



RICHMOND
RISE

★ SALLYBROOK ★

RICHMONDRISE.IE





RISE ABOVE

A LANDMARK NEW
DEVELOPMENT FOR CORK,
WITH 77 CONTEMPORARY
3 & 4 BEDROOM HOMES



BER A2 A3





CGI'S ARE FOR ILLUSTRATIVE PURPOSES ONLY. DETAILS MAY VARY AND MAY BE SUBJECT TO CHANGE.

CONTEMPORARY ELEGANCE

AT RICHMOND RISE, SALLYBROOK



WELCOME TO RICHMOND RISE,
A DEVELOPMENT OF 77 NEW HOMES SITUATED ON A BEAUTIFUL
ELEVATED SITE IN THE HEART OF SALLYBROOK, CO. CORK





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RISE & SHINE

AT RICHMOND RISE

The new homes at Richmond Rise have been thoughtfully designed for modern living, providing flexible living spaces that can be adapted to your changing lifestyle.

The homes have a modern colour palette to the exterior with a mix of cool grey and white for a relaxed contemporary feel. There are seven main house types within the development including 30 three bedroom semi-detached homes, 26 four bedroom semi-detached homes and 21 four bedroom detached homes.

Designed with all your needs in mind, the homes include a well-planned ground floor with generous living spaces, well-proportioned rooms, large feature bay window, thoughtfully designed kitchens, most of which include an attractive island, underfloor heating to the ground level and attractive outdoor spaces punctuated throughout the development.



◆

A PLACE TO REFLECT

◆

An aerial photograph of a suburban neighborhood. The foreground shows a dense residential area with houses and winding streets. A river flows through the middle ground, surrounded by lush green fields and trees. In the background, there are rolling hills and more residential areas under a blue sky with scattered white clouds. Two small white diamond symbols are positioned above and below the main text.



RICHMOND
RISE





VILLAGE LIFE

CITY LIVING

◆ Richmond Rise is a short stroll from Sallybrook, an attractive quiet and charming village with the Glashaboy river at its heart. Residents at Richmond Rise can enjoy coffee in the village or at the Brook Inn which is located a short stroll from the development or take in a match at the local GAA football and hurling grounds.

Located only 8km from Cork City, Sallybrook is a perfect place for families who want to enjoy the best that both country and city life can offer.



WELCOME TO THE
VILLAGE

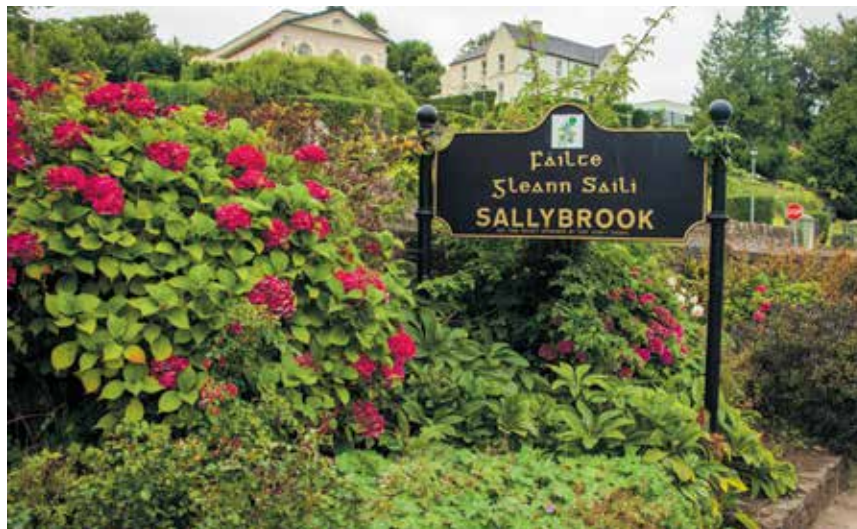


Glanmire Village



Bean & Leaf Cafe





The Barn Restaurant



Glashaboy Bridge

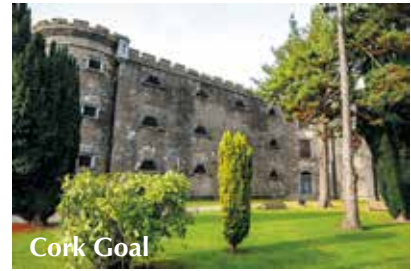
CORK

A THRIVING CITY

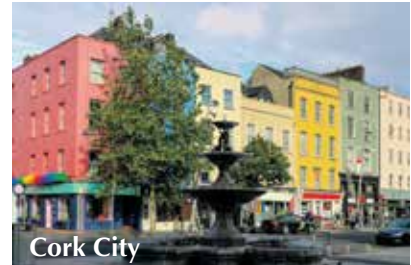


◆ Cork City is a buzzy and vibrant city and the best way to see and experience it and sample the flavours of its life is to walk. One of the most visited spots in the city is the wonderful English Market accessed off Princes and Patrick Street. The market has a whole host of wonderful local artisan food products from bread to fish, cheese and local speciality products such as drisheen. The city and county has a well deserved reputation as the food capital of Ireland

Other attractions in Cork include, Cork City Gaol where you can take a tour and be transported back to more gloomy times, The Crawford Municipal Art Gallery in the city's old Customs House, the beautiful UCC Campus or if shopping is for you, Opera Lane has a whole host of national and international boutiques.



