



THE
SHORELANDS
at Hartley Hall, Greenisland



Content

Specification pg 4 *Site Map* pg 12

Hartley Living pg 8 *Location Map* pg 38

Detached Homes

The Forecastle 2193 Sq Ft pg 16

The Keel 1456 Sq Ft pg 18

The Windward 1430 Sq Ft pg 20

Semi-Detached Homes

The Crest 1332 Sq Ft pg 24

The Cape 1095 Sq Ft pg 26

The Pier 944 Sq Ft pg 28

Townhouses

The Helm 1036 Sq Ft pg 32

The Purser 1022 Sq Ft pg 34

The Galley 1017 Sq Ft pg 36



THE SHORELANDS at Hartley Hall, Greenisland

Welcome

Comfort, beauty and impeccable design await you on the shores of Belfast Lough.

Nestled at the foot of Carn Hill and casting its eye towards the historic shipping channels of Belfast Lough, The Shorelands at Hartley Hall continues the Hilmark Homes tradition of building new high-quality, move-in-ready homes offering the very best in Northern Ireland living.

It's here that we've combined aspirational living and desirable location to create a unique opportunity for those seeking a balance between work, family and relaxation.

Each home is designed to blend organically into the existing surroundings and sit proudly alongside existing architecture. Featuring spacious detached and semi-detached designs with 3, 4, 5 and 6 bedrooms, your future home is constructed using skilled local craftsmen and carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design.

The Shorelands at Hartley Hall, like all Hilmark Homes, promises your new home will always be unique, always considered and always built for you.

Specification

Kitchen & Utility

High quality units with choice of door, worktop and handle

Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher

LED under lighting to kitchen units

Recessed LED down lighters to ceilings in kitchen

Porcelain floor tiling

Ceramic wall tiling between kitchen units

Integrated washing machine where no utility

Plumbing for washing machine in utility where applicable



Bathroom, En suites & WC

Contemporary white sanitary ware with chrome fittings

Separate fully tiled shower enclosure in main bathroom where applicable

Chrome towel radiators in bathroom and ensuite

Recessed LED down lighters to ceilings in bathroom and ensuite

Choice of porcelain partial wall tiling to bathroom, ensuite and WC

Choice of porcelain floor tiles to bathroom, ensuite and WC

Dual drencher showerhead to ensuite



Features

****A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.***

Internal Features

Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)

Choice of stove with granite or slate hearth

Mains supply smoke & carbon monoxide detectors

Moulded skirting and architraves with painted finish

Painted internal doors with quality ironmongery

Carpets to lounge, bedrooms, stairs and landings with underlay

Porcelain tiles to hallway

Comprehensive range of electrical sockets, switches, TV and telephone points, chrome finish to ground floor

Wiring for future satellite point

Gas fired central heating

Integral alarm system

Energy efficient fittings/bulbs to all rooms

External Features

Timber frame construction

Front gardens to be turfed

Rear gardens rotovated and seeded in next planting season - weather dependant.

Bitmac driveway

Tobermore pavers to front

uPVC double glazed windows and uPVC rear door

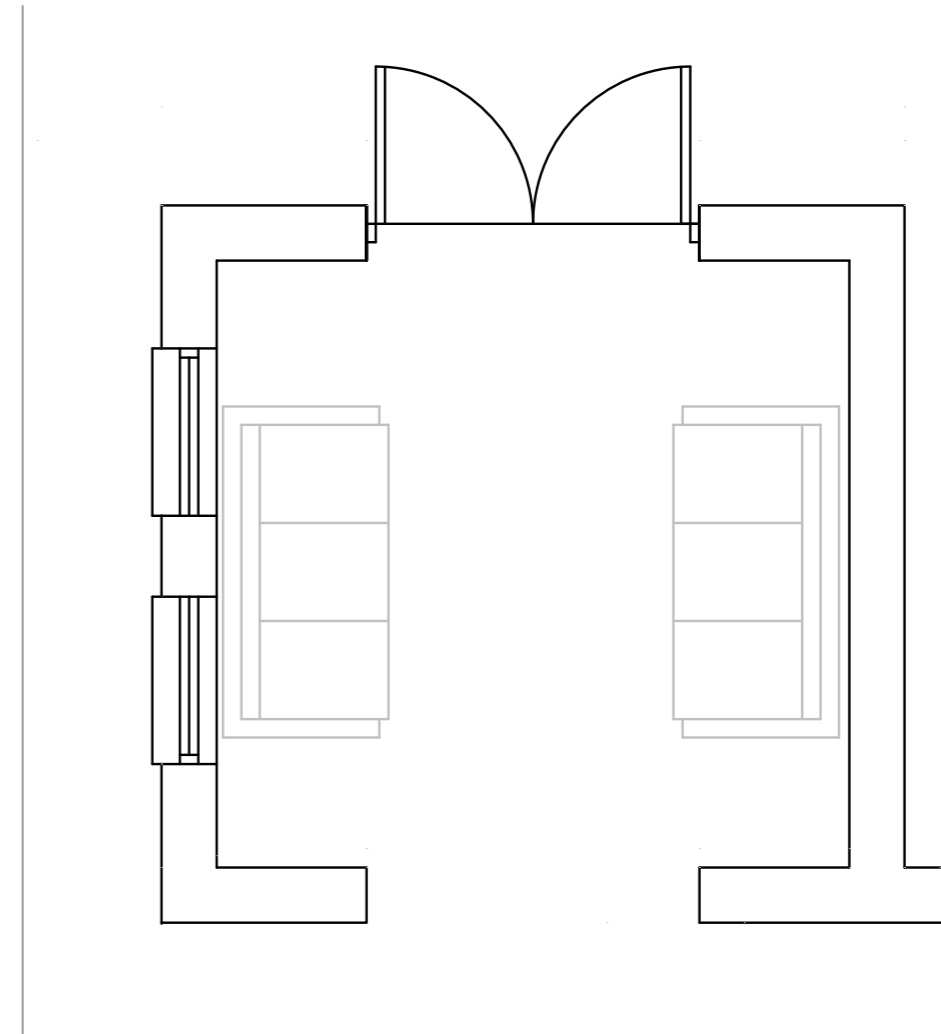
Composite front door with secure multi locking system

Outside water tap

External socket

External lighting to front and rear doors

10 year NHBC structural warranty



Garden Room*

With porcelain tiled floor, radiator, power sockets and TV point, recessed LED down lighters to ceiling, double patio doors to rear garden.

