



Braidwater

HOMES

DEANERY PLACE

Whitehouse
Buncrana Road

Combining the luxuries
of an urban lifestyle with
the calmness of idyllic
countryside views.



DEANERY PLACE

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Life, lived well.



Only 5 minutes from Derry city centre, the magnificent Deanery Place combines the comforts of an urban lifestyle with the calmness of idyllic countryside views.

As we all lead busy lives in today's modern world, we crave our own tiny haven of tranquility. Braidwater aims to fulfil these aspirations as well as creating developments that have their own unique style and community ethos, that encourages a sense of belonging. Ultimately, a life lived well!





Well designed.

At Deanery Place, you'll find superbly well-planned design throughout, from the approach right through to the house styles and their landscaped gardens.

With the clever use of space in the kitchen to the bright and airy rooms, no aspect of modern life has been overlooked at Deanery Place - Braidwater's design is intricate and detailed.

And with well-being an essential element of daily life in today's present environment, your secluded garden offers a peaceful getaway affording individual and family-time in a secure and safe environment.

In Deanery Place, house types will consist of four-bed detached homes which are classically designed and come in a variety of styles offering traditional architectural detailing.



Energy efficiency

Highly energy-efficient, Braidwater's homes are cost-effective to heat - thanks to modular construction techniques.

All design elements of each home are utilised to deliver a high quality, energy-efficient product that includes composite doors, high performance double glazing, quality wall, roof and floor insulation, floating floor techniques and sound proofing.



Ecological benefits

Each Braidwater development looks to provide significant biodiversity enhancement, delivering opportunities for a range of wildlife species. This includes grassland, hedgerow and scattered standard tree planting across the site.



Carbon footprint

Braidwater has committed to improving the overall sustainability of the business by reducing the carbon footprint and this is developed through a range of biodiversity measures along with the sourcing of modern sustainable construction techniques.



Greenway

Close to the entrance of the development, the new Derry to Buncrana Greenway will be easily accessible when complete. It will offer miles of safe and child-friendly walking/cycling into Derry along the quay and outwards to Buncrana or Newtowncunningham via the Inch Reserve.



Well connected.

Tiptoeing into the countryside, Deanery Place is in the suburbs but benefits from easy access to local amenities, the A6 to Belfast and the beautiful picturesque scenery of Donegal.

Both the Waterside area on the east bank of the River Foyle and Cityside on the west bank can be commuted in a few minutes by car or bus.



North Coast & Donegal

Spoiled for choice if you're heading for a day out - which way do you go? To the east you have the glorious north coast to explore including everything from the Giant's Causeway to a walk on the promenade at 'the Port.' Or what about heading west? Travel the short distance to Donegal for miles-upon-miles of luscious peaceful beaches and all the hidden treasures along the west coast of Ireland.

Education

There are a wide range of all levels of primary, secondary, grammar and colleges nearby. For further education, you also have the option of the North West Regional College and the University of Ulster at the ever-expanding Magee Campus.

Sports and Leisure

Close-by golfers can nip over to Foyle Golf Course for a round of 18 or venture a bit further to City of Derry or Faughan Valley Golf Clubs.

For those into fitness - Templemore Sports Complex is a two minute walk from the new development of Deanery Place and other Council leisure centres include Brooke Park and Foyle Arena – all within a short drive. You'll have no problem finding a range of sports clubs catering for all age groups.



Parks

The varied range of outstanding local parks on offer is second-to-none and you're only 5-10 minutes away by car. From the historic and mature Brooke Park in Rosemount to the expansive St. Columb's Park on the Waterside, as well as the scenic walk along the quay to the magnificent Bay Road Nature Reserve and Ballyarnett Country Park - all basically on your doorstep!



Cycle Routes

The Council is continuing to develop the local cycling network, both for leisure and the daily routine. With an already impressive network of cycle provision, most is traffic-free. Check out the routes via the Derry City and Strabane District Council website.



Peace Bridge

The two historically divided sides of the city are now joined together by the iconic Peace Bridge - A symbol of hope linking the west and the east via the impressive Ebrington hub – an area now booming with locals and tourists alike enjoying the freedom.

