

Glenfaba Rise

P E E L

↳ dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



WELCOME TO *Glenfaba Rise*

Set on the southern edge of Peel, with views towards Slieau Whallian, Patrick Valley and Peel Hill, Glenfaba Rise introduces a new collection of 2, 3, 4 and 5 bedroom homes designed for modern island living.

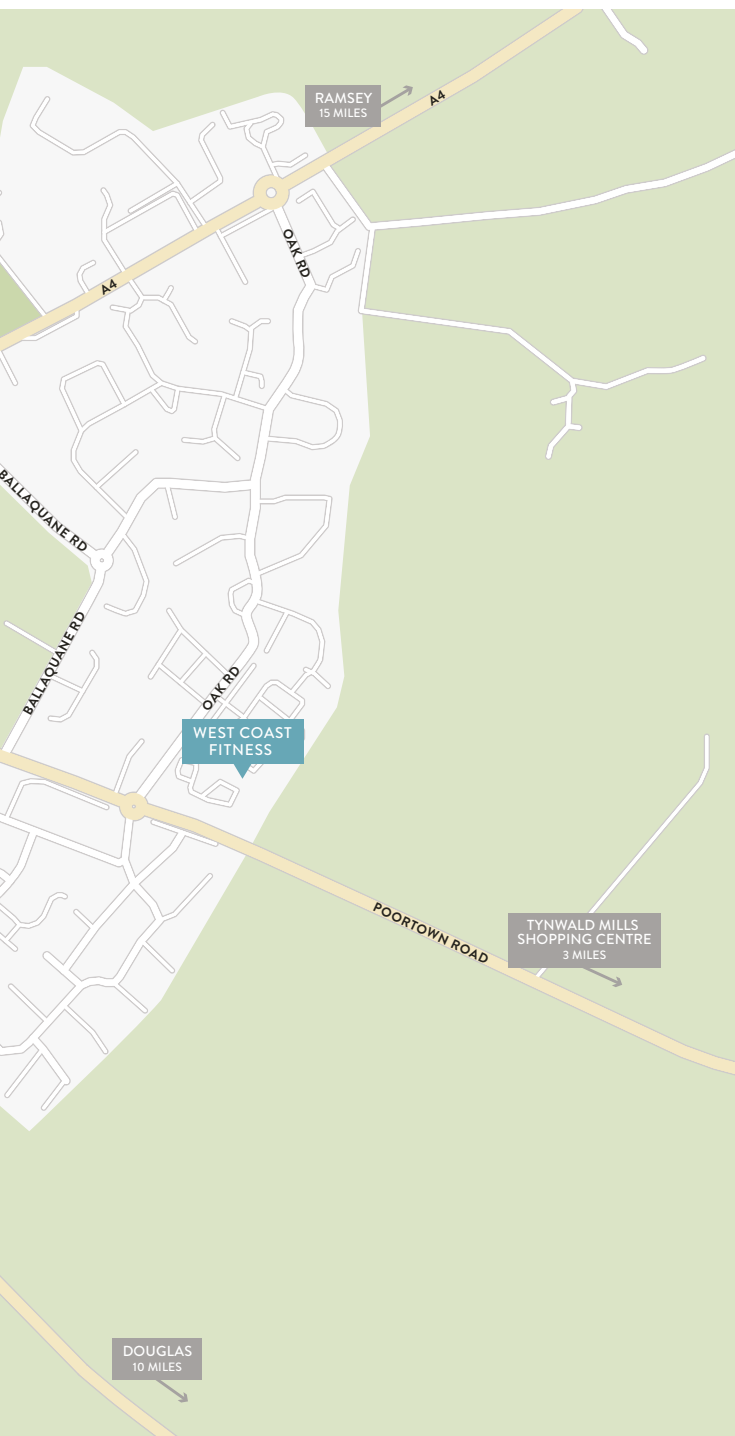
Each home combines comfort, quality and energy efficiency in mind, with thoughtful design that makes everyday life easier. Enjoy the character of Peel, its coastline and the surrounding countryside in a location that balances peace and convenience.











THE PERFECT *Location*

With its wide sandy beach, miles of dramatic coastal footpaths, 18-hole golf course and wide range of local amenities, Peel has become a popular location with homebuyers.

Within easy reach of Peel's excellent primary and secondary schools, shops, cafés and restaurants, Glenfaba Rise is ideally placed for a comfortable, convenient lifestyle.

Public transport links are also excellent, and if your daily commute takes you into the capital, Douglas is just 20 minutes' drive away.

