

Glebe Manor Estate

Whitegate, Co.Cork
www.glebemanor.co

Hennessy Properties are delighted to offer this exciting development of new homes that have been beautifully designed for modern life.

Situated in Whitegate village, near Middleton, East Cork, all of these properties will be “A-rated” and will be fitted with an energy efficient air to water heating system.

- This development consists of 30 homes with 3, 4 & 5 bedroom semi-detached & detached properties on offer.
- The houses range in size from 92m² - 178m².
- Prices of the houses start from €349,000.

Between Whitegate and the surrounding areas, there are schools for all ages, a playground, walkways, shops, restaurants and much more. You can join any local sporting team, GAA, soccer, rugby.

There are great beaches in the surrounding areas – White Bay, Roche’s Point, Inch, Ballybrannigan – there’s even a hidden beach in the village. In Aghada, here are fantastic fishing spots and a boat and yacht club and there is a surf club in Inch. Closer to home, there is a beautiful walkway to the local Fort along the eastern shores of Cork Harbour where you can discover the unique charm of Whitegate village.

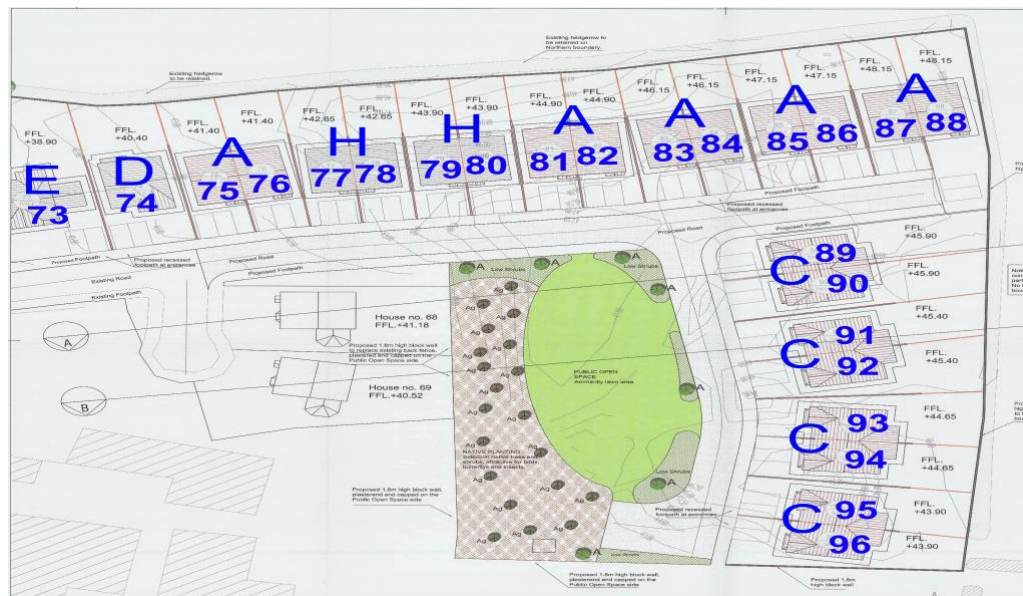
Enjoy the secluded location within a village setting offering an impressive range of facilities and amenities on its doorstep where all the facilities you will need are easily accessible. The city, airport, ferry port, business districts, healthcare and education establishments are only a short distance away, making Glebe Manor a great choice for everyone.

About the Houses

The houses available in this development are as follows;

House Type	House Size (sq.m)	Detached or Semi	No. of Bedrooms	No. of Bathrooms	Prices From
A	110	Semi detached	3	3	€349,000
C	125.8	Semi detached	4	3	€369,000
D	145.6	Detached	4	3	€459,000
E	177.8	Detached	5	4	POA
F	120.3	Detached	3	3	€399,000
H	92.3	Semi detached	3	2	POA

The site layout;



***TO BE PUT ON CANCELLATION LIST
PLEASE REPLY WITH YOUR DETAILS***

Which houses are available and how much is each one?

Detached Houses

No. Type. Price

11	F	Reserved	71	D	€459,000
12	F	Reserved	72	E	Reserved
21	E	Reserved	73	E	Reserved
70	D	€469,000	74	D	€459,000

Semi-Detached Houses

No. Type. Price

75	A	Reserved	86	A	Reserved
76	A	Reserved	87	A	Reserved
77	H	Reserved	88	A	Reserved
78	H	Reserved	89	C	Reserved
79	H	Reserved	90	C	Reserved
80	H	Reserved	91	C	Reserved
81	A	€349,000	92	C	Reserved
82	A	Reserved	93	C	Reserved
83	A	€349,000	94	C	Reserved
84	A	Reserved	95	C	Reserved
85	A	Reserved	96	C	€369,000

House Type A



HOUSE TYPE A
SEMI-DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 55.2 m²
FIRST FLOOR 33.8 m²
TOTAL 110.0 m² / 1184 ft²

