



HAZELBANK HALL

SHORE ROAD, NEWTOWN ABBEY

Stunning lough side homes with timeless appeal



WELCOME to Hazelbank Hall

A stunning collection of detached homes offering the very best for an idyllic coastal lifestyle



An exceptional, private community featuring landscaped open space and a perfect coastal backdrop - superbly located to enjoy the very best of the city and coast

The lifestyle at Hazelbank Hall will offer a strong sense of belonging and community, with carefully planned woodland and wildflower areas for residents. It is simply an outstanding place to live and unlike any other.



Coastal path from Loughshore to Hazelbank Park

Explore the best of the local area

Hazelbank Hall is a superb collection of family homes. Traditionally designed exteriors with wonderful period Georgian detailing, these homes showcase award winning architecture and sophisticated interior spaces in a wonderful private coastal location. Hazelbank Hall has been planned as a true destination, ideal for modern day family living.



Picturesque surroundings providing the perfect new environment for all the family to enjoy

Set in a landscape of mature woodland trees with a prized backdrop of Belfast Lough, Hazelbank Hall is unrivalled! The picturesque surroundings of the nearby Loughshore Park and Newtownabbey Way feature regular park-runs and outdoor social events, whilst the Ulster University's Jordanstown campus boasts first class sports facilities.

Education in the area is very well catered for with exemplary primary, secondary and tertiary level schooling within a 5 mile radius, and excellent road and rail transport links to Belfast making schools in the city easily accessible.

Whether it's a better work-family life balance or improved quality of life, at Hazelbank Hall it all becomes achievable.

Sailing on Belfast Lough



Coastal Path



Hazelbank Park

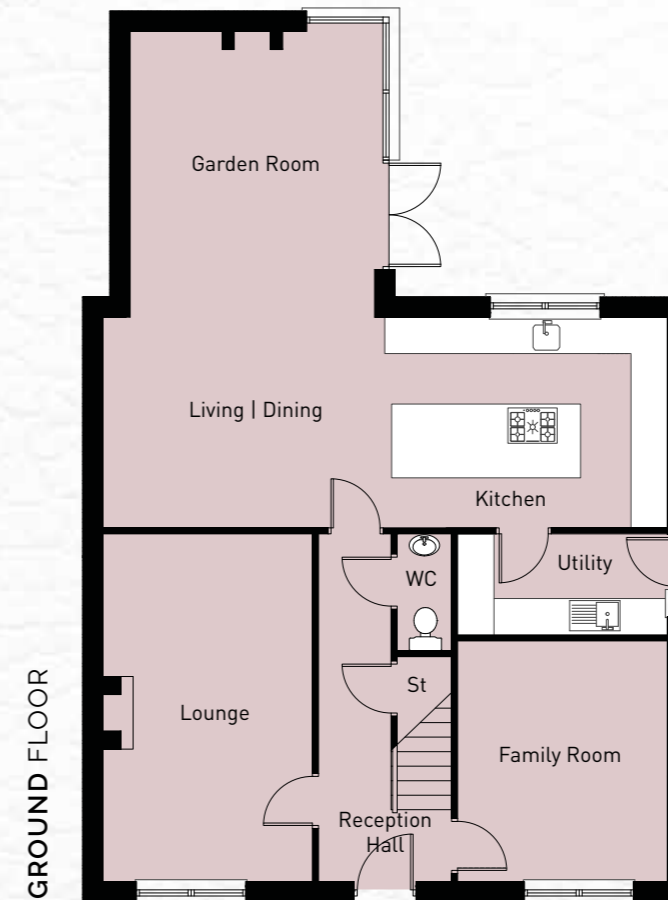


Loughshore Play Park





THE GOSFORD | Sites 19 & 23 | 2075 sq ft



GROUND FLOOR

Reception Hall with separate WC		
Lounge	18'8" x 11'3"	5.74 x 3.46
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
Family Room	13'0" x 11'3"	3.97 x 3.46
Garden Room	14'2" x 13'3"	4.33 x 4.04

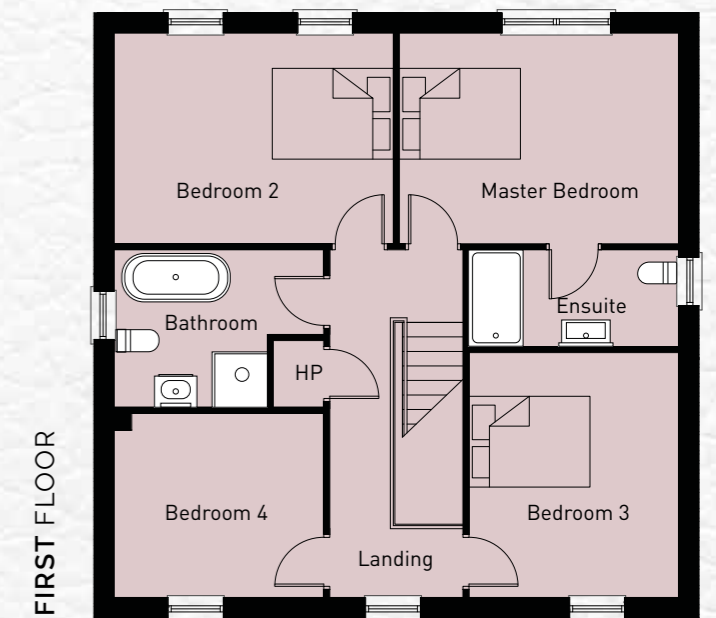
THE GOSFORD | Sites 19 & 23 | 2075 sq ft
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Gosford

FIRST FLOOR

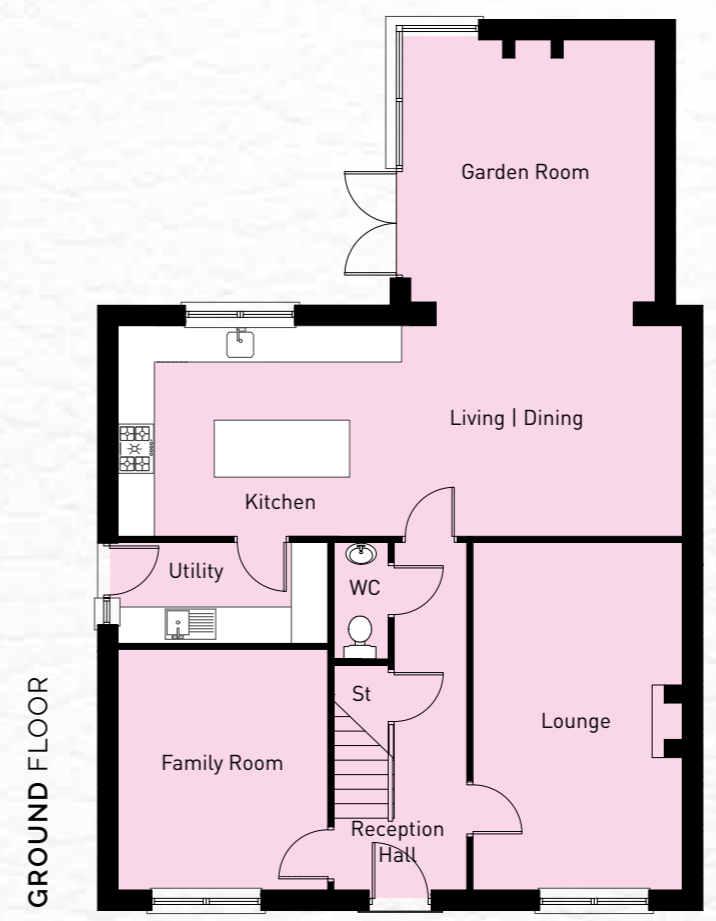
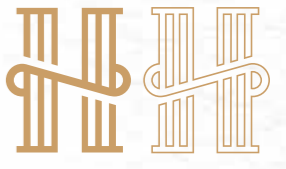
Master Bedroom	15'1" x 11'4"	4.61 x 3.48
Ensuite	11'3" x 5'2"	3.46 x 1.60
Bedroom 2	15'1" x 11'4"	4.61 x 3.48
Bedroom 3	13'2" x 11'3"	4.04 x 3.46
Bedroom 4	11'3" x 9'10"	3.46 x 3.04
Bathroom	11'3" x 8'5"	3.46 x 2.60