EDUCATION

Peel Clothworkers' Primary School	1.0 miles
Queen Elizabeth II High School	1.0 miles
Busy Bears Nursery	1.4 miles

LOCAL AMENITIES

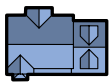
Post Office	0.6 miles
Peel Medical Centre	0.8 miles
Peel Beach	0.8 miles
High Street	0.8 miles
Tesco Superstore	0.9 miles
Western Swimming Pool	1.0 miles
Regent Dental Care	1.4 miles
Tynwald Mills Shopping Centre	3.5 miles

TRAVEL

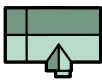
Douglas	10 miles
Ronaldsway Airport	12.5 miles



Site Plan



The Cedar
5 bedroom



The Santon
4 bedroom



The Santon
3 bedroom



The Oak
3 bedroom



The Beech 21
4 bedroom



The Hawthorn
3 bedroom



The Hazel
3 bedroom



The Keppel
3 bedroom

+ garage



The Santon
3 bedroom



The Baldwin
3 bedroom



The Holly + garage
2 bedroom



The Holly
2 bedroom



The Ash 2
2 bedroom



Affordable
Dwelling



Amenity
Building



The Cedar

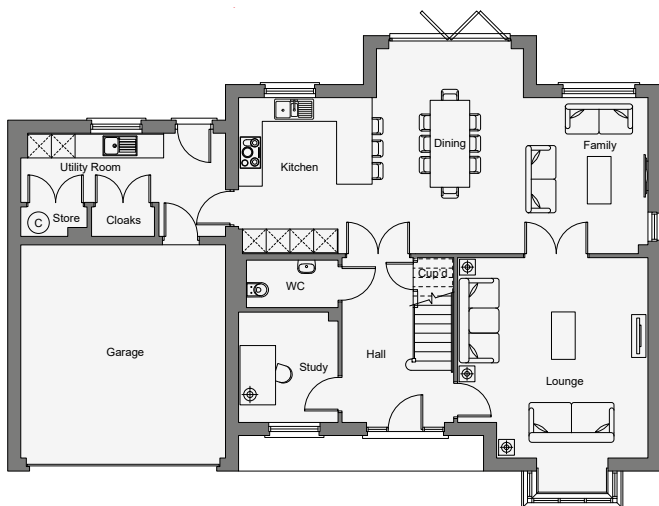
FIVE BEDROOM DETACHED HOME WITH DOUBLE GARAGE



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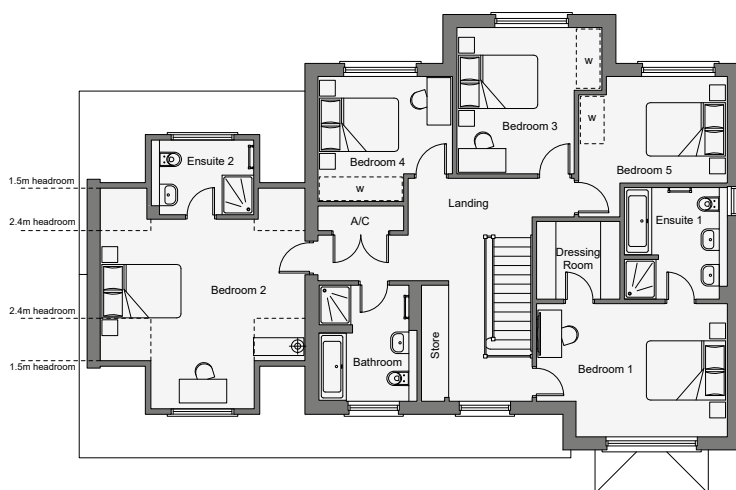
The Cedar is an impressive five bedroom detached home with an integral double garage. Featuring a lounge with a bay window and double doors leading through to a spacious open-plan kitchen-dining-family room with bi-fold doors to access the garden. There is also a separate utility room, study and WC on the ground floor.

Upstairs, bedroom one features a walk-in dressing room and luxurious ensuite bathroom. There are four further double bedrooms, with bedroom two benefitting from an ensuite shower room. There is also a luxurious family bathroom and a generous storage provision on the landing.



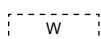
GROUND FLOOR

Kitchen / Dining / Family	10.30m x 5.13m	33'10" x 16'10" max
Lounge	5.92m x 4.76m	19'5" x 15'7" max
Study	2.76m x 2.46m	9'1" x 8'1"
Utility	5.13m x 2.56m	16'10" x 8'5" max
WC	2.46m x 1.20m	8'1" x 3'11"
Garage	5.33m x 5.13m	17'5" x 16'10"



FIRST FLOOR

Bedroom 1	4.80m x 3.34m	15'9" x 10'11" max
Ensuite 1	2.82m x 2.58m	9'3" x 8'6" max
Dressing Room	2.10m x 1.96m	6'11" x 6'5"
Bedroom 2	5.55m x 5.13m	18'3" x 16'10" max
Ensuite 2	2.58m x 1.87m	8'6" x 6'2" max
Bedroom 3	3.67m x 3.66m	12'0" x 12'0" max
Bedroom 4	3.37m x 3.13m	11'1" x 10'3" max
Bedroom 5	3.73m x 2.67m	12'3" x 8'9" max
Bathroom	2.91m x 2.50m	9'7" x 8'2" max