PROPOSED MATERIALS
ROOF: SELECTED BLUE / BLACK TILE OR SIMILAR APPROVED
WALLS: PAINTED RENDER
WINDOWS: GREY OR APPROVED COLOUR
DOORS: HARDWOOD / PVC TO SELECTED COLOUR

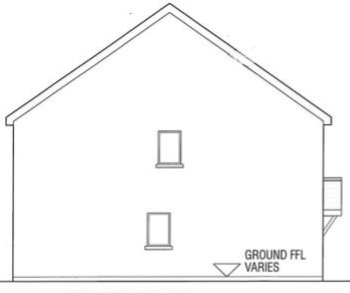
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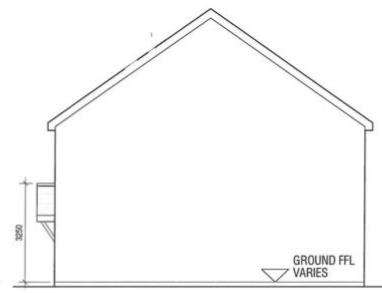
FRONT ELEVATION
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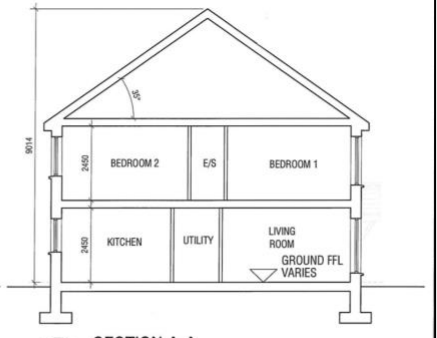
REAR ELEVATION
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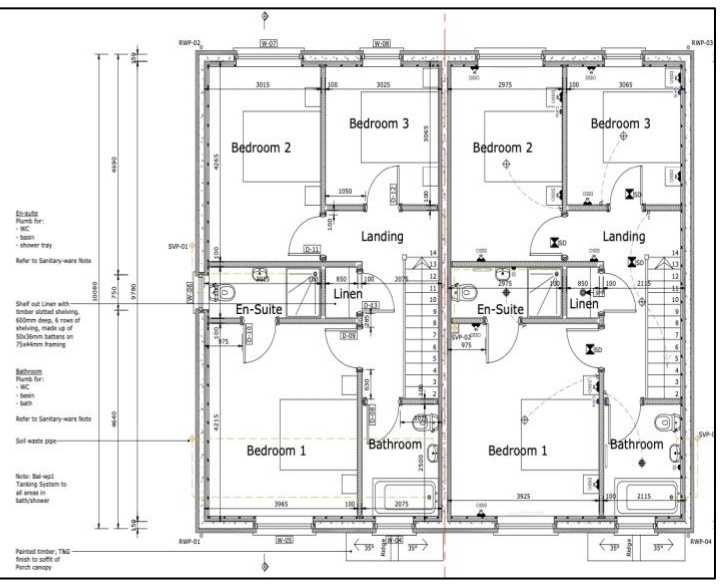
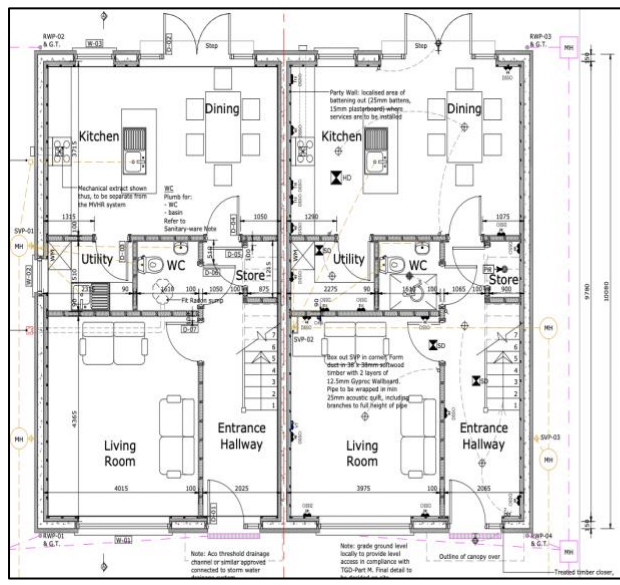
LHS ELEVATION
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RHS ELEVATION
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SECTION A-A
1:100



House Type C



HOUSE TYPE C

SEMI-DETACHED - 4 BEDROOM HOUSE

GROUND FLOOR 64.8 m²
 FIRST FLOOR 81.0 m²
TOTAL 125.8 m² / 1354 ft²

PROPOSED MATERIALS

- ROOF: SELECTED BLUE / BLACK TILE OR SIMILAR APPROVED
- WALLS: PAINTED RENDER
- WINDOWS: GREY OR APPROVED COLOUR
- DOORS: HARDWOOD / PVC TO SELECTED COLOUR