** Where applicable on selected sites - please refer to the selling agent and site map.*

Note: Garden Room drawing is for illustration purposes only, door & window layouts may vary



THE
SHORELANDS
at Hartley Hall, Greenisland

Hartley Living

*Sublime spaces only
a stone's throw
away.*



Love living at Hartley Hall.

Whether you're a fan of outdoor pursuits, or your tastes lean toward the more urbane, you'll find what you're looking for only minutes from your doorstep.

Take a gentle stroll or brisk jog along the shoreline, explore the many pristine parks or simply while away the time and watch the world go by. Bliss.

For those craving a faster pace there's plenty of restaurants and bars to be found, convenient modern shopping, and a wealth of places for children, young and old, to play. And with Carrickfergus and Belfast City only minutes away it's easy to find even more things to love.



Hartley Hall

Greenisland





THE SHORELANDS
at Hartley Hall, Greenisland

SimonBrien
NEW HOMES

HILMARK HOMES

028 9066 8888 www.hilmarkhomes.com
www.simonbrien.com

Illustration purposes only contact selling agent if you have any queries.



Site Layout

The Shorelands at Hartley Hall

Please note the site map is for illustration purposes only. The Site Map indicates where there is planning for garden rooms and garages not their exact position. Please refer to the selling agent for layout of Garden Rooms as these may vary.

House Types

Detached Homes

- *The Forecastle* 76
- *The Keel (Render Plots)* 63, 64, 189
- *The Windward* 16, 17, 42, 49, 50, 55, 186

Semi-Detached Homes

- *The Crest* 65, 66, 67, 68, 69, 70, 187, 188
- *The Cape* 19, 20, 25, 26, 31, 32, 51, 52, 53, 54
- *The Pier* 21, 22, 23, 24, 27, 28, 29, 30, 43, 44, 45, 46, 47, 48

Town Houses

- *The Helm* 33, 41
- *The Purser* 34, 37, 40
- *The Galley* 35, 36, 38, 39

*For enquiries about the future development, please contact **Simon Brien**.*

SimonBrien
NEW HOMES



THE
SHORELANDS
at Hartley Hall, Greenisland

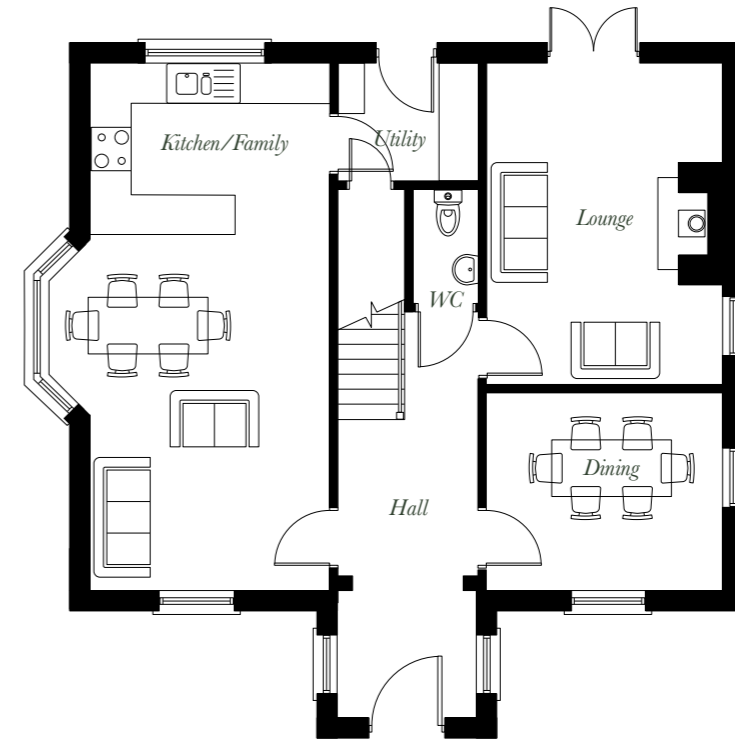


Detached Homes





Ground Floor



The Forecastle — 5 Bedroom Detached Home — 2193 sq ft



Site map colour reference:

Plot: 76

Dimensions represented from the longest point.

Ground Floor

Lounge	15'9" x 11'7"	4.81 x 3.54m
Kitchen/Family	25'11" x 13'10"	7.91 x 4.21m
Dining	11'7" x 9'9"	3.54 x 2.97m
Utility	—	—
WC	—	—

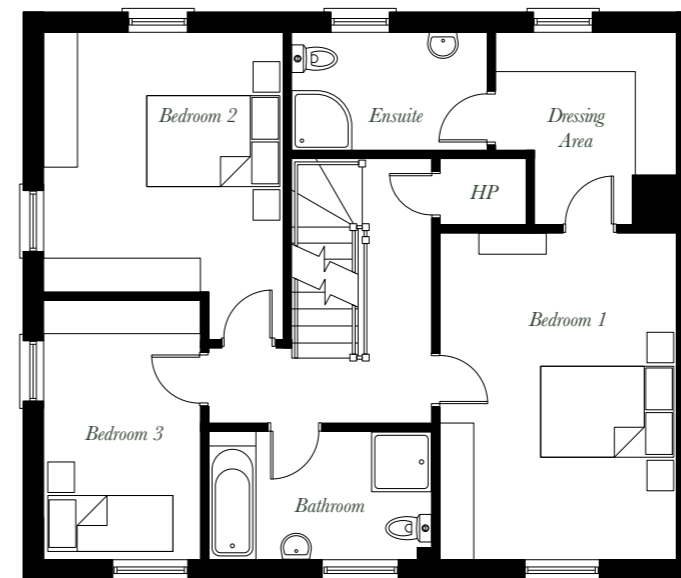
First Floor

Bedroom 1	16'1" x 11'7"	4.91 x 3.54m
Dressing Area	9'6" x 8'11"	2.89 x 2.71m
Ensuite	—	—
Bedroom 2	15'2" x 11'9"	4.62 x 3.58m
Bedroom 3	12'10" x 7'9"	3.90 x 2.35m
Bathroom	—	—

