WATERFRONT

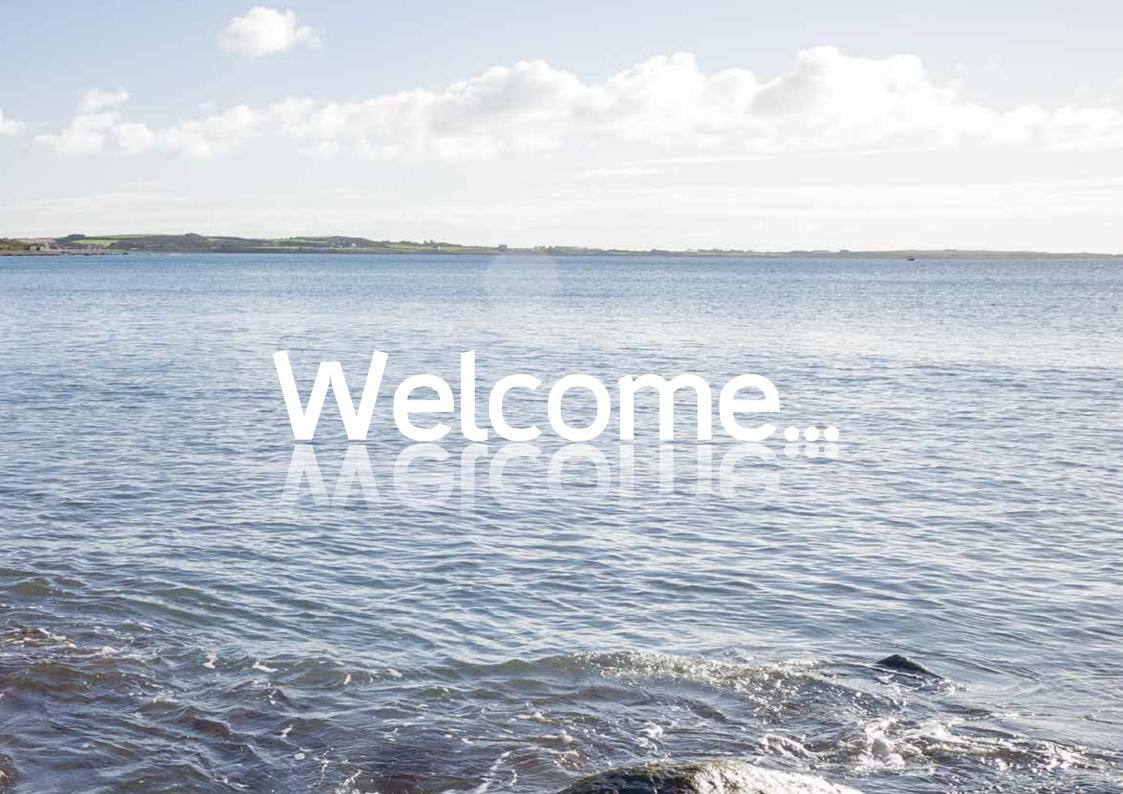
Shore Road, Gansey, IM9 5LY





A collection of only three luxury detached homes in a prime coastal location.





to the Materfront







Our latest collection of five-bed detached family homes in the south of the Isle of Man will overlook the stunning coastline of Baie Ny Carrickey, only minutes from the quaint seaside villages of Port Erin and Port St Mary.

3440 sq ft homes set over two floors Prices start from £875,999

Contemporary Coastal

Truly inspired by the sea, each of the three homes at The Waterfront will feature a classic coastal-themed design, complemented by the very latest in energy-efficient construction methods and fixtures. From their low maintenance panelled facia to triple glazing and super-efficient insulation, they'll make the most of a stunning shoreline location without compromising on style and luxury. Whether you enjoy taking in the bracing sea views from the comfort and privacy of your own veranda, or you prefer to entertain on the rear patio and large lawned garden, The Waterfront gives you the ultimate in living spaces.

