



WHERE YOUR STORY BEGINS





# DISCOVER A NEW LEVEL OF LUXURY AT HAZEL BROOKE

---

Hazel Brooke is brought to you by the Team at Clearstone Developments in partnership with Vella Homes who bring extensive knowledge combined with innovative design from their background in bespoke house building to create a development of homes that offer the very best in modern living standards. Each house is meticulously designed with the needs of modern families in mind, offering a spacious layout, high-class finishing and features that are made to last for years. Clearstone Developments utilises the best in modern features and fittings, innovative modern building methods and technology to build highly desirable and attractive homes.

Comprising a range of high-specification 3 and 4-bedroom spacious homes, this development is remarkable for its attention to detail, both externally and internally. Each home is packed full of features, such as a top-of-the-range air to water heating system, stunning fitted kitchen, high-quality sanitary ware and eye-catching cobble lock driveway.

HAZEL BROOKE



# EVERYTHING IS WITHIN YOUR REACH

For sports fan, Mallow Rugby Club is one of the oldest rugby clubs in the country and has produced several high-profile players. Mallow GAA Club & Sports Complex offers sporting fun for all the family, while running, golf and soccer clubs are also well-established in the town. The town centre has great fitness clubs too, with Lion's Den Fitness Club being a firm favourite amongst locals. Explore the grounds surrounding Mallow Castle, a spot steeped in history that includes the ruins of a 13th-century castle.

But perhaps Mallow's greatest quality is that all these amenities, and all this convenience, is nestled in the heart of the beautiful Cork countryside. Enjoy a gentler pace of life as you discover such natural treasures as Doneraile Park, Longueville House, Ballyhass Lakes, Ballyhoura Mountains and the River Blackwater – all just a short drive from Hazel Brooke.

