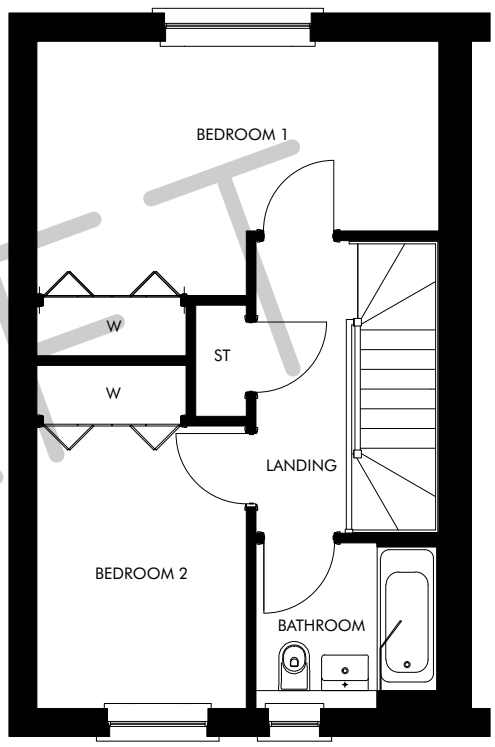


\*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.

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GROUND FLOOR



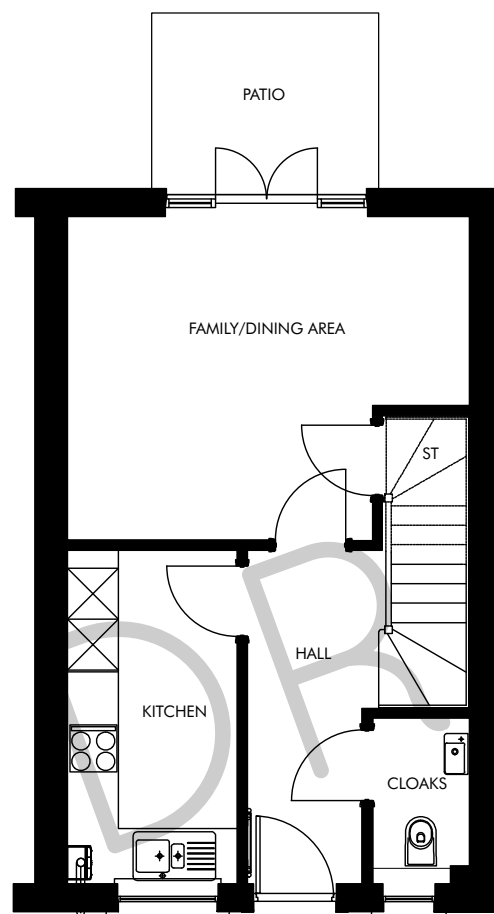
FIRST FLOOR

THE ADAM ET1 FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOT 25

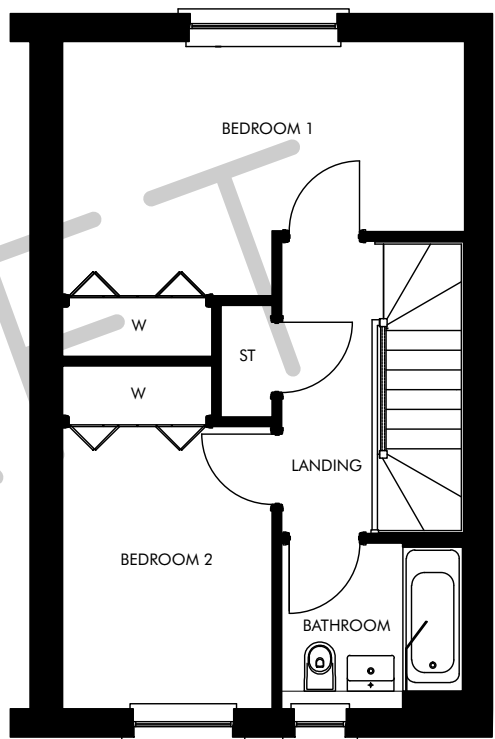
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GROUND FLOOR



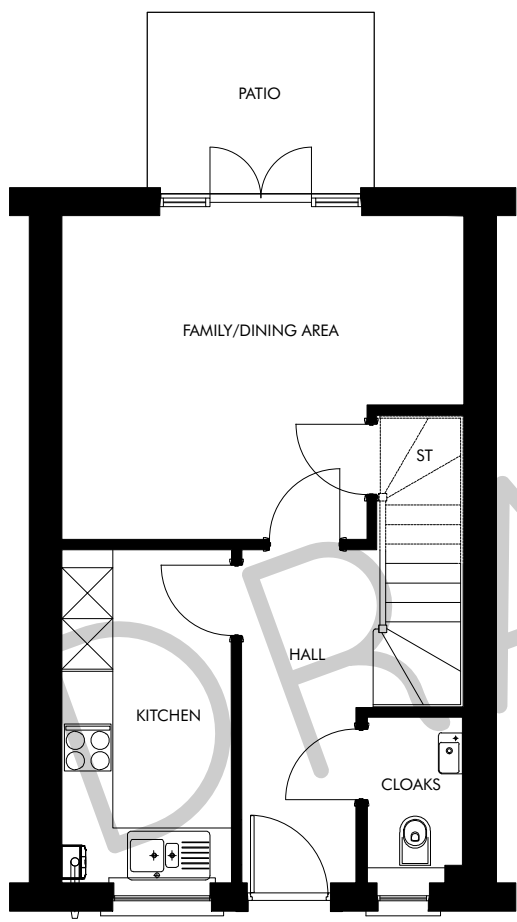
FIRST FLOOR

THE ADAM ET2 FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOT 20

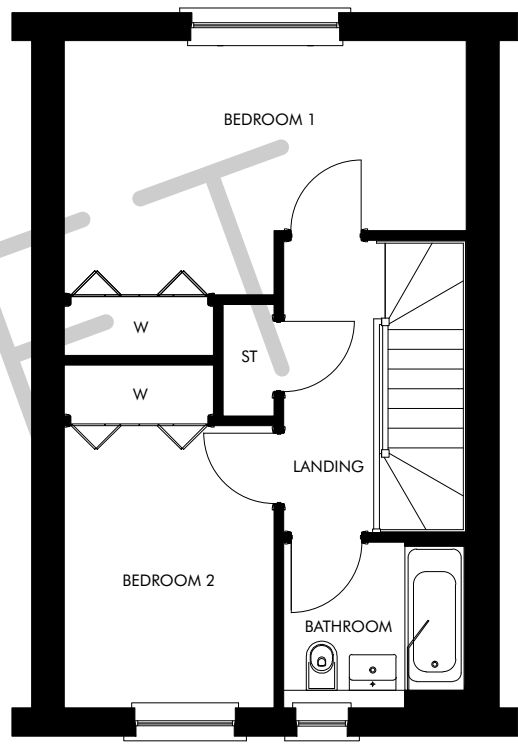
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GROUND FLOOR



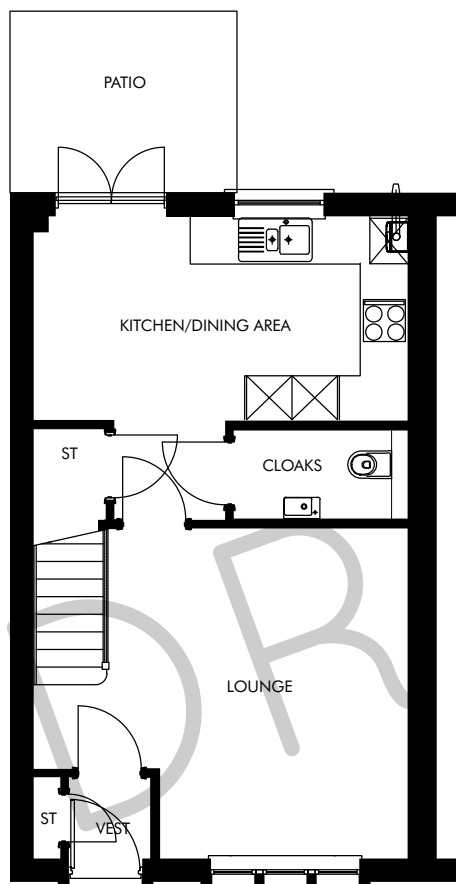
FIRST FLOOR

THE ADAM MT1 FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 21, 22, 23, 24

