

# BAKER HALL

Navan



*Love where  
you live*

Glenveagh  
Home of the new.





## BAKER HALL

Glenveagh is pleased to introduce Baker Hall, a striking new collection of beautifully designed family homes only a stone's throw from Navan Town Centre, Co. Meath.

Baker Hall embodies modern, stylish living in the fresh surroundings of Co. Meath - a warm, welcoming and well-established area famed for its sense of community.

That's what makes it ideal for anyone looking to put down roots of their own.

*Love where  
you live*



**LOVE**  
**A PLACE OF YOUR OWN**  
**LIVE**  
**CONNECTED TO**  
**YOUR COMMUNITY**



## BAKER HALL

# EVERYWHERE IS ACCESSIBLE WHEN YOU'RE IN THE CENTRE OF THINGS

Baker Hall connects you to it all, conveniently located just a short drive from Dublin, while the M3 and R147 road links are minutes away. For commuters, regular bus and trains serve Dublin City Centre so you can enjoy a stress-free daily commute. Baker Hall's location means that every amenity is within easy walking distance, while Navan's excellent transport links offer a fast and frequent journey for those who wish to travel further afield.



M3	2 minutes
Hill of Tara	12 minutes
Slane Castle	17 minutes
Dublin Airport	40 minutes
Dublin City	46 minutes



Nearby Bus routes

### 109

Dublin → Navan → Kells → Cavan

### 134

Dorey's Forge → Dunsany → Navan

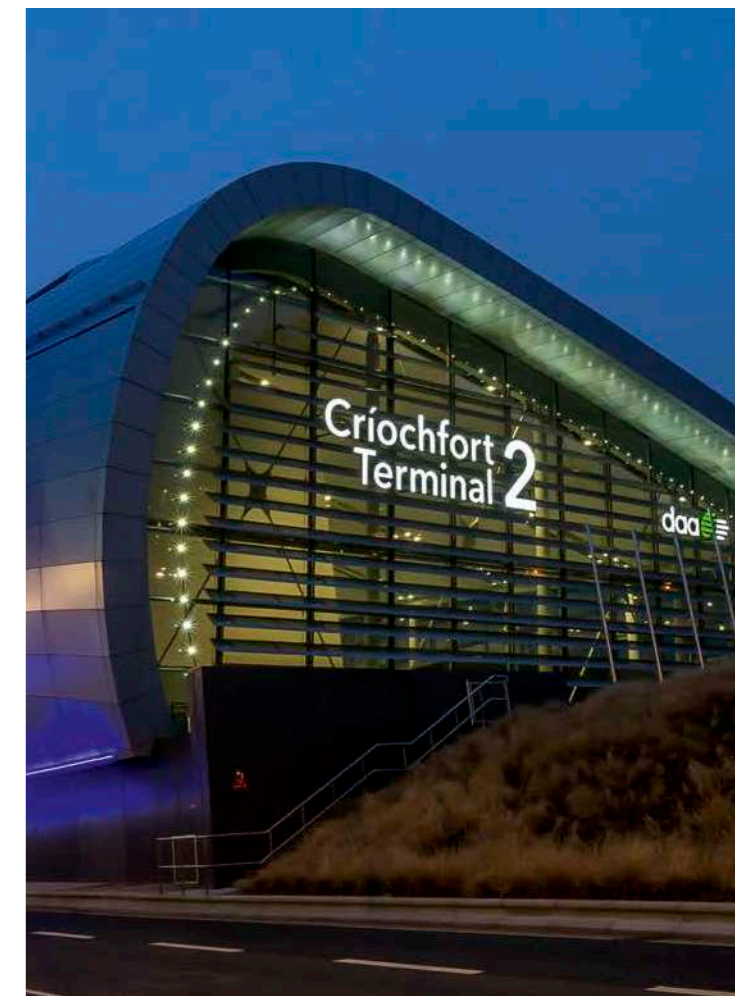
### 136

Ross Cross → Navan Shopping Centre



Nearby Train Routes

M3 Parkway	23 mins
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BAKER HALL

# LOVE ADVENTURE AT EVERY TURN

# LIVE TO MAKE LASTING MEMORIES

The beautiful countryside surrounding Navan is ideal for exploring at the weekend. Walk in the footsteps of legendary kings and heroes at the Hill of Tara, just a few kilometres away, or experience the magic of the winter solstice at Newgrange. If relaxation is more your style, treat yourself to a spa day in Bellinter House, Knightsbrook, Tankardstown House, Ardboyne Hotel or Dunboyne Castle, all just a short drive from Baker Hall.