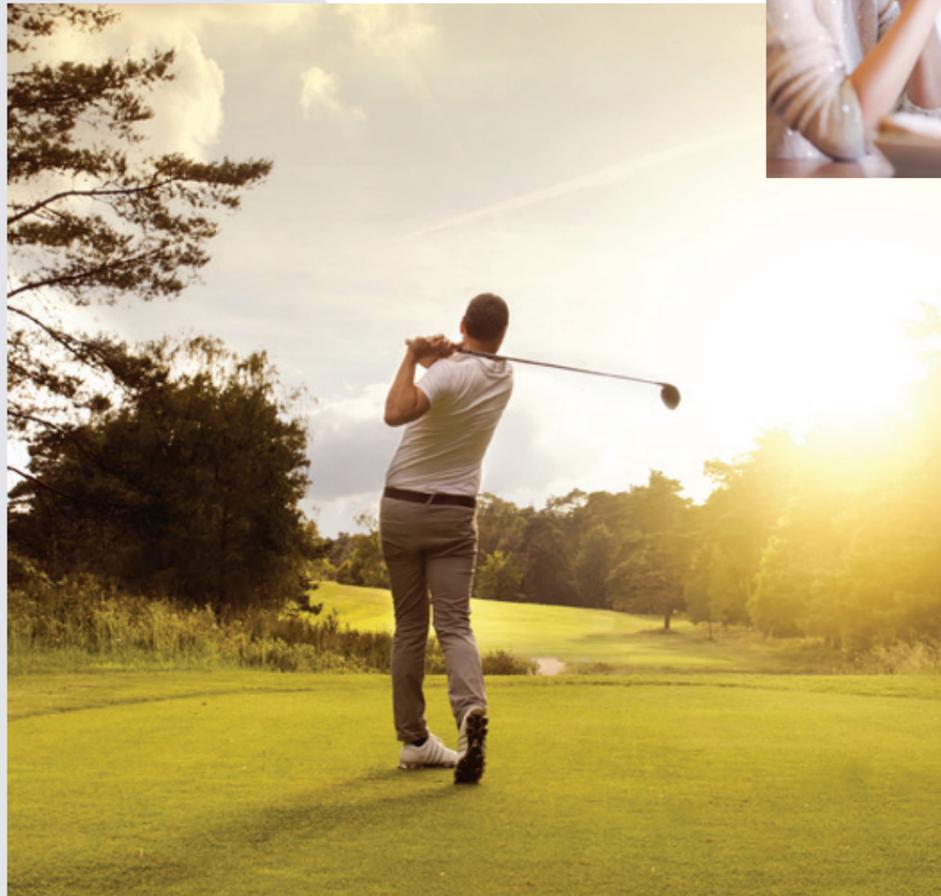


HAZEL BROOKE



# A BUSTLING TOWN ON YOUR DOORSTEP

---



Situated in the north eastern quadrant of Mallow in a very mature residential area, Hazel Brooke presents an exciting new homes development offering the best in modern family style living. Mallow sits on the River Blackwater, c.35km north west of Cork City Centre and is a bustling town full of an abundance of amenities. There are several primary and secondary schools located in the town, as well as excellent childcare options such as [Quality Childcare](#). Mallow College of Further Education is the largest further education provider in North Cork and offers a broad variety of educational courses. A wide range of supermarkets offer a great choice for the weekly shop, while local food shops and boutiques make retail therapy especially enjoyable. And for your leisure time, Mallow Golf Course set in the heart of the Blackwater Valley surrounded by beautiful countryside and break taking scenery offers a vibrant membership and clubhouse facilities, there is also an established rugby club and of course the town is home to Cork Racecourse Mallow and other services such as a district hospital. Mallow has its own cinema and in addition a variety of bars, restaurants and café options. The town offers a strong local community spirit and a self-sufficient commercial hub within the town to any potential home buyers.

# AN IDEAL LOCATION

Mallow itself is a thriving economic hub; however, its close proximity to Cork City and excellent transport links make Mallow an ideal location for commuters too. Hazel Brooke residents can enjoy fast and frequent bus and rail links to Dublin, Cork, Limerick and elsewhere, as well as access to several major roads including the M8 between Dublin and Cork and the N20 between Cork and Limerick.



**TRAIN TIMES**  
from Mallow

**CORK CITY**  
25 mins

**KILLARNEY**  
55 mins

**DUBLIN**  
2 h 10 mins



**BUS TIMES**  
from Mallow

**CORK CITY**  
40 mins

**LIMERICK CITY**  
1 h

**CHARLEVILLE**  
30 mins



**DRIVE TIMES**  
from Hazel Brooke

**CORK**  
35 mins

**LIMERICK CITY**  
1 h

**KILLARNEY**  
1 h



**WALK TIMES**  
from Hazel Brooke

**MALLOW STATION**  
20 mins

**MALLOW TOWN**  
15 mins

**THE GATE CINEMA**  
20 mins

# THE LOCATION YOU'VE BEEN WAITING FOR



### TRANSPORT

- 1 Mallow Train Station
- 2 Bus Station
- 3 N20 and N72 Junction

### EATING & DRINKING

- 4 The Gallery Restaurant & Bar
- 5 Khao Asian Street Food
- 6 Food Capers Café
- 7 Priory Coffee Company
- 8 Juniper Restaurant
- 9 Park 83

### SHOPPING

- 10 Market Square Shopping Centre

### HEALTH & LEISURE

- 11 Mallow Swimming Pool
- 12 Cork Racecourse
- 13 Gate Cinema Mallow
- 14 Hi-B Fitness
- 15 Mallow GAA Complex
- 16 Mallow Golf Club
- 17 The Lion's Den Mallow
- 18 Mallow Rugby Club
- 19 Studio Fit