Plans are not to scale and all dimensions are approximate. Images are for illustration purposes only.



THE EATON | Sites 3, 5, 7 & 9 | 2075 sq ft



GROUND FLOOR

Reception Hall with separate WC		
Lounge	18'8" x 11'3"	5.74 x 3.46
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
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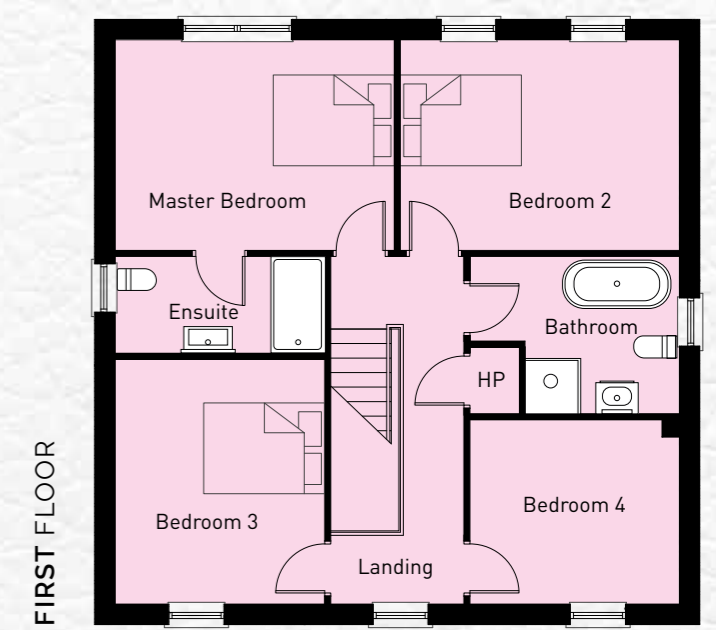
THE EATON | Sites 3, 5, 7 & 9 | 2075 sq ft
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Eaton

FIRST FLOOR

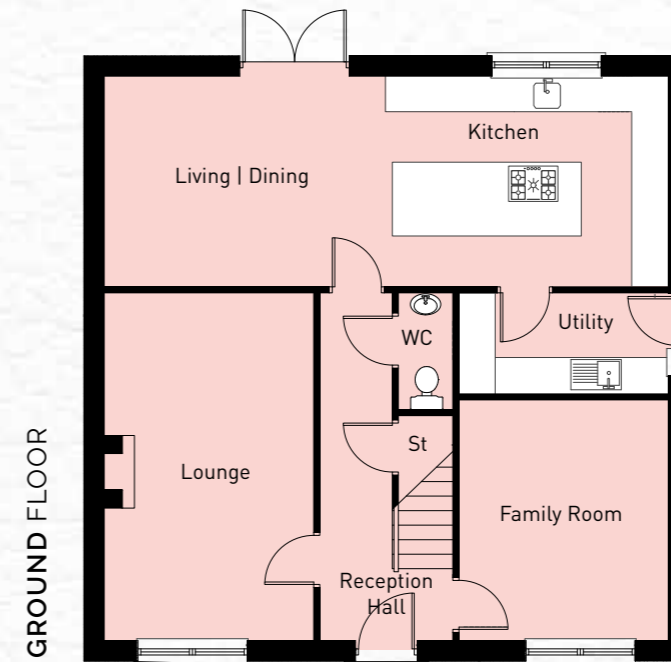
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THE WILLINGTON | Site 11 | 1870 sq ft



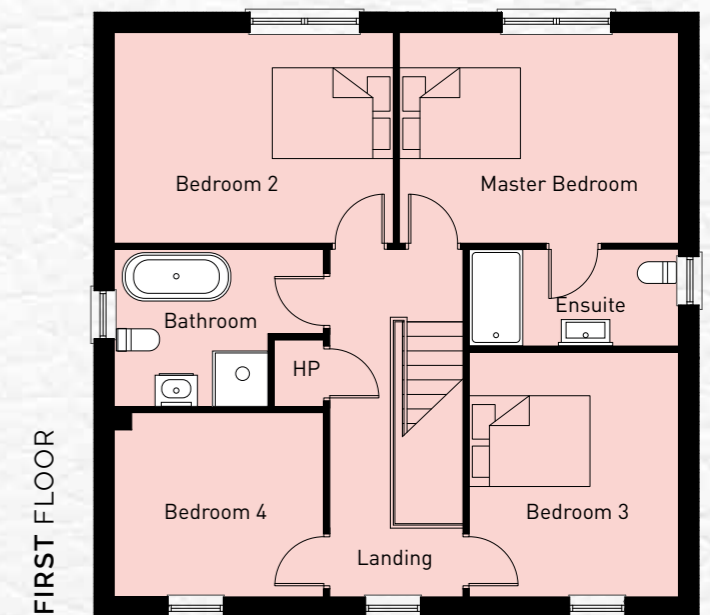
GROUND FLOOR

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THE WILLINGTON | Site 11 | 1870 sq ft
4 BEDROOM DETACHED FAMILY HOME

