



THE
SHORELANDS
at Hartley Hall, Greenisland

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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, ensuites and WC
- Dual drencher showerhead to ensuite



Features

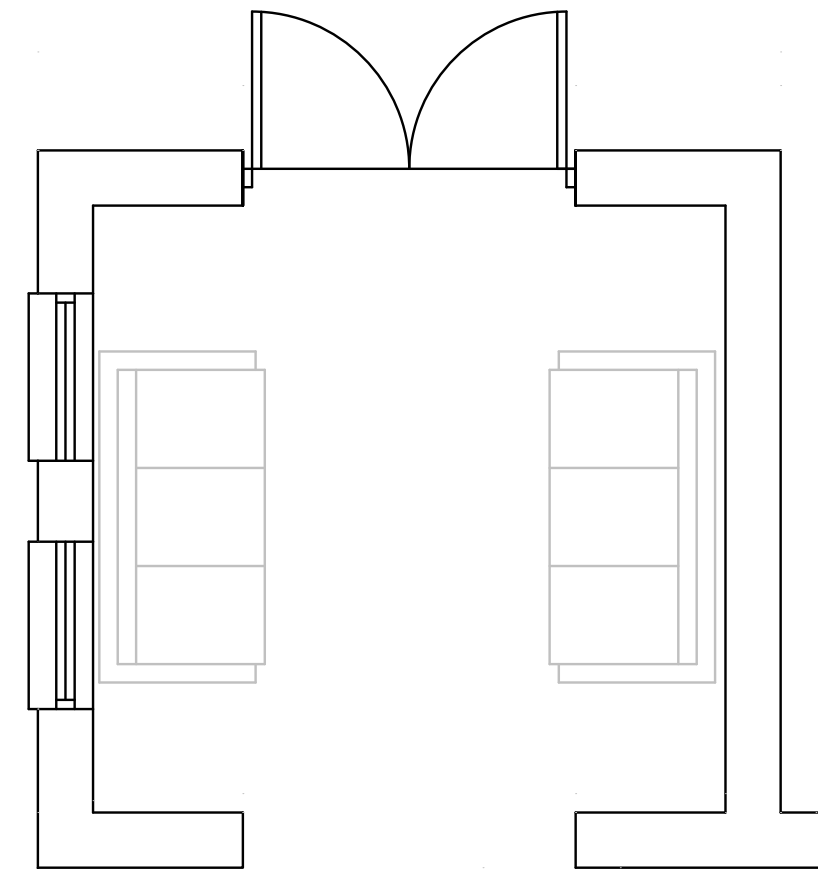
***A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.**

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



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.

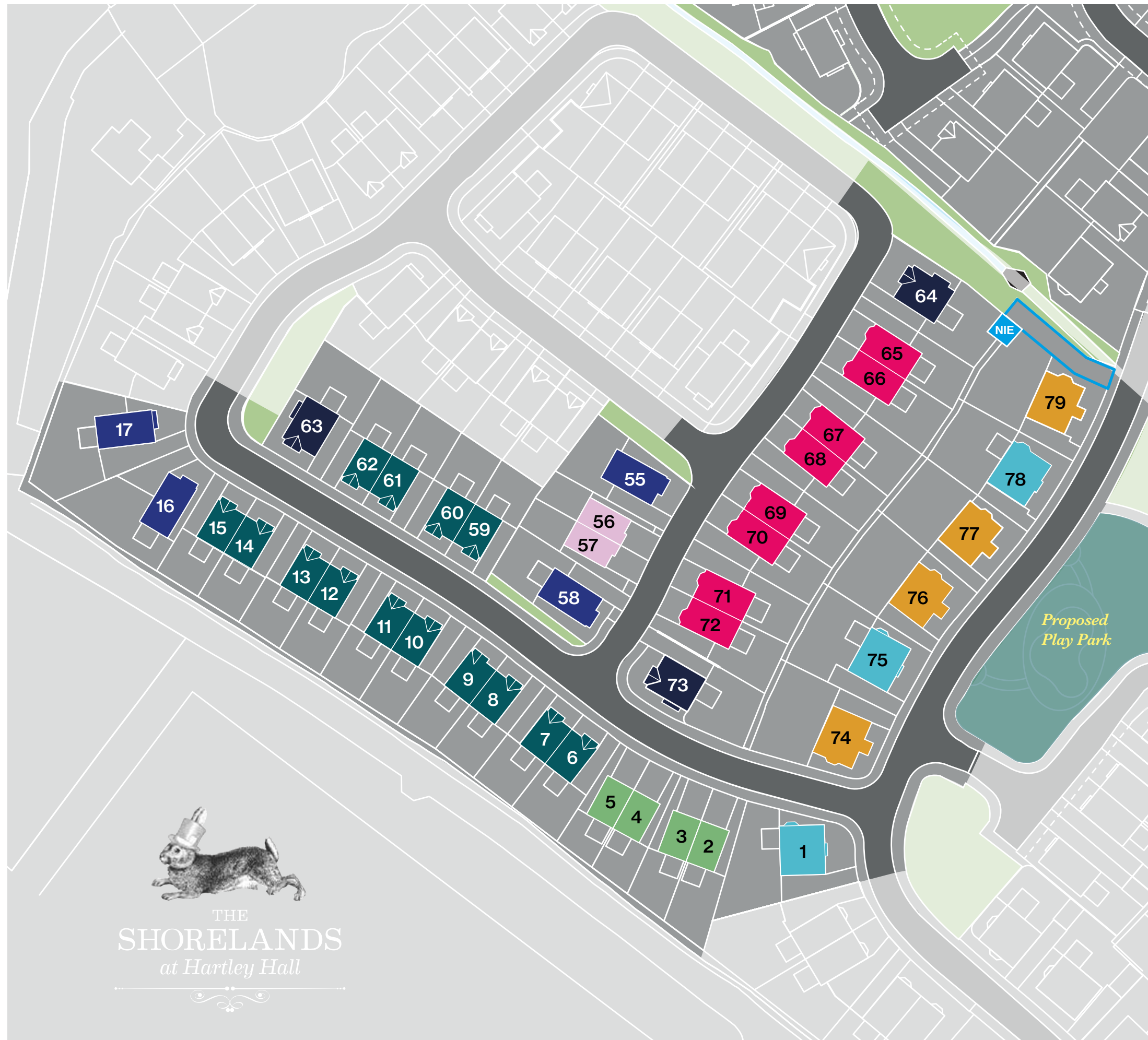
For those craving a faster pace there's plenty of restaurants and bars to be found, convenient modern shopping, and a wealth of places for children, young and old, to play. And with Carrickfergus and Belfast City only minutes away it's easy to find even more things to love.