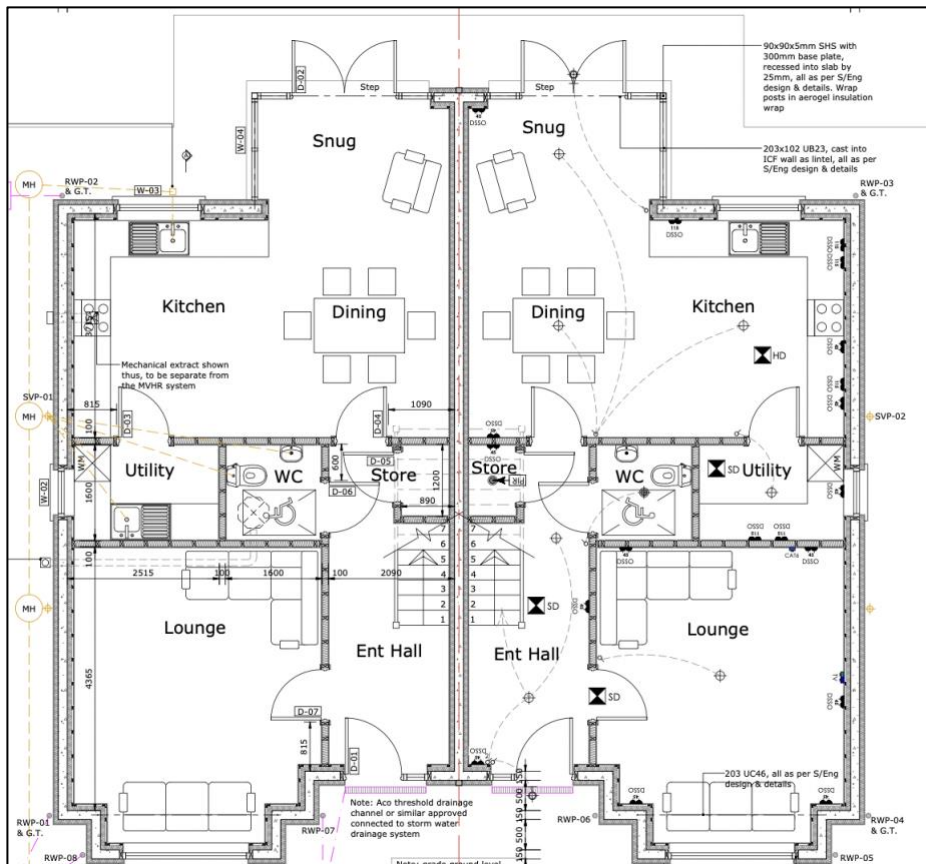
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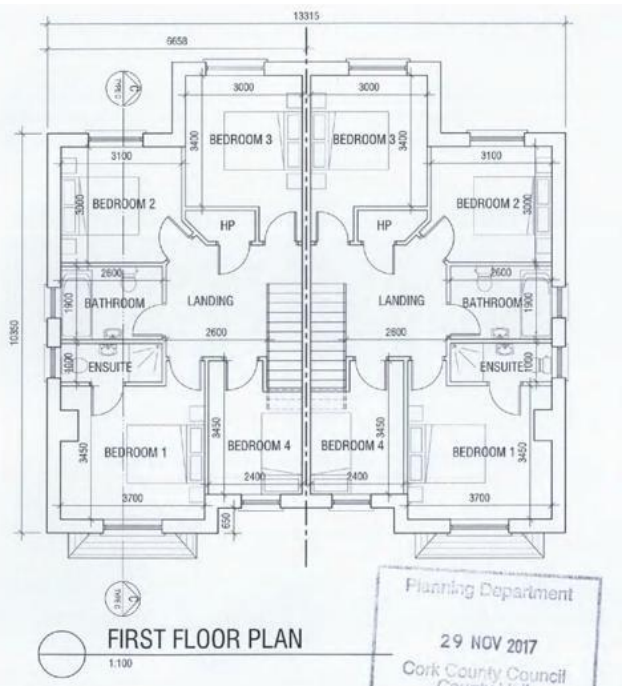
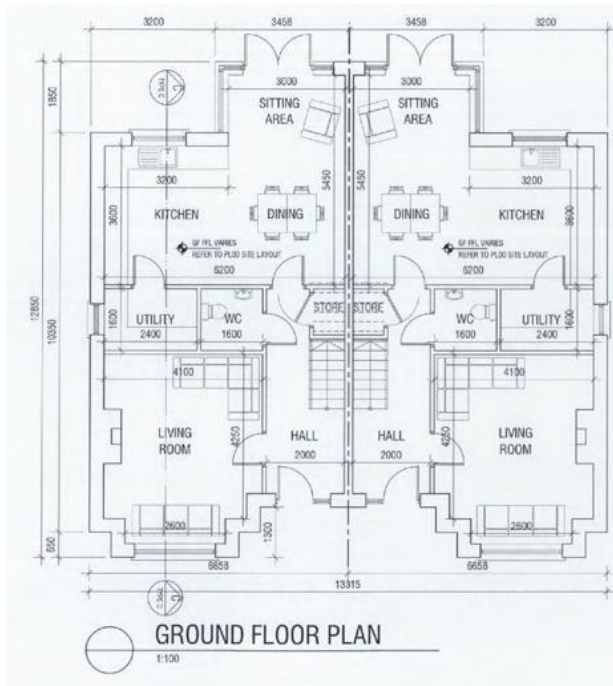
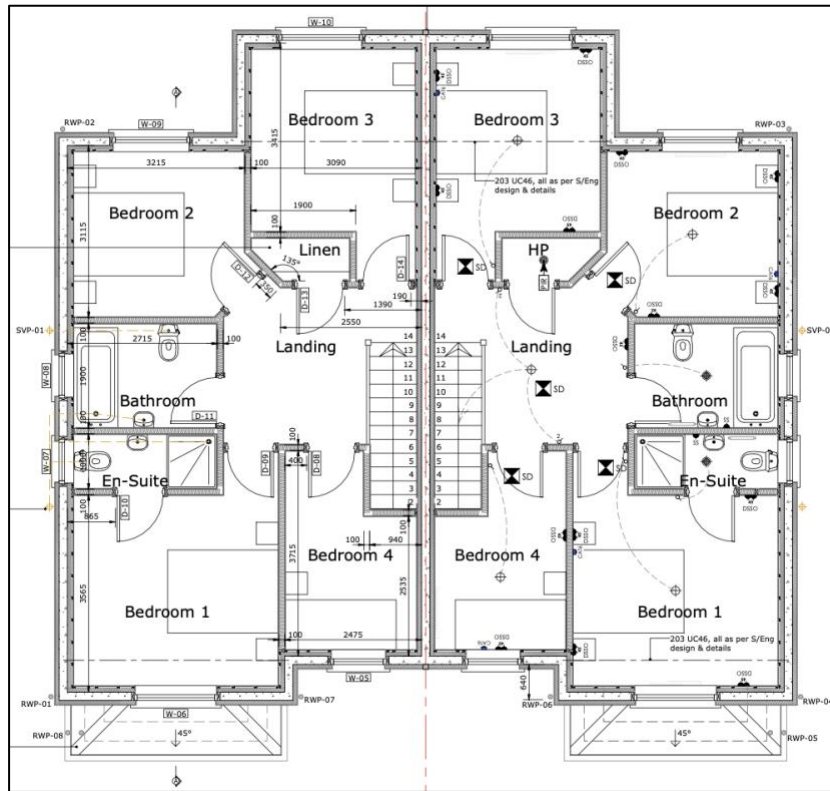


