

Stieau Whallian View

P E E L

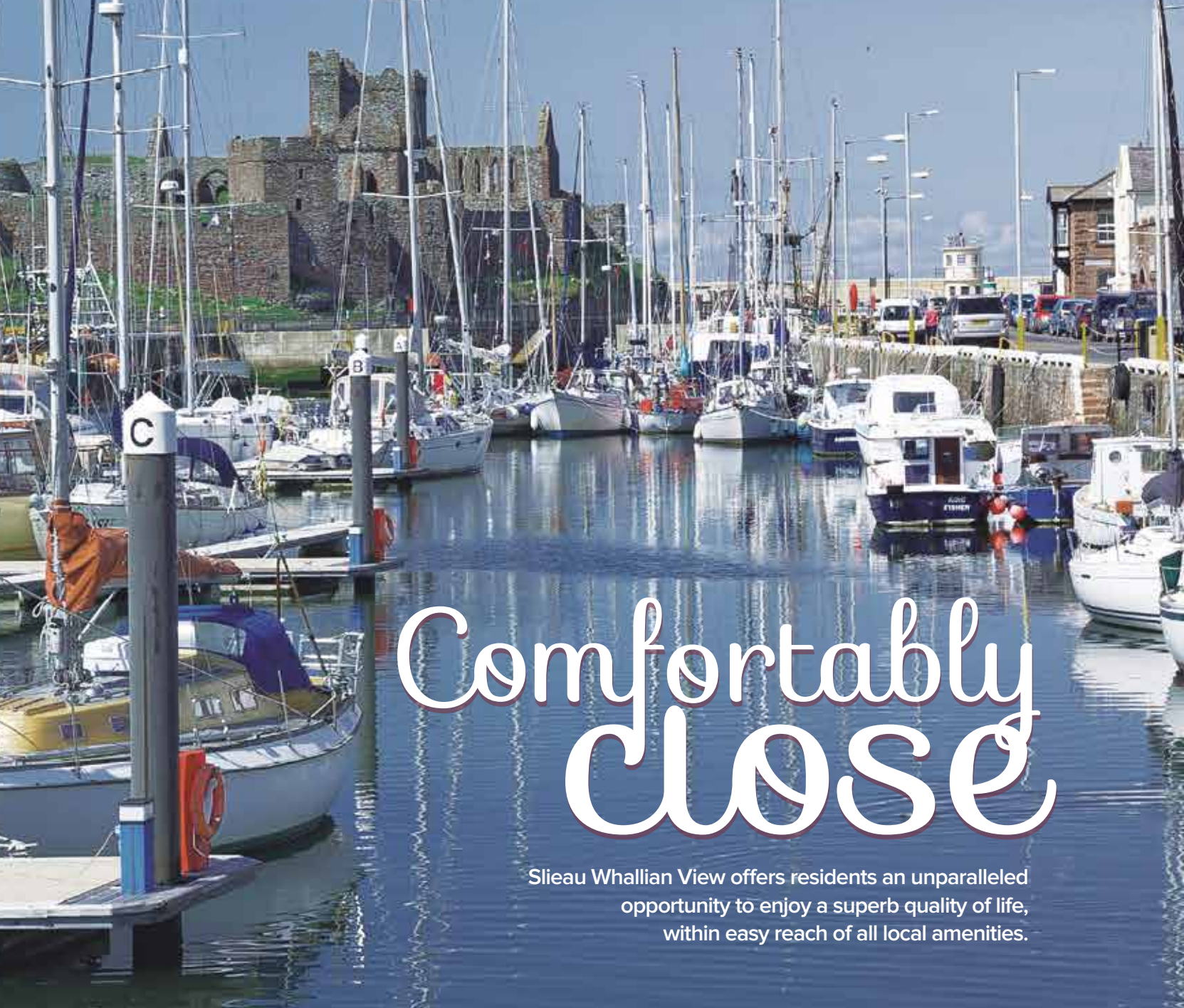




welcome to the West

...and our latest collection of 3 & 4 bedroom homes
at the award-winning **Slieau Whallian View** development in Peel.





Comfortably close

Slieau Whallian View offers residents an unparalleled opportunity to enjoy a superb quality of life, within easy reach of all local amenities.

location

Known for its sandy beach, history, heritage and excellent local amenities, Peel has become one of the island's most popular places to live.

Whether you need more space for your family or are ready to make the move to a more manageable, low-maintenance property, Slieau Whallian View offers you a stylish, comfortable lifestyle within easy reach of all local amenities. The town centre, supermarkets and local primary and secondary schools are all within walking distance, and the island's capital Douglas, is just a short drive away.



