



14 Market Road, Ballymena, BT43 6EL
028 2563 7733
lynnandbrewster.com

Foxton Wood, Ballymena

15th November 2022

PHASE 5

5.2	The Dutton RESERVED	3 Bedroom Semi Detached	985	
5.3	The Dutton	3 Bedroom Semi Detached	985	£173,000
5.4	The Dutton	3 Bedroom Semi Detached	985	£173,000
5.7	The Dutton	3 Bedroom Semi Detached	985	£173,000
5.9	The Dutton	3 Bedroom Semi Detached (with driveway)	985	£175,000
5.10	The Arlington	3 Bedroom Detached	1125	£199,950
5.12	The Sutton	3 Bedroom Semi Detached	1,025	£179,950
5.13	The Sutton	3 Bedroom Semi Detached	1,025	£179,950
5.26	The Camberwell	3 Bedroom Semi Detached	950	£169,950
5.27	The Camberwell	3 Bedroom Semi Detached	950	£169,950
5.28	The Arlington	3 Bedroom Detached	1125	£204,950
5.29	The Harrington	3 Bedroom Detached	1170	£210,000

A Reservation Fee of £1000.00 is required per property. Should the Reservation Agreement be cancelled, the builder will retain £500 (Administration Fee).

RESERVED/SOLD – 1, 3-1, 3-2, 3-3, 3-4, 3-5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 38, 39, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 116, 117, 118, 119, 120, 121, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 31, 32, 33, 34, 35, 36, 37, 40, 41, 42, 43, 44, 45, 47, 66 Phase 5 5.1, 5.2, 5.5, 5.6, 5.8, 5.9, 5.10, 5.11

L&B is a trading name of Lynn & Brewster Ltd
Registered Company No. NI623001
Registered Address: 14 Market Road, Ballymena. BT43 6EL
Directors: Charles Lynn and Stuart Brewster
incorporating McAfee Ballymena



Vat Reg. No. 180 7768 75

**PC090418 PC130418 PC230418 PC03052018 PC14052018 PC14062018 PC26062018PC03072018
PC21072018 PC07092018 PC170918 PC24092018 PC25092018 BC17112018 BC31218 PC04122018
PC03012019 PC070119 BC11012019 BC150119 BC310119 BC210219 BC25219 BC280219 BC040319
BC14052019 BC210519 BC240919 BC101019 BC231119 BC01022020, BC05032020 BC9620 BC160221
PC3821 PC140821 PC021121 PC141221 030222 PC210222 PC01032022 PC14032022 PC22032022
PC280322 PC13092022 PC15112022**

IMPORTANT INFORMATION FOR HOLDING DEPOSITS

Our obligations under the new Money Laundering Regulations 2003 (which includes Estate Agents) means that we at Lynn & Brewster Ltd must obtain photographic and support identification documents to enable us to accept your deposit for the purchase of your property in Foxton Wood. This procedure is similar to that operated by the Banking industry.

The various forms of acceptable photographs and support identification are detailed below:

PHOTOGRAPHIC ID

- Current signed passport
- EEA member state ID card
- Northern Ireland Voters card
- Resident permit EU national
- Current EEA or UK photo-card driving License
- Blue Disabled drivers pass
- Current full old style driving licence
- Benefit Book or original notification letter from relevant benefits agency
- Inland Revenue Tax notification
- Photographic registration cards for those who are self-employed in the construction industry
- Shotgun/Firearms certificate

SUPPORT/VERIFICATION ID *Not if already used as primary ID

- Record of a home visit
- Confirmation from the electoral register
- Recent utility bill/statement
- Valid local authority tax bill
- EEA Member State ID card containing current address *
- Current UK driving license *

Recent systems generated or signed documents from a regulated financial sector firm containing clients address

Solicitors letter confirming recent house purchase

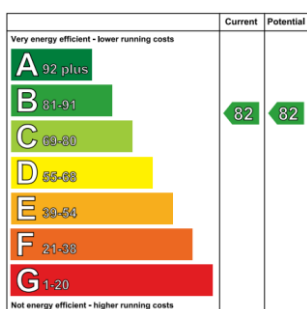
NIHE or private rent card/tenancy agreement

Benefit book or original notification letter from relevant benefits agency

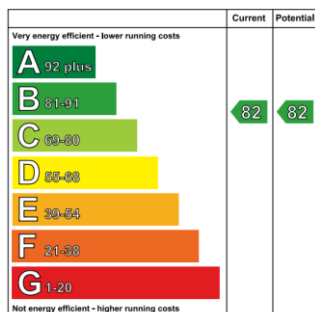
Inland Revenue correspondence addressed to the applicant *

*not if already used as primary ID

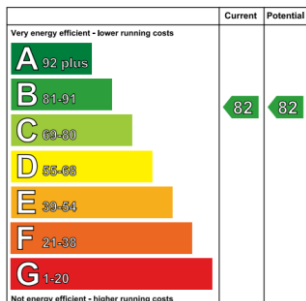
Typical EPC Rating – The Dutton –



Typical EPC Rating – The Eldon –



Typical EPC Rating – The Harrington –



Typical EPC Rating – The Camberwell – Not available

Typical EPC Rating – The Clarendon - Not available

Typical EPC Rating – The Eden – Not available

Typical EPC Rating – The Arlington – Not available

Typical EPC Rating – The Malton – Not available