

# Parkfield Grove

Reayrt Mie | Ballasalla

# 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

# Reayrt Mie

Designed for low-maintenance modern living, Reayrt Mie offers a welcoming community close to local shops, schools and everyday amenities.

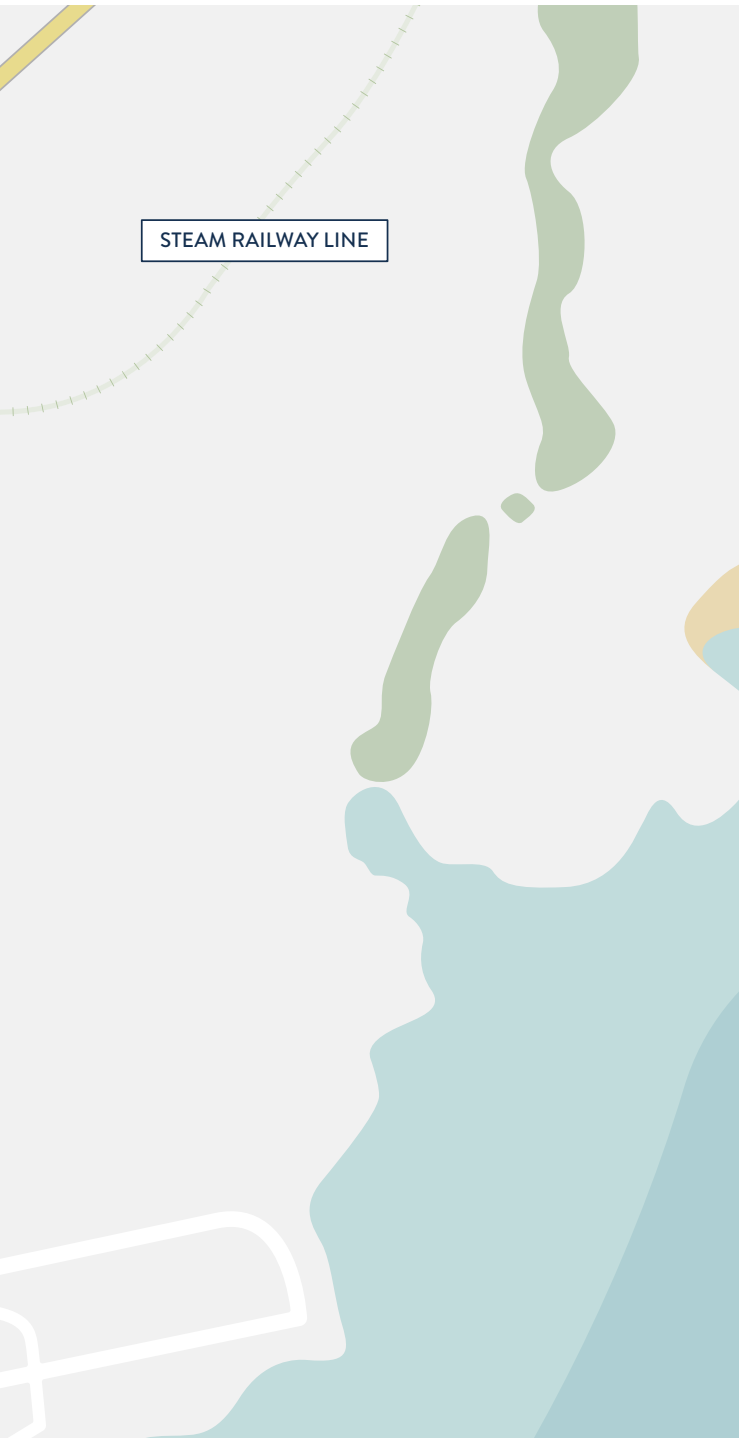
Within this popular development, Parkfield is a collection of beautifully designed homes with comfort and quality built in. The latest release at Parkfield Grove benefits from enhanced energy performance, supporting lower running costs and greater everyday comfort.