FIRST FLOOR

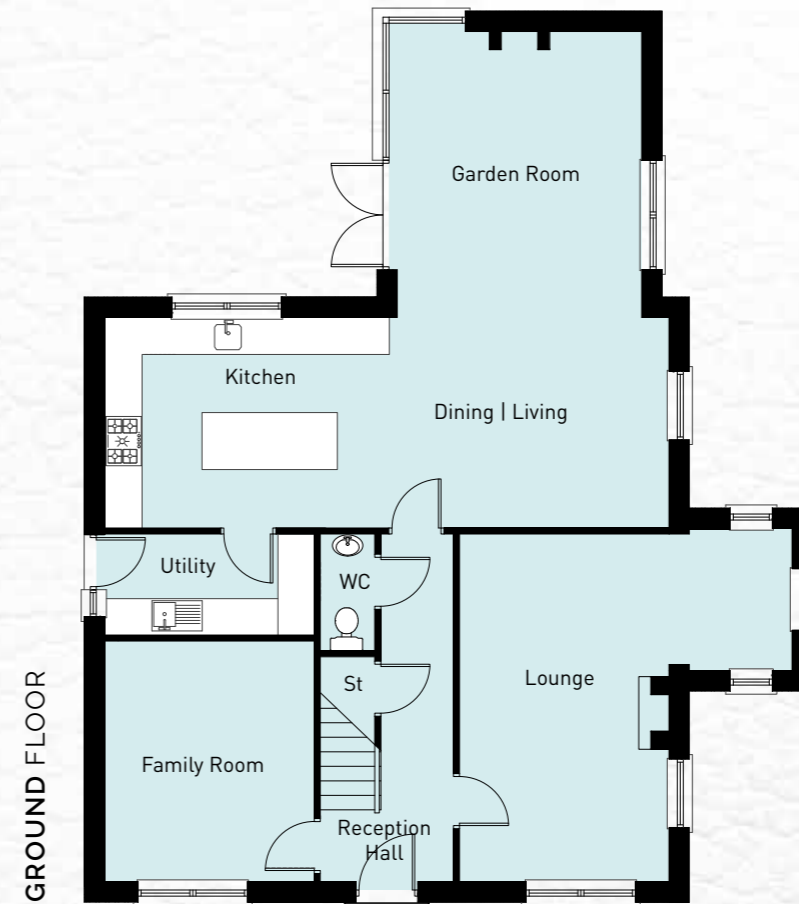
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THE SUNNINGDALE | Sites 16, 24 & 25 | 2120 sq ft



GROUND FLOOR

Reception Hall with separate WC		
Lounge (max)	18'8" x 17'1"	5.73 x 5.48
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
Family Room	13'0" x 11'3"	3.97 x 3.46
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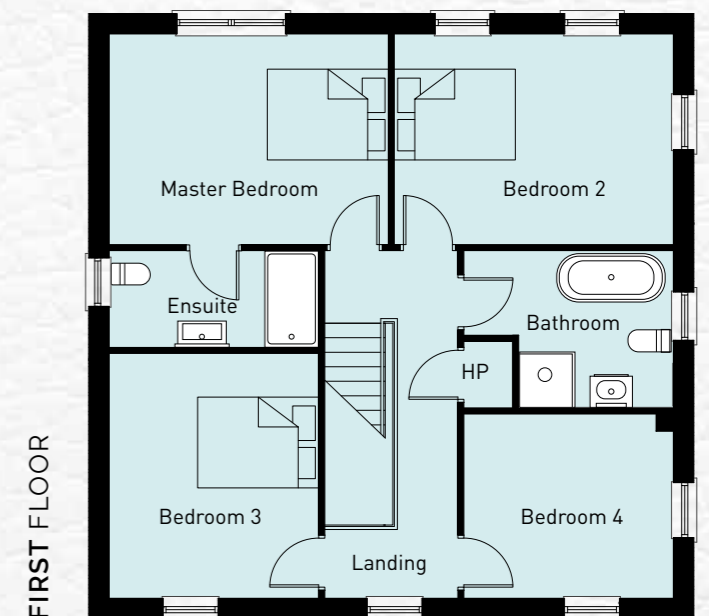
THE SUNNINGDALE | Sites 16, 24 & 25 | 2120 sq ft
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Sunningdale

FIRST FLOOR

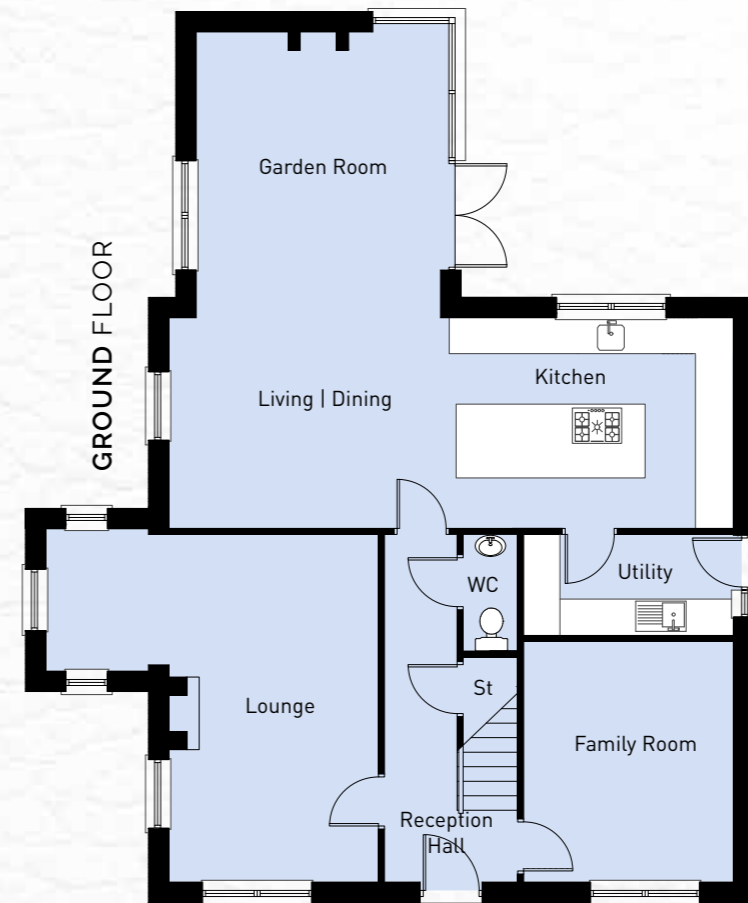
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THE APSLEY | Site 17 | 2120 sq ft



GROUND FLOOR

Reception Hall with separate WC		
Lounge (max)	18'8" x 17'1"	5.73 x 5.48
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
Family Room	13'0" x 11'3"	3.97 x 3.46
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THE APSLEY | Site 17 | 2120 sq ft

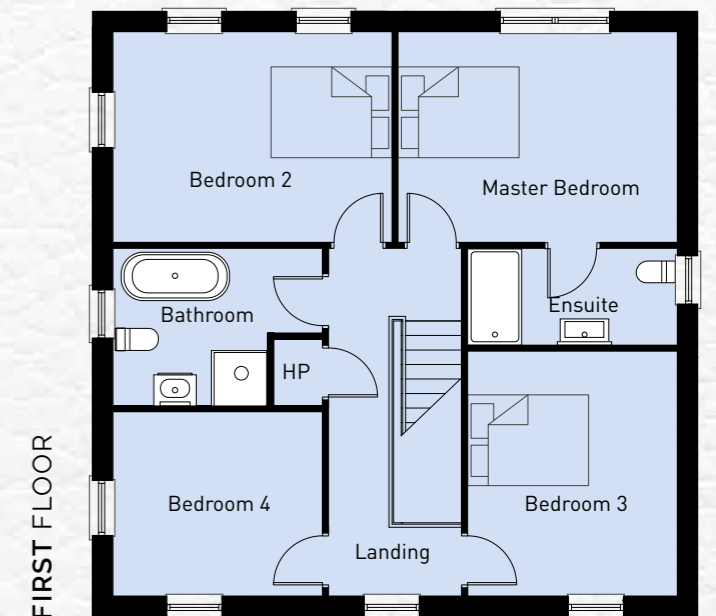
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Apsley