Hartley Hall

Greenisland





THE
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at Hartley Hall

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 Admiral* 1, 75, 78
- *The Forecastle* 74, 76, 77, 79
- *The Keel* Render Finish Plots: 63, 73
Brick Finish Plot: 64
- *The Windward* 16, 17, 55, 58

Semi-Detached Homes

- *The Coral* 65, 66, 67, 68, 69, 70, 71, 72
- *The Cape* 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 59, 60, 61, 62
- *The Prow* 2, 3, 4, 5
- *The Pier* 56, 57

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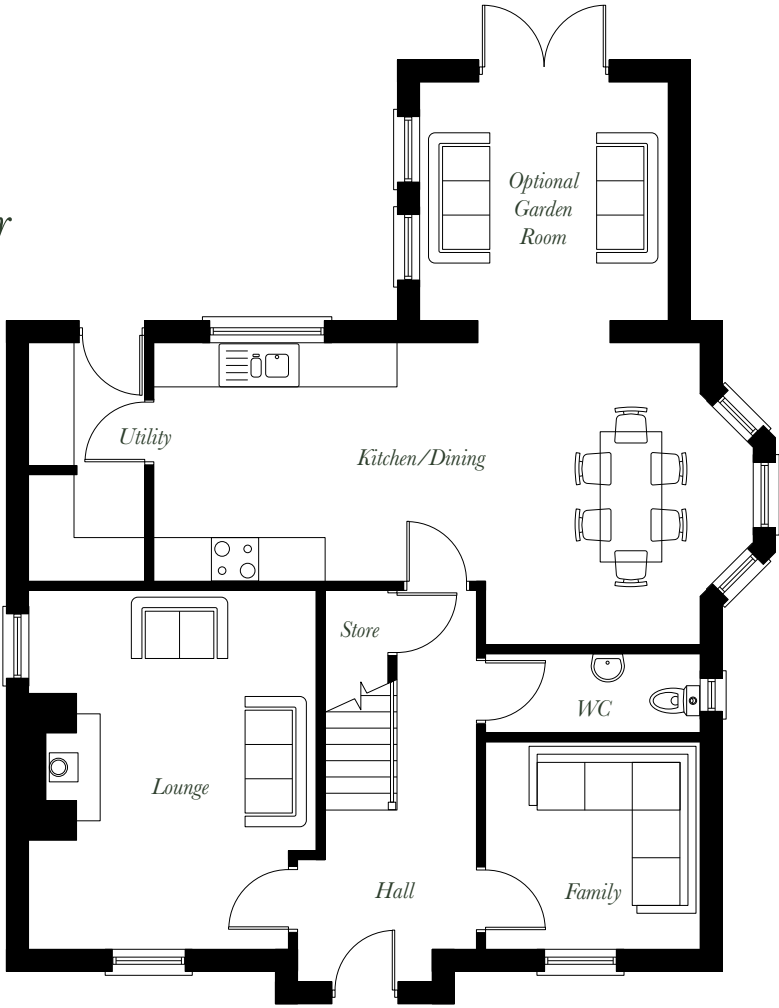
028 9066 8888
www.simonbrien.com

www.hilmarkhomes.com

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



Ground Floor



The Admiral — 6 Bedroom Detached Home — 2200 sq ft
with Garden Room — 2332 sq ft

Ground Floor

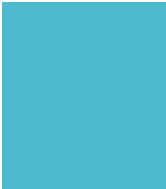
Lounge	16'3" x 13'0"	4.96 x 3.96m
Kitchen/Dining	27'0" x 13'8"	8.24 x 4.17m
Family	9'9" x 9'5"	2.97 x 2.86m
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m
Utility	—	—
WC	—	—

First Floor

Bedroom 1 Including dressing Area	16'3" x 13'0"	4.96 x 3.96m
Ensuite	—	—
Bedroom 2	14'6" x 9'9"	4.42 x 2.97m
Bedroom 3	12'7" x 11'1"	3.83 x 3.37m
Bedroom 4	10'10" x 9'1"	3.29 x 2.78m
Bathroom	—	—

Second Floor

Bedroom 5	20'7" x 13'4"	6.27 x 4.07m
Bedroom 6	20'7" x 13'0"	6.27 x 3.96m
Shower Room	—	—

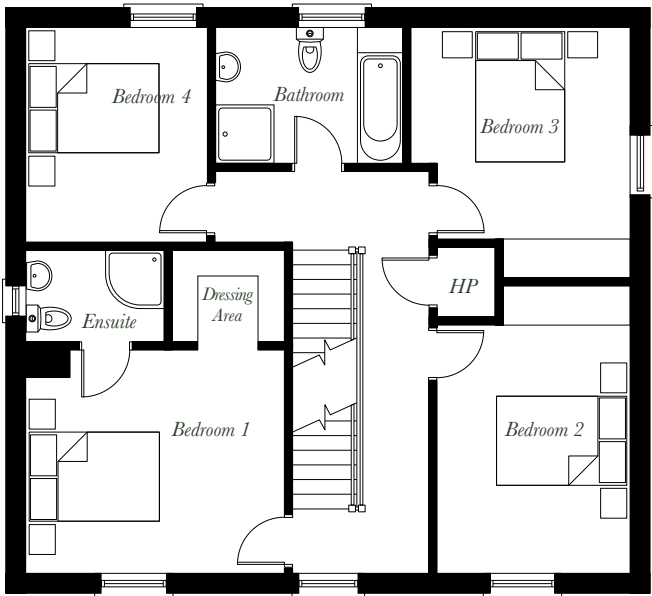


Site map colour
reference:

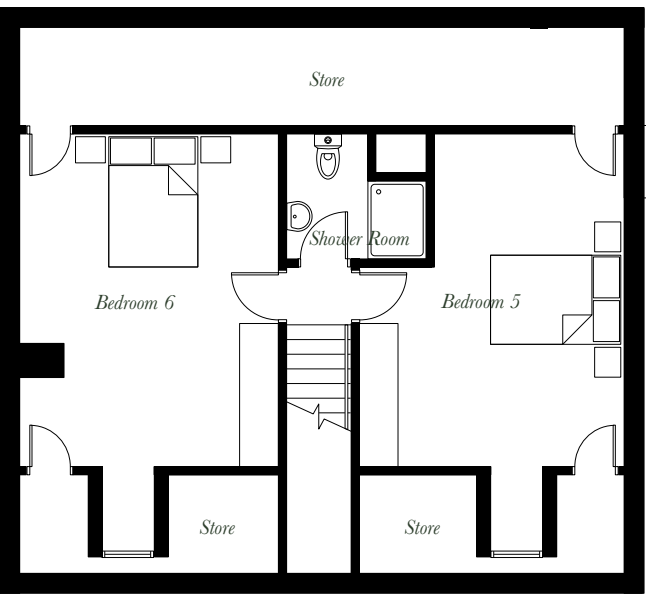
Plot: 1, 75, 78

Dimensions represented
from the longest point.

First Floor



Second Floor





The Forecastle — 5 Bedroom Detached Home — 2193 sq ft



Site map colour reference:

Plots: 74, 76, 77, 79

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	—	—

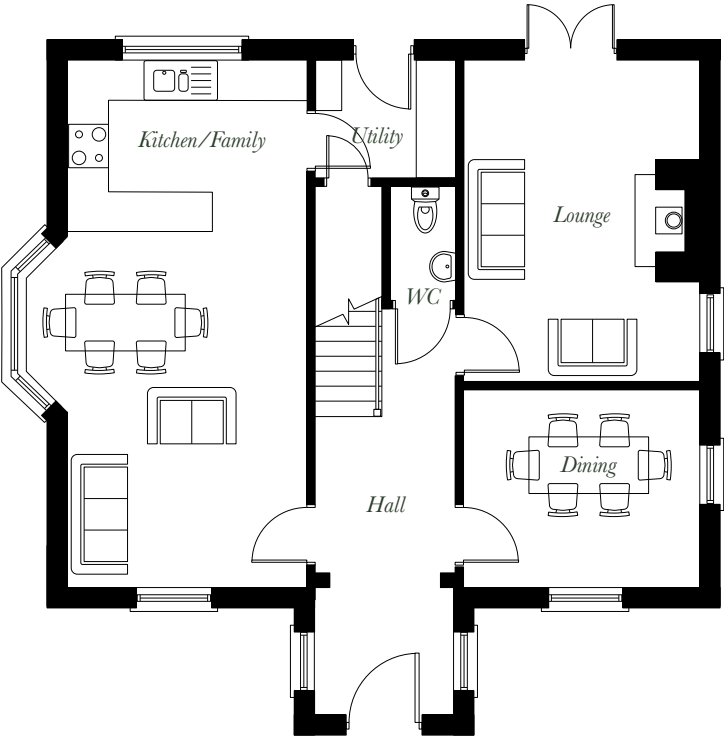
First Floor

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	—	—

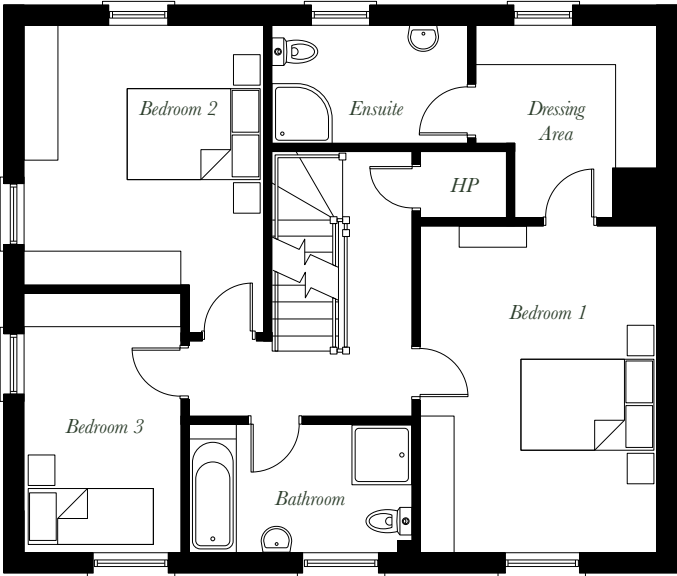
Second Floor

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	—	—

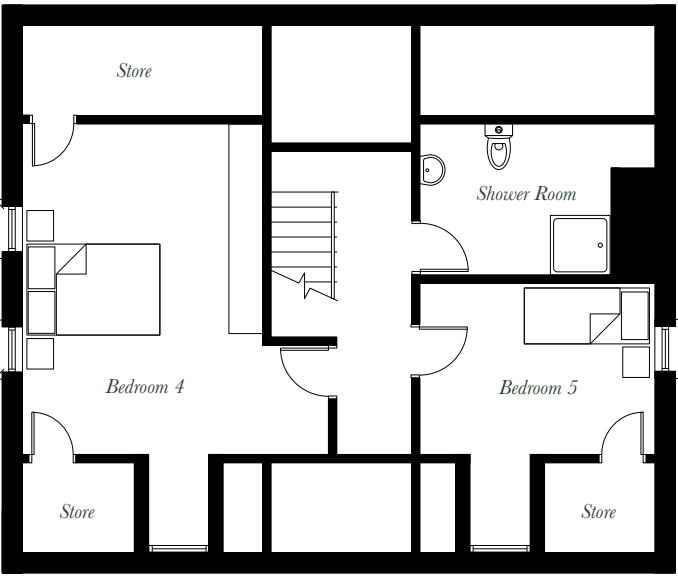
Ground Floor



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, 73
Brick Finish Plot: 64

Dimensions represented from the longest point.