Cosmopolitan

Named as the 'UK City of Culture' in 2013, cosmopolitan Derry is packed with galleries, music venues and shops inside its 17th century walls, and boasts some of the best bars and restaurants in Northern Ireland.



A6

By car, the main A6 Belfast route is just over 10 minutes away whilst avoiding Derry city centre. Ideal if you're commuting on a daily basis to anywhere in the East...

Public Transport Links

The North West is excellently serviced by public transport links with the 212 Goldiner departing regularly from Foyle Street as well as the train to Belfast via the north coast rail link leaving from the newly-built award-winning North West Transport Hub. Foyle Street bus depot also is the departure hub for buses to Inishowen, Letterkenny and Dublin.



DEANERY PLACE

Site Layout

- The Abbey - 4 bed detached (A)
- The Friary - 4 bed detached (B)
- The Priory - 4 bed detached (D)

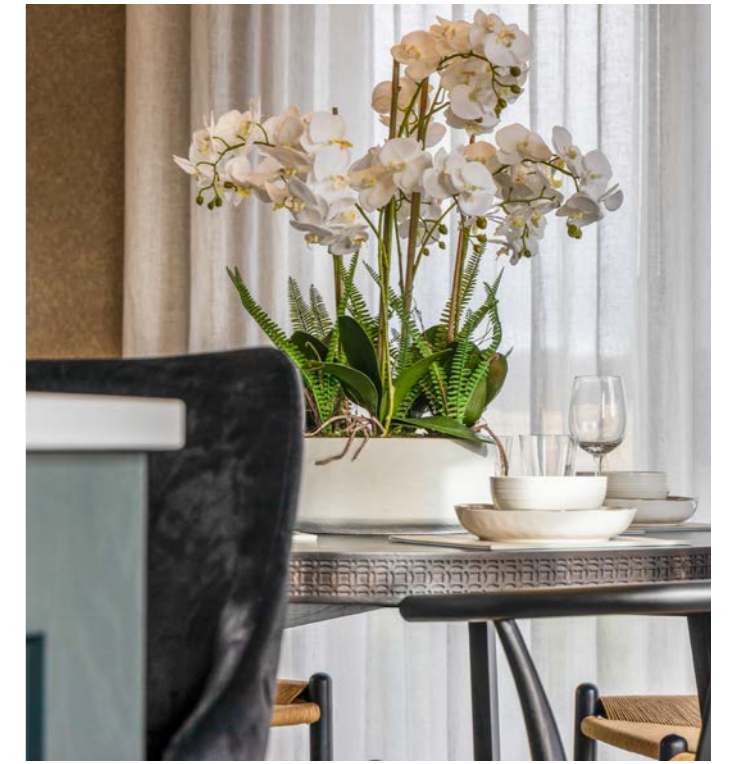
Site drawing image is indicative of house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Image is for illustration only, please check with the selling agent/ Braidwater for further guidance.

Well appointed.

Every home is built to exceptionally high standards and Deanery Place will be no different. Our homes ooze quality and well considered class, whether it's a homely turnkey package or the luxurious upgrade.

Our dwellings are more than simply bricks and mortar or glass and timber put together well. It's the 'fit and finish' that sets us apart!

This is supported by our NHBC award-winning site managers and their teams who have achieved regional and national success as they continually demonstrate incredible dedication, passion, commitment and leadership to produce homes of exceptional quality.





The Abbey

4 BEDROOM DETACHED

Plots: 08, 09, 11, 12, 13, 14, 15, 16, 17

CGI is for illustration only. Handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