FIRST FLOOR

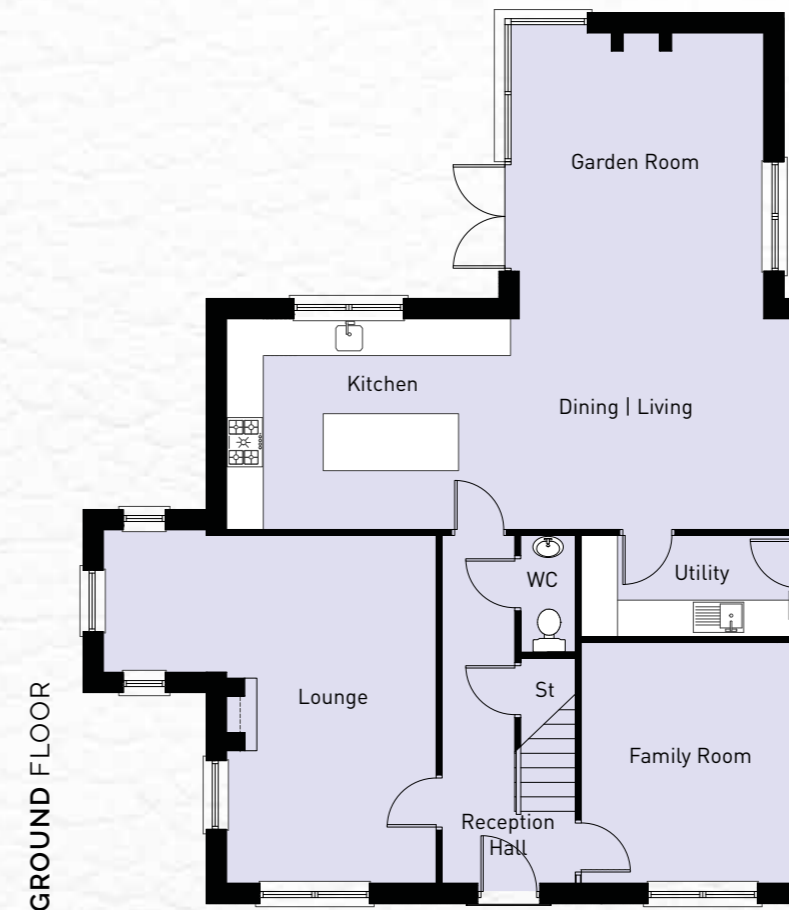
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THE WOODCROFT | Site 14 | 2120 sq ft



GROUND FLOOR

Reception Hall with separate WC		
Lounge (max)	18'8" x 17'1"	5.73 x 5.48
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
Family Room	13'0" x 11'3"	3.97 x 3.46
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THE WOODCROFT | Site 14 | 2120 sq ft

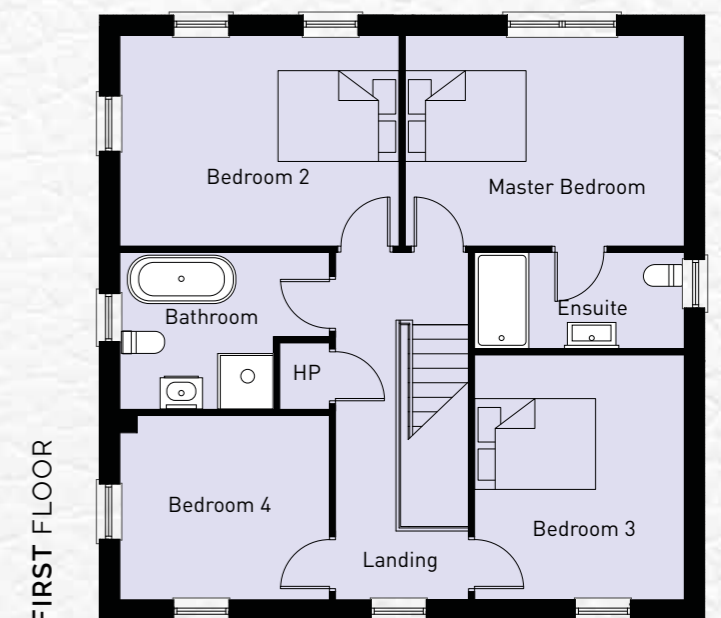
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Woodcroft

FIRST FLOOR

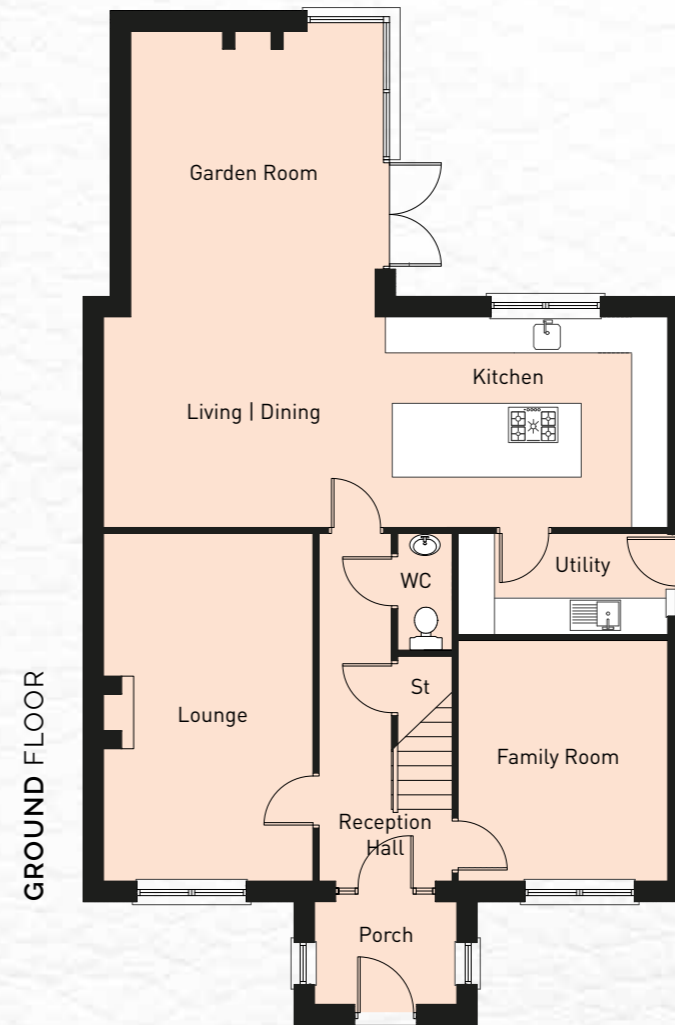
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THE HARLINGTON | Sites 18 & 20 | 2120 sq ft



GROUND FLOOR

Entrance Porch		
Reception Hall with separate WC		
Lounge	18'8" x 11'3"	5.74 x 3.46
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
Family Room	13'0" x 11'3"	3.97 x 3.46
Garden Room	14'2" x 13'3"	4.33 x 4.04

