

Castleward

GREEN

Ballanard Road, Douglas, IM2 5PS



A select development of just two luxury detached homes on the outskirts of the capital

Exclusivity
...as standard

Contents

| | |
|--------------------------|---------|
| Introduction | 4 - 5 |
| Location & plot details | 10 - 11 |
| Floor plans | 12 - 13 |
| Specification & features | 14 - 15 |
| Choices & options | 16 - 17 |
| The Hartford Difference | 19 |

Classical *Design*



Pure elegance

The simple, clean, beautiful lines of these new homes hide an ultra-modern, open plan interior designed to enhance modern family life.



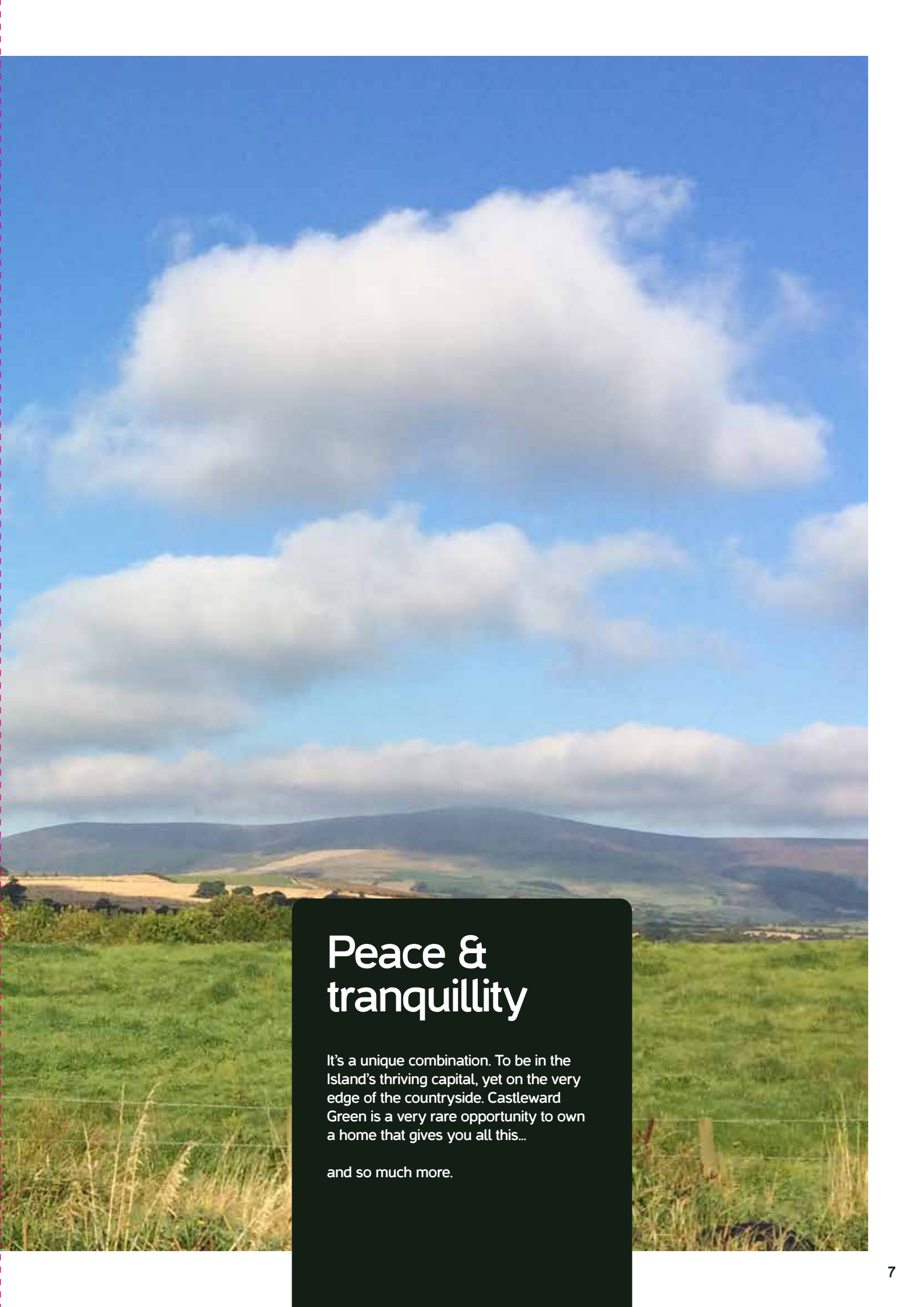
Elevation is an indicative impression of how the finished homes will look. Certain details may not be accurate or finalised at the time of printing - please ask Hartford Homes for any clarification.



