

Station View

Reayrt Mie | Ballasalla

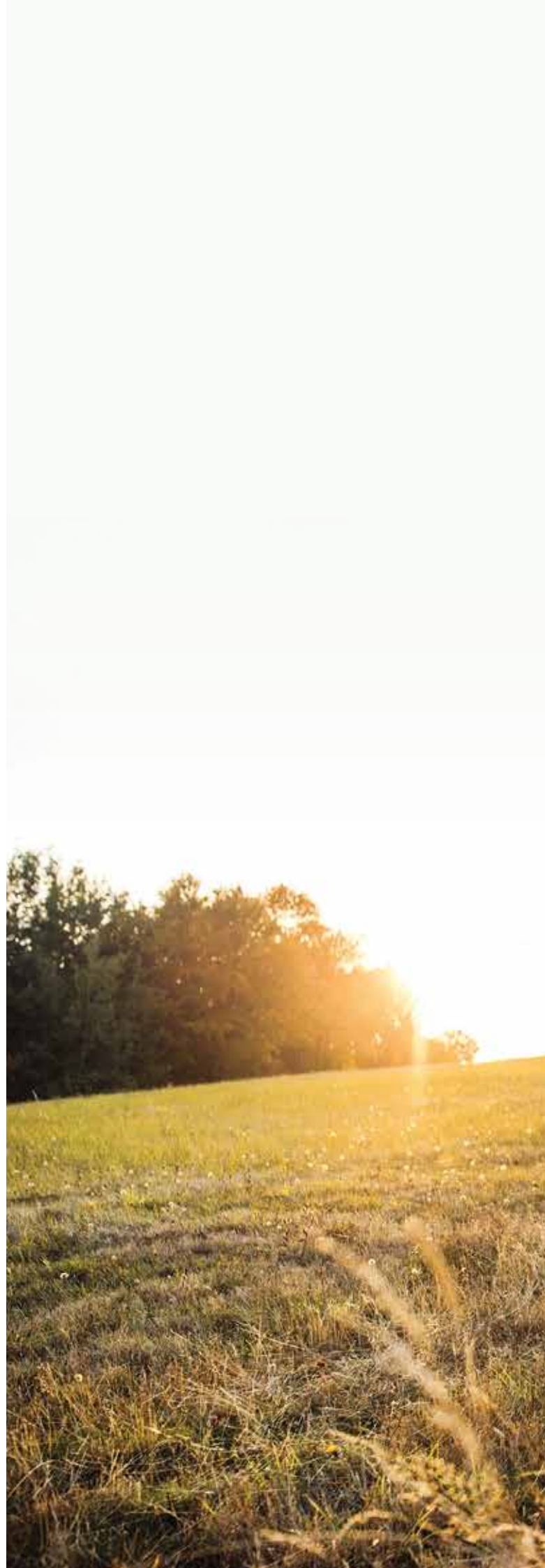
↳ dandara

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 Reayrt Mie

Designed for low-maintenance modern living, these warm, energy-efficient new homes are conveniently close to everything you need.

