



RICHDALE

Old Quay Road, Cultra

INTRODUCING RICHDALE

DESIGN EXCELLENCE

LOCATION

SITE LAYOUT

SPECIFICATION

A SECLUDED DEVELOPMENT OF
FIVE LUXURY FAMILY HOMES

www.richdalecultra.com





PRIVATE ENTRANCE GATES AND MAIN DRIVE TO RICHDALÉ



VIEW OF RICHDAL TWO THREE AND FOUR



RICHDALE

Cleverly planned and beautifully built, Richdale sits comfortably on the original site of Richdale House within its leafy surroundings and coastal location.

Seeking to establish a new benchmark for residential design, the design ethos is inspired from the rich classical heritage of the Marino, Cultra & Craigavad character with elegant proportions and striking features all constructed with the finest materials.

With generously proportioned rooms, high ceilings and open plan living space Richdale offers five impressive family homes set within a highly desirable area.

Accessed via a private gated driveway, the traditional elegance of Richdale House and the stylish contemporary architecture of Richdale One to Four present the optimum space, comfort, style and luxury.



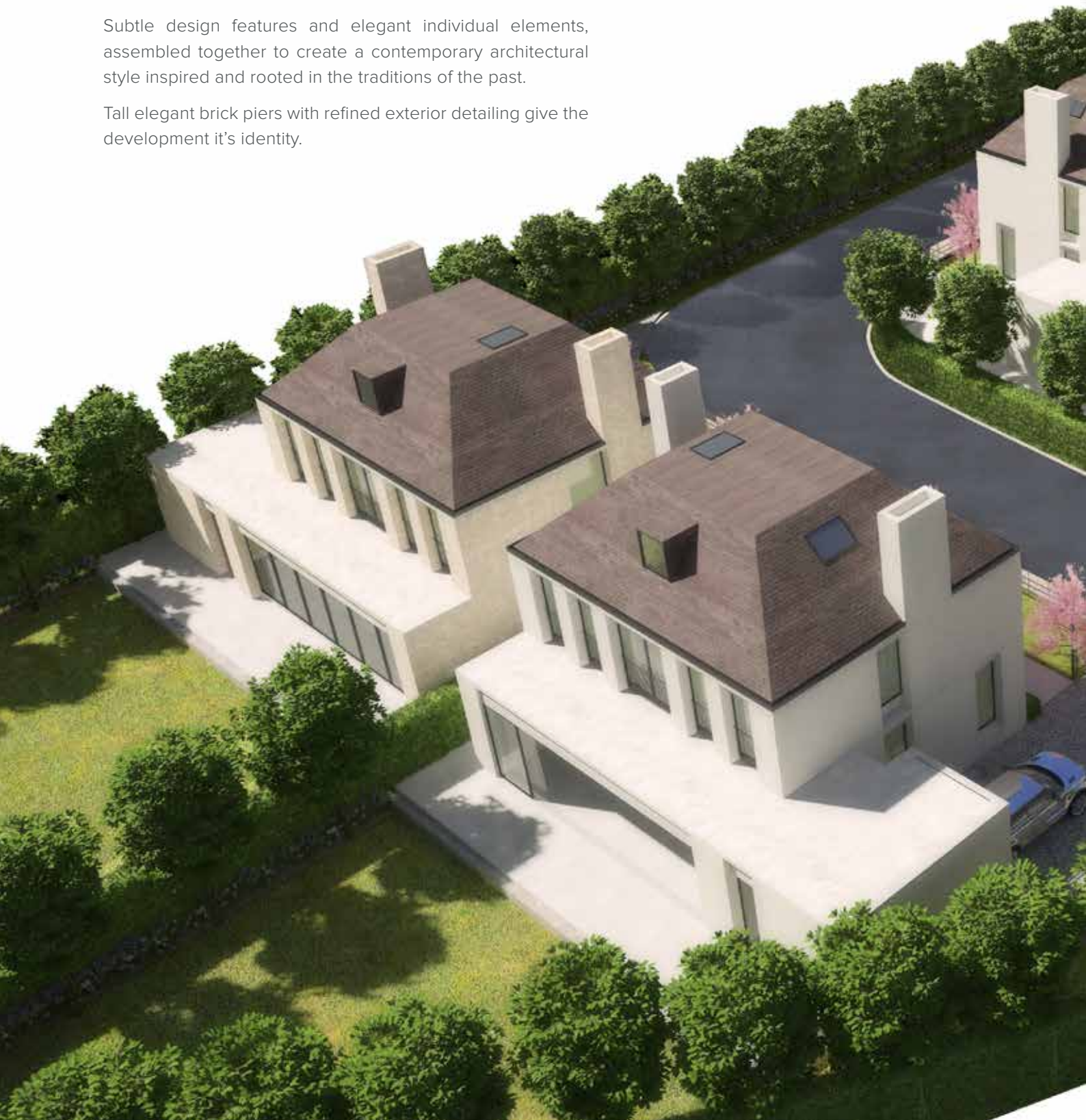
STRIKING DESIGN AND CONTEMPORARY LIVING

Reflecting the charm and character of the local area these striking family homes have been designed to deliver the very best in family living, luxury design and superior finishes.

Designed to be different, Richdale stands apart as a perfect complement of an imposing and grand Belfast red brick home sitting alongside a dramatic new design.

Subtle design features and elegant individual elements, assembled together to create a contemporary architectural style inspired and rooted in the traditions of the past.

Tall elegant brick piers with refined exterior detailing give the development it's identity.









IT'S ALL ABOUT THE LOCATION

Set in a tranquil and sheltered position on Old Quay Road in Cultra, Richdale enjoys an enviable location, ideal for enjoying the shoreline of Belfast Lough whilst offering easy access to Belfast.

Richdale is a short walk from the sea front at Seapark, with Hollywood in one direction and Royal North of Ireland Yacht Club in the other.

Marino train halt is close by giving easy access to the Belfast / Bangor train service for those commuting and offers an excellent location for attending many of the leading schools in Hollywood, Bangor and Belfast.



RICHDALE
HOUSE



RICHDALE
ONE





RICHDALE
TWO



RICHDALE
FOUR



RICHDALE
THREE



SITE LAYOUT AND LANDSCAPING

With much of the existing boundary tree and shrub planting being retained and augmented, the site enjoys a naturally mature setting. A blend of evergreen and deciduous shrubs will provide a rich mix along boundaries and screen planting. Small ornamental trees will provide colour and depth along the entrance driveway.