In Douglas...

But so far away

In town, yet out of town. A unique location for this boutique and highly sought after development of just two luxury homes of distinction.



Peace & tranquillity

It's a unique combination. To be in the Island's thriving capital, yet on the very edge of the countryside. Castleward Green is a very rare opportunity to own a home that gives you all this...

and so much more.



Quality

Without compromise

Superior specification

As you would expect from a Hartford home, every detail is meticulously considered. Every fitting is carefully selected and the quality of our work shines through in every home we build.

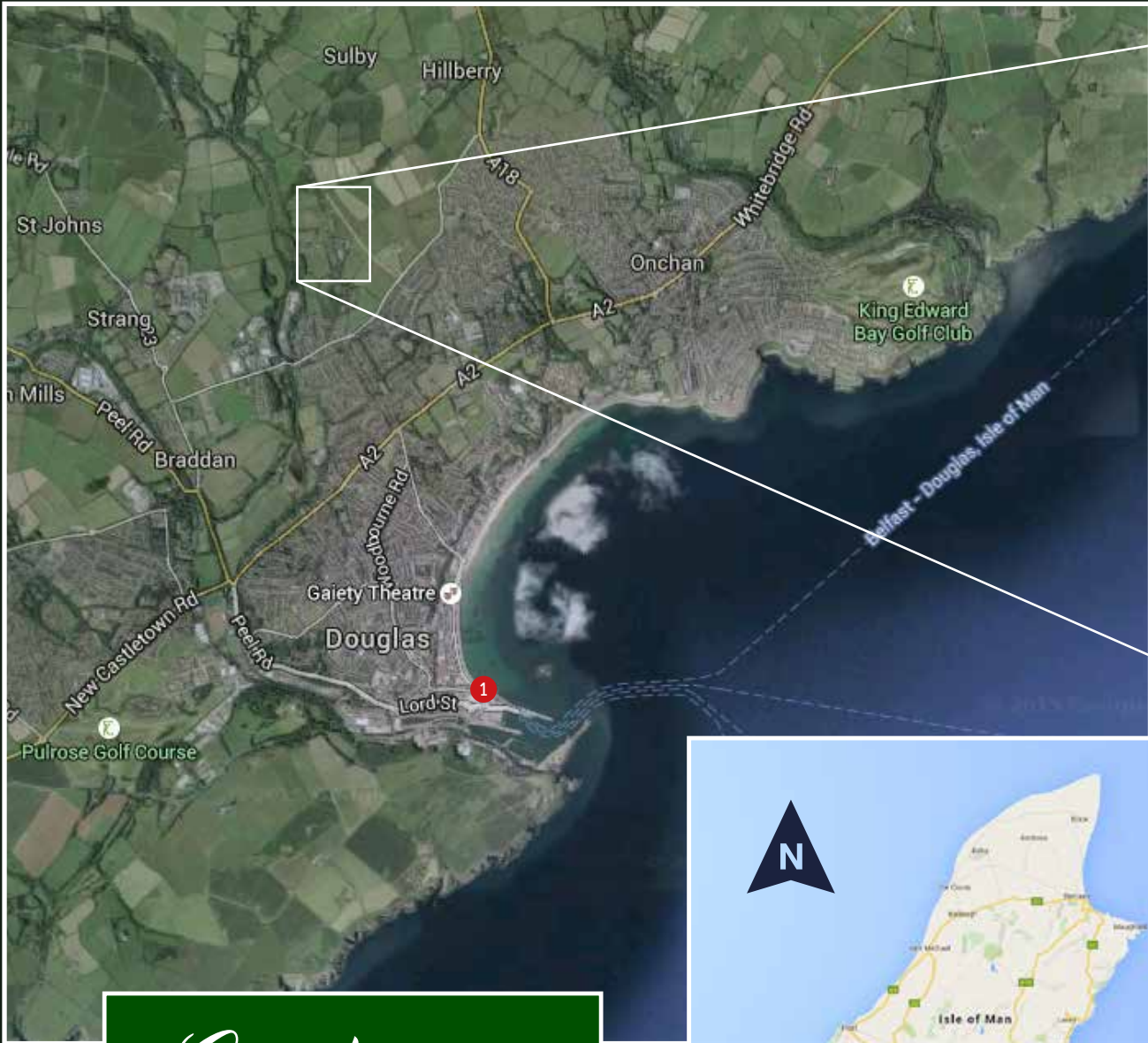
Taken from another Hartford development



Enviabile

Location

In town. In



- 1. Steam Packet, Sea Terminal - 10 mins
- 2. Ronaldsway Airport - 20 mins

the countryside. An address that speaks for itself.



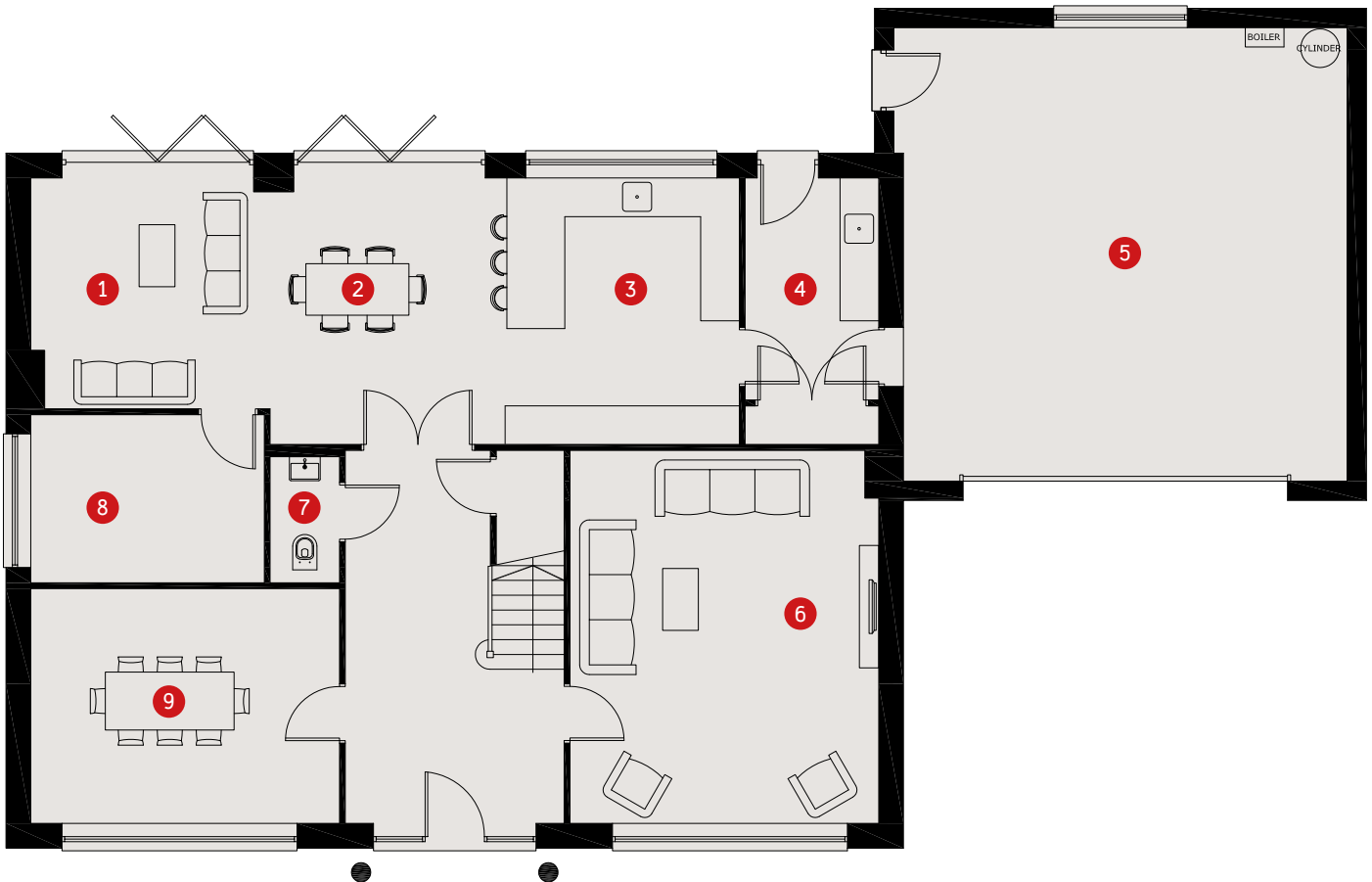
Located just off the quiet and highly sought after Ballanard Road, Castleward Green benefits from being at the far end of this residential area, bordering open countryside and enjoying uninterrupted views to the front elevations.

