



ROCK GATE

BANESHANE MIDLETON

Exceptional living in the heart of East Cork



Welcome to Rock Gate, an idyllic, leafy development close to the heart of Midleton town.

An enviable location just off the N25, Rock Gate has easy and direct access to the Jack Lynch Tunnel, Cork Airport and City to the west, with Waterford and the Gold Coast to the east.



Your new home -
designed with you
in mind



Featuring tree-lined roads, a large green area and ample parking, this carefully thought out development will appeal to all ages. With an impressive selection of well appointed 3 and 4 bedroom detached and semi-detached designs to choose from, you will be spoilt for choice. These wonderfully spacious homes benefit from top of the range finishings, an A2 BER rating and have been designed with your every comfort and convenience in mind.





Blending tranquillity and accessibility

Stepping out of your home, you will enjoy the peace and tranquillity of the countryside, whether exploring Ballyannan Woods, strolling along the estuary or cycling on the greenway and all within a stone's throw of Midleton town.

The first phase of the eagerly awaited Midleton to Youghal Greenway has recently been opened providing a fantastic amenity for the whole community and visitors to the area. This initial section is 8km long and connects Midleton to the town of Mogeely. Accessed at Midleton train station, the greenway is equipped with ample car parking, public toilets, drinking water fountains and bike repair stations.

Enjoy a pleasant and peaceful walk or cycle on an easy gradient along the safe and accessible route. Soak in the beautiful flora and fauna along the former railway line and be sure to stop for a delicious coffee at the Mogeely Coffee Station.

Cycleways, woodlands and beachwalks on your doorstep



Just a short walk from Rock Gate lies Ballyannan Woods, a beautiful, mature mixed woodland of close to 25 hectares. Dating back to the 17th century, the old stone walls, gates and pillars, along with the ruins of cottages and boat houses can be seen as you explore the wood.

Some of the old, cobbled carriage paths also remain, lined with rows of lime trees. As the wood is situated on the banks of the Owenacurra estuary there is also a very interesting shoreline to be explored for those with an interest in bird watching.

Just a short distance from Midleton lies miles of beaches along the East Cork coastline as well as beautiful cliff walks, parklands and woodlands to explore.



Vibrant culture and rich heritage

Home to one of Ireland's most renowned Farmers Markets, residents are spoiled for choice with the wide variety of artisan foods, fish, meats, and freshly grown fruit and vegetables on offer.

Having grown to become a nationally recognised festival with an international audience, the annual Midleton food festival 'fEAST Cork' is a highlight of the culinary calendar and showcases a town that embraces art, culture and heritage. Sample the many delicious restaurants and enjoy the rich food and drink heritage in the town and beyond.



Midleton or Mainistir na Corann dates back to the 12th Century and derives its name from a Cistercian monastery established on the banks of the Owenacurra River.

With cycleways and footpaths at your doorstep, you can easily access the bustling town of Midleton with its family-friendly amenities, Farmer's Market and vibrant restaurant scene.

Recognised worldwide for the famous Jameson Distillery and the nearby Ballymaloe Estate, Midleton has long been on the international culinary and beverage map.





Everything you need on your doorstep



Halfway between Cork and Youghal, Midleton is the cultural and business hub of East Cork. It caters for all requirements and can easily be accessed by car or on foot.

The flourishing town has many family-friendly amenities, including Midleton Park Hotel and Leisure Centre, Midleton Library, Gate Cinema, several supermarkets and much more.

Midleton and its surrounds are fortunate to have many of the major supermarket chains and sports stores all within a stone's throw of each other in the town centre. The Market Green Shopping Centre is home to Tesco, Sports Direct, Specsavers and McCauleys Pharmacy to name but a few. With plenty of parking, you can enjoy stress-free shopping only a 5 minute drive from your home.

Closer to the town centre, you will find SuperValu, stocked with beautiful fresh and artisan foods, with Lidl and Aldi nearby.



The main street of Midleton houses a treasure trove of shops, boutiques, pharmacies and independent stores. With Cummins Sports, Well and Good Health Store, shoe shops, hairdressers and jewellers the most discerning shopper will be spoilt for choice.

Midleton GAA Club, Soccer Club and Rugby Club are all within walking distance from the main street. Fitness enthusiasts have a host of options in Midleton – the town has a wealth of gyms and sports clubs to choose from, along with a heated swimming pool in the recently renovated Midleton Park Hotel and Leisure Centre.

Offering excellent childcare options along with several primary and post primary schools including the thriving Gaelscoil Mhainistir na Corann which is located adjacent to Rock Gate, Midleton is the perfect location for your family.



Explore the gateway to East Cork



Commuting from Midleton has never been easier. Midleton avails of excellent public transport with the convenience of a railway line to Cobh, Cork and beyond. Midleton train station has ample parking and a half-hourly service to Cork City.

The town is also served by two public bus routes with convenient stops at many locations throughout Midleton and its surrounds. Local taxi and cab firms also operate within the town.

Rock Gate is situated in an extremely enviable location, seconds from the N25 Carriageway. This location allows for a seamless flow onto the main route to the Jack Lynch tunnel just 15km away. Cork City Centre is 20 km away and Cork Airport a mere 26 km from your home!

The recently opened Greenway on the former Midleton Youghal rail corridor has also enhanced and extended the connectivity between Midleton and Mogeely and beyond.



TRAIN TIMES

from Midleton

CORK CITY
23 mins

LIMERICK JUNCTION
2 hrs

DUBLIN
3 hrs 30 mins



BUS TIMES

from Midleton

CORK CITY
30 mins

WATERFORD CITY
1 hr 45 mins

DUBLIN
4 hrs



DRIVE TIMES

from Rock Gate

CORK CITY
28 mins

WATERFORD CITY
1 hr 30 mins

DUBLIN
3 hrs 30 mins



WALK TIMES

from Rock Gate

MIDLETON
25 mins

MIDLETON STATION
30 mins



ROCK GATE



An ideal location

Your new home, surrounded by a fine choice of services and amenities.