LOCAL AMENITIES

Queen Elizabeth II High School0.2 miles
Western Swimming Pool0.5 miles
Peel Clothworkers School0.6 miles
Nearest supermarket0.7 miles
Town Centre0.9 miles

Beach and promenade1.0 miles
St Johns & Tynwald Mills2.9 miles
Douglas10.5 miles
Airport14.0 miles

site location

The maps below and opposite show the layout of homes at Slieau Whallian View and the development's location within the surrounding area.

Travelling from Douglas, head west on the A1 to Peel. Approximately 500 metres past Queen Elizabeth II High School, turn right onto Albany Road. Travel 200 metres, then turn right onto the A20 Derby Road. Continue to the second roundabout and take the third exit.



site plan

The site plan below shows the position and types of properties available at Slieau Whallian View. The adjacent key will help you to locate each particular house type available to purchase.



THE OAK FLOORPLAN



This stunning four bedroom detached home features a large hallway with downstairs WC, spacious living room with double doors leading through to a separate dining room. There is a large breakfast/kitchen with bi fold doors giving access to the rear garden and a separate utility room and study.

On the first floor the master bedroom has an en-suite bathroom and fitted wardrobes. Bedroom 2 is a further double bedroom with fitted wardrobes and an en-suite. There are two further double bedrooms both with fitted wardrobes and a family bathroom.

GROUND FLOOR

Lounge

4.36m x 4.35m (14'4" x 14'3")

Kitchen / Breakfast

6.97m x 4.20m (22'10" x 13'9") max

Dining Room

3.61m x 3.15m (11'10" x 10'4")

Study

2.89m x 3.31m (9'6" x 10'10")

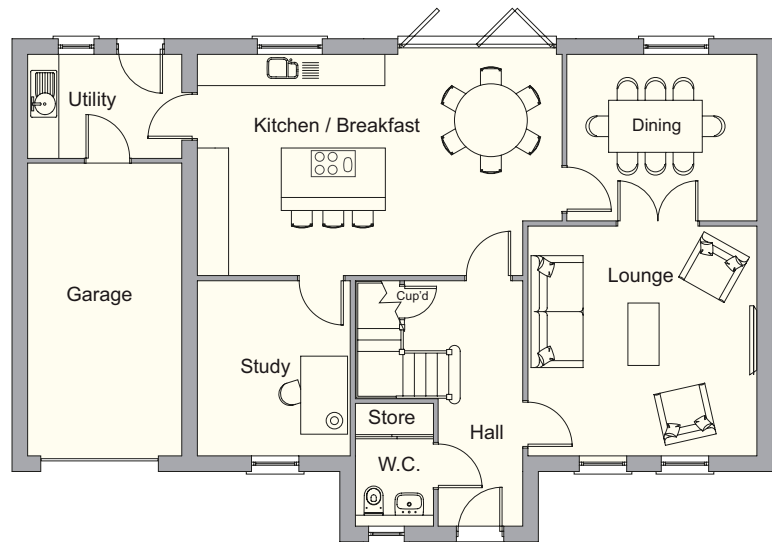
Utility

2.91m x 1.96m (9'7" x 6'5")

Garage

2.91m x 5.56m (9'7" x 18'3")

Optional Sunroom



FIRST FLOOR

Bedroom 1

4.38m x 3.72m (14'4" x 12'2")

En-suite

3.16m x 2.34m (10'4" x 7'8")

Bedroom 2

3.43m x 3.82m (11'3" x 12'6") max

En-suite

2.21m x 1.60m (7'3" x 5'3") max

Bedroom 3

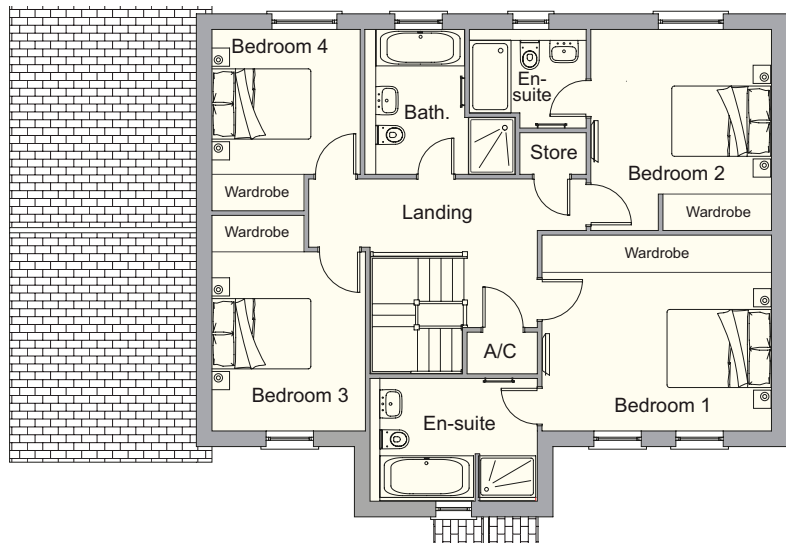
2.92m x 4.10m (9'7" x 13'5") max

Bedroom 4

2.81m x 3.44m (9'3" x 11'3") max

Bathroom

2.74m x 2.86m (9'0" x 9'5") max



FLOORPLAN THE LAUREL



The Laurel is a popular four bedroom detached home with an integral single garage. On the ground floor the hall leads into a generous living room from which double doors provide access to a spacious open-plan kitchen-dining, with bi-fold doors giving access to the rear garden. There is also a WC, separate utility room with adjoining storage area.