○ FRONT ELEVATION
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○ REAR ELEVATION
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Planning Department
29 NOV 2017
Cork County Council

House Type D



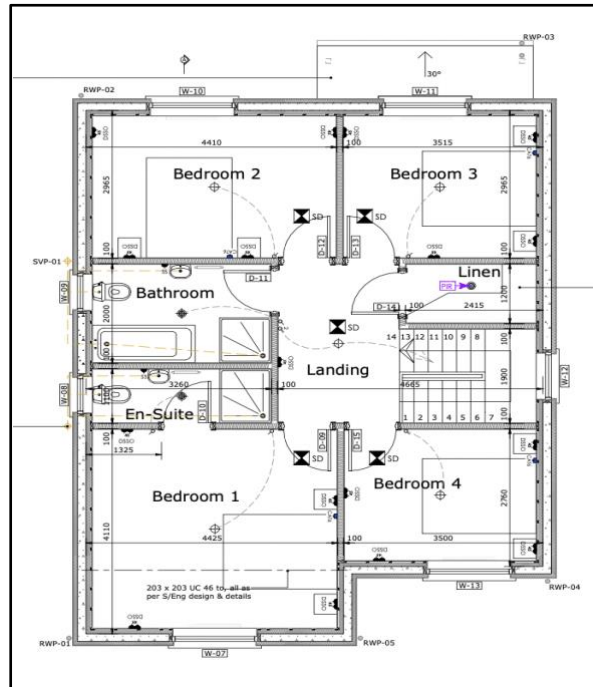
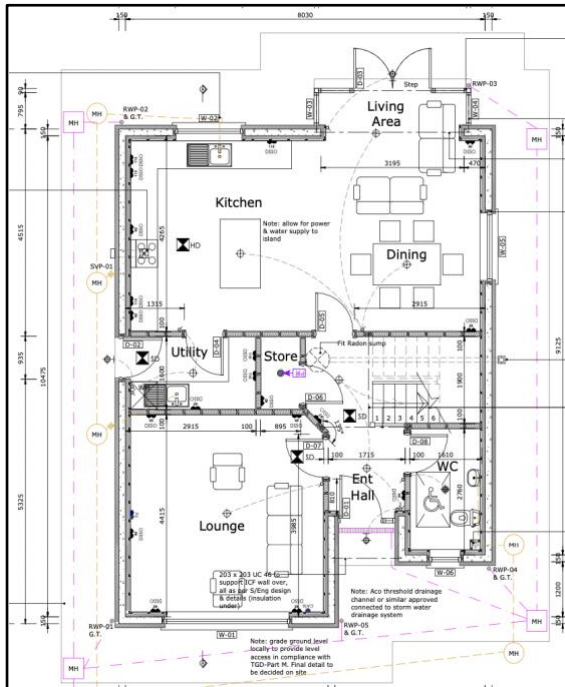
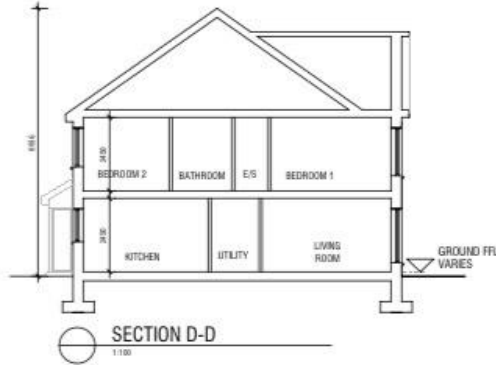
HOUSE TYPE D