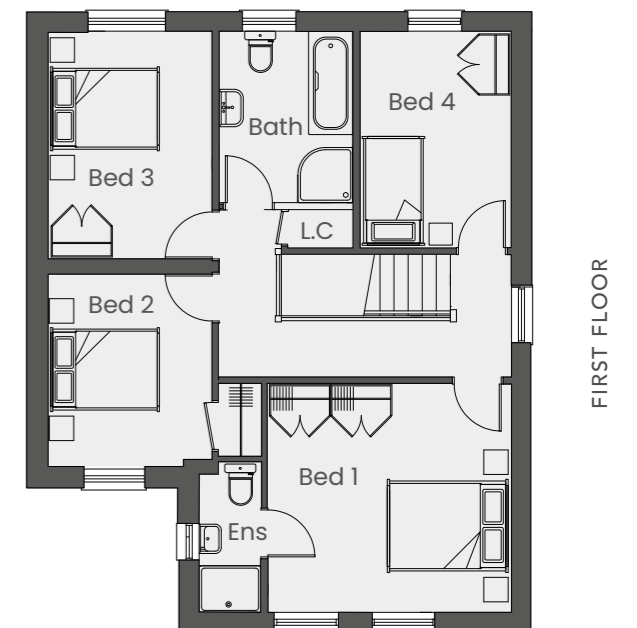
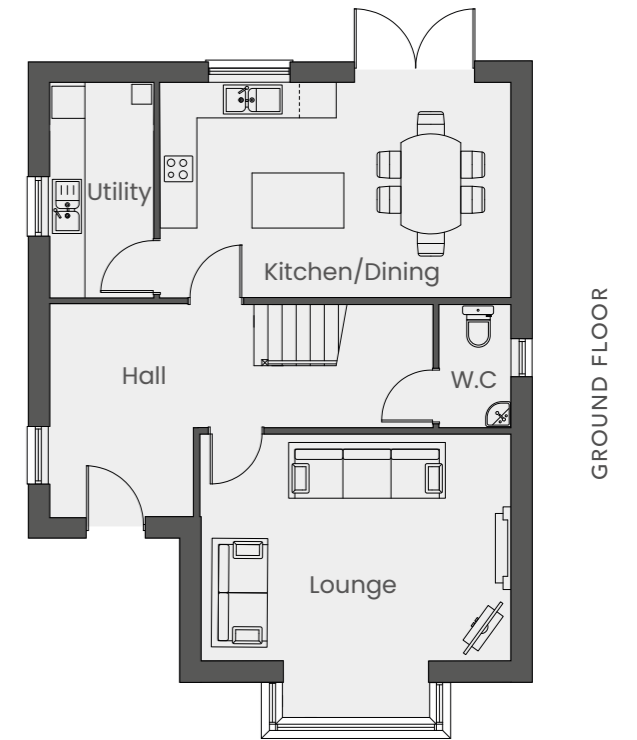
The Abbey

GROUND FLOOR

Lounge (max)	4.65m x 5.15m
Kitchen, Dining, Family	3.55m x 5.75m
Utility	3.55m x 1.75m
WC	2.00m x 1.20m

FIRST FLOOR

Master Bedroom	3.75m x 4.00m
Ensuite (max)	2.45m x 1.00m
Bedroom 2	3.30m x 2.70m
Bedroom 3	3.75m x 2.70m
Bedroom 4	3.55m x 2.50m
Bathroom	2.80m x 2.20m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



The Friary

4 BEDROOM DETACHED

Plot: 18

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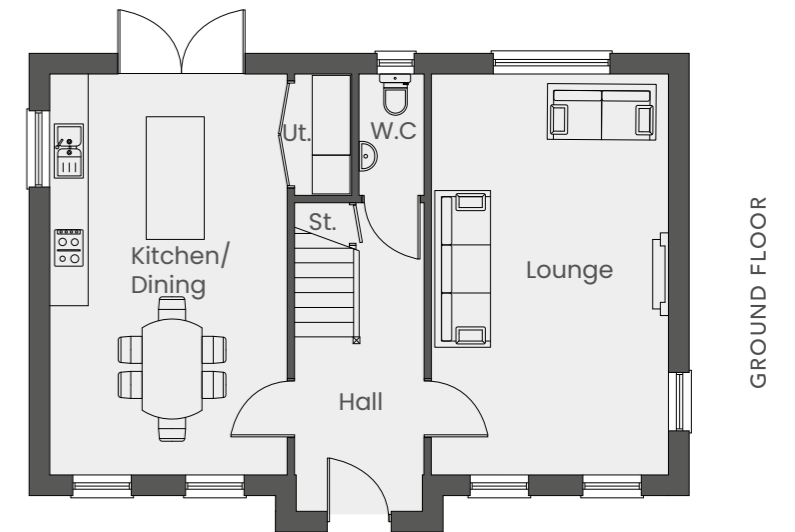
The Friary

