


WHERE YOUR STORY BEGINS





A man with a beard and a young girl are lying on a white shaggy rug, reading a book together. The girl is resting her chin on her hand. In the background, there is a white teepee with star patterns and a teddy bear. The scene is brightly lit, suggesting a sunny day.

HAZEL BROOKE

# DISCOVER A NEW LEVEL OF LUXURY AT HAZEL BROOKE

---

Hazel Brooke is brought to you by the Team at Clearstone Developments in partnership with Leighton Construction who bring extensive knowledge combined with innovative design from their background in bespoke house building to create a development of homes that offer the very best in modern living standards. Each house is meticulously designed with the needs of modern families in mind, offering a spacious layout, high-class finishing and features that are made to last for years. Clearstone Developments utilises the best in modern features and fittings, innovative modern building methods and technology to build highly desirable and attractive homes.

Comprising a range of high-specification 3 and 4-bedroom spacious homes, this development is remarkable for its attention to detail, both externally and internally. Each home is packed full of features, such as a top-of-the-range air to water heating system, stunning fitted kitchen and high-quality sanitary ware. Selected natural stone on certain house types, and painted smooth plaster rendered walls provide a high-quality contemporary finish.



HAZEL BROOKE



# EVERYTHING IS WITHIN YOUR REACH

For sports fan, Mallow Rugby Club is one of the oldest rugby clubs in the country and has produced several high-profile players. Mallow GAA Club & Sports Complex offers sporting fun for all the family, while running, golf and soccer clubs are also well-established in the town. The town centre has great fitness clubs too, with Lion's Den Fitness Club being a firm favourite amongst locals. Explore the grounds surrounding Mallow Castle, a spot steeped in history that includes the ruins of a 13th-century castle.

But perhaps Mallow's greatest quality is that all these amenities, and all this convenience, is nestled in the heart of the beautiful Cork countryside. Enjoy a gentler pace of life as you discover such natural treasures as Doneraile Park, Longueville House, Ballyhass Lakes, Ballyhoura Mountains and the River Blackwater – all just a short drive from Hazel Brooke.





HAZEL BROOKE



# A BUSTLING TOWN ON YOUR DOORSTEP

---

Situated in the north eastern quadrant of Mallow in a very mature residential area, Hazel Brooke presents an exciting new homes development offering the best in modern family style living. Mallow sits on the River Blackwater, c.35km north west of Cork City Centre and is a bustling town full of an abundance of amenities. There are several primary and secondary schools located in the town, as well as excellent childcare options such as Quality Childcare. Mallow College of Further Education is the largest further education provider in North Cork and offers a broad variety of educational courses. A wide range of supermarkets offer a great choice for the weekly shop, while local food shops and boutiques make retail therapy especially enjoyable. And for your leisure time, Mallow Golf Course set in the heart of the Blackwater Valley, surrounded by beautiful countryside and breathtaking scenery, offers vibrant membership and clubhouse facilities. There is also an established rugby club and of course the town is home to Cork Racecourse Mallow and other services such as a district hospital. Mallow has its own cinema and in addition a variety of bars, restaurants and café options. The town offers a strong local community spirit and a self-sufficient commercial hub within the town to any potential home buyers.



# AN IDEAL LOCATION

Mallow itself is a thriving economic hub; however, its close proximity to Cork City and excellent transport links make Mallow an ideal location for commuters too. Hazel Brooke residents can enjoy fast and frequent bus and rail links to Dublin, Cork, Limerick and elsewhere, as well as access to several major roads including the M8 between Dublin and Cork and the N20 between Cork and Limerick.