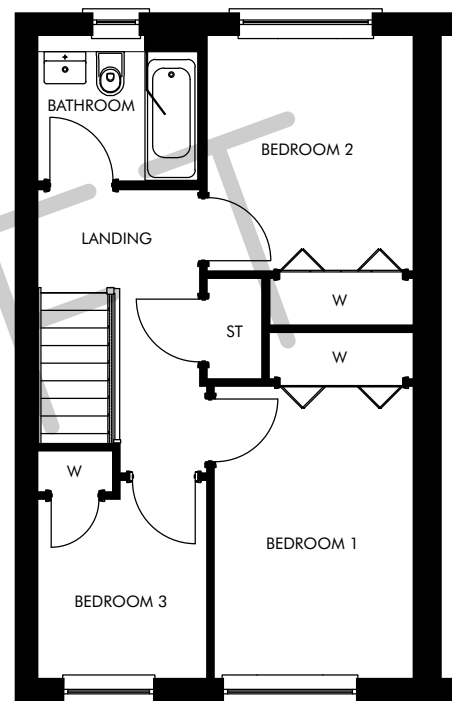
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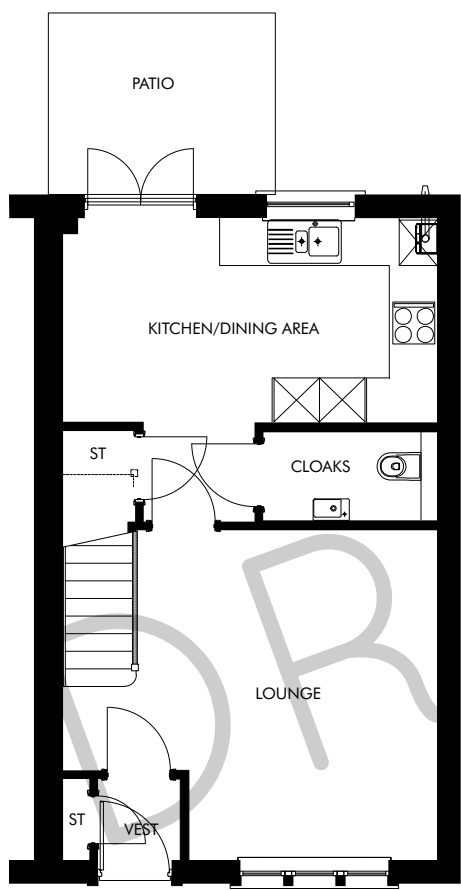
FIRST FLOOR

THE ALLAN ET1 FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 58, 78

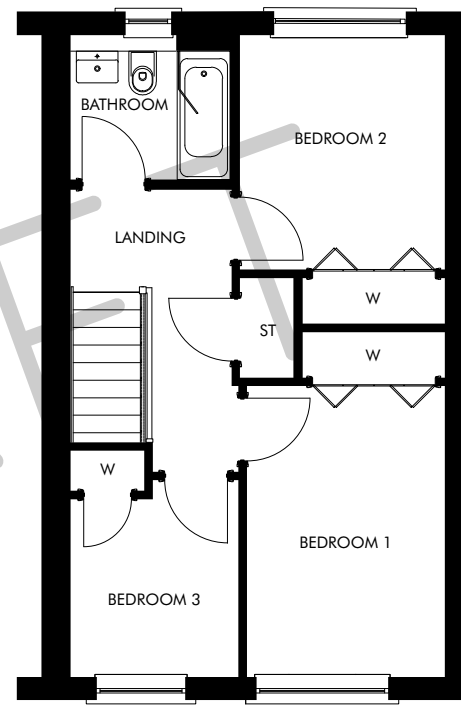
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GROUND FLOOR



FIRST FLOOR

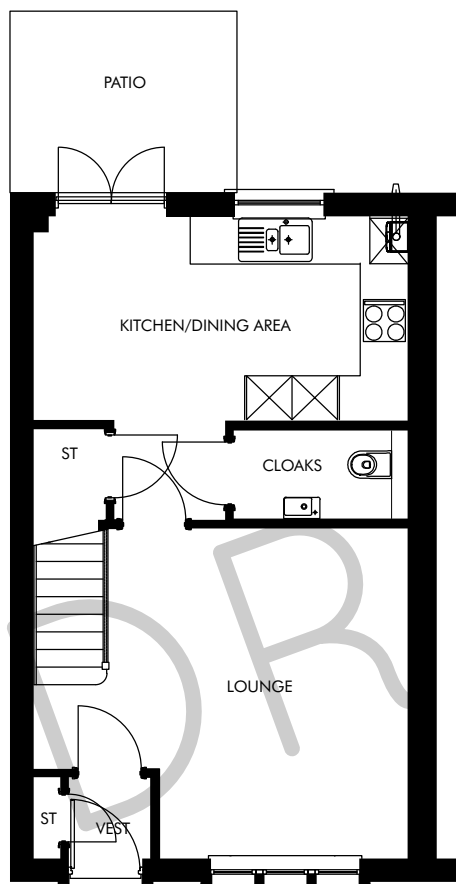
THE ALLAN ET2 FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 54, 59

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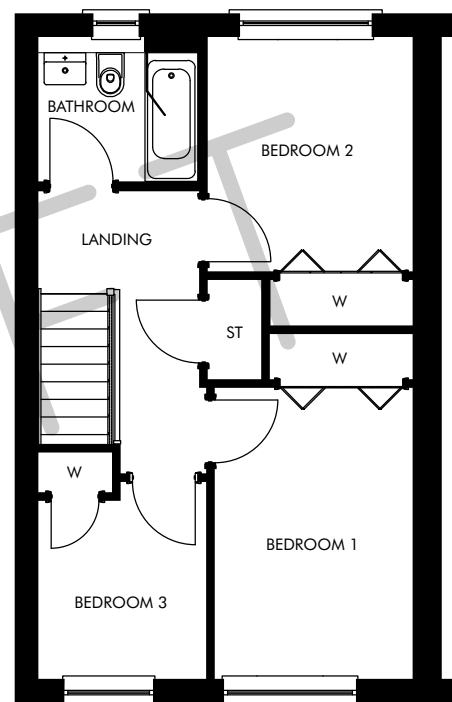




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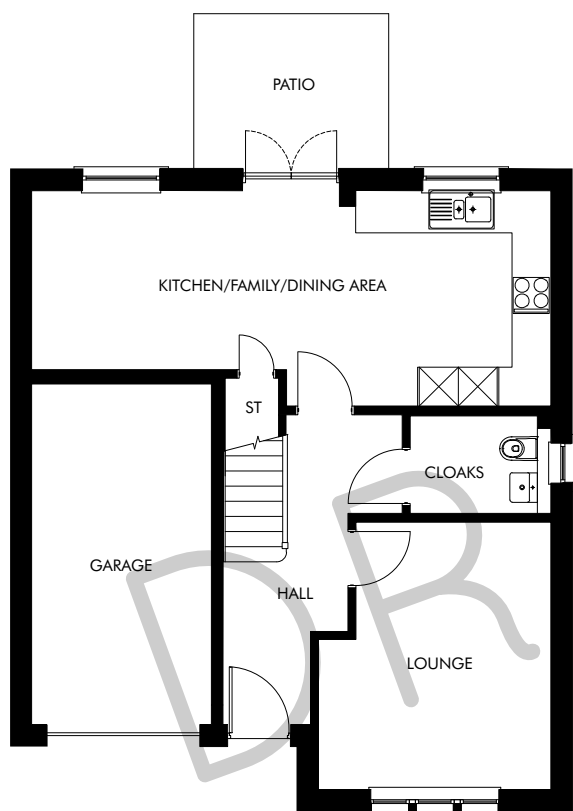
FIRST FLOOR

THE ALLAN MT1 FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 55, 56, 57, 60, 61, 79