Ground Floor

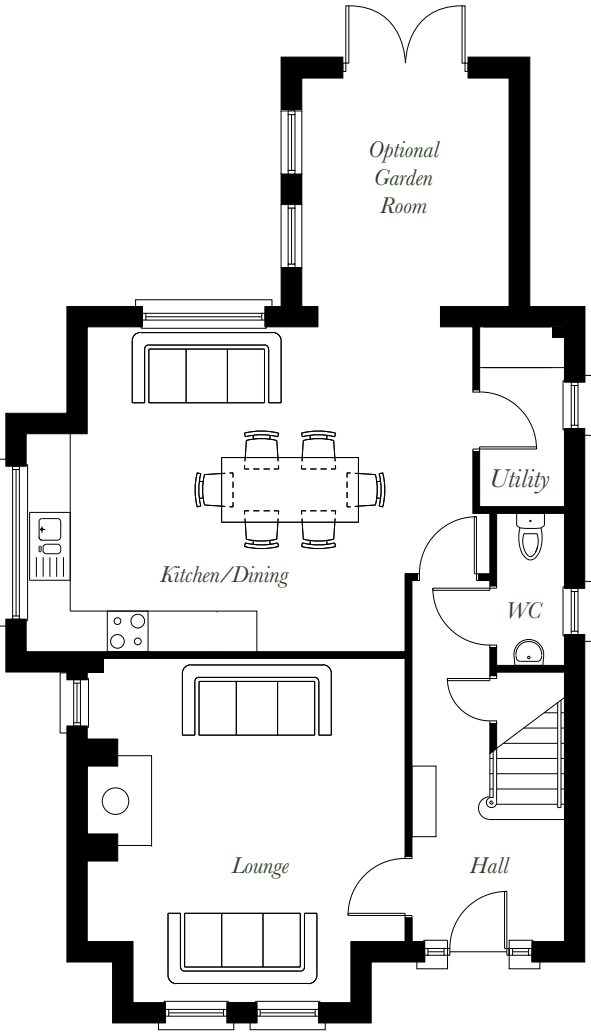
Lounge	16'7" x 15'3"	5.06 x 4.66m
Kitchen/Dining	22'4" x 15'7"	6.81 x 4.76m
Optional Garden Room	11' 10" x 10'6"	3.61 x 3.19m
Utility	—	—
WC	—	—

First Floor

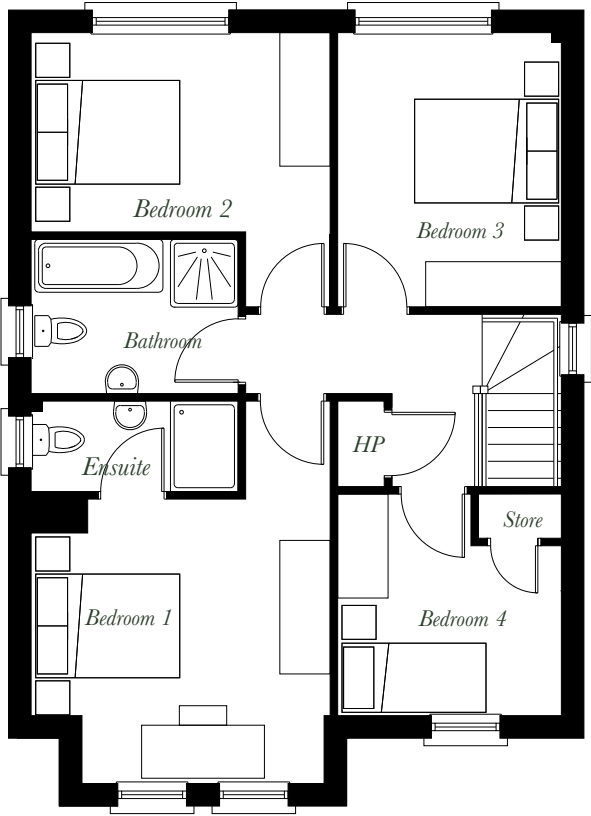
Bedroom 1	16'8" x 12'10"	5.09 x 3.92m
Ensuite	—	—
Bedroom 2	12'10" x 11'10"	3.92 x 3.61m
Bedroom 3	11'10" x 9'9"	3.61 x 2.97m
Bedroom 4	9'9" x 9'5"	2.97 x 2.87m
Bathroom	—	—
Store	—	—