TRANSPORT

- 1 Midleton Train Station

EATING & DRINKING

- 2 Ferrit & Lee
- 3 Church Lane Restaurant
- 4 Roastie Restaurant
- 5 La Trattoria
- 6 Pizzeria San Marco
- 7 The Pantry Café
- 8 The Mill Wheel Bar and Bistro
- 9 The Granary Foodstore
- 10 Pan Cafe & Restaurant
- 11 Ramen
- 12 Bitesize

SHOPPING

- 13 Market Green Shopping Centre
- 14 Main Street
- 15 SuperValu
- 16 Tesco
- 17 Aldi
- 18 Lidl

HEALTH & LEISURE

- 19 Midleton Park Hotel & Leisure Centre
- 20 Midleton GAA Club
- 21 Midleton Rugby Club
- 22 Midleton Football Club
- 23 East Cork Parkway
- 24 Midleton Greenway
- 25 Ballyannan Woodlands Walk
- 26 Bailick Park
- 27 Sherwood Walk





EDUCATION

- 28 Gaelscoil Mhainistir na Corann
- 29 Scoil Bhríde NS
- 30 CBS Boys Primary School
- 31 St. John the Baptist National School
- 32 Midleton Educate Together
- 33 St. Colmans Community College
- 34 Midleton College
- 35 St. Mary's High School
- 36 CBS Secondary School



Site Map



- HOUSE TYPE A**
4 BED DETACHED
2103.27 SQ.FT 195.40 SQ.M

- HOUSE TYPE B**
4 BED SEMI-DETACHED
1468.20 SQ.FT 136.40 SQ.M

- HOUSE TYPE C**
3 BED SEMI-DETACHED
1357.33 SQ.FT 126.10 SQ.M

- HOUSE TYPE D**
3 BED SEMI-DETACHED
1199.21 SQ.FT 111.41 SQ.M






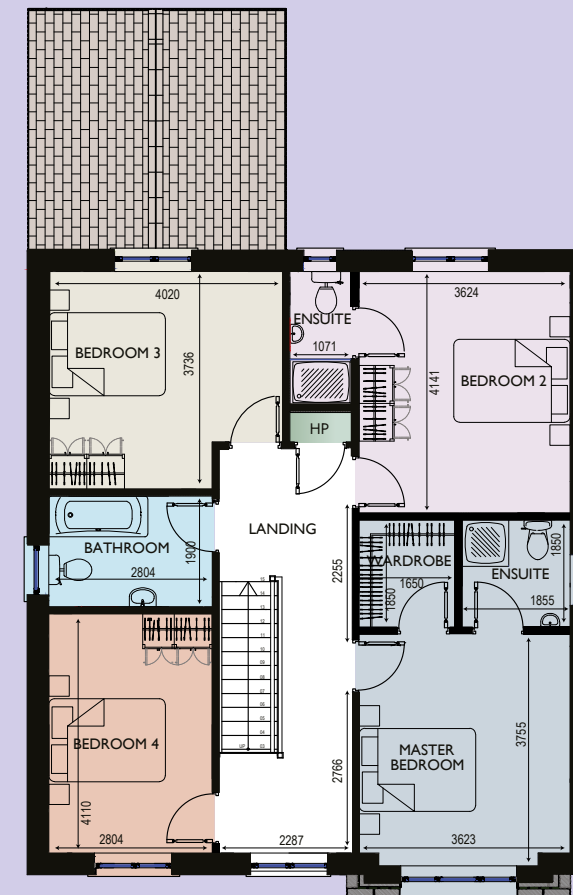
House Type A1

4 BED DETACHED
2103.27 SQ.FT | 195.40 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	141.01	13.10
Study/TV Room	107.64	10.00
Sitting Room	231.42	21.50
WC	29.06	2.70
Kitchen	428.40	39.80
Dining Room	153.92	14.30
Utility Room	38.75	3.60



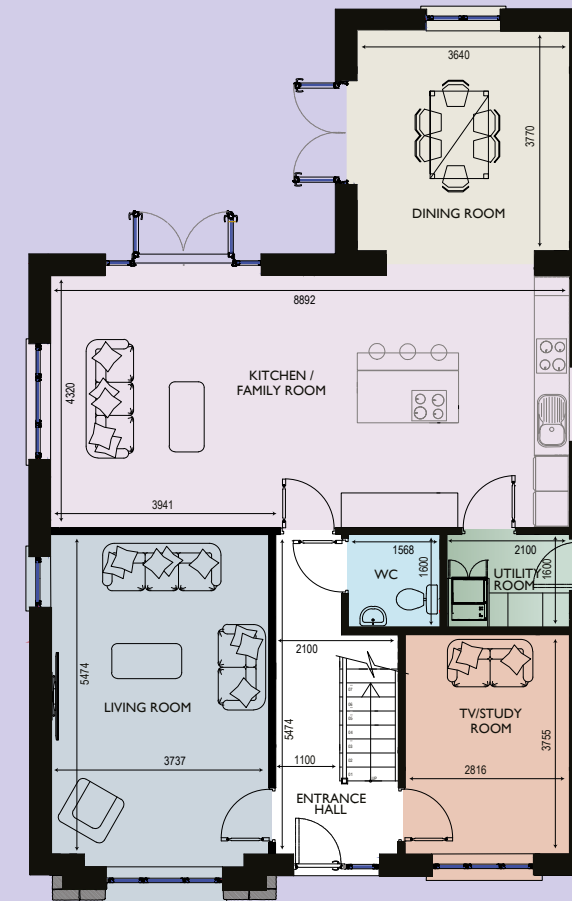
FIRST FLOOR

ROOM	SQFT	SQM
Landing	193.75	18.00
Hot Press	32.29	3.00
Master Bedroom	157.15	14.60
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	161.46	15.00
Ensuite	26.91	2.50
Bedroom 3	150.69	14.00
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