### EDUCATION

- 20 Scoil Ghobnatan
- 21 Scoil Iosagain
- 22 St. Patrick's National School

### HISTORICAL

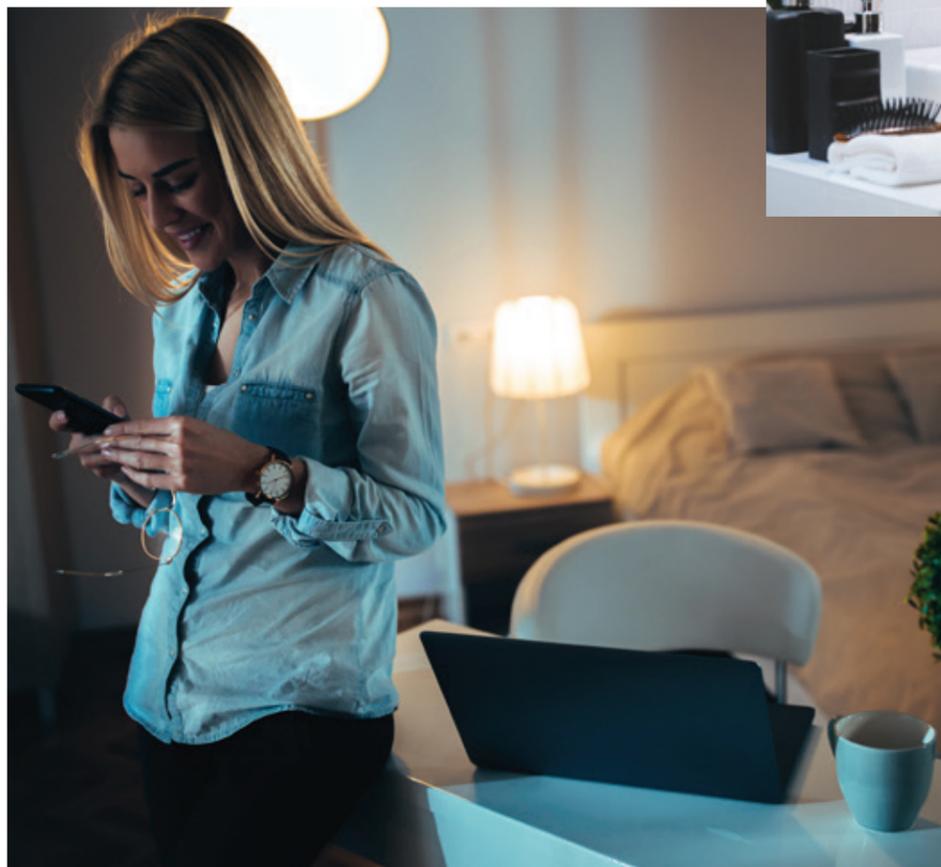
- 23 Mallow Convent National School
- 24 Gaelscoil Thomáis Dáibhís
- 25 St. Mary's Secondary School
- 26 Gaelscoil Thomáis Dáibhís
- 27 Davis College
- 28 Mallow College of Further Education
- 29 Mallow Community National School

### HISTORICAL

- 30 Mallow Castle
- 31 Mallow Town Park

# A CONSIDERED SPECIFICATION

BER A2



## KITCHEN AND UTILITY ROOM

Local kitchen manufacturer Naturally Wood Ltd have been engaged to design a kitchen that is both stylish and a functional hub of the home. The kitchen is a modern shaker inspired style door, painted in colours from the recognised Farrow & Ball range. Designed to accommodate every modern convenience, while allowing ample worktop space, from the new Topform Worktop Collection and complemented with stylish handles, soft close drawers & doors. This is a kitchen which will stand the test of time.



## BATHROOM AND EN-SUITE

Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware. Beautiful taps, shower heads and bath fittings. Baths to be provided for all house types.



## INTERNAL FINISHES

Walls are painted throughout in a mid-tone white. All ceilings will be painted white as standard. The handrail will be varnished. Quality interior joinery to include oak shaker doors and contemporary skirting. The strings, newel posts and spindles will be painted white as standard. The steps (treads and risers) will not be varnished or painted. It is not an option to paint door sets. All the skirtings, architraves, door frames and window boards will be painted white. A pull-down attic ladder is included.



## BUILDING GUARANTEE

Each home is covered by a 10-year Homebond building guarantee.



## EXTERNAL FINISHES

Selected natural stone on certain house types, painted smooth plaster rendered walls provide a high-quality contemporary finish. Low maintenance uPVC fascia, soffit and rain-water pipes.



## GARDENS & DRIVEWAYS

Driveways finished in paving sets with two car parking areas. Semi-detached units will have a grassed raised kerb separating the front drives, fence and post starting at the front elevation running along the side and around the rear of

the houses. Detached houses will have a 1.8m high wall to the back of the house and 1.2m wall to the front. Seeded gardens with secure post and panel fencing to rear gardens with further block walls where indicated by the planning authority.



## SMART HOME READY

All houses will be wired and smart home ready.



## CONSTRUCTION DETAILS

Construction will be timber frame, each house will have exceptional levels of floor, wall and attic insulation.



