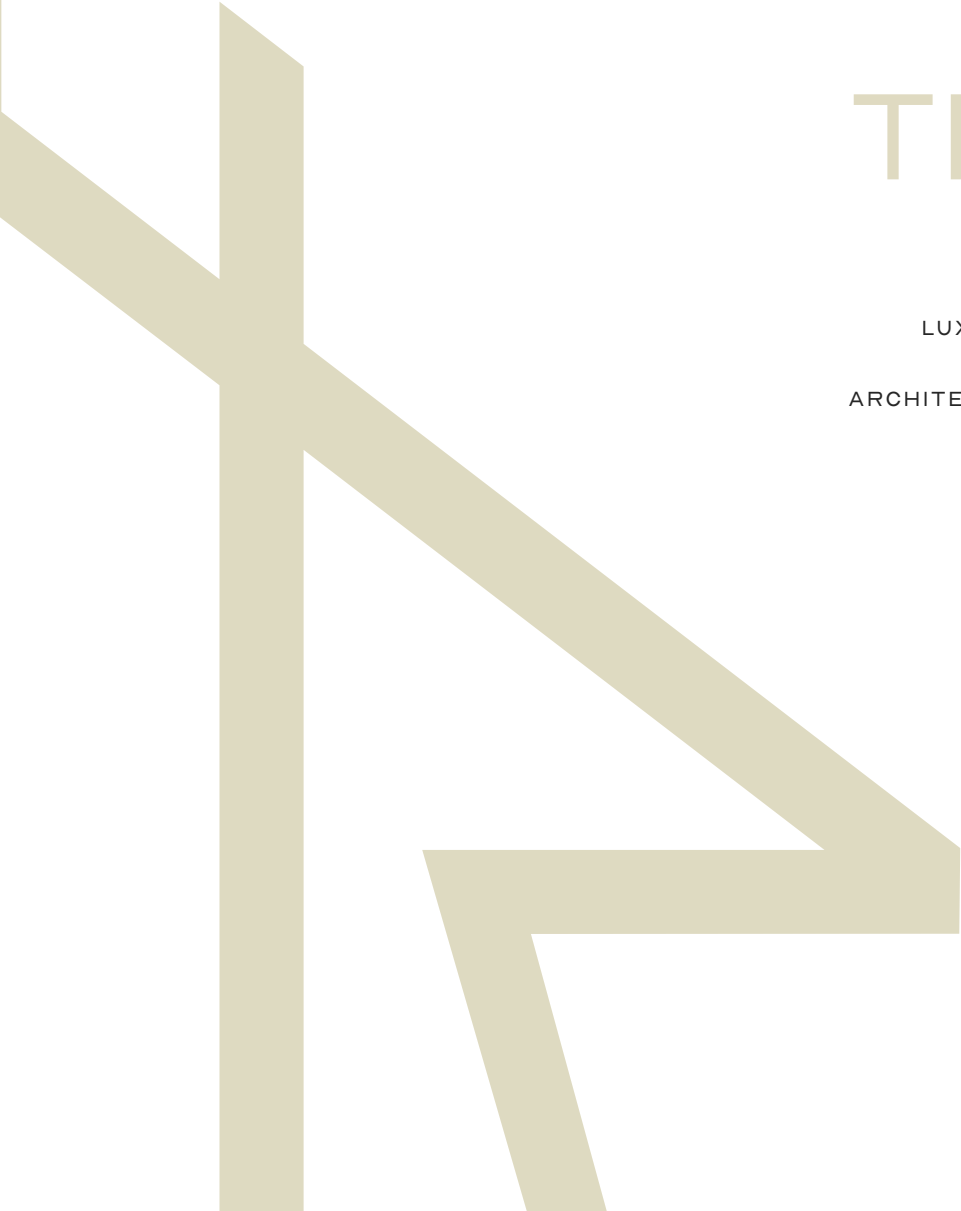




THE FIRS • DYKE

LUXURY SUSTAINABLE HOMES WITH ZERO ENERGY BILLS FOR 10 YEARS.

ARCHITECTURALLY DESIGNED FOR MODERN LIVING, WELLBEING AND THE FUTURE.



LIFE
SUSTAINABLE HOMES

WELCOME TO

THEFIRS

INTRODUCING THE FIRS, DYKE — A RARE OPPORTUNITY TO OWN ONE OF SCOTLAND'S MOST FORWARD-THINKING LUXURY HOMES.