**TRAIN TIMES**  
from Mallow

**CORK CITY**  
25 mins

**KILLARNEY**  
55 mins

**DUBLIN**  
2 h 10 mins



**BUS TIMES**  
from Mallow

**CORK CITY**  
40 mins

**LIMERICK CITY**  
1 h

**CHARLEVILLE**  
30 mins



**DRIVE TIMES**  
from Hazel Brooke

**CORK**  
35 mins

**LIMERICK CITY**  
1 h

**KILLARNEY**  
1 h



**WALK TIMES**  
from Hazel Brooke

**MALLOW STATION**  
20 mins

**MALLOW TOWN**  
15 mins

**THE GATE CINEMA**  
20 mins



# THE LOCATION YOU'VE BEEN WAITING FOR



## TRANSPORT

- 1 Mallow Train Station
- 2 Bus Station
- 3 N20 and N72 Junction

## EATING & DRINKING

- 4 The Gallery Restaurant & Bar
- 5 Khao Asian Street Food
- 6 Food Capers Café
- 7 Priory Coffee Company
- 8 Juniper Restaurant
- 9 Park 83

## SHOPPING

- 10 Market Square Shopping Centre

## HEALTH & LEISURE

- 11 Mallow Swimming Pool
- 12 Cork Racecourse
- 13 Gate Cinema Mallow
- 14 Hi-B Fitness
- 15 Mallow GAA Complex
- 16 Mallow Golf Club
- 17 The Lion's Den Mallow
- 18 Mallow Rugby Club
- 19 Studio Fit

## EDUCATION

- 20 Scoil Ghobnatan
- 21 Scoil Iosagain
- 22 St. Patrick's National School

- 23 Mallow Convent National School
- 24 Gaelscoil Thomáis Dáibhís
- 25 St. Mary's Secondary School
- 26 Gaelscoil Thomáis Dáibhís
- 27 Davis College
- 28 Mallow College of Further Education
- 29 Mallow Community National School

## HISTORICAL

- 30 Mallow Castle
- 31 Mallow Town Park

# SPECIFICATIONS

ENERGY RATING

BER A2



## KITCHEN AND UTILITY ROOM

The Developer has engaged local Kitchen manufacturer Naturally Wood Ltd., to design a kitchen that is both stylish and a functional hub of the home. The Kitchen is a modern shaker inspired style door, painted in colours from the Naturally Wood Range. Designed to accommodate every modern convenience, while allowing ample worktop space and complemented with stylish chunky handles, soft close drawers and doors. This is a kitchen which will stand the test of time. Generous PC sums available.



## INTERNAL FINISHES

Walls are painted throughout in a mid-tone white. All ceilings will be painted white as standard. The Stairs handrails will have varnish finish. Quality interior joinery to include white painted shaker doors and white contemporary skirting. The strings, newel posts and spindles will be painted white as standard. The steps (treads and risers) will not be varnished or painted. All the skirtings, architraves, door frames and window boards will be painted white. A pull-down attic ladder is included.



## SMART HOME READY

All houses will have a connection point for internet and SIRO will be the internet provider.



## ELECTRICAL & HEATING

State of the art Air to Water heating system with underfloor heating to ground floor and radiators to the first floor, which includes a pressurized water system. Generous lighting and power points throughout including TV and phone points. Smoke detectors and heat detectors fitted as standard. Wireless intruder alarm catered for.



## BATHROOM AND EN-SUITE

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



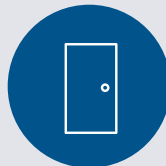
## EXTERNAL FINISHES

Selected natural stone on all house types, painted smooth plaster rendered walls provide a high-quality contemporary finish. Low maintenance uPVC fascia, soffit and rain-water pipes.



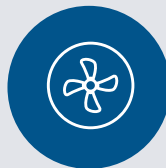
## CONSTRUCTION DETAILS

Construction will be timber frame, each house will have exceptional levels of floor, wall and attic insulation.



## EXTERNAL WINDOWS AND DOORS

High quality u-PVC A-Rated windows and doors. The front door will be from the Ultratech range with is a traditional timber finish but with enhanced heat insulation and multipoint locking system.



## INTERNAL AIR QUALITY

Natural ventilation system unit with a relative humidity sensor which captures moisture laden air and expels it from the house which removes all the stale air from the house and keeps the house feeling fresh at all times, this will enhance the air quality and has significant health benefits.



## BUILDING GUARANTEE

Each home is covered by a 10-year Homebond building guarantee.