STEAM RAILWAY LINE

# THE PERFECT Location

Whether it's long walks with the dog, enjoying the garden, or spending time with friends and family, Reayrt Mie is ideally placed for a comfortable, convenient lifestyle.

The local pub, post office and village shop are all within walking distance, along with local schools. A wide range of amenities and the island's airport can be found just a few minutes' drive to the south in neighbouring Castletown.

Public transport links from Ballasalla are excellent, and the island's capital Douglas is only 15 minutes' drive to the north.

### EDUCATION

Happy Days Nursery .....	0.0 miles
Ballasalla Primary School .....	0.4 miles
Hopes & Dreams Nursery .....	0.4 miles
King Williams College .....	1.9 miles
The Buchan School & Nursery .....	1.9 miles
Castle Rushen High School .....	3.3 miles

### LOCAL AMENITIES

Costcutter Convenience Store .....	0.0 miles
Spar Convenience Store .....	0.2 miles
The Whitestone Public House .....	0.3 miles
Ballasalla Medical Centre .....	0.3 miles
Ballasalla Village Shop & Pharmacy .....	0.3 miles
Dental Surgery .....	0.4 miles
Petrol Station .....	0.6 miles
Silverdale Glen & Cafe .....	1.0 miles
Nearest Supermarket .....	2.6 miles
Southern Swimming Pool .....	3.3 miles

### TRAVEL


Railway Station* .....	0.5 miles
Ronaldsway Airport .....	1.2 miles
Castletown .....	2.4 miles
Douglas .....	8 miles


\*IOM Steam Railway - seasonal operation only



# Site Plan




 The Beech 21  
4 bed

 The Redwood  
4 bed

 The Maple  
4 bed

 The Santon + garage  
3 bed

 The Santon  
3 bed

 The Ash 3  
3 bed

 The Larch 2  
2 bed

# House Types

## THE BEECH 21



A superb 4 bedroom detached home with a sunroom and garage

## THE REDWOOD



A spacious 4 bedroom detached home with a garage, available with or without a sunroom\*

## THE MAPLE



A popular 4 bedroom detached home with a garage, available with or without a sunroom\*

## THE SANTON



A popular 3 bedroom home, available with or without a garage

## THE ASH 3



A classic 3 bedroom home with allocated parking

## THE LARCH 2



A contemporary 2 bedroom home, ideal for first time homeowners

\*Subject to build stage.

# The Beech 21

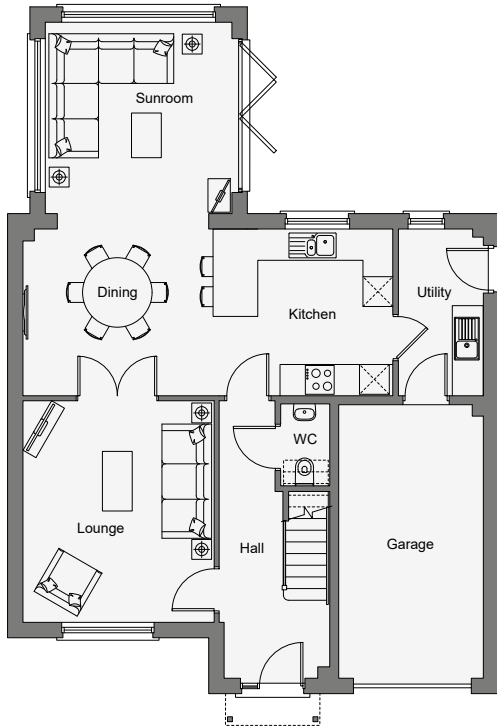
FOUR BEDROOM DETACHED HOME  
WITH GARAGE AND SUNROOM



