



Pentland Homes
Quality for Life

FIVE QUESTIONS
YOU SHOULD ASK YOURSELF
**BEFORE YOU CHOOSE
YOUR NEW HOME**



fit
FLEXIBLE INTERIOR TREATMENT

... as close as you can get to designing your own home



Imagine having the freedom to influence the internal design of the home of your dreams!

Enjoy the experience of creating a home that's truly tailor made for you and yours.



With **fit** you have a say in the look and feel of your new home right from the start.



fit ... it's as close as you can get to designing your own home

WHY BUY OFF THE PEG WHEN YOU CAN INFLUENCE THE INTERNAL DESIGN OF YOUR OWN HOME?

Most people expect to compromise when they buy a new home, but Pentland Homes firmly believes that your home should be designed the way you want.



Which is why we've introduced an exciting new initiative called FIT (Flexible Interior Treatment).

*FIT puts you right at the heart of the design process and gives you a unique opportunity to choose the internal layout and specifications of your Pentland home, both when you buy the property and, if you wish, at a later date during your occupancy.**

*Subject to Pentland Homes' terms and conditions.



Pentland Homes builds with care. We care about workmanship, sympathetic materials and attention to detail. We also care enough about our customers to listen to their opinions. Over the years it's helped us to build an enviable reputation for quality and a unique understanding of the flexibility you require from your home.

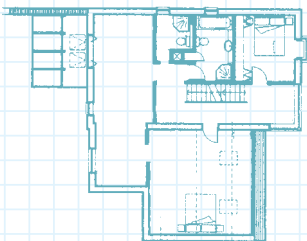
Have **fun** trying out different room sizes, locations and layouts until you get the home that really suits your lifestyle and personality.



Pentland Homes will build the external shell to meet the planning conditions and FIT allows you to move the internal walls and services to create the home you want to live in.

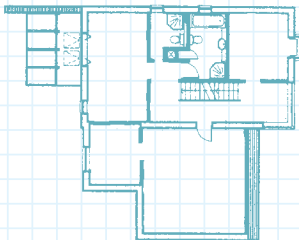


FIT is having the internal layout of your choice at the right time.



Victoria and Owen needed a large open plan area for **entertaining** family and friends.

Tom and Mandy wanted an **office** so they could both work from home.



Yasmin and David wanted to create a **playroom** for their growing family.

Within the house's footprint, **FIT** managed to accommodate all their different needs.

Pentland Homes may need to obtain building regulation approval prior to commencing your design. This may involve some minor alterations and additional works.



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It's your **first home**.
You want it to live up to your expectations.
FIT is the first step.*



Two kids, two jobs, one cat, one hamster. You're **busy, busy, busy**. You need flexible space. Cupboards to hide the clutter, open plan areas so you can keep an eye on things. FIT will allow you to plan for your growing needs.*



Ten years down the line. The kids want **their own space** to hang out with their friends. You need a quiet (soundproofed?) office. A separate dining room is beginning to sound like a good idea. Ask Pentland Homes about this service.*



The kids have finally left home. Time to think and **re-claim some space** for yourselves. What about a larger en-suite and a dressing room? A hobby room or study? Maybe a self-contained living area for mother-in-law or the grandchildren when they visit. You might want to ask Pentland Homes to assist.*

Retirement - time out to enjoy yourselves. Time to make your home even easier to run and manage - and ready for whatever **the future** holds. Pentland Homes could aid the re-modelling if required.*



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WHO SAYS YOU CAN'T HAVE **EXACTLY** WHAT YOU WANT?

Not Pentland! Where other developers only offer a choice of paint colours, carpets and worktops, Pentland Homes gives you a fantastic opportunity to influence the actual internal layout of your home.

FIT allows you to create unique interior spaces according to your needs. You might, for example, decide to have a large, open plan kitchen/diner on the ground floor with your lounge upstairs. Or vice versa.

One, two or three bedrooms? En-suite? With or without a dressing room? The choice is entirely yours. The combinations are endless, it's your dreams that FIT aims to meet.

FIT is so much more than just another set of optional extras. It's a fresh approach to house design that focuses on your requirements and the way you want to live your life today ... and tomorrow.



Our aim has always been to build exceptional homes. FIT represents a smart, cost-effective way to ensure that our homes have the built-in flexibility that is necessary to satisfy the increasingly diverse demands of contemporary life.



WHAT HAPPENS WHEN MY PRIORITIES CHANGE?

