



**Right where  
you belong**

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**at Ivy Mills**

**gleeson**

Homes designed to complement modern day living

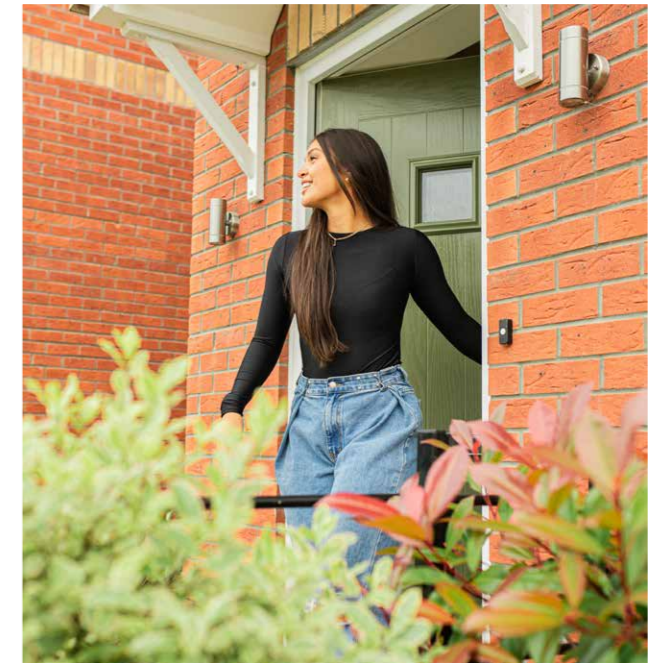


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.











Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



# Live in a coastal town with stunning scenery

Welcome to Ivy Mills, a beautiful and vibrant development of 2, 3 and 4 bedroom homes in Whitehaven. Set in the coastal town of Whitehaven, the town is bursting with history, beauty spots, picturesque places and Georgian architecture. It has a beautiful marina and harbour area as well as a range of shops, bars and restaurants and excellent transport links to Carlisle and Barrow-In-Furness. Explore our site plan to discover the house styles available.



- |   |   |   |
|---|---|---|
|   |   |   |
| Cork<br>2 bedroom   | Boston<br>2 bedroom   | Tyrone<br>3 bedroom   |
|  |  |  |
| Wicklow<br>3 bedroom  | Keady<br>3 bedroom  | Limerick<br>3 bedroom   |
|  |  |  |
| Calry<br>3 bedroom  | Clifden<br>3 bedroom  | Dalkey<br>4 bedroom   |
|  |   |   |
| Dublin<br>4 bedroom   |   |   |



This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.

# Living in Whitehaven

Set on the stunning western coast of Cumbria, Whitehaven is a picturesque Georgian town, bursting with practical everyday amenities and beautiful nature spots nearby. The town is well-served by the A595 and the Cumbrian Coast railway line, offering direct links to Carlisle, Barrow-in-Furness, and surrounding towns. The centre is alive with independent boutiques, restaurants, sports centres, museums and a weekly outdoor market.

Whitehaven's Georgian harbour, St Bees beach, and nearby coast-to-coast walking trails offer endless opportunities for outdoor adventure. Whether it's hiking, cycling, or simply enjoying the sea breeze, nature is always within reach. With its blend of coastal beauty, community spirit, and modern infrastructure, Whitehaven is an ideal place to call home.

A stone's throw from the Lake District National Park, Whitehaven offers a lifestyle that's both relaxed and well-connected.

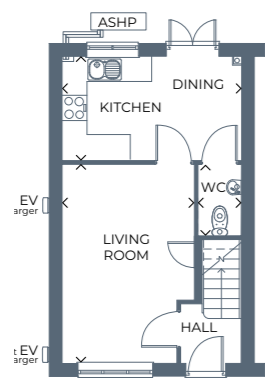




## Cork

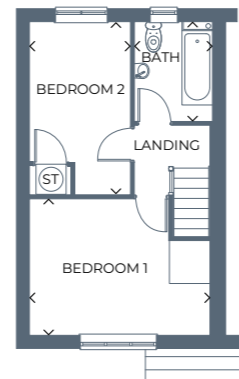
### 2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	2.41 x 4.14	7'11" x 13'7"
Living Room	4.64 x 3.06	15'3" x 10'
WC	1.68 x 0.99	5'6" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 3.10	13'7" x 10'2"
Bedroom 2	3.94 x 2.25	12'11" x 7'5"
Bathroom	2.25 x 1.79	7'5" x 5'11"

