



NORTH SHORE, RAMSEY





NORTH SHORE

Make amazing spaces yours

Haven Homes' development at North Shore builds upon the successful Hampton Farm development to offer exclusive waterfront properties in one of the Island's most desirable locations.

Our three and four bedroom homes are built to the highest standards with meticulous attention to detail and benefit from a 12 year build warranty and the latest in energy efficient construction.

With stunning sea views, easy access to the town centre and Mooragh Park, and just minutes away from idyllic coastal and countryside walks, these contemporary and stylish properties are the perfect home for the modern family to experience Island life.

AMAZING SPACES



Feel at home

A vibrant community framed by the timeless backdrop of North Barrule, Ramsey offers residents an authentic taste of the Isle of Man.

With miles of sandy beaches and the Island's sunniest climate, this historic town mixes a tranquil pace of life with superb amenities and stunning natural heritage.

Dramatic coastal views, pastoral countryside and nearby nature reserves meet excellent schools, impressive recreational spaces, museums, shops, restaurants and more.

Situated in a town of just 7, 592 residents, our North Shore development is just minutes away from the thriving town centre, Ramsey Grammar School, the Northern Swimming Pool, Mooragh Park and boating lake, bowling and indoor sports facility. Natural glens, Ramsey Golf Club, football and rugby clubs, cycling and kayaking facilities meanwhile offer the perfect distraction for lovers of the outdoors.



THE AYRE

Specifications

3 Bedroom – 2 Storey Town House

Boasting stunning location, striking design and superior build quality, welcome to a new home offering exceptional craftsmanship to the smallest detail.

Kitchen

Intelligently designed and beautifully finished, our precision built Nobilia kitchens with a choice of solid quartz worktops, custom splash backs and smart LED lighting achieve the highest standards of modernity and style at the centre of your home.

Appliances

High performance, 'A-rated' appliances including a double oven, ceramic hob, fridge freezer, integrated microwave, contemporary extractor and dishwasher offer state-of-the-art, energy efficient convenience.

Bedrooms

Three elegantly designed bedrooms, including master bedroom, provide bright and airy living spaces carpeted to the highest of standards.

Bathroom & WC

Unwind in a porcelain tiled, luxury bathroom suite complete with an extra large bath, separate shower enclosure and smart LED lighting. A further stylish porcelain tiled WC is also featured on the ground floor.

Interior

Our homes are finished with contemporary oak doors, robust ironmongery and high quality carpeting throughout all living areas to create a superior finish.

Energy & Heating

The latest architectural technologies provide superior thermal efficiency. Hot water and central heating is provided by an integrated thermostatically controlled Potterton Promax high efficiency gas boiler.

Windows & Doors

Contemporary double glazed, powder coated marine grade aluminium windows and doors ensure your home looks superb and locks in energy and warmth.

Utility Room

A separate utility room is provided complete with white goods, sink and drainer, workspace and built in storage cupboards.

Gardens & Exterior

Beautifully turfed lawns to the front and back, including an attractive block paved patio area, complement a stunning block paved driveway.

Security

All homes are built to meet 'Secured by Design' standards and recommendations.

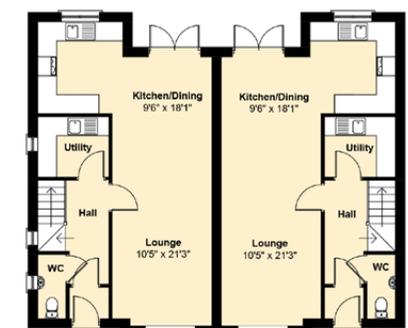
Warranty

A 12 year BLP/Allianz build warranty is offered on homes as standard.

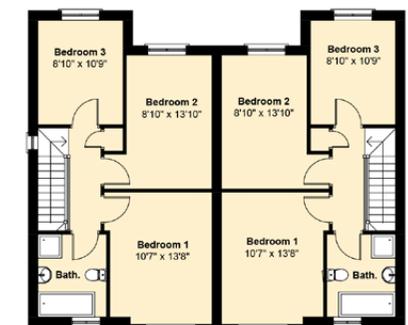


3 Bedrooms, 1 Bathroom, 1 WC

1,033 sq ft (96m²)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE BREAGLE

Specifications

4 Bedroom – 3 Storey Town House & Terrace

Enjoy glittering views of the Ramsey Inner Harbour in this exclusive waterside development, which combines superior build quality and modern styling with enviable location.

