



PARK MANOR
BALLYCASTLE

Enjoy the view
for yourself

Choose from a selection of luxury
townhouses and apartments

A luxury home that's just a stone's throw from the sea.

Discover a home with views that are as breathtaking on the inside as they are on the outside. A stunning new development of luxury townhouses and apartments on the picturesque North Antrim Coast - an area of outstanding natural beauty where the Atlantic Ocean washes ashore onto unspoiled golden beaches that stretch as far as the eye can see.

This exclusive ocean retreat on Ballycastle sea front combines decadent luxury, inspirational design and tranquil living for those seeking a

haven from the hustle and bustle of everyday life but who still demand uncompromised quality.

Each and every home within this conservation development has been designed to offer owners much more than just a luxury retreat by the sea. With each property finished to the very highest specification and with every possible modern labour saving device, life by the sea really can be a holiday.

Site Plan

Park Manor, Ballycastle



Park Manor Location

Ideal Location

This picturesque sea front development is conveniently located to the centre of town and provides residents with unrivalled access to a wide range of local social and leisure amenities including golf, tennis, yachting and shopping.

Every storey has its own story...

From Manor House to School House, Brewery to Soap Factory - Park Manor is today set to re-open its doors as a luxury home once more.

When it comes to a development with history, few homes can claim to have more character or heritage than those within the prestigious new Park Manor development.

Originally built in 1739 by Hugh Boyd, the town's landlord, the Manor House site has played a significant role in the development of Ballycastle for almost 300 years.

Starting life as a luxurious Manor House, the site has adapted and evolved over the centuries, becoming a seat of learning for many and a place of work for others.

Today, the site is set to once again return to its original purpose and will soon welcome countless new generations to this stunning rural location on the North Antrim Coast with its breathtaking and dramatic Atlantic sea views.

Lovingly restored, the exclusive Hugh Boyd Manor House stays true to the original architecture of the site whilst offering residents every possible luxury. Modern design carefully coupled with historical responsibility guarantees that this development sympathetically mirrors old with new.



Original stable buildings belonging to the Manor House Estate.



An example of the style of buildings from the period.

The Square

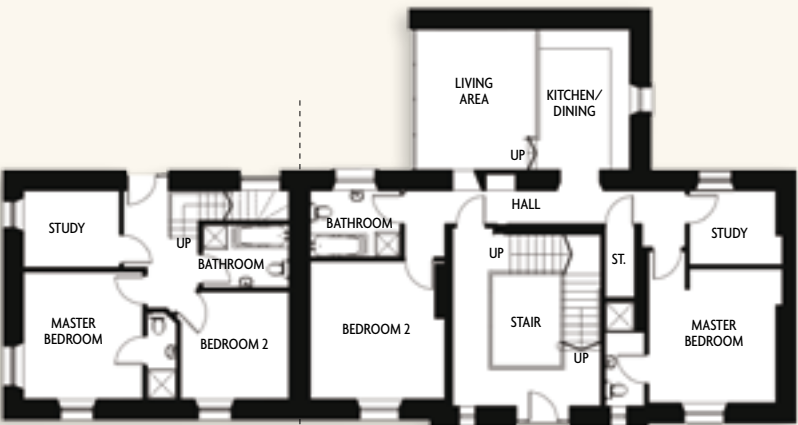
House Type E & F - Four luxury two bedroom apartments



Front elevation of Hugh Boyd Manor House on Quay Road.

The Square

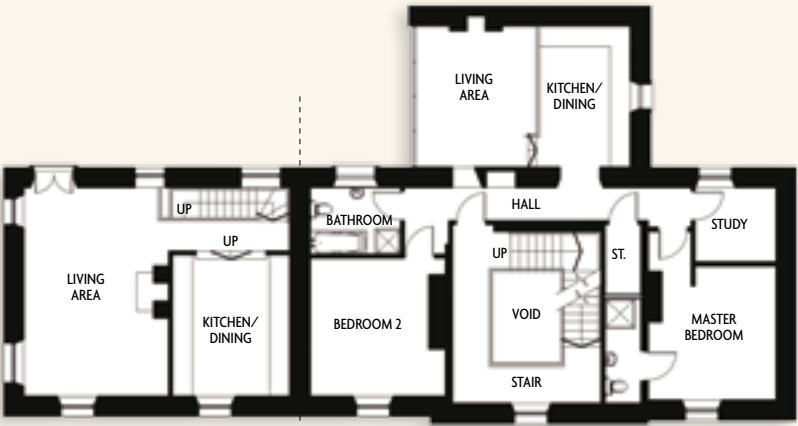
Unique and distinctive, The Square combines striking sea views with a level of internal and external design that embodies the care and attention that has gone into this stunning restoration. With a façade that pays homage to the site’s historical importance and links with the Georgian and Victorian eras, as well as Hugh Boyd, The Square’s interiors are most certainly a tribute to intelligent home design. Spacious living areas benefiting from unspoilt views and natural light also boast every possible modern convenience. Lovingly restored with a striking glazed extension, the Hugh Boyd building is set to become a new landmark for the area.