 - suggested space for wardrobe

The Oak

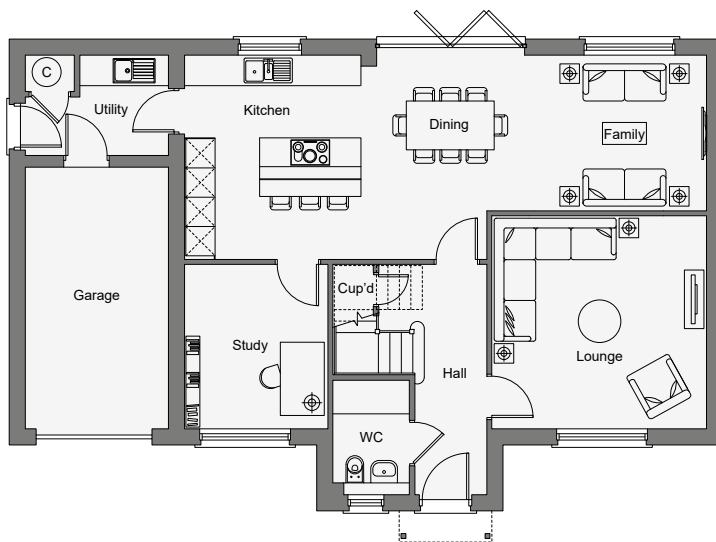
FOUR BEDROOM DETACHED HOME WITH GARAGE



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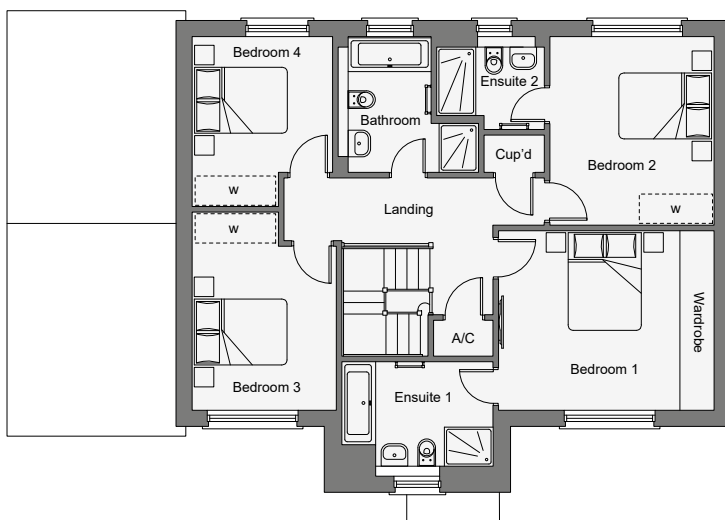
This stunning four bedroom detached home with an integral garage, features a spacious kitchen-dining-family room, with bi-fold doors leading out to the rear garden. There is also a separate lounge, study, utility room, downstairs WC and an understairs cupboard.

Upstairs, bedroom one includes fitted wardrobes and an ensuite bathroom. Bedroom two benefits from its own ensuite shower room. There are two further double bedrooms, a stylish family bathroom and additional storage on the landing.



GROUND FLOOR

Kitchen / Dining / Family	10.64m x 4.13m	34'11" x 13'7" max
Lounge	4.35m x 4.31m	14'3" x 14'2"
Study	3.32m x 2.88m	10'11" x 9'5"
Utility	2.88m x 2.00m	9'5" x 6'7" max
WC	2.32m x 1.54m	7'7" x 5'1"
Garage	5.32m x 2.88m	17'5" x 9'5"
Optional Sunroom*		



FIRST FLOOR

Bedroom 1	4.39m x 3.65m	14'5" x 12'0"
Ensuite 1	3.10m x 2.32m	10'2" x 7'7" max
Bedroom 2	3.83m x 3.34m	12'7" x 10'11"
Ensuite 2	2.20m x 1.87m	7'3" x 6'2" max
Bedroom 3	4.03m x 2.92m	13'3" x 9'7" max
Bedroom 4	3.45m x 2.85m	11'4" x 9'4" max
Bathroom	2.87m x 2.75m	9'5" x 9'0" max

W - suggested space for wardrobe

*Optional sunroom subject to build stage. Floorplans shown for plots B40, B41, B42, B46, B58, B59, B60 & B64. Plots B70 & B71 are handed.