Cork Goal



Cork City



Cork Airport



English Market



Fitzgerald Park, Cork



Cork City



The Brook Inn



Glanmire GAA Fields



Cork Golf Club



A QUIET PEACEFUL
RETREAT

Glashaboy Bridge



Richmond Rise



John O'Callaghan Park



The Old School House



Bean & Leaf Cafe



Aerial Image of Sallybrook / Glanmire



AN IDYLIC

LOCATION



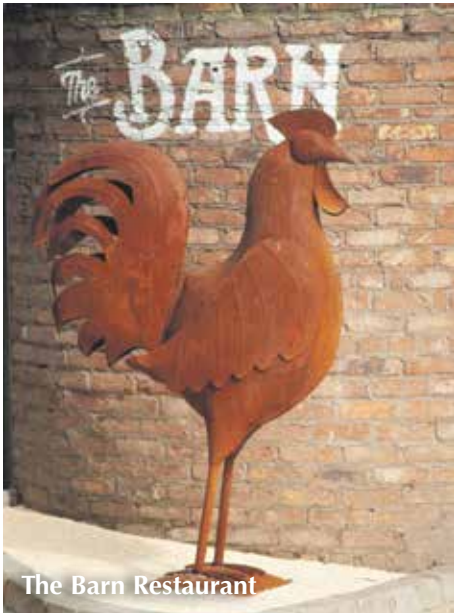
Richmond Rise is perfectly located for buyers at all stages of life. For young families there is a great variety of schools including Lower Glanmire National School, St. Joseph's National school, Gaelscoil Ui Drisceoil, Glanmire Community College and Coláiste an Phiarsaigh.

Sallybrook also offers a number of sports clubs from Glanmire GAA Football Club, Sarsfields Hurling Club, Old Christians RFC and within a short drive are a number of well known Golf Clubs and the famous Fota Wildlife Park.



The Old Head, Kinsale

A snow covered Glanmire Village



The Barn Restaurant



The Old School House

CORK MAP



N20

BLACKPOOL
RETAIL PARK

BLACKPOOL

THE DEAN



KENT STATION



CORK

FITZGERALD'S
PARK

ENGLISH
MARKET

N22

UCC

R608

N27

PÁIRC
UÍ RINN

CIT

R849

R851

DOUGLAS
SHOPPING CENTRE

DOUGLAS

N27

RICHMOND RISE

♦ SALLYBROOK ♦

THE BROOK INN

R639

GLANMIRE GAA
FOOTBALL CLUB

M8

GLASHABOY
RIVER

BROOKLODGE
PRIMARY SCHOOL

SUPERVALU

ST JOSEPH'S
NATIONAL
SCHOOL

RIVERSTOWN INN

N25

ROAD
TO COBH

VIENNA WOODS HOTEL

LITTLE ISLAND

PÁIRC
UÍ
CHAOIMH

LOUGH MAHON
PUBLIC WALK

EASTGATE
RETAIL PARK

BLACKROCK
CASTLE

MAHON POINT
SHOPPING CENTRE

MAHON
GOLF
COURSE

N40

ROCHESTOWN

DOUGLAS
GOLF COURSE

N28

AMENITIES

SCHOOLS

- 1 St. Joseph's National School – 1.6km / 4 min drive
- 2 Brooklodge Primary School – 3km / 6 min drive
- 3 Brooklodge Community Pre School – 3.5km / 7 min drive
- 4 Coláiste an Phiarsaigh – 3.5km / 7 min drive
- 5 Glanmire Community College – 3.5km / 7 min drive
- 6 Toddle Inn Childcare Services – 2.6km / 5 min drive

HEALTH

- 7 Woodview Family Doctors – 1.5km / 3 min drive
- 8 Phelans Pharmacy – 1.5km / 5 min drive
- 9 Glanmire Medical Centre – 2km / 5 min drive
- 10 Hazelwood Dental Practice – 1.6km / 4 min drive

LOCAL AMENITIES

- 11 Supervalu – 1.9km / 5 min drive
- 12 Dunnes Stores – 6.1km / 10 min drive
- 13 Aldi – 2.2km / 5 min drive
- 14 Lidl – 2.5km / 6 min drive
- 15 The Brook Inn – 750m / 2 min drive (9 min walk)
- 16 The Castle Glanmire – 2.4km / 5 min drive
- 17 Glanmire Playground - John O'Callaghans Park - 2.1km / 4 min drive