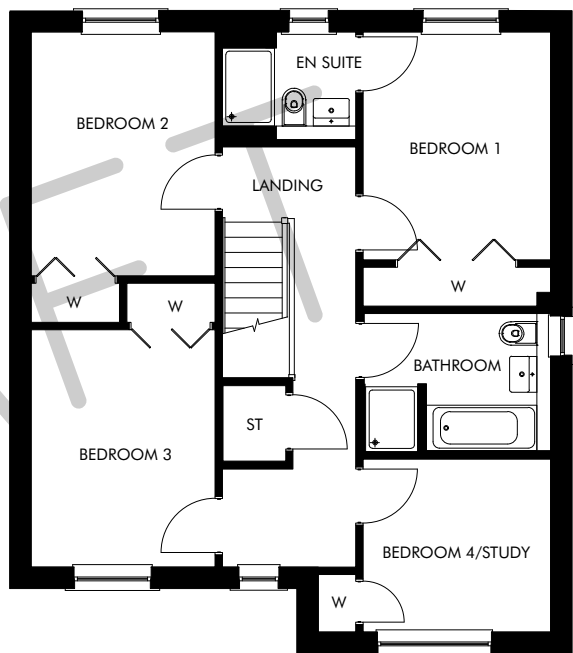
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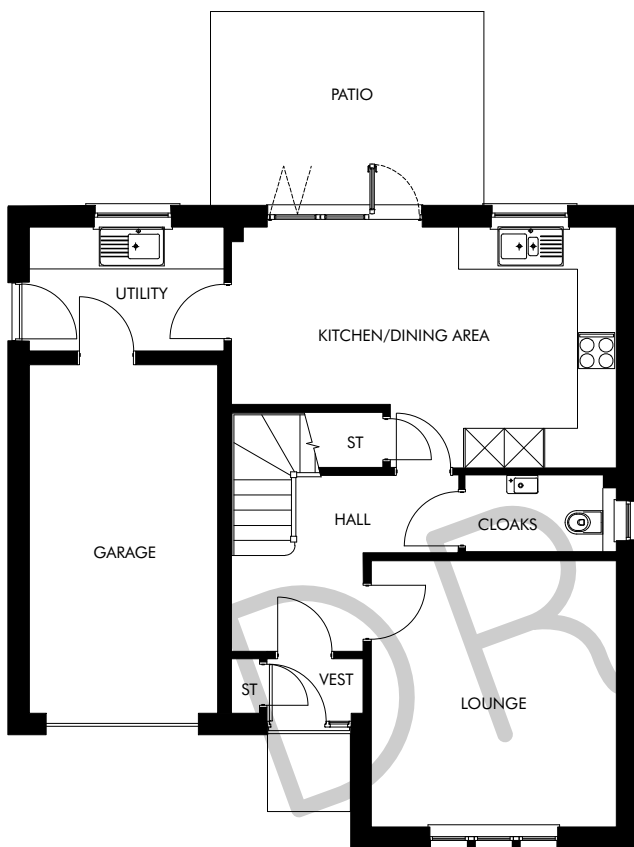
FIRST FLOOR

THE BARGOWER FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 30, 31

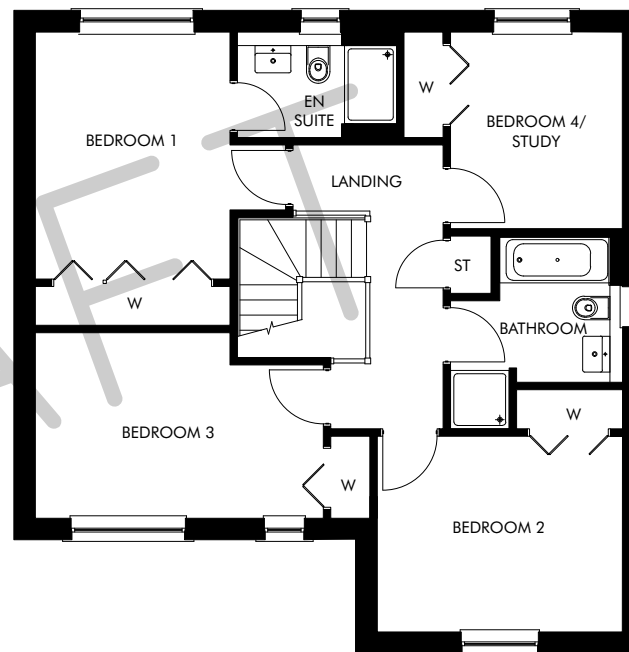
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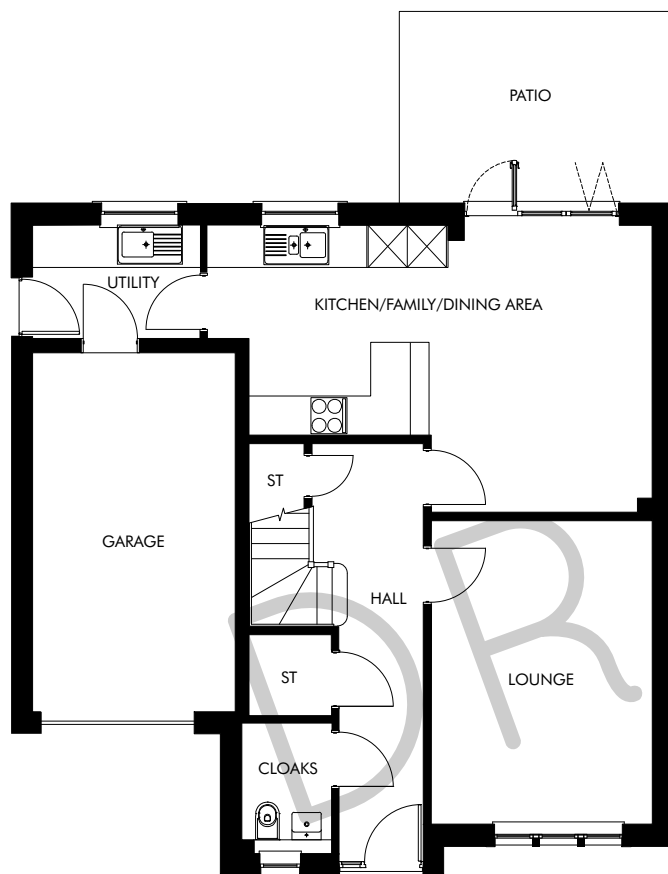
FIRST FLOOR

THE BARRIE FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 16, 28, 34, 36, 44, 45, 49, 51, 53, 77

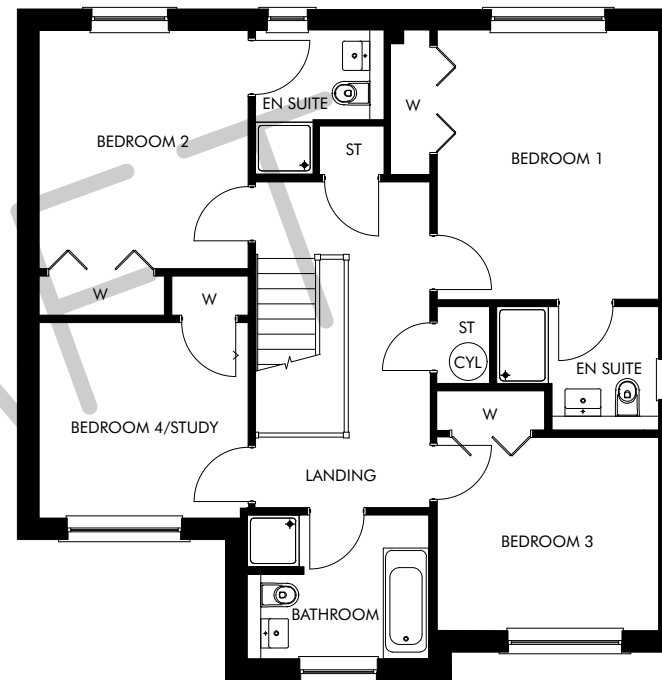
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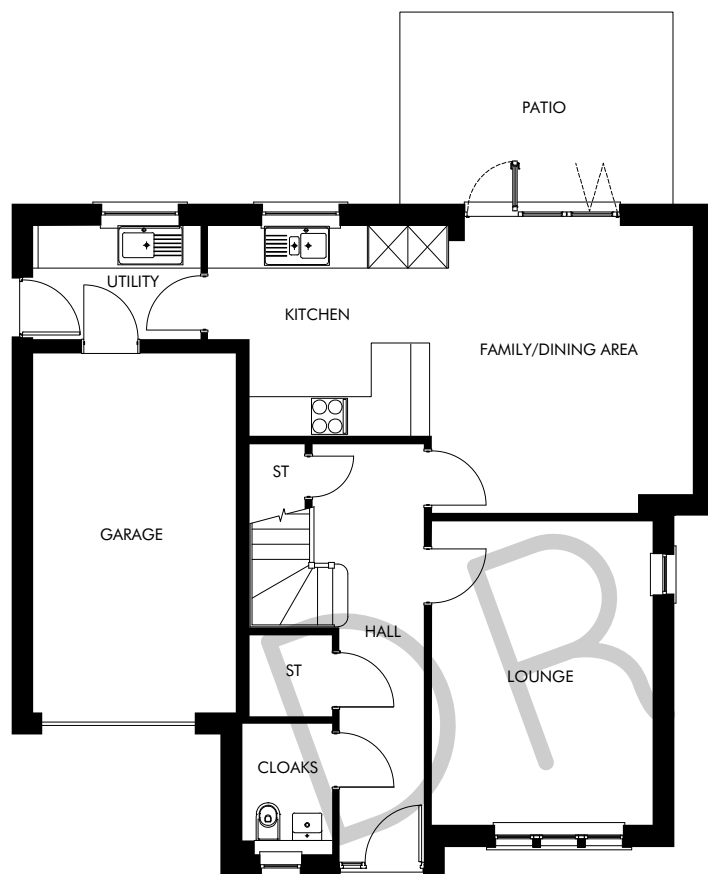
FIRST FLOOR