The Beech 21

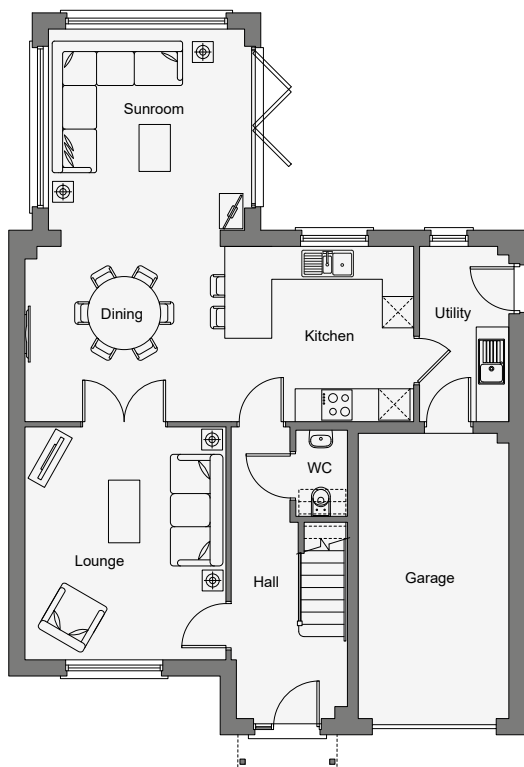
FOUR BEDROOM DETACHED HOME WITH GARAGE



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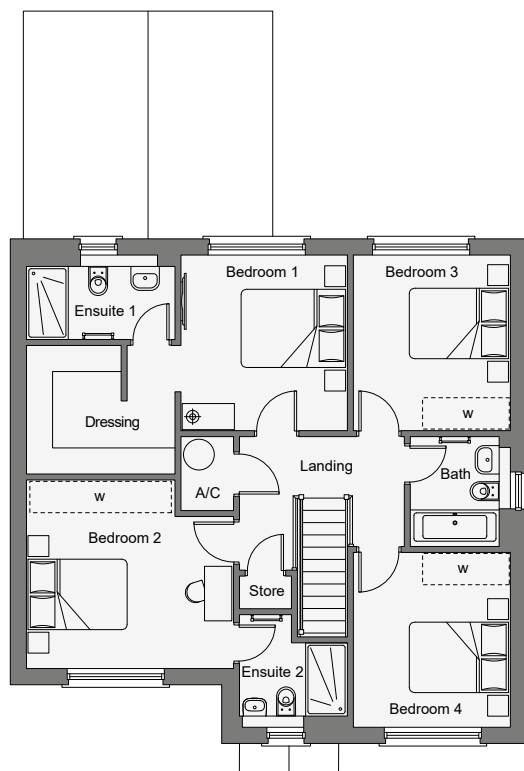
The Beech 21 is a superb four bedroom detached home with an integral garage. On the ground floor, double doors lead from the lounge through to the stunning open-plan kitchen-dining and sunroom, with bi-fold doors to access the garden. There is also a separate utility room and downstairs WC.

Upstairs, bedroom one features a dressing area and an ensuite shower room. There are three further double bedrooms, with bedroom two benefitting from its own ensuite. There is also a stylish family bathroom and storage and airing cupboards on the landing.



GROUND FLOOR

Lounge	4.33m x 3.80m	14'2" x 12'6"
Kitchen / Dining	7.40m x 3.35m	24'3" x 11'0"
Sunroom	3.78m x 3.67m	12'5" x 12'0"
Utility	3.35m x 1.66m	11'0" x 5'5"
WC	1.60m x 0.96m	5'3" x 3'2"
Garage	5.32m x 2.87m	17'5" x 9'5"



FIRST FLOOR

Bedroom 1	3.32m x 3.15m	10'11" x 10'4"
Dressing	2.84m x 2.46m	9'4" x 8'1" max
Ensuite 1	2.82m x 1.59m	9'3" x 5'3" max
Bedroom 2	3.94m x 3.54m	12'11" x 11'7" max
Ensuite 2	2.03m x 2.13m	6'8" x 7'0" max
Bedroom 3	2.98m x 3.32m	9'9" x 10'11"
Bedroom 4	2.98m x 3.30m	9'9" x 10'10"
Bathroom	2.10m x 1.89m	6'11" x 6'2" max

W - suggested space for wardrobe

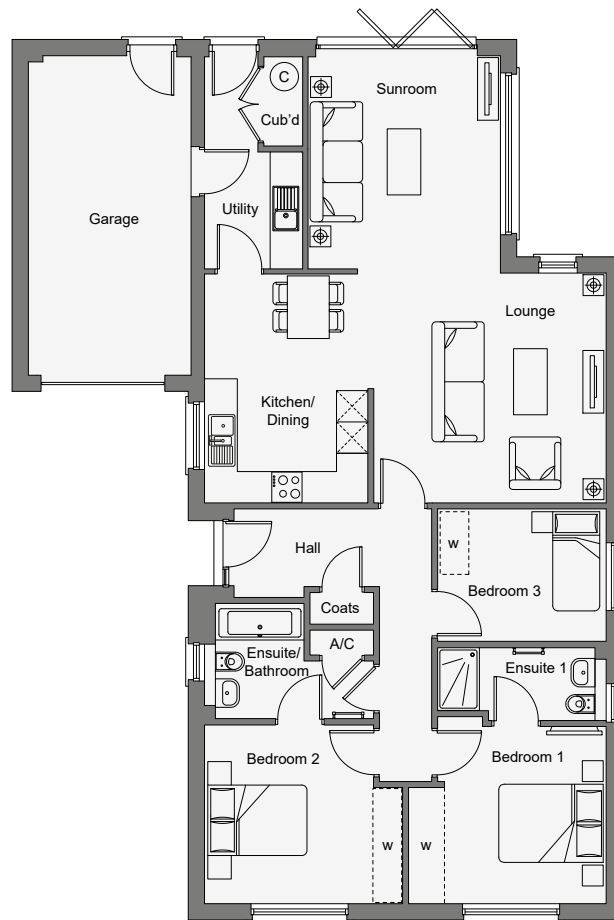
The Hawthorn

THREE BEDROOM DETACHED BUNGALOW WITH GARAGE



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This spacious three bedroom detached bungalow features a large open-plan kitchen-dining-lounge and sunroom, with bi-fold doors leading onto the patio and rear garden. There are two double bedrooms and a single bedroom. Bedroom one benefits from an ensuite shower room and bedroom two benefits from a 'Jack and Jill' style family bathroom. There is also a separate utility room and plenty of storage space.