## BAKER HALL

# LOVE THE SPACE TO UNWIND LIVE TO SHAPE THAT SPACE

The interior of every Baker Hall home is built with you in mind. Whatever you want — space for the kids to play, a place to work from or more room to entertain friends, each home offers all the flexibility you will need.

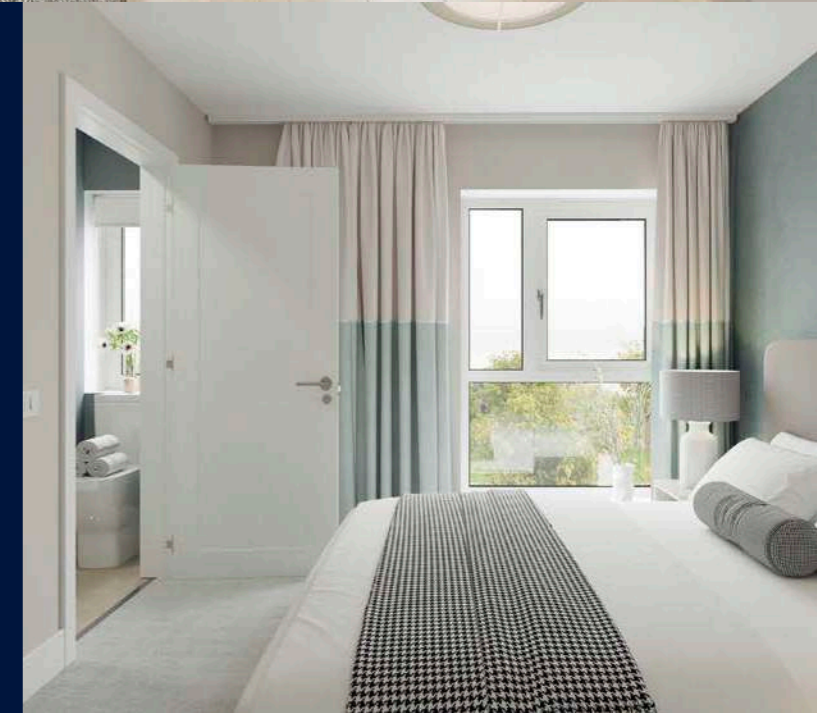
### **The comfort you want, how you want it.**

Space and light help you to bring the plans for your home to life. Our designers factor in real furniture sizes into each home's layout to make furnishing your home to your taste a far easier process.



### **A-Rated Specs and Standards**

If it isn't A-rated, then it isn't a Glenveagh home. Each property of ours performs at the highest possible level on the BER efficiency scale — exhibiting the highest standards of insulation and airtightness.



# LOVE THE FUTURE OF COMFORT LIVE WITH EFFICIENT TECHNOLOGIES

The efficiency of a home isn't something that's just felt in your back pocket, but through the comfort and warmth you experience every day. All Glenveagh homes are built using modern construction techniques and technology that benefits you, the owner.

Our homes are built to be energy efficient to a minimum A-rating on the BER scale, with the highest standards of insulation and airtightness in all our properties.