ARCHITECTURALLY DESIGNED AROUND A CLEAR PHILOSOPHY OF HEALTHIER, MORE SUSTAINABLE AND FUTURE-FOCUSED LIVING,
THE FIRS REPRESENTS A NEW APPROACH TO MODERN LIVING - COMBINING STRIKING CONTEMPORARY DESIGN, ADVANCED ENERGY TECHNOLOGY
AND A HOLISTIC COMMITMENT TO SUSTAINABILITY, HEALTH AND WELLBEING.

FAR MORE THAN SIMPLY ANOTHER PREMIUM HOME, THE FIRS HAS BEEN THOUGHTFULLY CREATED TO DELIVER A HEALTHIER,
MORE COMFORTABLE AND MORE INTELLIGENT WAY OF LIVING.

‘ **A QUIETER KIND OF LUXURY**
- *ROOTED IN THOUGHTFUL DESIGN, REFINED MATERIALS
AND CAREFULLY CONSIDERED DETAIL.* ’





INTELLIGENT LIVING DESIGNED FOR THE FUTURE.

Each home has been carefully designed not only for exceptional comfort and performance, but also to deliver long-term flexibility, financial resilience and intelligent future-focused living.

Through its integration with Octopus Energy's Zero Bills proposition, the home is designed to operate with no energy bills for a period of 10 years - removing one of the most significant ongoing household costs.

In addition, the design incorporates a generous attached structure, conceived from the outset to allow for future conversion into a variety of uses, including:

- **A FOURTH BEDROOM SUITE**
- **A HOME OFFICE OR STUDIO**
- **OR A FULLY SELF-CONTAINED ANNEX**

This optional configuration provides the opportunity to create independent accommodation, suitable for family use or potential rental income, subject to purchaser requirements.

THEFIRS · DYKE



AN INTELLIGENT WAY OF LIVING...

A MORE FINANCIALLY INTELLIGENT PURCHASE

SAVE OVER
£35,000

IN LBTT / STAMP DUTY*

** Based on the proposed self-build purchase structure and current LBTT thresholds at the time of publication. Purchasers should seek independent legal and tax advice.*

Unlike a conventional completed house purchase, The Firs is delivered through a self-build purchase structure that allows purchasers to acquire the plot directly from the landowner and enter into a separate construction agreement.

For many purchasers this can result in a significant reduction in LBTT (Land and Buildings Transaction Tax), known as Stamp Duty in England, when compared with purchasing an equivalent completed property.

The structure has been successfully utilised throughout the award-winning Darklass development and is supported by an experienced professional and legal team who guide purchasers through each stage of the process.

AN INTELLIGENT WAY OF LIVING...

CAREFULLY CURATED LIVING.

Kitchens have been thoughtfully designed as an integral part of the home's wider architectural philosophy - balancing timeless elegance, precision craftsmanship and everyday practicality.

Working alongside our selected kitchen partner, each space has been designed to create a calm, functional and beautifully resolved environment tailored to modern living.

Purchasers will be offered a curated range of finishes, worktops and appliance selections designed to complement the overall aesthetic and material palette of the home.



CALM. SIMPLE. TIMELESS.

Bathrooms have been carefully considered as an extension of the home's overall architectural philosophy - combining refined material palettes, sculptural forms and understated detailing to create calm and restorative spaces.

Selected fittings and finishes have been chosen to complement the wider design language of the home.



OPTIONAL ANNEX CONFIGURATION.

For purchasers seeking additional flexibility, the carport structure can be delivered as a fully enclosed, serviced space at the point of construction.

This allows for the creation of a self-contained living area incorporating kitchen and bathroom facilities, offering a highly adaptable extension of the home.

Indicative costs and layouts are available on request.

A MORE FINANCIALLY INTELLIGENT HOME.

By combining significantly reduced running costs with the potential for supplementary income, the homes at Dyke offer a more considered approach to modern living - one that balances lifestyle, efficiency and long-term value.

THE FIRS • DYKE




www.Coast2CoastArchitects.co.uk

AN INTELLIGENT WAY OF LIVING...

TRUE SUSTAINABILITY STARTS WITHIN THE WALLS.

