



cranny oaks

OMAGH



FULL TURNKEY FINISH

Each house type within Cranny Oaks benefits from a full turnkey finish which offers period interior features designed to complement modern living requirements. We have ensured that great attention to detail has been applied throughout using a combination of finishes, each complementary, but offering a level of individuality and variation to the overall development. The use of top quality materials give every house the feel of time honoured craftsmanship with all the advantages and convenience that a modern home offers.

Cranny Oaks has been jointly designed by Newpark Homes and ACA Architecture, one of the foremost residential architectural practices in the region. This proven design team have nurtured a reputation for producing a consistently fresh and individual approach to their work and this is reflected in every project, no less so than in our last development 'Lough Shore Manor', in Enniskillen.

We have produced a development which is generous with green open space and landscaping which complements the Strule River to create a relaxed family friendly rural tone for home owners.

The new owners of Cranny Oaks will have the satisfaction of knowing that a 10 year Buildmark warranty will be available from NHBC - which is responsible for setting the standards of the house-building industry. Our new homes are energy-efficient with gas combi boilers (instant hot water) and high levels of insulation, thereby reducing heat loss and your fuel bills. Our houses achieve energy-efficiency ratings far in excess of the average for Northern Ireland. Double glazing window locks, 3 point locking system to main doors, security, smoke, heat and carbon monoxide alarms are all installed throughout giving home owners peace of mind and also helping to reduce insurance premiums.

THE USE OF TOP QUALITY MATERIALS GIVE EVERY HOUSE THE FEEL OF TIME HONOURED CRAFTSMANSHIP



A UTOPIAN PLACE TO CALL HOME

Omagh has lots to offer to any potential home owner including excellent schools, family friendly recreational areas/events and a new state of the art local hospital. There are currently around 21,000 people living in Omagh and it is only an hour's drive from Northern Ireland's capital, Belfast. Omagh's lively town centre is a haven for shoppers with a long main street filled with shops, local cafes and friendly bars - making it perfect for a day out. There is a good public transport system with regular buses to Belfast and Dublin and also daily buses for getting about County Tyrone in place. Counties Fermanagh, Derry, Armagh, Donegal and Monaghan are all surrounding Tyrone, meaning it has a good central location within the province.

Cranny Oaks, located East of Omagh town centre is the perfect opportunity for families, couples and professional individuals to own a beautifully finished home in a setting that offers the charm of a countryside feel combined with the ease of town living. This ideal location, close to the banks of the River Strule and in close proximity to the new Health Care Unit, ensures that residents can easily avail of being close to all the facilities and amenities within Omagh town centre together with having access to all the superb activities and relaxing qualities this part of Northern Ireland has to offer. Looking towards the Gortin Glens and being close to a scenic public walkway, Cranny Oaks makes for an idyllic setting. If you're feeling active then you have the likes of fishing, golfing, hiking or walking on your doorstep - including an equestrian

centre nearby, a local outdoor fitness park or maybe a visit to Grange Park which has an excellent play area for children of any age. The Ulster American Folk Park and Strule Arts Centre are other local attractions nearby which are popular with locals and tourists; and the Mellon Fun Farm - just a short drive outside of Omagh town centre - is always a hit with both young and old. With all this (*and so much more*) being on your doorstep means Cranny Oaks is a utopian place to call home.

The site itself borders the Countryside green-belt and along with the expansive internal greenspace and landscaping to provide additional green buffers it certainly has a Countryside feel. In all, the relaxed layout of the site creates an attractive, secure and rural feel.

THE PERFECT OPPORTUNITY FOR FAMILIES, COUPLES AND PROFESSIONAL INDIVIDUALS...

WHAT MATTERS TO YOU, MATTERS TO US...



“We understand that buying a home is one of the biggest steps in your life, so choose a lifestyle in a superior home with leisure activities, quality schools and all the facilities and amenities you could wish for on your doorstep, and be surrounded by some of the most beautiful scenery in Northern Ireland”

THE IDEAL LOCATION

You can easily avail of all the facilities and amenities within Omagh town centre while also enjoying access to the superb activities and relaxing qualities this part of Northern Ireland has to offer.