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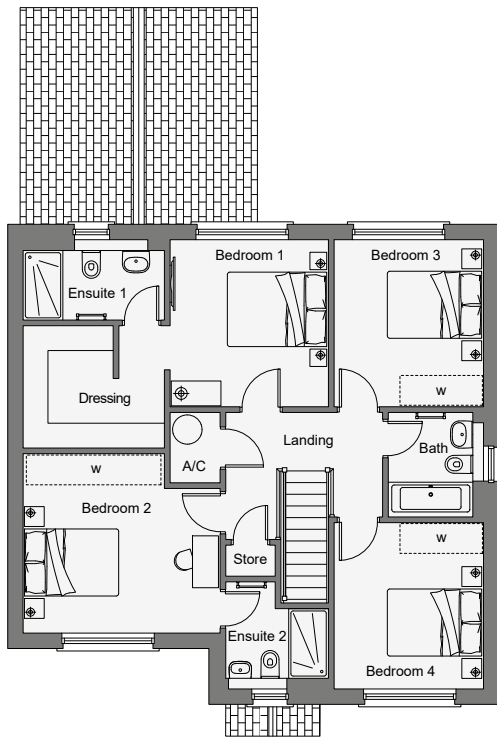
The Beech 21 is a superb four bedroom detached home with an integral garage. On the ground floor, double doors lead from the lounge through to the stunning open-plan kitchen-dining and sunroom, with bi-fold doors to access the garden. There is also a separate utility room and downstairs WC.

Upstairs bedroom one features a dressing area and an ensuite shower room. There are three further double bedrooms and bedroom two also benefits 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	7.39m 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	5.38m x 2.87m	17'8" 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

Floorplans shown for plots P11 & P20. Plots P1 & P2 are handed.

# The Redwood

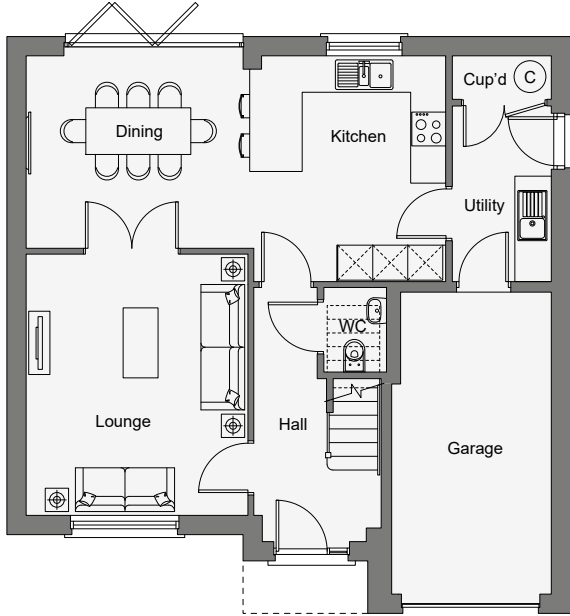
FOUR BEDROOM DETACHED HOME WITH GARAGE



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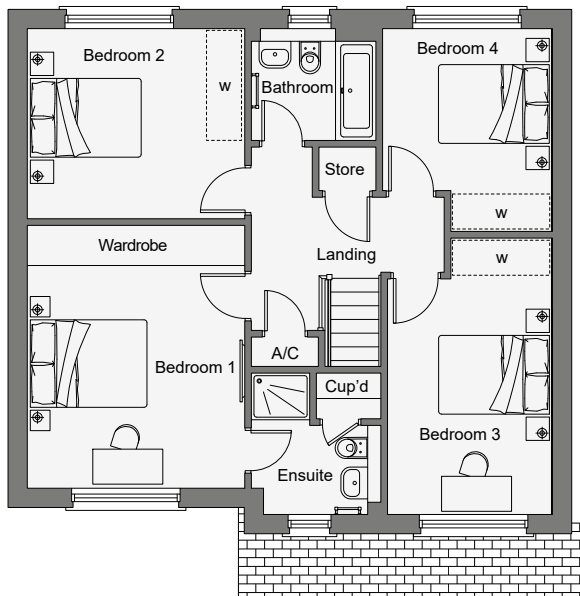
The Redwood is a spacious four bedroom detached home with an integral garage. The ground floor features a lounge with double doors, leading to an open-plan kitchen-dining room, from which bi-fold doors provide access to the rear garden. There is also a separate utility room with a storage cupboard and a downstairs WC.