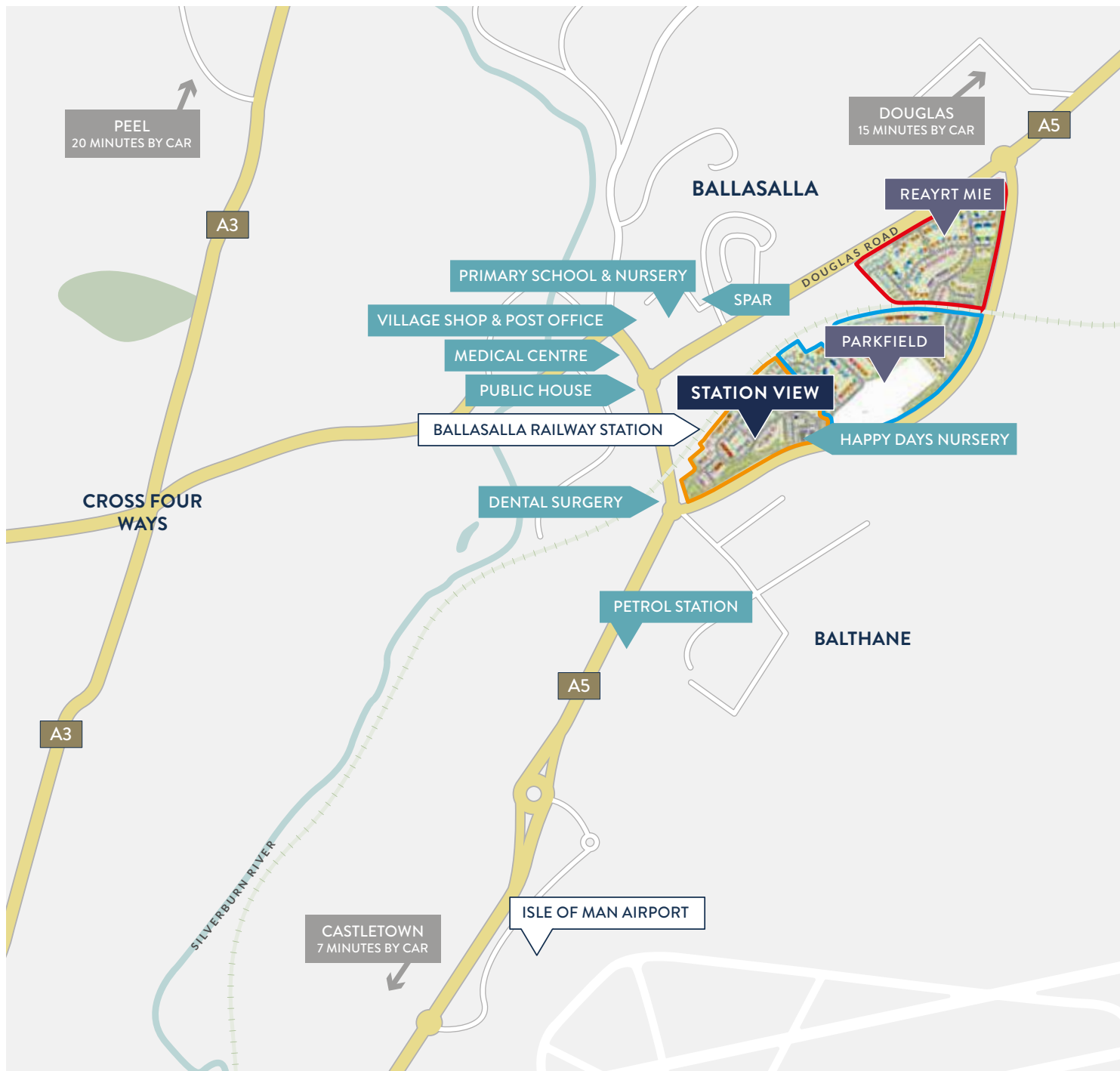
Station View is a collection of new 2, 3 and 4 bedroom homes within our popular Reayrt Mie development in Ballasalla. With a range of homes to suit every budget and lifestyle and with the style, comfort and quality you deserve - it's the perfect place to call home.