Upstairs, the master bedroom features fitted wardrobes and an en-suite shower room. There are two further double bedrooms both with fitted wardrobes, a single bedroom and a spacious family bathroom.

GROUND FLOOR

Kitchen / Dining

7.82m x 3.45m (25'7" x 11'3")

Lounge

4.06m x 4.51m (13'3" x 14'9")

Study

3.02m x 3.94m (9'10" x 12'11")

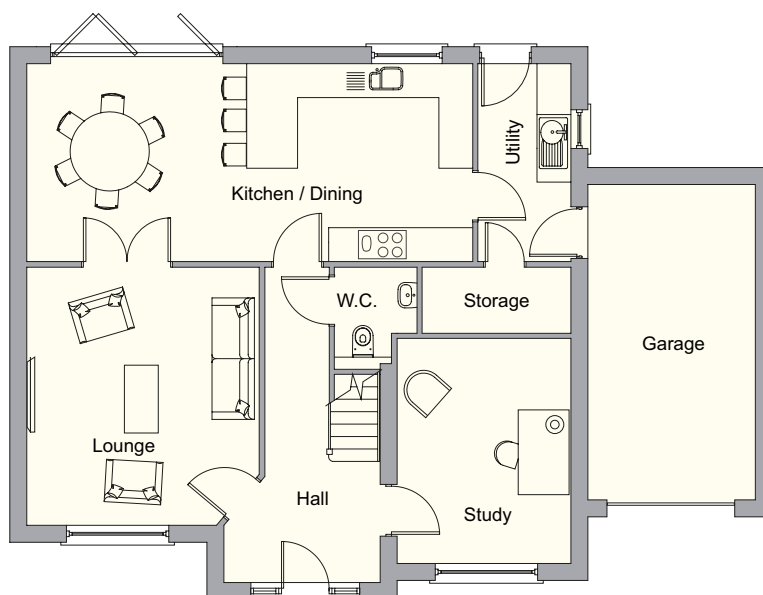
Utility

1.64m x 3.45m (5'4" x 11'3")

Garage

2.91m x 5.52m (9'6" x 18'1")

Optional Sunroom



FIRST FLOOR

Bedroom 1

3.81m x 4.46m (12'6" x 14'7") max

En-suite

2.27m x 2.06m (7'5" x 6'9") max

Bedroom 2

3.53m x 4.00m (11'6" x 13'1") max

Bedroom 3

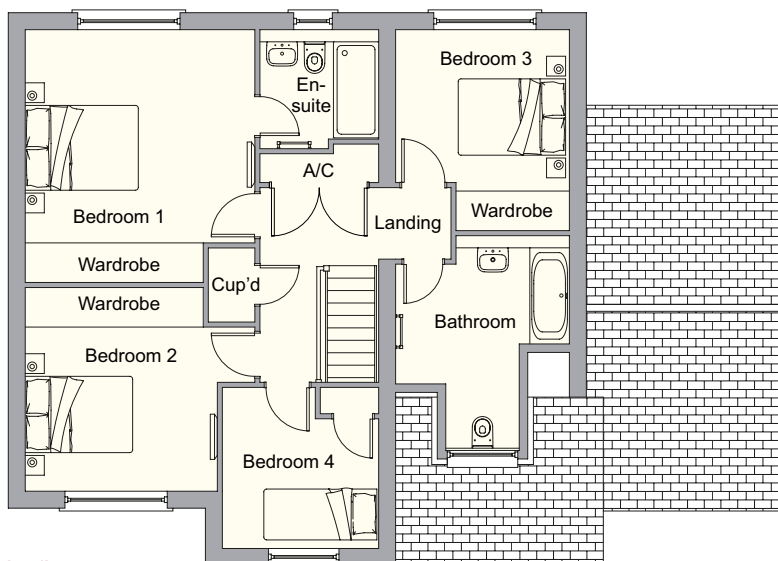
3.02m x 3.51m (9'10" x 11'6") max

Bedroom 4

2.71m x 2.78m (8'10" x 9'1") max

Bathroom

3.78m x 3.03m (12'5" x 9'11") max



NB: Plot 32 includes a sunroom as standard. Please ask for details.