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	—	—

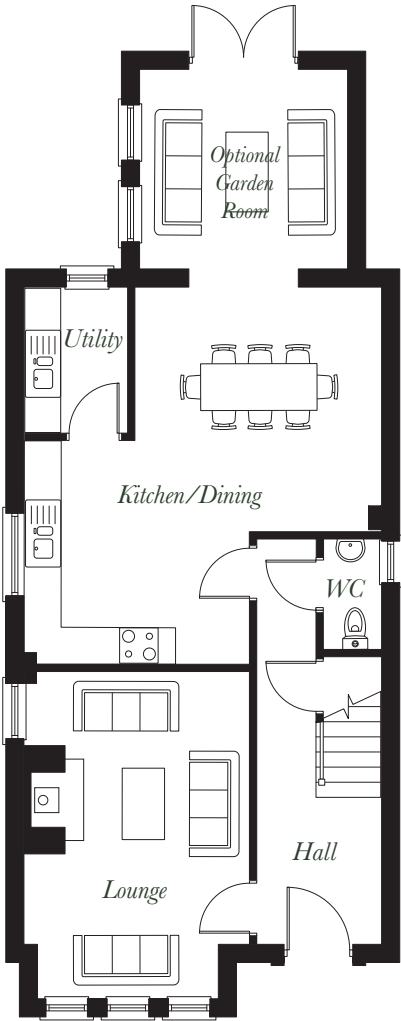


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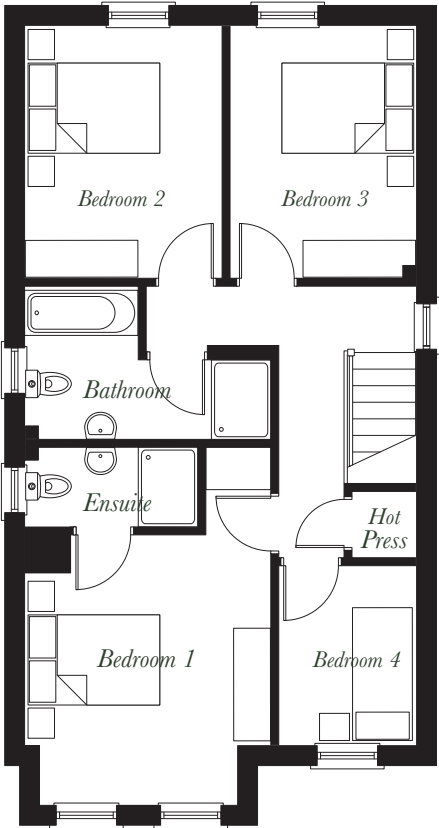
Plot: 16, 17, 55, 58

Dimensions represented from the longest point.

Ground Floor



First Floor





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Semi-Detached Homes





The Coral

— 4 Bedroom Semi-Detached Home — 1305 sq ft
with Garden Room — 1438 sq ft



Site map colour reference:

Plots: 65, 66, 67, 68, 69, 70, 71, 72

Dimensions represented from the longest point.

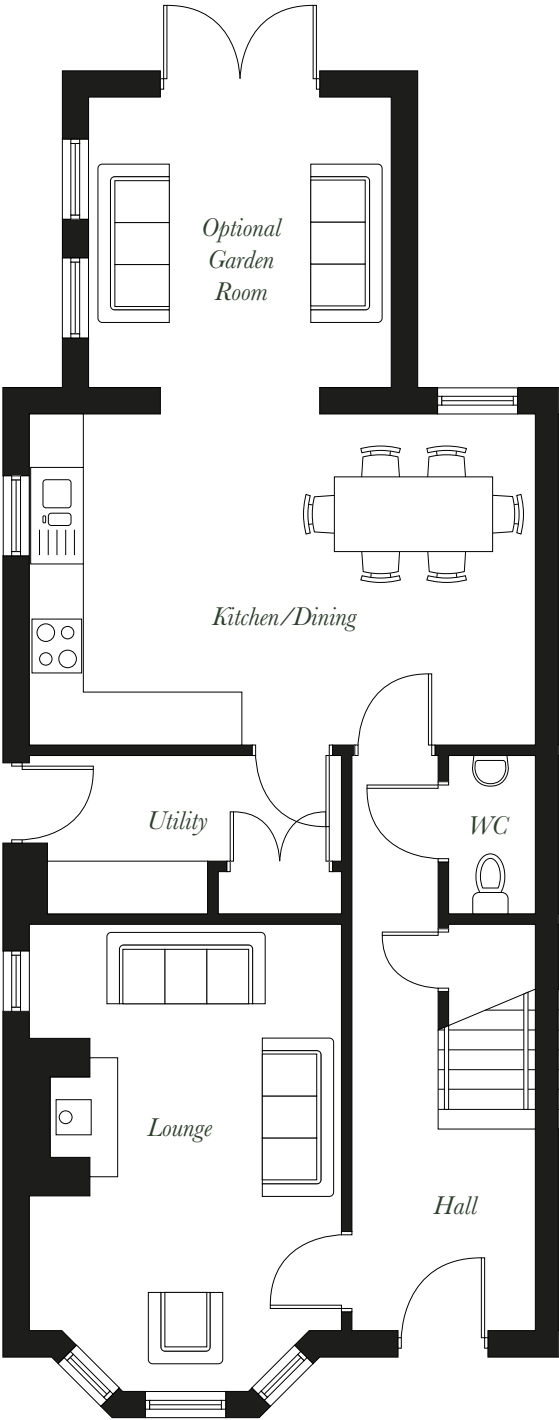
Ground Floor

Lounge	17'4" x 11'7"	5.29 x 3.53m
Kitchen/Dining	18'8" x 12'4"	5.70 x 3.75m
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m
Utility	—	—
WC	—	—