- 1 Ulster American Folk Park
- 2 River Path
- 3 Strule Campus
- 4 Grange Park
- 5 Omagh Hospital
- 6 Translink
- 7 Gortin Forest
- 8 Omagh Leisure Centre



TOWN CENTRE	BELFAST	DUBLIN
1.3	68	112
MILES	MILES	MILES



1. Riverpath Strule River 2. Strule River & Strule Arts Centre 3. Omagh Secondary School 4. Omagh Leisure Centre 5. Omagh Hospital 6. Gortin Forest 7. Country Walk 8. Strule Campus Omagh 9. Ulster Folk Transport Museum - American Civil War re-enactment.



S1 - *The* HALF-WATER

1,260 sq ft
3 BEDROOM
SEMI-DETACHED

NEWPARK HOMES

Newpark Homes is one of Northern Ireland's most up and coming homebuilders who provides high quality homes across the province. Established at Dromore, Co. Tyrone in 2014, the local family run company takes great pride in offering homes of quality and distinction, with the highest levels of specification besides offering an excellent customer care service and ultimately achieving highest customer satisfaction. With this commitment to quality and customer service Newpark Homes continues to grow & develop into new and exciting areas.

Our commitment to quality and customer care has been shown in Newpark Homes recent developments at Lough Shore Manor Enniskillen, Carnhill in Irvinestown & Lockwood Court in Ballinamallard. We are proud to report that at a recent launch - the previously mentioned Lough Shore Manor Enniskillen - all homes sold out within 3hrs of release - further enhancing our reputation.

Newpark Homes invests much time and effort in carefully choosing sites and designing homes which are functional with generous living space, but at the same time are also

beautifully finished both inside and out. Our objective is to build affordable, quality, stylish homes and we achieve this by appointing award winning Architects, Interior Designers and craftspeople.

With the growth of Newpark Homes, we established a highly experienced team who has a wealth of experience in the local housing and building industries. Our intention is to continue to grow as a respected and caring company who will go that extra mile to provide quality construction and customer satisfaction in every home built.

ONE OF NORTHERN IRELAND'S MOST UP AND COMING HOMEBUILDERS



SITE PLAN & STYLE

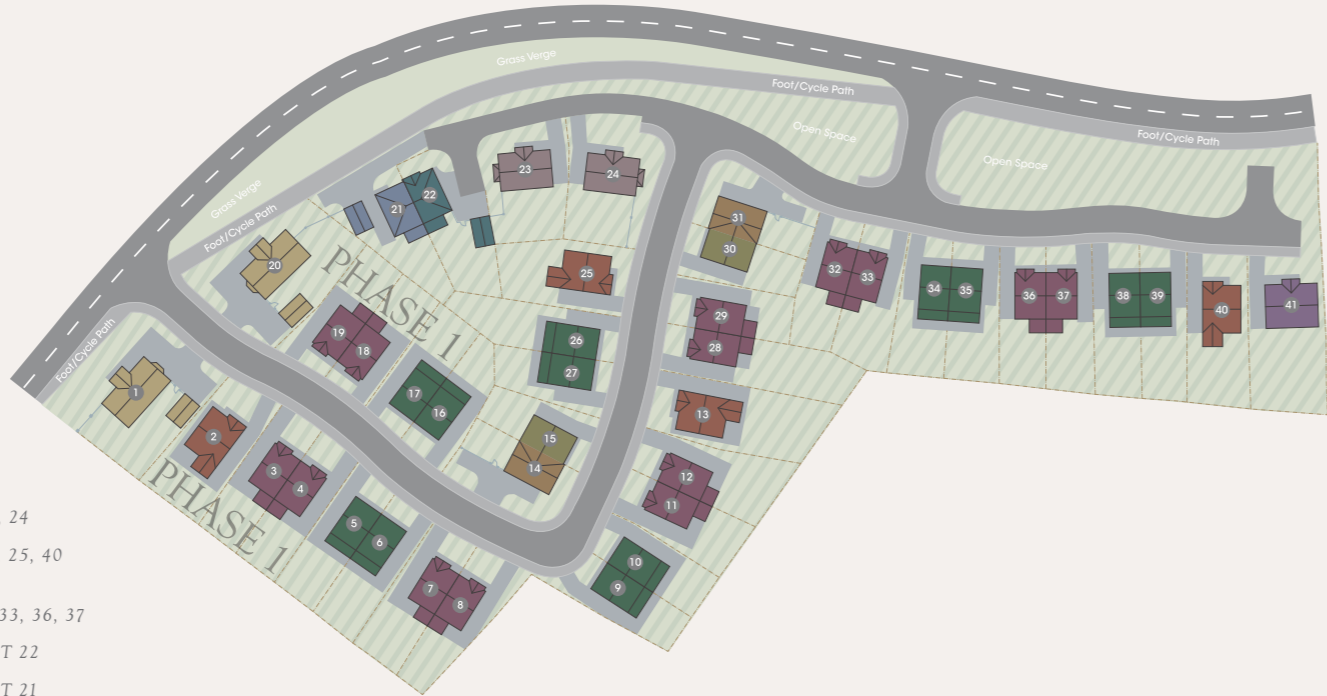
PHASE
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HOUSE STYLE & POSITION

