



SUTHERLAND PARKS
BENVIEW | THE PADDOCK | BROOMHILL

Benview

Residential Lodge Park
Near Kintore, Inverurie
AB51 5LZ



A private, gated residential community perfectly located on the outskirts of the village of Kintore, Aberdeenshire, set in a beautiful rural location only four miles from busy Inverurie, and yet a mere six minutes by train from Aberdeen city centre.

FAMILY OWNED & RUN



We are family owned & run and specialise in residential and touring park homes. We have over 20 years of experience in the industry, consistently delivering swift resolutions and excellent post-purchase support.

Our Parks are private gated communities perfectly located on the outskirts of the village of Kintore, Aberdeenshire, set in a beautiful rural location only four miles from busy Inverurie, and yet a mere six minutes by train from Aberdeen city centre.

- 10 Year Warranty on all new homes
- Excellent choice of 2 and 3 bed homes
- All homes fully furnished & with white goods
- Well stocked trout fishing pond on-site
- New Kintore rail station only 6 minutes from Aberdeen city centre
- On-site Minibus Taxi service
- Beautiful walks directly from the park
- All homes have lovely views
- Private gated park is open 365 days a year
- FREE site fees for the first year

DOWNSIZING YOUR HOME - the many benefits



What are the advantages of downsizing?

Firstly, if you've been in your current home a while, it's likely to have increased in value, and you may be near to paying off your mortgage, if not having paid it off completely.

Buying a smaller, cheaper property will give you a lot of equity left over, to use for whatever you wish. It also means you can buy your new home as a cash buyer, giving you more options and the ability to live mortgage free.

Downsizing to a smaller home means less upkeep, lower bills and more time to do the things you love. It's an exercise in saving both money and time.

If you are downsizing in later life, it means you can choose a property that will be better suited to your needs as you get older. Instead of having to contend with your stairs, limited accessibility or a huge garden requiring maintenance, you can pick a property that can work for you.

Residential lodges after retirement open a world of possibilities in partnership with Sutherland Parks.

After retirement, many people opt to change their lifestyle. Gone are the frazzled commutes and rushed burnt coffee hastily sipped from a styrofoam cup. Goodbye to hurried mornings out the door and late nights returning home. After retirement, you're finally able spend time as you please and enjoy a slower pace of life. Does your home suit your new, more relaxed life?

Now is the time to properly enjoy your home, your loved ones, and the fruits of your labour. A more relaxed lifestyle awaits – that is, if you've bought a luxury residential lodge at Sutherland Parks.

Why should I invest in a residential lodge or holiday park home after retirement?

After retirement, you may want a dwelling with easier access, smaller garden and more suited to your new lifestyle.

Retirement can open a world of possibilities and seemingly endless opportunities. However, if you're tied down to a large and mostly unoccupied house, you may feel restricted. So, why should you downsize to a residential lodge or holiday park home after retirement?

When downsizing, many find that transitioning from a larger home to a smaller one comes with fewer worries and reduced financial anxiety. Less to dust, fewer calls to the handyman, decreased energy bills – what more could you want?

Indeed, downsizing can free up financial capital, minimise stress and open a world of possibilities, enabling you to set off and explore. Have you ever dreamed of booking a last-minute holiday and taking off on an adventure? Or, would you love to be able to welcome your family and grandchildren with just a moment's notice? With a more manageable home, you won't have a large mess to worry about. You even have the freedom of letting out your residential lodge or holiday park home while you travel so you can easily earn some extra income.

PEMBERTON - comprehensive warranties



External Cladding



Roof, wall structure,
floorboards,
Windows and
External doors**



Fully galvanised
chassis has a
10 year anti-corrosion
warranty.***
Pre galvanised chassis
has a 10 year structural
warranty.***

*Excludes genuine timber cladding this has 12 months guarantee and must be retained once per year.