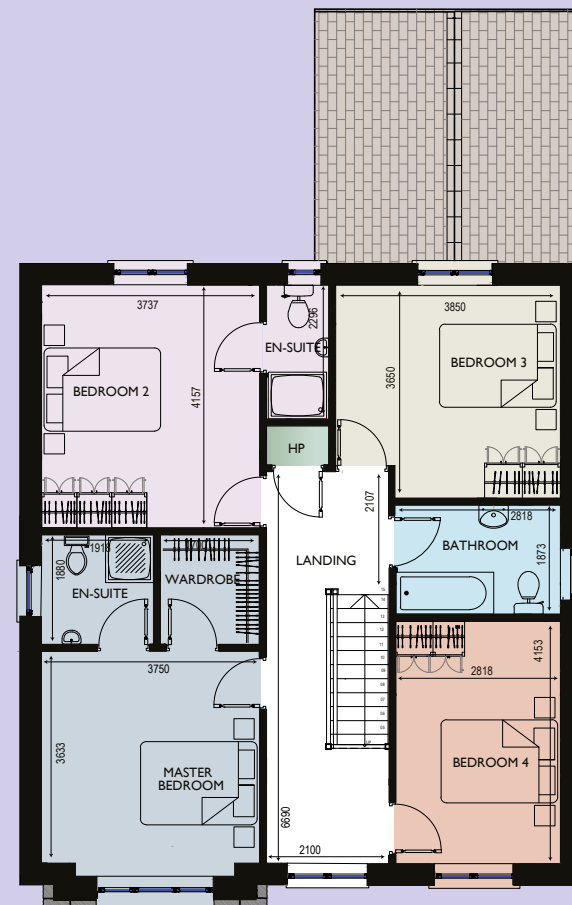
House Type A2

4 BED DETACHED
2082.81 SQ.FT | 193.50 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	139.93	13.00
Study/TV Room	114.10	10.60
Living Room	227.12	21.10
WC	26.91	2.50
Kitchen/Family Room	430.56	40.00
Dining Room	150.69	14.00
Utility Room	37.67	3.50



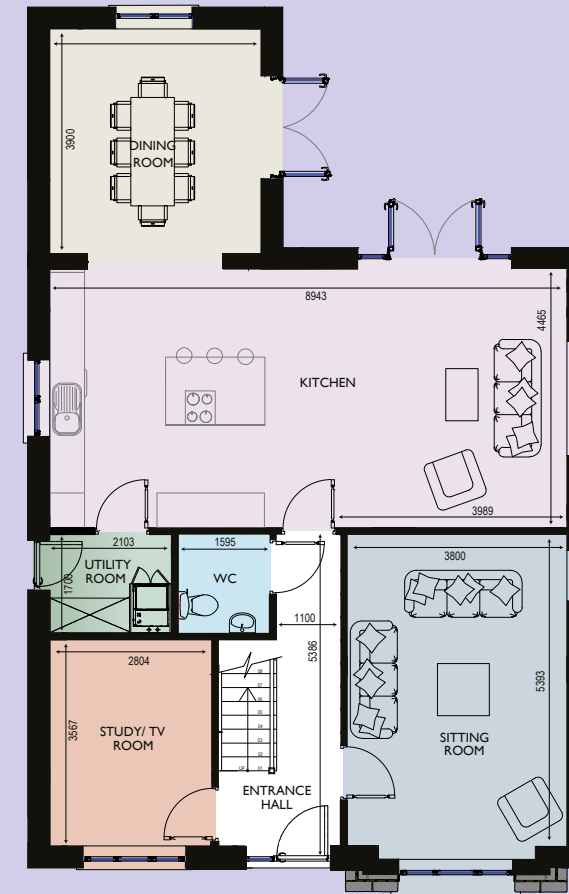
FIRST FLOOR

ROOM	SQFT	SQM
Landing	176.53	16.40
Hot Press	32.29	3.00
Master Bedroom	152.85	14.20
Walk-in Wardrobe	34.44	3.20
Ensuite	38.75	3.60
Bedroom 2	166.84	15.50
Ensuite	25.83	2.40
Bedroom 3	145.31	13.50
Bedroom 4	125.94	11.70
Bathroom	57.05	5.30



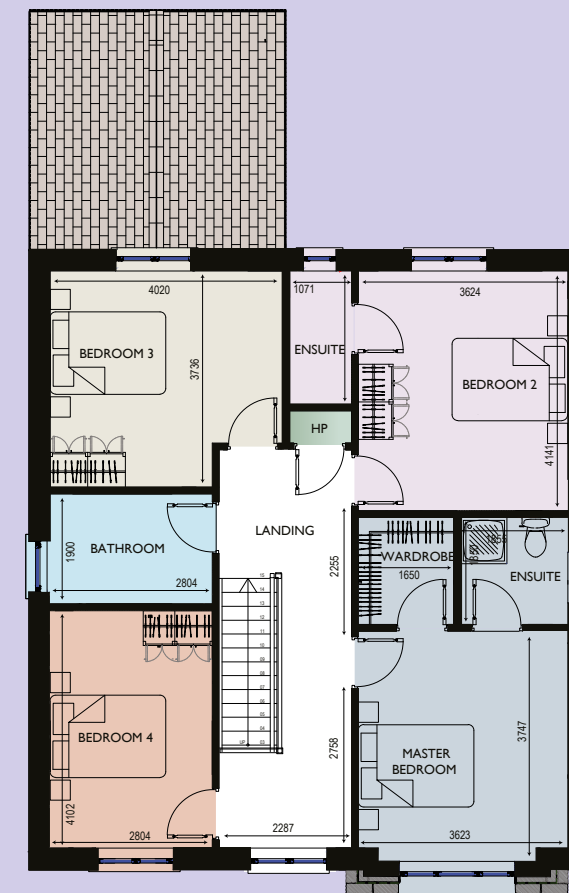
House Type A3

4 BED DETACHED
2098.96 SQ.FT | 195 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	133.47	12.40
Study/TV Room	107.64	10.00
Sitting Room	231.42	21.50
WC	29.06	2.70
Kitchen	429.48	39.90
Dining Room	160.38	14.90
Utility Room	38.75	3.60



FIRST FLOOR

ROOM	SQFT	SQM
Landing	192.67	17.90
Hot Press	32.29	3.00
Master Bedroom	152.85	14.20
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	161.46	15.00
Ensuite	26.91	2.50
Bedroom 3	151.77	14.10
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