Gross internal area 635.9ft<sup>2</sup> / 59.08m<sup>2</sup>

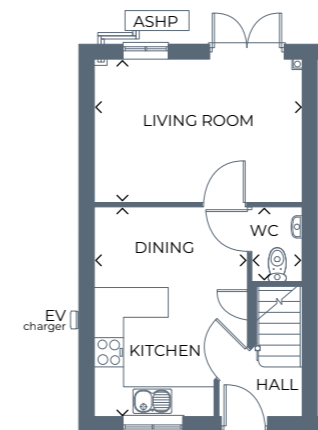
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## Boston

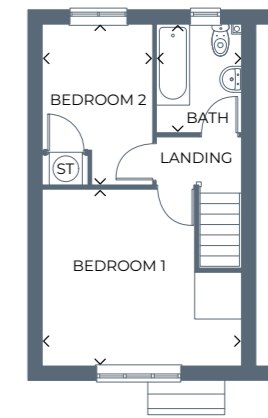
### 2 bedroom, semi-detached home

A stunning, modern semi-detached home, featuring an open-plan kitchen-diner, spacious living room and two good-sized bedrooms, plus a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.20 x 3.07	13'9" x 10'1"
Living Room	4.15 x 2.86	13'7" x 9'5"
WC	1.51 x 0.99	5'0" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 3.70	13'7" x 12'2"
Bedroom 2	3.36 x 2.29	11'0" x 7'6"
Bathroom	2.26 x 1.77	7'5" x 5'10"

Gross internal area 635.9ft<sup>2</sup> / 59.08m<sup>2</sup>

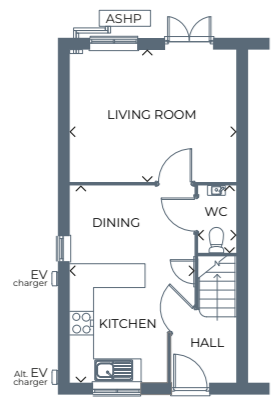
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# Tyrone

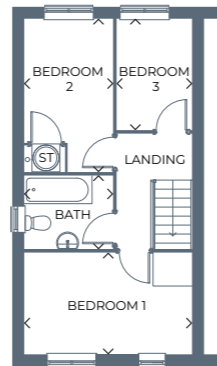
3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.13	16'3" x 10'3"
Living Room	4.15 x 3.31	13'7" x 10'10"
WC	1.70 x 0.94	5'7" x 3'1"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.15 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'2"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'2" x 6'0"

Gross internal area 742.7ft<sup>2</sup> / 69m<sup>2</sup>

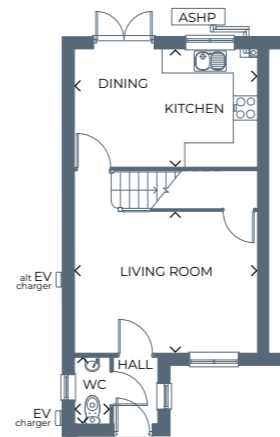
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# Wicklow

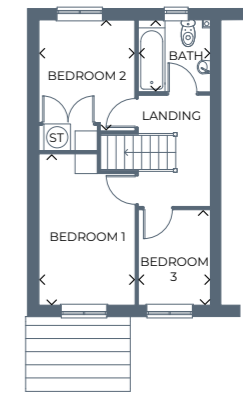
3 bedroom, semi-detached home

This semi-detached home boasts a bright, airy living room, a contemporary kitchen-diner and three great-sized bedrooms, plus a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.90	14'8" x 9'6"
Living Room	4.47 x 3.63	14'8" x 11'11"
WC	1.59 x 0.87	5'3" x 2'10"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	2.91 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