## GARDENS & DRIVEWAYS

Driveways finished in paving to parking areas. Seeded gardens with secure post and panel fencing to rear gardens and block walls where indicated by the planning authority.



## LOW-ENERGY DESIGN BER A2

BER 'A'-rated energy efficient homes. All homes are NZEB compliant.

All specifications are subject to final contract.

# SITE MAP

## PHASE 2

- HOUSE TYPE A  
4 BED DETACHED  
164 sq m (1,769 sq ft)
- HOUSE TYPE B1  
4 BED SEMI-DETACHED  
136 sq m (1,464 sq ft)
- HOUSE TYPE C1  
3 BED SEMI-DETACHED  
125 sq m (1,349 sq ft)



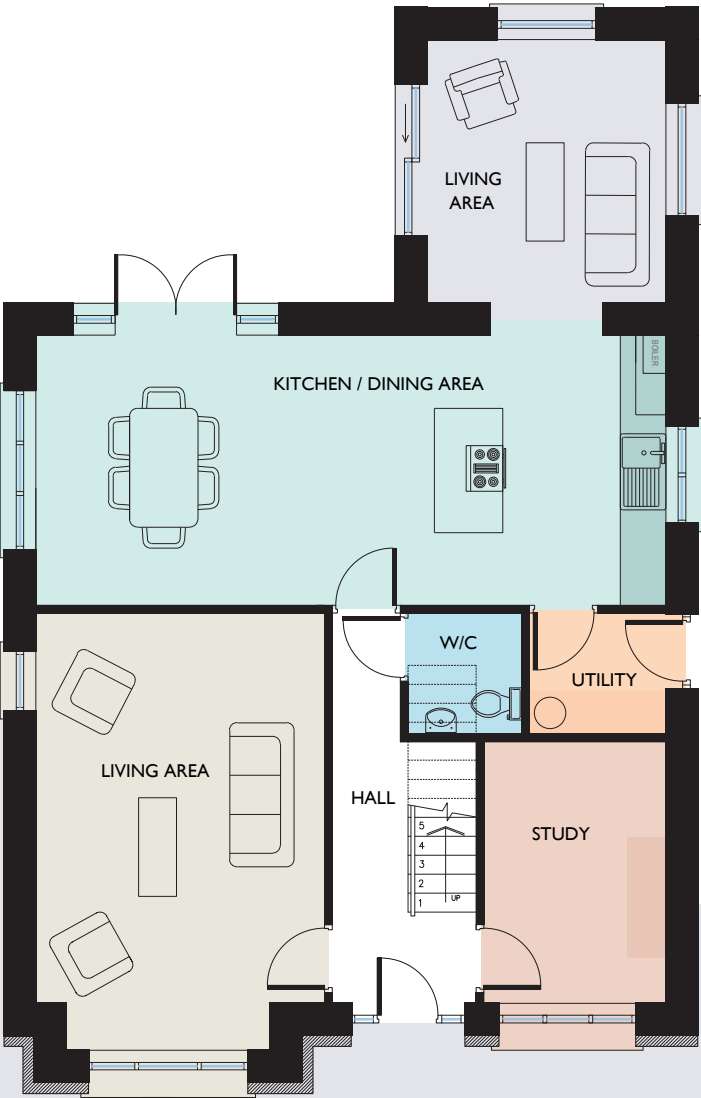


# HOUSE TYPE A3

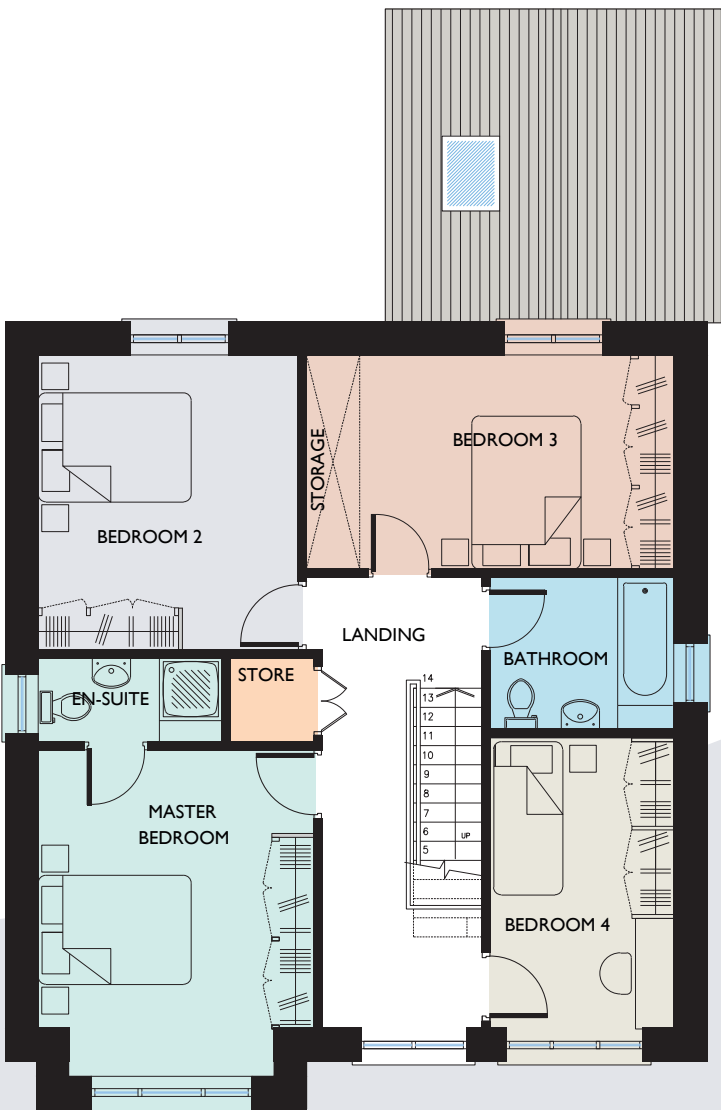
4 BED DETACHED  
164 sq m (1,769 sq ft)



## GROUND FLOOR



## FIRST FLOOR



All homes in this development qualify for the 'Help to buy scheme' for first time buyers.