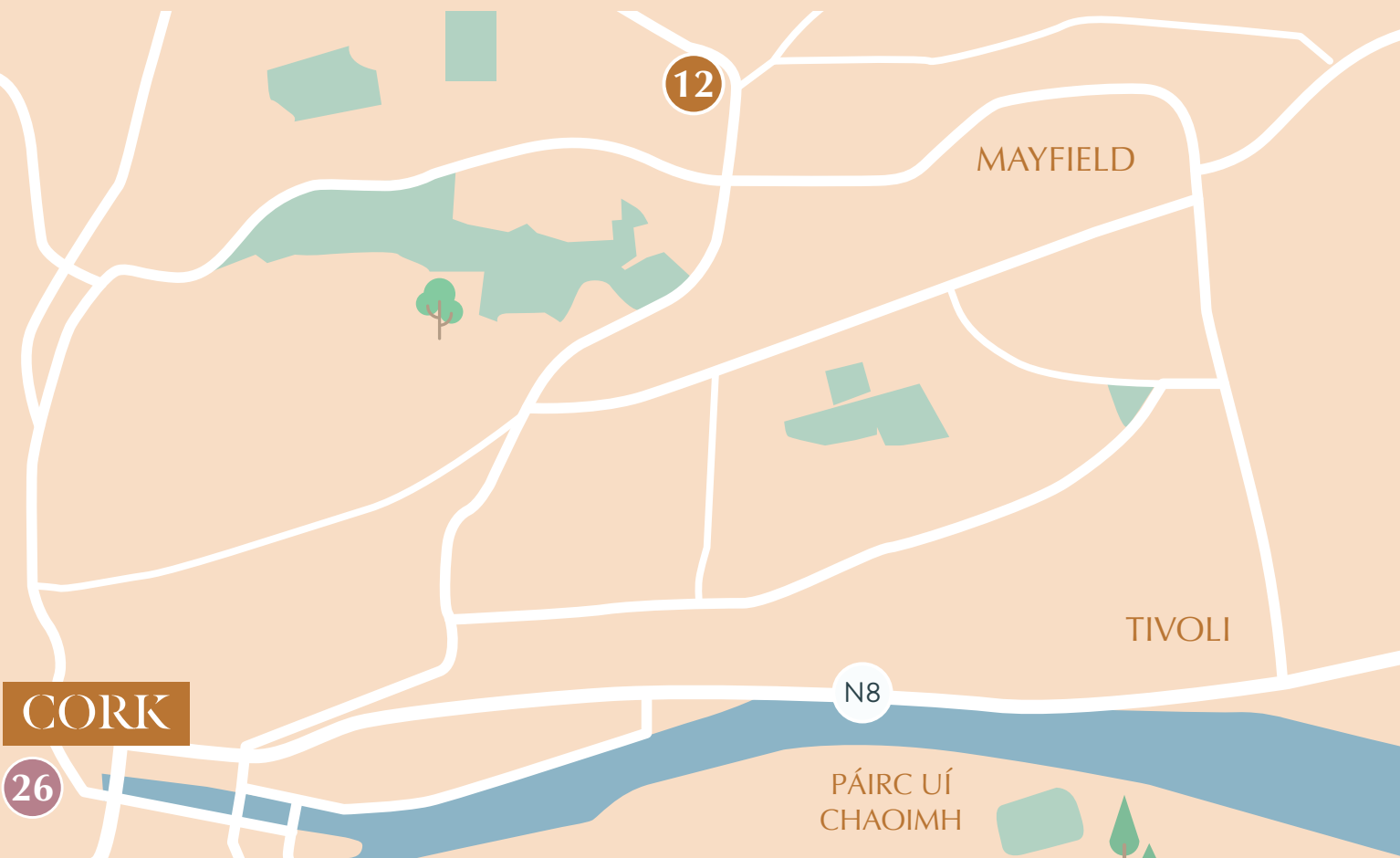
SPORTS AND FITNESS

- 18 Glanmire GAA Football Club – 1.1km / 3 min drive (12 min walk)
- 19 Sarsfield GAA Club – 2.4km / 5 min drive
- 20 Evcore Gym – 1.2km / 3 min drive

OTHER

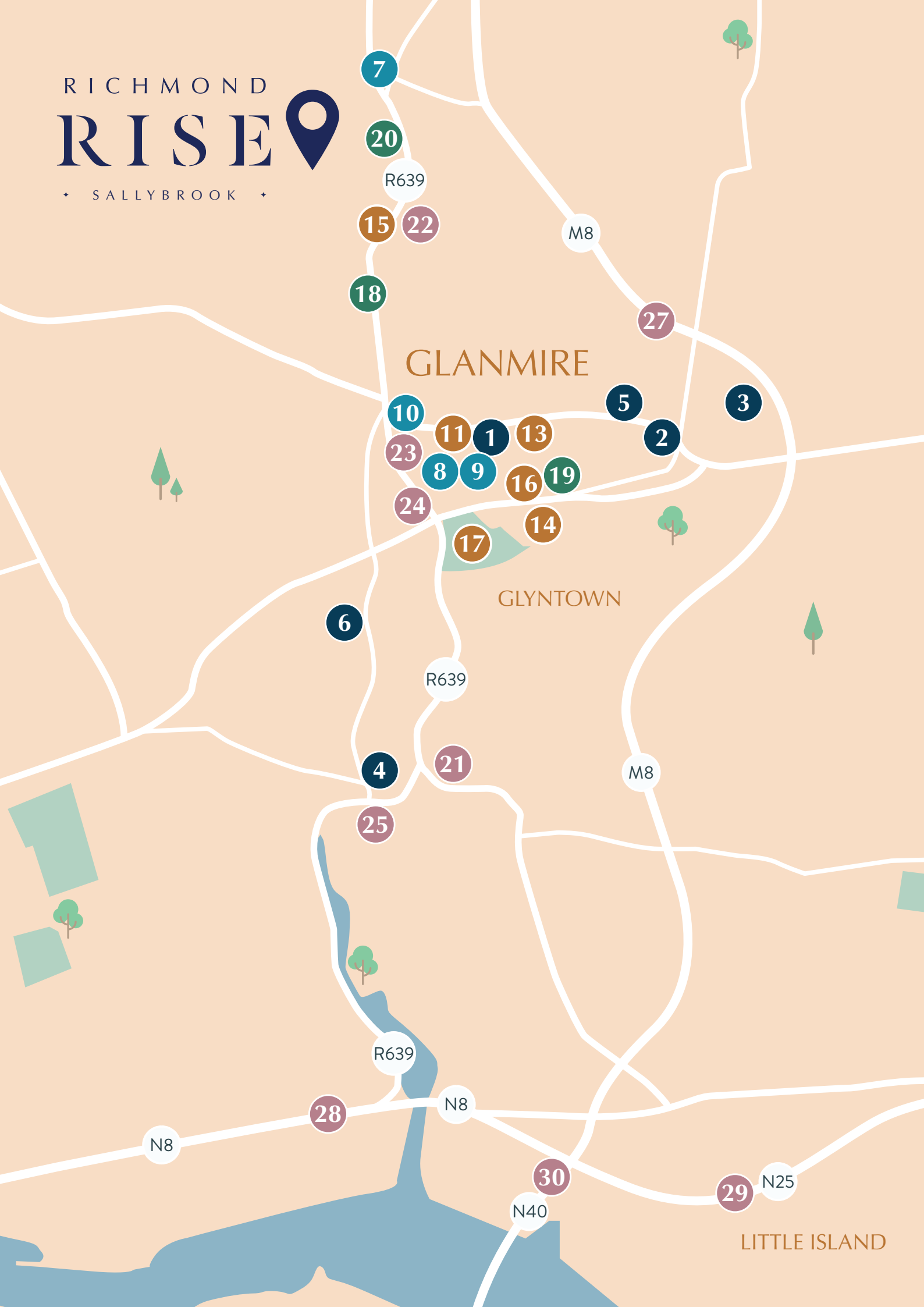
- 21 Monkey Maze – 3.2km / 6 min drive
- 22 245 Bus Route – 850m / 9 min walk - Direct bus route into Cork city (36 mins)
- 23 214 Bus Route - 1.9km / 5 min drive - Direct bus route to CUH (40 mins)
- 24 Cashman Veterinary Hospital – 1.9km / 4 min drive
- 25 Glanmire Greenway (Coming Soon)
- 26 Cork City – 10.3km / 19 min Drive
- 27 M8 – 10.5km / 12 min drive
- 28 N8 – 6.7km / 11 min drive
- 29 N25 – 6km / 11 min drive
- 30 N40 – 5.8km / 11 min drive

** distances are approximate*



RICHMOND RISE

• SALLYBROOK •



SPECIFICATIONS



The Lee



Blackwater A



The Deel

SPECIFICATIONS



EXTERNAL FINISHES

Elegant high quality low maintenance painted render to provide a contemporary look to all homes

Modern Ultra Tech timber front door with multi point locking system by Munster Joinery

Attractive uPVC windows by Munster Joinery with multi point locking system and low E Glass.

