



# HIGH TREES

DONAGHADEE

A new development by







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# A beautiful new development set behind the iconic High Trees of Donaghadee

Combining the charm of the coast with commuter convenience, Donaghadee offers a breath of fresh air as a place to call home.

A bustling town, with a thriving local community in County Down steeped in history and full of charm.

Known as the 'Dover of Ireland', this scenic town enjoys a coastal location and one of Ireland's most picturesque harbours to enjoy on weekend strolls.







# Discover a breath of fresh air

What's on offer in Donaghadee and the surrounding area?

Donaghadee has a wonderful community of local businesses and leisure and social opportunities. A vibrant seaside town with a great restaurant offering of Pier 36, Grace Neills, Bull & Claw, Bridewell, Harbour & Co, to name just a few.



There is a range of sports clubs with Golf, Rugby, Tennis, Sailing, Football, Cricket and the increasingly popular activity of sea swimming, along with many beach walks and hidden treasures such as Portavoe Reservoir, ideal spots to enjoy the great outdoors.

From Donaghadee you could either head further down the coast along the Ards Peninsula and visit the various quaint towns and villages, taking advantage of some of the more remote beaches or a visit to Mount Stewart.

Alternatively, you could head towards the larger towns of Bangor and Newtownards and avail of all they offer in terms of shopping, eating and socialising.





**BULL & CLAW**  
**THE SAILING CLUB**  
**THE GOLF CLUB**  
**HARBOUR & COMPANY**  
**MAUDS PIER 36**  
**GRACE NEILL'S**  
**HIGH TREES**  
**DONAGHADEE GARDEN CENTRE**  
**LIGHTHOUSE**  
**COPELAND ISLANDS**  
**WILD THING**  
**THE CABIN**  
**THE CAPTAIN'S TABLE**  
**CROMMELIN PARK**  
**BRIDEWELL**  
**FLAVOUR FIRST**  
**THE MOAT**  
**MORELLI'S**

**EMBRACE  
 LOCAL  
 LIVING**



"Strand Homes made the whole process seamless. They have continued to support us and offered expert advice throughout the process. The turnkey finish means you are in control of the design of your home, enabling you to add your own personal touch. And with the beautiful Donaghadee shoreline right on your doorstep, High Trees really is the perfect place to call home."



"Great location, lovely neighbours and the service has been of a very high quality in all aspects of our purchase."



# MEET THE NEIGHBOURS



**Kate Kirk**  
Bridewell Coffee

I moved to Donaghadee from Holywood.

I am about to get married and when we were searching for houses, we found we could get so much more for our money in Donaghadee than in other places we were looking like Bangor and east Belfast.



**Karen McCullough**  
Wild Thing Botanical & Lifestyle Store

I am originally from Newtownards, even though Donaghadee is just a few miles down the road it is a massive difference and offers a complete lifestyle change.



**Tim McKee**  
Copeland Distillery

I moved to Donaghadee from Hillsborough, even though Donaghadee is small it has a big heart and delivers a fantastic lifestyle.

“Living by the coast is something special.”



**Jody & Lewis**  
Pier 36

Donaghadee is an expanding and welcoming town.

It's a great location for anyone who loves the outdoors, it has a thriving sports scene with rugby, football, hockey, cricket, golf, sailing and great walks by the sea or along the commons.

We are blessed with a fabulous range of bars, restaurants and coffee shops to deliver a great social environment.



**Alan Couser**  
Donaghadee Lifeboat

Through the RNL I get to meet so many people of all ages, especially at the RNL Open Day. There are such a diverse range of ages in Donaghadee and it offers something different for everyone.



**Jimmy Lister**  
Local resident

I first came to Donaghadee 45 years ago and I fell in love with the place. I wouldn't want to live anywhere else.



**The Wheelers**  
A local family

We moved with the family from London, I have an easy commute to Belfast for work and the best thing is I feel like I am on holiday every evening when I get home.