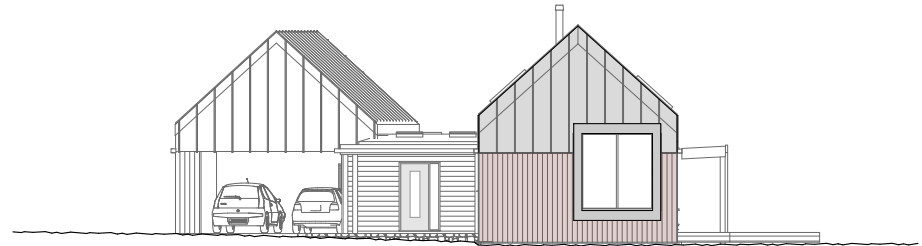
At The Firs, sustainability is not viewed simply as renewable technology or lower utility bills.

It begins within the very fabric of the building itself.

Built around a carefully considered material philosophy inspired by advanced Scandinavian construction methods, The Firs prioritises healthier materials, better building science and holistic sustainability throughout every layer of the home.

Rather than relying heavily on synthetic petrochemical-based insulation products commonly found within modern construction, every element has been carefully selected with long-term environmental responsibility, durability and occupant wellbeing in mind.

Because true sustainability starts within the walls.



DESIGNED FOR HEALTHIER LIVING.

A truly exceptional home should not only perform better
- it should feel better to live in.

Every home at The Firs incorporates Mechanical Ventilation with Heat Recovery, providing a continuous supply of filtered fresh air throughout the home whilst efficiently retaining warmth.

The result is a healthier, fresher and more comfortable internal environment designed to enhance everyday wellbeing, improve indoor air quality and create a superior living experience throughout the seasons.



From the moment we moved in, we noticed the difference - the house is always warm, quiet, and remarkably efficient to run. My wife, who suffers from asthma, slept better on our very first night than she had in years. The filtered air system has been a game-changer. And every day, we wake up to the most beautiful Highland setting. It's not just a house - it's a home that truly looks after us

Les and Gill
Darklass



CONTEMPORARY DESIGN, TIMELESS FORM.

Inspired by traditional rural agricultural architecture and reimagined through a modern architectural lens, The Firs presents a refined and elegant interpretation of countryside living.

Its natural material palette, carefully proportioned form and striking contemporary silhouette create a home of architectural distinction that remains sympathetic to its village setting.

Thoughtfully designed to combine beauty, practicality and timeless appeal.

THEFIRS · DYKE

“As working professionals, we were looking for something modern, low-maintenance, and built to last - and we found all of that at Darklass. The design is contemporary yet completely in tune with the landscape, and the energy performance is outstanding. We’re proud to live in a home that doesn’t just look good, but represents a smarter, more sustainable future.”

Karen and Scott
Darklass

AN INTELLIGENT WAY OF LIVING...

PERFORMANCE WITHOUT COMPROMISE.

Each home at The Firs incorporates a carefully integrated range of premium systems and technologies, including:

- AIR SOURCE HEAT PUMP
- MECHANICAL VENTILATION WITH HEAT RECOVERY
- SOLAR PV GENERATION
- INTEGRATED BATTERY STORAGE
- TRIPLE GLAZED WINDOWS AND DOORS
- ULTRA-HIGH PERFORMANCE BUILDING ENVELOPE
- EXCEPTIONAL AIRTIGHTNESS STANDARDS

Together, these elements create a home designed for exceptional comfort, long-term durability and Zero Energy Bills for 10 Years through integration with Octopus Energy's Zero Bills initiative.

A PROVEN AND AWARD-RECOGNISED APPROACH.

The Firs builds upon the principles first established at Darklass - an award-recognised collection of architecturally distinctive, low-energy homes near Forres.

Successfully delivered and sold off-plan, Darklass demonstrated that purchasers increasingly seek homes that combine outstanding design, exceptional comfort and long-term sustainability.

The development was shortlisted in the British Homes Awards 2024, commended at the Highlands & Islands Architecture Awards and recognised by Moray Council as an exemplar development within the Local Development Plan.

The lessons learned through Darklass have directly informed the philosophy behind The Firs - creating homes that are healthier, more efficient and better prepared for the future.

THEFIRS • DYKE



AN INTELLIGENT WAY OF LIVING...

LIFE IN DYKE.

Situated within the sought-after village of Dyke, The Firs offers peaceful countryside living within easy reach of Forres, Findhorn and the wider Moray coast.

A location offering tranquillity, community and convenience in equal measure.



THE FIRS · DYKE

AN INTELLIGENT WAY OF LIVING...

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A RARE OPPORTUNITY TO OWN ONE OF SCOTLAND'S MOST ADVANCED
AND THOUGHTFULLY DESIGNED LUXURY HOMES.



LIFE
SUSTAINABLE HOMES