THE BRYCE FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 4, 7, 12, 26, 38, 46, 52, 71

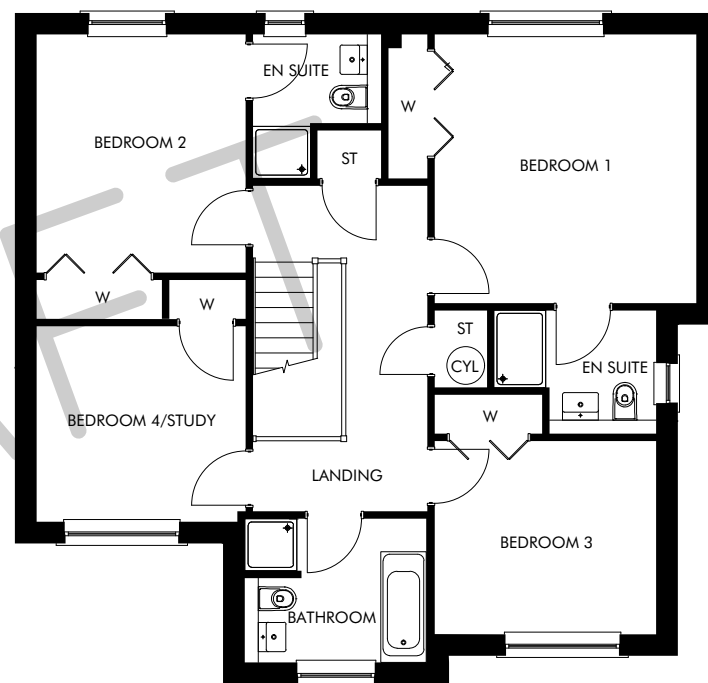
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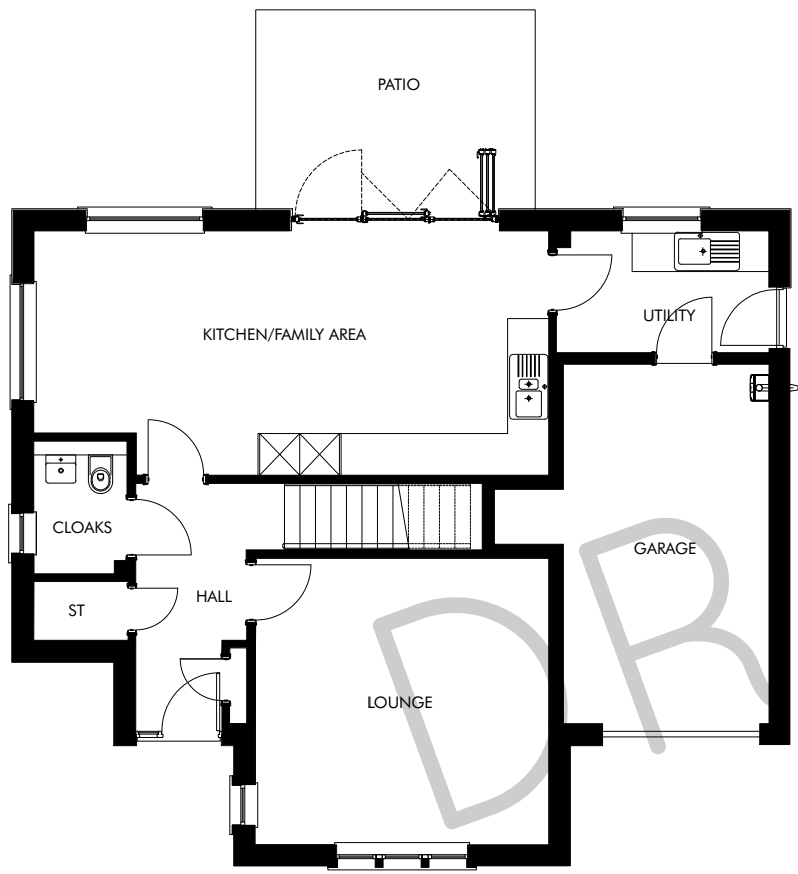
FIRST FLOOR

THE CAIRN FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 32, 33, 65

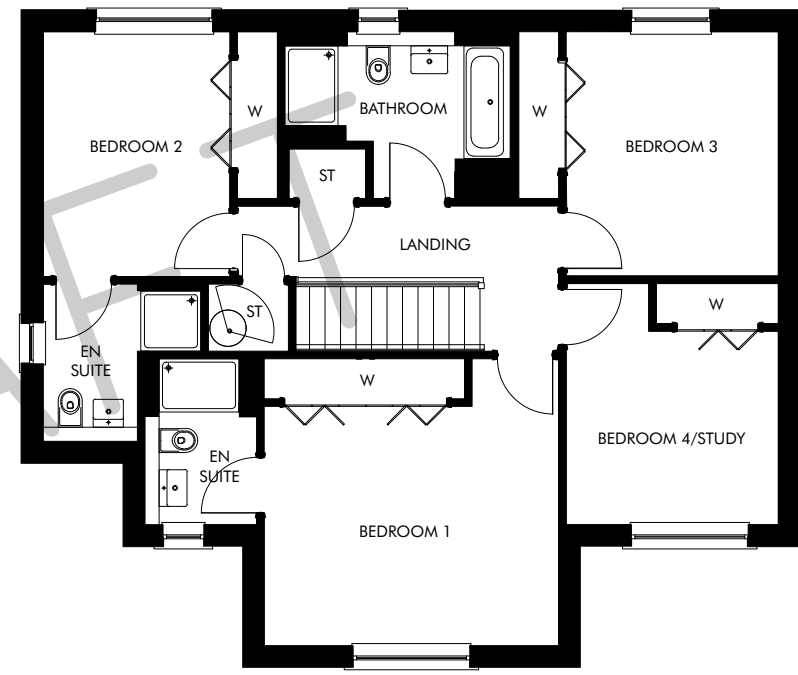
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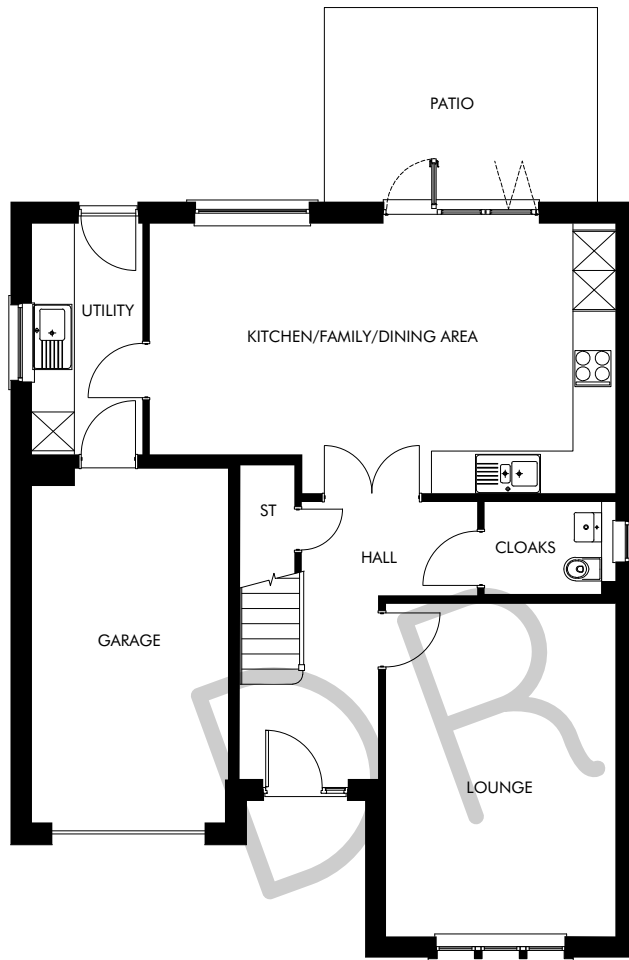