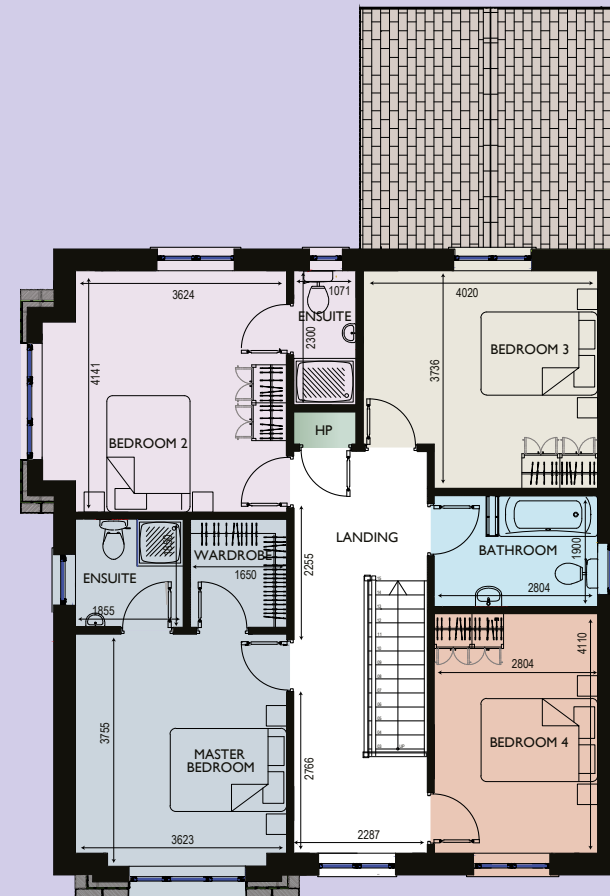
House Type A4

4 BED DETACHED
2138.79 SQ.FT | 198.70 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	135.63	12.60
Study/TV Room	107.64	10.00
Sitting Room	231.42	21.50
WC	29.06	2.70
Kitchen	446.70	41.50
Dining Room	160.38	14.90
Utility Room	38.75	3.60



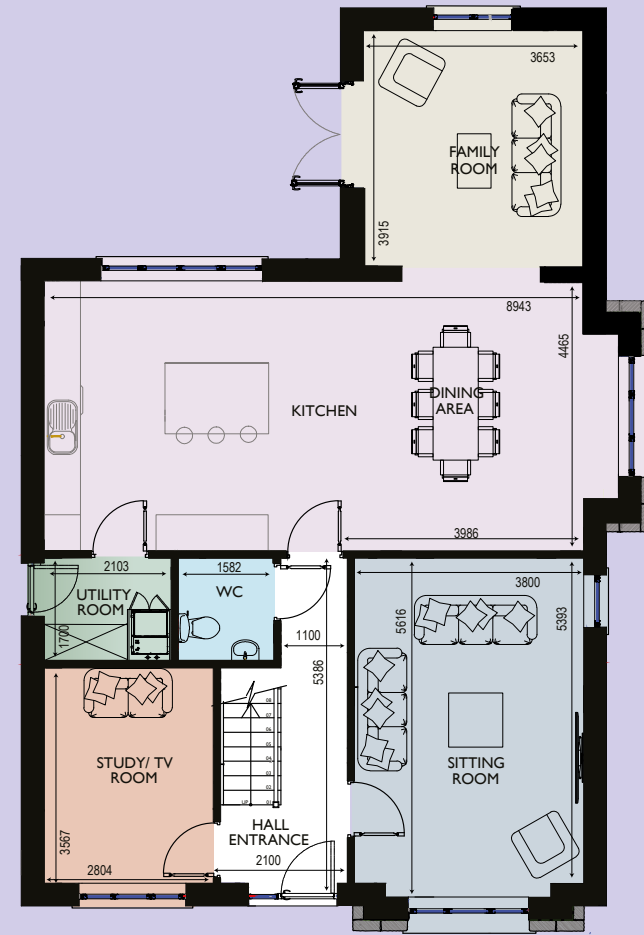
FIRST FLOOR

ROOM	SQFT	SQM
Landing	191.60	17.80
Hot Press	32.29	3.00
Master Bedroom	157.15	14.60
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	178.68	16.60
Ensuite	26.91	2.50
Bedroom 3	151.77	14.10
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



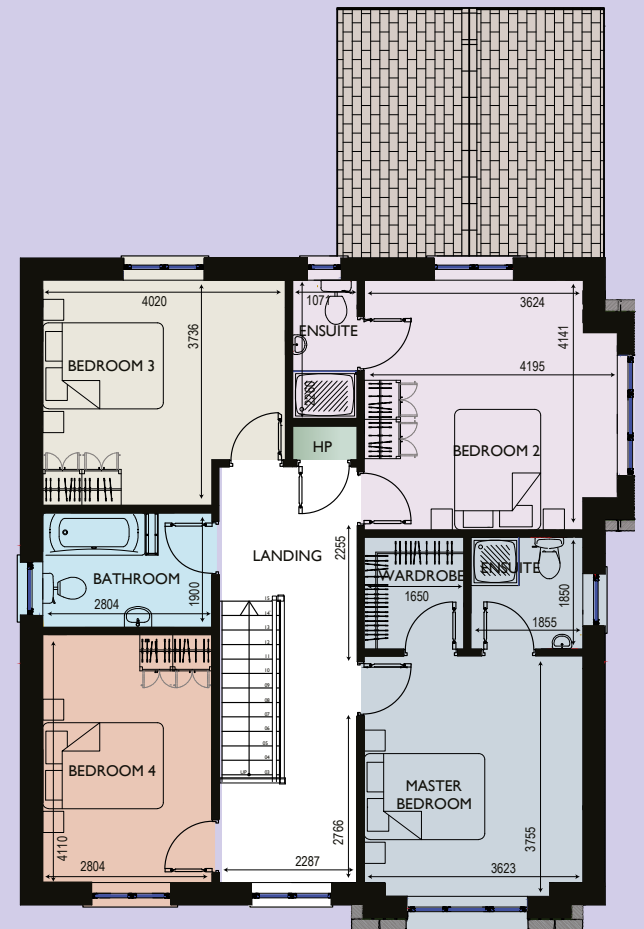
House Type A4.1

4 BED DETACHED
2133.40 SQ.FT | 198.20 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	133.47	12.40
Study/TV Room	107.64	10.00
Sitting Room	231.42	21.50
WC	29.06	2.70
Kitchen	446.70	41.50
Dining Room	160.38	14.90
Utility Room	38.75	3.60