GROUND FLOOR

Lounge	4.38m x 4.33m	14'4" x 14'2"
Kitchen / Dining	4.34m x 3.10m	14'3" x 10'2"
Sunroom	4.01m x 3.60m	13'2" x 11'10"
Bedroom 1	3.72m x 3.34m	12'2" x 10'11" max
Ensuite 1	3.16m x 1.40m	10'4" x 4'7" max
Bedroom 2	3.77m x 3.38m	12'4" x 11'1" max
Bedroom 3	3.16m x 2.55m	10'4" x 8'4"
Ensuite / Bathroom	3.21m x 2.18m	10'6" x 7'2" max
Garage	6.03m x 3.11m	19'9" x 10'2"

W - suggested space for wardrobe

The Hazel

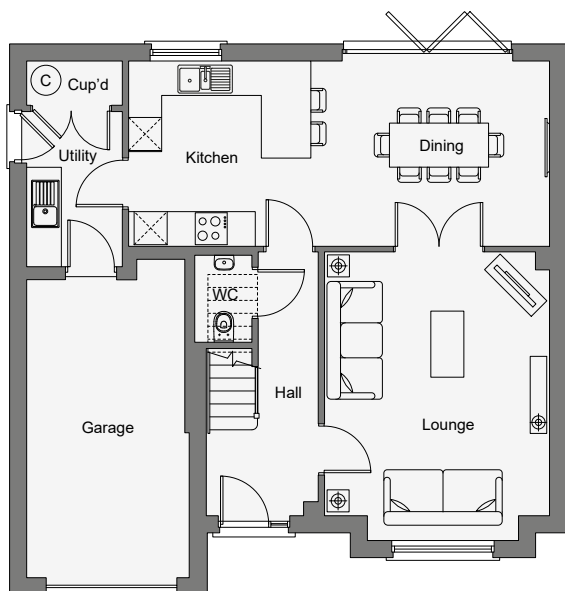
THREE BEDROOM DETACHED HOME WITH GARAGE



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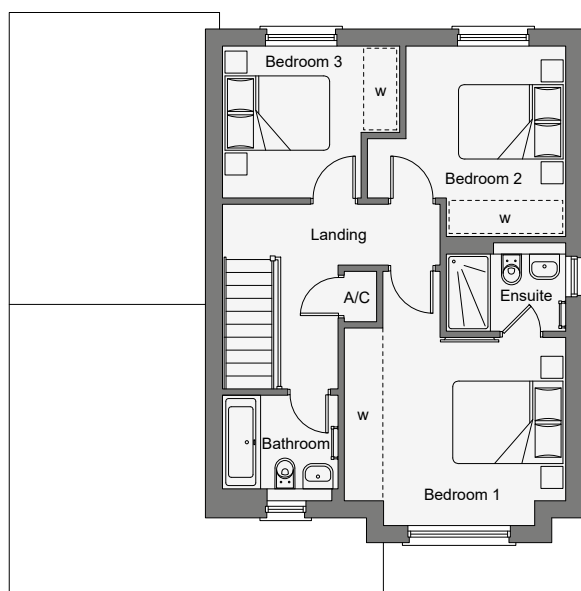
The Hazel is an attractive three bedroom detached home with an integral garage. The spacious lounge has double doors which lead through to the open-plan kitchen-dining room, from which bi-fold doors provide access to the rear garden. There is also a separate utility room and downstairs WC.

Upstairs, bedroom one benefits from an ensuite shower room. There are two further double bedrooms and a stylish family bathroom.



GROUND FLOOR

Lounge	5.12m x 3.98m	16'10" x 13'0" max
Kitchen / Dining	7.45m x 3.34m	24'5" x 10'11"
Utility	2.79m x 1.83m	9'2" x 6'0"
WC	1.51m x 1.03m	4'11" x 3'5"
Garage	5.35m x 2.88m	17'6" x 9'5" max
Optional Sunroom*		



FIRST FLOOR

Bedroom 1	3.95m x 3.35m	13'0" x 11'0"
Ensuite	2.14m x 1.60m	7'0" x 5'3" max
Bedroom 2	3.53m x 3.43m	11'7" x 11'3" max
Bedroom 3	3.19m x 2.73m	10'6" x 8'11" max
Bathroom	2.07m x 1.89m	6'9" x 6'2" max

W - suggested space for wardrobe

*Optional sunroom subject to build stage. Floorplans shown for plot B53. Plot B9 is handed.

The Keppel

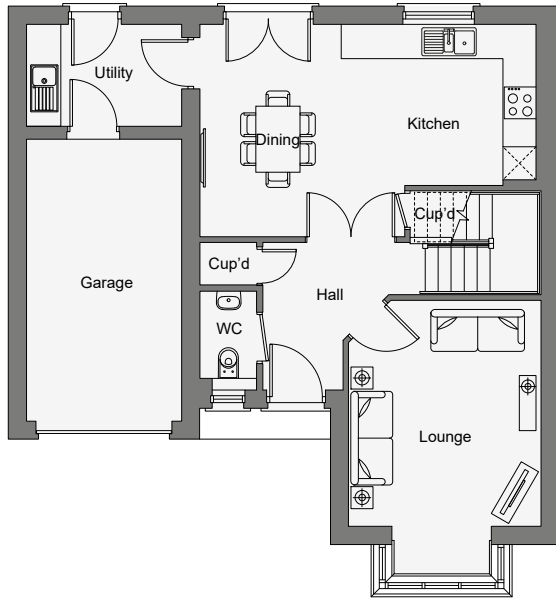
THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE



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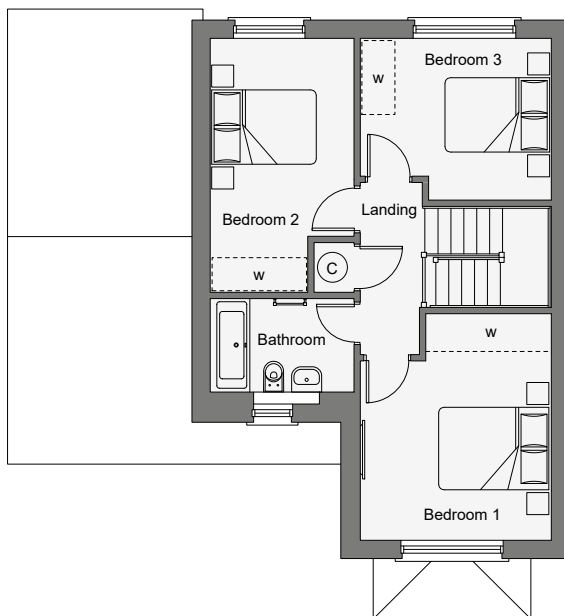
The Keppel is a three bedroom semi-detached home with an integral single garage. The lounge features a bay window and the kitchen-dining room includes French doors leading out to the rear garden. There is also a separate utility room and a downstairs WC.

Upstairs, there are three double bedrooms and a stylish family bathroom.



GROUND FLOOR

Lounge	4.95m x 3.44m	16'3" x 11'3" max
Kitchen / Dining	6.08m x 3.81m	19'11" x 12'6" max
Utility	2.77m x 1.80m	9'1" x 5'11"
WC	1.77m x 1.00m	5'10" x 3'3"
Garage	5.07m x 2.77m	16'7" x 9'1"



FIRST FLOOR

Bedroom 1	4.09m x 3.44m	13'5" x 11'3" max
Bedroom 2	4.58m x 2.58m	15'0" x 8'6" max
Bedroom 3	3.44m x 2.91m	11'3" x 9'7" max
Bathroom	2.58m x 1.89m	8'6" x 6'2" max

W - suggested space for wardrobe

The Baldwin

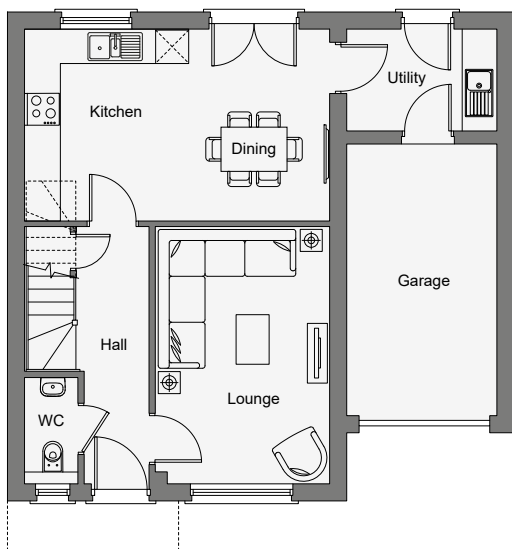
THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE



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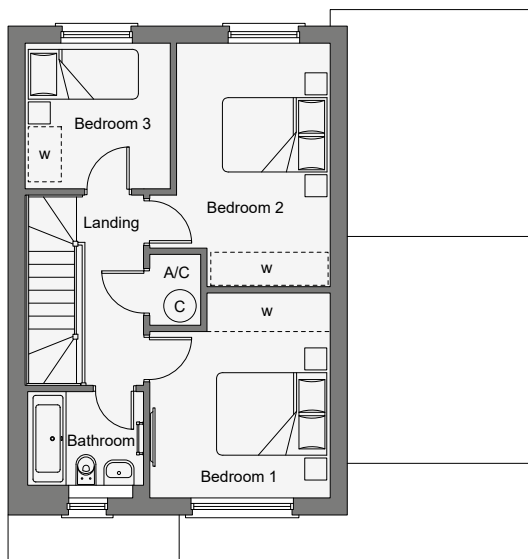
The Baldwin is a classic three bedroom semi-detached home with an integral garage. It features a separate lounge at the front of the property and an open-plan kitchen-dining room to the rear, with French doors providing access to the garden. There is also a separate utility room and a downstairs WC.

Upstairs, there are two double bedrooms, a single bedroom, a stylish family bathroom and an airing cupboard on the landing.