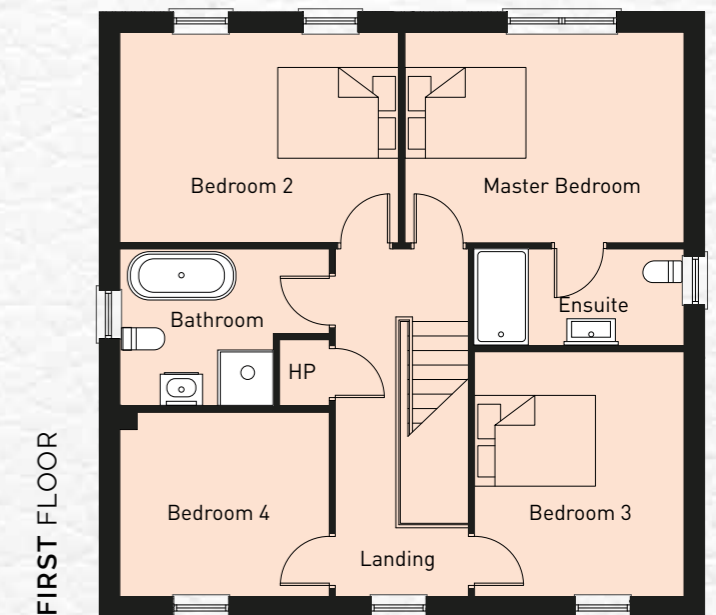
THE HARLINGTON | Sites 18 & 20 | 2120 sq ft
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Harlington

FIRST FLOOR

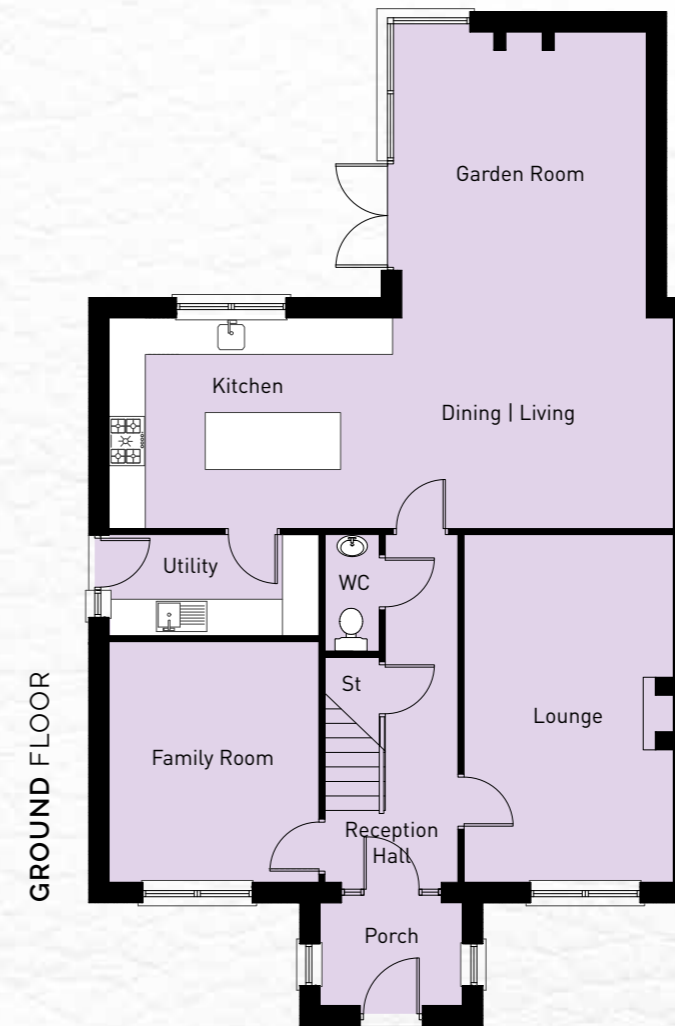
Master Bedroom	15'1" x 11'4"	4.61 x 3.48
Ensuite	11'3" x 5'2"	3.46 x 1.60
Bedroom 2	15'1" x 11'4"	4.61 x 3.48
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Bathroom	11'3" x 8'5"	3.46 x 2.60



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THE CHATSWORTH | Sites 4, 6, 8 & 15 | 2120 sq ft



GROUND FLOOR

Entrance Porch		
Reception Hall with separate WC		
Lounge	18'8" x 11'3"	5.74 x 3.46
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
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Garden Room	14'2" x 13'3"	4.33 x 4.04

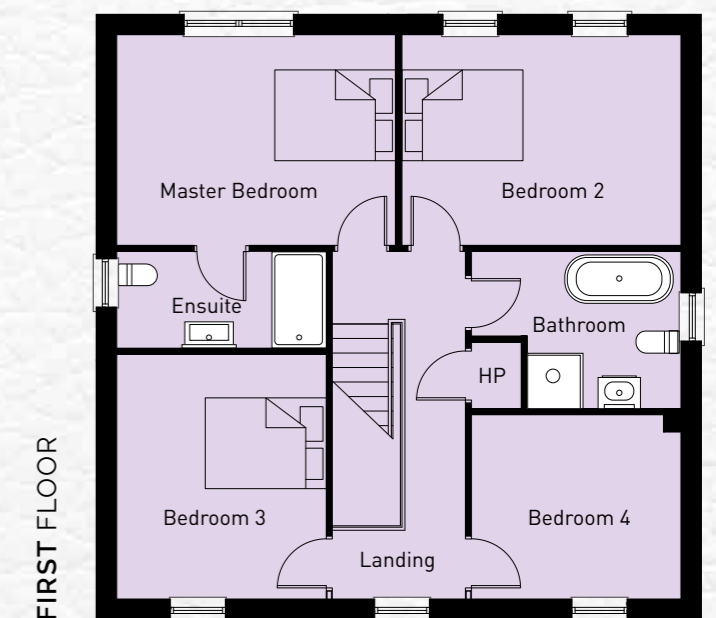
THE CHATSWORTH | Sites 4, 6, 8 & 15 | 2120 sq ft
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Chatsworth

FIRST FLOOR

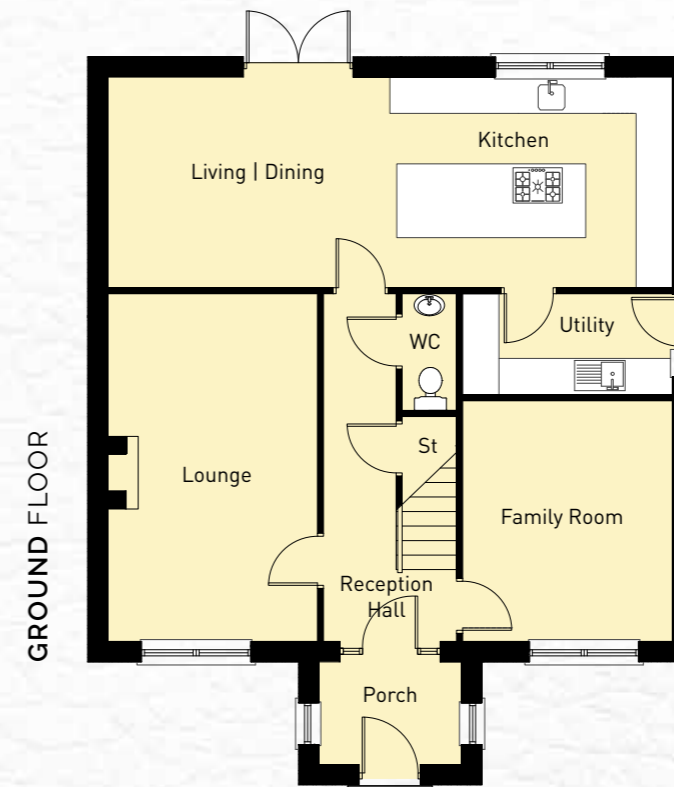
Master Bedroom	15'1" x 11'4"	4.61 x 3.48
Ensuite	11'3" x 5'2"	3.46 x 1.60
Bedroom 2	15'1" x 11'4"	4.61 x 3.48
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Bathroom	11'3" x 8'5"	3.46 x 2.60