DETACHED - 4 BEDROOM HOUSE

GROUND FLOOR 77.4 m²
 FIRST FLOOR 76.6 m²
 TOTAL 154.0 m² / 1668 sq ft

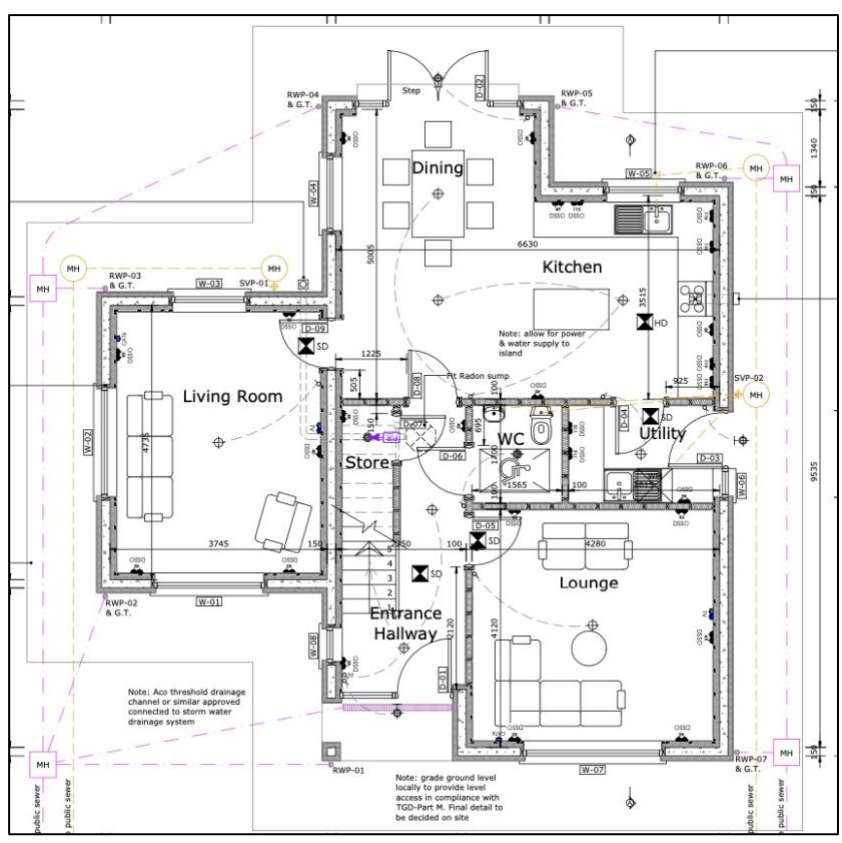
PROPOSED MATERIALS:
 ROOF: SELECTED BLUE / BLACK TILE OR SIMILAR APPROVED
 WALLS: PAINTED BRICK
 WINDOWS: GREY OR APPROVED COLOUR
 DOORS: HANDBRAID / PVC TO SELECTED COLOUR