Upstairs bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a stylish family bathroom and additional storage.



## GROUND FLOOR

Lounge	4.43m x 3.75m	14'6" x 12'4"
Kitchen / Dining	7.17m x 3.82m	23'6" x 12'6" max
Utility	2.98m x 1.67m	9'9" x 5'6"
WC	1.42m x 0.96m	4'8" x 3'2"
Garage	5.14m x 2.69m	16'10" x 8'10" max
Optional Sunroom*		



## FIRST FLOOR

Bedroom 1	3.70m x 4.48m	12'2" x 14'8"
Ensuite	2.22m x 2.40m	7'3" x 7'10" max
Bedroom 2	3.70m x 3.23m	12'2" x 10'7"
Bedroom 3	4.71m x 2.80m	15'5" x 9'2" max
Bedroom 4	3.45m x 2.88m	11'4" x 9'5" max
Bathroom	2.13m x 1.93m	7'0" x 6'4" max

 - suggested space for wardrobe

\*Optional sunroom subject to build stage.

# The Maple

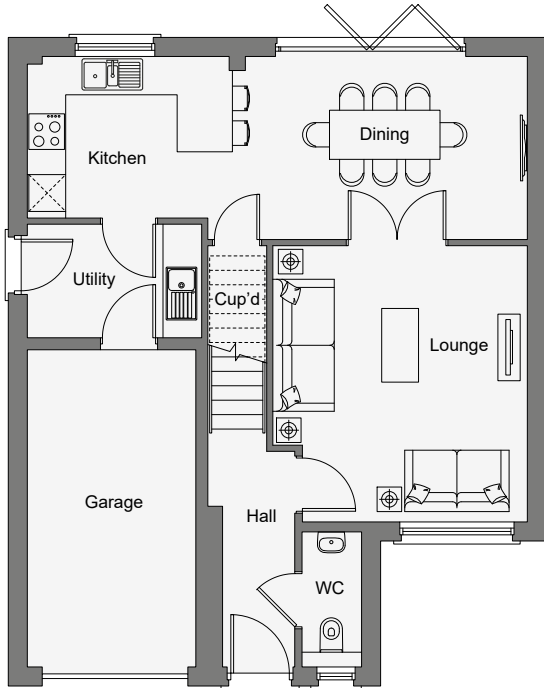
FOUR BEDROOM DETACHED HOME WITH GARAGE



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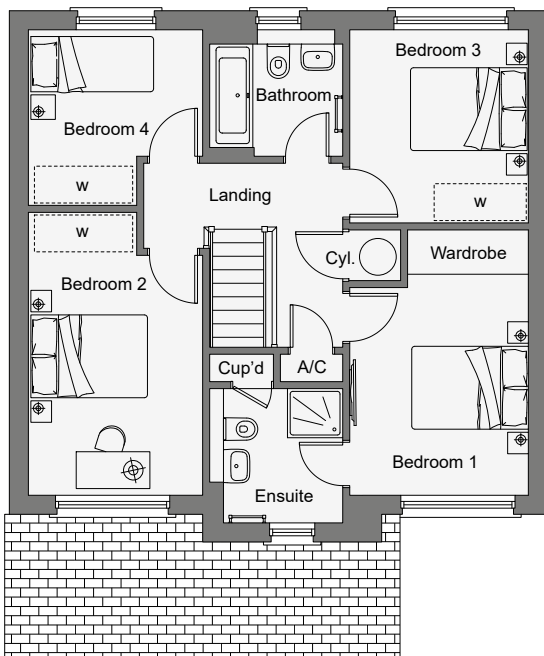
This popular four bedroom detached home includes an integral garage. The ground floor features a lounge with double doors leading through to an open-plan kitchen-dining room, from which bi-fold doors provide access to the rear garden. There is also a separate utility room, a large storage cupboard and a downstairs WC.