## What do homes of the future look like?

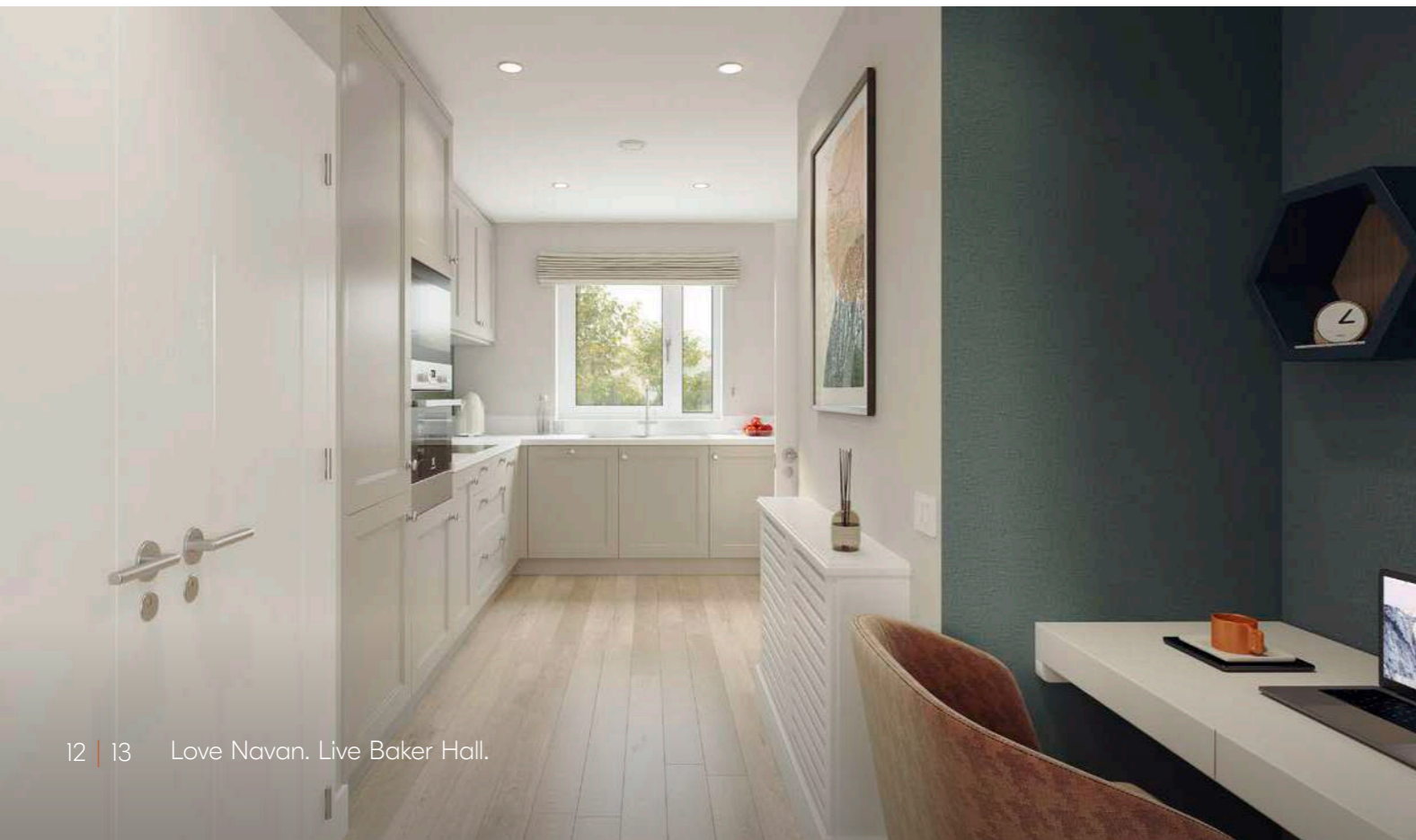
We're building the homes of tomorrow, today. We incorporate sustainable and renewable technology to reduce the carbon footprint of your home, not only in how it's built, but in how you experience it from the day you move in. Developments in solar technology will mean that your home can generate its own energy, and in the future even contribute back to the national grid!

## Why is an airtight home a better choice?

Efficiency and sustainability aren't simply about generating heat or the energy you use in your home; it's about retaining it and keeping it in. Your home is completely wrapped using the very latest underfloor, wall and attic insulation technology, making it airtight so there's no air leakage. Glenveagh homes use sophisticated ventilation systems to remove condensation and contaminants to ensure a better quality of air throughout.

## Pre-wiring for electric vehicles

Even if your current car isn't an electric or hybrid model, you may decide to switch in the future. That's why provisions for the installation of an electric vehicle charge point are made where applicable, so your home is ready when you make the move to electric driving.



## BAKER HALL

# ROUTES TO PURCHASE

New Glenveagh homes are more affordable and achievable with the financial supports available to first-time buyers.

### HELP-TO-BUY SCHEME

The Help-To-Buy scheme is designed to help first-time buyers overcome the hurdle of getting your deposit together.