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THE HARTWELL | Site 10 | 1915 sq ft



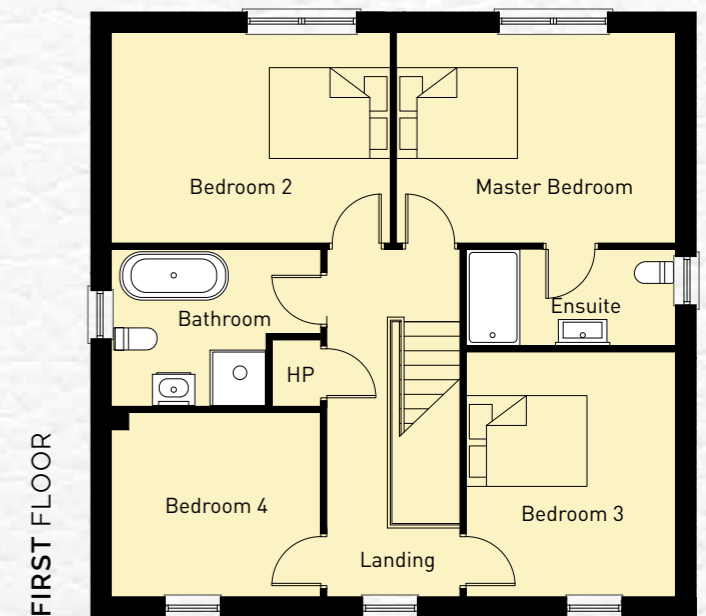
GROUND FLOOR

Entrance Porch		
Reception Hall with separate WC		
Lounge	18'8" x 11'3"	5.74 x 3.46
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
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THE HARTWELL | Site 10 | 1915 sq ft
4 BEDROOM DETACHED FAMILY HOME

FIRST FLOOR

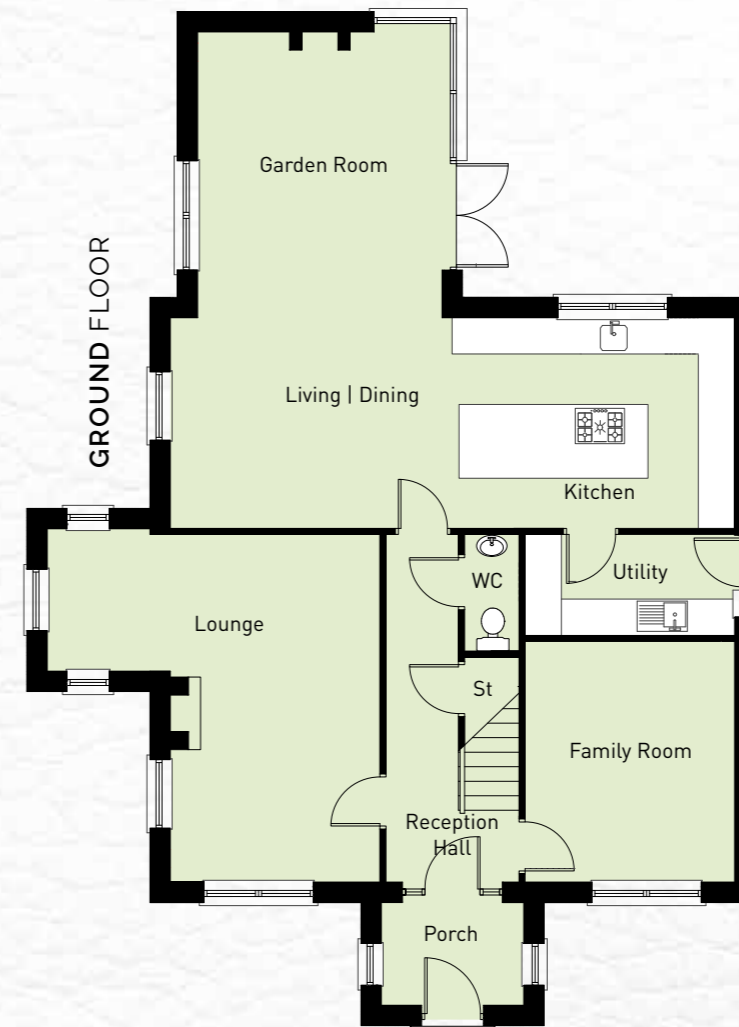
Master Bedroom	15'1" x 11'4"	4.61 x 3.48
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Bedroom 2	15'1" x 11'4"	4.61 x 3.48
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Bathroom	11'3" x 8'5"	3.46 x 2.60



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THE THORNBURY | Site 2 | 2170 sq ft



GROUND FLOOR

Entrance Porch			
Reception Hall with separate WC			
Lounge (max)	18'8" x 17'1"	5.73	x 5.48
Kitchen Living Dine	30'6" x 11'4"	9.34	x 3.48
Utility Room	11'3" x 5'5"	3.46	x 1.67
Family Room	13'0" x 11'3"	3.97	x 3.46
Garden Room	14'2" x 13'3"	4.33	x 4.04

THE THORNBURY | Site 2 | 2170 sq ft

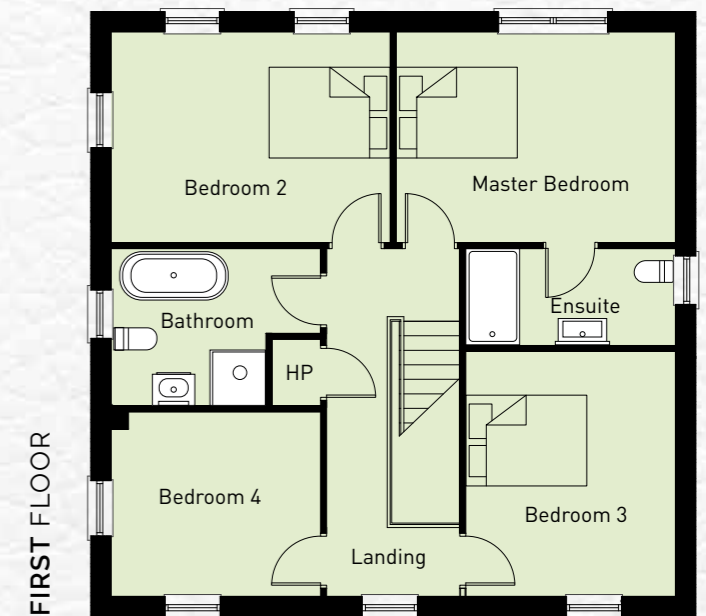
4 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Thornbury