GROUND FLOOR

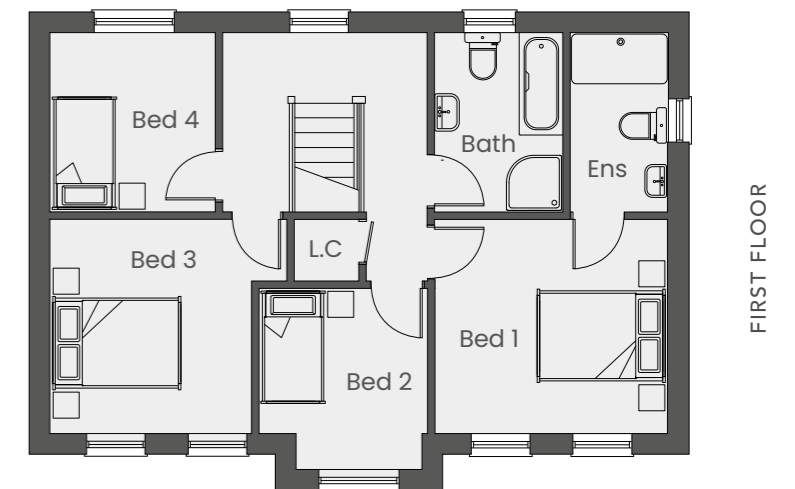
Lounge	6.25m x 3.70m
Kitchen, Dining, Family	6.25m x 3.70m
WC	1.90m x 0.90m

FIRST FLOOR

Master Bedroom	3.35m x 3.65m
Ensuite	2.80m x 1.50m
Bedroom 2 (max)	2.80m x 2.60m
Bedroom 3 (max)	3.35m x 3.15m
Bedroom 4	2.80m x 2.60m
Bathroom	2.80m x 2.00m



GROUND FLOOR



FIRST FLOOR

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The Priors

4 BEDROOM DETACHED

Plots: 01, 02, 03, 04, 05, 06, 07, 10

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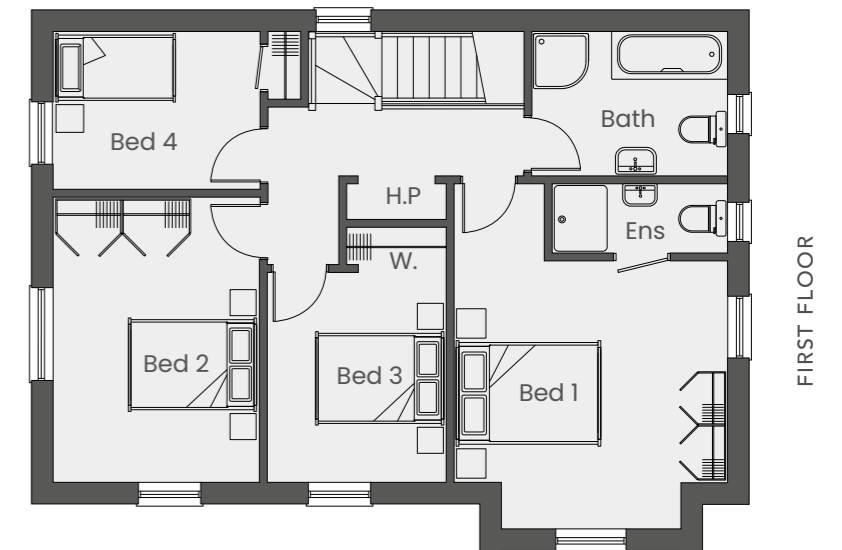
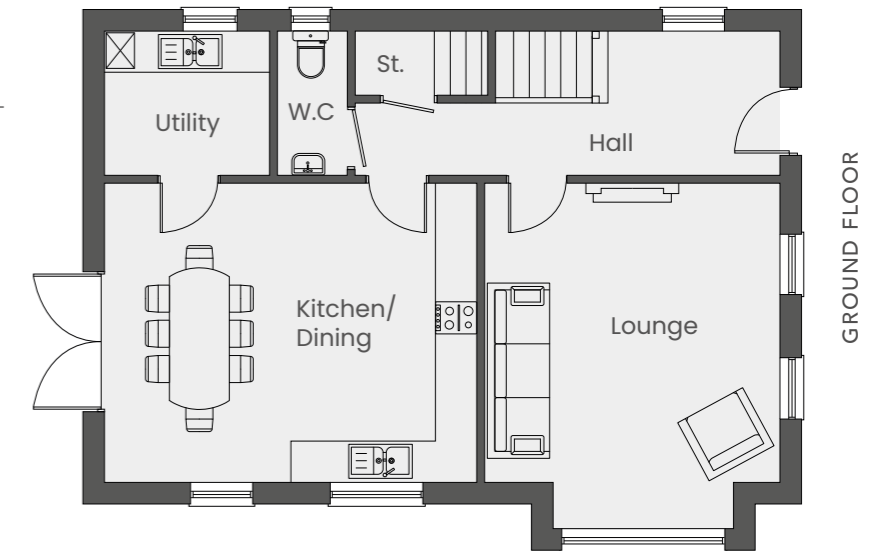
The Priors