House Type F - Ground Floor

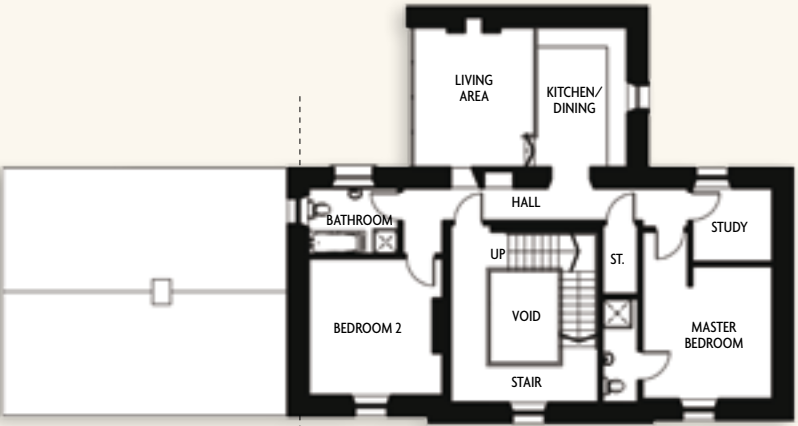
House Type E - Ground Floor

House Type E	
Living Room	4.50m x 3.80m
Kitchen/Dining	4.50m x 3.20m
Master Bedroom (Incl. En-suite)	3.80m x 5.40m
Bedroom 2	4.00m x 2.80m
Study	2.75m x 2.40m
Bathroom	2.70m x 2.00m
Floor Areas	1039sq ft/96.48m²



House Type F - First Floor

House Type E - First Floor



House Type F - Second Floor

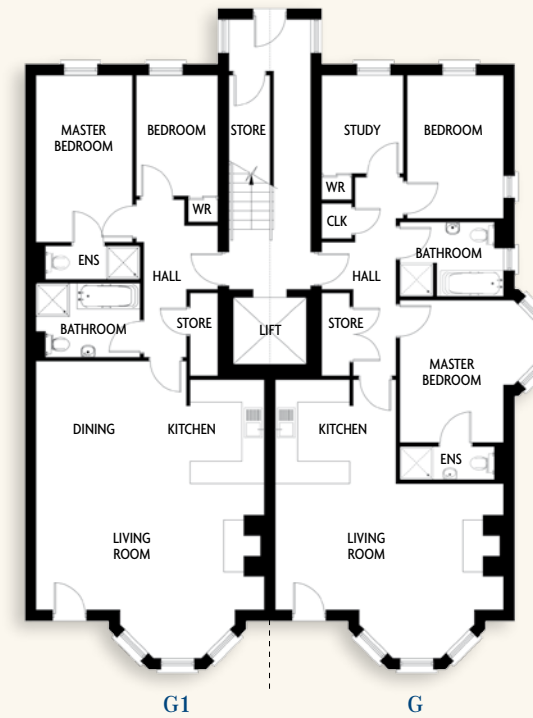
House Type E - Second Floor

House Type F	
Living Room	4.25m x 6.15m
Kitchen/Dining	3.50m x 4.15m
Master Bedroom (Incl. En-suite)	4.50m x 3.75m
Bedroom 2	3.25m x 3.15m
Study	2.85m x 2.30m
Bathroom	2.70m x 1.90m
Floor Areas	1055sq ft/97.96m²