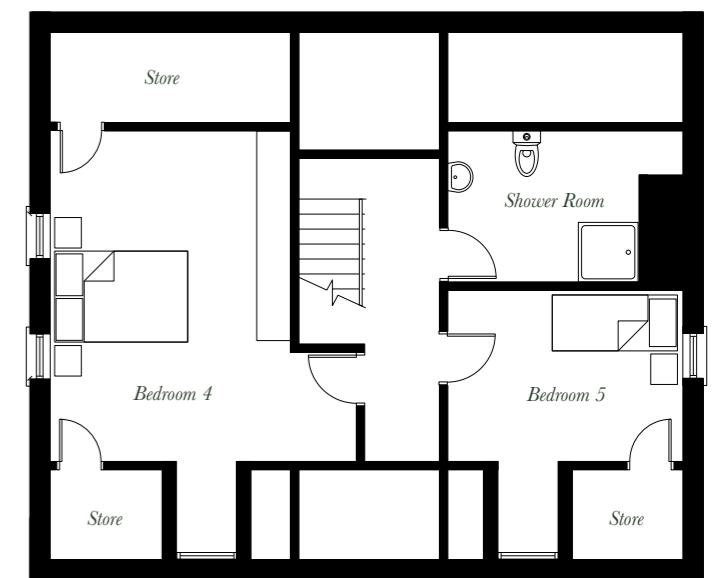
Second Floor

Bedroom 4	20'5" x 15'0"	6.22 x 4.58m
Bedroom 5	12'6" x 11'7"	3.82 x 3.54m
Shower Room	—	—

First Floor



Second Floor





The Keel

— 4 Bedroom Detached Home — **1456 sq ft**
with Garden Room — **1591 sq ft**



Site map colour reference:

Render Finish Plots: 63, 64, 189

Dimensions represented from the longest point.

Ground Floor

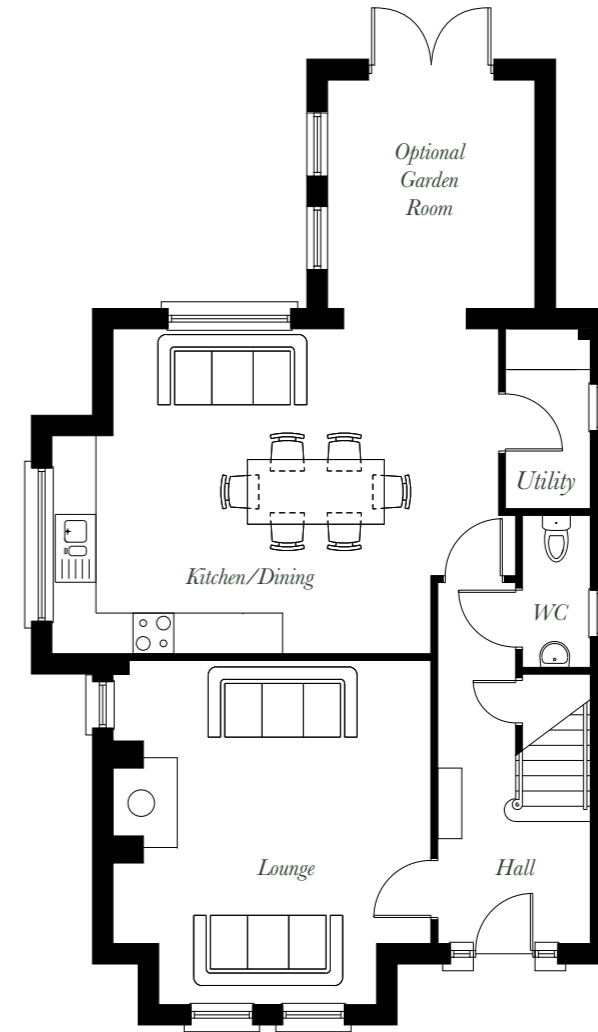
Lounge	16'7" x 15'3"	5.06 x 4.66m
Kitchen/Dining	22'4" x 15'7"	6.81 x 4.76m
Optional Garden Room	11' 10" x 10'6"	3.61 x 3.19m
Utility	—	—
WC	—	—

First Floor

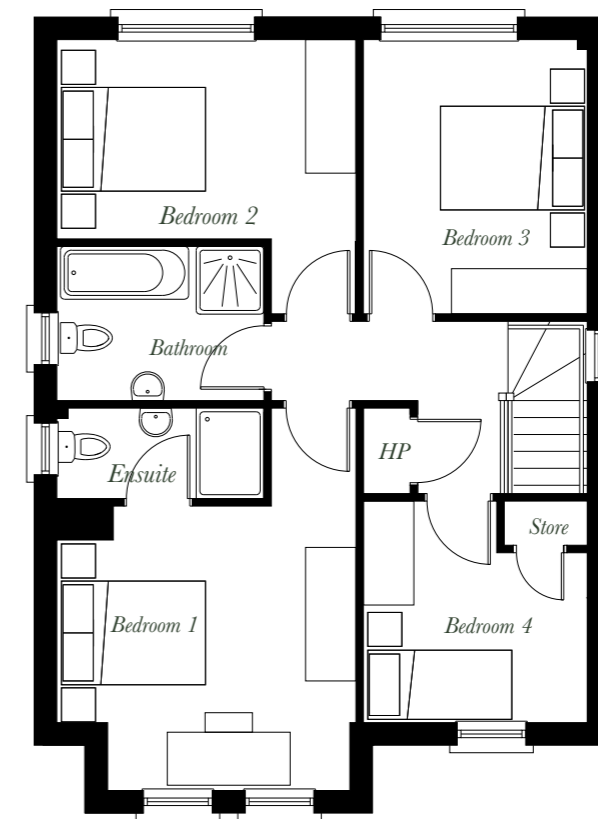
Bedroom 1	16'8" x 12'10"	5.09 x 3.92m
Ensuite	—	—
Bedroom 2	12'10" x 11'10"	3.92 x 3.61m
Bedroom 3	11'10" x 9'9"	3.61 x 2.97m
Bedroom 4	9'9" x 9'5"	2.97 x 2.87m
Bathroom	—	—
Store	—	—



Ground Floor



First Floor





The Windward

— 4 Bedroom Detached Home — 1430 sq ft
with Garden Room — 1562 sq ft

Ground Floor

Lounge	17'9" x 12'2"	5.40 x 3.72m
Kitchen/Dining	20'5" x 19'4"	6.22 x 5.89m
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	17'8" x 12'2"	5.39 x 3.70m
Ensuite	—	—
Bedroom 2	12'6" x 9'9"	3.80 x 2.97m
Bedroom 3	12'6" x 9'2"	3.80 x 2.80m
Bedroom 4	8'10" x 6'9"	2.70 x 2.07m
Bathroom	—	—