Gardens will be finished in lawn and a mix of ornamental shrubs and perennial planting with patio areas to the rear of the houses.



LUXURY FINISH AND HIGH QUALITY BUILD

Combining superior craftsmanship, design and style.

Every detail is important and in accordance with your own personal taste and desires our team of interior specialists have the expertise and vision to tailor your home to reflect your unique style.

We have a stunning collection of bespoke kitchen and bathroom specifications, tiling options, paint colours and carpets to suit individual tastes and requirements.

Purchasers will be guided through the design and specification process with one to one consultations from our interior designer. They will have the opportunity to individually tailor their home to meet their personal kitchen, bathroom, flooring and tiling design requirements.









KITCHENS

A focal point of these elegant family homes are the stunning open plan kitchen dining and living areas.

The kitchens in Richdale will present an exceptional mix of flair and design excellence combined with state of the art functionality.

Locally designed and manufactured, the bespoke in-frame kitchen cabinetry cleverly balances beautiful craftsmanship and layout with practicality and family living.

With a stunning range to choose from and supported by our kitchen design team, we guide our purchasers through the selection process encouraging them to personalise the features to complement the overall style and vision for their home.



BATHROOMS

Attention to detail is at the forefront of our design process and this is very much extended to the bathroom design with eye catching finishes and beautiful fittings reflecting the superior finish of your home.

We strive to achieve the indulgence of a luxury hotel within your own home. With a choice of premium branded white sanitary ware, a collection of beautiful contemporary or traditional baths, wet room style showers, complementary basins and vanity units each bathroom will be finished to your own specification.

Bathrooms, en-suites and shower rooms will be fully tiled and the luxurious finish will sit perfectly with the mood and ambiance of your home.









RICHDALE HOUSE



VIEW OF RICHDALE HOUSE ENTRANCE



RICHDALE HOUSE

3,500 C. SQ FT / 325 SQ M

Sympathetically designed to preserve the unique fabric, character and design merits of the original Richdale House which was built in 1928, the modern Richdale House is an impressive red brick family home blending the traditional exterior detailing with a luxurious and contemporary interior layout.

Finished to an exceptional standard, this beautiful home sits in a corner secluded position with landscaped gardens and mature trees providing the ideal back drop.