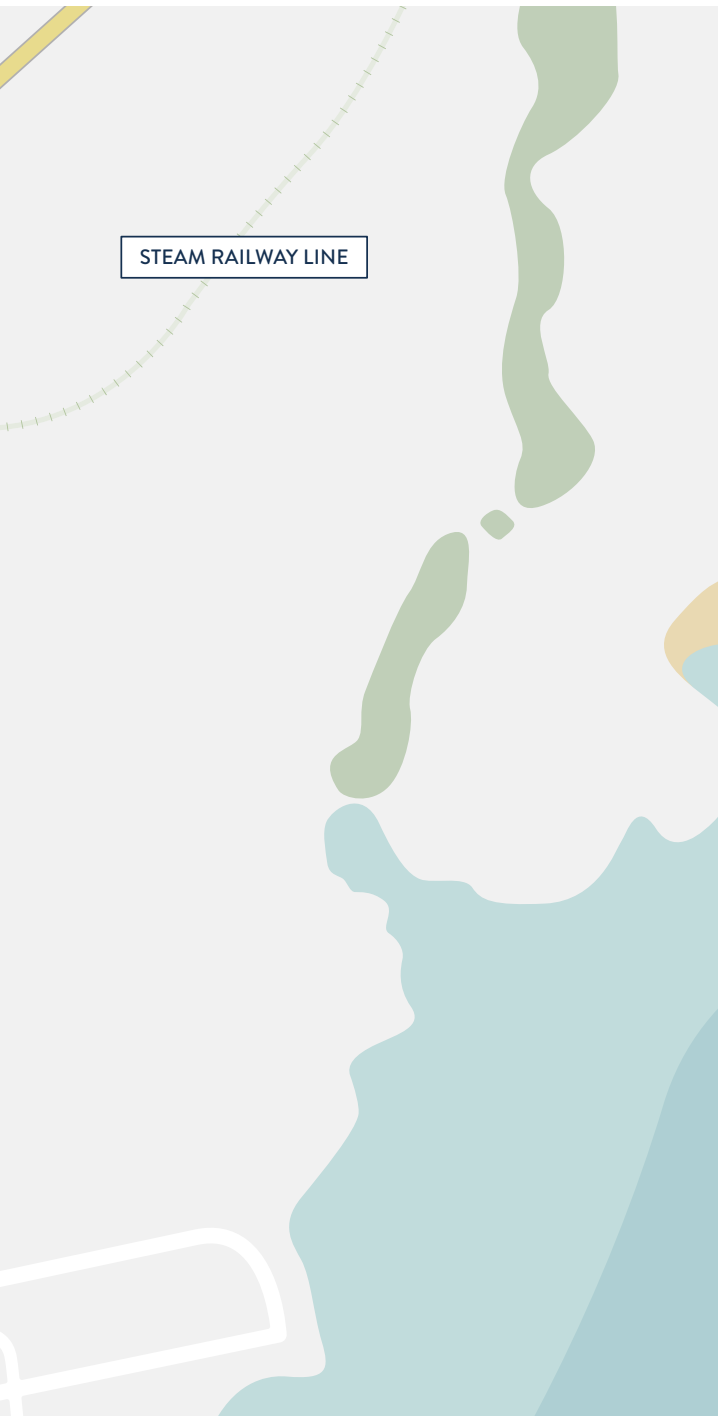


This Computer Generated Image of Station View at Reayrt Mie is indicative only









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
Castle Rushen High School	3.3 miles

LOCAL AMENITIES

Spar Convenience Store	0.2 miles
The Whitestone Public House	0.3 miles
Ballasalla Medical Centre	0.3 miles
Ballasalla Village Shop & Post Office	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



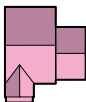
The Larch 3
3 bedroom



The Santon
3 bedroom



The Ash 2
2 bedroom



The Santon + garage
3 bedroom



The Ash 3
3 bedroom



The Larch 2
2 bedroom





The Larch 3

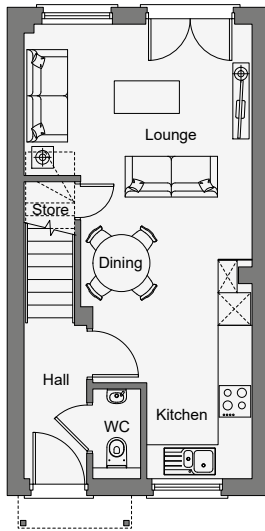
THREE BEDROOM HOME



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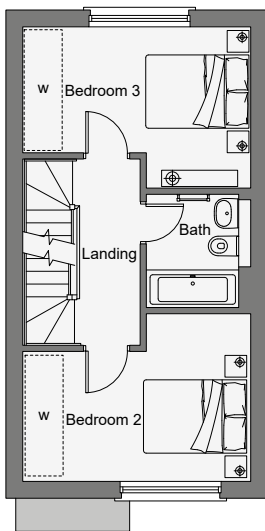
With living accommodation over three floors, this modern family home features a double aspect open-plan living area with French doors opening onto the patio and rear garden from the lounge. There is also a WC off the hall and an understairs cupboard.