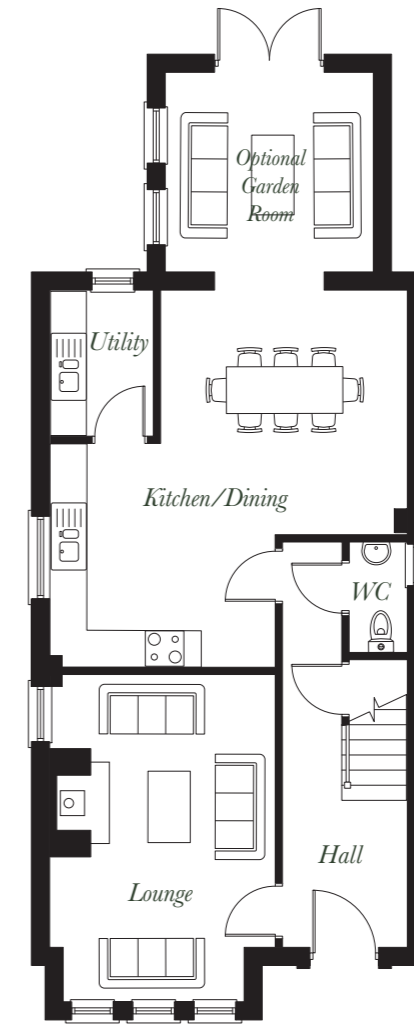


Site map colour reference:

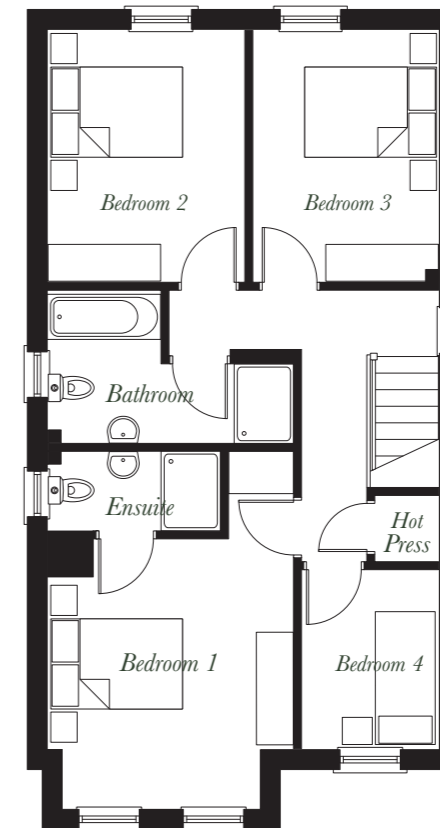
Plot: 16, 17, 42, 49, 50, 55, 186

Dimensions represented from the longest point.

Ground Floor



First Floor





THE
SHORELANDS
at Hartley Hall, Greenisland



**Semi-Detached
 Homes**





The Crest — 4 Bedroom Semi-Detached Home — 1332 sq ft
 — With Optional Garden Room — 1,459 sq ft



Site map colour reference:

Plots: 65, 66, 67, 68, 69, 70, 187, 188

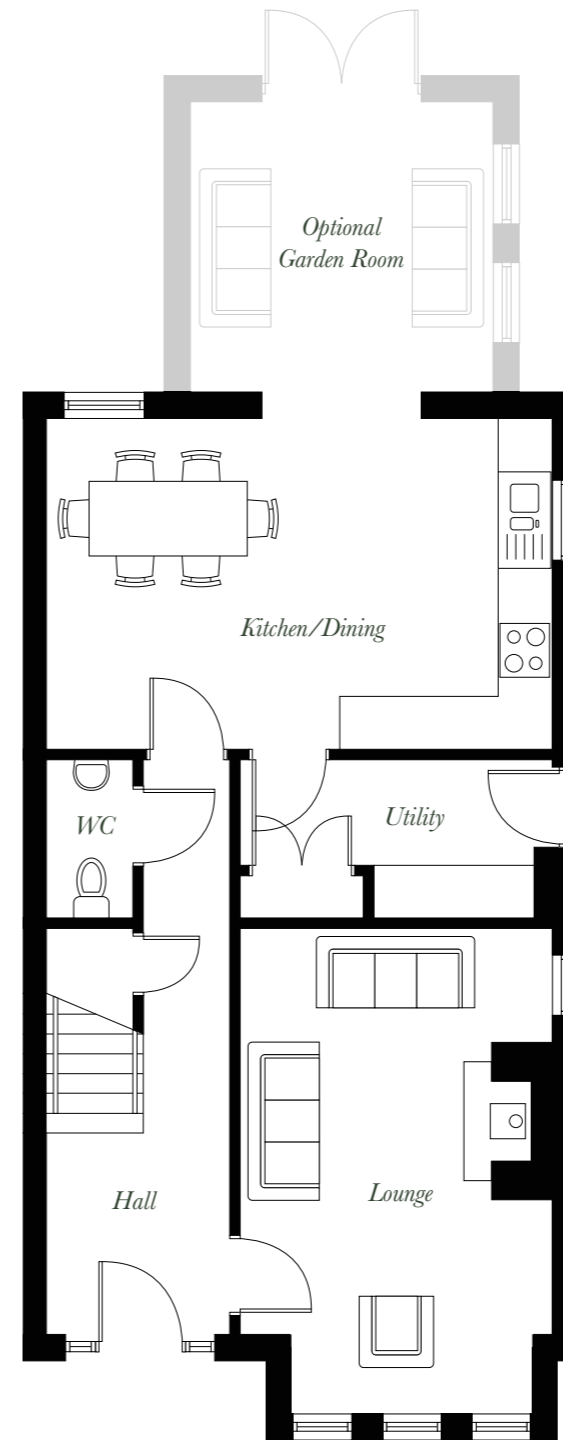
Dimensions represented from the longest point.