The Help-To-Buy scheme is a tax rebate scheme for first-time homebuyers, provided by the Irish Government. With it, you can get 10% of the purchase price or up to a maximum of €30,000 towards your deposit for a new-build house or apartment. Help-to-Buy cannot be used to purchase previously owned or second-hand homes. See how the Help-To-Buy Scheme can make your new Glenveagh home more achievable, visit [glenveagh.ie](http://glenveagh.ie) or [revenue.ie](http://revenue.ie)



### FIRST HOME SCHEME

Glenveagh supports the First Home Scheme, which is funded by the Government of Ireland in partnership with participating lenders.



If you qualify and avail of the First Home Scheme, the State and participating lenders will provide up to 30% of the market value of your new home, in return for the same percentage share in equity of the property. It allows eligible first-time buyers, bridge the gap between the deposit, mortgage and the purchase price of a new build home. The amount of funding that you qualify for depends on where the new home is located and whether it's a house or an apartment. For more information about the First Home Scheme visit [glenveagh.ie](http://glenveagh.ie) or [firsthomescheme.ie](http://firsthomescheme.ie)

## HERE'S HOW THE SCHEMES COULD WORK FOR YOU

With a combined salary of €74,375 and the Help-To-Buy scheme and First Home Schemes, you could get a new Glenveagh home worth €425,000.



<b>Property price</b>	<b>€380,000</b>
<b>Household income</b>	<b>€66,500</b>
<b>Mortgage approval</b>	<b>€266,000</b>
<b>Deposit</b>	<b>€8,000</b>
<b>Help-to-Buy</b>	<b>€30,000</b>
<b>First Home Scheme</b>	<b>€76,000</b> (=20% equity share)
<b>Mortgage Monthly Repayments</b>	<b>€1,178</b> (based on 35 years and at 4% interest rate)

Unlike a mortgage or personal loan, there is no charge for the equity share in your home with the First Home Scheme for the first 5 years. From year 6, if the equity share is still in place, a service charge will apply. See [firsthomescheme.ie](http://firsthomescheme.ie) for more.

For more information about the Government support schemes available to you visit [glenveagh.ie/first-time-buyers](http://glenveagh.ie/first-time-buyers)



## BAKER HALL

# ALL INTERESTS ALL COVERED ALL NEARBY

Baker Hall offers easy access to extensive amenities, from shopping and dining out to sports and social activities for all ages.

Baker Hall is a stone's throw from Navan Town Centre which offers a range of local shopping and leisure choices. It's home to countless coffee shops, restaurants and bars, numerous scenic walks and local interest points including The Central Navan and Crave, and for more blockbuster views, stop by Cineplex for the evening.

So, whether it's an 8km walk along Boyne Ramparts trail, a fun day out for the kids at The Zone, or dropping over to Navan Town Centre for retail therapy, virtually everything you need is on your doorstep.



**BAKER HALL**

**LOVE  
STRONG COMMUNITIES  
LIVE  
TO MAKE A DIFFERENCE**

We aim to enrich the lives of those who live in our communities.

We take pride in our place in local communities. That's why we're determined to play an active, meaningful role in the areas wherever we build, through substantial local investment and support for the people who live there.

Our approach is about building sustainably for every community for the future. We support countless initiatives throughout every community we build - from sponsorships of local sports teams and providing recreational areas, green spaces, playgrounds, and cycle tracks for residents, to charitable supports that make a difference in our wider communities.

We're committed to adding lasting value to our communities, through Community Planting Days, and pop-up Christmas Events. We're particularly proud of our partnership activities with schools through safety talks and bringing Nature Hero Awards to local schools.





## WE'RE HERE TO HELP YOU SETTLE IN

We want you to feel at home from the moment you move in — and for a long time after that! That's why we place such importance on those early few months after you get the keys to your home.

We also provide our own dedicated Customer Care team for new homeowners. They're always on hand and available to help with any issues within your home or with any general queries, ensuring that you have a pleasant and positive experience from day one.

Of course, each of our homes also comes with an extensive range of warranties and guarantees that cover virtually every aspect of your new home.

Our GreenCare Teams maintain the landscaping around each Glenveagh development and are responsible for planting, pruning, cutting and cultivating the green spaces around your home. We believe that biodiversity in our communities isn't simply about adding colour, it's about bringing living, breathing, natural sustainability on our doorstep.