## Turnkey Finishes

Strand Homes works closely with an interior designer and an experienced design team to ensure customers have a beautiful range of turnkey finishes throughout their home.

Customers are invited to select from a range of premium internal choices to ensure their home is beautifully bespoke. At High Trees we want everyone to love where they live.

## High Desire

The homes are traditional in their construction, with a meticulous attention to detail in their design, materials used and finishes.

A development consisting of a selection of three and four bedroom, detached and semi-detached homes, which will appeal to a range of buyers, from first time buyers to those seeking their forever home.



## High Specifications

### Finishes throughout

- Painted walls, ceilings and woodwork throughout
- Moulded skirtings & architraves
- Internal doors with ironmongery

### Flooring

- Carpets & underlay to lounge, bedrooms, stairs & landing
- Tiles (entrance hall, cloakroom/ kitchen/bathrooms)
- Tiled flooring to sunroom where applicable

### Kitchen

- Choice of high quality kitchen doors in a selection of colours. Choice of handles and worktops.
- 1 ½ Bowl stainless steel sink and drainer
- LED under lighting to kitchen units
- Recessed led down lighters to ceilings.

### Kitchen appliances

- Branded integrated appliances to include:
  - Fridge/freezer
  - Dishwasher
  - Four zone induction hob
  - Electric oven & extractor hood
- Integrated washer /dryer (in house types without utility) free standing washing machine in house types with utility room white goods carry a 2 year guarantee

### Bathroom/en suite/wc

- Contemporary white sanitary ware
- Full height tiling to shower enclosures
- Full height tiling around the bath, shower over bath & glass shower screen where shower bath applies
- Tiled splashback to standard bath
- Choice of tiling
- Thermostatically controlled showers
- Thermostatically controlled drench dual shower head in en suite.
- Slimline trays
- Heated towel rails to bathroom, en suite & cloakroom

### External

- Outside tap
- Landscaped garden
- Lawns to front and rear
- Rear garden enclosed with fencing
- Driveways to be tarmac/bitmac finish with paved pathways
- A management company for upkeep of the development
- UPVC double glazed windows and uPVC rear door
- Composite front door with secure multi locking system
- External lighting to front and rear doors

### Electrical/technical

- Comprehensive range of electrical sockets/TV/telephone/USB/network points
- BT Openreach available
- Wiring for Virgin Media
- Mains smoke & carbon monoxide detectors
- Security alarm
- Gas fired central heating, boiler with 5 year warranty
- Energy efficient design