The first floor has two double bedrooms and a stylish family bathroom. On the second floor bedroom one includes fitted wardrobes and there is also a separate shower room and a large airing cupboard / store.



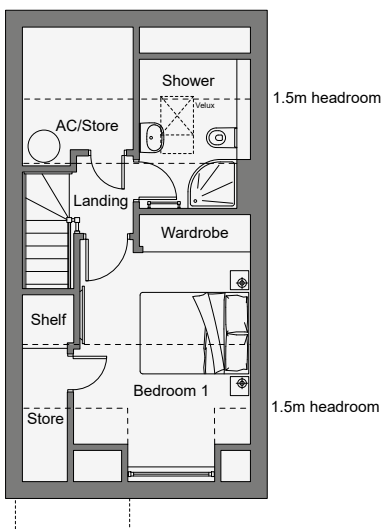
GROUND FLOOR

Kitchen / Dining / Lounge	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 2	4.14m x 3.06m	13'7" x 10'0"	max
Bedroom 3	4.14m x 2.94m	13'7" x 9'8"	max
Bathroom	2.08m x 1.89m	6'10" x 6'2"	max



SECOND FLOOR

Bedroom 1	4.54m x 3.23m	14'11" x 10'7"	max
Shower Room	2.01m x 1.99m	6'7" x 6'7"	max

W - suggested space for wardrobe

Floorplans shown for plot C38. Plot C39 is handed.

The Santon

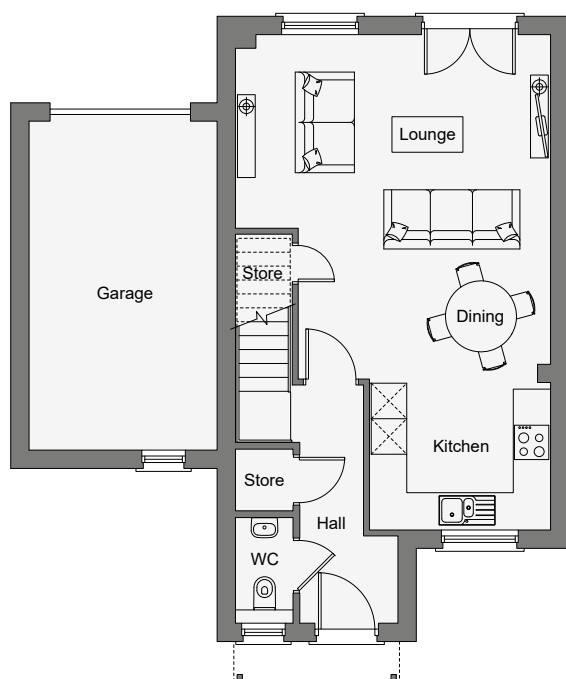
THREE BEDROOM SEMI-DETACHED HOME



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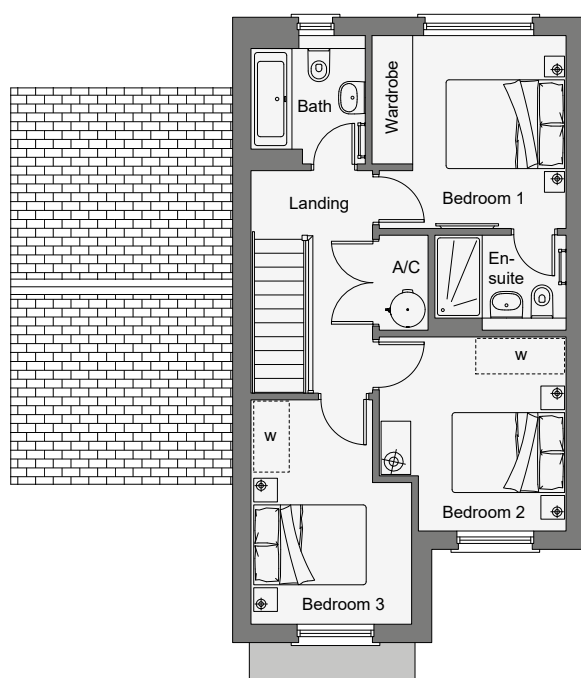
A popular three bedroom semi-detached home, available with or without a garage.* The ground floor features an open-plan living area with the lounge overlooking the rear garden, with French doors leading out to the patio. The kitchen is positioned at the front of the property and there is also a downstairs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