## BAKER HALL

# A COMMUNITY READY FOR SCHOOL WORK AND PLAYTIME

Navan and the surrounding area offer plenty by way of education, with schools available for children of all ages close to Baker Hall. There are a range of school types too, including Gaelscoileanna and Educate Together options, alongside numerous other secondary, primary, and Montessori choices in the locality

Here's a look at where your kids could get the best in education:

- Gaelscoil Éanna
- Ard Rí Community National School
- St Anne's Loreto Primary School
- St Stephen's Primary School.

As you'd expect, there are plenty of ways to enjoy the sporting and outdoor side of life in Navan. In fact, you're spoiled for choice with the selection of football, rugby and GAA clubs close by. Baker Hall is also well located for golfing enthusiasts with great 18-hole golf courses in the vicinity.





## REST EASY, YOU'RE HOME

Bedrooms and bathrooms in Effernock are generously sized with a high-level finish to give that luxury feel to your home.



## BAKER HALL

# BUILT TO A STANDARD YOU CAN TRUST

### External Features

- Maintenance-free exteriors.
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure locking system.

### Gardens

- Seeded gardens where applicable.

### Internal Finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.

### Electrical

- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- Provisions for the installation of a car charging point where applicable.

### Kitchen

- Superb modern kitchen with soft close doors.
- All kitchens are fitted with an upstand.

### Bathroom & Ensuite

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.

### Windows & Doors

- uPVC double glazed A-rated windows.
- French two-tone double doors to back garden where applicable.

### Wardrobes

- Modern fitted wardrobes in the master bedroom

### Energy Efficiency

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness in order to retain heat.

### Guarantee

Each Baker Hall home is covered by a 10 year structural guarantee.

### Schools

- 1 Beaufort College
- 2 Gaelscoil Éanna
- 3 Flowerfield National School
- 4 Loreto Secondary School
- 5 Ard Ri Community National School
- 6 Navan Educate Together National School
- 7 St Anne's Loreto Primary School
- 8 St Josephs Mercy Secondary School
- 9 Mercy Convent National School
- 10 St Ultans Special School
- 11 St Patrick's Classical School
- 12 Colaiste na Mí
- 13 St Stephen's Primary School

### Shopping

- 14 Aldi
- 15 Dunnes Stores
- 16 Tesco Superstore
- 17 Navan Town Centre
- 18 Bird's SuperValu Navan
- 19 Lidl
- 20 Navan Retail Park
- 21 Blackwater Retail Park
- 22 Johnstown Shopping Centre

### Sport/Golf

- 23 Navan Rugby Football Club
- 24 Navan Tennis Club
- 25 Waterstown GAA Club
- 26 Claremont Stadium Club
- 27 Páirc Tailteann
- 28 Navan Pitch & Putt Club
- 29 Navan O'Mahonys GAA Club
- 30 Parkvilla FC
- 31 Aura Leisure Navan
- 32 Simonstown Gaels