Retaining exterior detail of the original house, internally the design and layout reflects period architecture with high ceilings and feature windows.

A focal point of this elegant family home is the stunning open plan kitchen dining and living area featuring floor to ceiling sliding glass doors, opening directly onto the garden and patio area.

With five double bedrooms, four reception rooms, a utility room and boot room, Richdale House offers opportunities for the discerning purchaser to put their own stamp on the house to meet their personal accommodation requirements.







RICHDAL E HOUSE

ACCOMMODATION LAYOUT



GROUND FLOOR

	SQ FT	SQ M
Living / Dining / Kitchen	46'3" x 18'7"	14.09 x 5.67m
Utility	15'1" x 8'0"	4.62 x 2.43m
Boot Room	8'0" x 5'11"	2.43 x 1.80m
WC	6'7" x 3'0"	2.00 x 0.90m
Drawing Room	18'11" x 15'2"	5.76 x 4.61m
Dining Room	13'6" x 13'0"	4.10 x 3.36m
TV Room / Study	13'0" x 12'9"	3.96 x 3.90m
Detached Garage	17'8" x 14'1"	5.40 x 4.30m



FIRST FLOOR

	SQ FT	SQ M
Master Bedroom	15'1" x 12'1"	4.60 x 3.66m
Master Bedroom Walk-In Wardrobe	15'1" x 6'6"	4.60 x 2.00m
Master Bedroom En-Suite	11'6" x 7'10"	3.50 x 2.40m
Bedroom 2	13'0" x 11'10"	3.96 x 3.60m
Bedroom 2 & 3 En-Suite	13'6" x 3'9"	4.10 x 1.15m
Bedroom 3	13'6" x 9'8"	4.10 x 2.95m
Bedroom 4	14'9" x 9'0"	4.50 x 2.75m
Bedroom 4 & 5 En-Suite	9'0" x 5'4"	2.75 x 1.63m
Bedroom 5	16'6" x 12'4"	5.02 x 3.76m
Hot Press	6'5" x 4'7"	1.95 x 1.40m



RICHDAL E HOUSE

SPECIFICATION

INTERIOR FINISHES

Smooth painted internal walls and ceilings, in a choice of colours inspired by the Little Greene paint range. Painted doors, architraves and skirting.

KITCHEN

With a large family dining area incorporated into the kitchen space this impressive room will have an identity of its own and finishing touches such as high-performance wine storage, a boiling hot water tap & LED mood lighting scheme all contributing to the experience.

- » Cabinetry hand made in Co Down
- » All furniture hand painted on site in a colour of your choice
- » Natural granite work surfaces
- » Top of the range appliances.
 - » Range cooker (dual fuel with high end extraction system).
 - » Fridge
 - » Freezer
 - » Wine cooler
 - » Dishwasher
 - » Franke 3 in 1 hot tap.

UTILITY AND BOOT ROOM

Adjoining the kitchen is a substantial utility room and much desired boot room. With the focus on storage requirements and functionality paramount in the design, both rooms feature cabinetry and appliances to reflect the status of the house. Added touches such as a second dishwasher and boot room furniture provide an

additional preparation area when entertaining and storage for family sports and outdoor gear.

- » Painted Shaker style furniture.
- » Topshape work surfaces
- » Washing machine
- » Tumble dryer
- » Integrated dishwasher

BATHROOMS AND EN-SUITES

Hand finished, quarry cast bath, wet room style showers, WCs and a full bathroom accessories package, each bathroom has been designed for optimum comfort, luxury and style.

- » Bathroom accessories: paper holder, soap dish, tumbler and holder, towel rail, toilet brush holder, robe hook
- » LED sensor operated illuminated anti-steam mirrors
- » Shaver socket

MASTER EN-SUITE

- » Bath with freestanding mixer tap
- » Walk in wet room style shower
- » Single vanity unit
- » WC
- » Fully Tiled

EN-SUITES

- » Walk in wet room style shower
- » Single vanity unit
- » WC
- » Fully tiled





RICHDALE HOUSE

SPECIFICATION CONTINUED

CARPET

High quality premium carpet and 10mm underlay.

AREAS CARPETED: Hall, stairs wall to wall, Landing, Bedrooms, Walk in Wardrobe, Study / TV Room, Dining Room, Drawing Room, Hot Press

FLOOR TILING

AREAS TILED: Kitchen / Dining / Living area, Utility Room, Boot Room, En-suites and downstairs WC.