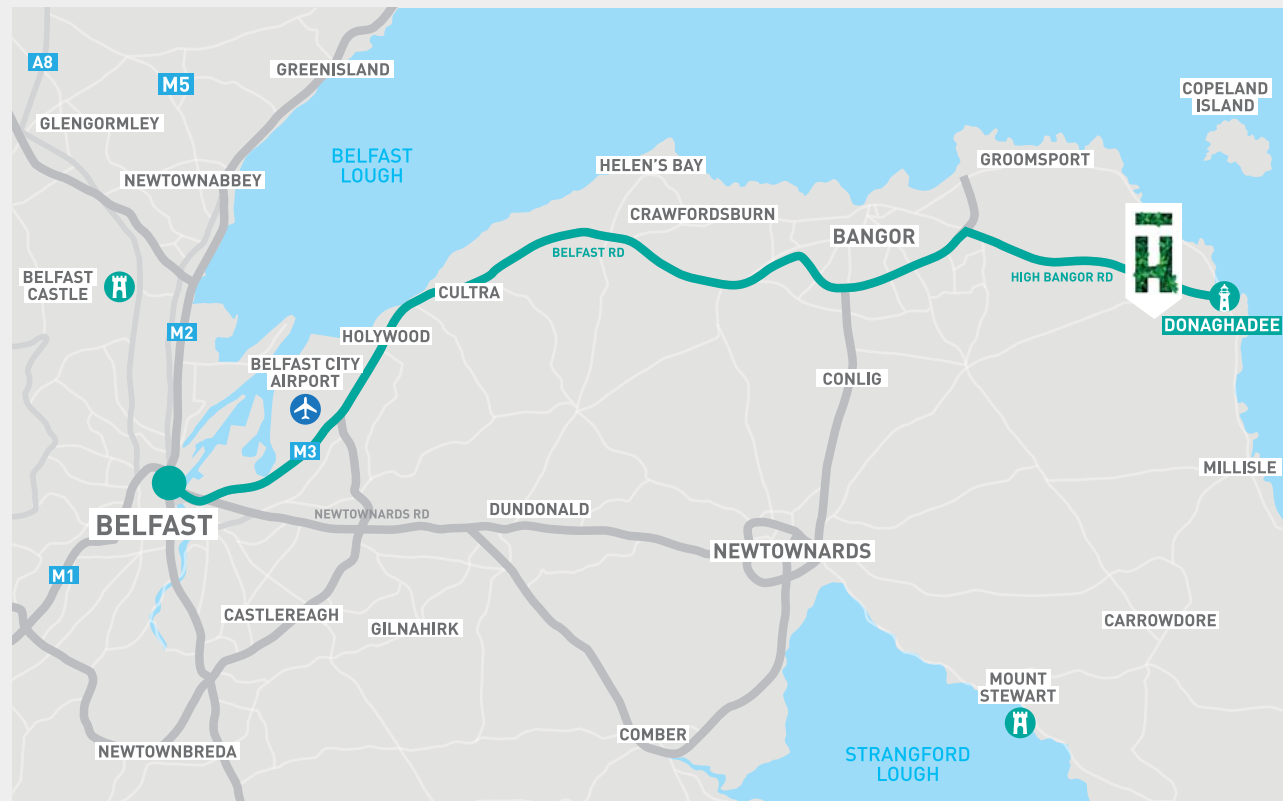
### Other

- NHBC 10 year buildmark warranty





# Connect with ease



- Eateries**
- 01 Bridewell Coffee
- 02 The Captain's Table
- 03 Harbour and Company
- 04 Pier 36
- 05 Grace Neill's
- 06 Mauds
- 07 Morelli's
- 08 The Cabin
- 09 Bow Bells
- 10 Robins Nest
- Leisure**
- 11 Donaghadee Golf Club
- 12 Donaghadee Rugby Club
- 13 The Moat
- 14 Donaghadee Sailing Club
- 15 RLNI Lifeboat Station
- 16 Crommelin Park
- 17 Copeland Distillery
- 18 Copeland Marina
- 19 The Commons Playground
- 20 The Commons Park
- 21 One Shore Street B&B
- Shops**
- 22 Hightrees Maxol
- 23 Eurospar
- 24 Co-Op
- 25 Vivo
- 26 Todays Local
- 27 Donaghadee Dairies
- 28 Flavour First
- 29 J Wright & Son Butchers
- Health and Schools**
- 30 Donaghadee Health Centre
- 31 Donaghadee Primary School
- 32 Killard House School
- 33 St Anne's Primary School
- 34 Ballyvester Primary school



# Why a STRAND home

## LOVE WHERE YOU LIVE

As a customer focused business, we want people to:

- Love their home that we build.
- Love the community that we are building in and the new communities that evolve with each development.

**Sustainability:** At Strand Homes we are committed to considering and reducing the environmental impact throughout the building process.

**Trusted:** Customer care and experience is central to what we do, constantly striving to do more and offer more to our customers.

**Reliable:** A Strand Home is one of consistent high quality in terms of the materials used, build, craftsmanship and finishes both internally and externally.

**Aiming to be better:** Aiming to constantly improve and striving to exceed expectations. Build better, Engage better, Market better, Design better.

**Neighbourhood:** Creating developments that respect and engage with the existing neighbourhood and that facilitate new communities to evolve.

**Design:** Our homes are built and designed to utilise the space and to create homes that not only look and feel good but are practical and functional as well. A perfect combination of design and functionality.









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