THE BEECH FLOORPLAN



The Beech is a spacious four bedroom detached home with an integral single garage. On the ground floor double doors lead from the living room through to the stunning open-plan dining-kitchen and sunroom. There is also a separate utility room and downstairs WC.

Upstairs there are two double bedrooms which include fitted wardrobes and have their own en-suites. There are two further double bedrooms with fitted wardrobes and a separate family bathroom.

GROUND FLOOR

Kitchen / Dining

7.48m x 3.62m (24'6" x 11'11")

Lounge

3.92m x 4.68m (12'10" x 15'4")

Sun Lounge

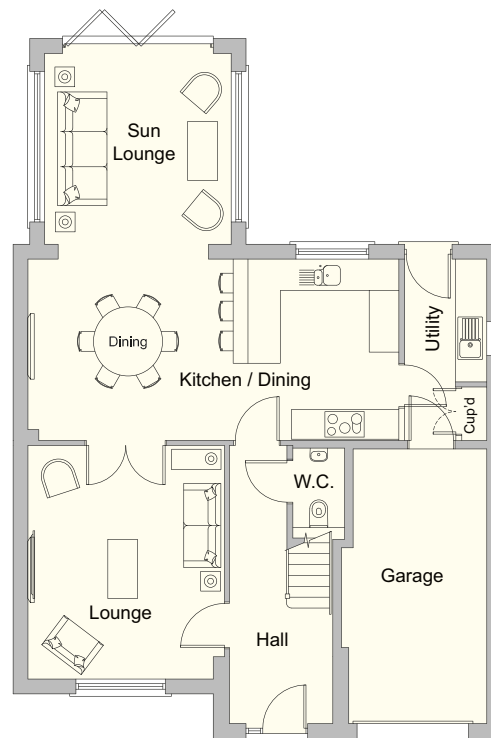
3.72m x 3.81m (12'2" x 12'6")

Utility

1.64m x 3.62m (5'5" x 11'11")

Garage

2.92m x 5.53m (9'7" x 18'2") max



FIRST FLOOR

Bedroom 1

3.87m x 4.13m (12'8" x 13'7") max

En-suite

2.14m x 2.59m (7'0" x 8'6") max

Bedroom 2

4.24m x 2.91m (13'11" x 9'7")

En-suite

1.89m x 2.12m (6'2" x 6'11")

Bedroom 3

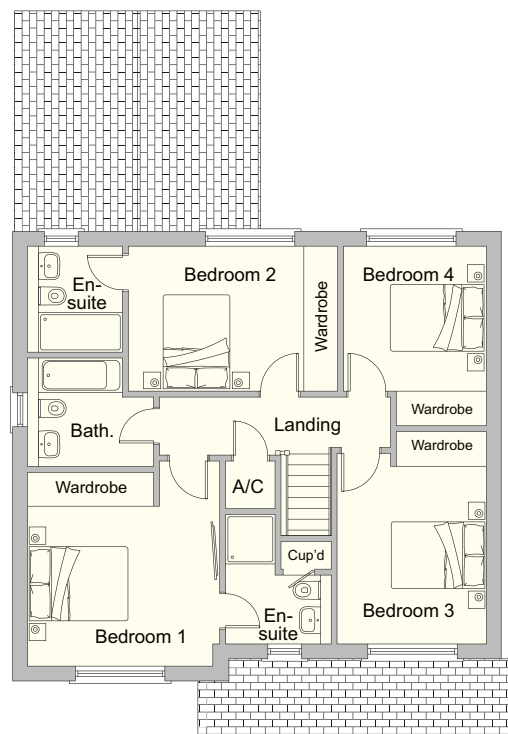
3.00m x 4.27m (9'10" x 14'0") max

Bedroom 4

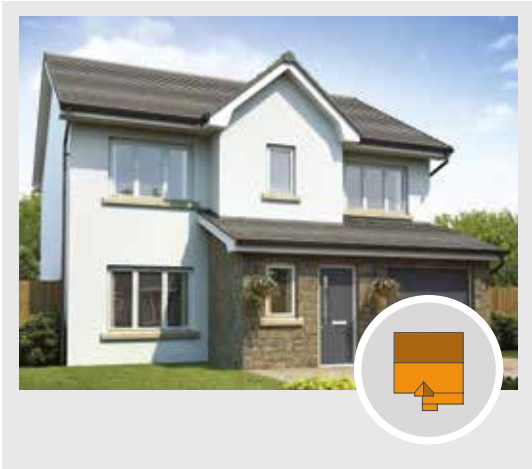
2.87m x 3.61m (9'5" x 11'10") max

Bathroom

2.52m x 2.19m (8'3" x 7'2") max.