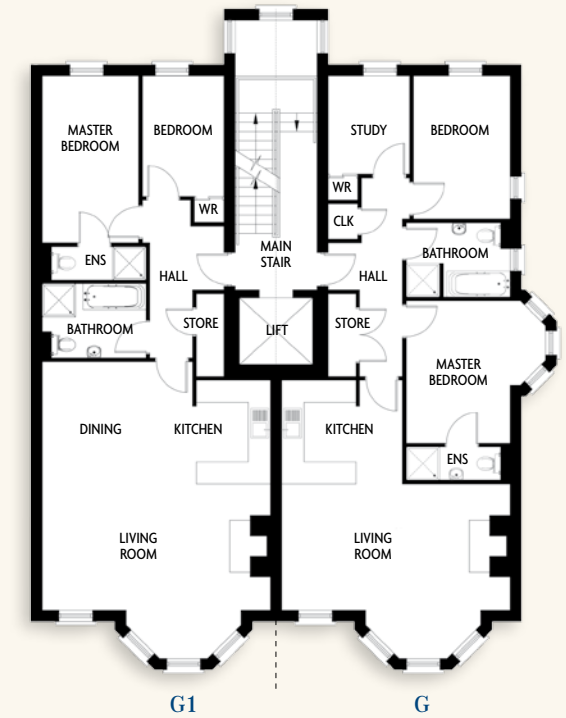
The Square

House Type G & G1 - Fourteen luxury two bedroom apartments

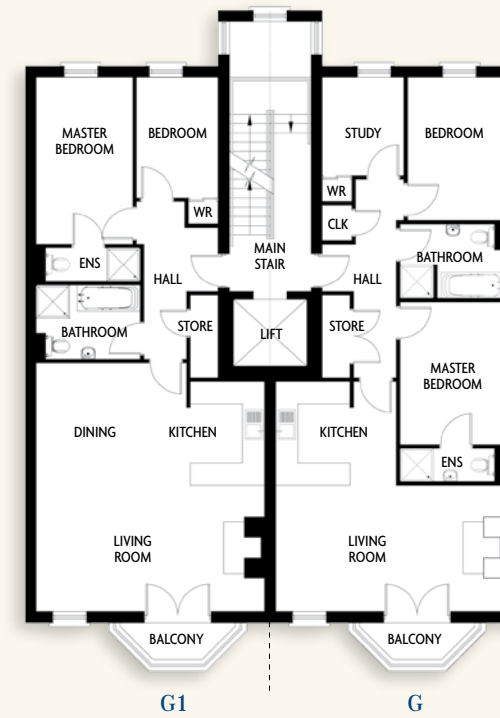
House Type G & G1 - Ground Floor



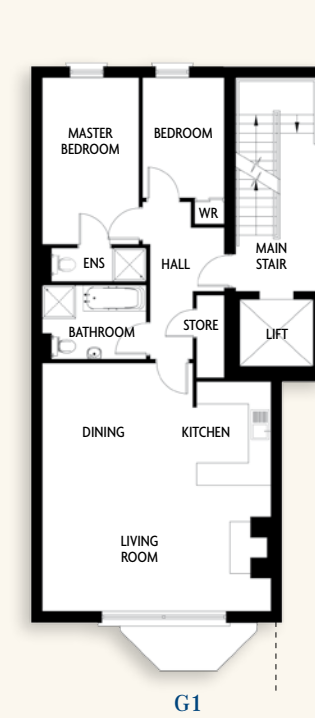
House Type G & G1 - First Floor



House Type G & G1 - Second Floor



House Type G1 - Third Floor



House Type G

Living Room/Dining	6.20m x 3.40m
Kitchen	3.25m x 3.30m
Master Bedroom (Incl. En-suite)	2.80m x 4.80m
Bedroom 2	2.80m x 3.80m
Study	2.20m x 2.70m
Bathroom	2.80m x 2.10m
Floor Areas	876sq ft/81.36m ²

House Type G1

Living Room/Kitchen/Dining	6.20m x 6.80m
Master Bedroom (Incl. En-suite)	2.50m x 6.10m
Bedroom 2	2.20m x 3.50m
Bathroom	2.80m x 2.10m
Floor Areas	876sq ft/81.36m ²



G1

G



Stunning views of Fair Head and Rathlin Island from the spacious living room of the third floor apartment G1.