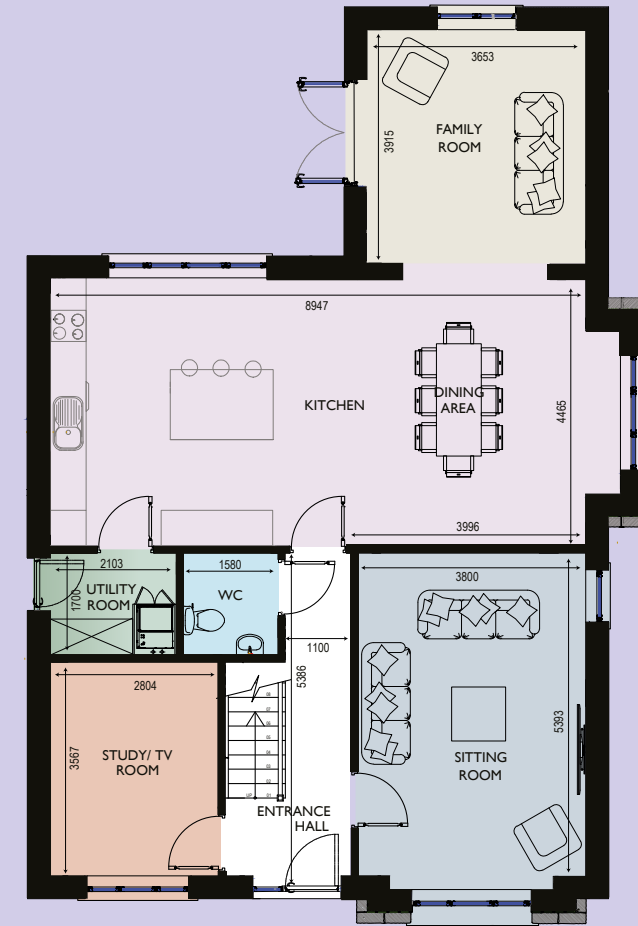
FIRST FLOOR

ROOM	SQFT	SQM
Landing	192.67	17.90
Hot Press	32.29	3.00
Master Bedroom	152.85	14.20
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	178.68	16.60
Ensuite	26.91	2.50
Bedroom 3	151.77	14.10
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



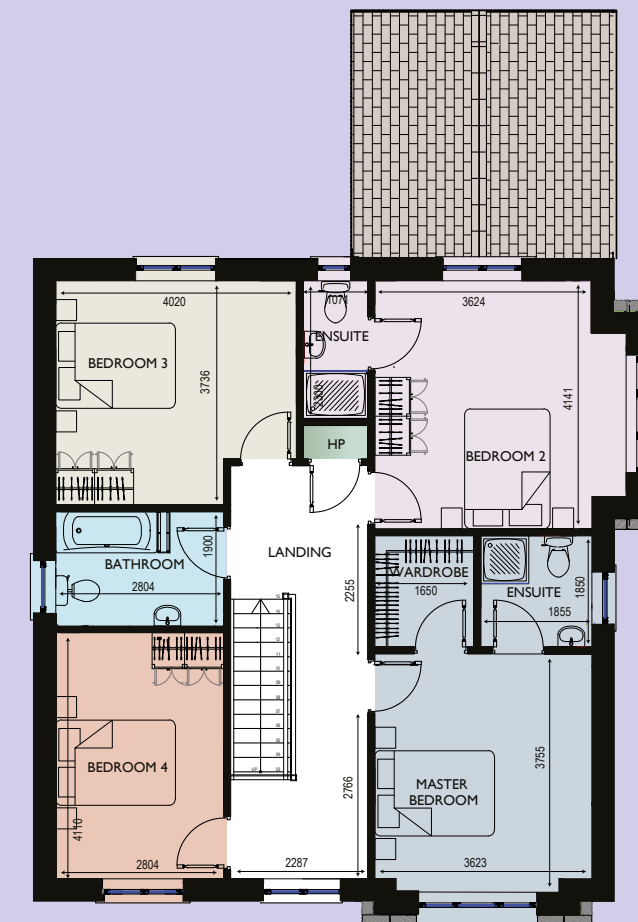
House Type A5

4 BED DETACHED
2131.25 SQ.FT | 198.00 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	134.55	12.50
Study/TV Room	108.72	10.10
Sitting Room	227.12	21.10
WC	29.06	2.70
Kitchen	453.16	42.10
Dining Room	153.92	14.30
Utility Room	39.83	3.70



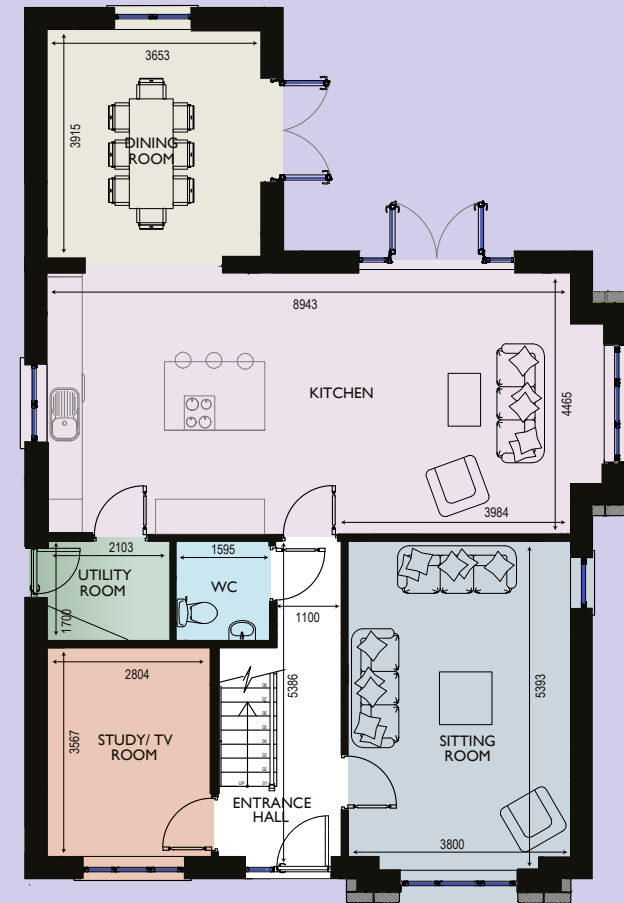
FIRST FLOOR

ROOM	SQFT	SQM
Landing	193.75	18.00
Hot Press	32.29	3.00
Master Bedroom	152.85	14.20
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	177.60	16.50
Ensuite	25.83	2.40
Bedroom 3	151.77	14.10
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