GROUND FLOOR

Lounge (max)	5.05m x 4.30m
Kitchen, Dining, Family	4.35m x 5.45m
Utility	2.10m x 2.40m
WC	2.10m x 1.05m

FIRST FLOOR

Master Bedroom (max)	5.05m x 4.00m
Ensuite	1.05m x 2.55m
Bedroom 2	4.20m x 3.05m
Bedroom 3	3.10m x 2.60m
Bedroom 4	2.30m x 3.05m
Bathroom	2.10m x 2.80m



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The Luxurious Upgrade Package As Standard

Each Braidwater Homes property in our exciting new cityside development at 'Deanery Place at Whitehouse' boasts a luxurious upgrade package as standard.

All you have to do is pick your selections and once the sale is completed, you can move straight into your new dream home.

Kitchen

Solid wood Wakefield door in various colours complemented with a convenient soft close mechanism and plush handles

Premium quartz worktop with quartz upstands and splashback (quartz or mirror) plus a white farmhouse style Belfast sink, with tap to match.

Dual fuel 90cm range style Cookcentre with a gas hob, conventional electric fanned oven, grill and feature canopy

Washer and tumble dryer in the utility room (where applicable)

Integrated fridge/freezer

Integrated dishwasher

LED lighting under high level units to accommodate modern living (where applicable)

Dining

Glazed patio doors opening out onto a patio area and spacious garden permitting extra space & natural light

Bathroom and Ensuite

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Free standing bath in bathroom

Chrome towel rail to bathroom

Attractive vanity unit or half pedestal sink (where applicable) to main bathroom and ensuite

Plumbing and Heating

Natural gas central heating with an energy efficient 38kW Ariston combi boiler, supplying instant hot water for convenience and complete with an 8 year warranty (subject to annual service)

Dual zone heating further enhancing the comfort and energy efficiency

Electric shower to main bathroom

Thermostatic gas shower in ensuite providing instant hot water (where applicable)

Luxurious carpet & underlay

Enjoy the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range enhancing the quality of your home and select from a variety of colours. Note: the Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur

Wood Floor

Why not 'Go Chic' and choose our wood style floor option to your lounge. Hard-wearing and easy to clean, and it's the perfect way to personalise your dream home!

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts. White tile trim to accompany

Wall Coverings

Quartz splashback to hob area in kitchen

Fully tiled ground to ceiling bathroom suite

Shower area in ensuite

Splashback in ensuite & wc

Woodwork and Painting

Oak veneer flush doors throughout with contemporary ironmongery

Classical 6" moulded skirting and 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

Lounge

Impressive Renoir composite marble surround fireplace, with a black or cream inset & hearth and a contemporary maintenance free duplex dakota electric insert

Enhanced window proportions to maximise natural light

Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT & internet provision

Mains operated smoke and carbon monoxide detectors

Stylish coving – downstairs

Always popular, you'll have a classy classical finish downstairs with our stylish coving (excludes Utility and WC)

Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations)