Contemporary style uPVC French doors from the kitchen to garden by Munster Joinery

Attractive canopy feature provided over the front door

High quality uPVC fascia's, soffits and gutters throughout

Low maintenance tarmac driveways to most homes with cobble locked edging

GARDENS

The private rear gardens are top soiled and seeded

Patio area provided to rear garden

Outside tap and electrical socket provided to back garden

Wooden side gate provided where applicable

Exterior wall lights fitted to the front and rear of the homes

INTERNAL FINISHES

All walls and ceilings are plaster skimmed and painted in a neutral colour

Contemporary architraves and skirting

Superior quality joinery with stylish painted internal doors

Stainless steel ironmongery throughout

BEDROOMS

Custom designed built in wardrobes in a neutral tone

KITCHENS

Contemporary style custom fitted handleless kitchens to include soft self-closing mechanisms

Luxurious composite stone countertops in a neutral colour to most homes *

Under counter lighting fitted as standard

Modern extractor fan included

* The 3 Bedroom Ilen home will feature a laminate kitchen countertop

UTILITY

All homes will include a utility sink and fitted countertop

Thermal Store for heating system

Plumbed for washing machine

BATHROOMS

High quality sanitary ware in the main bathroom, en-suite and WC with chrome mixer taps

Bathrooms, en- suite and WC are finished with generous floor and wall tiling

Bath provided to main bathroom with pumped shower and shower screen

Low profile shower tray to en-suite

Heated towel rails provided to bathroom & en-suite

HEATING

Air to water heat pumps provide energy efficient and responsive central heating and large capacity hot water storage.

Zoned underfloor heating to ground floor with modern high output radiators provided to the first floor

VENTILATION

Intelligent Demand Control Ventilation system providing a highly efficient means of automatically ventilating the homes

LIGHTING AND ELECTRICAL

Generous and well-designed lighting throughout to include a combination of low energy LED lighting and pendant lighting.

Generous power points supplied throughout

All homes are pre-wired by Eir

TV points to kitchen, living room and master bedroom

Main supply smoke and heat detectors

USB sockets provided

ENERGY EFFICIENCY

Our homes are A-rated and have been constructed to achieve an A Building Energy Rating. A range of passive and active energy management measures have been incorporated into the homes to include a Demand Control

Ventilation System, uPVC windows and high- performance glazing. High levels of thermal insulation and air tightness allow for greater energy efficiency.

FUTURE PROOFING

Ducting provided to allow for easy connection of an EV charging point

COMMON AREAS

Attractive landscaped open spaces throughout

BUILDING GUARANTEE

Homebond 10 year structural and latent defect insurance.

* Terms and Conditions apply with the government Help to Buy incentive, visit www.revenue.ie for further details.

SITE PLAN













SITE PLAN IS INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED LAYOUT ONLY.

S I T E P L A N

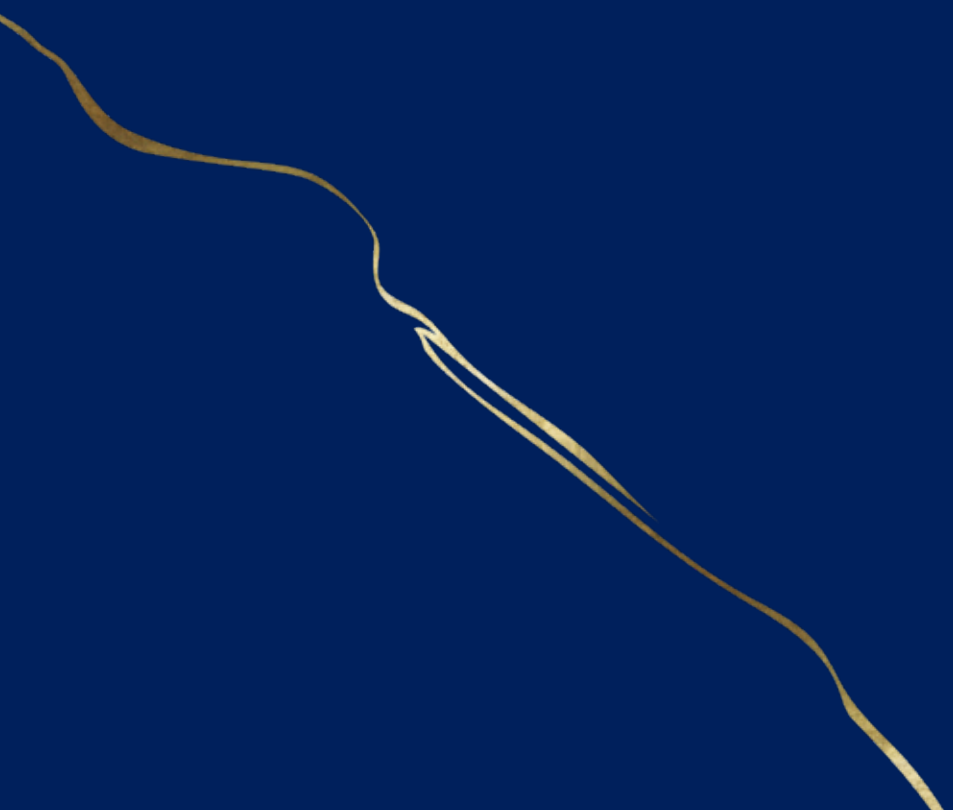


HOUSE TYPES

-  THE ILEN
3 Bed Semi-detached
-  GLEN
3 Bed Semi-detached
-  GLEN A
3 Bed Semi-detached (*with Bay*)
-  THE BARLEY
4 Bed Semi-detached
-  THE BARLEY A
4 Bed Semi-detached (*with Bay*)
-  THE LEE
4 Bed Detached
-  THE LEE A
4 Bed Detached (*with Bay*)
-  THE DEEL
4 Bed Detached
-  THE BLACKWATER
4 Bed Detached
-  THE BLACKWATER A
4 Bed Detached
-  THE BLACKWATER B
4 Bed Detached