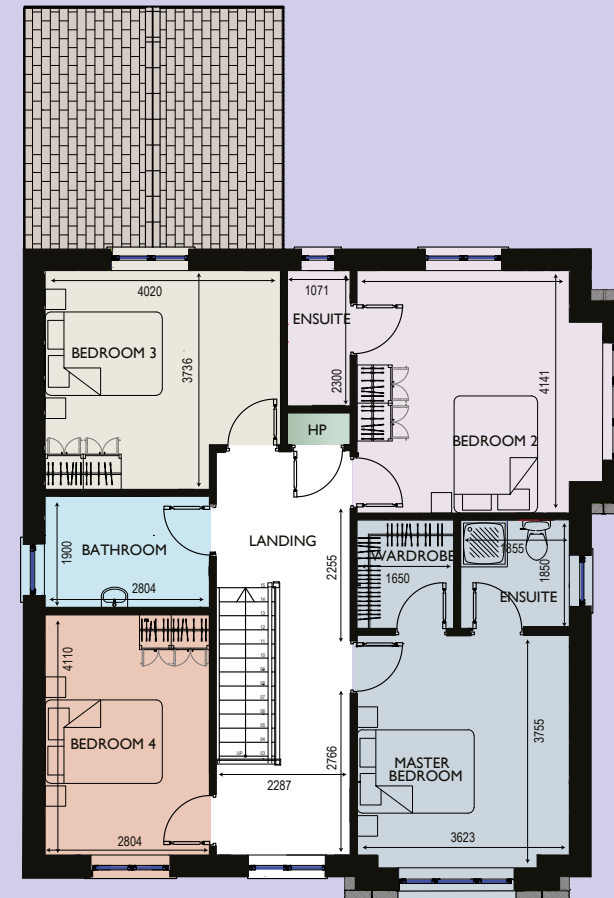
House Type A6

4 BED DETACHED
2133.40 SQ.FT | 98.20 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	137.78	12.80
Study/TV Room	107.64	10.00
Sitting Room	227.12	21.10
WC	29.06	2.70
Kitchen	446.70	41.50
Dining Room	160.38	14.90
Utility Room	38.75	3.60



FIRST FLOOR

ROOM	SQFT	SQM
Landing	192.67	17.90
Hot Press	32.29	3.00
Master Bedroom	152.85	14.20
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	178.68	16.60
Ensuite	26.91	2.50
Bedroom 3	151.77	14.10
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



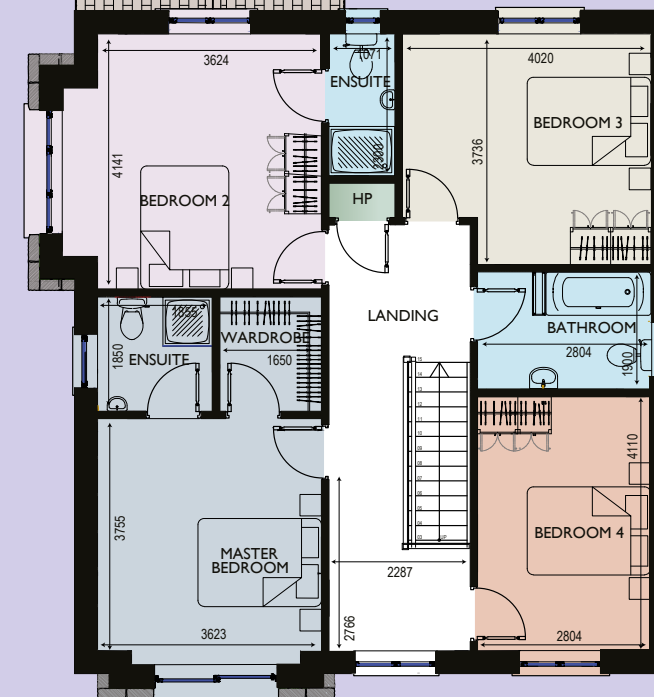
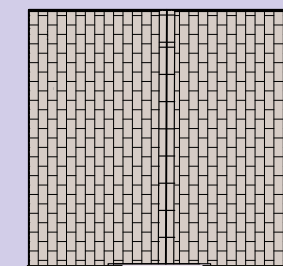
House Type A6.1

4 BED DETACHED
2133.40 SQ.FT | 198.20 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	137.78	12.80
Study/TV Room	107.64	10.00
Sitting Room	227.12	21.10
WC	29.06	2.70
Kitchen	446.70	41.50
Dining Room	160.38	14.90
Utility Room	38.75	3.60



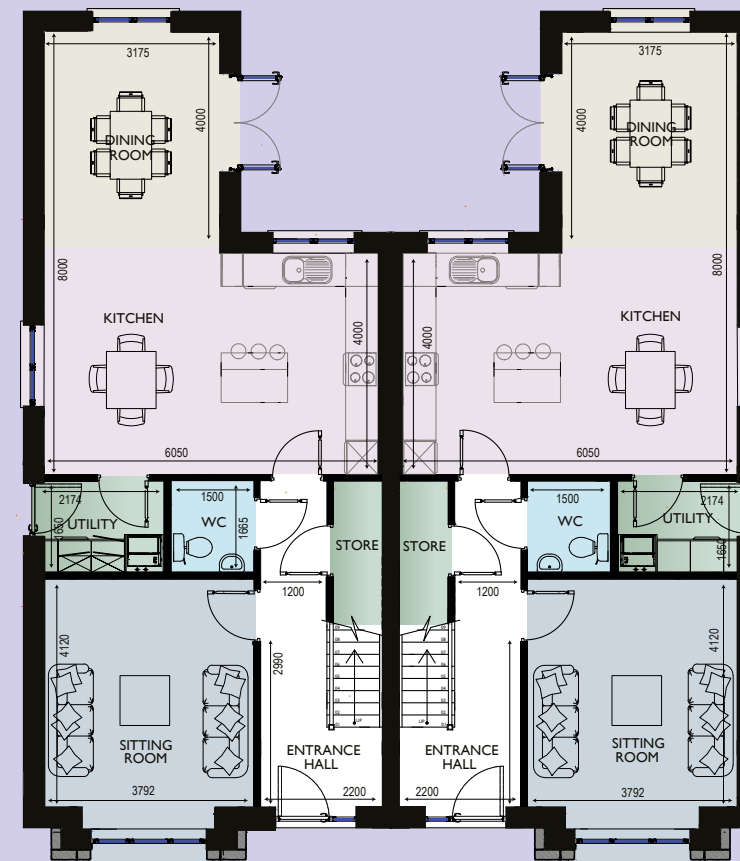
FIRST FLOOR

ROOM	SQFT	SQM
Landing	192.67	17.90
Hot Press	32.29	3.00
Master Bedroom	152.85	14.20
Walk-in Wardrobe	33.37	3.10
Ensuite	36.60	3.40
Bedroom 2	178.68	16.60
Ensuite	26.91	2.50
Bedroom 3	151.77	14.10
Bedroom 4	123.78	11.50
Bathroom	57.05	5.30



