



## Greencastle Cove

Seaside Leisure Homes

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### Frequently Asked Questions

#### **What is Greencastle Cove?**

Greencastle Cove is an exclusive gated leisure park on a 10 acre landscaped site. It is the first leisure park of its kind in Ireland and includes amenities such as; family restaurant Café Cove, a football pitch, tennis courts and three children's playgrounds. Each timber framed 3-bed home is built to the highest of building standards and comes finished with all the necessary appliances.

#### **Where is Greencastle Cove?**

Greencastle Cove is approximately one mile from Greencastle village on the stunning Inishowen peninsula in Co. Donegal. It overlooks Greencastle Golf Course and is immediately opposite Sweet Nellie's beach. It is less than 30 mins from Derry (35 mins from City of Derry Airport) and less than an hour from Letterkenny.

#### **What do I get for the Launch price of £132,000stg?**

You will get a three bedroom (master en-suite) fully kitted out leisure home that will be ready to use. The price includes everything from floor coverings, electrical appliances, blinds, light fittings and furniture. Furthermore, an extra decking area, four person hot-tub and two person sauna can be purchased for an additional £7,000stg.

#### **What is the security of your tenure?**

You own the leisure home outright. The land is held under a 125 year licence.

#### **How do we reserve a Leisure Home?**

Once you have selected your home at Greencastle Cove you can secure exclusivity on the plot by placing a deposit of £3,000stg.

### **Why is the title not held Freehold?**

Greencastle Cove has been carefully planned and designed for individuals and families who want to relax in a safe, convivial environment. It is the intention of the management company at Greencastle cove to ensure that this remains the case for the future.

As part of 125 year license agreement the purchaser of every leisure home will be required to obey the site rules and regulations. The rules cover issues like on site speed limits, control of pets, noise pollution and anti-social behaviour. These rules are in place to protect your investment and to ensure your enjoyment of your leisure time, not restrict it.

### **What other costs are there?**

Site fees for 2008 are €1,725 plus VAT. These fees allow the management team to keep and maintain Greencastle Cove to the highest of standards. They cover the ground and lawn maintenance of the green areas, insurance of the play areas, CCTV, security gates, public lighting, refuse collection etc. It also covers the cost of treating the timber cladding outside your home to ensure the home is protected from the elements and to maintain a consistently high standard throughout the park.

### **Can the site fees increase?**

Yes, but only in line with inflationary costs connected with the site such as insurance, refuse charges, labour costs etc.

### **Can I let my home?**

Yes, but all lettings must be conducted via the management company to ensure all security and ID policies are adhered to. The management company offer a full rental service including meeting and greeting temporary residents, accepting rent and booking deposits as well as inspections, laundry and cleaning services between tenancies. Just let them know when your home will be vacant and they will do the rest for you. If you are interested in letting your home a full schedule of potential rents and charges are available upon request.

### **Is the site secure?**

Yes, the entrance is controlled by security gates and there is a comprehensive CCTV system in place. A full time member of staff is also available.