### Airports

- 33 Dublin Airport

### Train stations

- 34 M3 Parkway 23 mins

### Hotels

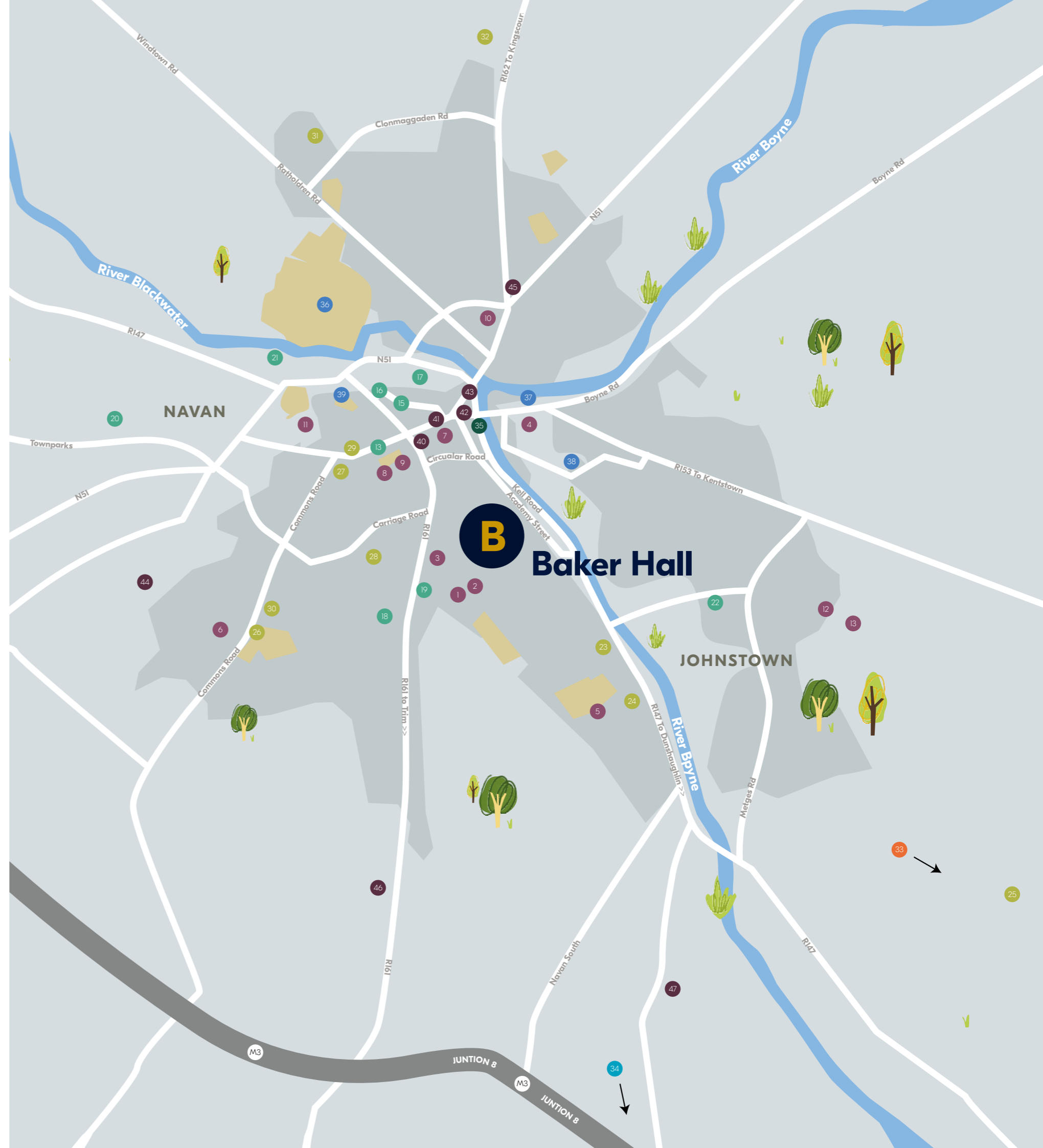
- 35 Newgrange Hotel

### Parks

- 36 Blackwater Park
- 37 Boyne Rampart Heritage Walk
- 38 Athlumney Castle and River Walk
- 39 Ardán Phádraig Playground

### Recreation

- 34 Crave
- 35 The Central Navan
- 36 Luvida Restaurant
- 37 Fortyone
- 38 The Zone
- 39 The Round O
- 40 Balreask Bar & Restaurant
- 41 Boyne Hill House



# HOUSE STYLES

## Apartments & Duplexes

- The Bramble  
2 Bed Maisonettes  
76.6 - 78.6 sqm | 825 - 846 sqft
- The Cherry  
3 Bed Duplex  
116.6 - 119.6 sqm | 1255 - 1287 sqft

# Baker Hall



*Love where you live*

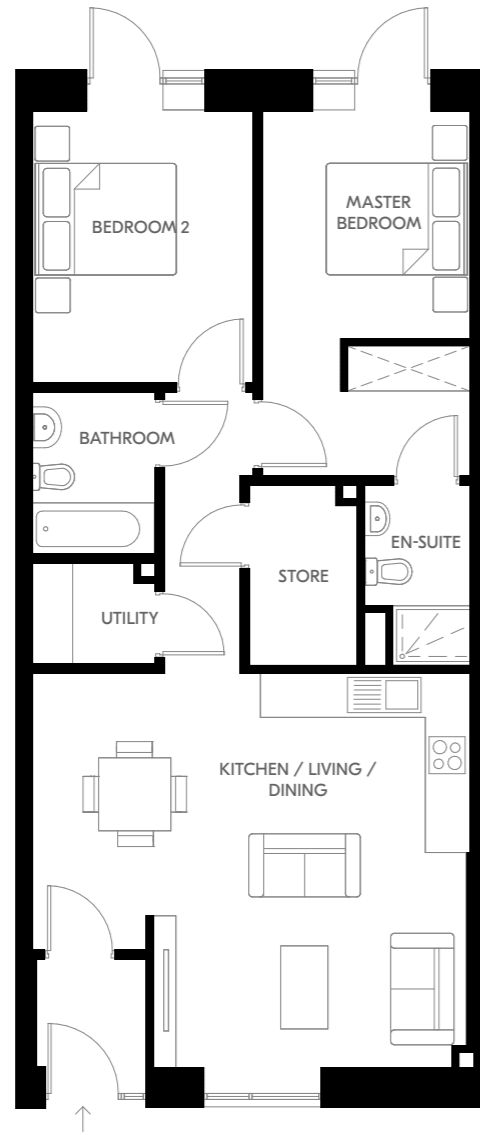
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# THE BRAMBLE