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- Coastal-themed architecture
- Eco-build with energy-saving construction throughout
- Classic slate roofing
- Large paved driveways
- French doors opening on to front veranda
- Low-maintenance cladding & white rendering
- Oversized integrated double garages
- Expansive bi-fold doors opening on to rear patio
- Landscaped gardens to front & rear















Sophistication

Boasting an impressive 3440 sq ft set over two floors, each home will feature superb open-plan modern living areas with extensive glazing optimising stunning views. The overall build specification will be to our normal award-winning standards, with the latest technology and design touches complementing luxury fitted kitchens and breathtaking bathrooms.

And as with all new Hartford properties, it's your home and your choice. We'll work with you to help make your Waterfront home everything you want and more!

- 3440 sq ft set over 2 floors
- Master en suite bedroom with dressing room
- 4 further double bedrooms, 2 en suite
- Large family bathroom
- Open-plan kitchen and breakfast room
- Choice of stunning fitting kitchens
- The latest energy-efficient appliances
- Separate family room, living room and study
- Choice of floor and wall finishes



Shores

The Waterfront is set in a highly sought-after coastal location, with a sweeping sand and pebble beach opposite and dramatic sea views. The seaside villages of Port Erin and Port St Mary are only minutes away, with easy access to schools, shops and all amenities. Port Erin boasts a stretch of clean sandy beach sheltered by the imposing Bradda Head, with several seafront cafes and ice-cream parlours to treat yourself. For those who enjoy the finer things in life, there is an abundance of traditional local pubs and award-winning restaurants on the south coast, with the popular Shore Hotel restaurant and bar almost on your doorstep.

The south of the Island is steeped in history, from Castletown's medieval fortress to the pretty thatched village of Cregneash, and you'll often hear the whistle of the Victorian steam trains as they chug through the southern countryside. Port St Mary retains a quaint fishing-village feel and to this day has a thriving seafood industry, with bustling harbour for working and hobby vessels. And the arts and culture are not neglected: the south boasts several galleries, along with The Erin Arts Centre, home to music and theatre, along with an exhibition space.

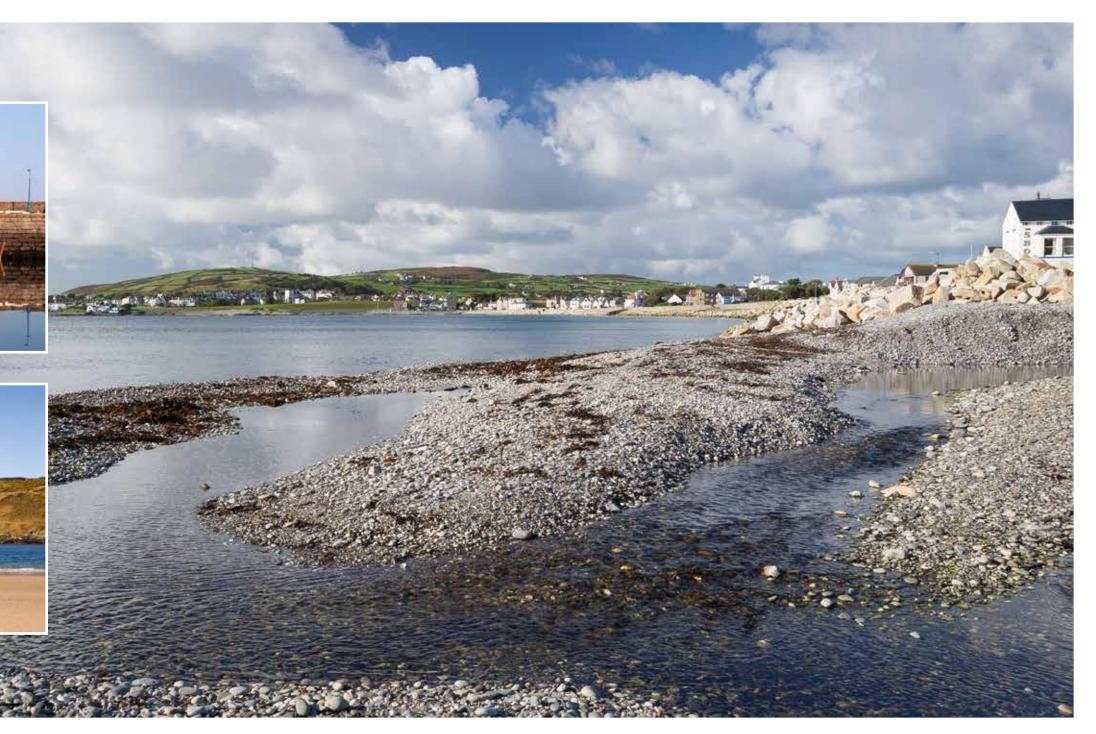
For those with active pursuits in mind, you're ideally placed for rugged coastal and country rambles and there are three quality golf courses within easy reach. You're also spoiled with opportunities for water-sports including sailing, scuba diving, sea kayaking and kite surfing, as well as angling.