DOORS

Five panel doors painted off white.

FIREPLACES

- » Log burning stove in main living room
- » Gas fire in drawing room / living room.

CORNICING (OPTIONAL EXTRA)

Hall, Stairs, Landing, Drawing Room, Dining Room, TV Room, Master Bedroom.

HEATING

- » High efficiency gas combi fire boiler
- » Zoned underfloor heating with individual room control to ground floor

GAS SUPPLY

- » Mains Gas

ELECTRICAL

- » Pressurised hot and cold water system to sanitary ware
- » Chrome heated towel radiators in bathrooms
- » Wired for security alarm system
- » IT network wiring (cat5)
- » Multi room TV system wiring and TV plates to living areas and bedrooms
- » 5 amp light sockets in living areas
- » Energy efficient LED light fittings
- » Main supply smoke and carbon monoxide detectors with battery back up
- » Comprehensive range of sockets with USB charging ports

EXTERNAL

- » Outside water tap
- » External power point
- » Decorative and security external lighting with PIR's
- » Electric gates and pedestrian gate at main entrance





VIEW OF RICHDALE FOUR AND THREE



RICHDALE

ONE TO FOUR





VIEW OF RICHDALE THREE FROM ENTRANCE DRIVEWAY



RICHDALÉ ONE TO FOUR

2,647 C. SQ FT / 246 SQ M

Beautiful architecture and innovative design set these houses apart, offering a new and contemporary design ethos that sits easily against the backdrop of the secluded site and coastal location.

These striking family homes have been created to provide the finest in luxury family living and present an imposing appearance along the private lane.

Feature floor to ceiling sliding doors run the full width of the kitchen dining and living, presenting a stunning open plan living area with direct access to patio area and garden.

With 5 bedrooms and 3 reception rooms, the impressive accommodation is arranged across three floors. The magnificent master suite runs the full width of the house and features an impressive walk-in wardrobe and en-suite with large wet room style shower.

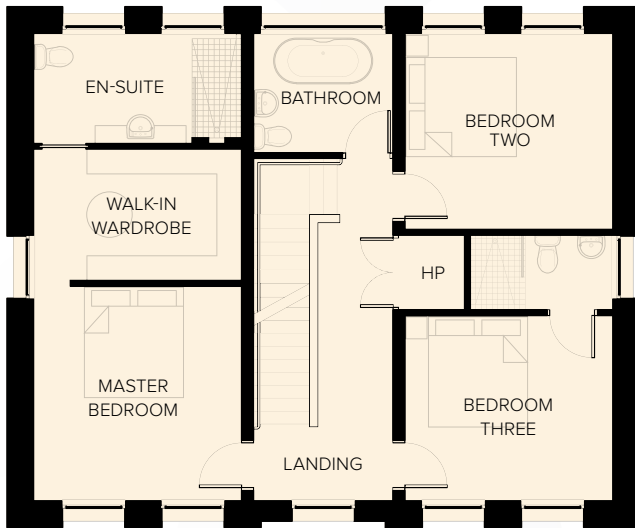


RICHDALÉ ONE TO FOUR ACCOMMODATION LAYOUT



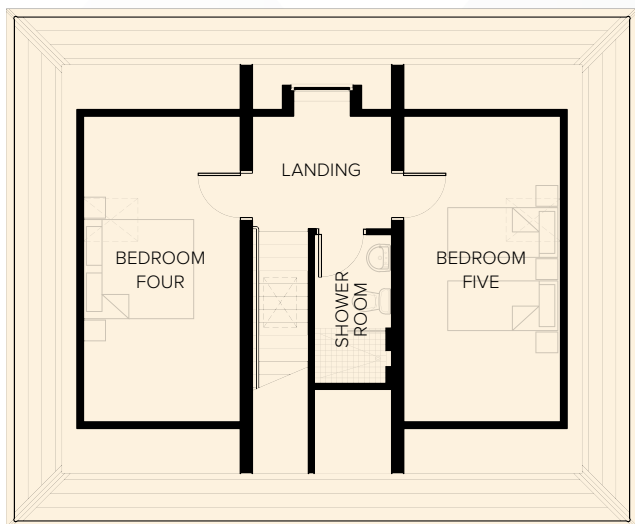
GROUND FLOOR

	SQ FT	SQ M
Living / Dining / Kitchen	31'0" x 15'10"	9.45 x 4.83m
Utility	15'10" x 7'4"	4.83 x 2.25m
WC	5'9" x 4'9"	1.75 x 1.45m
Cloaks	5'7" x 4'9"	1.71 x 1.45m
Drawing Room	18'5" x 12'4"	5.62 x 3.72m
Dining Room	13'5" x 12'4"	4.10 x 3.72m
Garage	17'0" x 10'1"	3.07 x 5.18m