Upstairs bedroom one includes fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.



## GROUND FLOOR

Lounge	4.05m x 4.35m	13'3" x 14'3"	max
Kitchen / Dining	7.99m x 2.99m	26'3" x 9'10"	max
Utility	2.79m x 1.80m	9'2" x 5'11"	
WC	2.17m x 0.88m	7'1" x 2'11"	
Garage	2.72m x 5.10m	8'11" x 16'9"	
Optional Sunroom*			



## FIRST FLOOR

Bedroom 1	2.82m x 4.24m	9'3" x 13'11"	max
Ensuite	2.19m x 2.12m	7'2" x 6'11"	max
Bedroom 2	2.81m x 4.63m	9'3" x 15'2"	max
Bedroom 3	2.82m x 3.13m	9'3" x 10'3"	
Bedroom 4	2.74m x 2.83m	9'0" x 9'3"	max
Bathroom	2.16m x 2.04m	7'1" x 6'8"	max

**w** - suggested space for wardrobe

\*Optional sunroom subject to build stage. Floorplans shown for plots P3 & P12. Plots P4, P7 & P9 are handed.

# The Santon

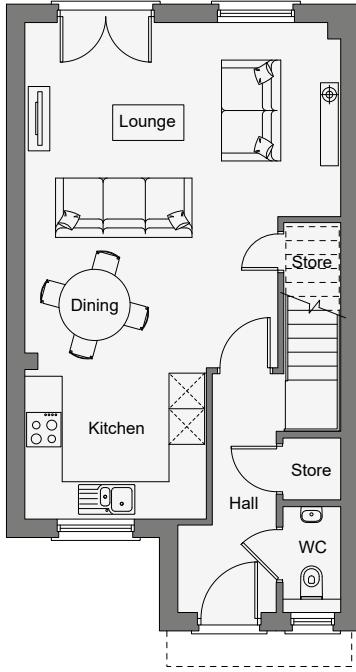
THREE BEDROOM HOME



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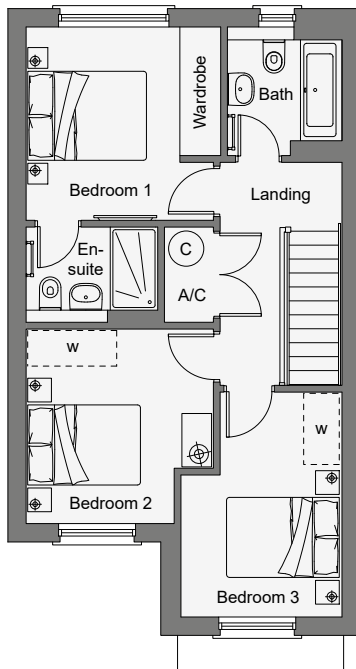
This popular three bedroom home is available with or without a garage.\*  
The ground floor features an open-plan living area with the lounge overlooking the rear garden and French doors leading out to the patio. The kitchen is positioned at the front of the property and there is also practical storage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

Upstairs bedroom one includes fitted wardrobes and an ensuite. 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

**w** - suggested space for wardrobe

\*Floorplans shown for plot P15. Plot P19 is handed. Floorplans differ for plots P5 & P6 which include a garage. Please ask your sales consultant for full details.