GROUND FLOOR

Lounge	4.62m x 3.12m	15'2" x 10'3"
Kitchen / Dining	5.40m x 3.39m	17'9" x 11'1"
Utility	2.66m x 1.80m	8'9" x 5'11"
WC	1.89m x 0.94m	6'2" x 3'1"
Garage	4.85m x 2.66m	15'11" x 8'9"



FIRST FLOOR

Bedroom 1	3.68m x 3.23m	12'1" x 10'7" max
Bedroom 2	4.37m x 2.75m	14'4" x 9'0"
Bedroom 3	2.59m x 2.58m	8'6" x 8'6"
Bathroom	2.12m x 1.89m	6'11" x 6'2" max

W

- suggested space for wardrobe

The Santon

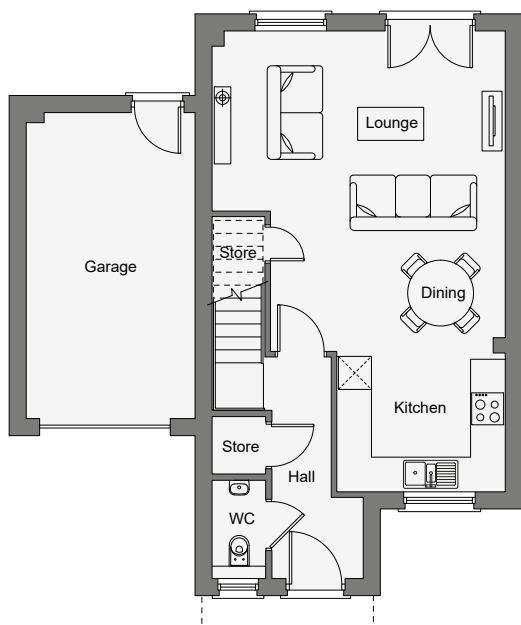
THREE BEDROOM HOME WITH OR WITHOUT GARAGE*



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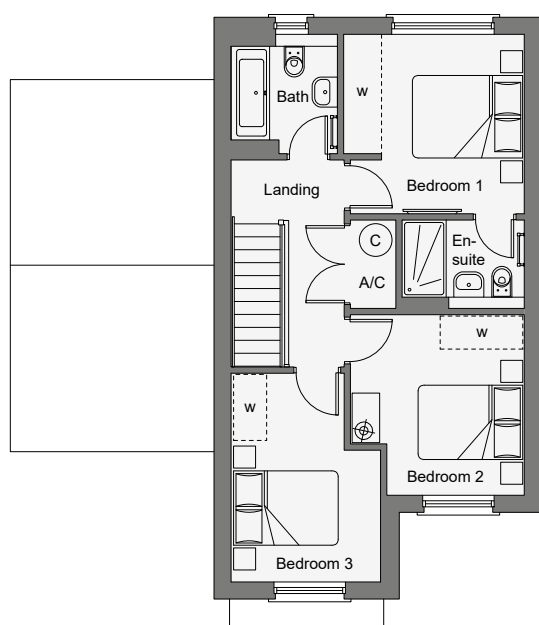
This popular three bedroom home is available with or without a garage.* The ground floor features an open-plan living area with the lounge overlooking the rear garden, with French doors leading out to the patio. The kitchen is positioned at the front of the property and there is also a downstairs WC.

Upstairs, bedroom one benefits from an ensuite shower room. There are two further double bedrooms, a stylish family bathroom and an airing cupboard.



GROUND FLOOR

Lounge / Dining / Kitchen	8.28m x 5.35m	27'2" x 17'7" max
WC	1.75m x 0.96m	5'9" x 3'2"
Garage	5.46m x 3.10m	17'11" x 10'2"



FIRST FLOOR

Bedroom 1	3.32m x 3.24m	10'11" x 10'8" max
Ensuite	2.18m x 1.60m	7'2" x 5'3" max
Bedroom 2	3.20m x 3.20m	10'6" x 10'6" max
Bedroom 3	3.69m x 2.77m	12'1" x 9'1" max
Bathroom	2.14m x 1.90m	7'0" x 6'3" max

- suggested space for wardrobe

*Floorplans shown for plots B7, B36, B52, B81, B85 & B87. Plots B35, B51, B79, B86 & B89 are handed. Garage position differs for plots B77 & B78. Floorplans differ for plots B1, B2, B8, B68, B69 & B88 which do not include a garage. Please ask your sales consultant for full details.

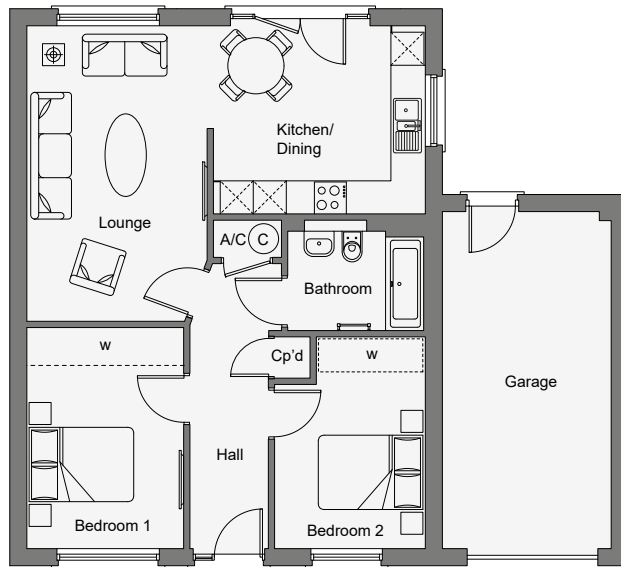
The Holly

TWO BEDROOM BUNGALOW WITH OR WITHOUT GARAGE*



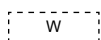
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The Holly is a superb two bedroom bungalow, available with or without a garage.*
This home features an open-plan lounge-kitchen-dining area at the rear of the property with access to the garden. There are two double bedrooms, a family bathroom and plenty of storage space off the hall.



