

Affordable Housing for First Time Buyers

BALLAGARRAGHYN

JURBY

IM7 3BA



For price and eligibility contact **The Department of Infrastructure:**

Housing Customer Services Team, Department of Infrastructure, Second Floor, Markwell House,

Market Street, Douglas, IM1 2RZ **Telephone:**+44 1624 685955

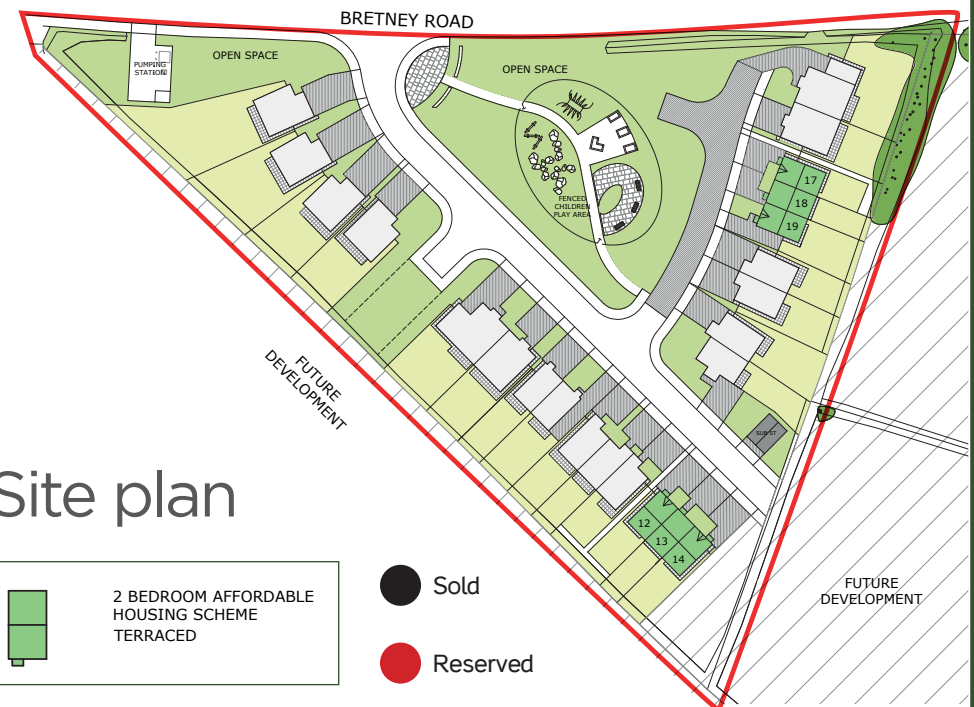
Location



By car	Destination
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- | | | |
|----|---------|--------------------------------|
| 1 | 13 mins | RAMSEY |
| 2 | 5 mins | JURBY BEACH |
| 3 | 2 mins | JURBY STORES |
| 4 | 2 mins | JURBY BUSINESS PARK |
| 5 | 9 mins | BALLAUGH |
| 6 | 17 mins | POINT OF AYRE NATIONAL RESERVE |
| 7 | 35 mins | DOUGLAS |
| 8 | 26 mins | PEEL |
| 9 | 2 mins | JURBY MEDICAL CENTRE |
| 10 | 2 mins | JURBY SCHOOL |

Location key:



Site plan

- | | | | |
|--|--|--|----------|
| | 2 BEDROOM AFFORDABLE HOUSING SCHEME TERRACED | | Sold |
| | | | Reserved |

2 Bed Terrace/ Semi-detached

856.8 sq ft



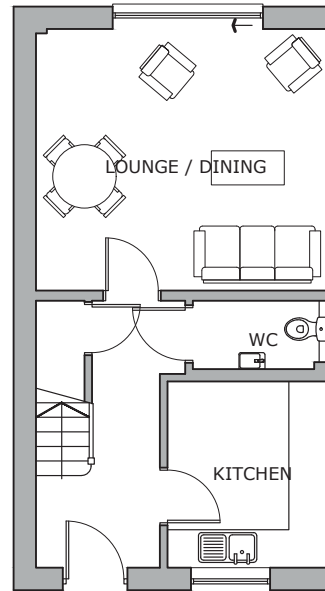
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Kitchen 8'3" x 9'8"
Living / Dining 15'1" x 13'7"
WC 6'11" x 3'7"

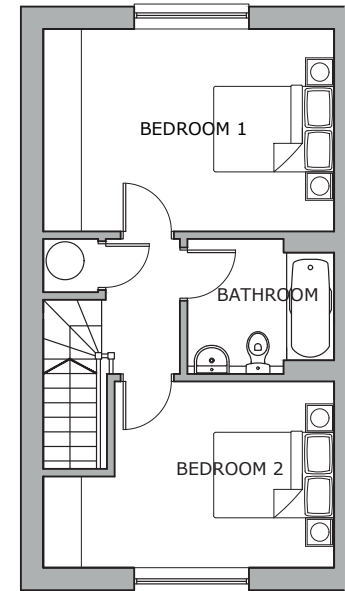
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Bedroom 1 15'1" x 10'6"
Bedroom 2 15'1" x 9'8"
Bathroom 7'7" x 7'0"

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PLEASE NOTE: drawings may not be to scale and are for identification purposes only and do not form part of any contract. Hartford Homes reserves the right to amend the layout and scale without prior identification or consent of any third party. Furniture is not supplied.

First Time Buyers: Internal and external specifications may be subject to change from those detailed elsewhere in this brochure.