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House Type E





House Type F

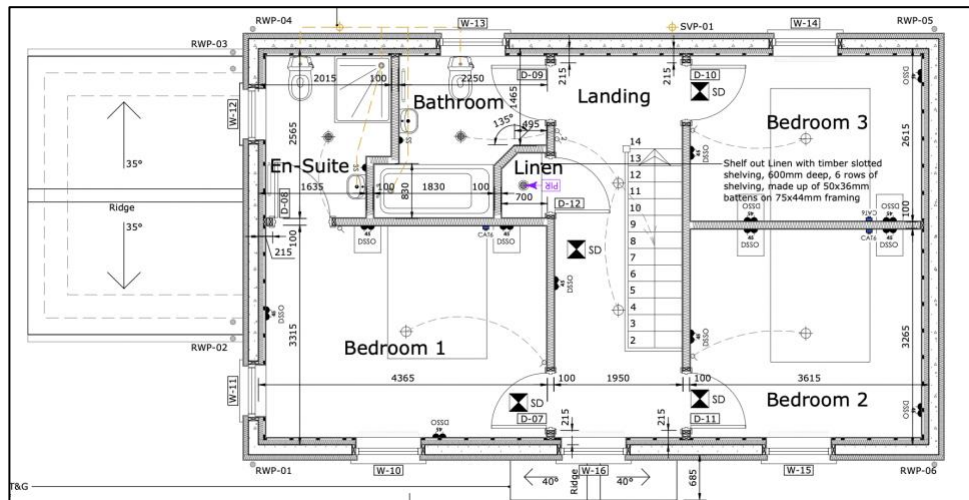
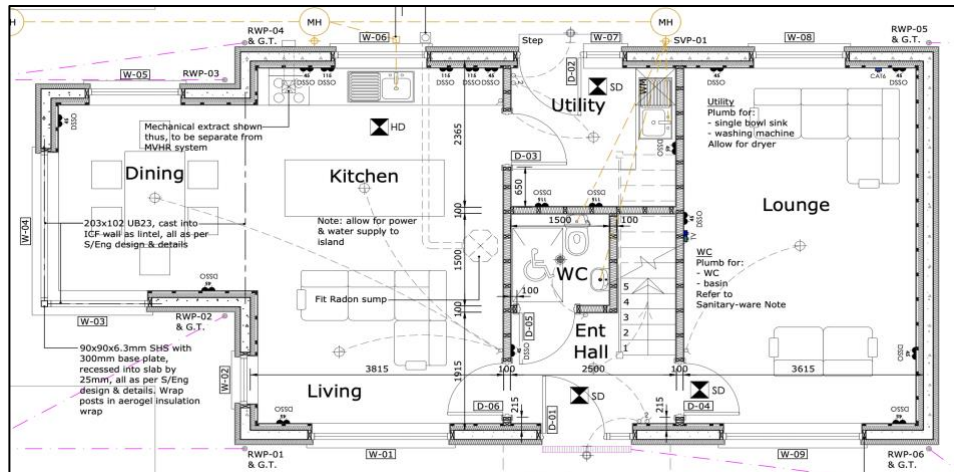


HOUSE TYPE F
DETACHED - 3 BEDROOM HOUSE

GROUND FLOOR 65.9 m²
FIRST FLOOR 54.4 m²
TOTAL 120.3 m² / 1299 SF

PROPOSED MATERIALS
ROOF: SELECTED BLUE / BLACK TILE OR SIMILAR APPROVED
WALLS: PAINTED RENDER
WINDOWS: GREY OR APPROVED COLOUR
DOORS: HARDWOOD / PVC TO SELECTED COLOUR

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House Type H



HOUSE TYPE H

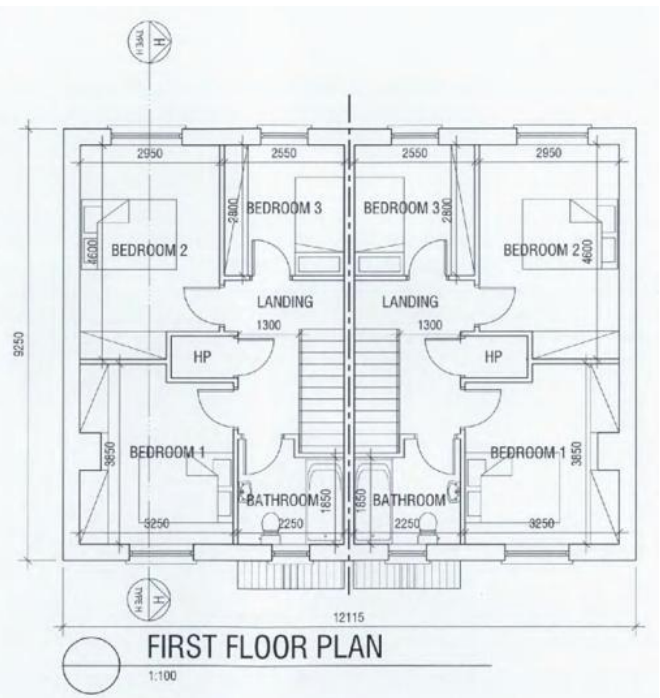
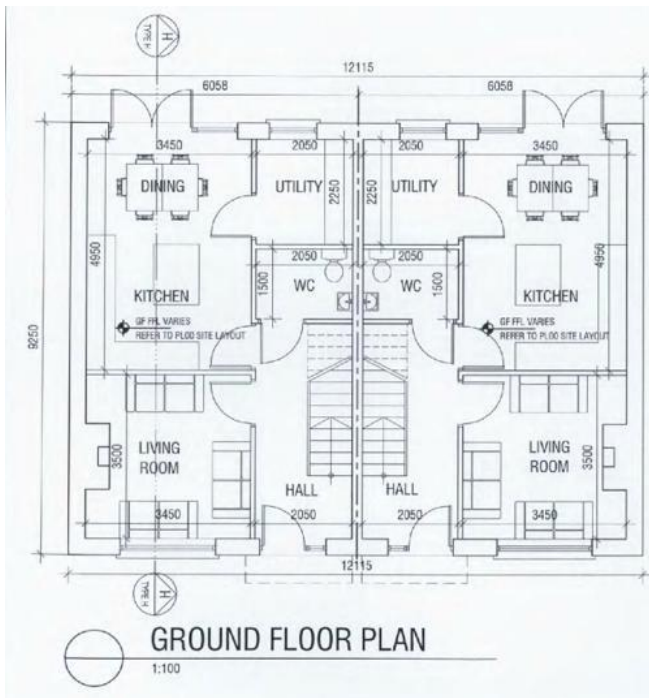
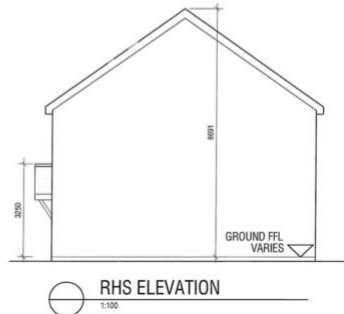
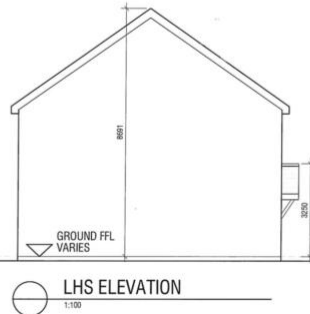
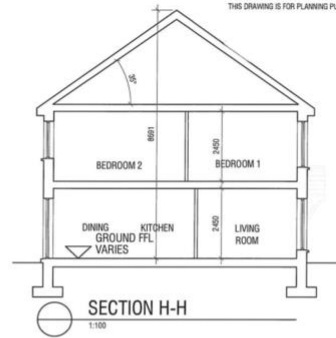
SEMI-DETACHED - 3 BEDROOM HOUSE (PART V)