FIRST FLOOR

	SQ FT	SQ M
Master Bedroom	12'7" x 12'4"	3.85 x 3.72m
MB En-Suite	12'4" x 6'5"	3.72 x 1.95m
MB Walk-In Wardrobe	12'4" x 7'8"	3.72 x 2.33m
Bedroom Two	12'4" x 10'10"	3.72 x 3.31m
Bedroom Three	12'4" x 11'6"	3.72 x 3.51m
En-Suite	8'4" x 4'3"	2.54 x 1.31m
Hot Press	4'3" x 3'9"	1.31 x 1.15m
Bathroom	8'2" x 7'0"	2.48 x 2.12m



SECOND FLOOR

	SQ FT	SQ M
Bedroom Four	18'0" x 9'2"	5.50 x 2.80m
Shower Room	8'8" x 4'5"	2.65 x 1.36m
Bedroom Five	18'0" x 9'2"	5.50 x 2.80m



RICHDAL ONE TO FOUR SPECIFICATION

INTERIOR FINISHES

Smooth painted internal walls and ceilings, in a choice of colours inspired by the Little Greene paint range. Painted doors, architraves and skirting.

KITCHEN

At the heart of these stylish homes, the kitchen has been designed with a focus on high quality finishes and innovative products combined with flexible functionality and superior craftsmanship. Locally manufactured contemporary cabinetry gives the kitchen a distinctive minimalist finish.

With a family dining area incorporated into the kitchen space the room reflects the demands of modern day living and finishing touches such as high-performance wine storage, a boiling hot water tap & LED mood lighting scheme all contributing to the stylish finish.

- » Contemporary handleless furniture
- » Table included with the design layout
- » Quartzzone work surfaces
- » Top of the range appliances.
 - » Single multi-function oven
 - » Combination oven
 - » Warming drawer
 - » Built-in wine cooler
 - » Wide induction hob
 - » Integrated dishwasher
 - » Integrated fridge
 - » Integrated freezer
 - » Airforce extraction system
 - » Franke 3 in 1 hot tap

UTILITY AND BOOT ROOM

Continuing with minimalist look of the kitchen, the utility room has been designed to offer maximum storage & practicality

- » Contemporary handleless furniture
- » Topshape worksurfaces
- » Integrated dishwasher
- » Washing machine
- » Tumble dryer

BATHROOMS AND EN-SUITES

With a choice of branded white sanitary ware, a collection of beautiful contemporary or traditional baths and complementary basins and vanity units, each bathroom and en-suite will be designed to your personal taste and requirements.

- » Bathroom accessories: paper holder, soap dish, tumbler and holder, towel rail, toilet brush holder, robe hook
- » Led sensor operated illuminated anti-steam mirrors
- » Shaver socket

BATHROOM

- » Free standing bath
- » Single vanity unit
- » WC
- » Fully tiled

EN-SUITES AND SHOWER ROOM

- » Walk in wet room style shower
- » Single vanity unit
- » WC
- » Fully tiled





RICHDALE ONE TO RICHDALE FOUR

SPECIFICATION CONTINUED

DOWNSTAIRS CLOAKS AND WC

- » Single vanity unit
- » Tiled on vanity unit wall
- » WC

CARPET

Hall, Stairs wall to wall and Landing, Bedrooms, Walk in Wardrobe, Dining Room, Drawing Room, Hot Press.

FLOOR TILING

AREAS TILED: Kitchen / Dining / Living area, Utility Boot Room, Cloaks / WC, Understair Store, Bathroom, Shower Room, En-suite.

DOORS

Contemporary White

FIREPLACES

- » Feature built in log burner main lounge living area
- » Flueless gas fire in drawing room

HEATING

- » High efficiency gas fire combi boiler
- » Zoned underfloor heating with individual room control on ground floor.