	The CAMOWEN - D2	4 BED DETACHED. PLOT 41
	The DRUMRAGH - D3B	4 BED DETACHED. PLOTS 23, 24
	The SIKI - D5	4 BED DETACHED. PLOTS 13, 25, 40
	The HALF-WATER - S1	3 BED SEMI-DETACHED. PLOTS 7, 8, 11, 12, 28, 29, 32, 33, 36, 37
	The CARNAQUIN - S4 ⁽¹⁾	3 BED SEMI-DETACHED. PLOT 22
	The OWENREAGH - S4 ⁽²⁾	3 BED SEMI-DETACHED. PLOT 21
	The BLACKSTONE - S5	3 BED SEMI-DETACHED. PLOTS 9, 10, 26, 27, 34, 35, 38, 39
	The MOY - S6 ⁽¹⁾	4 BED SEMI-DETACHED. PLOTS 14, 31
	The FINN - S6 ⁽²⁾	3 BED SEMI-DETACHED. PLOTS 15, 30

Site Layout Plan is for illustration purposes only.
For accurate plot boundaries please see individual Transfer Maps.



SPECIFICATION

PHASE
(2)

INTERNAL FEATURES

- Internal doors, walls, ceilings and internal woodwork painted
- Modern skirting boards and architrave
- Modern internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and terrestrial channels
- Fibre optic broadband (where available)
- Provision made for future satellite connections
- Gas heating system
- Thermostatically Controlled Radiators
- Positive input ventilation system
- USB sockets
- Zoned Security Alarm
- Choice of wood burning stoves

KITCHENS

- A choice of quality kitchen doors, work top colours and handles
- Integrated appliances to include hob, electric oven, extractor unit, fridge/freezer and dishwasher

- Washing machines and tumble dryers are included. Depending on house type these can be stand alone units or combined washer/dryers
- Energy efficient downlighting to ceilings (where appropriate)

BATHROOMS AND ENSUITES

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Thermostatically controlled modern towel rail

FLOOR COVERS AND TILING

- Ceramic floor tiling to kitchen/ dining areas
- Carpet to all other rooms/hallways
- Ceramic floor tiling to bathrooms, ensembles and WCs (where appropriate)
- Full height tiling to shower enclosures and around baths
- Splash back tiling to bathroom, ensuite and WC basins

EXTERNAL FEATURES

- Traditional cavity walls finished in a range of brick, render and stone
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where applicable)
- Tarmac driveways
- Maintenance free composite front doors
- Rear gardens top soiled
- Front gardens landscaped in keeping with the rest of the development
- Door bell
- Outside tap
- Brick sets to rear patio doors.
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door