No problem! With Pentland Homes, your new home can adapt to suit the changes in your lifestyle. Unlike many traditional properties, which are often literally set in stone, Pentland homes have an inherent flexibility built in.



You can re-configure the interior layout of your home whenever you like (subject to house types / build status and budget). The process is simple and straightforward - and it ensures you make the best use of your living space whatever age or stage you're at.*



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With FIT, you have a lifetime home that can grow and adapt with you.

Move with the times, without moving house.

Live your life your way - re-style the interior of your home as and when you want.



Pentland Homes has a wealth of expertise and resources to share with homeowners. We're happy to advise and provide quotations for internal layout changes - all of which are underpinned by a unique understanding of your particular home - after all, we built it!

With FIT, it's easy to make any internal design changes before you move in, so you can **enjoy your new home** from day one.



Stamp your mark on your new home without spending thousands of pounds on refurbishment. FIT could get it right for you, right from the start.



* Not having to upgrade an older property can save you as much as **£22,000**.

(New Homes Marketing Board)

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HAVE YOU EVER VIEWED A HOUSE YOU COULDN'T IMPROVE?

No? Neither have we. That's because the right home needs you to put your individual mark on it. To feel truly at home, you need to feel comfortable that the property is right for you and reflects your unique personality.

Second hand home owners often spend thousands of pounds on home improvements - not just to make sure their property meets the demands of modern living, but also to make it 'theirs'. When you buy new, you start with a clean slate, but you still don't want a home that looks or feels like anyone else's.*



With Pentland Homes, you don't have to accept second hand or second best. Thanks to FIT, similar properties can have totally different interiors, entirely dependent on who you are and how you want to live your life. Within the building's footprint, the biggest limitation is your imagination.



Pentland Homes doesn't expect you to settle for anything less than the very best. From the choice of location through design to construction, specification, landscaping and financing, our team of experts are motivated by a sincere desire to create homes we can all be truly proud of.





Forget 'off the peg' - why not have a home that's as **individual** as you are?

Break the mould,
change the blueprint,
let **your style**
and personality
shine through!

From the internal design through to our range of purchase options, we'll help provide **everything you need** to create a home that is everything you ever wanted.

fit

It's as close as you can get to designing your own home!



DON'T YOU DESERVE A TAILOR MADE HOME?

At Pentland Homes, we understand how you feel about your home. It's a major investment and as such it has to be exactly right for you.

It's your place, your life, your style.



FIT provides the solution. So, from day one in your new home, you can live your life your way. You've worked hard, now let your home work hard for you.

We'd obviously be delighted to discuss the benefits of the FIT scheme in more detail and show you exactly how its unique interior flexibility can help you achieve your desirable living space. So, please call 01303 894351 to arrange an appointment - and let's build a better future together.

www.pentlandhomes.co.uk



Thank you for taking the time to find out a little more about Pentland Homes and, in particular, our exciting FIT initiative. If you're looking for an outstanding home in a great location, please feel free to call in at one of our developments and see the future of property construction in the South East.



Design your new home, ask about
FIT.



Pentland Homes

Quality for Life

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TERMS & CONDITIONS

- 1 All agreed changes in design will be subject to final approval by either the Local Authority or applicable governing body. If any agreed changes are subject to non approval, a full refund of any charges will be made as applicable.
- 2 Each Customer requesting an alteration to the existing design will be invited to a meeting with Pentland Homes representatives to discuss proposals further. After any alterations and any costs have been confirmed to the customer in writing, Pentland Homes will allow a period of one week to receive payment and/or approval as applicable before progressing works. If payment and/or approval has not been received within this period, or a request for further changes or alterations is made, Pentland Homes reserve the right to progress the build stage. This may mean alterations to a customers request may no longer be possible.
- 3 If any alterations are requested and agreed to be carried out by Pentland Homes after occupation, these will be subject to a separate contract (more details to be made available at time of request).
- 4 Pentland Homes reserve the right to withdraw the offer of flexible interior treatment at any time.
- 5 The flexibility of layout options available will vary on any property at any given time depending on build stage, planning and building regulations, cost, budget and time constraints.



The details in this brochure are intended to give you a general indication of FIT. Pentland Homes reserves the right to alter any part of FIT at any time. The contents herein should not be deemed to form part of a contract or representation including any such contract. Whilst Pentland Homes has endeavoured to make this brochure accurate and reliable, if there are any points of particular importance to you, please contact us and we will be pleased to check the information for you.

www.pentlandhomes.co.uk