Just minutes from the Island's capital, Douglas, Castleward Green is the perfect location for work, rest and play.

| Plot | Plot size | Floor area | Description | Price | Rates 16/17 |
|------------|------------|------------|--|-------|---------------|
| Rosebank | 0.27 acres | 3384 sq ft | 5 bedroom detached home, 4 bathroom, double garage | £1m | Approx. £2640 |
| Willowbank | 0.33 acres | 3384 sq ft | 5 bedroom detached home, 4 bathroom, double garage | £1m | Approx. £2640 |

Ground Floor

| | |
|-------------------|-----------------|
| 1. Family room | 36' 2" x 11' 9" |
| 2. Breakfast area | 36' 2" x 11' 9" |
| 3. Kitchen | 36' 2" x 11' 9" |
| 4. Utility room | 6' 10" x 13' 7" |
| 5. Garage | 22' 7" x 23' 1" |
| 6. Lounge | 15' 9" x 19' |
| 7. WC | 3' 6" x 6' 5" |
| 8. Study | 11' 11" x 8' 7" |
| 9. Dining | 15' 9" x 12' |



Both homes enjoy an expansive 3,384sq ft of floor space

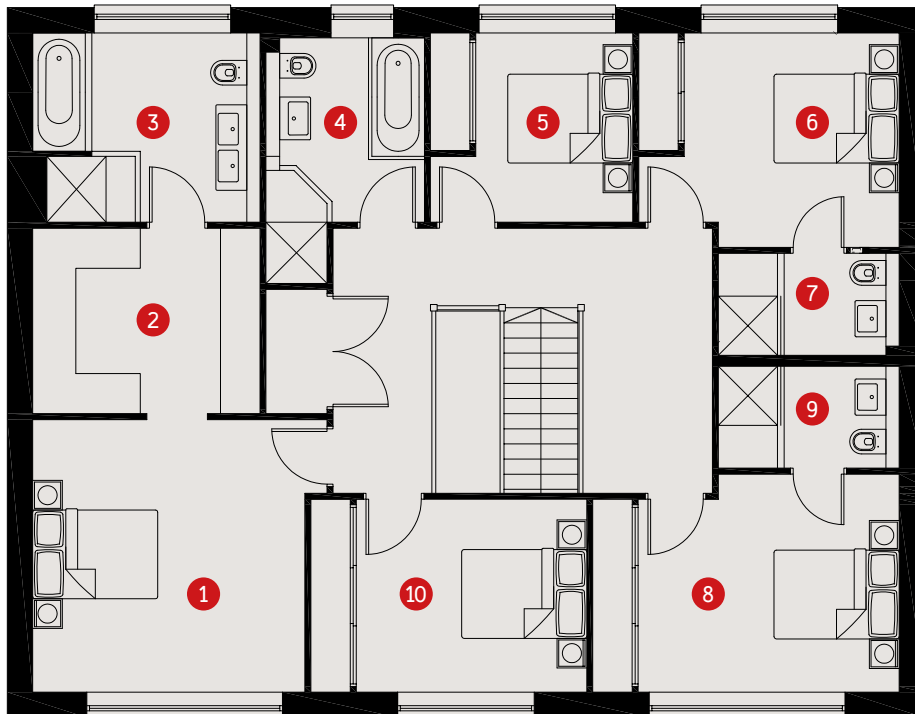
5 bedroom detached homes in a boutique development of just two residences