Ground Floor

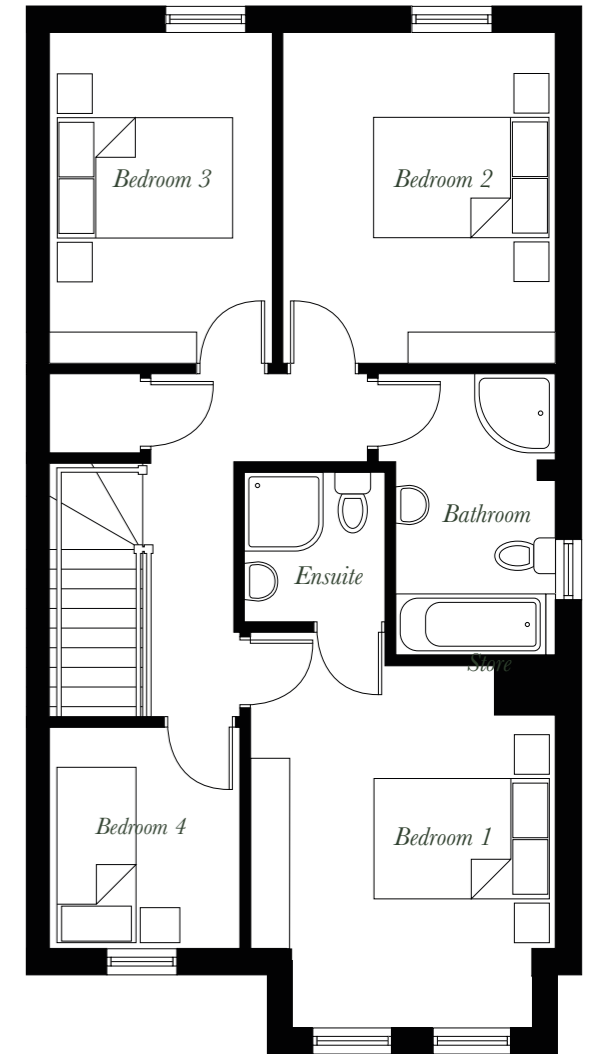
Lounge	18'0" x 11'4"	5.49 x 3.45m
Kitchen/Dining	18'8" x 12'4"	5.70 x 3.75m
Utility	—	—
WC	—	—
Store	—	—
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m

First Floor

Bedroom 1	11'9" x 11'4"	3.58 x 3.45m
Ensuite	—	—
Bedroom 2	12'4" x 10'1"	3.75 x 3.08m
Bedroom 3	12'4" x 8'2"	3.75 x 2.50m
Bedroom 4	8'2" x 7'0"	2.50 x 2.13m
Bathroom	—	—
Store	—	—



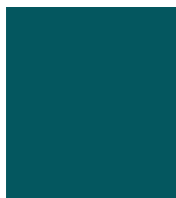
Ground Floor



First Floor



The Cape — 3 Bedroom Semi-Detached Home — 1095 sq ft
with Garden Room — 1210 sq ft



Site map colour reference:

Plots: 19, 20, 25, 26, 31, 32, 51, 52, 53, 54

Ground Floor

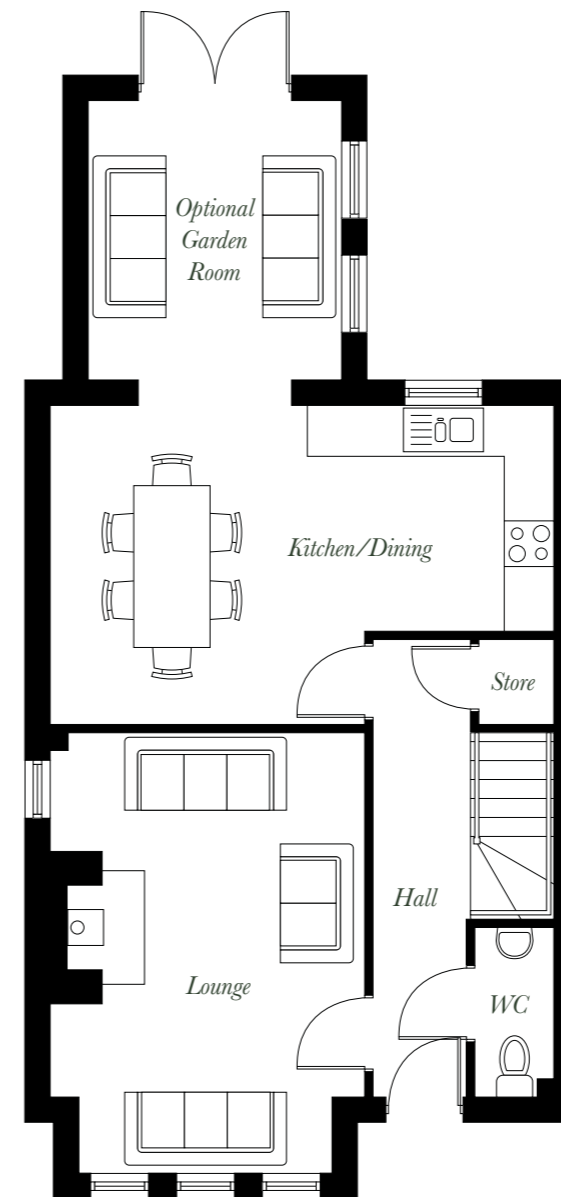
Lounge	17'0" x 12'0"	5.18 x 3.67m
Kitchen/Dining	19'5" x 12'3"	5.93 x 3.73m
Optional Garden Room	10'9" x 9'9"	3.27 x 2.96m
WC	—	—
Store	—	—

First Floor

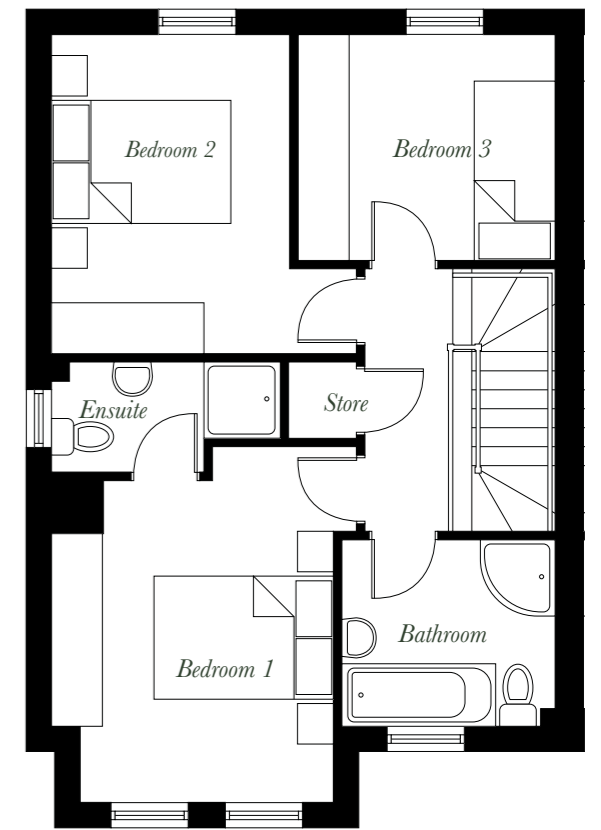
Bedroom 1	13'8" x 10'10"	4.16 x 3.30m
Ensuite	—	—
Bedroom 2	12'3" x 11'8"	3.73 x 3.56m
Bedroom 3	9'11" x 8'8"	3.01 x 2.63m
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor





The Pier — 3 Bedroom Semi-Detached Home — 944 sq ft



Site map colour reference:

Plots: 21, 22, 23, 24, 27, 28, 29, 30, 43, 44, 45, 46, 47, 48

Dimensions represented from the longest point.

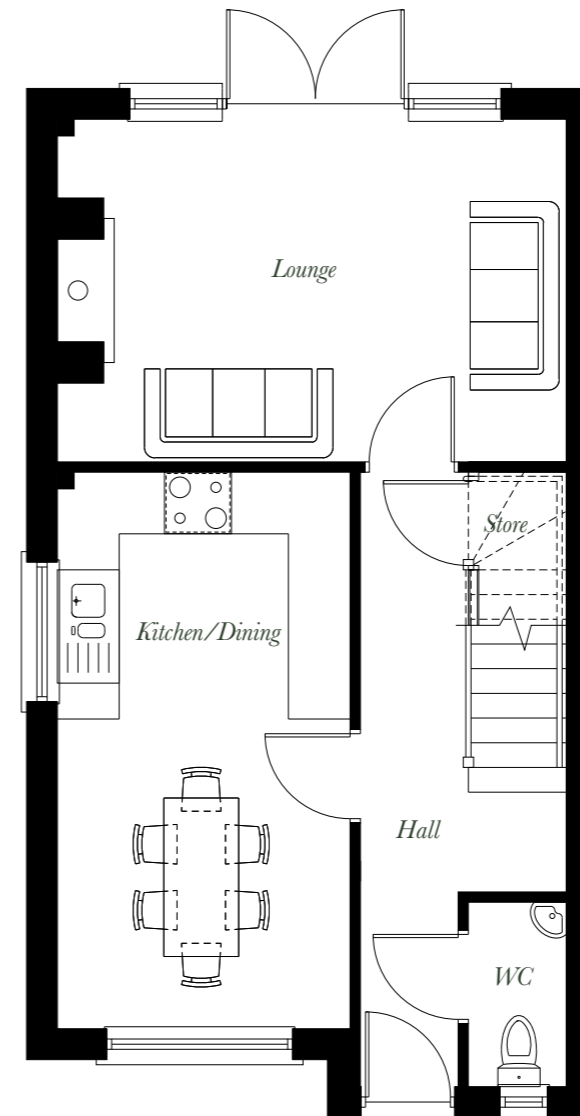
Ground Floor

Lounge	16'2" x 10'11"	4.92 x 3.32m
Kitchen/Dining	17'8" x 9'3"	5.38 x 2.81m
WC	—	—
Store	—	—

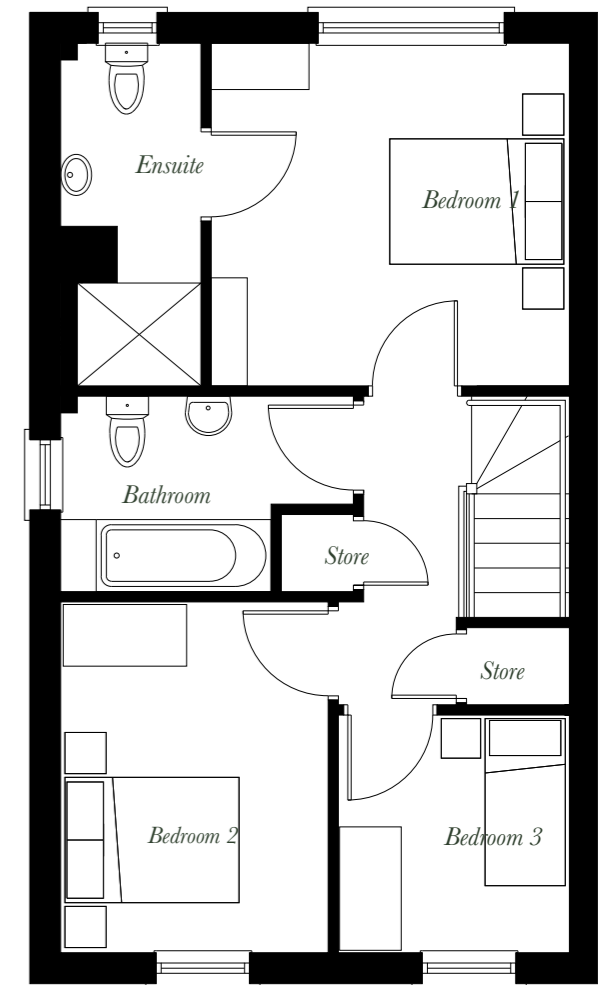
First Floor

Bedroom 1	11'0" x 10'11"	3.35 x 3.32m
Ensuite	—	—
Bedroom 2	11'0" x 8'6"	3.36 x 2.58m
Bedroom 3	7'6" x 7'3"	2.28 x 2.22m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





THE
SHORELANDS
at Hartley Hall, Greenisland



Town houses





The Helm

— 3 Bedroom Townhouse — 1036 sq ft



Site map colour reference:

Plots: 33, 41

Dimensions represented from the longest point.