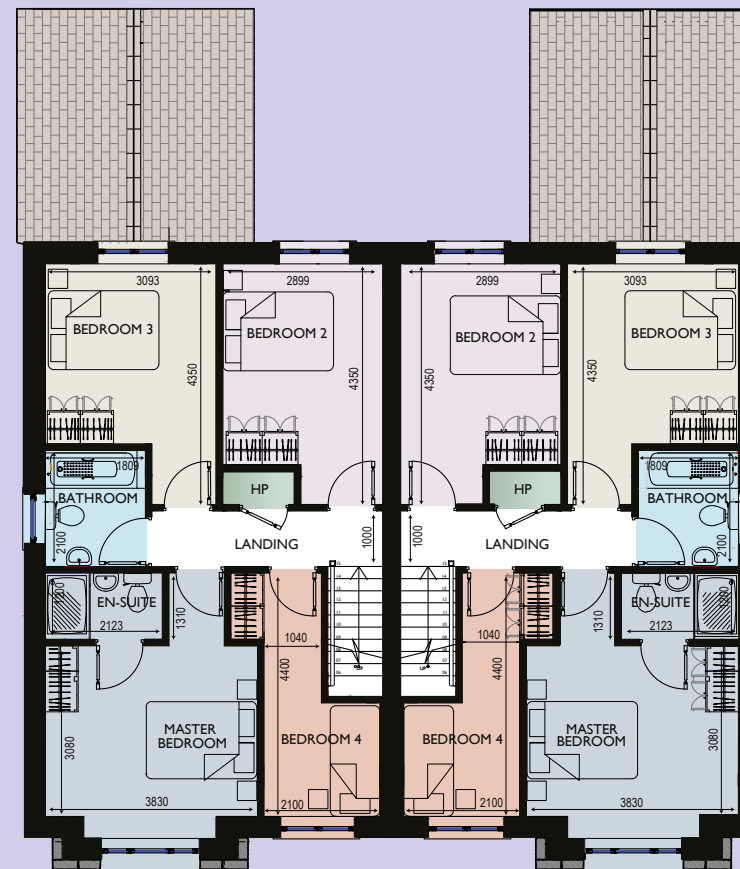
House Type B

4 BED SEMI-DETACHED
1468.20 SQ.FT | 136.40 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hal	122.71	11.40
Sitting Room	178.68	16.60
Store	37.67	3.50
WC	26.91	2.50
Kitchen	260.49	24.20
Dining Room	139.93	13.00
Utility Room	40.90	3.80



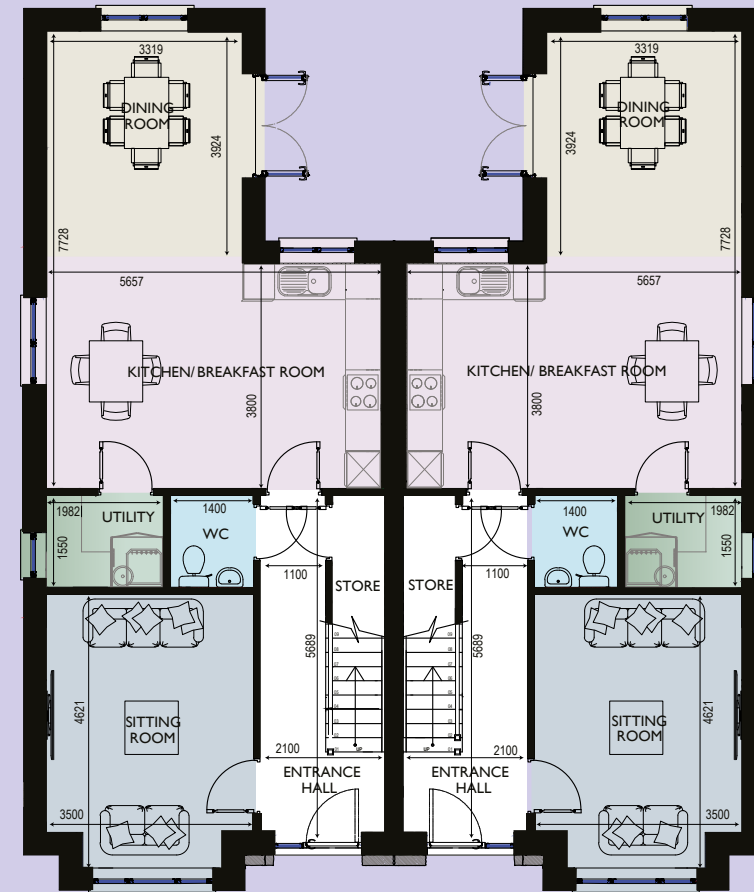
FIRST FLOOR

ROOM	SQFT	SQM
Landing	106.56	9.90
Hot Press	9.69	0.90
Master Bedroom	151.77	14.10
Ensuite	26.91	2.50
Bedroom 2	122.71	11.40
Bedroom 3	121.63	11.30
Bedroom 4	80.73	7.50
Bathroom	40.90	3.80