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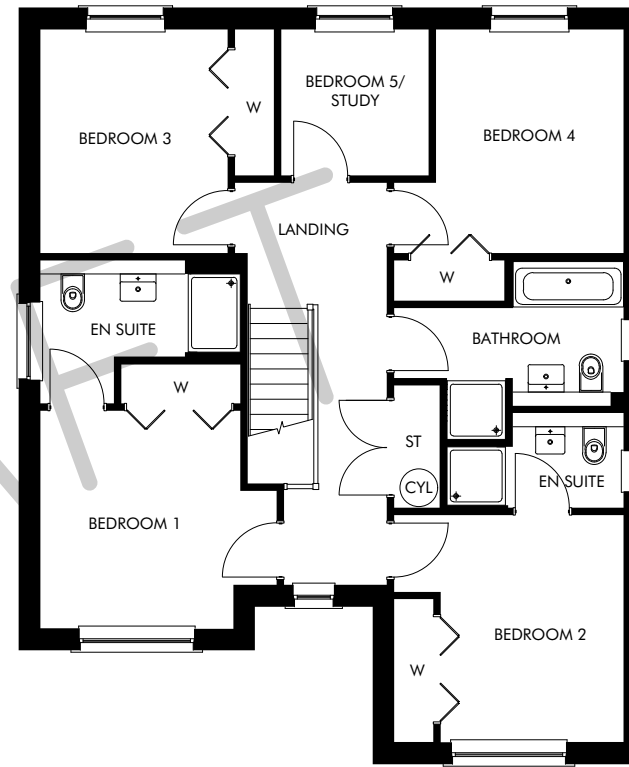
THE CLELAND FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 2, 3, 19, 39, 47, 48, 80, 81

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GROUND FLOOR



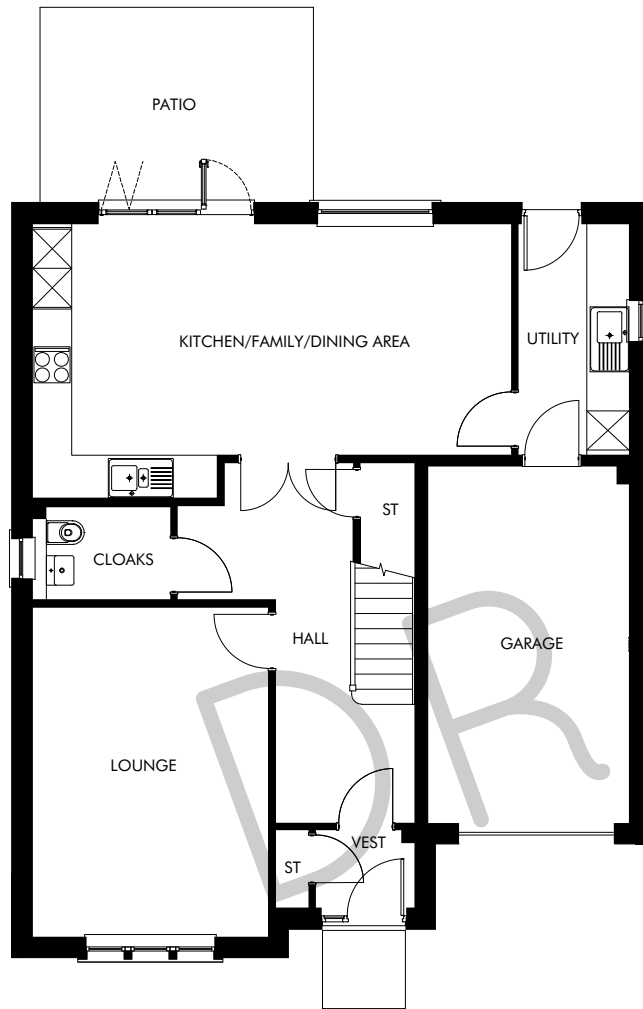
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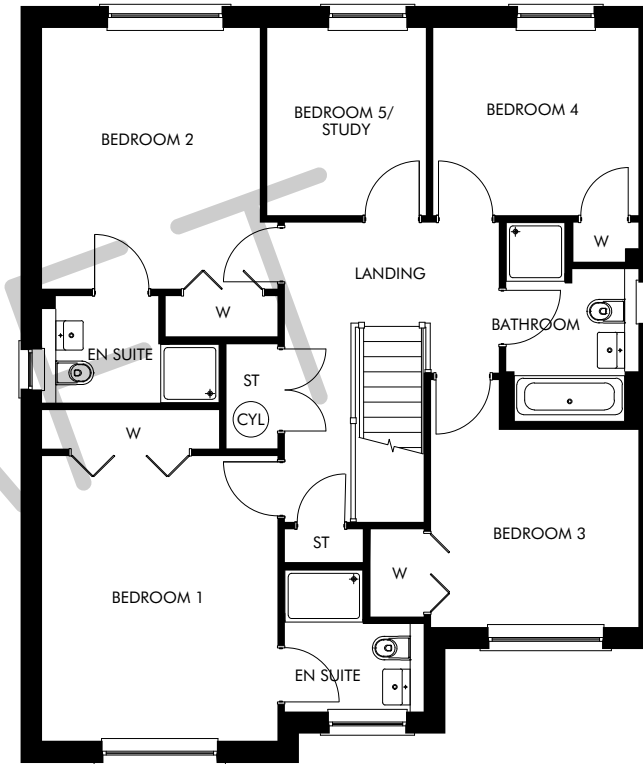
THE COLVILLE FLOORPLAN  
 PRE-LAUNCH INFORMATION  
 PLOTS 5, 8, 9, 11, 13, 15, 27, 29, 37, 50

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GROUND FLOOR



FIRST FLOOR

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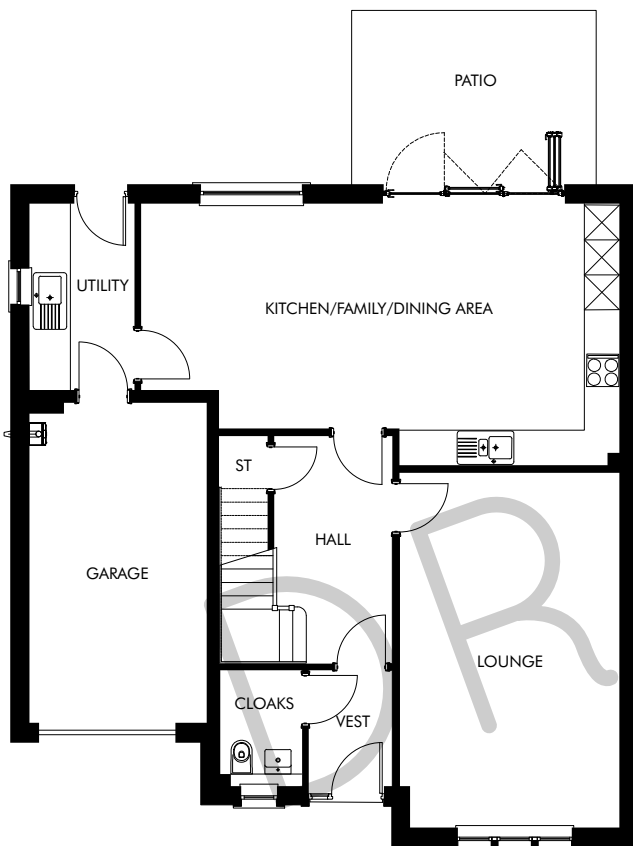
THE CRICHTON FLOORPLAN  
 PRE-LAUNCH INFORMATION  
 PLOTS 1, 6, 10, 14, 35, 40, 43, 66, 70, 73, 75, 76

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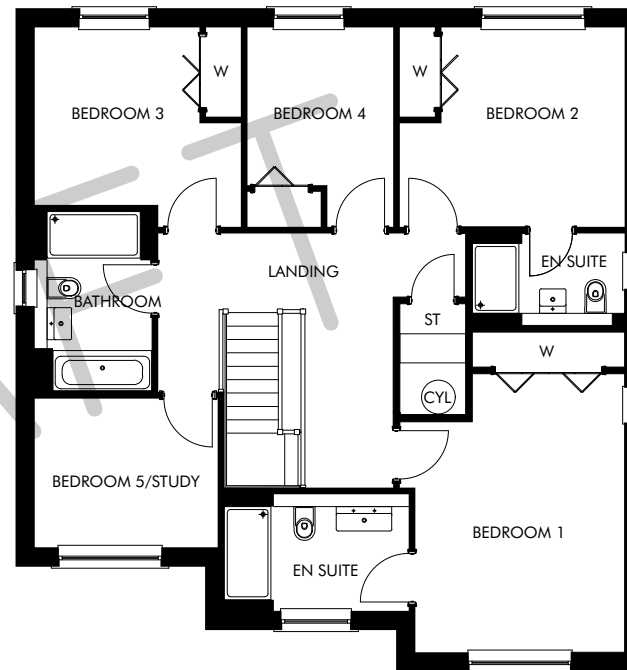