FLOORPLAN THE MAPLE



The Maple is a spacious four bedroom detached home with an integral single garage. It features a living room with double doors through to a large open-plan kitchen-dining room, from which bi-fold doors provide direct access to the rear garden. There is also a separate utility room and downstairs W.C.

Upstairs, the master bedroom includes fitted wardrobes and has an en-suite shower room. There are three further bedrooms, two of which include fitted wardrobes, plus a family bathroom.

GROUND FLOOR

Kitchen / Dining

7.89m x 2.94m (25'11" x 9'8") max

Lounge

4.06m x 4.46m (13'4" x 14'8") max

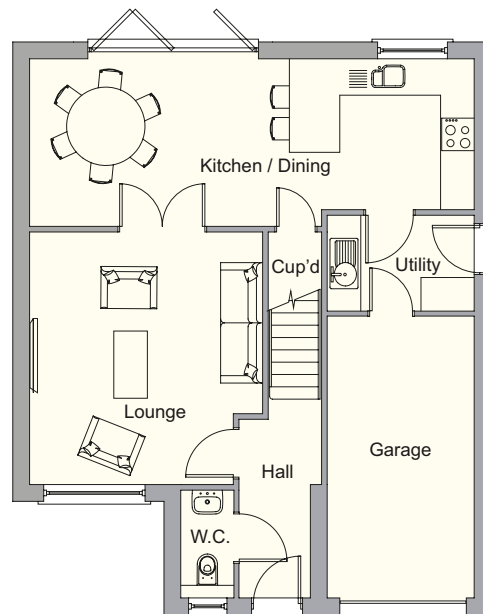
Utility

2.57m x 1.77m (8'5" x 5'10")

Garage

2.52m x 4.84m (8'3" x 15'11")

Optional Sunroom



FIRST FLOOR

Bedroom 1

2.89m x 4.17m (9'6" x 13'8")

En-suite

2.16m x 2.17m (7'1" x 7'1") max

Bedroom 2

2.60m x 4.59m (8'6" x 15'1") max

Bedroom 3

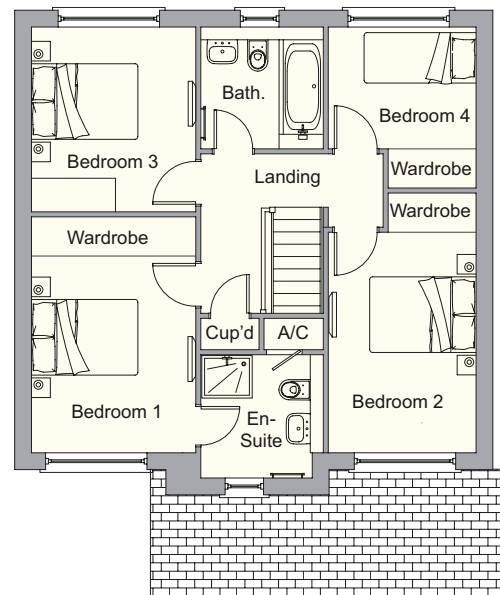
2.90m x 3.26m (9'6" x 10'8")

Bedroom 4

2.60m x 2.84m (8'6" x 9'4") max

Bathroom

2.16m x 2.14m (7'1" x 7'0")



THE HAZEL FLOORPLAN



This three bedroom detached home with an integral single garage features a spacious living room with double doors leading through to the dining-kitchen, from which bi fold doors provide access to the garden. There is also a separate utility and WC.

Upstairs, the master bedroom benefits from an en-suite shower room and fitted wardrobes. There is a further double bedroom with fitted wardrobes, a single bedroom and family bathroom.

GROUND FLOOR

Kitchen / Dining

7.73m x 3.32m (25'4" x 10'11")

Lounge

5.20m x 4.12m (17'1" x 13'6") max

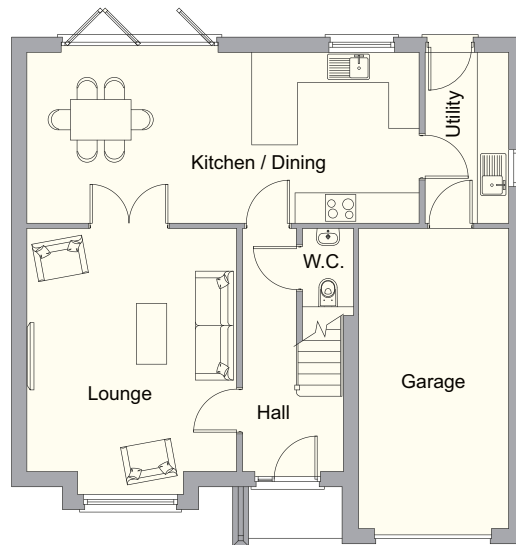
Utility

1.62m x 3.32m (5'4" x 10'11")