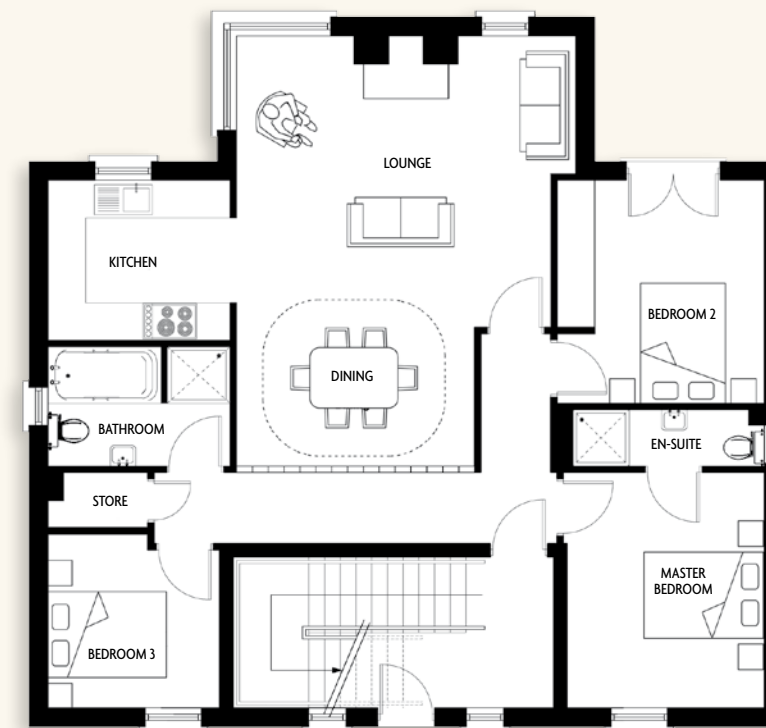
Unspoilt Sea Views

With unspoilt views that can lay claim to being amongst the most spectacular and breathtaking in the world, you will quickly come to discover the attraction and mystery of the sea.

With views both internal and external that will inspire your senses, Park Manor offers you a home that will set your imagination alight.

The Square

House Type D - Three luxury three bedroom apartments



House Type D

Living Room/Dining	5.00m x 6.80m
Kitchen	2.55m x 3.00m
Master Bedroom (Incl. En-suite)	4.75m x 3.15m
Bedroom 2	3.55m x 3.30m
Bedroom 3	2.50m x 2.74m
Bathroom	2.90m x 1.90m
Floor Areas	1018sq ft/94.56m²

House Type D - Ground Floor Plan



Luxury Living

Embracing all the luxury one would expect from a home of this calibre, each stunning interior is finished to the very highest specification. Intelligent design mirrors traditional appeal in a property that makes every room, a room worth living in. From inspired design to practical family functionality, each home within the development has been created to adapt and evolve with you throughout each and every stage of life.

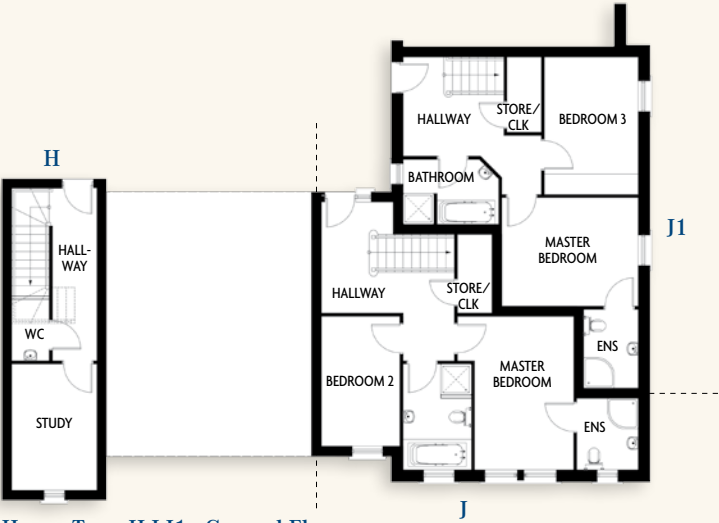


Modern, spacious and decadent - a kitchen and dining room that gives you room to enjoy the view.