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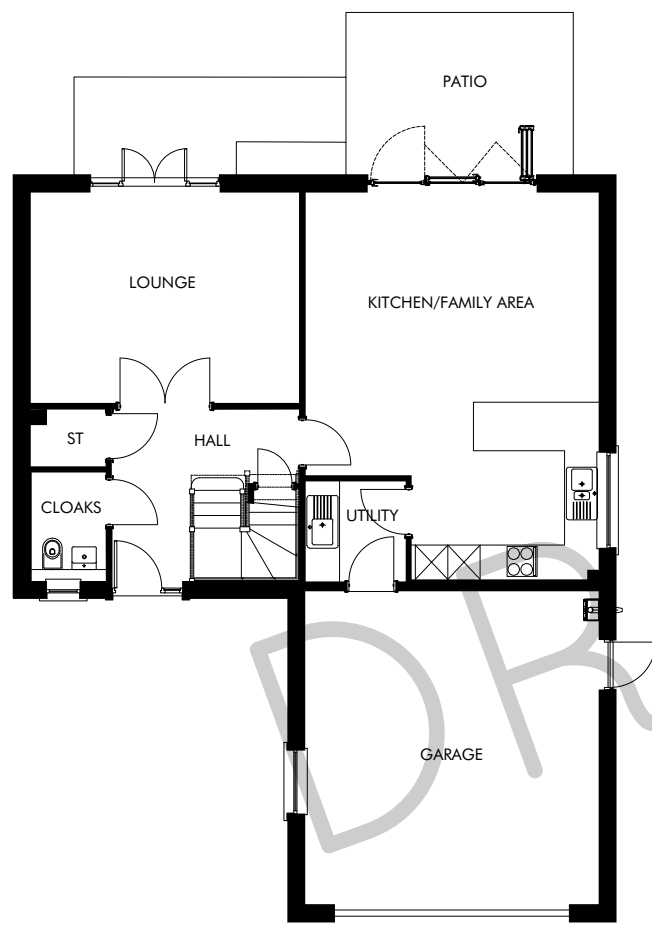
FIRST FLOOR

THE DARROCH FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 17, 18, 62

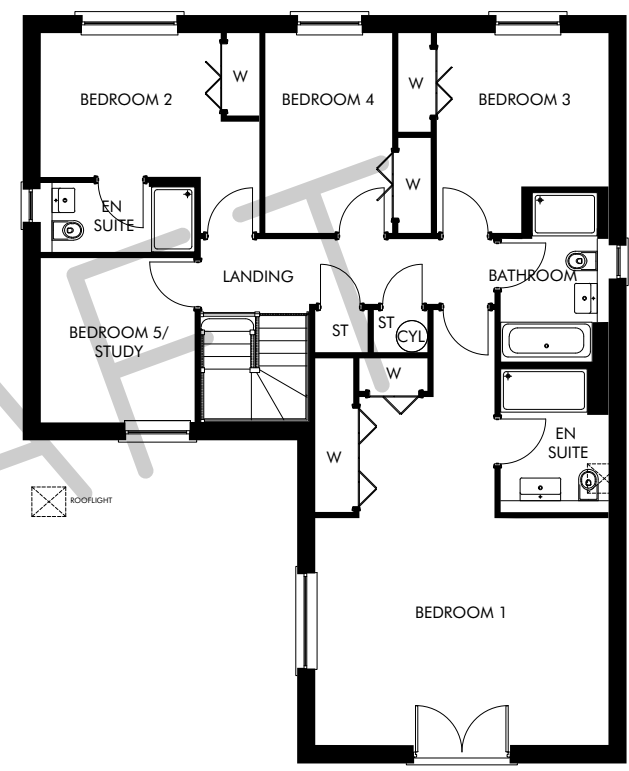
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GROUND FLOOR



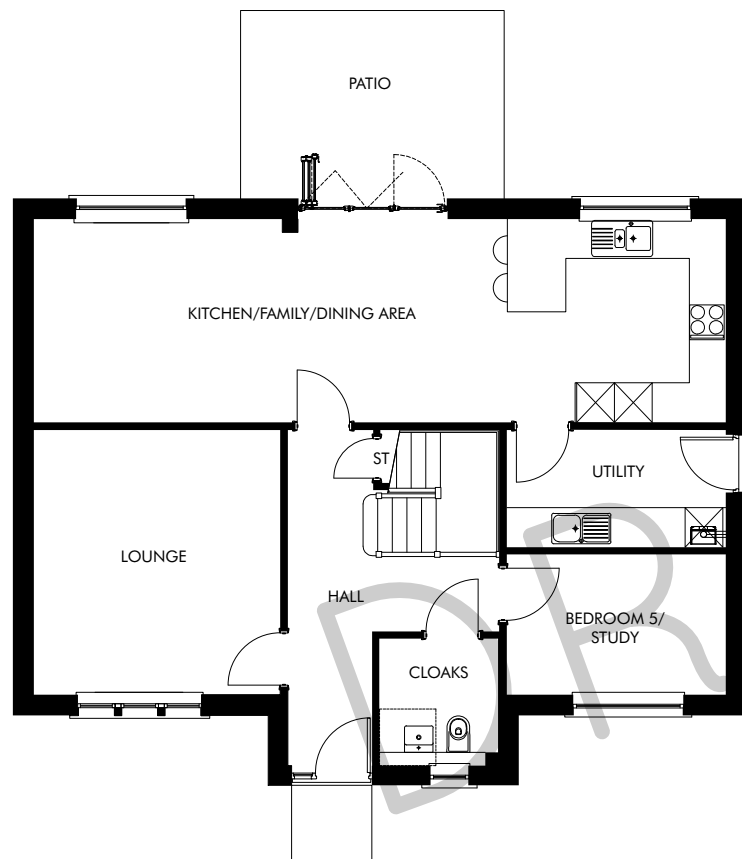
FIRST FLOOR

THE DEWAR FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 41, 69, 72

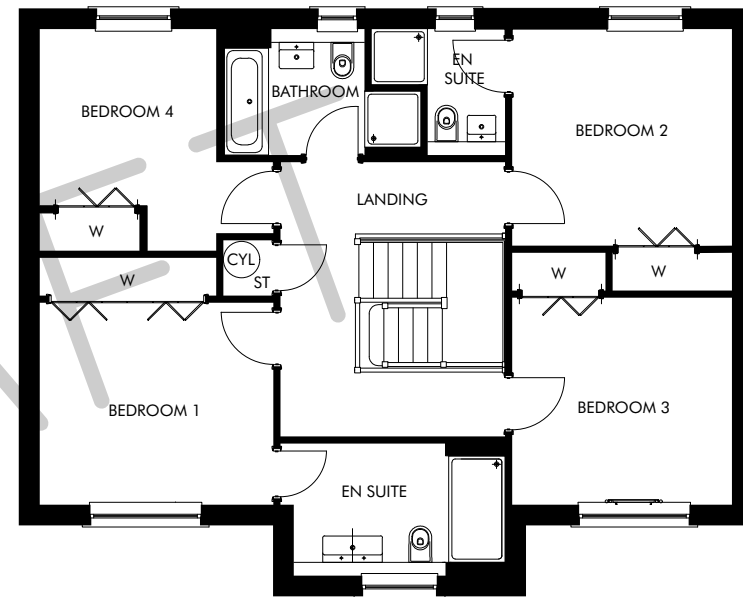
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GROUND FLOOR