## INTERNAL AIR QUALITY

Demand Controlled ventilation system unit with a relative humidity sensor which captures moisture laden air and expels it from the house which removes all the stale air from the house and keeps the house feeling fresh at all times, this will enhance the air quality and has significant health benefits. The unit will be located in the attic and will have outlets in the wet areas and kitchen.



## ELECTRICAL & HEATING

State of the art Air to Water heating system with underfloor heating to ground floor which includes a pressurized water system. Generous lighting and power points throughout including TV & phone points. Smoke detectors and heat detectors fitted as standard. Wired for an intruder alarm.



## EXTERNAL WINDOWS AND DOORS

High quality u-PVC A-Rated windows and doors. The front door will be from the Ultratech range with a traditional timber finish but with enhanced heat insulation and multipoint locking system.



## LOW-ENERGY DESIGN BER A2

BER 'A'-rated energy efficient homes. All homes are NZEB compliant.



## TILING & FLOORING

A PC sum is included in the price for your standard kitchen (or tiling).

# SITE MAP



## PHASE I

-  **HOUSE TYPE A**  
4 BEDROOM DETACHED  
164.3 sqm / 1,769 sq.ft
-  **HOUSE TYPE B**  
4 BEDROOM SEMI-DETACHED  
136.3 sqm / 1,467 sq.ft
-  **HOUSE TYPE C**  
3 BEDROOM SEMI-DETACHED  
111.06 sqm / 1,195 sq.ft



# HOUSE TYPE A

4 BEDROOM DETACHED

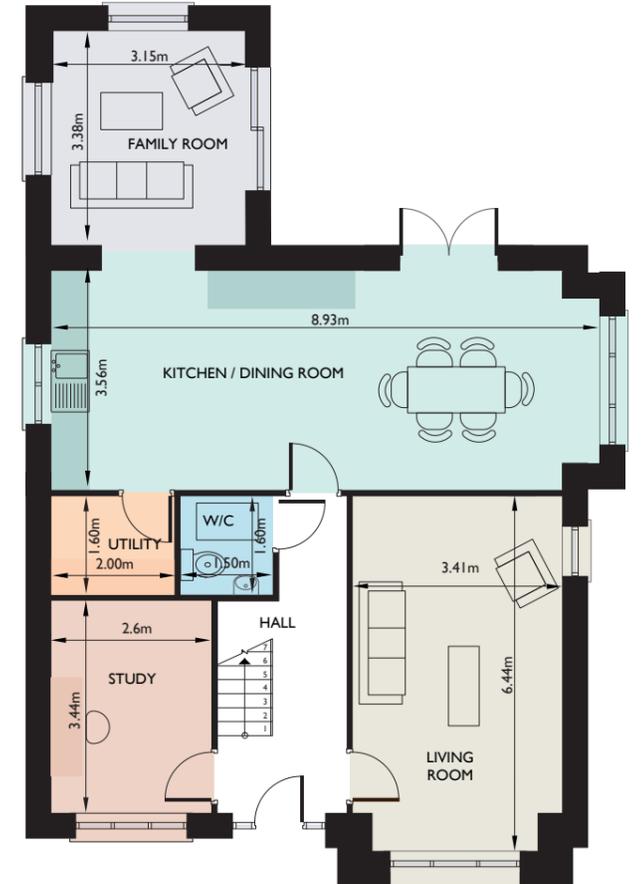
164.3 sqm / 1,769 sq.ft

All homes in this development qualify for the 'Help to buy scheme' for first time buyers.

## GROUND FLOOR

### ROOM

Family Room	3.15m x 3.38m
Kitchen/Dining Room	8.93m x 3.56m
Living Room	3.41m x 6.44m
Study	2.60m x 3.44m
WC	1.50m x 1.60m
Utility	2.00m x 1.60m



## FIRST FLOOR

### ROOM

Master Bedroom	3.40m x 5.04m
Ensuite	2.60m x 1.10m
Bedroom 2	3.40m x 3.85m
Bedroom 3	4.80m x 2.80m
Bedroom 4	2.60m x 3.80m
Bathroom	2.60m x 2.12m