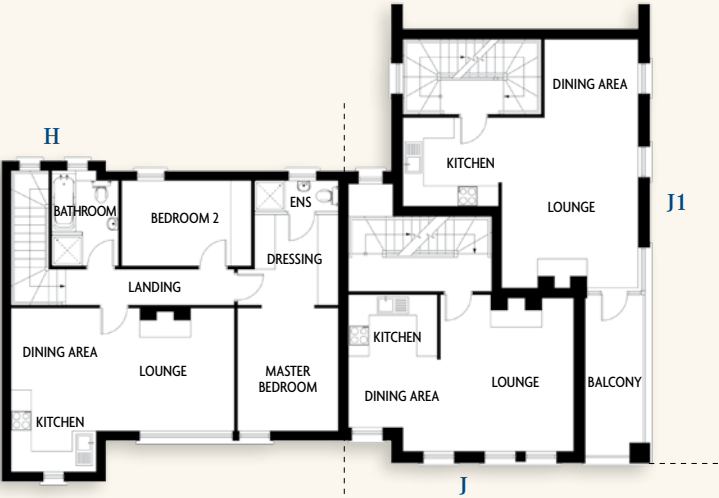
The Stables



House Type H-JJ1 - Three luxury two and three bedroom apartments



House Type H-JJ1 - Ground Floor



House Type H-JJ1 - First Floor

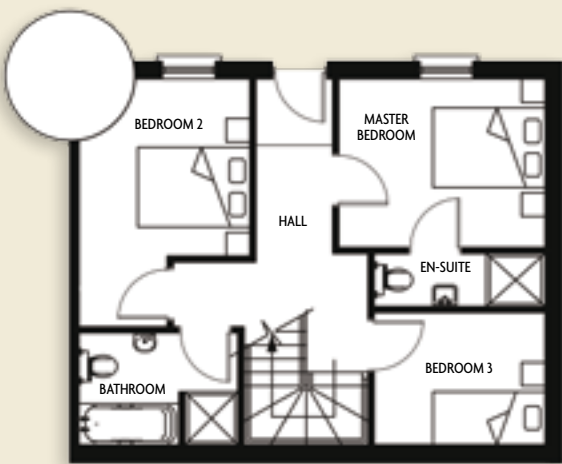


House Type J-J1 - Second Floor

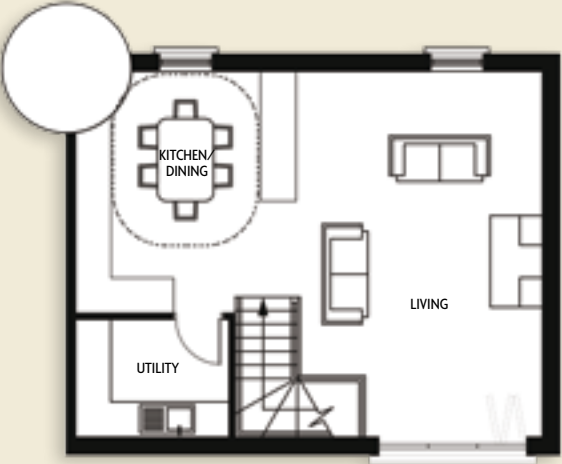
House Type J1

Living Room/Dining	7.30m x 4.00m
Kitchen	2.90m x 2.60m
Master Bedroom	4.00m x 3.20m
En-suite	1.60m x 2.30m
Bedroom 2	4.00m x 4.60m
En-suite	2.60m x 1.75m
Bedroom 3	2.40m x 2.75m
Bathroom	2.80m x 2.00m
External Balcony	1.70m x 4.70m
Floor Areas	1529sq ft/142.02m ²

House Type C1 - Two luxury three bedroom townhouses



House Type C1 - Ground Floor



House Type C1 - First Floor

House Type C1

Living Room	4.10m x 6.20m	Bedroom 2	3.05m x 3.00m
Kitchen/Dining	3.70m x 4.10m	Bedroom 3	2.90m x 2.25m
Utility	2.60m x 2.00m	Bathroom	2.70m x 1.90m
Master Bedroom	3.50m x 2.85m	Floor Areas	1055sq ft/97.96m ²

House Type H

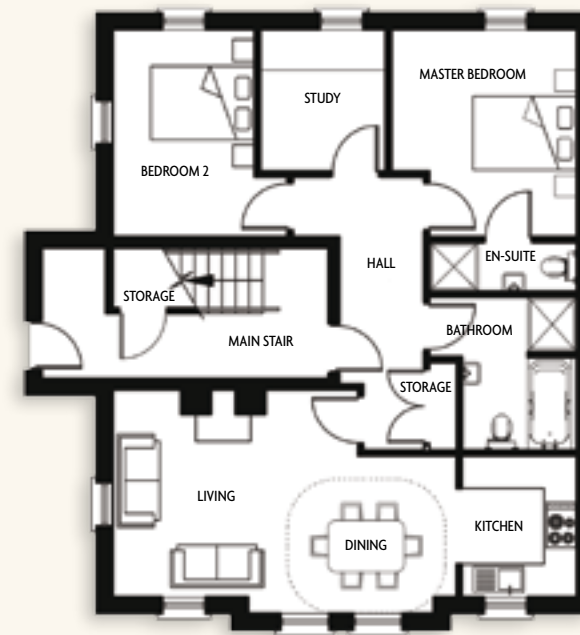
Living Room	4.00m x 3.60m
Kitchen/Dining	4.80m x 2.50m
Master Bedroom	2.95m x 7.30m
(Incl. En-suite & Dressing Room)	
Bedroom 2	3.80m x 2.50m
Study	2.50m x 3.70m
Bathroom	1.95m x 2.80m
Floor Areas	1025sq ft/95.21m ²