FIRST FLOOR

Master Bedroom	15'1" x 11'4"	4.61	x 3.48
Ensuite	11'3" x 5'2"	3.46	x 1.60
Bedroom 2	15'1" x 11'4"	4.61	x 3.48
Bedroom 3	13'2" x 11'3"	4.04	x 3.46
Bedroom 4	11'3" x 9'10"	3.46	x 3.04
Bathroom	11'3" x 8'5"	3.46	x 2.60



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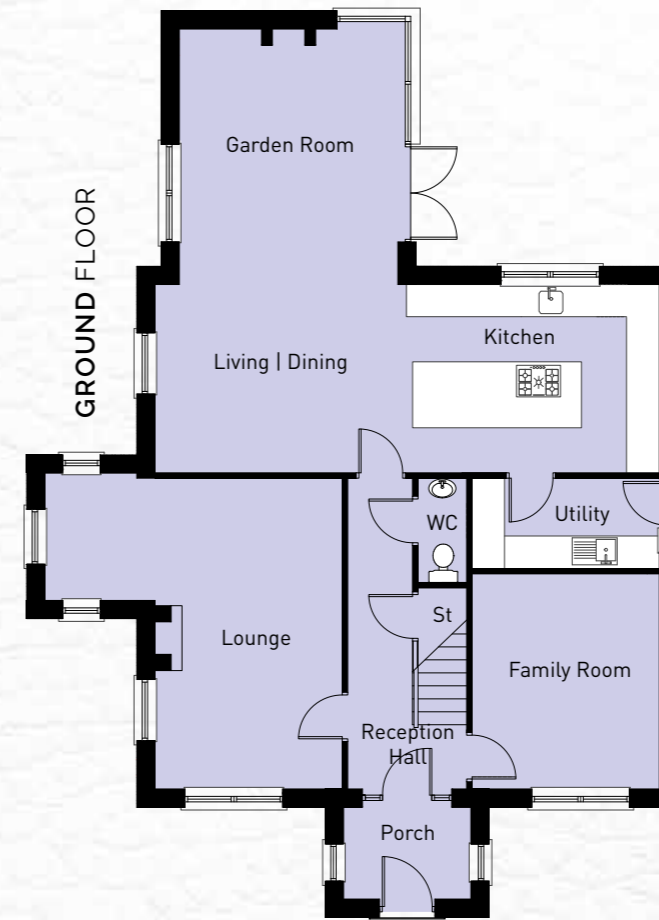
THE GROSVENOR | Sites 12 & 21 | 2730 sq ft

6 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Grosvenor

THE GROSVENOR | Sites 12 & 21 | 2730 sq ft

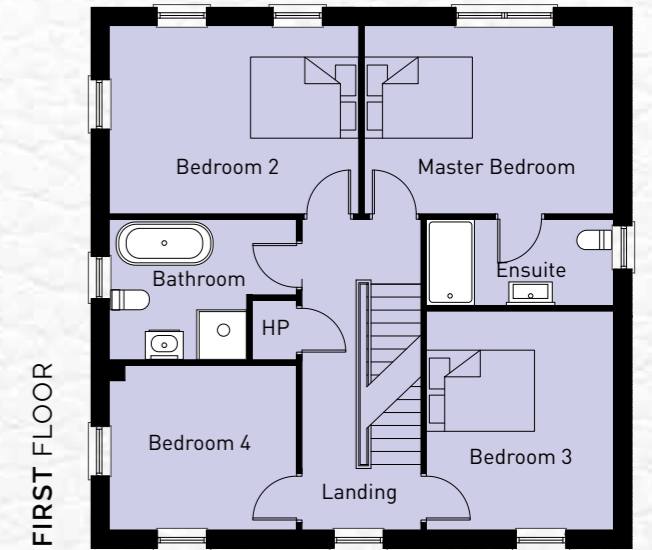


GROUND FLOOR

Entrance Porch		
Reception Hall with separate WC		
Lounge (max)	18'8" x 17'1"	5.73 x 5.48
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
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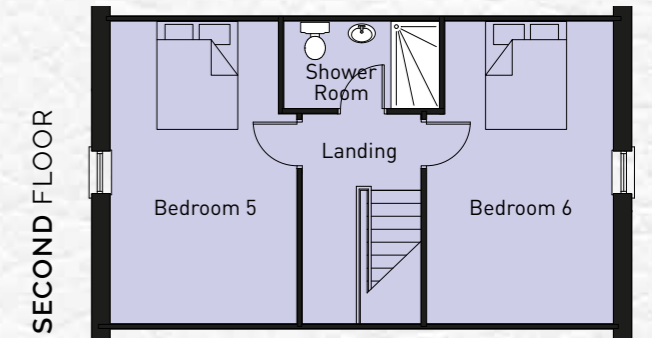
FIRST FLOOR

Master Bedroom	15'1" x 11'4"	4.61 x 3.48
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Bedroom 2	15'1" x 11'4"	4.61 x 3.48
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Bedroom 4	11'3" x 9'10"	3.46 x 3.04
Bathroom	11'3" x 8'5"	3.46 x 2.60



SECOND FLOOR

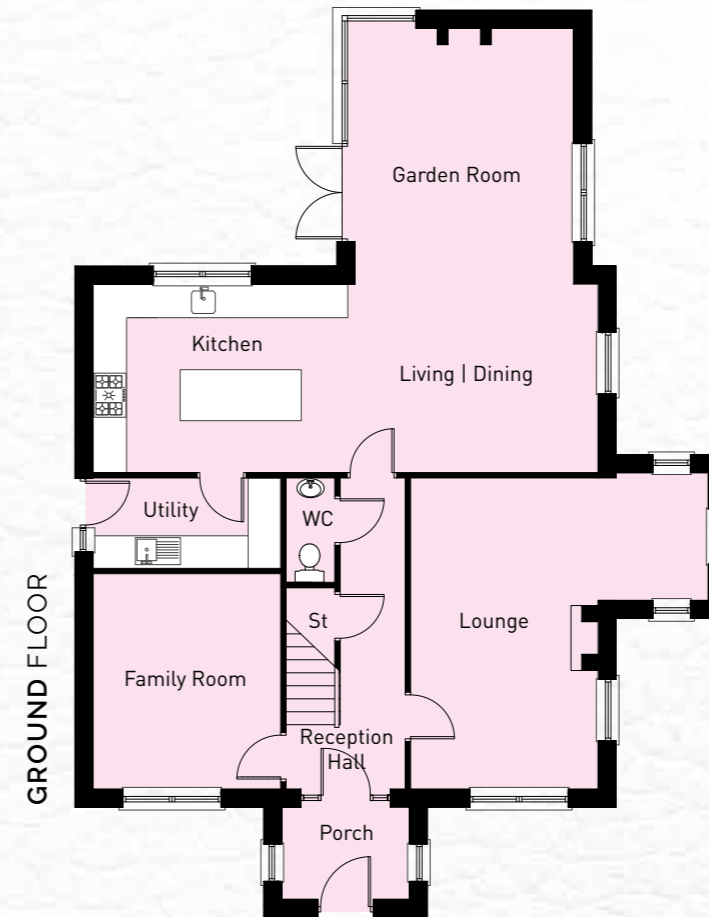
Bedroom 5	18'4" x 10'2"	5.60 x 3.12
Bedroom 6	18'4" x 10'2"	5.60 x 3.12
Shower Room	9'4" x 5'9"	2.88 x 1.80



Plans are not to scale and all dimensions are approximate. Images are for illustration purposes only.