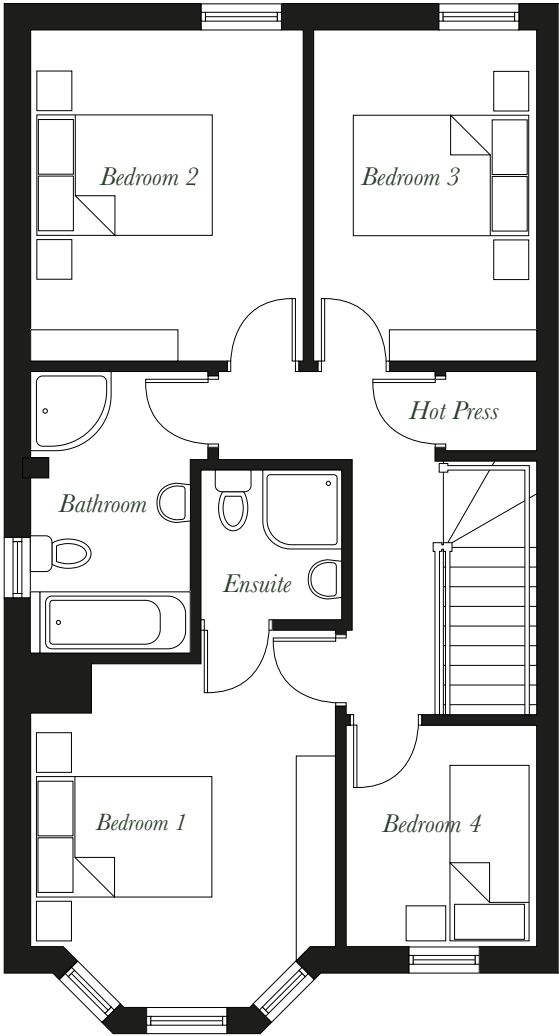
First Floor

Bedroom 1	14'0" x 11'4"	4.27 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: 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 59, 60, 61, 62

Dimensions represented
from the longest point.

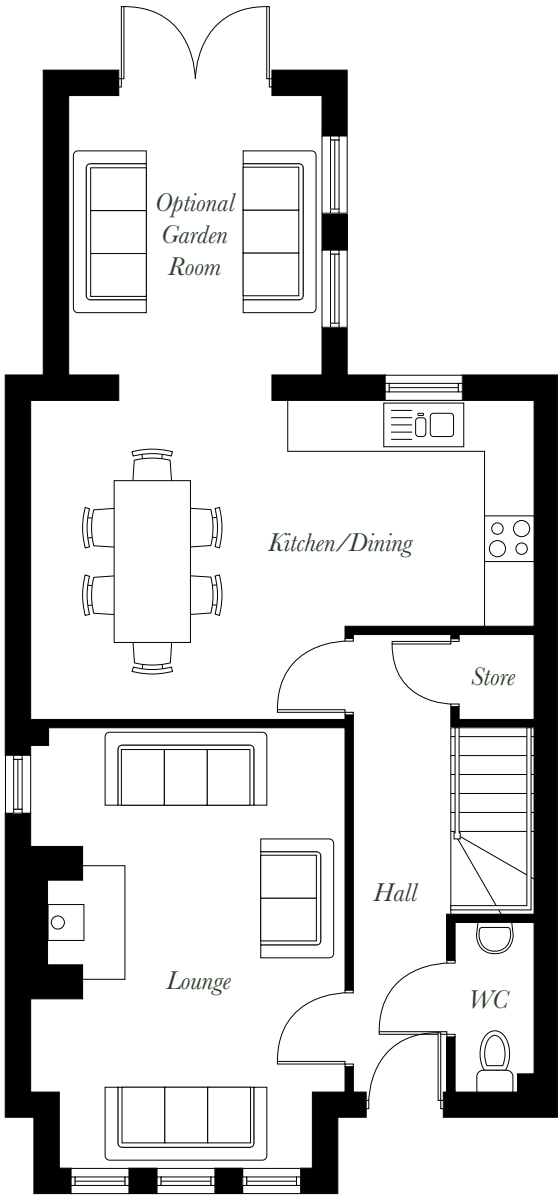
Ground Floor

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	—	—

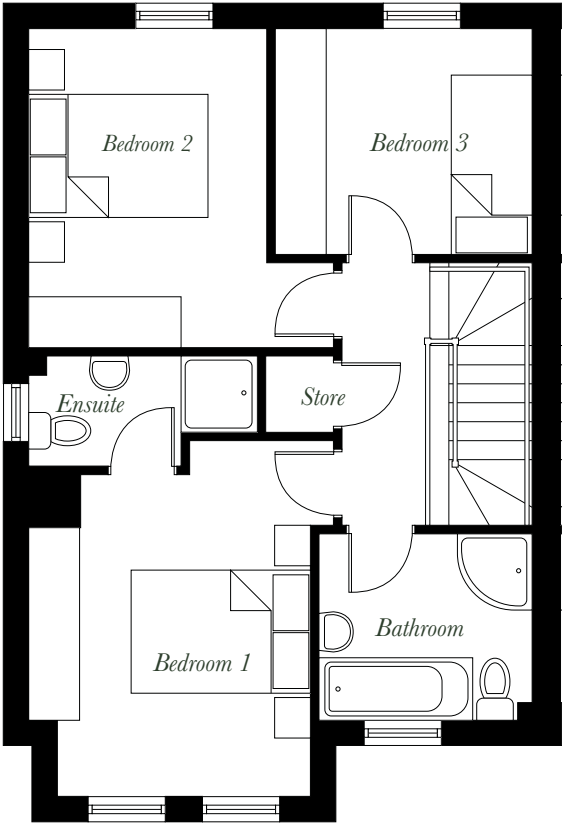
First Floor

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	—	—

Ground Floor



First Floor





The Prow

— 3 Bedroom Semi-Detached Home — 959 sq ft
with Garden Room — 1090 sq ft



Site map colour reference:

Plots: 2, 3, 4, 5

Dimensions represented from the longest point.