S1 - The HALF-WATER

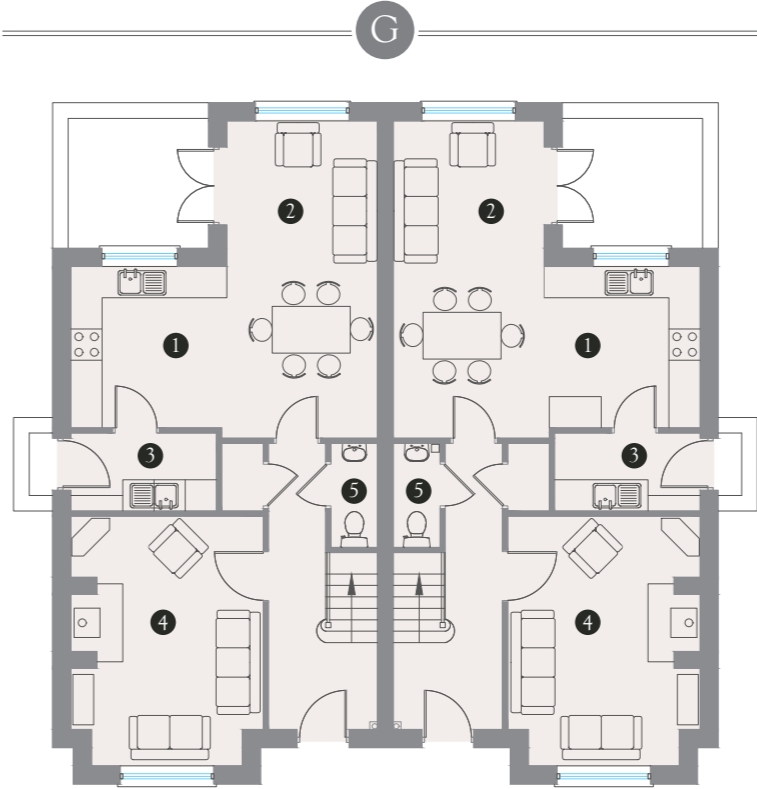


S1 - The HALF-WATER



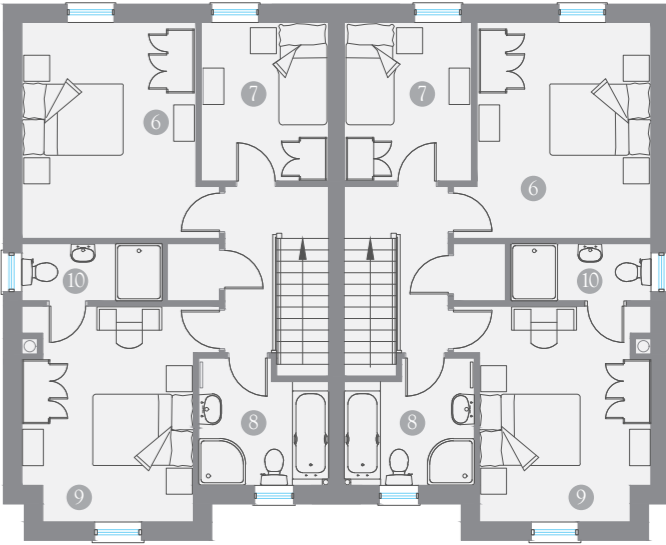
S1 - The HALF-WATER

1,260 sq ft
3 BEDROOM
SEMI-DETACHED



GROUND FLOOR

1.	KITCHEN / DINING	5.9m x 3.3m (Max)
2.	SNUG	2.9m x 2.8m
3.	UTILITY	2.8m x 1.5m
4.	LOUNGE	3.7m x 4.8m (Max)
5.	WC	0.9m x 2.0m



FIRST FLOOR

6.	BEDROOM 2	3.4m x 4.2m
7.	BEDROOM 3	2.5m x 3.1m
8.	BATHROOM	2.5m x 2.5m (Max)
9.	MASTER BEDROOM	3.3m x 4.2m (Max)
10.	ENSUITE	2.7m x 1.1m