Enhanced window proportions to maximise natural light throughout

Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door

Tarmac to driveways with cobble edging

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Outside water tap as standard

Door bell

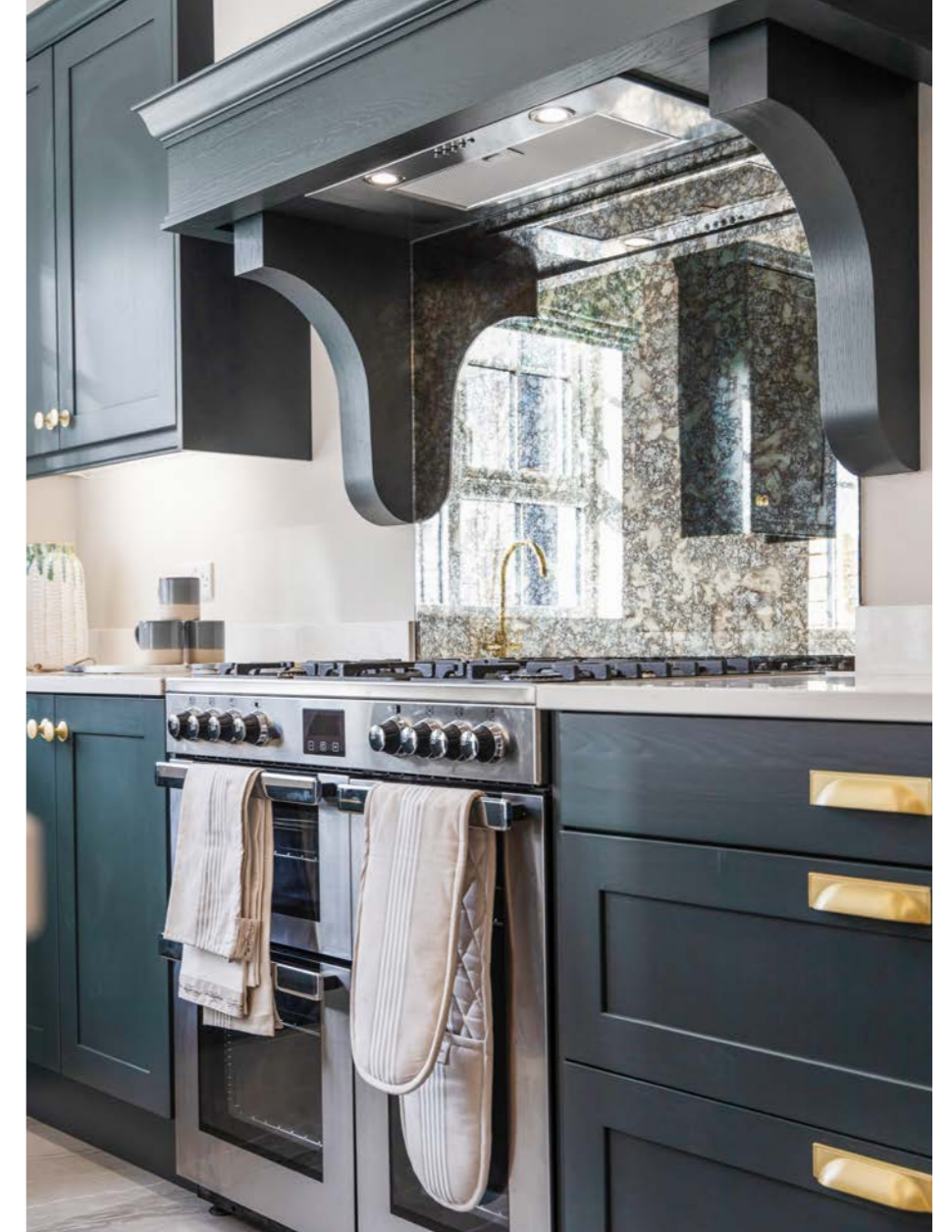
Outside lighting at front and rear entrance to enhance the appearance with added security

Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit www.NHBC.co.uk/homeowners

Please note:

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction





Optional Upgrades

We, at Braidwater Homes, are pleased to offer a fantastic range of optional extras that allows your home to be more smarter, more comfortable and much more secure!