Our four bedroom homes feature the following premium specifications in addition to those listed overleaf.

Kitchen

A bright and generous island kitchen & dining area features full length, contemporary double glazed sliding bi-fold doors leading to the rear garden and patio area.

Garage

Accessed from the block paved driveway, an integral garage with remote control, powder coated sectional doors and interior access to a spacious hall offers the utmost in modern convenience.

Lounge & Terrace

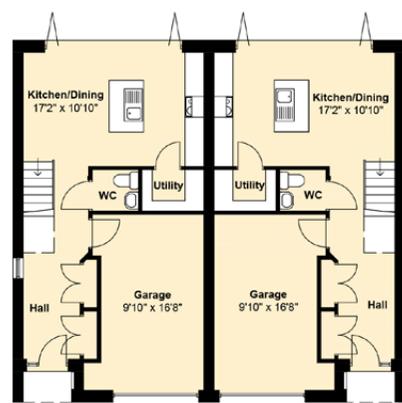
A spacious lounge featuring full length contemporary double glazed sliding bi-fold doors leading to the first floor terrace with glittering sea views over the rear garden and patio area, and Ramsey Inner Harbour.

En-suite

An en-suite bathroom featuring porcelain tiling, an extra large bath, separate shower enclosure and smart LED lighting is accessed from the master bedroom.

Bedrooms

Three light and sizeable, second floor bedrooms, in addition to the master bedroom suite on the first floor, are finished to the highest standards with contemporary fittings and superior carpeting throughout.

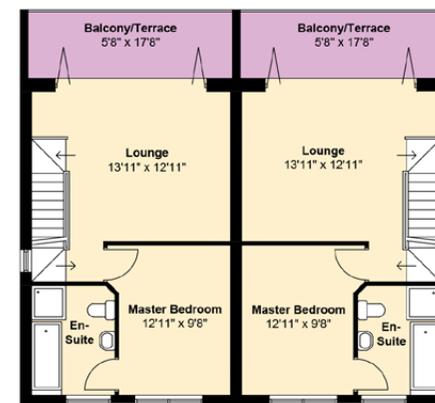


GROUND FLOOR PLAN

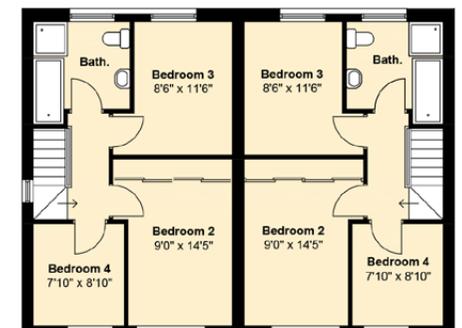


4 Bedrooms, 2 Bathrooms, 1 WC

1,237 sq ft (115m²) plus integral garage and first floor terrace.