Garage

2.86m x 5.83m (9'5" x 19'2")

Optional Sunroom



FIRST FLOOR

Bedroom 1

4.63m x 4.00m (15'2" x 13'1") max

En-suite

2.08m x 1.57m (6'10" x 5'2")

Bedroom 2

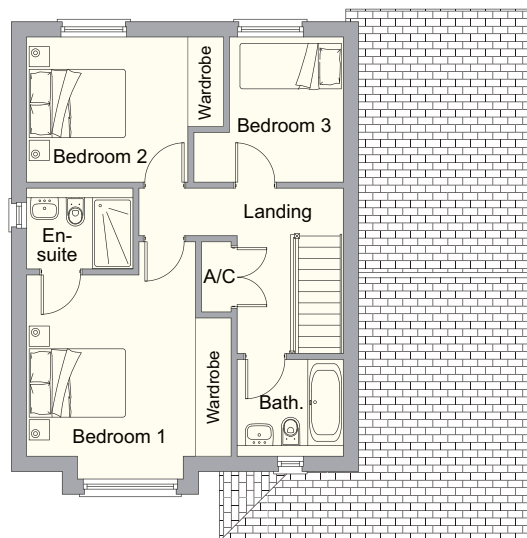
3.86m x 2.84m (12'8" x 9'4") max

Bedroom 3

2.92m x 2.84m (9'7" x 9'4") max

Bathroom

2.08m x 1.89m (6'10" x 6'2")



FLOORPLAN THE SPRUCE



The Spruce is a cleverly designed three bedroom detached home with a single garage. On the ground floor the hall has a WC, and a handy understairs store. The living room is situated at the front of the property and has a bay window. To the rear, the open-plan kitchen-dining room has French Doors which open out to the rear garden. There is also a separate utility room.

Upstairs, the master bedroom includes fitted wardrobes and an en-suite shower room. There are two further double bedrooms both with fitted wardrobes and a family bathroom.

GROUND FLOOR

Kitchen / Dining

4.74m x 3.12m (15'7" x 10'3") min

Lounge

4.74m x 3.67m (15'7" x 12'0") max

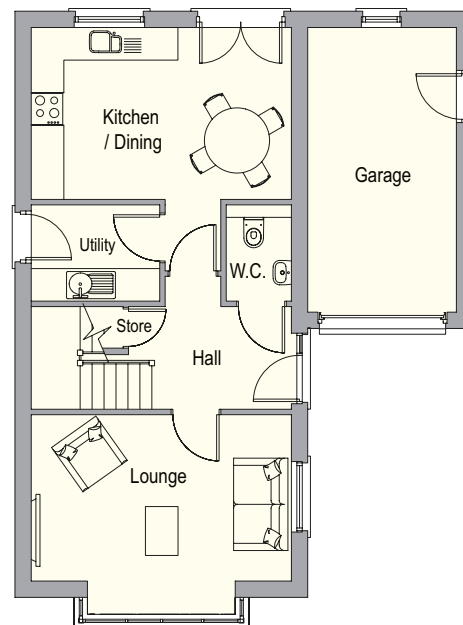
Utility

2.32m x 1.73m (7'7" x 5'8")

Garage

2.89m x 5.18m (9'6" x 17'0")

Optional Sunroom



FIRST FLOOR

Bedroom 1

4.11m x 3.18m (13'6" x 10'5") max

En-suite

2.12m x 1.89m (6'11" x 6'2")

Bedroom 2

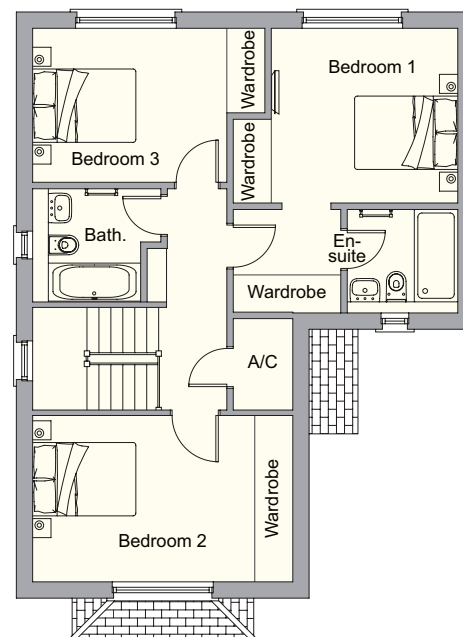
4.74m x 3.02m (15'7" x 9'11")

Bedroom 3

4.25m x 2.81m (13'11" x 9'3") max

Bathroom

2.34m x 2.08m (7'8" x 6'10") max



THE KEPPEL FLOORPLAN



The Keppel is a spacious three bedroom semi-detached home with an integral single garage. The lounge features a bay window and the kitchen-dining room includes French Doors which provide access to the rear garden. There is also a separate utility room and a downstairs WC.