THE LICHFIELD | Site 13 | 2730 sq ft



GROUND FLOOR

Entrance Porch		
Reception Hall with separate WC		
Lounge (max)	18'8" x 17'1"	5.73 x 5.48
Kitchen Living Dine	30'6" x 11'4"	9.34 x 3.48
Utility Room	11'3" x 5'5"	3.46 x 1.67
Family Room	13'0" x 11'3"	3.97 x 3.46
Garden Room	14'2" x 13'3"	4.33 x 4.04

THE LICHFIELD | Site 13 | 2730 sq ft

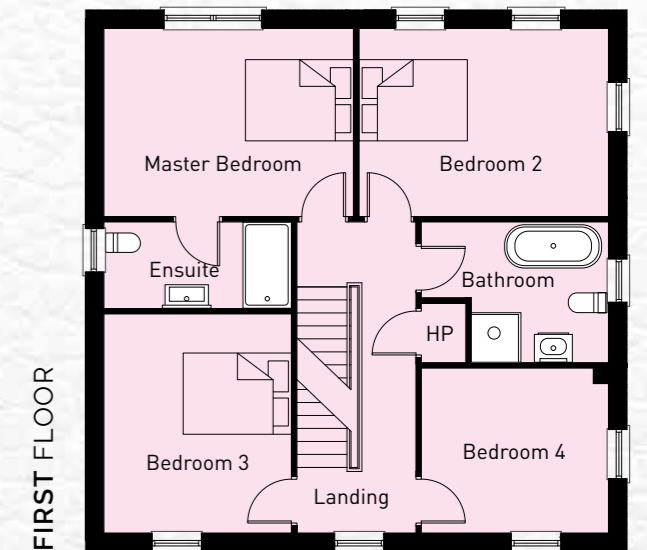
6 BEDROOM DETACHED FAMILY HOME



Image showing rear view of The Lichfield

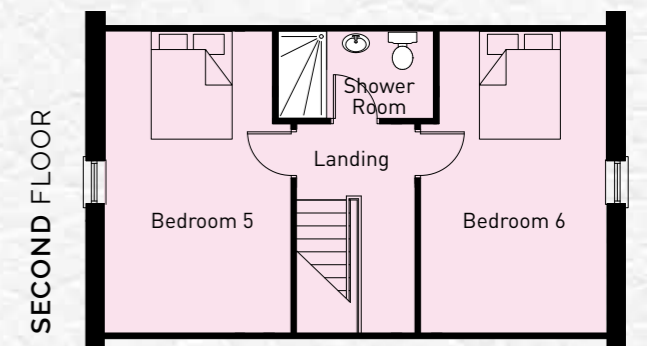
FIRST FLOOR

Master Bedroom	15'1" x 11'4"	4.61 x 3.48
Ensuite	11'3" x 5'2"	3.46 x 1.60
Bedroom 2	15'1" x 11'4"	4.61 x 3.48
Bedroom 3	13'2" x 11'3"	4.04 x 3.46
Bedroom 4	11'3" x 9'10"	3.46 x 3.04
Bathroom	11'3" x 8'5"	3.46 x 2.60



SECOND FLOOR

Bedroom 5	18'4" x 10'2"	5.60 x 3.12
Bedroom 6	18'4" x 10'2"	5.60 x 3.12
Shower Room	9'4" x 5'9"	2.88 x 1.80



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THE ALEXANDER | Site 1 | 1225 sq ft



GROUND FLOOR

Entrance Hall		
Lounge	12'4" x 11'9"	3.79 x 3.65
Kitchen Living Dine	26'5" x 11'8"	8.09 x 3.59
Bedroom 3	13'7" x 9'0"	4.19 x 2.75
Shower Room	5'8" x 8'8"	1.80 x 2.70

THE ALEXANDER | Site 1 | 1225 sq ft

3 BEDROOM DETACHED FAMILY HOME

FIRST FLOOR

Bedroom 1	13'3" x 11'8"	4.06 x 3.65
Bedroom 2	13'3" x 11'7"	4.06 x 3.59
Bathroom	6'6" x 6'6"	2.00 x 2.00



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UNCOMPROMISING STYLE

QUALITY Specification

KITCHEN

- Choose your luxury Kitchen finishes from our bespoke Hazelbank Hall range
- Kitchens will include an island unit
- We have tailored the layout design to optimise the unit and worktop space in each Kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Fitted washing machine / tumble drier

SANITARY WARE

- Deluxe white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to Bathroom
- Shower enclosure with contemporary glass panels and doors to Ensuite
- Heated chrome towel rails to Bathroom and Ensuites
- Illuminated wall mirror to Bathrooms and Ensuites
- Low voltage down lights

FLOORING

- Premium carpet and underlay in Lounge, Bedrooms, Stairs and Landing
- Tiled floor to Entrance / Reception Hall, Kitchen, Dine, Garden Room, Utility, Cloakroom and WC

CGI showing open plan Kitchen, Dining and Garden Room is for illustrative purposes only

HEATING

- Gas fired central heating
- Energy efficient boiler
- Underfloor heating throughout ground floor
- Radiators on first floor
- Heat recovery unit - a whole house ventilation system that both supplies and extracts air throughout your home. It offers a balanced low energy ventilation solution and re-uses up to 95% of the heat that would have otherwise have been lost, giving an EPC rating of B85 and reducing heating costs

INTERNAL FINISHES

- Painted internal walls and ceilings
- BEAM vacuum system
- Contemporary white internal doors with quality ironmongery
- Painted skirting boards and architraves
- Multi fuel stove in Garden Room and gas fire in Lounge
- Comprehensive range of electrical sockets, switches and telephone points including 5 amp sockets to Lounge
- USB charging point to Kitchen and Master Bedroom
- Master TV point in roofspace with feeder point connections in Garden Room, Living Room, Kitchen, Master Bedroom, Bedroom 2 and Bedroom 3
- Security alarm fitted
- Mains smoke and carbon monoxide detectors
- Virgin Media connection available immediately on completion

EXTERNAL FINISHES

- Front and rear gardens sown in grass seed
- Flagged patio areas and paths
- Pavior driveway
- Estate railing to selected sites
- Front and rear external lighting
- Front and rear outside water supply
- uPVC double glazed windows
- Decorative chimney stacks and pots

METICULOUSLY CRAFTED



CGI showing open plan Kitchen, Dining and Garden Room is for illustrative purposes only



DESIGNED FOR
LIVING



SITE LAYOUT (NOT TO SCALE)



Connected Living Perfect for Work and Leisure

LOCATION MAP (NOT TO SCALE)

SITE LAYOUT KEY	
 THE GOSFORD	 THE CHATSWORTH
 THE EATON	 THE HARTWELL
 THE WILLINGTON	 THE THORNBURY
 THE SUNNINGDALE	 THE GROSVENOR
 THE APSLEY	 THE LICHFIELD
 THE WOODCROFT	 THE ALEXANDER
 THE HARLINGTON	



Developed by



Selling Agents



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