Extensive countryside views and secluded rear patio areas and gardens

Open-plan kitchen, breakfast room and lounge with twin extra wide bi-fold doors

First Floor

| | |
|------------------|-----------------|
| 1. Bedroom 1 | 13' 7" x 13' 7" |
| 2. Dressing room | 11' 4" x 9' 3" |
| 3. En Suite 1 | 11' 4" x 9' 5" |
| 4. Bathroom | 7' 11" x 9' 2" |
| 5. Bedroom 5 | 10' 1" x 9' 5" |
| 6. Bedroom 3 | 13' x 10' 8" |
| 7. En suite 2 | 9' x 5' 1" |
| 8. Bedroom 2 | 15' 4" x 4' |
| 9. En suite 3 | 9' x 5' 1" |
| 10. Bedroom 4 | 13' 9" x 9' 8" |



PLEASE NOTE: drawings may not be to scale and are for identification purposes only and do not form part of any contract. Hartford Homes reserves the right to amend the layout and scale without prior identification or consent of any third party. Wardrobes are included, refer to specification. Furniture is not supplied. For full disclaimer, see page 19.

Specification & *Features*

Structure

- Solidly constructed using Eco Ultima frame construction.
- Air tightness and thermal insulation well in advance of building regulations.
- Insulated concrete ground floor and concrete foundations to engineer's requirements.
- Acoustic insulated first floor.
- Trussed roof heavily insulated and clad with Marley Eternit fibre cement slate.
- Superior decorative black guttering.
- PVC fascia and soffit.
- Energy efficient PVC windows .
- Aluminium bi-fold doors to patio.
- 9 ft ceilings to ground floor .
- 9 ft ceilings to first floor.
- LED down-lights to bathrooms, kitchen, hallway and landing (pendant point and grounds for a chandelier).
- General lighting will pendant with feature 5 amp lighting fitted to master bed, lounge, dining an family room.
- Well-placed switches and sockets in chrome with dimmers to principle rooms. (M & E plan can be reviewed to illustrate socket positions, subject to time of purchase).
- External lighting to all external doors (switched from inside except for front door which will also feature a PIR motion sensor).

Services & AV

- Connection to adopted mains drainage.
- Connection mains services.
- Cat 5 data cabling to all telephone points, providing more resilience and network options (not 'daisy chained' like most other developers).
- TV points receive data cabling in addition to co-axial cabling to allow for client supplied hardwired data connection and or/HD distribution.
- All cat 5/data cabling to be wired back to central point to allow purchasers to create their own entertainment hub (cabinet, dish, Skybox and other hardware to be supplied by purchaser).
- Pre-wiring for speakers to the kitchen, dining, family, lounge, master bedroom and the patio. The wiring also goes back to the cabinet. (Speakers and a source such as Sonos can be supplied at extra cost or by the purchaser's own contractors).
- A grade 2 burglar alarm is included.
- Underfloor Heating to the ground floor and radiators to the first floor fired by gas boiler. Bathrooms also feature electric underfloor heating.
- Domestic hot water storage cylinder, designed and sized to meet the planned requirements of the house.

General Finishes and Joinery

- Walls are brought to plaster skim and painted finish (choice of colour subject to time of construction).
- Decorative painted coving to ground floor and standard cove to first floor.
- Ground floor is generally finished and a dark wood effect tile Choice available subject to time of construction.
- Carpet to bedrooms, landing and lounge. Carpet on a runner on feature staircase. Choice of carpet available subject to time of construction.
- Oversized painted solid timber doors.
- 200mm feature skirting and 100mm architrave painted white.
- White painted ceilings.
- Loft ladder to loft space with 600mm around the entrance decked out (light and power point).
- Garage doors are automatic and sectional with x2 fobs provided.
- All windows and doors are lockable.
- Feature walk in wardrobe to master .
- Mirror-fronted built in wardrobes to all other rooms.
- Feature hardwood stair case in ash .
- Hardwood front door in matching finishes to staircase with 3-point locking.
- Chrome hinges and ironmongery.