Upstairs the master bedroom includes fitted wardrobes. There are two further double bedrooms and a family bathroom.

GROUND FLOOR

Kitchen / Dining

6.21m x 3.82m (20'4" x 12'6") max

Lounge

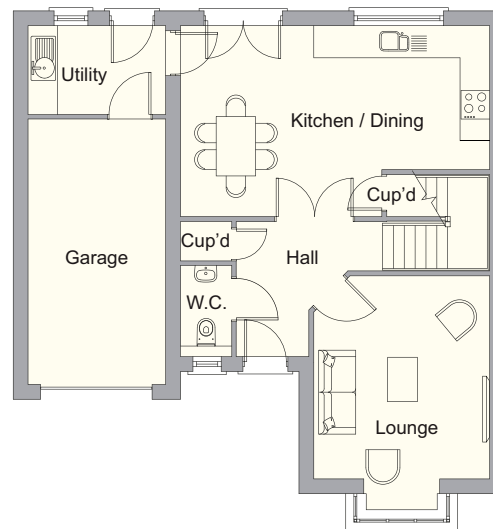
3.51m x 4.07m (11'6" x 13'4")

Utility

2.74m x 1.77m (9'0" x 5'10")

Garage

2.74m x 5.32m (9'0" x 17'5")



FIRST FLOOR

Bedroom 1

3.51m x 4.10m (11'6" x 13'5")

Bedroom 2

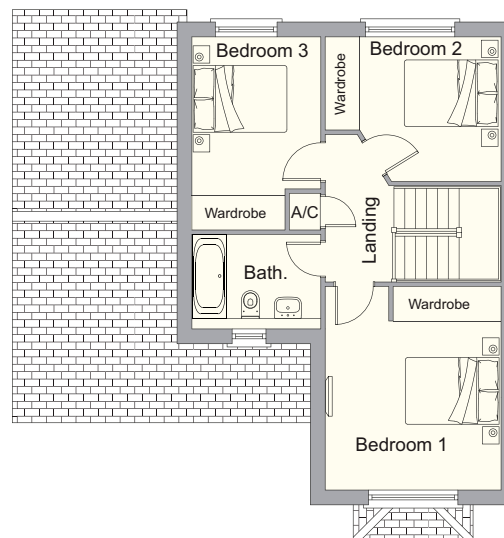
3.52m x 2.89m (11'7" x 9'6") max

Bedroom 3

2.57m x 3.82m (8'5" x 12'6") max

Bathroom

2.57m x 1.89m (8'5" x 6'2")



FLOORPLAN THE BALDWIN



This three bedroom semi-detached home with a single integral garage includes a lounge, kitchen-dining room with French Doors providing access to the rear garden, a separate utility room and a downstairs WC.

Upstairs the master bedroom includes fitted wardrobes. There are two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen / Dining

5.49m x 3.44m (18'0" x 11'3")

Lounge

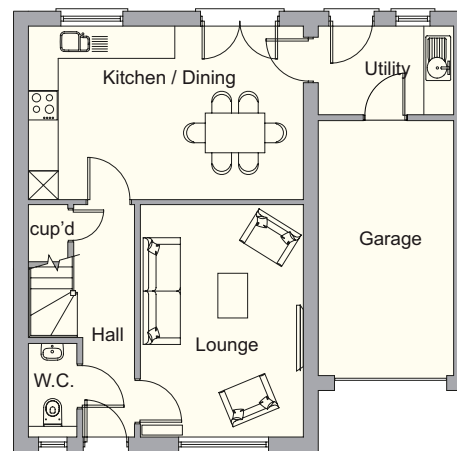
3.27m x 4.63m (10'9" x 15'2")

Utility

2.68m x 1.77m (8'10" x 5'10")

Garage

2.68m x 5.08m (8'10" x 16'8")



FIRST FLOOR

Bedroom 1

3.26m x 3.70m (10'8" x 12'2") max

Bedroom 2

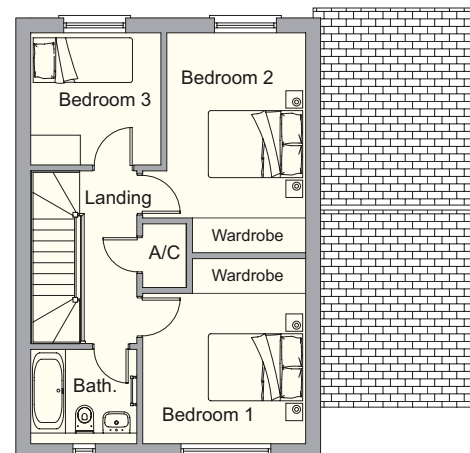
3.26m x 4.40m (10'8" x 14'5") max

Bedroom 3

2.60m x 2.63m (8'6" x 8'8")

Bathroom

2.11m x 1.90m (6'11" x 6'3")



making your house a home

Constructed to our award-winning standards, our traditionally built energy-efficient homes feature flexible living accommodation, high quality kitchens with appliances and stylish contemporary bathrooms.



specification

Superior craftsmanship, meticulous attention to detail and the use of premium quality materials ensures the highest levels of build quality and finish throughout your new home.