House Type J

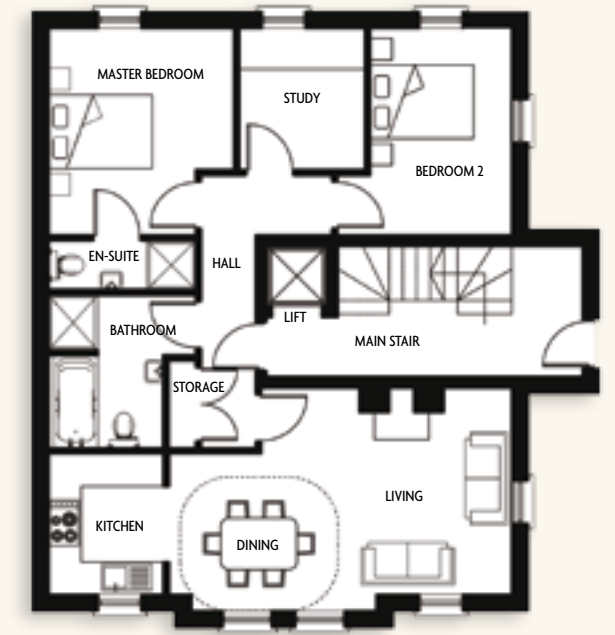
Living Room	4.50m x 3.85m
Kitchen/Dining	2.60m x 4.00m
Master Bedroom	4.50m x 2.90m
En-suite	1.80m x 2.10m
Bedroom 2	3.80m x 2.30m
Bedroom 3 (Incl. En-suite)	4.75m x 4.60m
Bathroom	3.10m x 2.10m
Floor Areas	1586sq ft/147.33m ²

The Stables

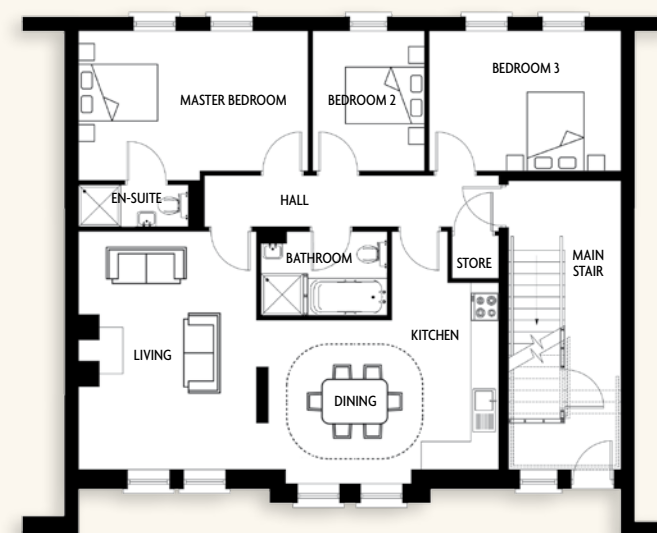
House Type K-L-K1 - Eleven luxury two bedroom apartments



House Type K



House Type K1



House Type L

House Type K/K1

Living Room/Dining	6.20m x 4.10m
Kitchen	2.10m x 2.60m
Master Bedroom (Incl. En-suite)	3.40m x 4.80m
Bedroom 2	2.60m x 3.80m
Study	2.30m x 2.60m
Bathroom	2.10m x 2.70m

House Type K

Floor Areas	839sq ft/77.94m ²
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House Type K1

Floor Areas	821sq ft/76.26m ²
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House Type L

Living Room	3.80m x 5.10m
Kitchen/Dining	5.00m x 3.80m
Master Bedroom (Incl. En-suite)	4.90m x 4.20m
Bedroom 2	2.40m x 3.00m
Bedroom 3	4.10m x 3.00m
Bathroom	3.00m x 1.80m
Floor Areas	997sq ft/92.60m ²



K

L

K1

The Stables

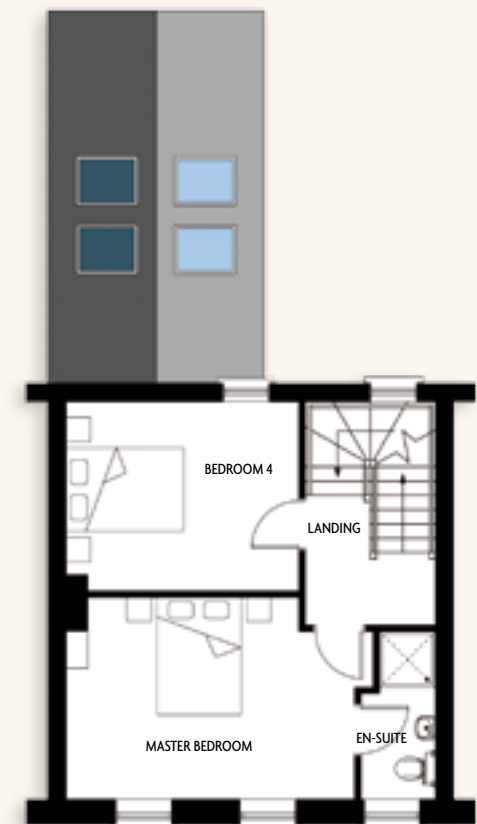
Reflecting on the industrial era and heritage of this part of the site, The Stables is a fusion of old and new. The Stables attention to detail is second to none, combining luxury with design to create a range of homes that will capture your imagination. A striking feature of this phase is the manner in which the original red brick chimney has been sympathetically and faithfully restored adding even more character to the area.