GROUND FLOOR 47.2 m²
FIRST FLOOR 45.0 m²

TOTAL 92.2 m² / 992 ft²

PROPOSED MATERIALS
ROOF: SELECTED BLUE / BLACK TILE OR SIMILAR APPROVED
WALLS: PAINTED RENDER
WINDOWS: GREY OR APPROVED COLOUR
DOORS: HANDWOOD / PVC TO SELECTED COLOUR

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Houses positioning within the Estate

As construction of the 30 new houses is due to commence soon, all one can see in the existing fully functioning Estate at present is the sites for these houses.

The sites for the two detached houses nos. 11 and 12, which will be south facing, are immediately to the right of the Entrance.

The site for the detached house, no. 21, a 5 bedroomed home which will be south-east facing, is the large site immediately beyond existing house no.10, the first house on the left just inside the Entrance.

The next three detached houses, nos. 70 and 71, both 4 bedroomed and no.72 which is 5 bedroomed, will be west-facing and immediately overlooking the new Green on the left as you head up the existing internal road towards existing detached houses nos. 68 and 69.

The final two detached houses, nos. 73, a 5 bedroomed home and 74, a 4 bedroomed home will be south-facing and will be positioned on the left side of the road and in between the new house no.72 and existing detached houses nos. 68 and 69 which are on the right just beyond.

All 8 type C houses which are semi-detached are west-facing and overlooking a great Green and are surrounded by a very well run tillage farm to the east and south.

All 10 type A houses which are semi-detached are south-facing. Several of these will overlook a great Green and will also be surrounded by the very well run tillage farm to the east and north.

All 4 type H houses which are semi-detached are south-facing. These will be positioned very close to both of the great new Greens.

Please feel free to visit the Estate anytime you wish to satisfy yourself about the positioning of each of the houses

Development Features

- A Rated – energy efficient homes
- Highly efficient and clean air to water heat pump primary heating system and water heating with smart cylinder
- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme
- Stylish bathrooms with attractive range of high-quality sanitary ware and fittings
- Elegant high-quality fitted kitchens and wardrobes
- All windows and doors are low maintenance with energy efficient PVC.

STANDARD MATERIALS INCLUDE;

- Tiling to kitchen floors and splashbacks
- Tiling to utility floors and splashbacks
- Tiling to toilet & bathroom floors and walls
- Air To Water A-Rated Heating System
- Designer Kitchens
- Large Island Unit (A, D, E, F, H)
- Fully Appointed Ensuite (where shown)
- Private Rear Gardens
- Private Sites

ECO CREDENTIALS

- A2 Rated Homes
- Energy efficient air source heat pumps for heating and hot water
- All homes constructed to provide high level of air tightness to a standard that exceeds building regulations

BATHROOM & ENSUITES

- Luxurious and contemporary designed bathrooms and ensuites
- Contemporary single ended bath with wall mounted taps and shower fitting (to bathrooms)
- Contemporary low-profile shower tray
- Eco-friendly WC with concealed cistern, dual flush plate and soft close seat
- Single lever chrome wash hand basin taps
- Chrome thermostatic bath filler/shower mixer
- Chrome exposed modern shower head and rail
- Glazed bath screen to shower over bath
- Shaver Socket