FLOOR

PLANS



FLOOR PLANS



THE ILEN

3 BED SEMI-DETACHED | APPROX. 107 SQ.M OR 1,158 SQ.FT



GROUND FLOOR

FIRST FLOOR

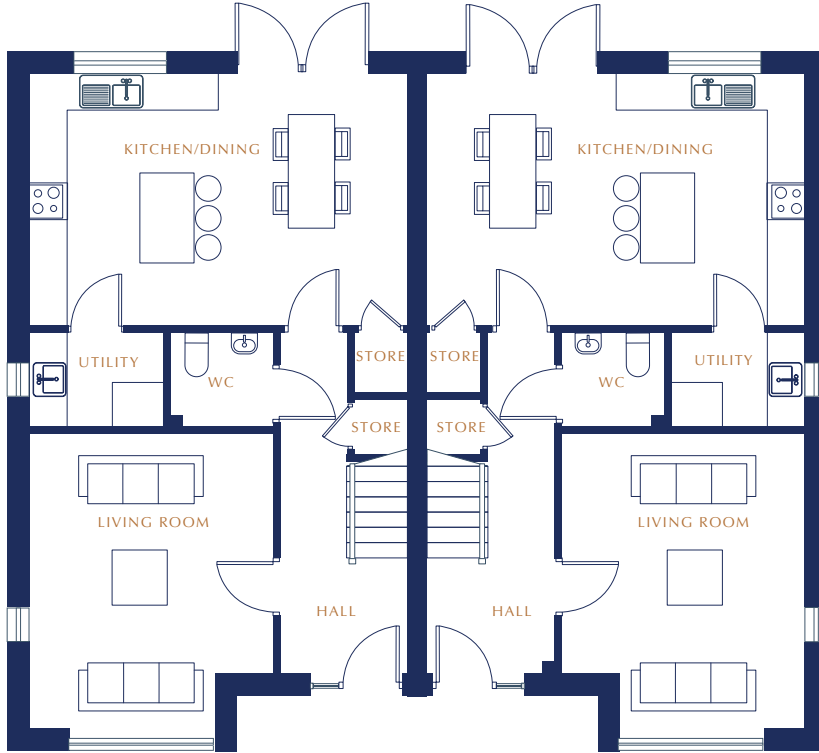


FLOOR PLANS



THE GLEN

3 BED SEMI-DETACHED | APPROX. 123 SQ.M OR 1,324 SQ.FT.



GROUND FLOOR

FIRST FLOOR



FLOOR PLANS



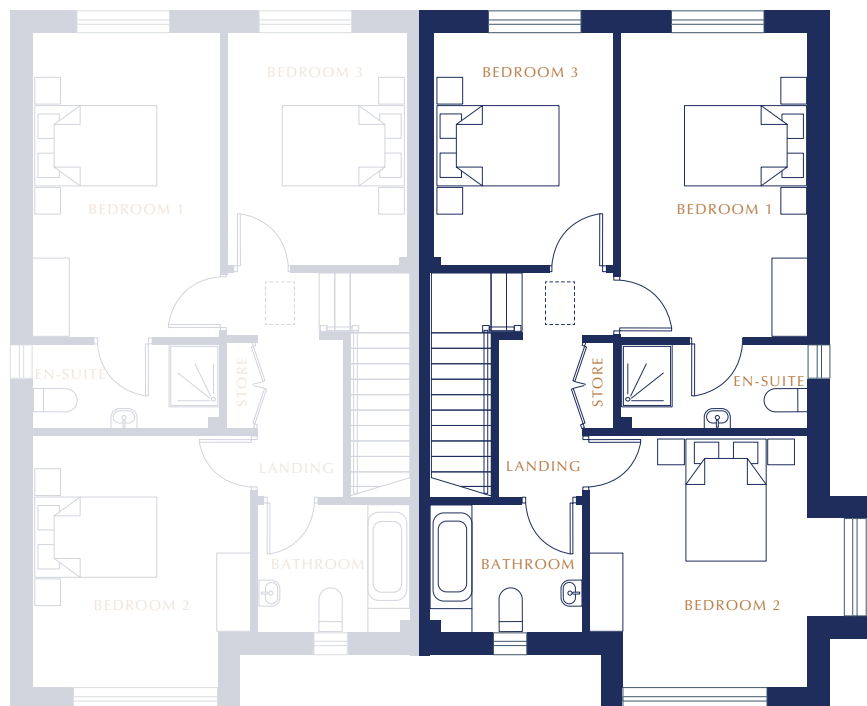
THE GLEN A

3 BED SEMI-DETACHED | APPROX. 126 SQ.M OR 1,358 SQ.FT.



GROUND FLOOR