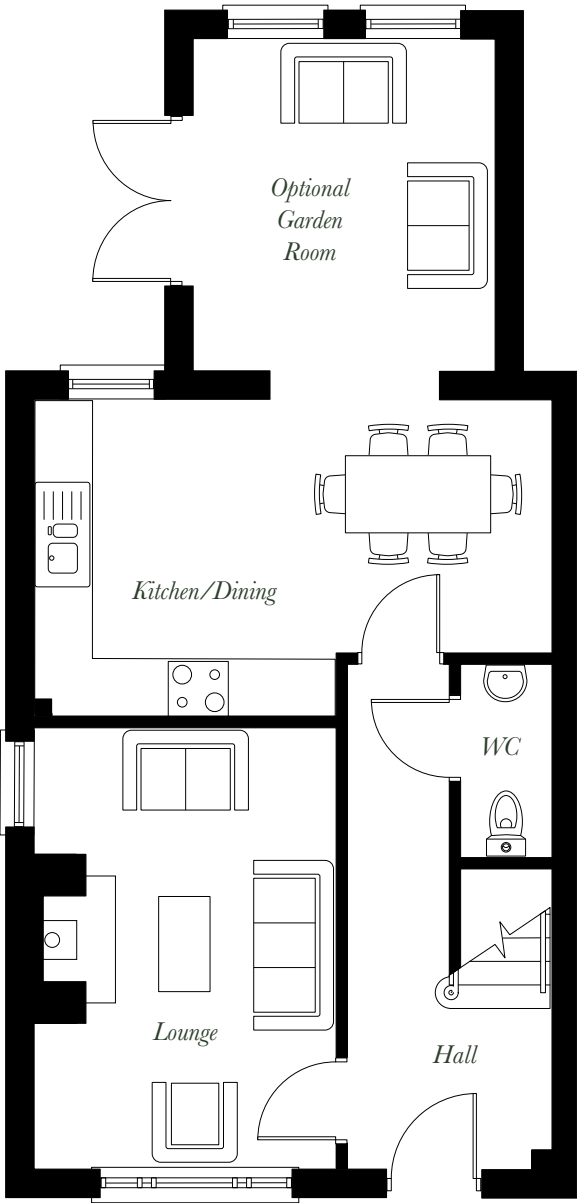
Ground Floor

Lounge	15'5" x 10'6"	4.70 x 3.21m
Kitchen/Dining	18'0" x 10'11"	5.48 x 3.32m
Optional Garden Room	11'6" x 10'6"	3.50 x 3.19m
WC	—	—

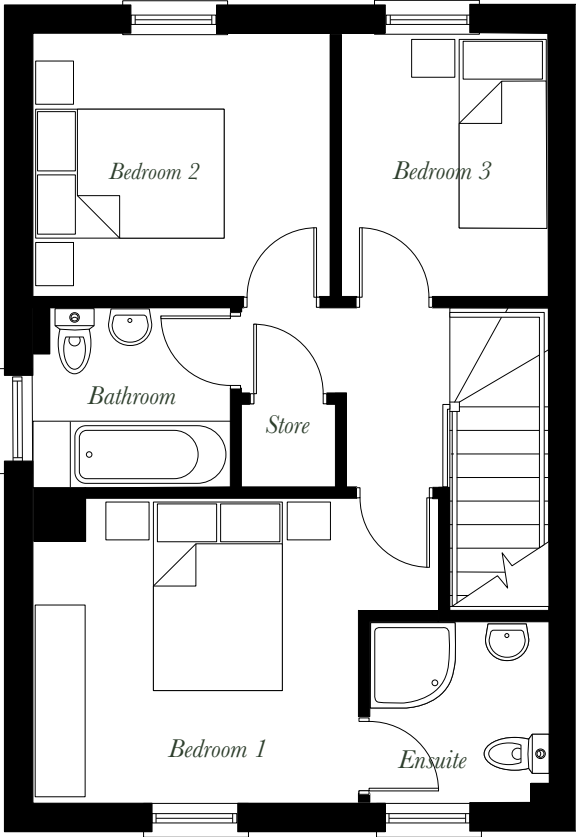
First Floor

Bedroom 1	14'2" x 10'7"	4.31 x 3.22m
Ensuite	—	—
Bedroom 2	10'4" x 9'1"	3.16 x 2.78m
Bedroom 3	9'1" x 7'3"	2.78 x 2.20m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





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



Site map colour reference:

Plots: 56, 57

Dimensions represented from the longest point.