Gross internal area 754.8ft<sup>2</sup> / 70.12m<sup>2</sup>

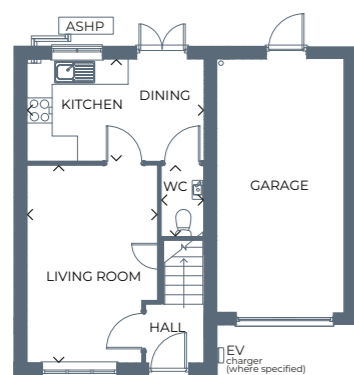
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## Calry

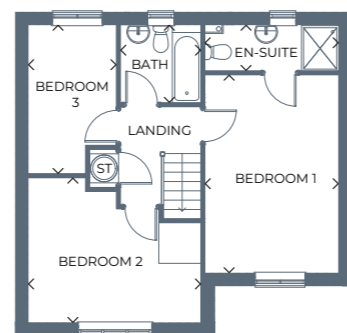
### 3 bedroom, detached home

A detached home with an integral garage boasting three bedrooms, with an en-suite to the master bedroom, a large kitchen-diner, spacious living room and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.40	13'7" x 7'10"
Living Room	4.66 x 3.07	15'3" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	3.20 x 1.08	10'6" x 3'7"
Bedroom 2	4.14 x 3.48	13'7" x 11'5"
Bedroom 3	3.57 x 2.10	11'9" x 6'11"
Bathroom	1.85 x 1.94	6'1" x 6'4"

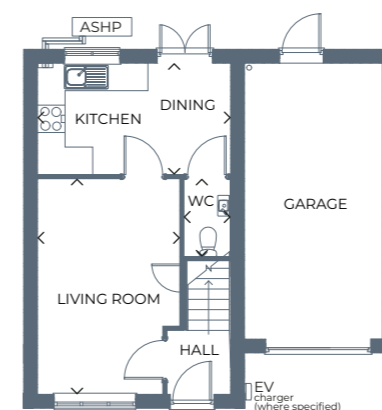
Gross internal area 1062.2ft<sup>2</sup> / 98.68m<sup>2</sup>

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## Keady

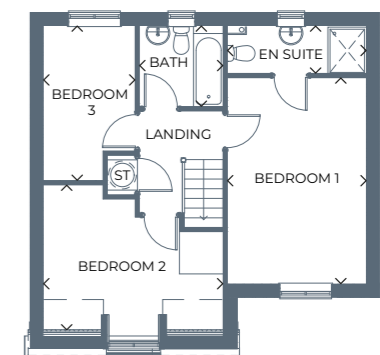
### 3 bedroom, semi-detached home

A stunning semi-detached home with a modern kitchen-diner, living room, three bedrooms, family bathroom and master en-suite.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.40	13'7" x 7'10"
Living Room	4.66 x 3.07	15'3" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	3.20 x 1.08	10'6" x 3'7"
Bedroom 2	4.14 x 3.36	13'7" x 11'0"
Bedroom 3	3.57 x 2.10	11'9" x 6'11"
Bathroom	1.94 x 1.85	6'4" x 6'1"

Gross internal area 1062.1ft<sup>2</sup> / 98.67m<sup>2</sup>

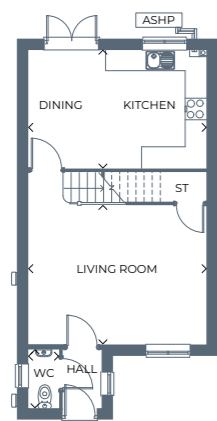
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## Limerick

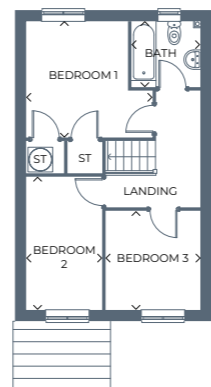
### 3 bedroom, detached home

A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	4.92 x 3.28	16'2" x 10'9"
Living Room	4.92 x 3.86	16'2" x 12'8"
WC	0.85 x 1.59	2'10" x 5'3"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	3.58 x 3.29	11'9" x 10'10"
Bedroom 2	3.77 x 2.15	12'4" x 7'0"
Bedroom 3	2.67 x 2.80	8'9" x 9'2"
Bathroom	1.94 x 1.86	6'4" x 6'1"