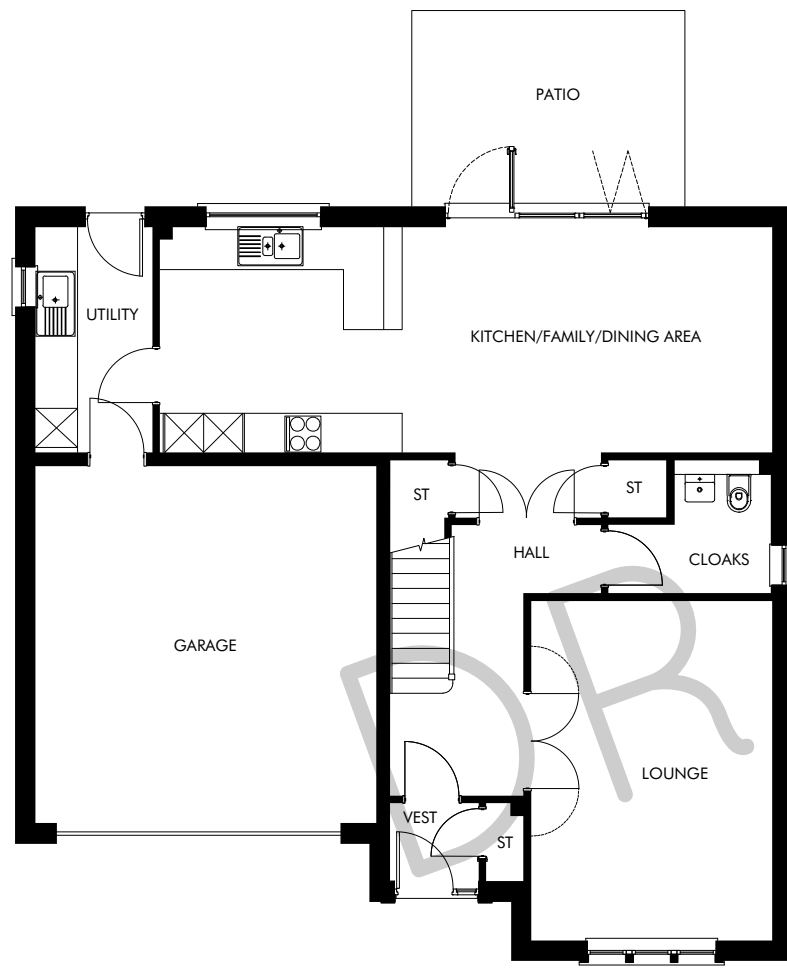
FIRST FLOOR

THE ELLIOT FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOT 42

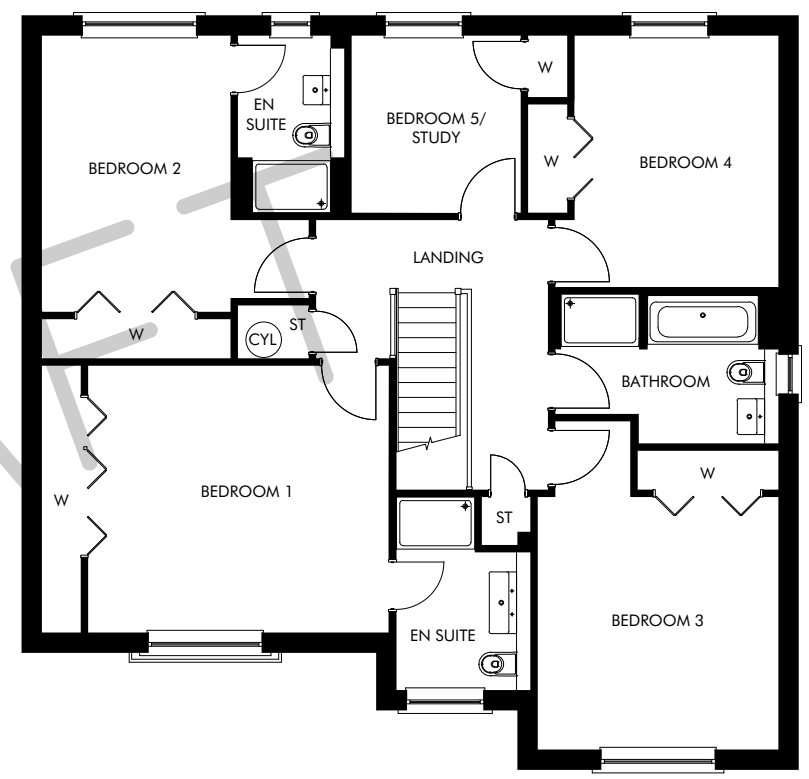
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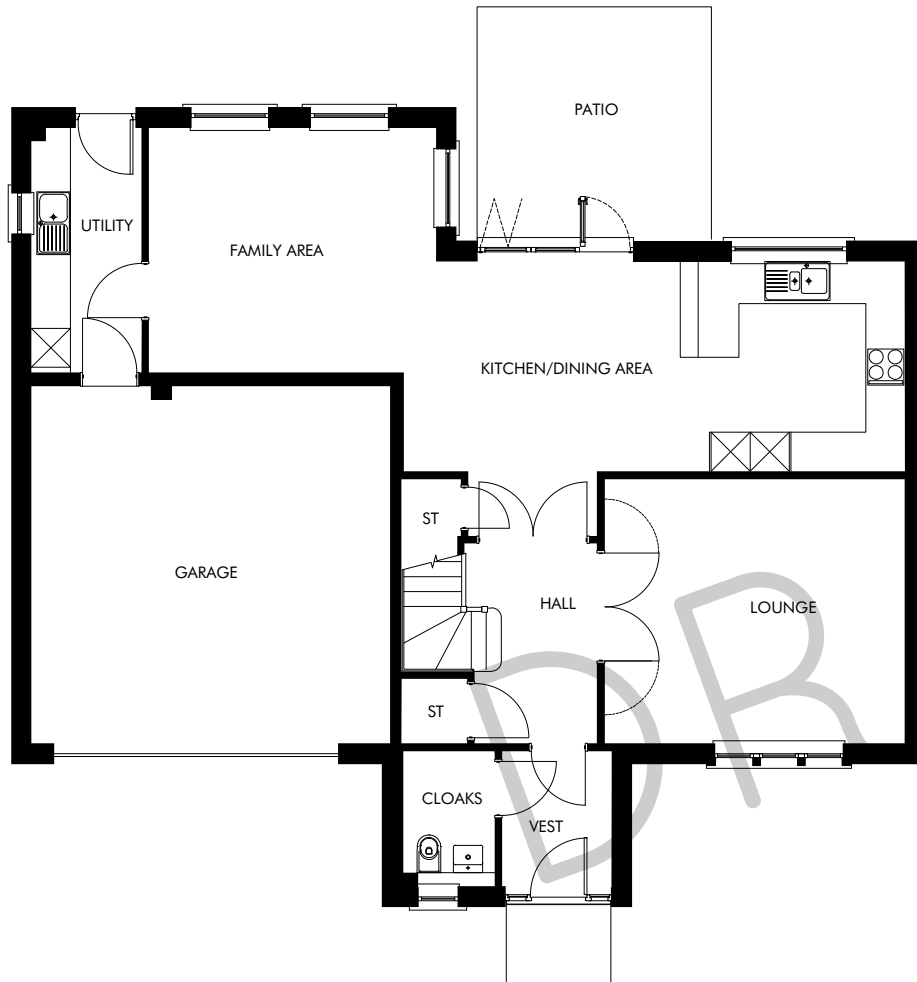


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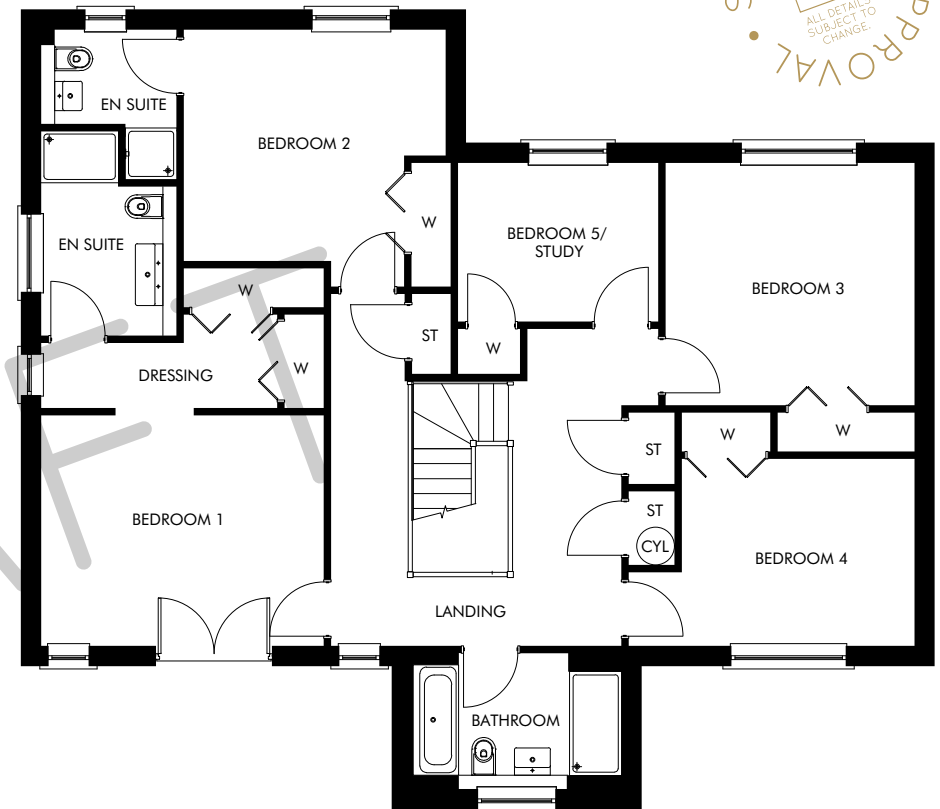
THE GARVIE FLOORPLAN  
PRE-LAUNCH INFORMATION  
PLOTS 64, 82, 83