FIRST FLOOR



FLOOR PLANS



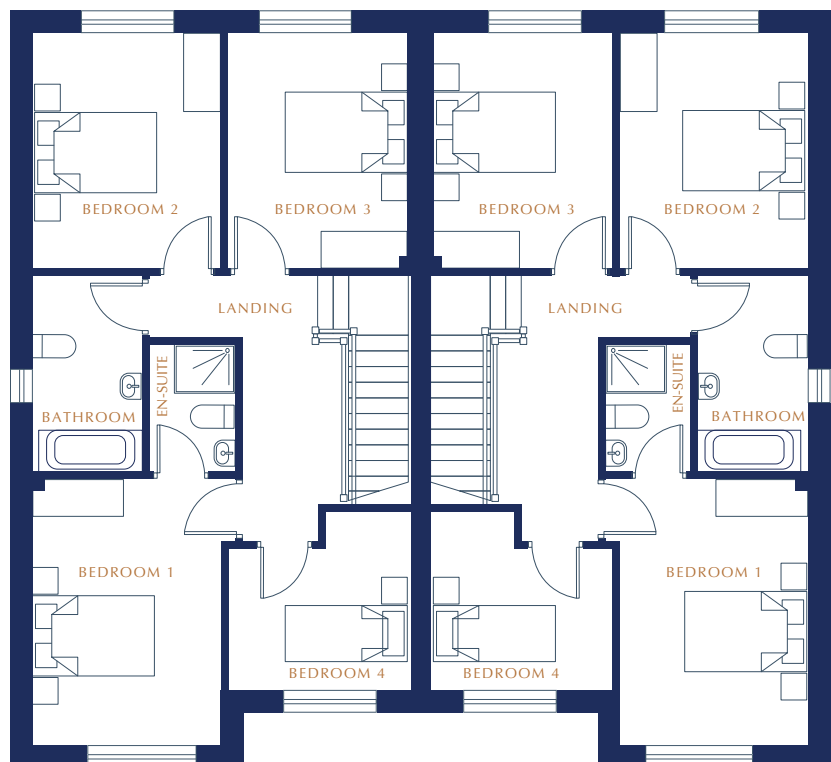
THE BARLEY

4 BED SEMI-DETACHED | APPROX. 134 SQ.M OR 1,449 SQ.FT.



GROUND FLOOR

FIRST FLOOR



FLOOR PLANS



THE BARLEY A

4 BED SEMI-DETACHED (WITH BAY) | APPROX. 137 SQ.M OR 1,483 SQ.FT.



GROUND FLOOR

FIRST FLOOR

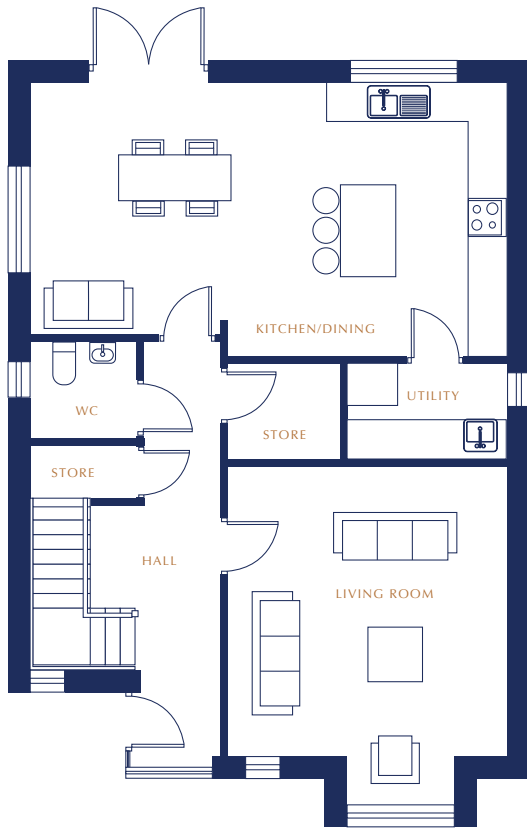


FLOOR PLANS



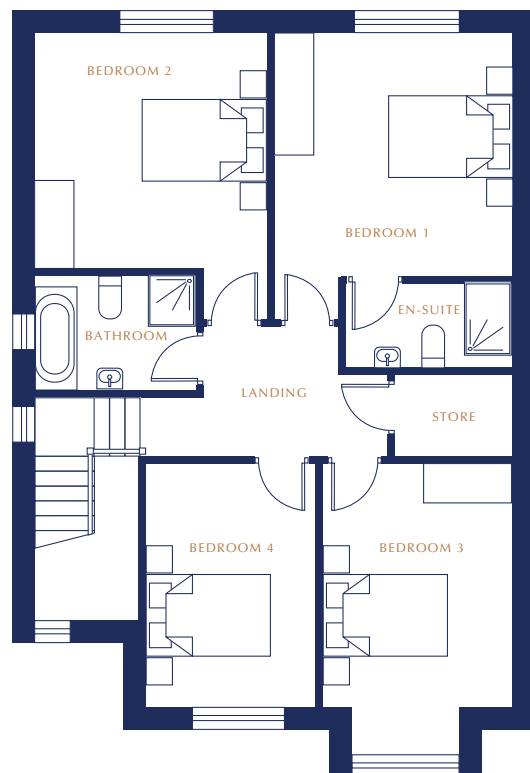
THE LEE

4 BED DETACHED | APPROX. 172 SQ.M OR 1,851 SQ.FT.