**Excludes handles, hinges, letter plates/boxes, locks and keys which are guaranteed for 12 months.

***Excludes paint finish, wheels/tyres, hitch/steadies which are guaranteed for 12 months. Chassis require yearly inspection and maintenance. All warranties start from the earlier of date of sale to the retail customer or 12 months from date of despatch to the park.

Award winning Pemberton Park & Leisure Homes offer a choice of layouts and designs throughout its Lodge Collection. Within its twelve desirable ranges you will find the perfect holiday lodge for you and your family to enjoy for years to come.

If you are looking for the ultimate lodge experience, look no further than our fabulous and spacious Glendale or Park Lane models. Alternatively, our homely Rivington and Abingdon lodges offer desirable, contemporary open plan living and dining at outstanding value. Each of the 27 models carry our hallmark of outstanding quality and a comprehensive Pemberton Warranty.

Each model also benefits from a full range of custom specifications and attractive design features to truly make the perfect home or holiday lodge... your own personal oasis, a freedom for short breaks, holidays or residential living.

PEMBERTON WARRANTIES

At no additional cost an extended warranty is available to all purchases of new model Caravan Holiday Homes manufactured by Pemberton Park and Leisure Homes Limited (the manufacturer) and sited on licensed caravan parks throughout the United Kingdom.

This warranty is in addition to the purchasers (or hirer's under a hire purchase contract) rights and does not affect statutory rights under the Sale of Goods Act. It covers the first three years of ownership and offers the following benefits:-

GLENDALE LODGE - spacious and light



PROPERTY DIMENSIONS: 40ft x 22ft

- PVCu double glazing with two sets of bi-fold doors to front elevation
- Gas combi central heating system with thermostatic radiator valves
- TV points in all bedrooms
- Kitchen skylight
- Kitchen island with pop up socket
- Extendible dining table with plush dining chairs and matching bar stools
- Integrated washer/dryer, fridge/freezer, dishwasher and microwave
- Range cooker
- Designer fire
- Deep buttoned sofas with 2 accent wing chairs and a storage footstool
- 5ft divan in the master bedroom and second bedroom
- Accessory pack
- Vaulted ceiling throughout with a minimum ceiling height of 2.4m (8ft)
- Vinyl cladding

When you step inside the latest Glendale lodge, by Pemberton, you will immediately notice how spacious and light it feels. Raised ceiling heights to 8ft and the lounge fan light window make this model feel like a true home. The Glendale has a beautiful new kitchen layout with a range cooker and redesigned kitchen island. Plush new dining chairs and matching bar stools sit alongside the new painted lounge and dining furniture. As ever the range of different layouts gives so many options to customise your home and make it heavenly. The addition of a 3 bedroom model to this range means larger families will be able to enjoy everything that the Glendale has to offer - Fully Furnished.



PARK LANE LODGE - stunning open plan living



PROPERTY DIMENSIONS: 43ft x 14ft

- PVCu double glazing with patio doors to front elevation
- Large U shaped kitchen with glass splashback and skylight
- Breakfast bar with 3 bar stools
- High level cooker with separate oven and grill
- Integrated washer/dryer, fridge/freezer, dishwasher and microwave
- State of the art flame effect fire with co-ordinating DVD unit
- Contemporary sofa with 2 accent armchairs and a storage footstool
- Walk in wardrobe with LED lighting to master bedroom (2 bed)
- 5ft wide divan in master bedroom with 3ft divans in the twin room (2 bedroom only)
- Accessory pack
- Domestic sized bath with aqua board surround
- Vaulted ceiling throughout with a minimum ceiling height of 2.4m (8ft)
- External socket
- Gas combi central heating system with thermostatic radiator valves
- TV points in all bedrooms
- Glass top dining table
- Woodgrain Light Grey aluminium

If you love contemporary open plan living then the Park Lane ticks all the boxes. Some of the many highlights include the separate dining area in both the 2 and 3 bedroom models, the flame effect modern fire with matching DVD unit and the eye level cooker.