2 Bed Maisonettes

76.6 - 78.6 sqm | 825 - 846 sqft



Ground Floor

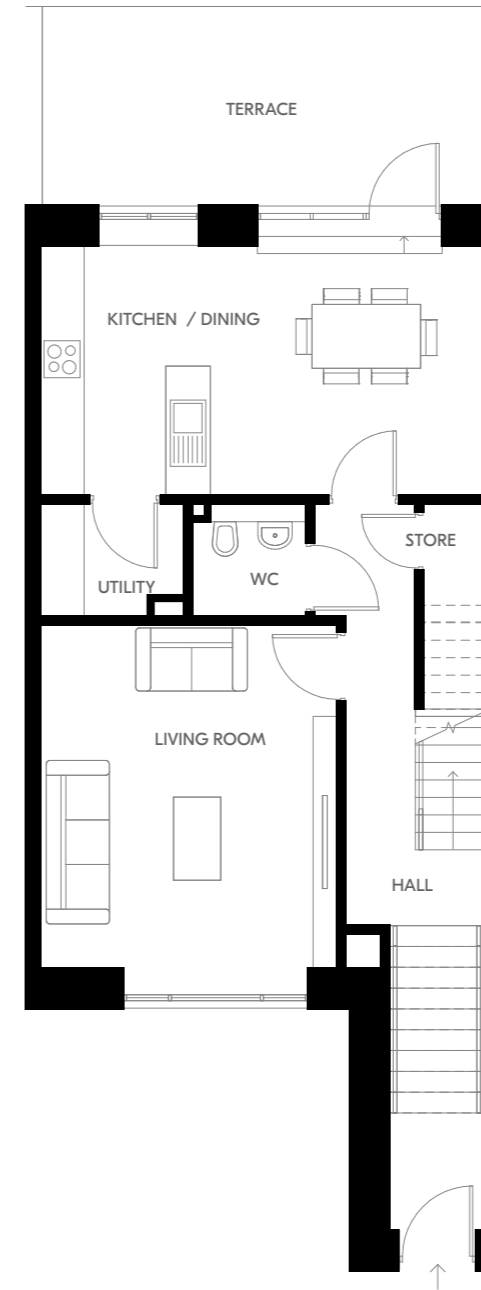
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For illustrative purposes.

# THE CHERRY

3 Bed Duplex

116.6 - 119.6 sqm | 1255 - 1287 sqft



First Floor

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For illustrative purposes.



Second Floor

# LOVE COMMUNITIES THAT GROW TOGETHER LIVE GLENVEAGH

Buying a home is one of life's biggest decisions. Glenveagh strives to make your home-buying journey as simple & stress-free as possible. We build high-quality homes in flourishing communities across Ireland. We don't just build homes, we build lasting communities.

If you'd like to discover your new home in Glenveagh development, visit [glenveagh.ie](https://www.glenveagh.ie)



## DISCOVER MORE GLENVEAGH COMMUNITIES:



**Balmoston**  
Donabate, Dublin



**Cluain Adain**  
Navan, Co. Meath



**Greville Park**  
Mullingar



**Hereford Park**  
Leixlip, Kildare



**Kilmartin Grove**  
Kilmartin, Dublin



**Rath Rua**  
Portlaoise, Laois



Selling agent



**046 902 7666**

PSRA Licence: 002488

Developer: **Glenveagh Homes**

Architect: **Doran Cray**

Solicitor: **RDI**

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