GROUND FLOOR

FIRST FLOOR



FLOOR PLANS



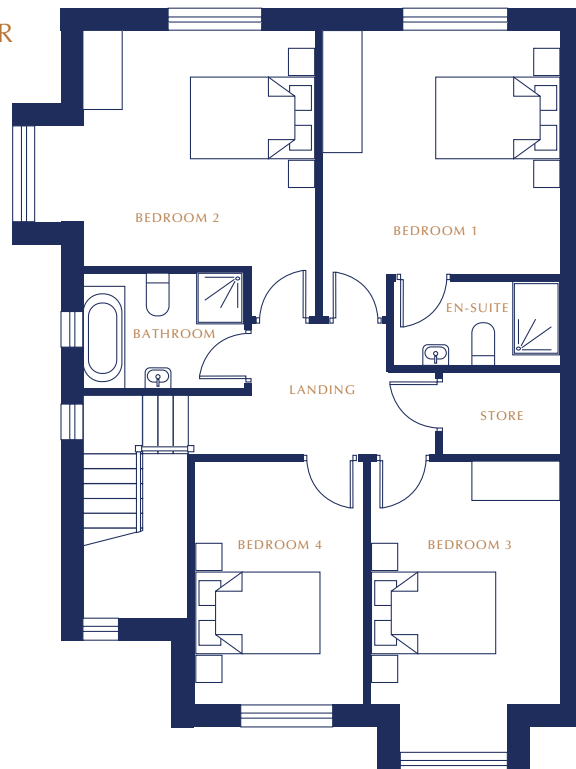
THE LEE A

4 BED DETACHED | APPROX. 175 SQ.M OR 1,884 SQ.FT.



GROUND FLOOR

FIRST FLOOR



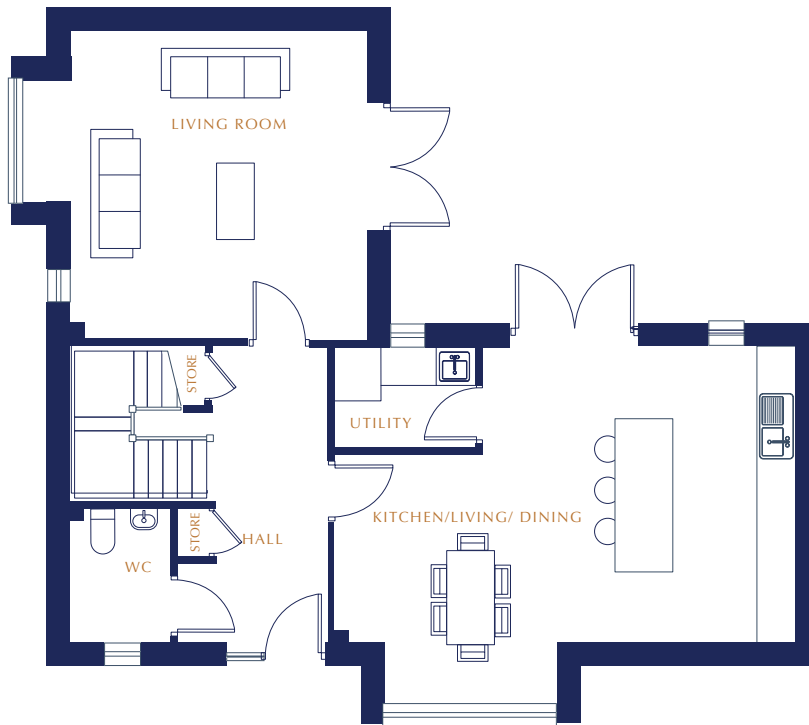
FLOOR PLANS



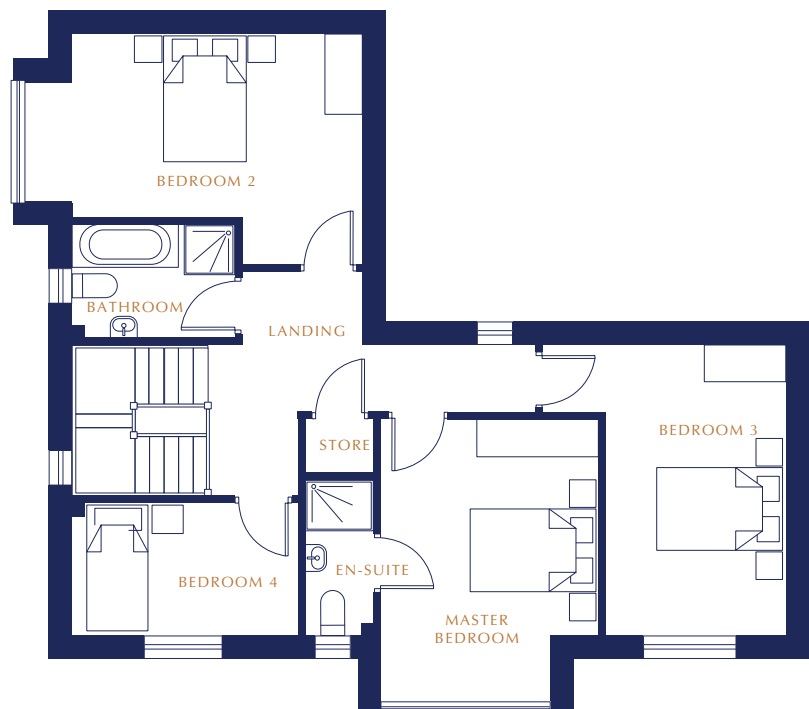
THE DEEL

4 BED DETACHED | APPROX. 154 SQ.M OR 1,658 SQ.FT.

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED LAYOUT ONLY.