Featuring a superb standard of specification, these stylish, energy efficient homes include lots of luxurious 'extras' at no extra cost; and in addition to our own rigorous quality control systems, every home is independently inspected by the National House Building Council (NHBC) and comes with a 10-year NHBC warranty for additional peace of mind.



✓ Kitchen

Stylish fully fitted contemporary kitchen by top German manufacturer, featuring: stainless steel extractor hood, ceramic hob, oven, integrated fridge freezer, dishwasher* and microwave*. Stainless steel sink with chrome mixer tap, plus stainless steel single bowl sink with chrome mixer tap in the utility room (where applicable).

✓ Bathrooms

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern, bath complete with bath screen* and thermostatically controlled shower. Polished chrome fittings throughout. Chrome towel rail.

✓ Garden, garage and paths

Pre-finished insulated garage door. Block pavior driveway* and paving slabs to rear patio*. Front gardens are landscaped and turfed. Rear gardens are turfed and enclosed with wooden fencing.

*Subject to house type

✓ En-suites

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern and stone resin shower tray complete with shower screen and thermostatically controlled shower. Polished chrome fittings throughout. Chrome towel rail.

✓ Cloakrooms

Quality white porcelain suite featuring a wall mounted basin and WC with concealed cistern. Polished chrome fittings.





☑ Windows and doors

Hardwood entrance door with multi-point locking mechanism for added security. Low maintenance thermally efficient double glazed uPVC casement windows.

☑ Electrical

There is a generous provision of electrical points throughout your new home. Telephone sockets are provided in the lounge, master bedroom and another in the study or bedroom four where applicable. There is also a Sky Plus master point in the lounge. USB sockets in the kitchen, living room and master bedroom.



☑ Heating

An energy efficient gas condensing boiler provides central heating via steel panelled radiators. Nest Home Automation System is available as an optional extra.

☑ Lighting

Recessed LED down lighting to kitchen, bathrooms and all en-suites. Pendant fittings to lounge, dining room, hall, landing, bedrooms, study and family rooms.

☑ Wardrobes

Stylish fitted wardrobes with sliding doors in selected bedrooms.



☑ Internal finish & decoration

High quality oak veneered internal doors fitted with attractive contemporary chrome handles. Walls and ceilings covered with emulsion. All woodwork is finished in white gloss. A choice of quality floor coverings is also offered.



award winning developer

Our attention to detail and desire to deliver excellence helps us deliver high quality properties for all of our customers. Over the years, the Dandara Group has received over 90 industry accolades for architecture, design and quality. Here is a small selection of some of our latest awards.






 UNITED KINGDOM
PROPERTY AWARDS
 DEVELOPMENT
 ★ ★ ★ ★ ★
 BEST RESIDENTIAL
 DEVELOPMENT
 ISLE OF MAN
 Slieu Whallian View
 by Heritage Homes
 2015-2016




 UNITED KINGDOM
PROPERTY AWARDS
 ARCHITECTURE
 ★ ★ ★ ★ ★
 BEST ARCHITECTURE
 SINGLE RESIDENCE
 NORTH WEST
 ENGLAND
 Maine Court,
 The Rowthouses
 by Heritage Homes
 2015-2016


 UNITED KINGDOM
PROPERTY AWARDS
 DEVELOPMENT
 HIGHLY
 COMMENDED
 PROPERTY SINGLE
 UNIT ISLE OF MAN
 The Cedar - Balliskilly
 by Heritage Homes
 2015-2016




 UNITED KINGDOM
PROPERTY AWARDS
 DEVELOPMENT
 in association with
GAGGENAU
 HIGHLY
 COMMENDED
 RESIDENTIAL
 DEVELOPMENT
 ISLE OF MAN
 Balliskilly,
 Church Road, Rushden
 by Heritage Homes
 Limited
 2014-2015



A NAME YOU CAN TRUST

Established in the Isle of Man in 1988, the Dandara Group is now one of the UK's largest independent property development companies.

Over the years we've created new homes for more than 10,000 happy customers and received over 90 independent industry awards for design and quality. It's a success story built by the vision and passion of teams who are dedicated to delivering excellence for all of our customers.

dandara.com

To find out more, please contact our Sales Team:

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01624 615000 | **iomsales@dandara.com**

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