A Safer Smarter Home

Ensure your new home is much smarter with our selected GoKconnect powered system that provides a modern and technically advanced solution - monitoring, protecting and automating your home.

It's more than a smart app or a cool device because GoKconnect seamlessly connects the key systems in your home on one platform making them work more intelligently in tandem for your peace of mind.

From anywhere in the world - you can control your smart security - doorbell camera, smart lighting, door locks, indoor/outdoor cameras and much more.

Just ask our selling agent for a show home demonstration and also discuss the benefits of smarter, more secure modern living.

Kitchen

Make the best use of your full height larder with an upgrade of pull out drawers

An elegant island from our Fenwick Legno / Wakefield ranges - match or mix it up!

Utility Room

Select the solid Wakefield door, quartz worktop including upstand and plush door handle for your utility

Storage Options

Why not have classical-styled built-in storage in your bedrooms (see specific brochure)

Wall Tiling

Choose one of our Metro superior range wall tiles (utility only)

Chrome Tile Trim

High-end finish with chrome tile trim

Lounge

A luxurious Durrow marble fireplace with a white pearl surround and Evonic Kepler 22" fire

Stylish coving - upstairs

Always a popular upgrade with our homebuyers! You can add your own signature to your new home by finishing all rooms in a classical style with our tasteful upstairs coving packages (excludes ensuite and main bathroom)

Upgrade

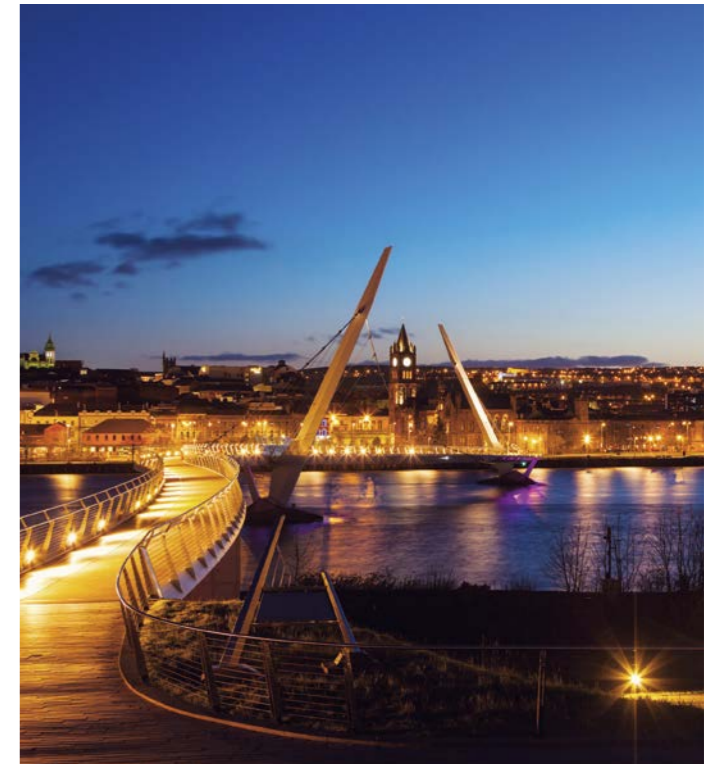
To discuss an upgrade please speak to our selling agent for further details.

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THE NORTH WEST

Derry ~ Londonderry
The gateway to the North West.