# HOUSE TYPE B

4 BEDROOM SEMI-DETACHED

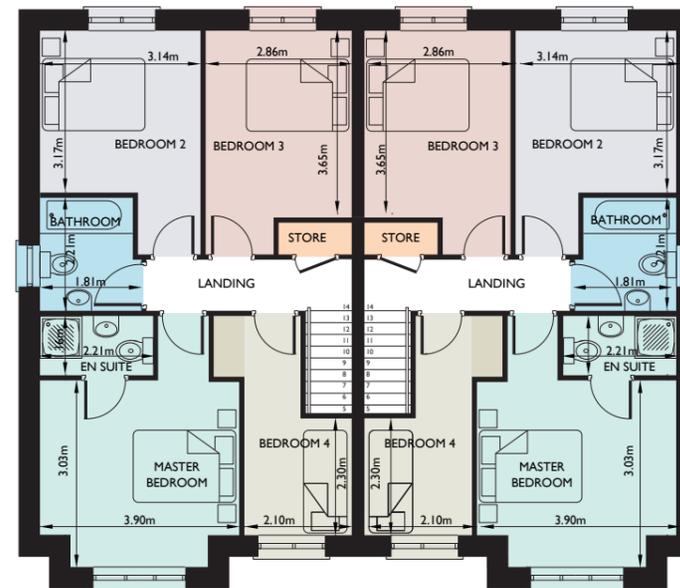
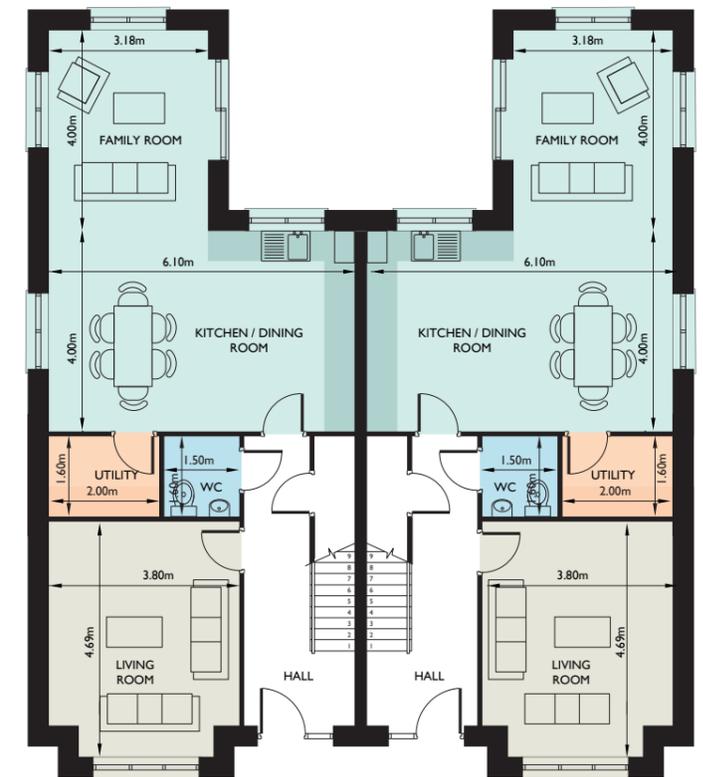
136.3 sqm / 1,467 sq.ft

All homes in this development qualify for the 'Help to buy scheme' for first time buyers.

## GROUND FLOOR

### ROOM

Family Room	3.18m x 4.00m
Kitchen/Dining Room	6.10m x 4.00m
Living Room	3.80m x 4.69m
WC	1.50m x 1.60m
Store	2.20m x 1.60m



## FIRST FLOOR

### ROOM

Master Bedroom	3.90m x 3.03m
Ensuite	2.21m x 1.16m
Bedroom 2	3.14m x 3.17m
Bedroom 3	2.86m x 3.65m
Bedroom 4	2.10m x 2.30m
Bathroom	1.81m x 2.21m