INTERIOR FINISHES & JOINERY

- Smooth finish to all walls and ceilings, with a coat of white emulsion
- All joinery painted in white satin wood
- Square edge skirting board painted in white satinwood
- Square architrave painted in white satinwood
- Shaker style painted internal doors with satin chrome ironmongery
- Shaker style glazed painted internal door to kitchen / dining room

HEATING

- Heating and hot water by energy efficient air source heat pumps
- Two heating zones provided ground / first floor
- Radiator panel heating with individual thermostatic valve controls

ELECTRICAL FITTINGS

LIGHTING

- White LED downlighters to kitchens
- White pendants to living rooms, dining areas, hallways and bedrooms
- Energy efficient external lights

POWER AND SWITCHES

- All accessories to be white plastic
- External socket to front of house to EV charging
- USB Sockets provided in kitchen
- USB Sockets provided to either side of the master bed

TV

- TV point in bedrooms
- TV point in living room
- TV point in Kitchen/Dining Room

FAQ

When is the €5,000 deposit payable?

The €5,000 deposit is payable as soon as you decide which house you wish to purchase so that the house of your choice will be reserved for you exclusively and at the price it is currently being offered at.

We will issue confirmation to you immediately upon receipt of your deposit that you are guaranteed the particular house you have chosen on the obvious assumption you will complete the purchase.

When is my €5,000 deposit paid back to me?

Your €5,000 deposit can be offset against the price of your new home by reducing the balance payable when the HTB grant will be received or it can be refunded to you at that time, if you so wish.

How do I pay my €5,000 deposit?

To pay your €5,000 deposit, please transfer it to our Bank of Ireland Account:

BIC: BOFIE2DXXX

IBAN: IE80BOFI90258181735120

Please state your name and the house number you are purchasing in the narrative.

When must I pay for the house ?

Contracts will be sent to your Solicitor. 10% of the purchase price will be payable on exchange of contracts (i.e when contracts will be signed).

We are in talks with two Lenders who may facilitate stage payments during this construction phase. We will update this FAQ on this matter in due course.

Interchangeable fittings and features? Customisation of house?

You can choose from a range of kitchens and wardrobes etc and you can agree other changes as extras with the Builder to suit your own taste and requirements. We will add detailed drawings, mark ups of finishings, specification documentation, details of kitchens, colour schemes and sanitary ware etc in due course.

OWN YOUR HOME FOR MUCH LESS THAN RENT

E.G OUR LARGER 3 BED & 3 BATH TYPE A HOME

4 year 2.9% fixed rate 35 year Green Mortgage (source BOI 1/3/23)

House price €345,000
Help to Buy grant -€30,000
Borrow 90% €310,500

Mortgage payments €1,177 per month.

Plus you receive 3% or €9,315 tax-free cash from your Lender.

Help-To-Buy Scheme

All 30 of our new homes are eligible for the enhanced First Time Buyer Help to Buy grant of up to €30,000.

With the HTB scheme, if you are approved for the scheme now, you will receive your full HTB entitlement immediately on signing a contract.

How does it work?

If intending new home Purchasers have paid €30,000 in tax in Ireland in up to the past 4 years, they will get it all back to help fund the 10% deposit on their new home.

Affordable Purchase Shared Equity Scheme

Many of our new houses are eligible for '*Your First Home*' Affordable Purchase Shared Equity Scheme.

This scheme is available to first-time Buyers seeking to purchase a **newly-built home** in our private development but who don't have access to funds for the full amount required.

This scheme is open to both First Time Buyers and for non-First Time Buyers who may be separated or have gone through insolvency.

It is available to Purchasers of new homes priced at up to €425,000. (New 2023 Cork County ceiling).

It is for those who cannot secure the full loan amount required from a Bank to purchase a new home.

Many intending Purchasers who think they cannot get enough of a loan to buy a brand new house may be surprised to learn the new 'First Home' Scheme enables them to do so.

How? The Government will take an equity stake of up to 30% (20% if using Help to Buy) to bridge the gap between your deposit and mortgage (combined) and the price of your new home.

If you borrow part of your home loan under the new First Home scheme, this loan along with your loan from your Mortgage Lender counts towards satisfying the Help To Buy scheme criteria of 70% borrowing.

The scheme opened for online applications on 7/7/22. As it is limited to 8,000 homes nationally, you are encouraged to apply ASAP. You can apply on:

<https://application.firsthomescheme.ie/main>

How does it work?

Example

Type A Property purchase price: €345,000

First-Time Buyers' joint income: €60,000

Maximum borrowing (4 x income): €240,000

Deposit: €34,500 being 10% of purchase price, most of which can be funded by your €30,000 Help to Buy grant.

Maximum that First-Time Buyers in this example can pay without First Home Scheme support: €274,500 (being €240,000 plus €34,500)

Affordability gap: €70,500 (€345,000 minus €274,500)

Outcome: First Home Scheme can provide €69,000 to substantially close the affordability gap in return for a 20% Government equity stake in the property without affecting your Mortgage Lender.

Contact us

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