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



GROUND FLOOR

Kitchen / Dining / Lounge	8.31m x 5.26m	27'3" x 17'3"	max
Garage	5.50m x 3.12m	18'0" x 10'3"	
WC	1.75m x 0.94m	5'9" x 3'1"	



FIRST FLOOR

Bedroom 1	3.25m x 3.23m	10'8" x 10'7"	max
Ensuite	2.19m x 1.60m	7'2" x 5'3"	max
Bedroom 2	3.25m x 3.12m	10'8" x 10'3"	max
Bedroom 3	3.76m x 2.68m	12'4" x 8'10"	max
Bathroom	2.14m x 1.90m	7'0" x 6'3"	max

W - suggested space for wardrobe

*Floorplans shown for plot C35. Plot C32 is handed. Floorplans differ for plots C30, C31, C41 & C42.
Please ask your sales consultant for full details

The Ash 3

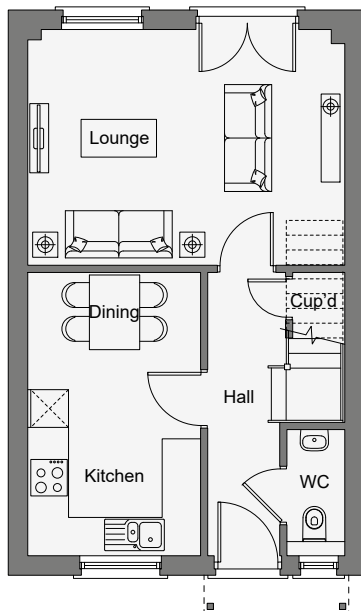
THREE BEDROOM HOME



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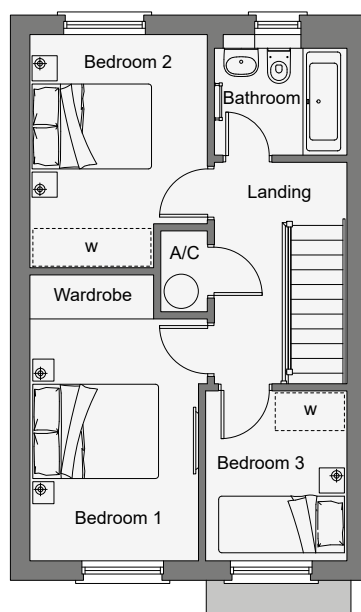
A classic three bedroom home, featuring a lounge at the rear with French doors leading out to the garden. The separate kitchen-dining room is positioned at the front of the property and there is an understairs cupboard and downstairs WC.

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	4.98m x 3.72m	16'4" x 12'2"
Kitchen / Dining	4.47m x 2.69m	14'8" x 8'10"
WC	1.98m x 0.94m	6'6" x 3'1"



FIRST FLOOR

Bedroom 1	4.52m x 2.65m	14'10" x 8'8"	max
Bedroom 2	3.68m x 2.79m	12'1" x 9'2"	max
Bedroom 3	2.67m x 2.22m	8'9" x 7'3"	
Bathroom	2.08m x 1.89m	6'10" x 6'2"	max