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GROUND FLOOR



FIRST FLOOR

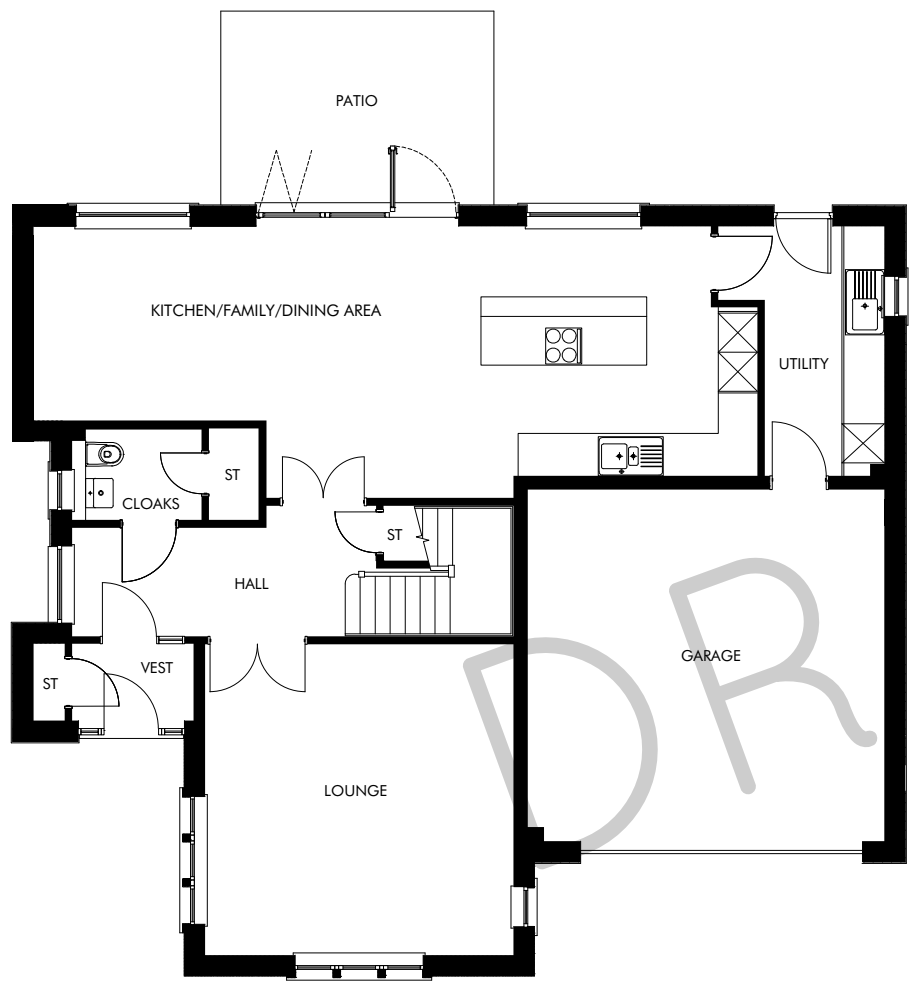
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THE KENNEDY FLOORPLAN  
 PRE-LAUNCH INFORMATION  
 PLOTS 67, 68, 74

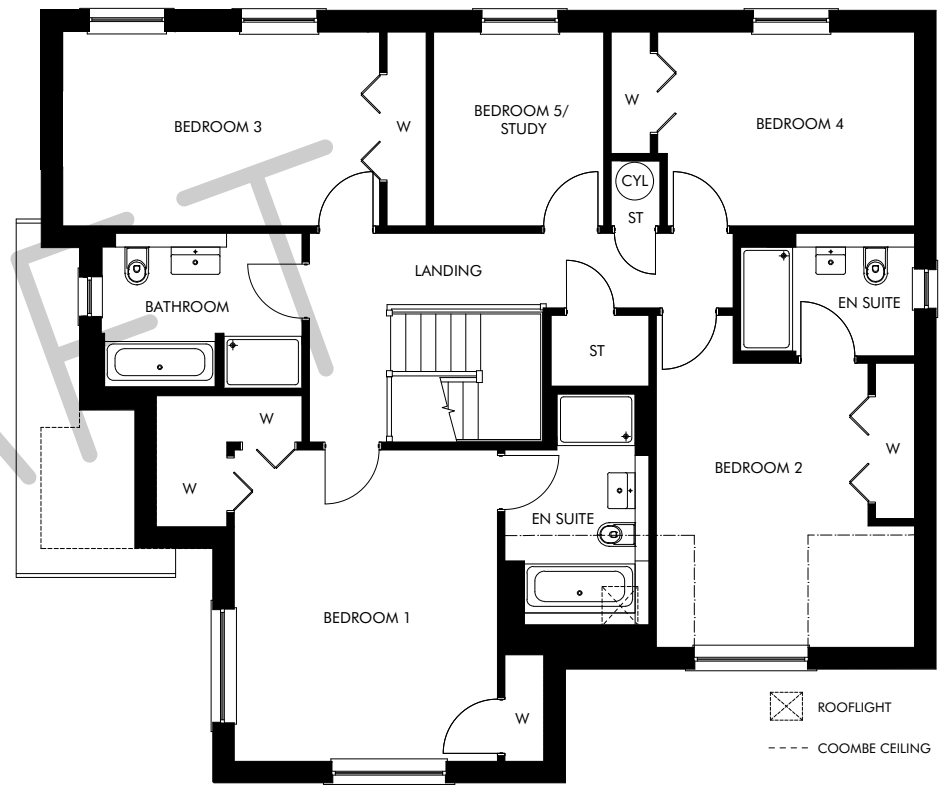
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GROUND FLOOR



FIRST FLOOR

⊠ ROOFLIGHT  
 - - - COOMBE CEILING

THE LOWTHER FLOORPLAN  
 PRE-LAUNCH INFORMATION  
 PLOTS 63, 84

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## FREQUENTLY ASKED QUESTIONS

### 1. **Can I reserve or hold a home of my choice prior to launch?**

CALA **will not hold or reserve any home** prior to the official launch of a development. We do not have, or operate, 'waiting lists'. Everyone on our development database is given equal communication on any new releases along with when these will be available for reservation and the process involved in reserving a home with CALA. For this reason, we strongly encourage all interested parties to register on the CALA Homes website and opt-in to receive email alerts. In addition we would encourage you to make direct contact with our Sales Consultants to confirm your interest and status. Prior to the launch we are happy to discuss our homes with you, answer any queries you may have and note your interest on specific home/s on the development so that we can ensure you are made aware of release dates, but we cannot hold any plots.

### 2. **Can I be certain that I will be able to secure the home I am interested in?**

Release dates and prices are given to the full development database in advance of being published on our website so that everyone has equal opportunity to secure the home of their choice. Please note that we accept reservations on the first come first served basis from the day of release, subject to financial qualifications and position of each buyer.

### 3. **What is required to reserve a home with CALA?**

To reserve a home with CALA you must be in a proceedable position ahead of the reservation which means that you are able to conclude legal missives within 28 days from reservation.

We encourage you to take legal guidance from your Solicitor and ensure your Mortgage Lender or Financial Advisor is aware of the specific time limits here should mortgage funding be required before reserving a plot.

For further information on our reservation process please contact our sales consultant.

#### **4. Will I be able to see the property before purchasing?**

The majority of our homes are purchased off-plan, and therefore are not available to view ahead of customers purchasing.

However, depending on the style of property you choose, we may be in a position to invite you to view a showhome on the development you are interested in or on another development nearby to let you see the layout of the same or a similar property. You can view our range of showhomes at <https://www.cala.co.uk/about-cala/find-a-showhome/>

#### **5. Can I find out the sizes of the rooms?**

The details on specification and approximate sizes of the rooms will be provided in the official brochure at the sales launch.

#### **6. When will the prices of the homes be confirmed?**

Pricing for each release of homes will be made available ahead of the release date and will be communicated to the database.

#### **7. Can I change the layout or specification if the property is not built yet?**

At CALA we pride ourself on offering well designed layouts and high specification throughout as standard. We are unable to alter any layouts, however we do offer a list of optional items to help you personalise your new home.

#### **8. Will Part Exchange be available?**

Part Exchange is a service that is offered on selected homes and developments across the region. We do not offer this on future developments or homes ahead of launch. For further information please speak to our sales team.