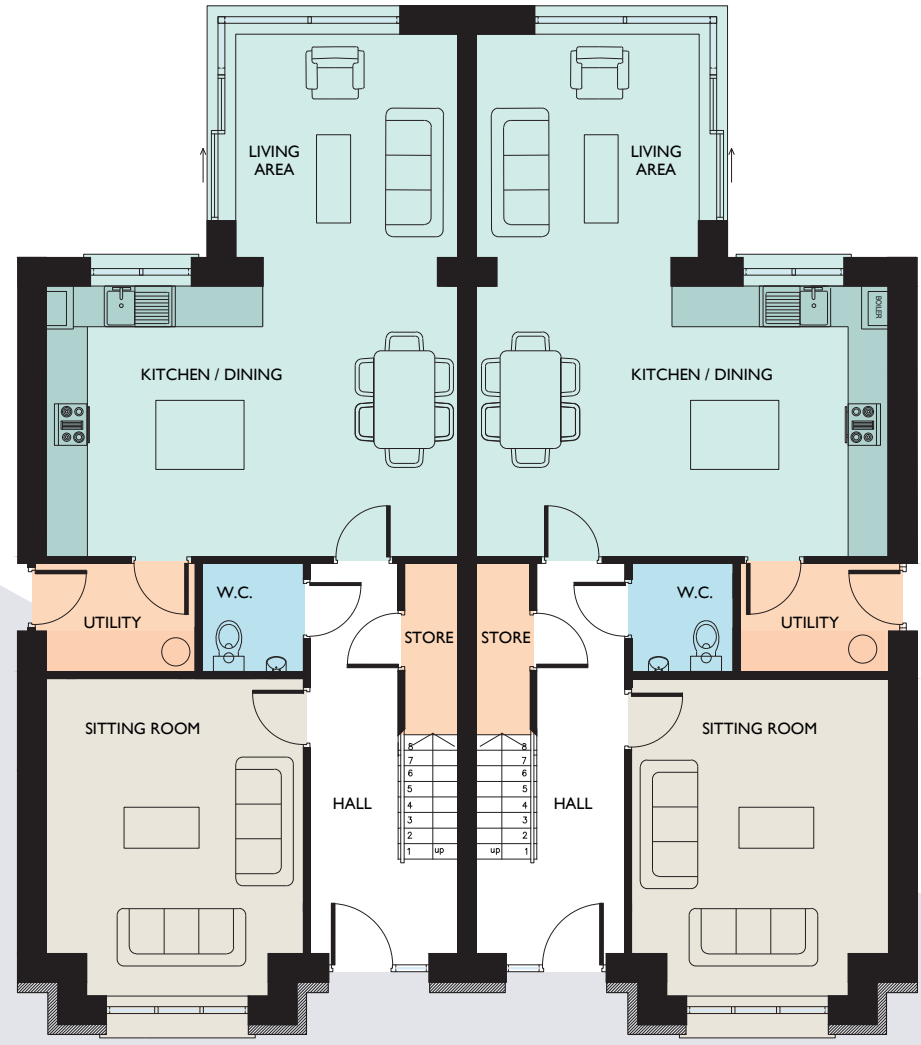




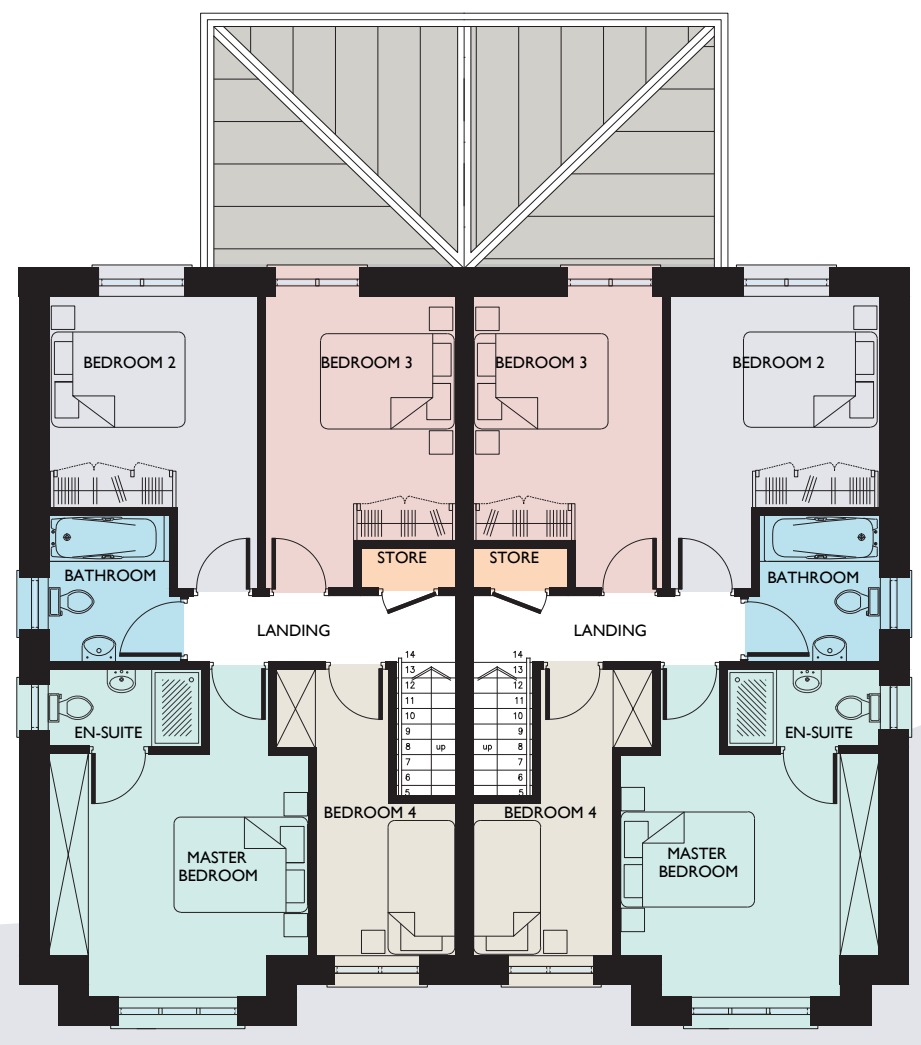
# HOUSE TYPE B I

4 BED SEMI-DETACHED  
136 sq m (1,464 sq ft)

## GROUND FLOOR



## FIRST FLOOR



All homes in this development qualify for the 'Help to buy scheme' for first time buyers.