GAS SUPPLY

- » Mains Gas

ELECTRICAL

- » Pressurised hot and cold water system to sanitary ware
- » Chrome heated towel radiators in bathrooms
- » Wired for security alarm system
- » IT network wiring (cat5)
- » Multi room TV system wiring and TV plates to living areas and bedrooms
- » 5 amp light sockets in living areas
- » Energy efficient LED light fittings
- » Main supply smoke and carbon monoxide detectors with battery back up
- » Comprehensive range of sockets with USB charging ports

EXTERNAL

- » Outside water tap
- » External power point
- » Decorative and security external lighting with PIR's
- » Electric gates and pedestrian gate at main entrance





OUR SERVICE

We believe that our customers deserve the opportunity to tailor and customise their house purchase and house purchasing experience to meet their individual requirements. The journey begins when you make that first initial enquiry about one of our homes and our service and experience continues to deliver even after the home completion. We promise that you will be dealt with in a courteous, friendly manner and appraised with as little or as much information as you require. Our team will follow you through the whole of the purchase process ensuring continuity of product and finish.



OUR PROCESS

- » **Expression of Interest:** Your initial interest will be followed up by an appointment on site to meet with the developer at a time that is convenient to you. The purpose of this meeting is to provide you with a full and detailed understanding of all the aspects of the development and the particular home you are considering. You will be afforded all the time you need to gather information about the development knowing that you are getting the answers directly from the development team. At this time, all of the appropriate information will be shared with you to allow you to make a considered and informed decision to purchase.
- » **Decision to Purchase:** Having made the decision to purchase you will be asked to pay a holding deposit of £2,000. This ensures that the property you have chosen is held until such time as the contract is entered into. We will immediately forward to your solicitor a contract to purchase, to be entered into within 8 weeks.
- » **Design Briefing:** Following your decision to purchase, you will be briefed by our kitchen design team and interior designer as to their roles in supporting you through the process of choosing finishes. It is our aim to make this an exciting and enjoyable process.
- » **Specification:** Then begins the fun part of individually designing your new home with our team. Our interiors team will make the process of delivering your home to completion enjoyable, supporting you through kitchen and bathroom design and selecting tiling, wall colours and flooring. They will liaise directly with the on-site team to ensure that the end product is how you wished it.
- » **Build Period:** During the build period you are welcome to meet with one of the development team to visit the site and see your home evolve.
- » **One Month Prior to Completion:** We will require our purchasers to review their property to ensure that what they have asked for is exactly what they are getting.
- » **Completion Day:** Aside from the usual bunch of flowers and handing over the keys our time will be spent with you on completion day answering all your questions about your new home. Our handover team will include the kitchen designer, bathroom designer, interior designer and our mechanical and electrical engineer – to discuss the heating.
- » **Handover Pack:** Don't panic we will leave you with a handover pack which will explain how everything works.
- » **Post Completion:** Finally we are not running away. You will have many questions over the months and some questions you might need sorting. Aside from normal guarantees we will do everything to ensure you have full enjoyment of your home from completion forward.



OUR COMMITMENT

Our commitment is simple, we go the extra mile. Respectful of the local area and landscape, our homes are designed and built to reflect the aspirations and needs of modern living. We are passionate about quality and have an exceptional team of expert consultants, award winning architects, designers and main contractors whose experience and reputation for excellence are central to every project.

At every stage, from initial design concept through to the final build and handing over your keys, we are committed to ensuring that your new house quickly becomes your home and you can enjoy the benefits and opportunities its design and location offer. We believe in working with you and our design led approach and attention to detail ensures your home creates the perfect living environment for you and your family.

Our ethos stems from many years of experience of building, buying and selling residential property. We know the concerns and stresses which can hamper what should be an exciting time for you. Our aim is to make the whole process as seamless as possible and good communication is vital.

Whether it is with our designers, contractors or selling agent, we encourage your involvement and will keep you up to date on all the key stages, enabling you to manage and plan your move with as little upheaval as possible.

We specialise in providing luxury modern living in the most sought-after locations and Richdale presents the perfect combination of superior family accommodation in the coastal location of Seapark and Cultra.

Robby
Milhench Property Consulting

Milhench

MILHENCH
PROPERTY CONSULTING
www.milhenchproperty.com

MND
DEVELOPMENTS



LOCATION



DEVELOPMENT TEAM

A DEVELOPMENT BY
Milhench Property Consulting
for MND Developments

ARCHITECTS
Ross Harrison Architects
Donnan Ward Ltd



AGENTS



028 9024 4000



028 9042 8989

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September 2017.