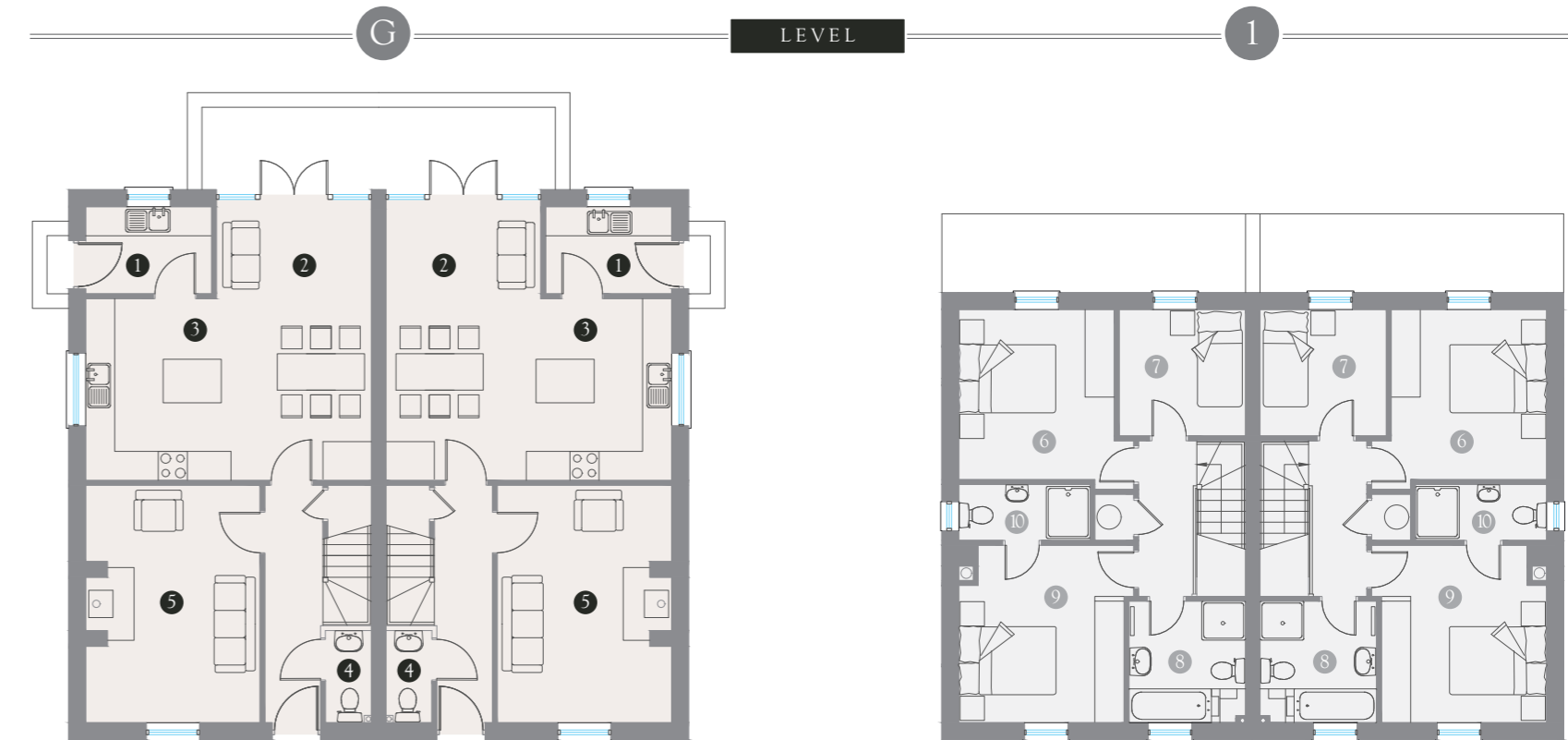
S5 - THE BLACKSTONE

S5 - The BLACKSTONE



S5 - The BLACKSTONE

1,215 sq ft
3 BEDROOM
SEMI-DETACHED



GROUND FLOOR

1. UTILITY	2.6m x 1.8m
2. SNUG	3.2m x 2.1m
2. KITCHEN / DINING	5.9m x 3.8m
3. WC	1.0m x 1.9m
5. LOUNGE	3.6m x 4.9m

FIRST FLOOR

6. BEDROOM 2	3.2m x 3.5m
7. BEDROOM 3	2.6m x 3.6m
8. BATHROOM	2.4m x 2.5m
9. MASTER BEDROOM	3.4m x 3.7m
10. ENSUITE	2.7m x 1.2m