Kitchen

- Solid worktops and in-frame feature kitchen from our nominated supplier. Will include feature oak pantry unit.
- Choice of colours subject to time of construction, however layout and service positions are fixed.
- Kitchen and utility finishes will match.
- Appliances by NEFF including full height fridge and freezer, 2 x ovens, 1 x microwave, coffee machine, sink, hot water tap, integrated dishwasher and wine chiller.
- Splash back in same material as worktop.

Bathrooms

- Bathrooms will all use Villeroy and Boch with vanity units .
- Mirrors will be included to all bathrooms/ en suites.
- Chrome taps and large showers by Hansgrohe.
- Oversized shower enclosures as standard.
- High quality porcelain tiles fitted to all bathroom and en suite floors and to splash backs.
- Heated towel radiator to all bathrooms and en suites.
- Generous storage in vanity units and where applicable shelves will be in feature joinery to match ash staircase.

External

- Tegula block paving driveway.
- Charcoal colour 60 x 60 cm slabs to footpath and generous patio around house separated by gravel trap where applicable.
- Turf lawn laid on graded topsail.
- Rear and side boundaries will retain existing mature hedging.
- Party boundary between new properties will consist of an 8 ft timber fence reducing to 4 ft before it passes the front of the building line.
- Front boundary will receive brickwork pillars with powder-coated galvanised gates and railings.
- Evergreen hedging will be planted behind the front boundary railings.
- Entrance gates will be automatic opening by ground loops either side of the opening or a pedestrian button.



Choices & Options

At Hartford, we like to try and work closely with our purchasers. Depending on the stage of construction when you reserve your property, various options and upgrades may be available. The options and upgrades possible depend entirely on the stage of construction and may not be available without significant increased additional cost once a particular stage of construction has been passed or the house completed.

Where choices are made, they must be confirmed in writing to us and must be receipted by us back to you confirming the option chosen.

Where an upgrade or variation is selected, the cost must be paid for in advance if the particular stage of construction. Generally, options and choices cannot be made until after exchange of contracts.