W - suggested space for wardrobe

The Ash 2

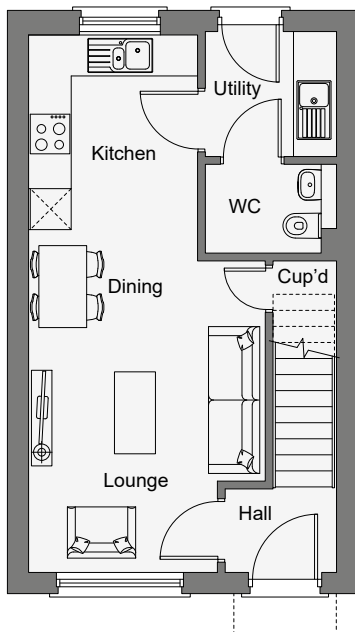
TWO BEDROOM HOME



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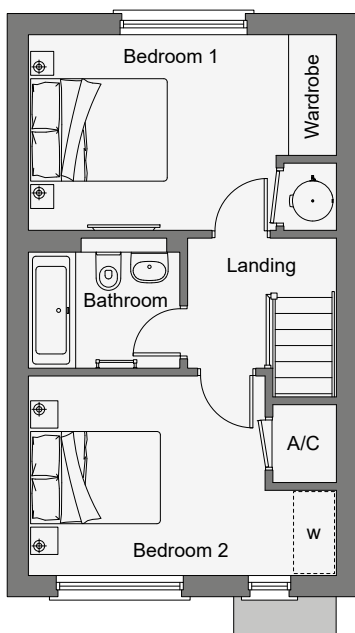
This charming two bedroom home is ideal for first time homeowners, new families or those ready to make the move to a more low-maintenance home. It features a dual aspect open-plan living area, separate utility with WC and an understairs cupboard.

Upstairs there are two double bedrooms and a stylish family bathroom. Bedroom one includes fitted wardrobes and there is an airing cupboard in bedroom two for additional storage.



GROUND FLOOR

Kitchen / Dining / Lounge	7.86m x 3.43m	25'9" x 11'3"	max
Utility	1.89m x 1.80m	6'2" x 5'11"	
WC	1.89m x 1.30m	6'2" x 4'3"	max



FIRST FLOOR

Bedroom 1	4.45m x 2.83m	14'7" x 9'3"	max
Bedroom 2	4.45m x 2.89m	14'7" x 9'6"	max
Bathroom	2.19m x 1.90m	7'2" x 6'3"	max

W - suggested space for wardrobe

The Larch 2

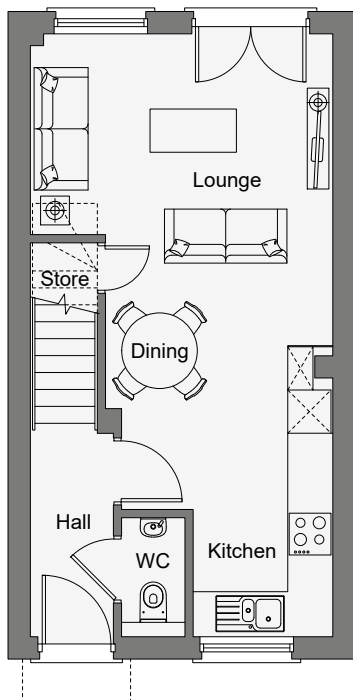
TWO BEDROOM HOME



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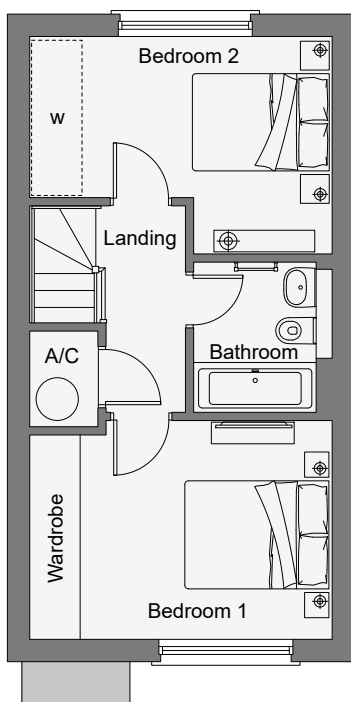
This contemporary two bedroom home is ideal for first time homeowners, new families or those ready to make the move to a more low-maintenance home. It features a dual aspect open-plan living area with French doors which open onto the rear patio and garden. There is a WC off the hall and an understairs cupboard.

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



GROUND FLOOR

Kitchen / Dining / Lounge	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

W - suggested space for wardrobe

Floorplans shown for plots C33, C34, C36 & C37. Plot C40 is handed.



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

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.



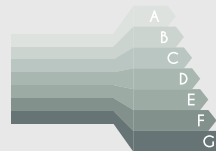
THEY CAN HELP YOU SAVE MONEY

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.



*According to HBF figures published January 2025.



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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