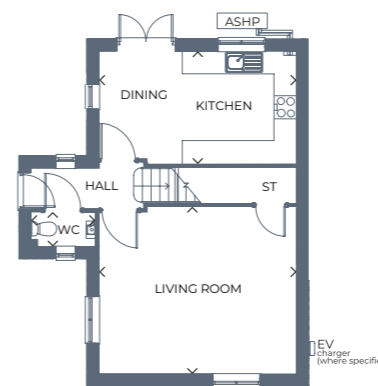
Gross internal area 903ft<sup>2</sup> / 83.89m<sup>2</sup>

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## Clifden

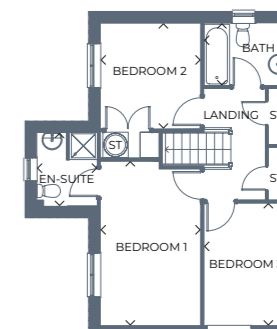
### 3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



**Ground floor**

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



**First floor**

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Gross internal area 982.1ft<sup>2</sup> / 91.24m<sup>2</sup>

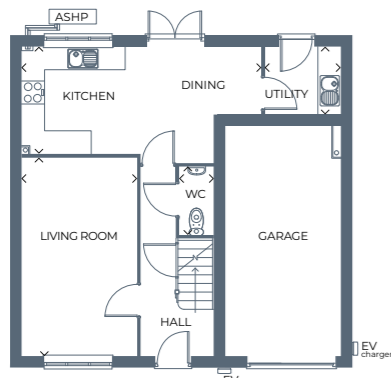
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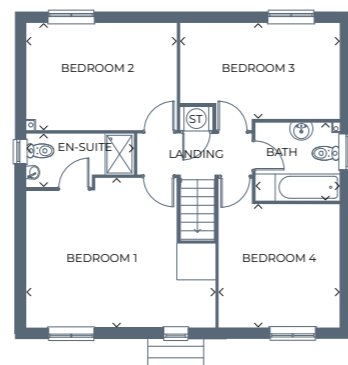
## Dublin

### 4 bedroom, detached home

A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.



**Ground floor**



**First floor**

Room	Metres	Feet & Inches
Kitchen / Dining	6.23 x 2.74	20'5" x 9'0"
Living Room	5.12 x 2.99	16'9" x 9'10"
Utility	1.93 x 1.72	6'4" x 5'8"
WC	1.79 x 0.87	5'11" x 2'10"

Room	Metres	Feet & Inches
Bedroom 1	4.97 x 3.93	16'4" x 12'11"
En-suite	2.82 x 1.42	9'3" x 4'8"
Bedroom 2	3.89 x 2.81	12'9" x 9'3"
Bedroom 3	4.28 x 2.52	14'0" x 8'3"
Bedroom 4	3.25 x 3.20	10'8" x 10'6"
Bathroom	2.22 x 2.08	7'3" x 6'10"

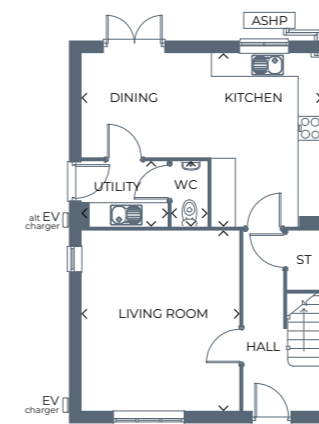
Gross internal area 1426.5ft<sup>2</sup> / 132.53m<sup>2</sup>

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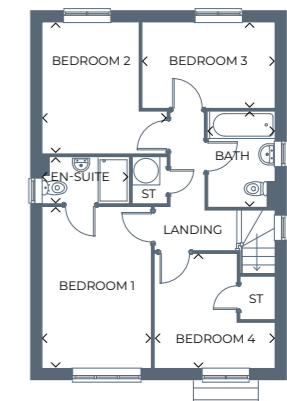
## Dalkey