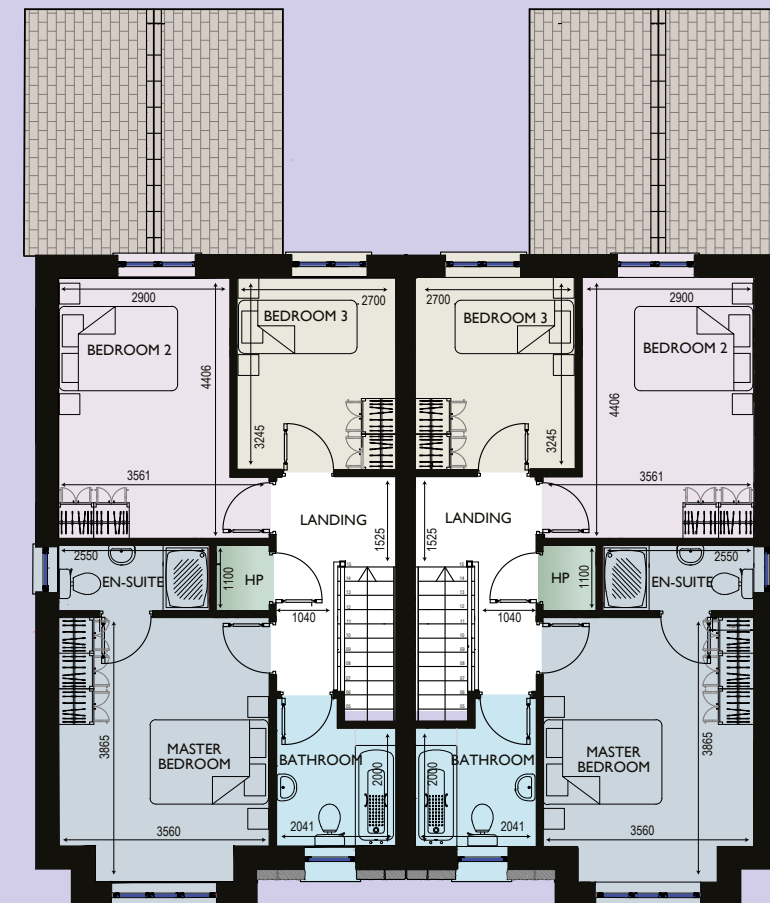
House Type C

3 BED SEMI-DETACHED
1357.33 SQ.FT | 126.10 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	129.17	12.00
Sitting Room	166.84	15.50
Store	22.60	2.10
WC	23.68	2.20
Kitchen / Breakfast Room	231.42	21.50
Dining Room	143.16	13.30
Utility Room	33.37	3.10



FIRST FLOOR

ROOM	SQFT	SQM
Landing	113.02	10.50
Hot Press	10.76	1.00
Master Bedroom	163.61	15.20
Ensuite	30.14	2.80
Bedroom 1	145.31	13.50
Bedroom 2	94.72	8.80
Bathroom	49.51	4.60



House Type D

3 BED SEMI-DETACHED
1199.21 SQ.FT | 111.41 SQ.M



GROUND FLOOR

ROOM	SQFT	SQM
Entrance Hall	125.72	11.68
Living Room	156.29	14.52
Store	19.48	1.81
WC	24.76	2.30
Kitchen/Dining Room	243.69	22.64
Utility Room	29.60	2.75



FIRST FLOOR

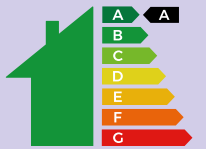
ROOM	SQFT	SQM
Landing	124.32	11.55
Hot Press	9.47	0.88
Bedroom 1	146.71	13.63
Ensuite	29.39	2.73
Bedroom 2	144.34	13.41
Bedroom 3	96.44	8.96
Bathroom	48.98	4.55



Special Features

ENERGY RATING

BER A2



BUILDING FABRIC



Passive principles have been applied to the building fabric with a high-level of insulation, improved air-tightness, and reduced thermal bridges which result in a reduced energy demand and increased levels of comfort.

INTERNAL DOORS



High-quality oak finish doors are fitted with satin chrome-finished handles, hinges and locks.

WINDOWS



High-quality uPVC windows with soft-coat, low-emissivity glass and multi chamber, steel reinforced frames combine to significantly reduce heat loss.

INTERIOR FINISHES



Increased ceiling heights create rooms that feel open and inviting. Superior-quality internal joinery is present throughout and includes oak handrails to stairs. A sealed attic hatch with pull-down ladder allows easy access to additional storage area.

EXTERNAL WALLS



Selected stone on certain elevations, painted smooth plaster rendered walls provide a high-quality, contemporary finish. Low maintenance uPVC fascia, soffit and rainwater pipes compliment the natural slate finish.

10-YEAR HOMEBOND GUARANTEE



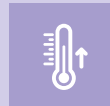
Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical and Electrical Inherent Defects warranty offering unrivalled insurance protection for your home.

EXTERNAL DOOR



Market leading heavy-duty engineered multi-point locking door giving the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance characteristics.

SMART HEATING CONTROL



The optional Online System allows full remote control of the heating and hot water system from any location. Temperatures and timings of individual zones can be adjusted via phone so you can arrive back to a warm home at any time of day or night. This level of functionality can help further reduce bills by switching off the heating if you are delayed.

MEDIA & COMMUNICATIONS



High-speed data points and a generous allowance of high quality switches, sockets and telephone points throughout. The development provides for super-fast broadband and cable TV.

KITCHEN & UTILITY



Imaginatively designed, superior quality kitchens which are fully fitted by our award winning suppliers. The utility rooms are also designed to maximise on storage with units that complement the kitchen. (PC Sum Allowance).

HEATING



An 'A' Rated split bi-zone Air Source Heat Pump allows precise control over the three heating zones – living, sleeping and water. In addition to the separate heating zones, radiators are fitted with thermostatically-controlled valves providing additional room-by-room control.

GARDENS & DRIVEWAY



Professionally designed landscaping throughout the development. All gardens are generous in size and come with seeded lawns surrounded by a secure 1.8m timber fence with concrete posts providing privacy on each side of the garden. Cobblelock paving and concrete footpaths provided as standard.

BATHROOMS & EN-SUITES



All bathrooms and en-suites come fully-fitted with a sophisticated range of designer sanitary ware. A high-pressure water supply is pumped to all showers. (Shower door/screen not included).

HEAT-RECOVERY VENTILATION



This system provides a healthier living environment while significantly reducing the heating demand. The outgoing air passes through a heat exchanger and preheats the incoming air, recovering 90% of the heat that would otherwise be lost. The air in the house is changed more frequently than naturally ventilated houses and all incoming air is filtered, reducing dust and other pollutants creating a fresher, healthier place to live.

SECURITY & SAFETY



Mains-powered smoke, carbon monoxide and heat detectors are fitted throughout the house. All windows and doors come with multi-point locking systems.



Government Initiatives

Are you a first time buyer? You may be eligible for supportive Government initiatives! Purchasing your first home is an incredibly exciting time. We aim to make this experience as seamless and stress-free as possible. Should you decide to purchase a new home, here are just some of the government support schemes available to assist you:

HELP TO BUY

You may be entitled to up to €30,000 towards your deposit.



GREEN MORTGAGE

A Green Mortgage offers lower interest rates to those who are purchasing a more energy-efficient home.



FIRST HOME SCHEME

First time buyers and other eligible home buyers may be helped with up to 30% of the cost of their new home.





SELLING AGENTS



021 427 1371
rockgate@savills.ie
PSRA Licence 002233

DEVELOPER



PROJECT MANAGER



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 a warranty or representation in respect of the property. The information contained in this brochure is given in good faith however neither the developers or the vendors, nor their agents shall be held liable for any inaccuracies herein.