The twin bedroom now comes with 3ft beds as standard in the bedroom model.



ABINGDON LODGE - front french doors



PROPERTY DIMENSIONS: 43ft x 13ft

- French doors to front elevation
- Plumbing provided for a dishwasher and washer/dryer
- Integrated microwave and fridge/freezer
- Integrated cooker with separate oven and grill
- Gas combi central heating system with thermostatic radiator valves
- Downlit fireplace with electric stove
- Large sofa with 2 accent wing chairs and a contrasting footstool
- Lounge cushions
- 5ft bed in master bedroom
- PVCu double glazing with French doors
- En-suite facilities in 40ft 3 bed and 42ft 2 bed

The new style Abingdon has a rich blend of fabrics to make any family feel cosy and at home. Step into the master bedroom and admire the plank effect accent wall with striking wall lights. With tweaks to the layout including a larger 3 bedroom model and single hallway access to the shower room we really feel this is our best Abingdon range yet.



RIVINGTON LODGE - contemporary living



PROPERTY DIMENSIONS: 42ft x 14ft

- Large patio door to front elevation
- Integrated cooker with separate oven and grill
- Integrated microwave and fridge/freezer
- Breakfast bar with 2 bar stools
- Contemporary wall mounted fire
- Large sofa with accent chair and storage footstool
- 5ft bed in master bedroom
- Walk in wardrobe with LED lighting to master bedroom (2 bed)
- Family shower room with storage cabinets
- En-suite with domestic sized bath (2 bed models only)
- PVCu double glazing with French doors
- Gas combi central heating system with thermostatic radiator valves
- Lounge cushions

Take a look at the refreshing new lounge layout with an ample L shaped sofa, accent chair and storage footstool. The fire has also been repositioned and incorporated into a new media wall. The 42ft 2 bedroom model now allows for 3ft beds in the twin room and the 42ft 3 bedroom model has been cleverly redesigned.



LOCAL ATTRACTIONS

Local attractions are simply too much to list but we have included a very small example of what is available.

From theatres to castles, gardens, outdoor pursuits including magnificent golf courses and forest walks, the area is packed full of things to do.

Aberdeen itself is a city renowned for its rich history, stunning architecture, and impressive natural landscapes. Known as the “Granite City,” Aberdeen is a popular destination for tourists visiting Scotland, offering a wealth of attractions and activities to suit all interests.



Crathes castle

BEECHGROVE GARDEN

This famous BBC gardening programme set within approx. 3 acres in Skene is followed by gardeners throughout Scotland. A visit is a must.

CRATHIE KIRK

Is a small Church of Scotland parish church in the village of Crathie. Famous for being the regular place of worship for the royal family when they are at Balmoral.

CRATHES CASTLE

Wander through the historic walled garden and admire the iconic yew hedges, planted as early as 1702. Explore this magnificent 16th-century castle, with its intricate maze of turrets, towers, oak panels and painted ceilings.

LOCH MUICK

Is located 8 miles south west of Ballater in Aberdeenshire, and is part of the Balmoral Estate. It is located at the foot of Lochnagar, one of Scotland’s finest mountains. The area has many walking routes and a variety of wildlife including grouse and deer.

CAIRNGORMS NATIONAL PARK

Six out of seven of Scotland’s highest peaks are found here. The corries and glens are large and dramatic and the wide, high plateaux are more expansive than any others in Britain. Rolling heather moorland covers great tracts of land and the woodlands are extensive.

HIS MAJESTY’S THEATRE ABERDEEN

Is the largest theatre in north-east Scotland. Seating more than 1,400. The theatre is sited on Rosemount Viaduct, opposite the city’s Union Terrace Gardens and features a wide variety of performances including musicals, ballets and pantomimes.