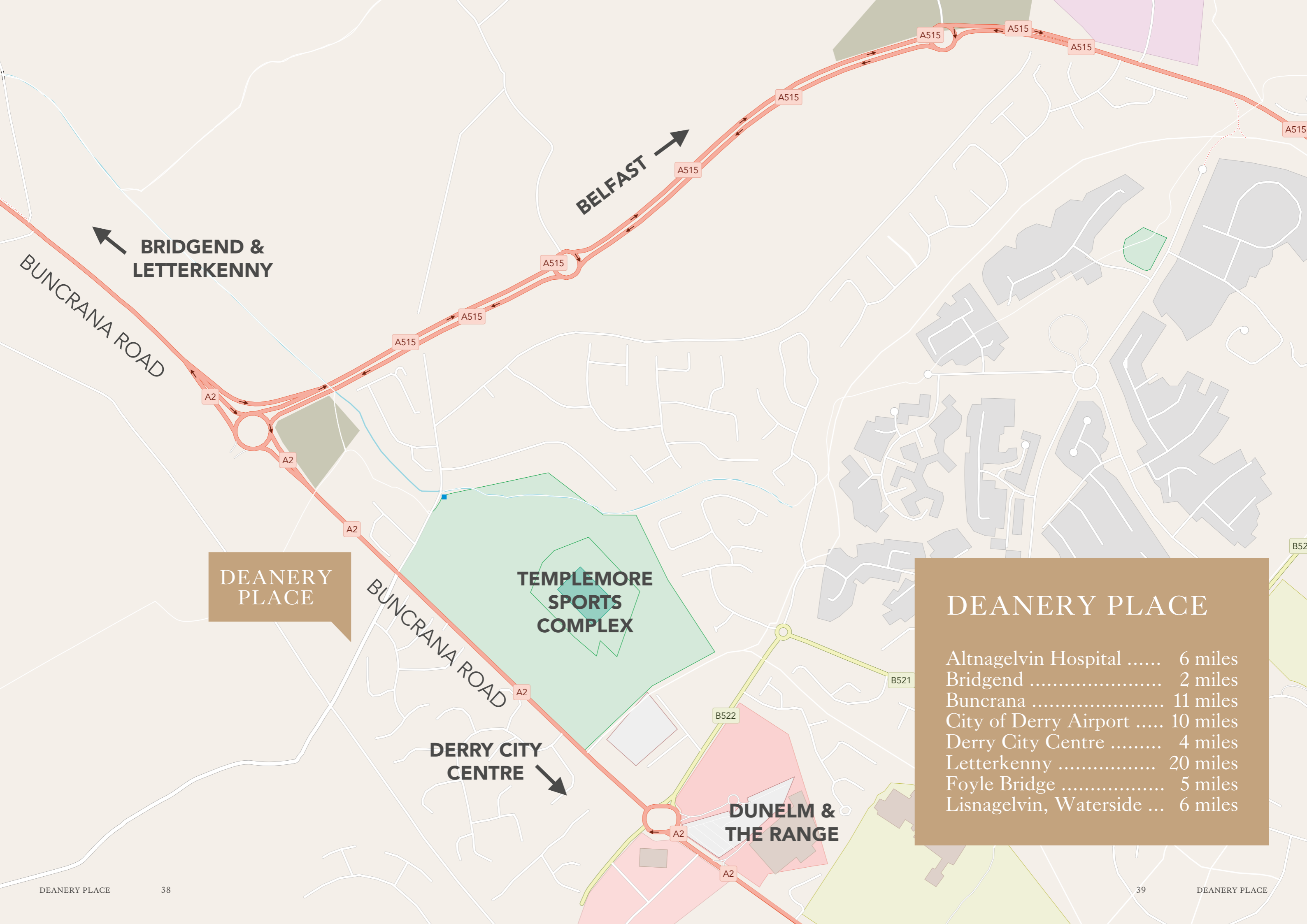
The North West offers everyone the opportunity to explore an area of outstanding natural beauty on any given day.

Derry/Londonderry, UK City of Culture in 2013 has its 17th century walls and the Peace Bridge - a symbol of hope that links the two sides of the River Foyle.

Attractions along the North Coast include the world class Giant's Causeway, Carrick-a-Rede rope bridge, the Antrim coastline and one of Michael Palin's best loved train journeys with the view at Castlerock.

Travel the short distance to Donegal for miles-upon-miles of luscious peaceful beaches and all the hidden treasures along the west coast of Ireland.

No matter whether you want to adventure and explore, conduct business or shop til you drop, the North West has it all.



DEANERY PLACE

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Altnagelvin Hospital	6 miles
Bridgend	2 miles
Buncrana	11 miles
City of Derry Airport	10 miles
Derry City Centre	4 miles
Letterkenny	20 miles
Foyle Bridge	5 miles
Lisnagelvin, Waterside ...	6 miles

Braidwater

HOMES



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With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.