Location

Shore Road, Gansey



Plot	Plot size	Floor area	Description	Price	Rates 16/17
1	0.27 acres	3440 sq ft	5 bed detached home with 4 bathrooms and double garage	£899,999	Approx. £1,500
2	0.22 acres	3440 sq ft	5 bed detached home with 4 bathrooms and double garage	£875,999	Approx. £1,500
3	0.22 acres	3440 sq ft	5 bed detached home with 4 bathrooms and double garage	£885,999	Approx. £1,500

Floor Plans

3440 sq ft set over two floors

Ground Floor

	Family Room Breakfast / Kitchen	15' 10" x 15' 11" 22' 4" x 12' 11"
3	Utility Room	10' 4" x 6' 4"
4	Garage	23' 1" x 23' 1"
5	Study	15' 10" x 7' 11"
6	Dining Room	15' 10" x 10' 9"
7	Veranda	29' 1" x 9' 10"
8	Lounge	15' 10" x 15' 11"
9	WC	3' 4" x 6' 8"



First Floor

1	Bedroom 1	15' 2" x 13' 2"
2	Bedroom 5	13' 4" x 9' 2"
3	Bedroom 2	15° 11" x 10° 7'
4	En Suite 2	8' 9" x 5' 1"
5	En Suite 3	8' 9" x 5' 1"
6	Bedroom 3	12' 9" x 10' 4"
7	Bathroom	9' 0" x 9' 2"
8	Bedroom 4	11' 6" x 9' 2"
9	En Suite 1	10° 11" × 8° 11"
10	Dressing Room	10' 11" x 9' 3"



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 22

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 insulation between ground floor and first floor
- Trussed roof heavily insulted 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

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' which creates signal drop off)

- 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 purchasers own contractors).
- A grade 2 burglar alarm is included
- Under-floor heating to the ground floor and radiators to the first floor fired by gas boiler. Bathrooms also feature electric under-floor heating.
- Domestic hot water storage cylinder designed and sized to meet the planned requirements of the house.
- LED down-lights to bathrooms, kitchen, hallway and landing (pendant point and grounds for a chandelier)
- General lighting thereafter will be pendant with feature 5 amp lighting fitted to master bed, lounge, dining and 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).

General Finishes & 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 Gyproc cove to first floor
- Ground floor is generally finished with a stunning wood effect tile. Choice is available subject to time of construction (This being the most suitable for the underfloor heating)
- Carpet to bedrooms, landing, living room and study. Carpet on a runner to feature staircase. Choice of carpet available subject to time of construction.
- Doors to be solid, bespoke painted feature doors.
- 169mm 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 bedroom
- Mirror-fronted built in wardrobes to all other rooms
- Feature hardwood staircase
- 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 AEG 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

Bathroom

- Villeroy and Boch to bathrooms including 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
- Dual fuel 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 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 topsoil
- Rear and side boundaries will retain existing features (rear boundary will have a retaining wall)
- The plots have been lifted significantly above road level to enhance views from ground floor.
- 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





WAIVER Accurate as time of going to print however we reserve the right to change without prior notice. This is not the legal specification document for contractual purposes.

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 The Waterfront

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

Upgrades & variations available (planning may be required)

- Outdoor kitchen & cooking area including gazebo £25,000
- Conservatory/orangery £25,000
- Sonos music distribution system (approx £1,300 per room/zone)

Other upgrades may be discussed depending on the stage of construction

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.
- The selling agent does not make or give nor any person in their employment has any authority to make or give any representation on 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.





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