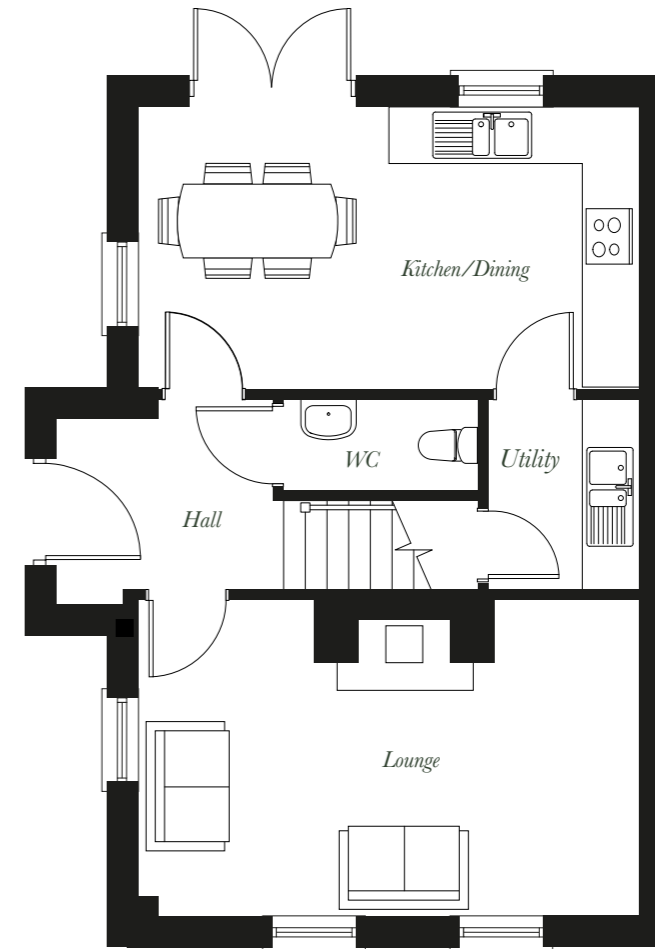
Ground Floor

Lounge	17'8" x 11'3"	5.39 x 3.43m
Kitchen/Dining	17'8" x 10'0"	5.39 x 3.05m
Utility	—	—
WC	—	—

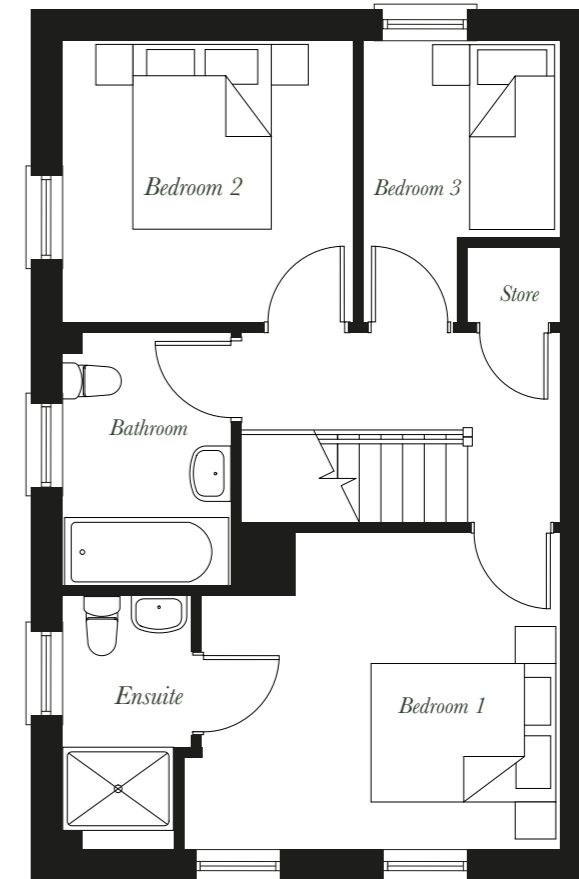
First Floor

Bedroom 1	13'4" x 11'3"	4.07 x 3.43
Ensuite	—	—
Bedroom 2	10'4" x 10'0"	3.15 x 3.05m
Bedroom 3	10'0" x 6'12"	3.05 x 2.13
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





The Purser — 3 Bedroom Townhouse — 1022 sq ft



Site map colour reference:

Plots: 34, 37, 40

Dimensions represented from the longest point.

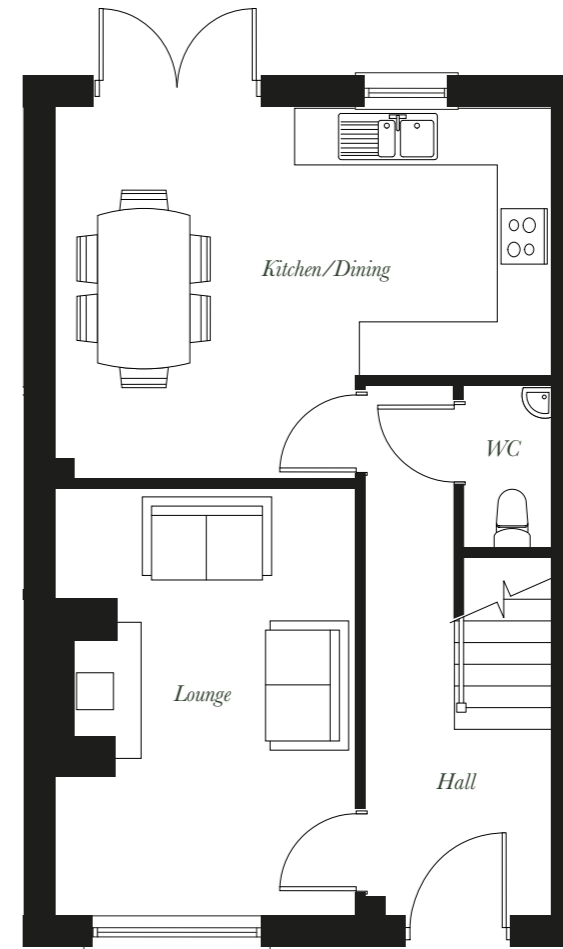
Ground Floor

Lounge	15'2" x 10'9"	4.62 x 3.28
Kitchen/Dining	17'9" x 13'2"	5.42 x 4.02
Utility	—	—
WC	—	—