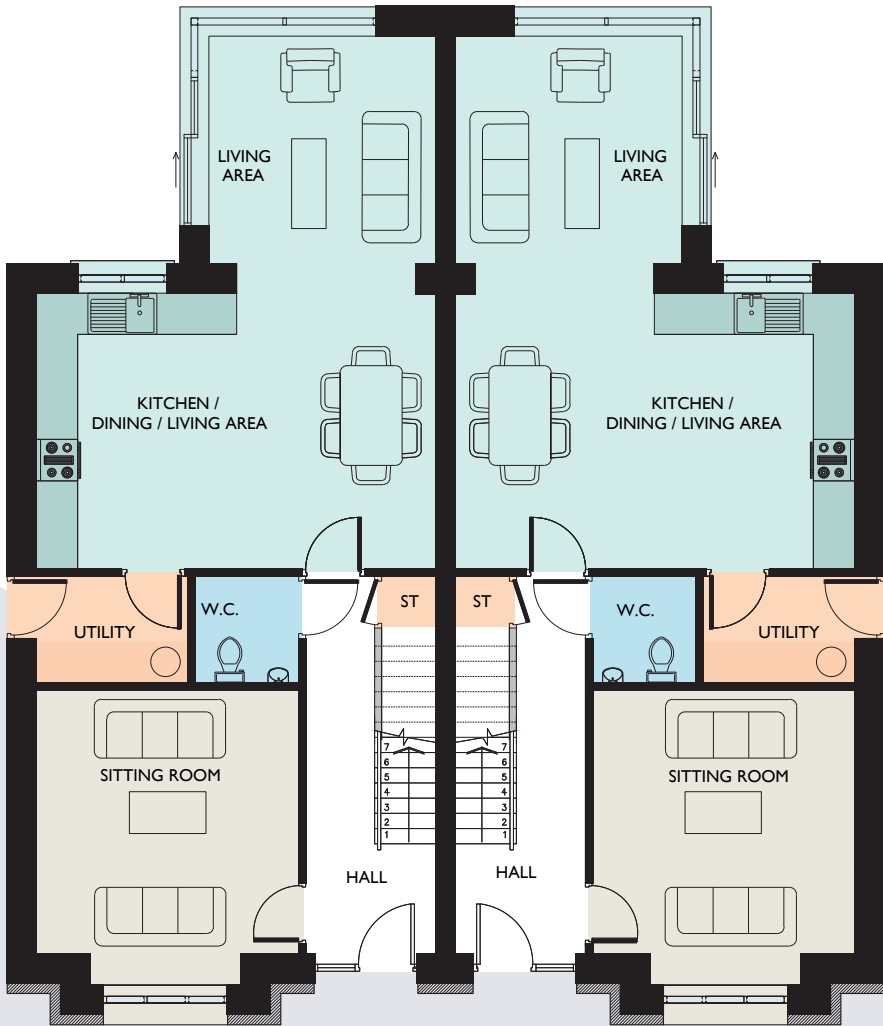




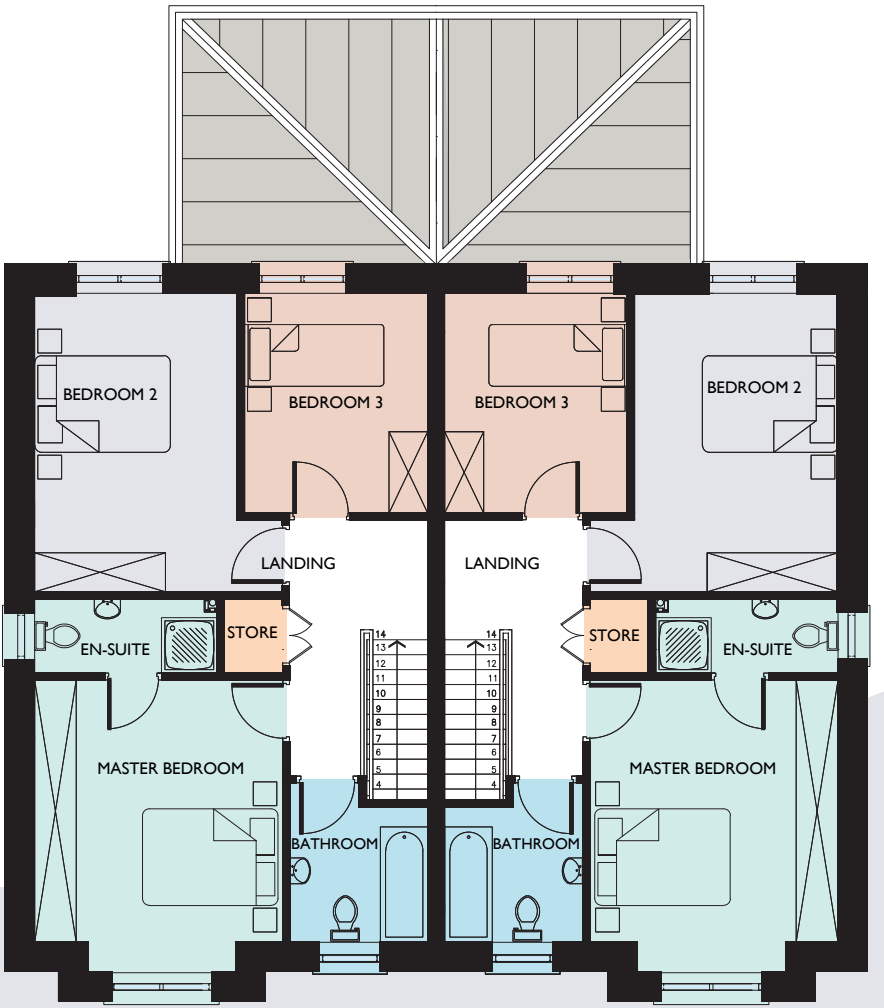
# HOUSE TYPE C1

3 BED SEMI-DETACHED  
125 sq m (1,349 sq ft)

## GROUND FLOOR



## FIRST FLOOR



All homes in this development qualify for the 'Help to buy scheme' for first time buyers.




# QUALITY HOMES FOR YOUR FUTURE

At Clearstone Developments, our approach is simple: we look for great locations and then engage our team of excellent suppliers and craftspeople in creating homes that are well-designed, exciting and forward-thinking. We want our houses to become your homes – all built with your future in mind.



## SELLING AGENTS

 021 427 1371  
hazelbrooke@savills.ie  
PRSA LICENCE NO. 002233

## DEVELOPER

 CLEARSTONE  
DEVELOPMENTS

## CONTRACTOR



## PROFESSIONAL TEAM

ARCHITECTS  
DEADY GAHAN

SOLICITORS  
FRANK NYHAN  
& ASSOCIATES

These particulars do not form an offer or part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Photos of interiors are for illustrative purposes only. Intending purchasers must satisfy themselves as to the accuracy of details provided to them in this brochure and nothing contained herein or information provided by the developers, vendor or other agents shall be deemed to be warranty or representation in respect of the property. The information contained in this brochure is given in good faith however neither the developers nor the vendors, nor their agents shall be held liable for any inaccuracies herein.

**BER A2**





CLEARSTONE  
— DEVELOPMENTS