### 4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.



**Ground floor**



**First floor**

Room	Metres	Feet & Inches
Kitchen / Dining	6.00 x 4.31	19'8" x 14'2"
Living Room	4.48 x 3.94	14'8" x 12'11"
Utility	2.14 x 1.61	7'0" x 5'3"
WC	1.61 x 0.90	5'3" x 2'11"

Room	Metres	Feet & Inches
Bedroom 1	4.18 x 2.82	13'8" x 9'3"
En-suite	2.24 x 1.16	7'4" x 3'10"
Bedroom 2	3.22 x 3.37	10'7" x 11'1"
Bedroom 3	3.40 x 2.20	11'2" x 7'3"
Bedroom 4	3.09 x 2.95	10'1" x 9'8"
Bathroom	2.47 x 1.71	8'1" x 5'7"

Gross internal area 1155.2ft<sup>2</sup> / 107.32m<sup>2</sup>

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# Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

- ✓ Standard features
- ★ Upgrades available, subject to build stage

## Kitchens

- Kitchen units, doors and handles from **Symphony Kitchens** ✓★
- Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓★
- Stainless steel splashback supplied from **Symphony Kitchens** ✓★
- Oven, hob and integrated cooker hood by **Beko** ✓★

## Bathroom

- Taps from **Methven** ✓
- Standard splashback tiling from **Porcelanosa** ✓★
- Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓★
- White sanitaryware by **Twyford** ✓