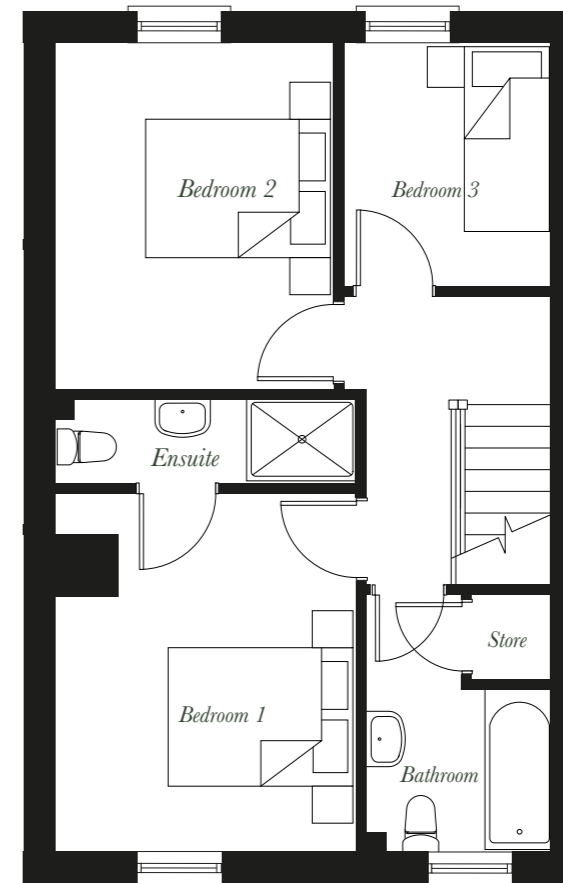
First Floor

Bedroom 1	12'8" x 10'9"	3.87 x 3.28m
Ensuite	—	—
Bedroom 2	12'4" x 10'0"	3.75 x 3.04m
Bedroom 3	8'8" x 7'5"	2.63 x 2.26m
Bathroom	—	—
Store	—	—

Ground Floor

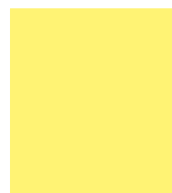


First Floor





The Galley — 3 Bedroom Townhouse — 1017 sq ft



Site map colour reference:

Plots: 35, 36, 38, 39

Dimensions represented from the longest point.

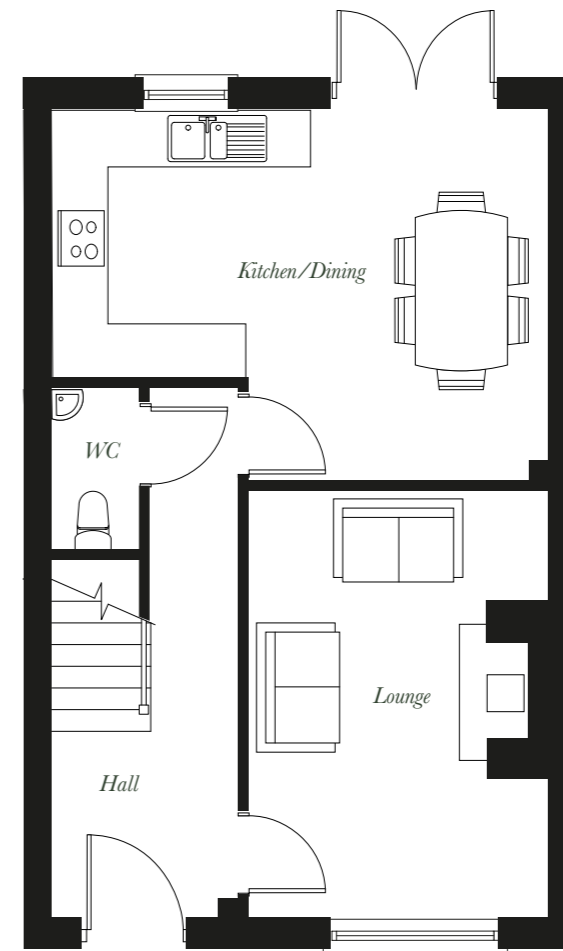
Ground Floor

Lounge	15'2" x 10'8"	4.62 x 3.26
Kitchen/Dining	17'8" x 13'2"	5.39 x 4.02
Utility	—	—
WC	—	—

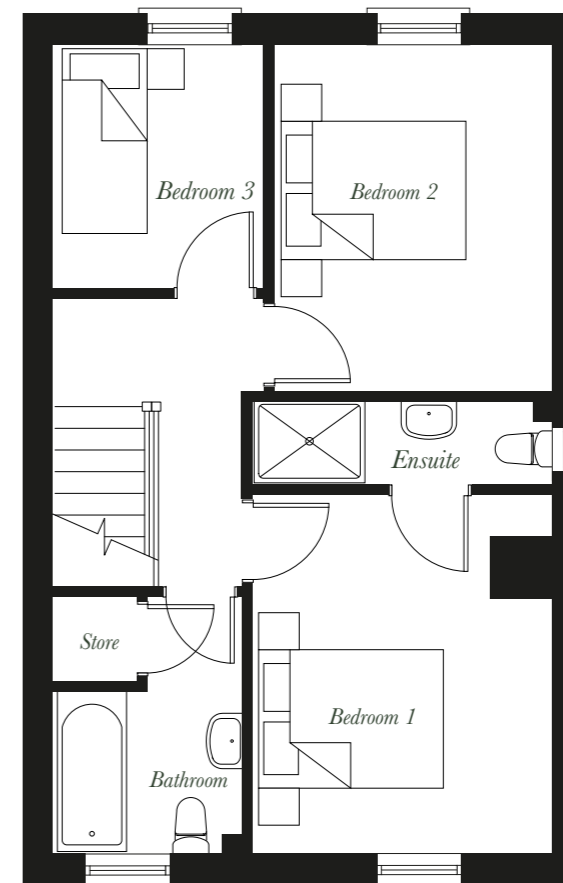
First Floor

Bedroom 1	12'8" x 10'8"	3.87 x 3.25m
Ensuite	—	—
Bedroom 2	12'4" x 9'11"	3.75 x 3.01m
Bedroom 3	8'8" x 7'5"	2.63 x 2.26m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





THE SHORELANDS
at Hartley Hall, Greenisland



Location

The perfect place for contemporary living.

The Shorelands at Hartley Hall has the best of all worlds. Nearby you will find churches and schools- including the University of Ulster's Jordanstown campus. The location also offers easy access to commuter routes, buses and direct train lines to Belfast, Carrickfergus and Larne. Live life to the fullest.





028 9066 8888

WWW.SIMONBRIEN.COM



WWW.HILMARKHOMES.COM

The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor, selling agent, nor any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and graphic illustrations are for reference purposes only and may be subject to change. All photographs of Hilmark Homes properties used in this publication are from a range of Hilmark Homes Developments and are for illustration purposes only. This brochure is subject to printer's errors.

Further information available on request.