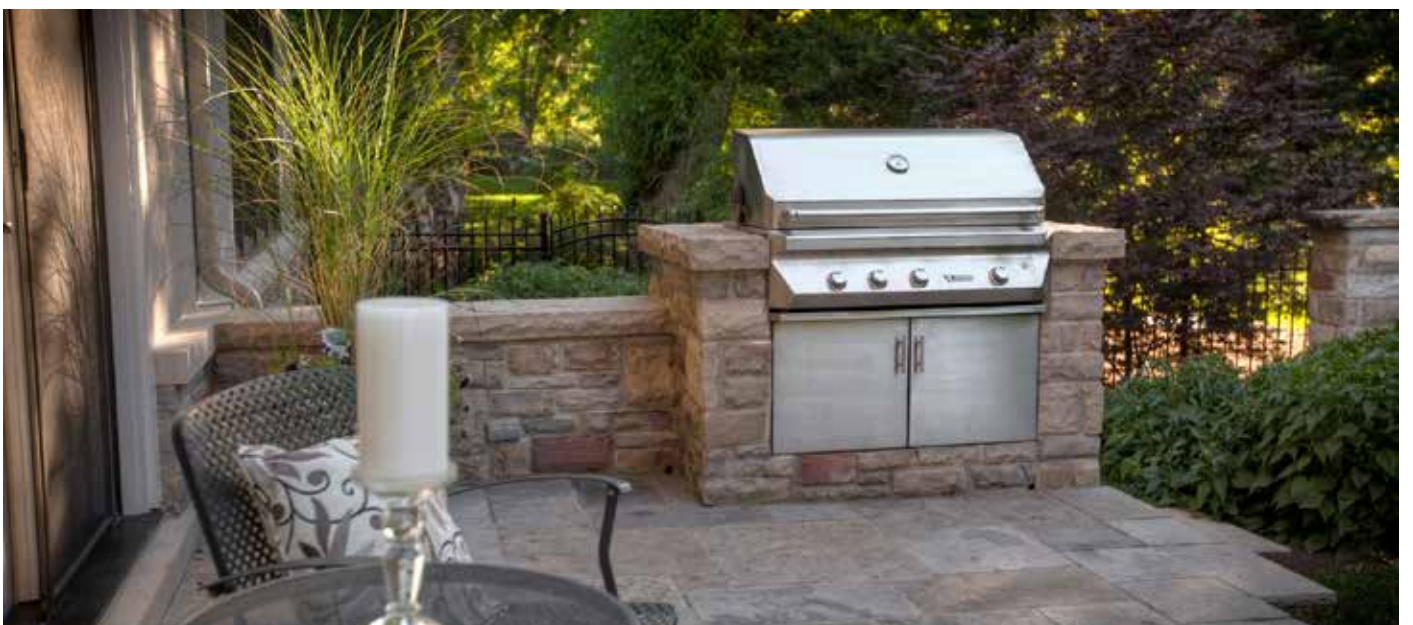
Choices available at Castleward Green

- Paint colour to walls
- Carpet colour
- Ground floor tile colour
- Kitchen colour
- Worktop
- Switches & sockets positions

Upgrades & variations available

- Outdoor kitchen & cooking area including gazebo £25,000
- Conservatory/orangery £25,000

Please ask our sales advisors about the stage of construction, about what's available or about any other variations you would like us to quote for.





Award winning properties in stunning Island wide locations. Superior build quality and the finest interior fittings. Homebuyer support packages and unrivalled after sales service. Apartments, penthouse suites, Affordable Housing, family homes and luxury super-mansions. Welcome to Hartford Homes.



Welcome to the Hartford Difference

We call it the Hartford Difference. It's a combination of business ethics, industry expertise and a deep understanding of what our purchasers want, and how they expect to be treated! This is how we work...

It all starts with you

Everything we do is geared around your needs. Yes, our designs, room planning and internal fittings are among the best you will find anywhere – but it may not be exactly what you want. No problem. We can work with you to tailor the perfect living space for your particular requirements.

Help every step of the way

We realise there may be circumstances delaying you buying your dream home with us – your old home not selling, mortgage providers taking their time, having to save for a deposit – and that's where the Hartford Difference really does come into its own. We have a range of specially developed schemes to help get you moving, as detailed later in this information guide.

Trust and confidence

Forget our award winning credentials and our long, proud history. Forget even our business ethics and exceptional customer support. Everything we do is backed up by our 10 year NHBC warranty giving you complete peace of mind. For the first two years our warranty covers fixings and finishings, and in years 2-10 the warranty is limited to structural only.

After sales care

In the trade, we call it 'snagging'. It's the little tweaks required for any newly built home. This is another aspect of the Hartford Difference – to us, snagging is an opportunity to get everything perfect, the way we want it to be. We won't ignore your phone calls. We won't hide from our

responsibility. Why? Because our reputation, and your peace of mind, demands that we act – and quickly. Rest assured we will, as backed up by our 'A' Rating with the NHBC, a seal of quality.

Taking our responsibilities seriously

It's easy to talk about business ethics and responsibilities to both the environment and your local community. We do much, much more than talk about it. We are proud to have helped create many new local businesses who work closely with us. We are committed to industry innovation that recognises the need for energy conservation and environmental protection. Also we are committed to supporting our local community, from sponsorships to training.

Welcome to Hartford Homes, superb homes in the finest locations.

DISCLAIMER

This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers and tenants are given notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements made in these particulars are made without responsibility on the part of the agent or the developer.
3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact.
4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Hartford Homes or any part of it.
6. The selling agent does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Hartford Homes or any part of it.
7. Occasionally, some of our new build properties may have been pre-occupied or rented. The term new build is applied as the properties are being constructed as part of a new development. New build means they were purposefully newly built as opposed to refurbished or converted. It does not always mean that they are brand new, though in many cases they are.



Sales Consultants

Carolyn Savage • +44 (0) 7624 412500 • carolyn@hartford.im

Tricia Ciappelli • +44 (0) 7624 414500 • tricia@hartford.im

Tel: +44 (0) 1624 631000

Fax: +44 (0) 1624 631001

Email: sales@hartford.im

hartford.im

Hartford Homes, Middle River, Douglas, Isle of Man, IM2 1AL

v01 - December 2015