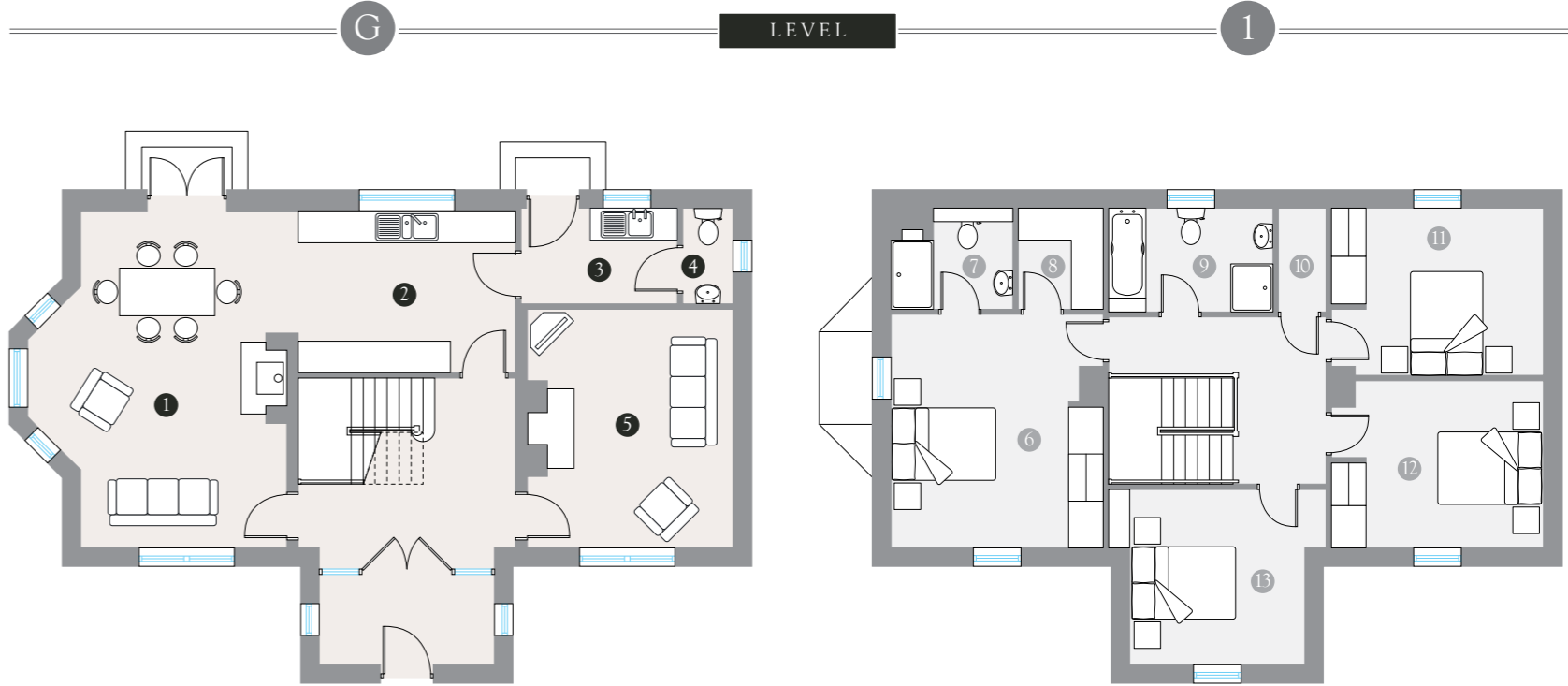
D1 - The SNAA

D1 - The SNAA



D1 - The SNAA

1,870 sq ft
4 BEDROOM
DETACHED



GROUND FLOOR

1.	DINING / FAMILY	4.9m x 6.4m Max
2.	KITCHEN	4.3m x 3.0m
3.	UTILITY	3.0m x 1.8m
4.	WC	1.0m x 1.8m
5.	LOUNGE	3.9m x 4.5m

FIRST FLOOR

6.	MASTER BEDROOM	4.0m x 4.4m	10.	HOTPRESS	0.9m x 2.0m
7.	ENSUITE	2.3m x 1.9m	11.	BEDROOM 2	4.0m x 3.2m
8.	WARDROBE	1.6m x 1.m	12.	BEDROOM 3	4.0m x 3.2m
9.	BATHROOM	3.1m x 2.0m	13.	BEDROOM 4	3.3m x 3.3m



D5 - The Sika

Driveway may be on other side of home depending on site location.

D5 - The Sika



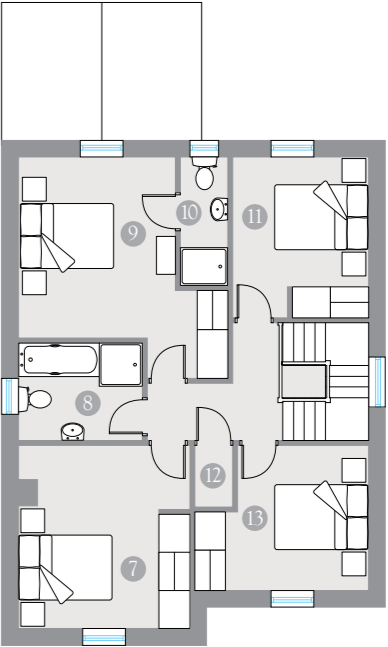