Specification

General

This specification is approved in accordance with the "Isle of Man - Design Guide - Affordable Housing Standards. Accordingly, some parts may not be applicable to this house/contract. Reference should be made to the house layout plan attached to the contract for details of accommodation. The specification and layout may be varied through the choices of the purchaser. This Specification supersedes any previous specification.

Written dimensions are structural dimensions and as such are indicative and do not allow for finishes. Dimensions of finishes listed below subject to their intrinsic tolerances.

Occasionally, it may be necessary to replace or substitute specifications with suitable alternatives. All substitute products where possible will be of a similar standard.

Building Regulations where referenced will be those applicable at the time of the application.

NHBC standards where referenced will be those applicable at the time of registration.

An NHBC 10 year build mark guarantee will be provided for this property.

Construction

Foundations - Constructed in accordance with design by Architects/Structural Engineer and inspected by Local Authority Building Inspector.

Ground Floor - Concrete slab over insulation on damp proof membrane on blinded hardcore.

Upper Floor (where relevant) - 22mm chip board laid on engineered joists or similar as sized to specialist timber frame manufacturer's design. 100mm sound insulation in accordance with the Building Regulations.

Ceilings - 12.5mm plasterboard fixed to underside of floor joists or to underside of roof trusses.

External Walls - Internal skin insulated timber framed structure finished with plasterboard, external skin dense concrete block render/masonry paint finish. Mixed finishes as per the approved elevations.

Partition Walls - Internal partition walls to be 38 x 89 softwood stud partitions with 12.5mm plasterboard and skim to both sides. 50mm sound insulation where required in accordance with the Building Regulations.

Roof - Concrete interlocking tiles with dry fix ventilated ridge fixed to manufacturer's recommendations on 50 x 25 treated softwood battens; breathable roofing felt and prefabricated roof trusses

at 600mm centres. Wind bracing provided as per the truss manufacturers recommendations. Fascia, soffits and rainwater goods to be UPVC.

Roof Insulation - 300mm mineral wool insulation.

Staircase (Where applicable) - To be softwood strings, treads and MDF risers. Handrail and balustrade to be provided with stop chamfered spindles all to comply with the requirements of the current Building Regulations.

External Windows and Patio Doors - Low maintenance UPVC window and glazing system.

Finishes

Internal Wall finishes & Ceiling Finishes - Plaster skim with paint finish to walls and ceilings.

Joinery - MDF architraves and MDF skirting boards. All joinery work to be painted finish.

Doors - Smooth faced panelled internal doors with painted finish with chrome ironmongery.

Kitchen - Ready assembled robust cabinets with 44mm worktops, appliances/white goods are not included. Splash back tiling to kitchen worktop.

Bathroom - White sanitary ware or equal approved be fitted to all bathrooms. Chrome taps and shower fittings. Exceptions may occur on certain baths or components from time to time. Shower screens and bath screens are provided to showers and baths with showers overhead. No floor finish - floor left to receive finish by others. All bathrooms finished with feature wall cladding panels and painted areas away from splash zones.

Cleaning - A full and thorough clean of the dwelling will be carried out prior to handover.

Mechanical & Electrical

Heating & Domestic Hotwater - Air Source Heat Pumps (electric) with supplying panel radiators sized for the room and the house radiators.

Ventilation - Mechanical extract system provided for kitchen and bathrooms.

Electrical - Electrical installation to be carried out to BS 7671, NHBC, Building Regulations and to the satisfaction of Manx Utilities. Points laid out in accordance with First time buyer requirements. Photovoltaic Roof panels provided in accordance with Building Regulations. Position and number of panels provided is plot specific and dependant on the size and orientation of the dwelling.

Audio/Visual - Wired to main lounge ready for sky HD. All coax left terminated ready for aerial and sky dish installer at purchaser's cost.

External Drainage - All drainage work to be carried out to the satisfaction of the Building Control Officer. Foul drainage remains private up to main road. Surface water drain and soakaway will remain private.

Soft and Hard Landscaping - Paved parking bays and Bike Store. Pathways to be provided where applicable as set out in Isle of Man - Design Guide - Affordable Housing Standards. Where provided paths will be 600x600mm paving slabs set 200mm off wall. No patio will be provided.

Front gardens to be laid to lawn and provided with some landscaping where indicated within the approved landscaping scheme. Rear gardens will be laid with topsoil only to grades. Note: Front garden will generally be turfed. Alternatively they may be seeded depending on the time of year and the availability of turf. On occasion it may not be possible or desirable to complete all of the landscaping prior to practical completion. Access to complete the landscaping must be afforded by the purchaser, particularly if any such planting is the subject of a planning condition. Where there is an existing boundary feature such as a wall, hedge or similar it will be retained. Side boundaries will be open plan or have a 1.8 m high timber fence or other approved boundary.

Main Roads and Drains - The main foul will be adopted by the highways authority and the mains drains will be adopted by the drainage authority. Storm to soakaways.

Floor finishes are not supplied. No choice in kitchen finish or worktop. Kitchen appliances / white goods not included. Features and specification of other open market homes on the site do not apply.

Please Note: The Affordable house specification is set out by Government. The open market homes marketed privately have a different specification and upgrade options do NOT apply to the First time buyer properties. No variations can be offered.

Further Information

Information on the DOI first time buyers scheme can be found at: www.gov.im/firsttimebuyers

The first step is to fill out an application form, this can be found at:

<https://www.gov.im/media/11787/first-home-fixed-register-of-first-time-buyers-application-form-new-posted-on-170120.pdf>