The Courtyard

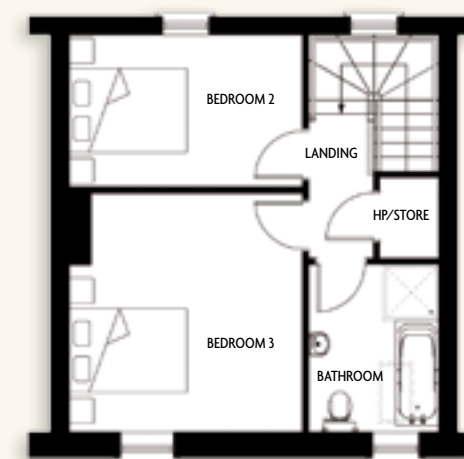
House Type A-A1-A2 - Six luxury four bedroom townhouses



House Type A - Ground Floor



House Type A - First Floor



House Type A - Second Floor

House Type A/A1/A2

Living Room	4.30m x 4.45m
Kitchen	3.40m x 2.90m
Dining/Sunroom	4.50m x 2.90m
Master Bedroom (Incl. En-suite)	3.25m x 5.95m
Bedroom 2	2.45m x 3.75m
Bedroom 3	3.85m x 3.90m
Bedroom 4	3.05m x 3.75m
Bathroom	2.10m x 2.70m

House Type A/A2

Floor Areas	1417sq ft/131.64m ²
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House Type A1

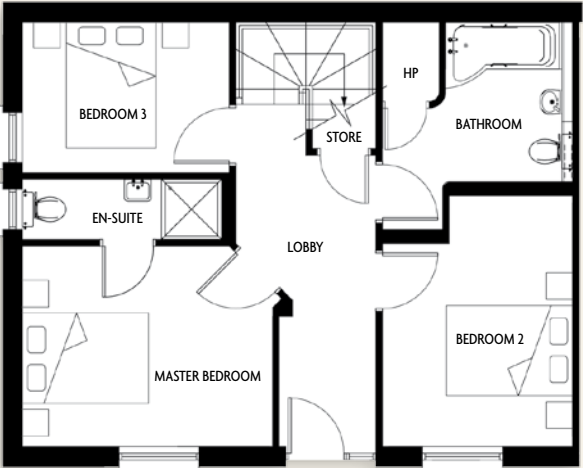
Floor Areas	1433sq ft/133.13m ²
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The Courtyard

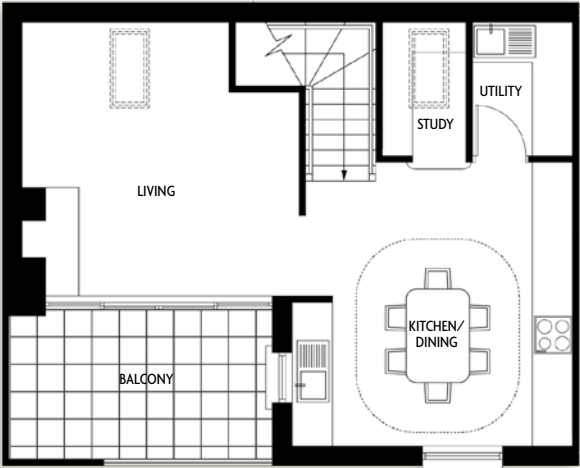
Stunning yet individual, The Courtyard offers you all the luxury of modern family living but within an environment designed to reflect the historical importance of this unique development. Ideal for families seeking a weekend retreat by the sea, The Courtyard offers residents a sense of community but never forgetting the importance of privacy and security.

