

MODERN COUNTRY LIVING

in the heart of Aberdeenshire



by zeroc

Welcome to
CHAPELTON

~ ABERDEENSHIRE ~

Chapelton is a vibrant new town just 8 miles south of Aberdeen. It's inspired by the urban settlements of historic towns such as Stonehaven, Montrose and St Andrews.

Our focus on sustainable community living builds on the foundations we have already created with Greenlaw Road and Hume Square.

With open green spaces, local shops and close-knit neighbourhood squares, Chapelton offers enviable country living with everything you could need close at hand.

A SUSTAINABLE NEW COMMUNITY
AND WAY OF LIFE

CHAPELTON COMMUNITY LIFE

Chapelton's main aspiration is to create a long-lasting community. Our initial phase has already laid a strong foundation, with Hume Square providing the perfect place to socialise.

Teacake, located in the Chapelton Visitor Centre, has been drawing crowds since the day it opened with its wonderful array of home baking and lunches. It has proved popular not just with residents of Chapelton but people travel from as far as Banchory on a regular basis just for Anita's cakes.

It was very important to us to have the Croft Nursery open at Chapelton as early as possible. Services such as the nursery make life so much easier and offer parents an opportunity to meet each other.

Chapelton is not just about the businesses that are calling it home though. The Chapelton Community Interest Company (CCIC), who act as both factor and town authority, regularly organises events to help residents get together. These events include tree planting days, Christmas carol services, Summer BBQs and many others.

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1. Hume Square

2. The popular Teacake coffee shop



CHAPELTON THE MASTERPLAN

Chapelton is much more than a new housing development. It is a long-term vision to create a new sustainable town, comprising 8,000 homes and an equal number of job spaces, as well as all the amenities you would expect.

The masterplan was borne from a desire to create a lasting and sustainable place that doesn't follow the standard suburban model for new developments. The plan is to create a place that is in keeping with its surroundings and give people somewhere to really live, rather than just commute from. This includes everything from schools and doctors surgeries to opportunities for new businesses.

The town is being developed in 6 walkable residential neighbourhoods surrounding a town centre. Each neighbourhood will provide its residents with a primary school and opportunities for convenience stores, cafes, offices and shops.

A network of pathways and green spaces connects everything together and encourages walking and cycling for getting about the town. A large park will run through the centre, providing residents with somewhere to relax, stroll or simply enjoy nature.

The first neighbourhood, called Cairnhill, is well underway and will continue to grow over the coming years. As it matures we will create more opportunities for businesses to open their doors, more parks and play areas and of course Cairnhill Primary School.

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1. *Designed for people*
 2. *Cars catered for in parking court*
 3. *Plenty of green spaces for residents*



CHAPELTON
PROVIDES ITS
RESIDENTS
WITH LIGHT
BRIGHT AND
OPEN SPACES,
PERFECT FOR
SOCIALISING



OUR HOMES

We have combined desirable traditional building features with the very latest modern conveniences, creating superb comfortable homes.

They pay homage to the established buildings of north east Scotland, integrating local materials such as slate, granite, stone and wet dash render. We use time-honoured designs to retain elements of Aberdeenshire's distinct architectural detail.

Inside our homes we do things differently. We firmly believe that a standard specification should not be a basic specification. Our modern country styling is combined with a high quality finish to create a uniquely classic feel. All our homes are fitted with bespoke Ashley Ann kitchens with granite or solid oak worktops as standard.

On every house our chimneys are real and working. Each house has a multi-fuel stove to provide heat, warmth and a beautiful focal point. They also create the opportunity for you to burn sustainably managed wood and reduce your carbon footprint.

Similarly, many of our houses are fitted with light pipes to bring natural light into areas such as hallways and bathrooms. This means you don't have to turn the light on, even on the gloomiest of days, saving both money and the environment.

All our homes are highly insulated so you won't be losing energy through your walls, doors, windows or roof.