# The Ash 3

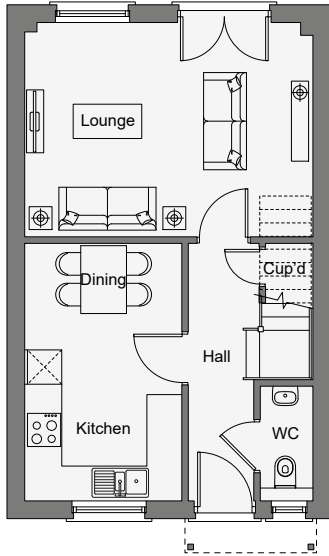
THREE BEDROOM HOME



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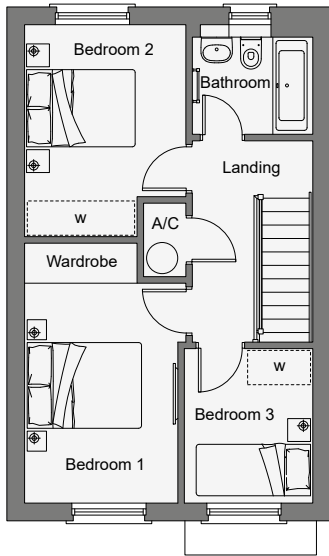
This classic three bedroom home features a separate lounge overlooking the rear garden, with French doors leading out to the patio. The kitchen-dining room is positioned at the front of the property and there is an understairs cupboard and downstairs WC off the hall.

Upstairs there are two double bedrooms, a single bedroom, a stylish family bathroom and an airing cupboard. Fitted wardrobes are included in bedroom one.



### GROUND FLOOR

Lounge	5.06m x 3.68m	16'7" x 12'1"
Kitchen / Dining	4.48m x 2.70m	14'8" x 8'10"
WC	1.98m x 0.91m	6'6" x 3'0"



### FIRST FLOOR

Bedroom 1	4.48m x 2.72m	14'8" x 8'11"	max
Bedroom 2	3.68m x 2.87m	12'1" x 9'5"	max
Bedroom 3	2.64m x 2.22m	8'8" x 7'3"	
Bathroom	2.08m x 1.89m	6'10" x 6'2"	max

 - suggested space for wardrobe

# The Larch 2

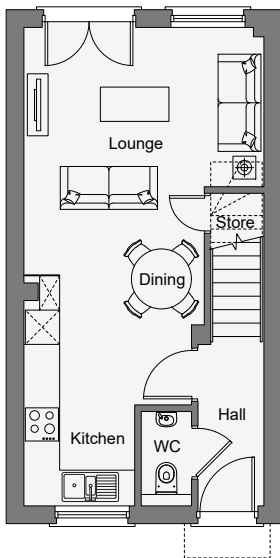
TWO BEDROOM HOME



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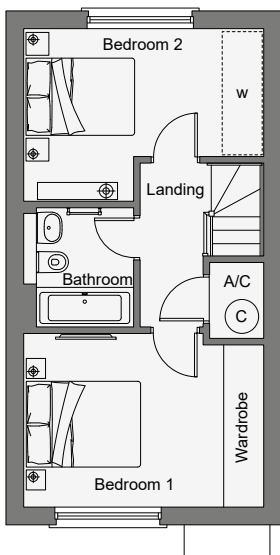
This contemporary two bedroom home features a dual aspect open-plan living area, with French doors to access the rear garden. There is also an understairs cupboard and a downstairs WC.

Upstairs bedroom one includes fitted wardrobes. There is a second double bedroom, a stylish family bathroom and an airing cupboard for additional storage.



## GROUND FLOOR

Lounge / Dining / Kitchen	8.31m x 4.14m	27'3" x 13'7"	max
WC	1.62m x 0.87m	5'4" x 2'10"	



## FIRST FLOOR

Bedroom 1	4.14m x 3.01m	13'7" x 9'10"	max
Bedroom 2	4.14m x 2.99m	13'7" x 9'10"	max
Bathroom	2.08m x 1.89m	6'10" x 6'2"	max

 - 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 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

Stylish fitted wardrobes included as standard 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

Designed with enhanced energy performance to help reduce running costs, with solar panels to generate low-carbon electricity for everyday use.

## 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.

# 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.



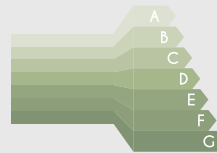
## THEY CAN HELP YOU SAVE MONEY

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.





DANDARA.COM



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