The Courtyard

House Type C - Two luxury three bedroom townhouses



House Type C - Ground Floor



House Type C - First Floor

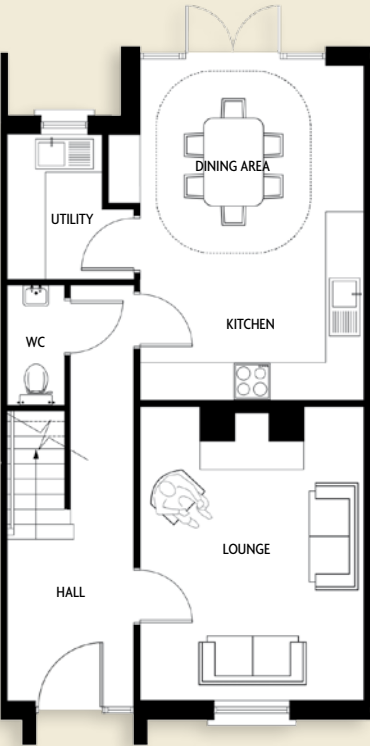
House Type C

Living Room	4.15m x 4.10m
Kitchen/Dining	4.20m x 4.25m
Study	1.25m x 2.00m
Utility	1.50m x 2.00m
Master Bedroom (Incl. En-suite)	3.95m x 4.00m

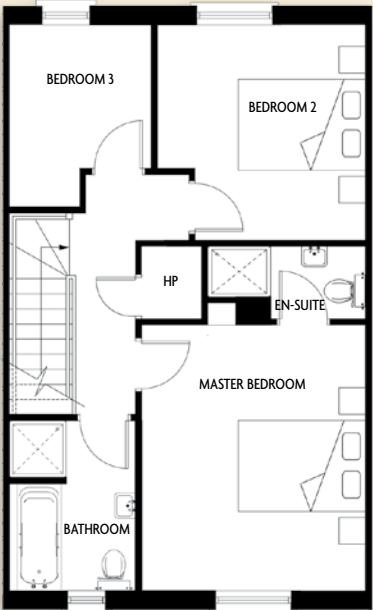
Bedroom 2	2.85m x 3.75m
Bedroom 3	3.10m x 2.25m
Bathroom	2.85m x 2.35m
External Balcony	3.92m x 2.25m
Floor Areas	1145sq ft/107.21m²

House Type B-B1

House Type B-B1 - Six luxury three bedroom townhouses



House Type B - Ground Floor



House Type B - First Floor

House Type B

Living Room	4.60m x 3.55m
Kitchen/Dining	5.30m x 4.05m
Utility	2.30m x 1.50m
Master Bedroom (Incl. En-suite)	3.55m x 5.48m
Bedroom 2	3.30m x 3.43m
Bedroom 3	2.90m x 2.25m
Bathroom	2.00m x 2.70m
Floor Areas	1137sq ft/105.63m²

House Type B1

Living Room	4.60m x 3.55m
Kitchen/Dining	5.30m x 4.05m
Utility	2.30m x 1.50m
Master Bedroom (Incl. En-suite)	5.05m x 5.48m
Bedroom 2	3.30m x 3.43m
Bedroom 3	2.90m x 2.25m
Bathroom	2.00m x 2.70m
Floor Areas	1203sq ft/111.76m²



House Type C



Disclaimer

This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them.

Purchasers are given notice that: **1.** These particulars do not constitute any part of an offer or contract. **2.** All statements made in these particulars are made without responsibility on the part of the agents or the developer. **3.** None of the statements contained in these particulars are to be relied upon as statement or representation of fact. **4.** Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. **5.** The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Park Manor or any part of it. **6.** The selling agents do not make or give, nor any person in their employment has any authority to make or give any representation or warrant whatever in relation to Park Manor or any part of it. **7.** Date of publication June 2007.

Purchase Procedure

1. Reserve the house or apartment of your choice for a non-refundable reservation fee of £2000. **2.** Appoint a solicitor to act on your behalf for the purchase of your property. **3.** Apply for a mortgage for the property (if required). **4.** The developer's solicitors will issue a detailed information pack in relation to the title documentation. **5.** You will be expected to exchange contracts on the house/ apartment within 6 weeks of the contract documentation being issued to your solicitor. **6.** On exchange the purchaser will be required to pay a deposit of 10% of the purchase price, at which point the £2000 reservation fee will form part of the 10% deposit. **7.** If exchange of contracts does not take place within the required timescale, the property will be returned to the market or offered to purchasers on the waiting list and your reservation fee will be forfeited. **8.** Contracts will be completed once the house is fit and ready for occupation at which point the balance of the purchase price will be payable.

Management Company - a separate management company has been formed to look after maintenance of the communal areas and each resident will pay an annual service charge.



Developer: Rockfield Developments Ltd.,
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Co. Antrim, BT43 6BY
Tel: 028 2565 0500
www.rockfieldltd.com



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