- 1 3 1. Generous room sizes
- 2 2. Granite worktops as standard
- 3 3. Light, bright living spaces





- 1. Fully fitted kitchens with Bosch appliances
- 2. Wood burning stoves in all houses
- 3. High spec bathrooms with oak bath panels



You will be living day to day knowing you are effortlessly helping to lower your carbon footprint, as all homes are designed with a focus on sustainability and include highly efficient technologies.

We even make it easy for you to upgrade your home in the future by providing cables within the fabric of the building ready for you to connect your own solar panels and further reduce your energy consumption from the grid.

Chapelton benefits from having one of the fastest residential internet connections in Scotland thanks to Fibre to the Home (FTTH). Most fibre optic internet is only supplied by fibre to your local cabinet and then it runs along copper wires to your house giving a maximum speed of around 40mb. FTTH runs the fibre optic cable directly into your house meaning you can get up to 300mb broadband — ideal for streaming 4K TV, working from home or having the whole family online at the same time. We even fit the necessary Openreach equipment for you, saving you their installation fee.

A STUNNING RURAL LOCATION

The location offers the very best of rural and modern life in an area steeped in history and outstanding natural beauty. It's the perfect place for hikers and dog walkers, with forest walks, the Newtonhill Cliffs and Stonehaven's rocky beach all on your doorstep.



Nearby attractions include Stonehaven Harbour; a pretty fishing village from the 17th century, just a few miles from Chapelton, with twenty miles of bird watching coastline. You can visit Dunnottar Castle, watch the regattas in the summer or visit at Hogmanay when you will see the traditional Fireball Festival in the "Auld Toon" area of Stonehaven.

Aberdeen's thriving arts and culture scene is close by and Chapelton will no doubt attract a diverse range of artisan food makers, crafts people and artists who will help build the foundations of Chapelton's own cultural identity.

Public transport in Chapelton connects residents to surrounding Aberdeenshire towns and the city centre from the Park and Choose. As Chapelton grows, a direct express bus service to Aberdeen will run through Chapelton's town centre, whilst a town bus service will circulate through the neighbourhoods.

For those who prefer to get on their bike, there are two new trails through the Elsick estate for residents to enjoy and the annual Chapelton Bike Ride in September offers cyclists and their families the opportunity for a great day out with both a 42 mile route and a more family friendly 12 mile route, all while raising money for local charity North East Sensory Services.

- 1 2 1. Stonehaven Harbour
- 3 2. Dunnottar Castle
- 3. Modern country living



A TRUSTED DEVELOPER

ZeroC is a highly experienced, sustainable developer. We build and promote good urban planning and design to create the most sustainable communities possible. Our homes go the extra mile to be more energy efficient and carbon conscious.



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- 3 5

1. Parkhill, Worcester
2. Strathmore House, Poundbury, Dorset
3. St John's, Poundbury, Dorset
4. Sanditon, Sidmouth, Devon
5. Esslemont house type, Chapelton

ZeroC is well-known for building high quality homes and mixed use developments. We have long been at the forefront of sustainable, low carbon design and construction.

Our aim is to build aspirational new homes and inspirational new places that are efficient and cost effective to live in, respecting both the environment and the people who live in them.

Our approach is design-led. We care about the quality of architecture, generous well-designed interior spaces, the visual interest and impact of our developments, and the quality of their infrastructure and public spaces.

We work across the UK and have a particular expertise in creating new communities for significant public and private sector landowners. We're noted for listening and understanding, tuning into what's needed and delivering it attractively and sustainably.

As a result our developments have a strong sense of appropriateness and place, quality that goes beyond the ordinary, and have won numerous major building awards. We do our best to do it right.

A DESIGN FOR PEOPLE

The development of Chapelton differs from the standard model for new homes. At Chapelton community comes first so the public realm has been designed to create a place for people to enjoy living.

The most successful historic communities had many common characteristics. They tended to be well planned, have a wide variety of housing types and thus a diverse community; they are mixed-use so employment and services are well provided; and they have streets which are designed for people and a sense of place, not cars.

The developers started to understand how important the relationship between buildings is — between buildings and the street, the structure of a town and the importance of public realm — so often now forgotten. The result is a place where community can really thrive.

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1. Greenlaw Road
2. Bunting Place