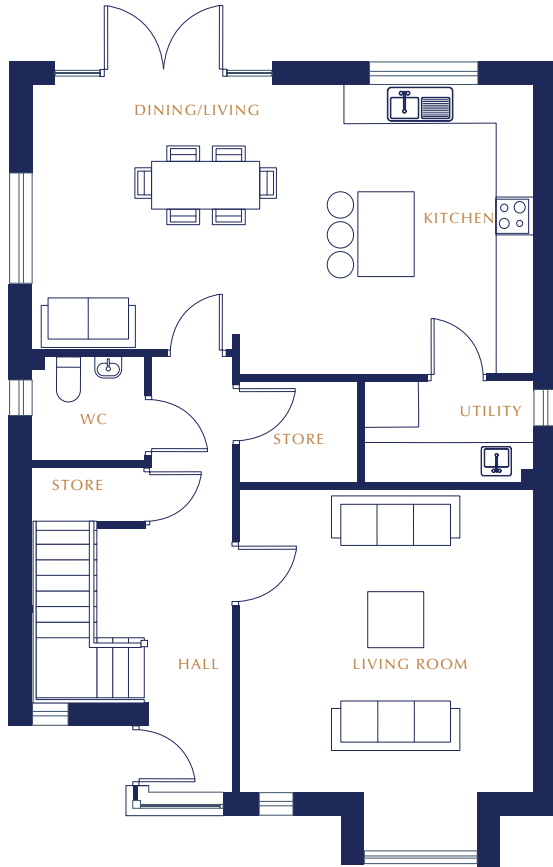
FLOOR PLANS



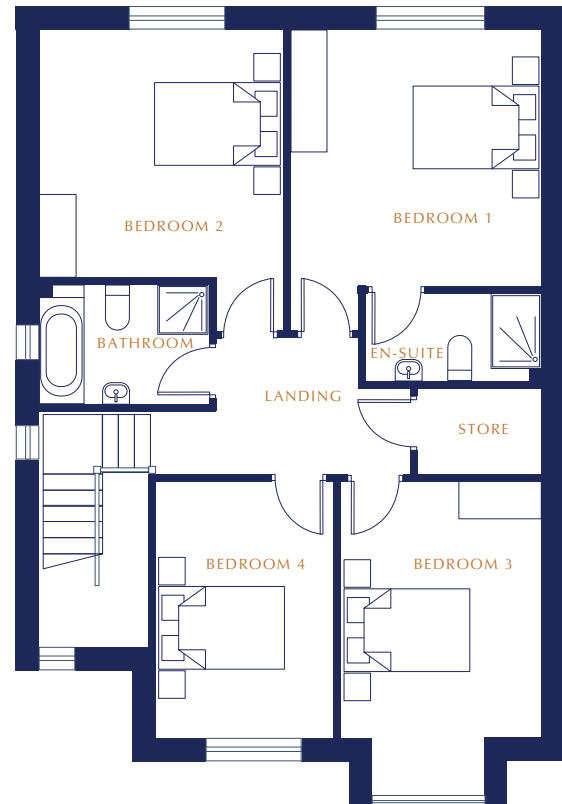
THE BLACKWATER

4 BED DETACHED | APPROX. 172 SQ.M OR 1,851 SQ.FT.

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS



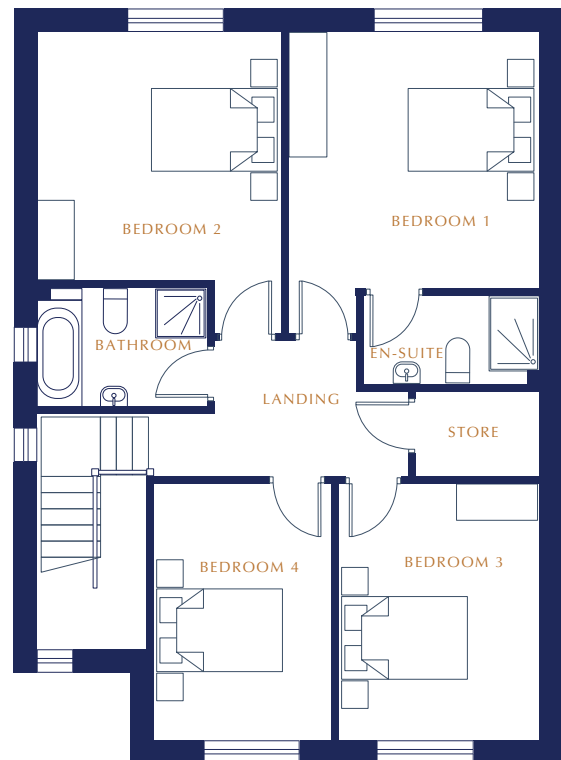
THE BLACKWATER A

4 BED DETACHED | APPROX. 170 SQ.M OR 1,830 SQ.FT.



GROUND FLOOR

FIRST FLOOR



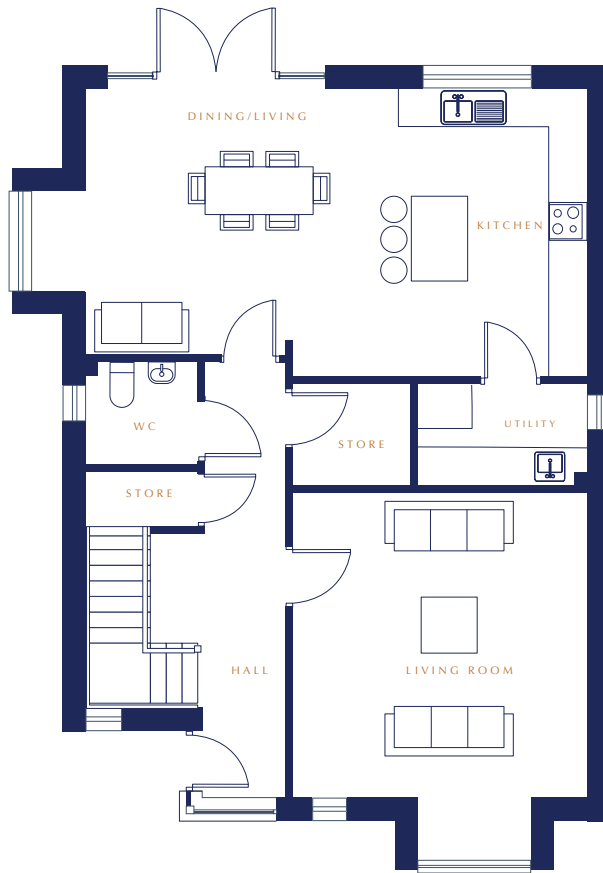
FLOOR PLANS



THE BLACKWATER B

4 BED DETACHED | APPROX. 175 SQ.M OR 1,884 SQ.FT.

GROUND FLOOR



FIRST FLOOR





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PROFESSIONAL TEAM

DEVELOPED BY



ARCHITECT

Deady Gahan Architects
East Village Retail Park
Little Island
Cork

CONTRACTOR

Lioncor Construction
1st Floor, Block E,
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M&E ENGINEER

EDC Engineering
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Cork,
T23 R5TF

STRUCTURAL ENGINEER

Walsh Design Group
The Mall
Maryborough Woods
Douglas
Co Cork

SOLICITOR

Beauchamps
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SELLING AGENT

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BER A2 A3



LIONCOR.IE