CRUICKSHANK BOTANIC GARDENS ABERDEEN

This beautiful and peaceful 4.5 hectare (11-acre) Garden offers year-round interest to visitors. It has shrub borders, a rock and water garden, sunken garden, rose garden, herbaceous border and an arboretum, and houses a nationally important collection of more than 2500 taxa.

THE GARIOCH HERITAGE CENTRE

The Garioch Heritage Centre can be found on the site of the old Railway Works, behind the Aldi store, in a building with a distinctive ‘sawtooth’ roof which was once the Carriage and Waggonworks building. Entry is free. The Centre is a treasure trove of artefacts, photographs and information relating to the Garioch – the heart of Aberdeenshire

MUIR OF DINNET NATIONAL NATURE RESERVE

Lying within the Cairngorms National Park, Nature Reserve is a mosaic of wetlands, woods and moors. The visitor centre at the Burn O’Vat explores the natural and cultural heritage of the reserve. From here there are lovely walks through the woodland and around Loch Kinord.

ZOOLOGY MUSEUM ABERDEEN

The Zoology Museum’s displays are worldwide in scope, from protozoa to the great whales, including taxidermy, skeletal material, study skins, fluid-preserved specimens and models. Entry is free.

GARIOCH INDOOR BOWLING CENTRE INVERURIE

Is home to a sizeable indoor bowling green, plus 6 Ten-Pin Bowling lanes and a cafe offering refreshments, home bakes and snacks.

BENNACHIE NR INVERURIE

Bennachie Visitor Centre is the perfect place to start exploring this much-loved hill and the forests that surround it. Trails vary from a gentle route through the woodland to demanding treks in open country, and in the visitor centre you can find out all about Bennachie’s history and wildlife.

LOCAL SHOPS AND SERVICES

We have compiled a list to allow you to become acquainted with the local shops and services to make it that little bit easier when you move in to your new home.

This is not comprehensive and covers only Kintore. However nearby Inverurie offers many more opportunities and is only approximately four miles away.