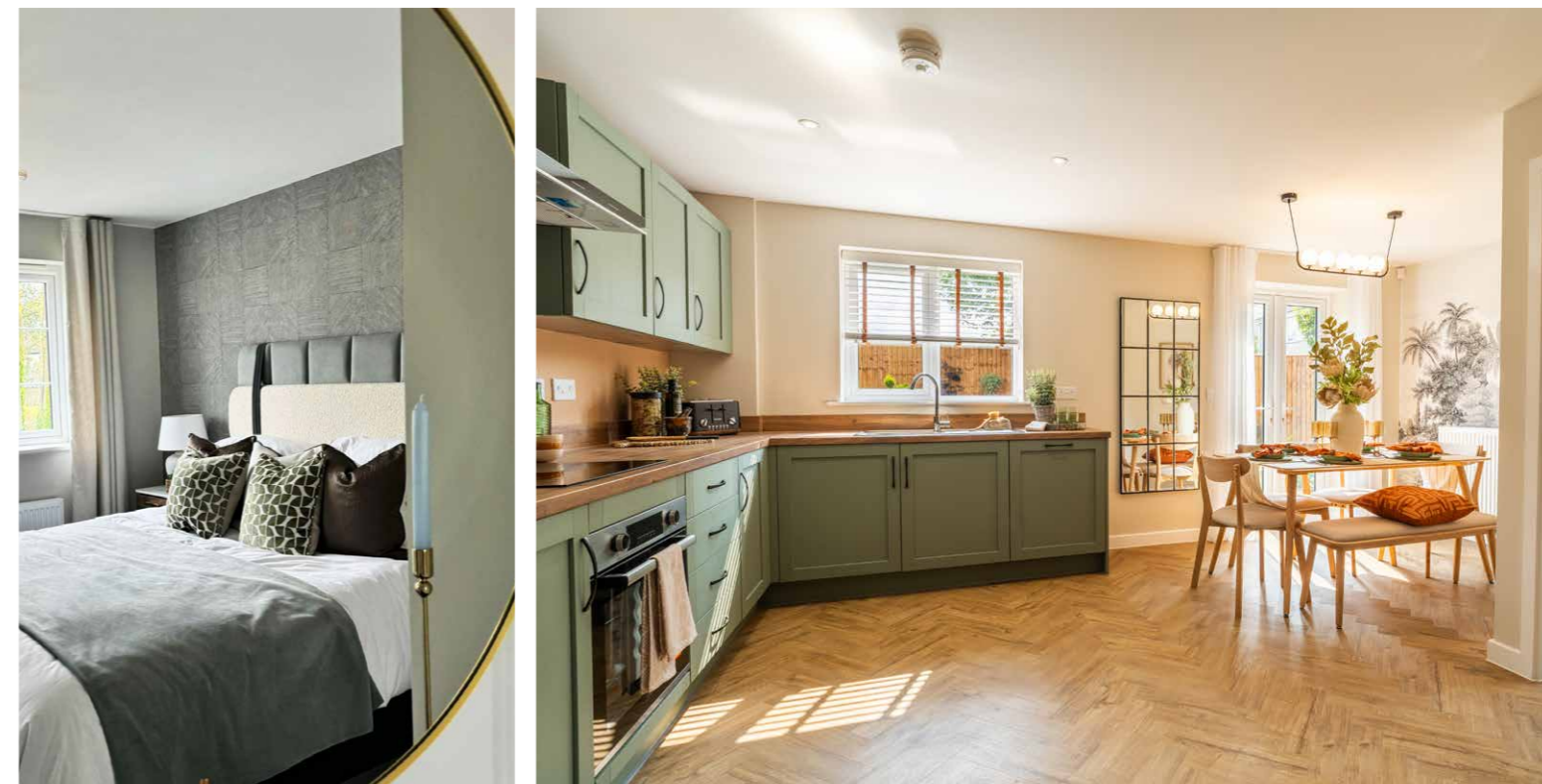
## Finishing touches

- Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

## Peace of mind

- Two year **Gleeson warranty** from legal completion date ✓
- A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

[Read more](#)

Upgrades and extras are subject to build stage and availability

# Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

## First-time Buyer Assist

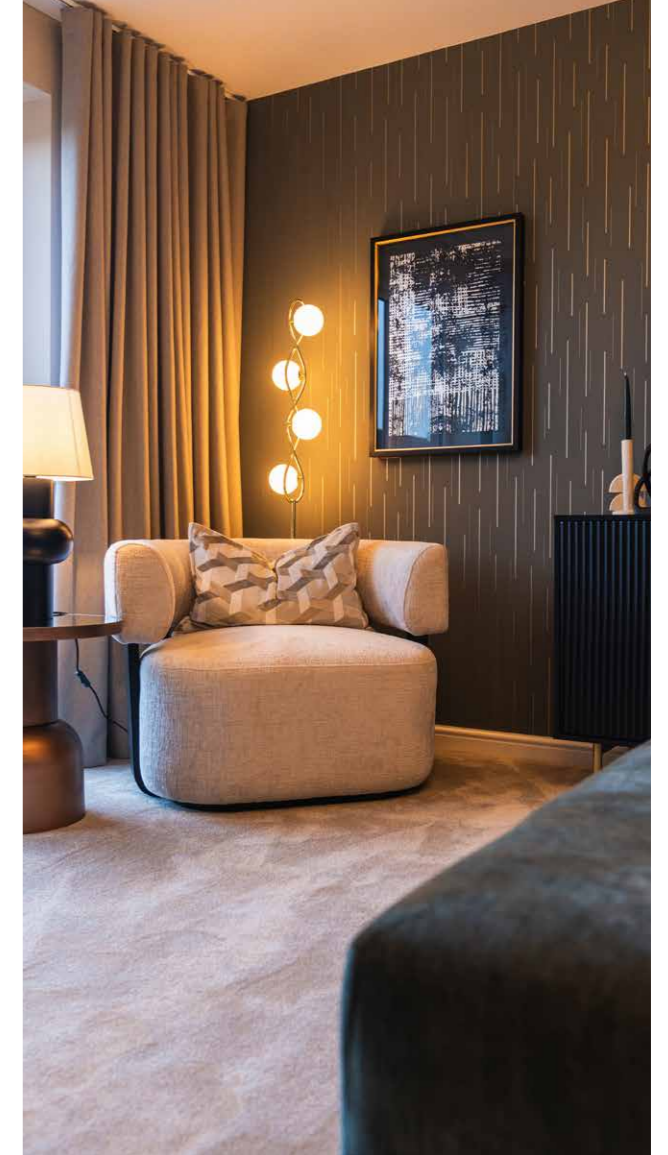
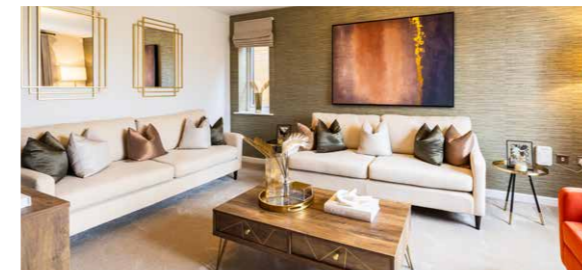
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

## Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

## Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

# What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



## Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



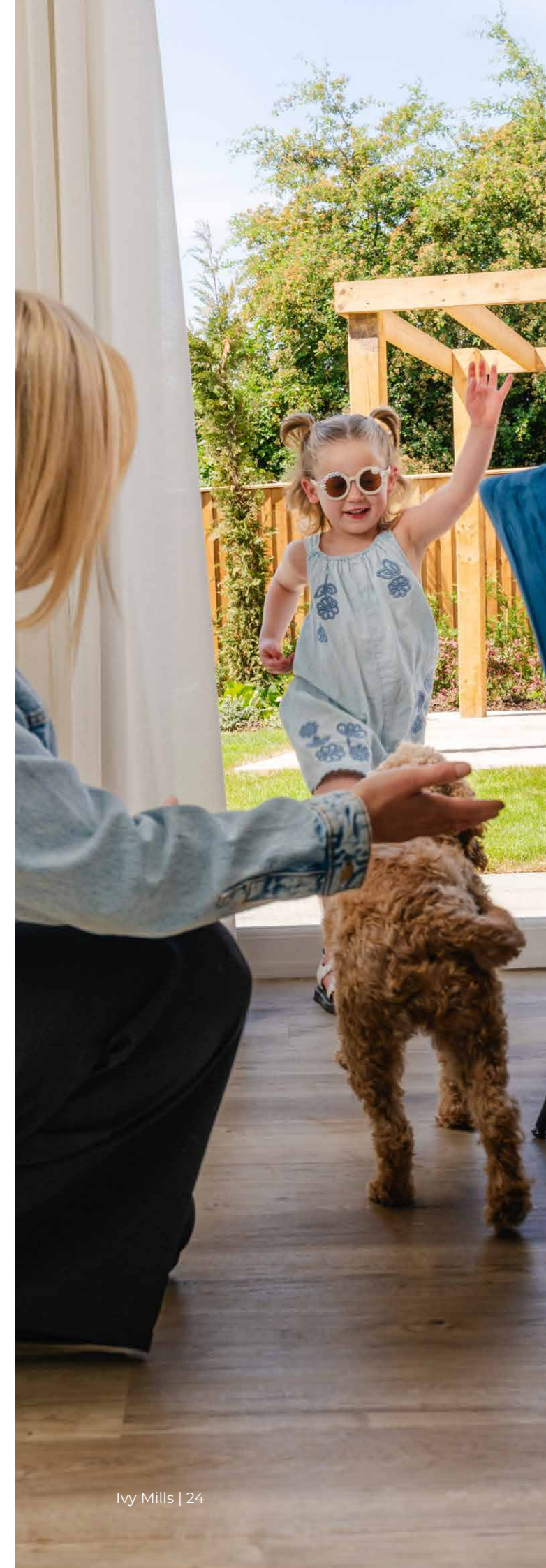
## Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



## Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)

### How to find us

**Visit us** Ivy Mills, Main Street, Whitehaven, Cumbria, CA28 8TP

**Contact us** 01946 550 642

[gleesonhomes.co.uk/developments/ivy-mills](https://gleesonhomes.co.uk/developments/ivy-mills)

### How to find us

Travel towards the M6 and head north or south as appropriate until you reach Junction 40 (Penrith). From there, take the A66 west towards Workington and Whitehaven, then join the A595, which provides direct access into the town. Once in Whitehaven, follow local signs towards Hensingham and Main Street, where Ivy Mills is located.



All information correct at time of production, 13 April 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-010-V3