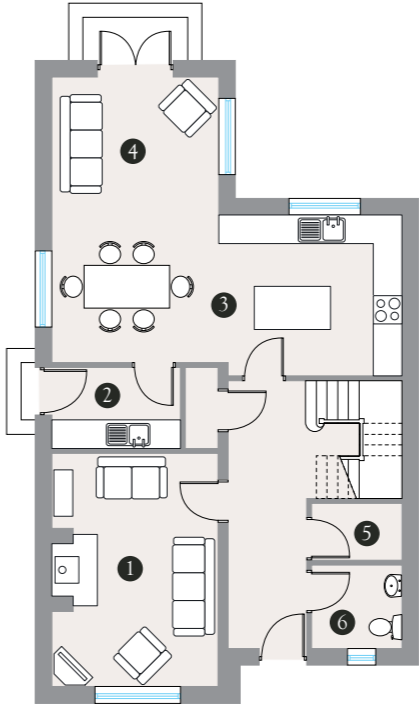
D5 - The Sika

1,580 sq ft
4 BEDROOM
DETACHED

G

LEVEL

1



GROUND FLOOR

1.	LOUNGE	3.5m x 4.9m
2.	UTILITY	2.7m x 1.7m
3.	KITCHEN / DINING	7.4m x 3.4m Max
4.	SNUG	3.5m x 2.9m
5.	CUPBOARD	1.9m x 1.2m
6.	WC	1.9m x 1.8m

FIRST FLOOR

7.	BEDROOM 2	3.6m x 3.9m	11.	BEDROOM 3	2.9m x 3.4m
8.	BATHROOM	2.6m x 2.0m	12.	HOTPRESS	0.8m x 1.3m
9.	MASTER BEDROOM	3.3m x 3.8m	13.	BEDROOM 4	3.7m x 3.0m
10.	ENSUITE	1.0m x 2.7m			



DEVELOPER

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— HOMES —

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