DENTIST

Kintore Dental Practice
4-5 Midmill Parade Kintore

PHARMACY

Kintore Pharmacy
1 The Square Kintore

MEDICAL CENTRE

Kintore Medical Centre
Wellpark Gardens Kintore

COMMUNITY HALL

School Road Kintore

LIBRARY

Kintore Library
Kintore Primary School
Castle Walk Kintore

POST OFFICE

Kintore Library
Northern Road Kintore

CHURCHES

Kintore Parish Church
Kingsfield Road Kintore

Kintore Community Church
Public Hall 2 School Road Kintore

CAFES/RESTAURANTS/FOOD/PUBS

Kintore Fish Bar
13 Northern Road Kintore

King Kebab
Old Bakery Shop
School Road Kintore

Feng Wey Takeaway
12 Northern Road Kintore

Panda Oriental Cuisine
Old Bakery Shop
Unit 2 Midmill Parade Kintore

The Humming Cafe
Midmill Parade

1911 Bar & Restaurant
c/o Kintore Golf Club
Balbithan Kintore

The Crafty Cafe
1 Deans Court Kintore

Cean Torr Coffe Shop & Bistro
16 Forest Road Kintore

The Square/Bar/Restaurant/Rooms
The Square Kintore

BUTCHERS

Collie Butchers
St Brydes Road Kintore

STORES

Co-op Food Store
Northern Road Kintore

Sainsbury's Local
Midmill Parade Kintore

Sustainable Roots
1 School Road Kintore

GARAGES

Station Garage
55 Northern Road Kintore

C&M McDonald
Bridgefield Midmill Kintore

Craigearn Garage
Craigearn Business Park Kintore

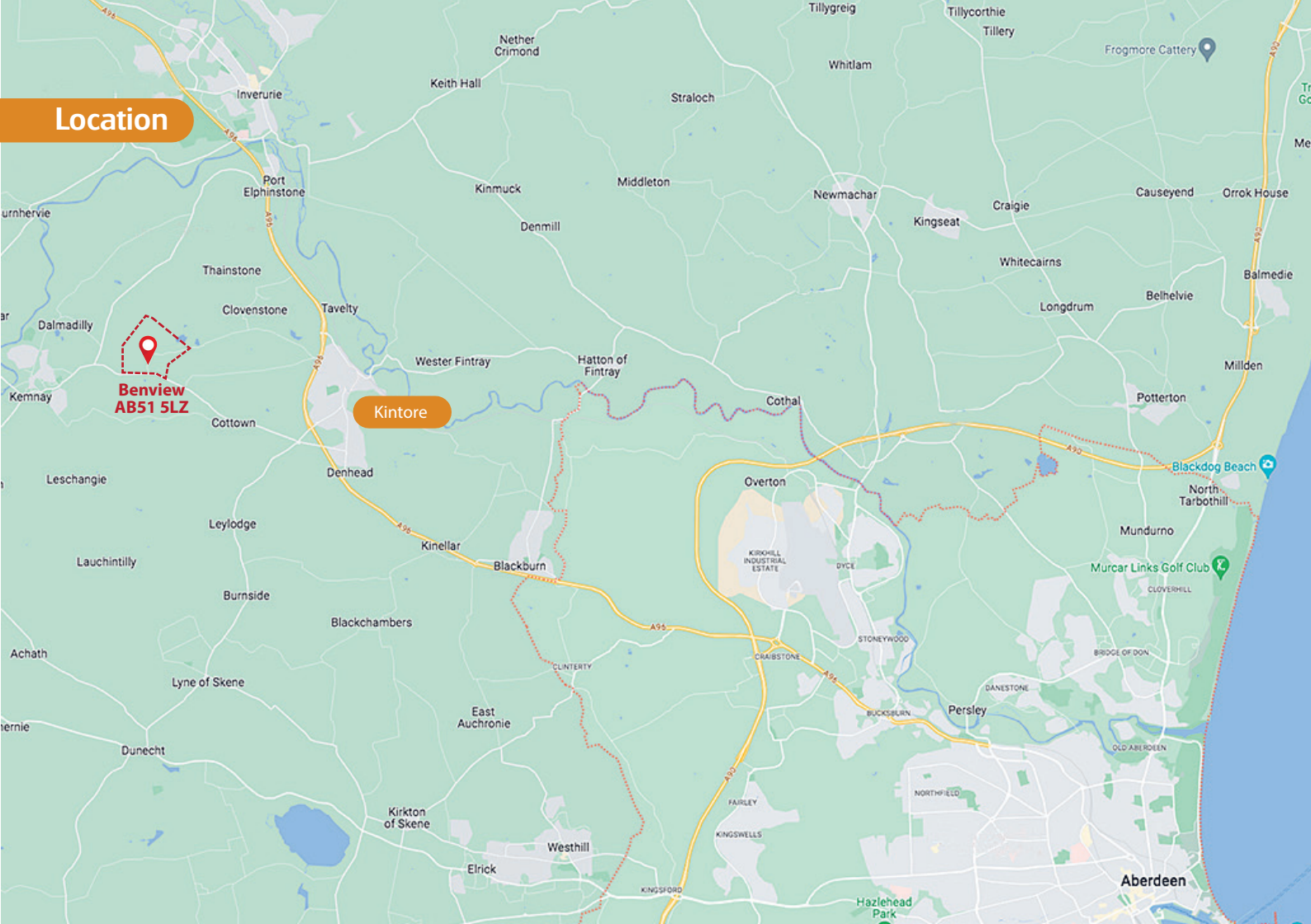
Sandy Thain
1 Midmill Business Park Kintore

Kinnons Garage
Leylodge Kintore

GOLF CLUB

Kintore Golf Club
Balbithan Kintore

Location



Benview
AB51 5LZ

Kintore

Aberdeen



SUTHERLAND PARKS
REARVAY | THE PADDOCK | BROOMHILL

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**Residential Lodge Park Near Kintore,
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