# HOUSE TYPE C

3 BEDROOM SEMI-DETACHED

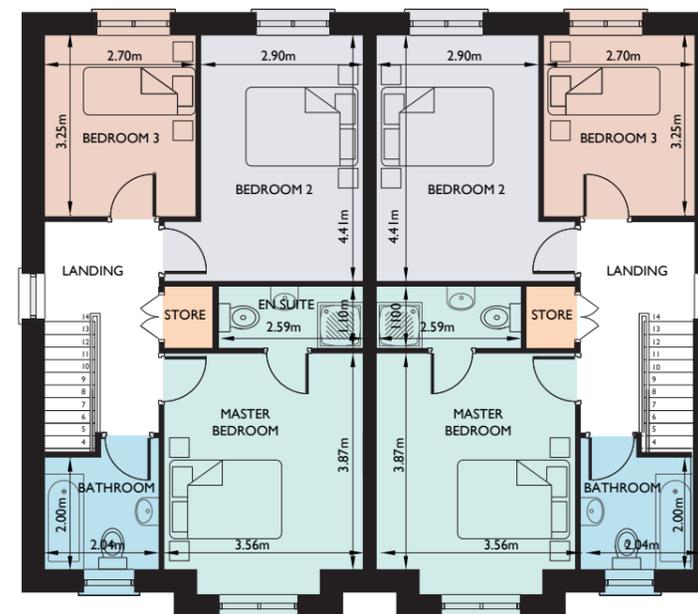
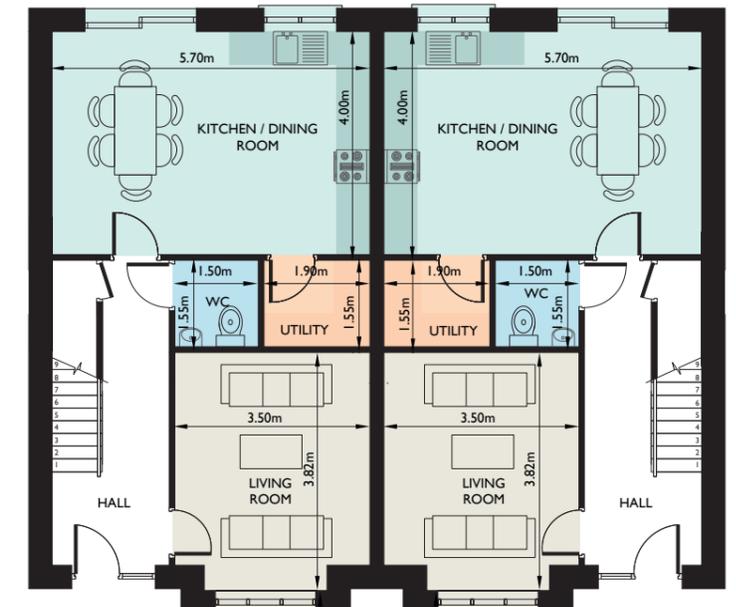
111.06 sqm / 1,195 sq.ft

All homes in this development qualify for the 'Help to buy scheme' for first time buyers.

## GROUND FLOOR

### ROOM

Kitchen/Dining Room	5.70m x 4.00m
Living Room	3.50m x 3.82m
WC	1.50m x 1.55m
Utility	1.90m x 1.55m



## FIRST FLOOR

### ROOM

Master Bedroom	3.56m x 3.87m
Ensuite	2.59m x 1.10m
Bedroom 2	2.90m x 4.41m
Bedroom 3	2.70m x 3.25m
Bathroom	2.04m x 2.00m

# QUALITY HOMES FOR YOUR FUTURE

At Clearstone Developments, our approach is simple: we look for great locations and then engage our team of excellent suppliers and craftspeople in creating homes that are well-designed, exciting and forward-thinking. We want our houses to become your homes – all built with your future in mind.



## SELLING AGENTS

 021 427 1371  
HAZELBROOKE@SAVILLS.IE  
PRSA LICENCE NO. 002233

## DEVELOPER

 CLEARSTONE  
DEVELOPMENTS

## BUILDER

 VELLA  
HOMES

## PROFESSIONAL TEAM

ARCHITECTS  
DEADY GAHAN

SOLICITORS  
FRANK NYHAN  
& ASSOCIATES

These particulars do not form an offer or part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Photos of interiors are for illustrative purposes only. Intending purchasers must satisfy themselves as to the accuracy of details provided to them in this brochure and nothing contained herein or information provided by the developers, vendor or other agents shall be deemed to be warranty or representation in respect of the property. The information contained in this brochure is given in good faith however neither the developers nor the vendors, nor their agents shall be held liable for any inaccuracies herein.

 BER A2

CLEARSTONE  
— DEVELOPMENTS