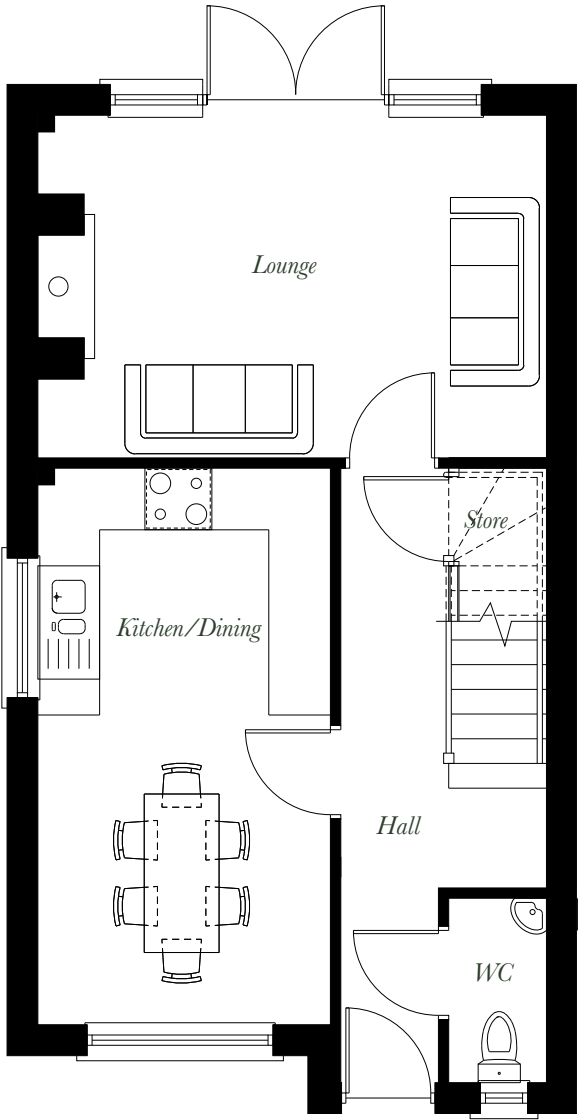
Ground Floor

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	—	—

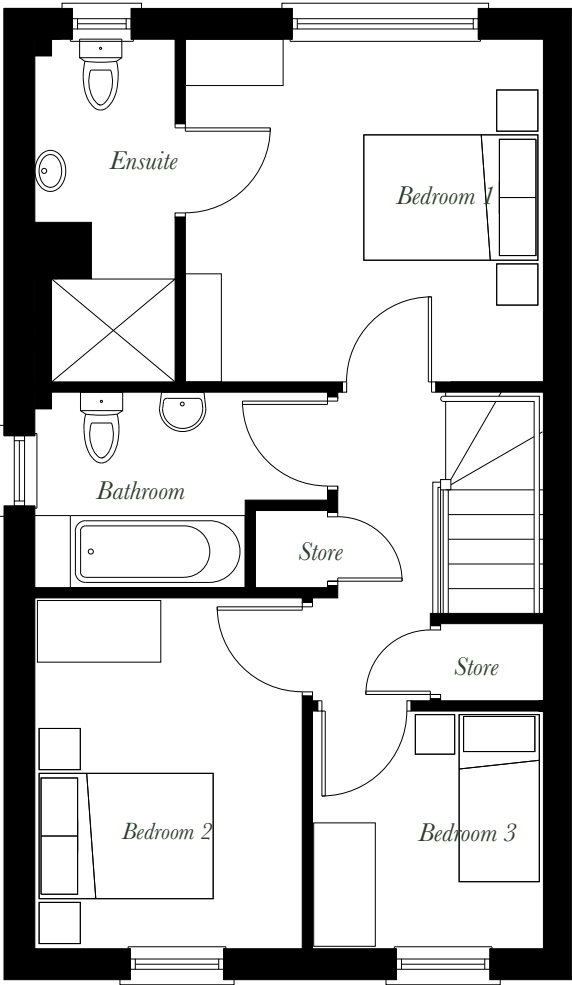
First Floor

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







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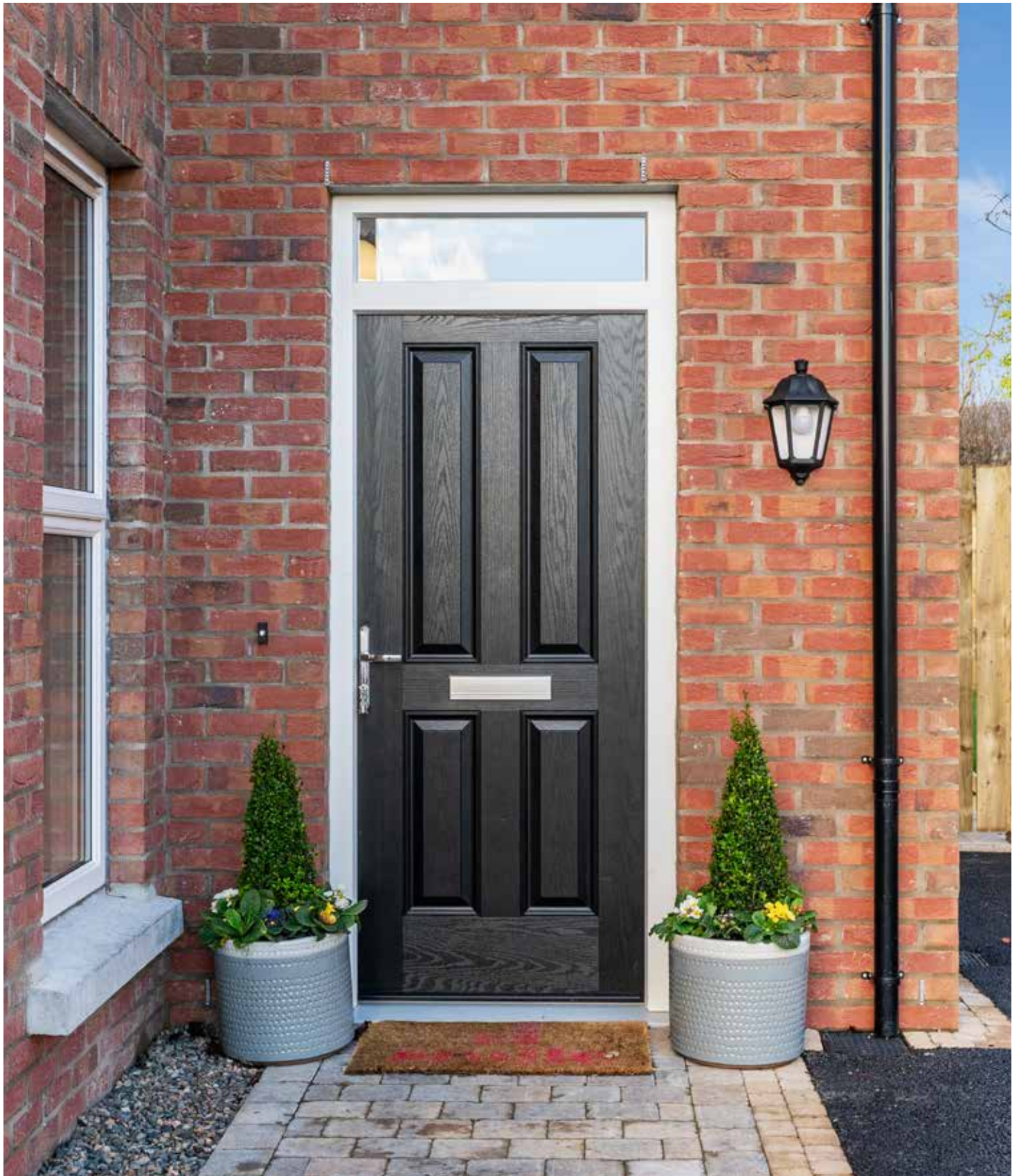


Location

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.





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