GROUND FLOOR

Lounge	5.36m x 3.22m	17'7" x 10'7"
Kitchen / Dining	3.81m x 3.41m	12'6" x 11'2"
Bedroom 1	3.92m x 2.82m	12'10" x 9'3"
Bedroom 2	3.75m x 2.71m	12'4" x 8'11" max
Bathroom	2.46m x 2.00m	8'1" x 6'7" max
Garage	6.03m x 2.99m	19'9" x 9'10"

 - suggested space for wardrobe

* Floorplan shown for plots B72 & B74. Floorplan differs for plots B90, B91 & B92. Floorplan differs for plots B73, B75, B76, B82, B83 & B84 which do not include a garage. Please ask your sales consultant for full details.

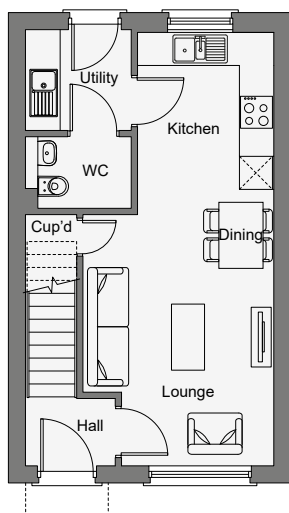
The Ash 2

TWO BEDROOM HOME



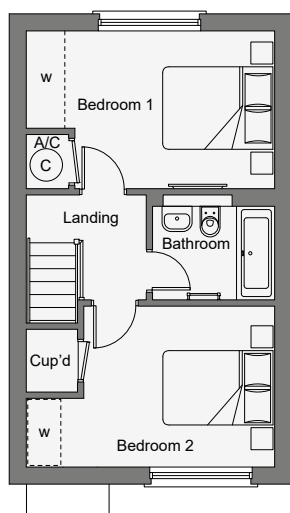
This charming two bedroom home features a dual aspect open-plan living area, separate utility with WC and an understairs cupboard.

Upstairs, there are two double bedrooms and a stylish family bathroom. There is an airing cupboard in bedroom one and a store cupboard in bedroom two for additional storage.



GROUND FLOOR

Lounge / Dining / Kitchen	7.77m x 3.40m	25'6" x 11'2" max
Utility	1.85m x 1.80m	6'1" x 5'11"
WC	1.85m x 1.30m	6'1" x 4'3" max



FIRST FLOOR

Bedroom 1	4.42m x 2.77m	14'6" x 9'1" max
Bedroom 2	4.42m x 2.93m	14'6" x 9'7" max
Bathroom	2.19m x 1.90m	7'2" x 6'3" max

W - suggested space for wardrobe



HIGH QUALITY *Specification*

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHEN

Choice* of high-quality fully fitted contemporary kitchen with stylish laminate worktops. Equipped with appliances including: stainless steel extractor hood, integrated single or double oven,** ceramic or induction hob,** fridge freezer, dishwasher and a stainless steel 1 ½ bowl sink with chrome mixer tap.

BATHROOMS

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern, bath complete with bath screen, thermostatically controlled shower and polished chrome fittings. Heated towel rail. Choice* of quality floor and wall tiles from a pre-selected range. Wall tiling to wet areas.

ENSUITES

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern, shower tray complete with shower screen, thermostatically controlled shower and polished chrome fittings. Heated towel rail. Choice* of quality floor and wall tiles from a pre-selected range. Wall tiling to wet areas.

WC

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

INTERNAL FINISH & DECORATION

Contemporary internal doors fitted with attractive chrome handles. Walls and ceilings decorated with emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes in bedroom one.

WINDOWS & DOORS

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

HEATING & HOT WATER

An air source heat pump (ASHP) provides central heating via steel panelled radiators. Programmable thermostat in the lounge. The ASHP and a hot water storage cylinder provides hot water.

ELECTRICAL

There is a generous provision of electrical points throughout your new home. Data points in the lounge and bedroom one. TV/satellite points in the lounge, dining area** and bedroom one. White sockets and switches throughout.

ENERGY EFFICIENCY

Photovoltaic panels are fitted to your new home, providing supplementary low-carbon-generated electricity, which help reduce your energy bills.

LIGHTING

Recessed LED down lighting to hallway, kitchen, WC, bathrooms and ensuites. Pendant light fittings elsewhere. Under-cabinet lighting to wall units in kitchen.

GARDENS & PATHS

Block paving to driveway and parking areas. Concrete paving to patios and concrete paths. Front gardens are landscaped and turfed. Rear gardens are seeded or turfed and enclosed with wooden fencing.

* Subject to build stage. **Subject to house type.

Why buy new?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



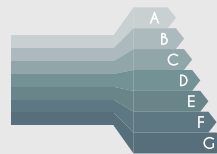
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.







Customer Service

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have.

In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our Customer Care team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack covering all aspects of your new home. Our Customer Care team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.





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