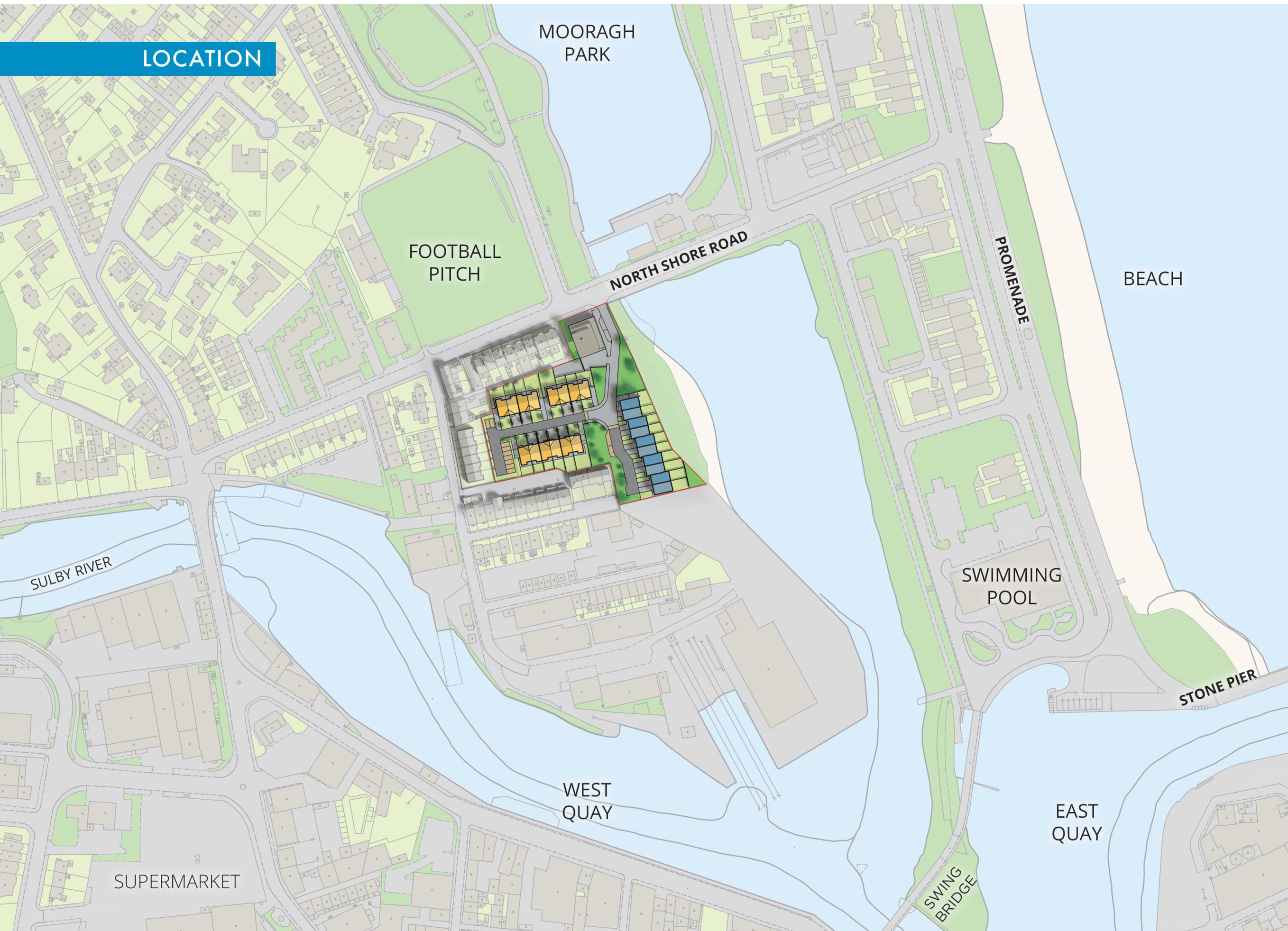


FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOCATION



MOORAGH
PARK

FOOTBALL
PITCH

NORTH SHORE ROAD

PROMENADE

BEACH

SULBY RIVER

SWIMMING
POOL

STONE PIER

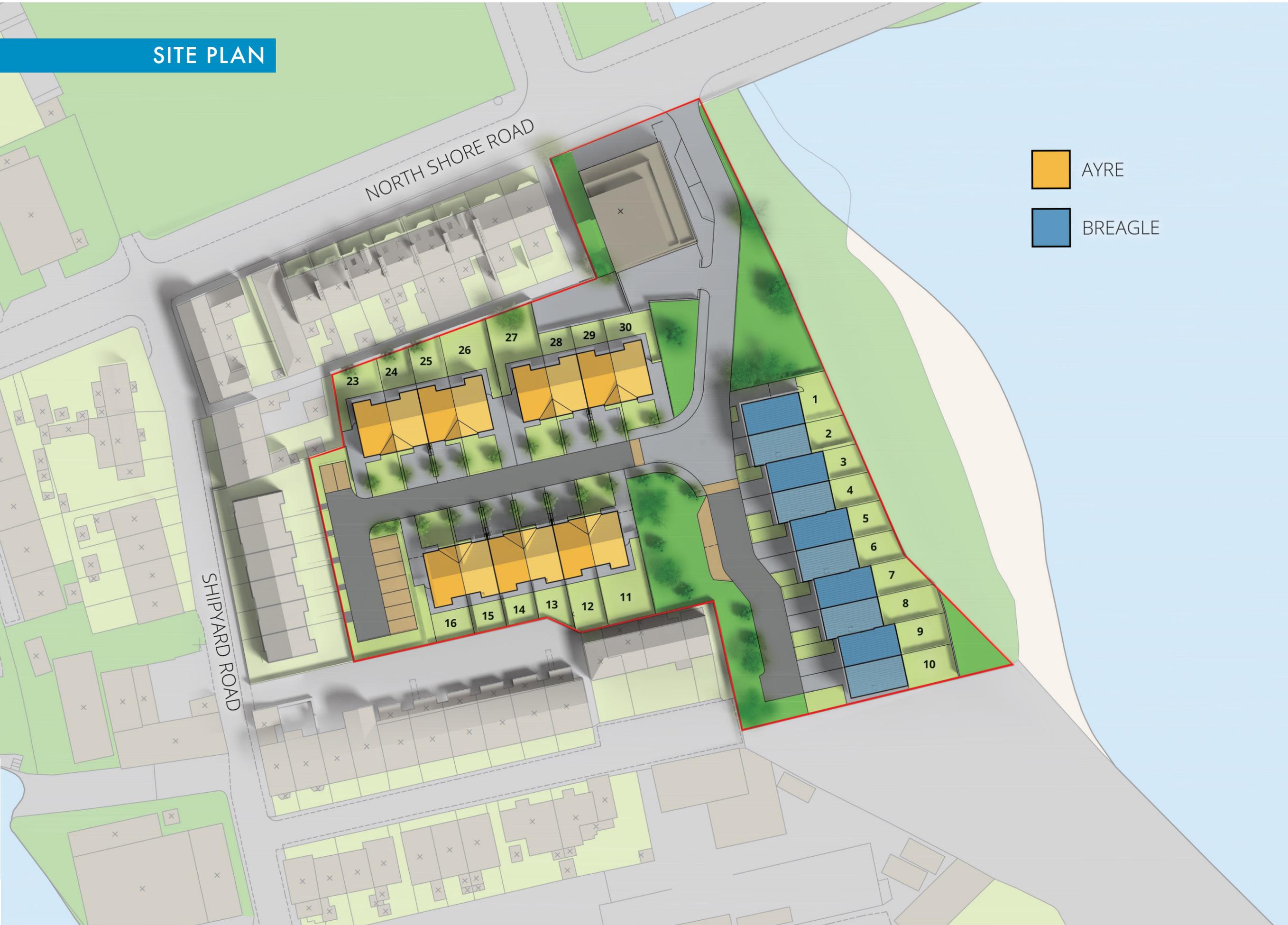
WEST
QUAY

EAST
QUAY

SUPERMARKET

SWING
BRIDGE

SITE PLAN



- AYRE
- BREAGLE

HAVEN HOMES

Make it different. Make it home.

We create amazing spaces for you to make your own.

Established in 2001, Haven Homes' foundations are truly local. We combine striking design and an ethos of building to only the highest architectural specifications, with a natural understanding of Island life.

Our properties are modern and efficient, offering residents the chance to live in great comfort and style.

Homes to suit any lifestyle.





Haven Homes
 Murdoch House
 North Shore Road
 Ramsey, Isle of Man
 IM8 3DY
 sales@haven.im
 haven.im

Residential Sales:
 T +44 (0) 1624 677 192
 F +44 (0) 1624 677 193

northshore.im

To find out more, contact Black Grace Cowley or Deanwood:



51 Victoria Street
 Douglas, Isle of Man
 IM1 2LD
 info@blackgracecowley.com

Residential Sales:
 T +44 (0) 1624 645 555
 F +44 (0) 1624 645 556



Lezayre House
 87 Parliament Street
 Ramsey, Isle of Man, IM8 1AQ
 ramsey@deanwood.co.im

Residential Sales:
 T: +44 (0) 1624 816 111
 F: +44 (0) 1624 816 588

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