



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

Frys Meadow
Ballymena

25th March 2023

| Site No. | Type | Size (SqFt) | Asking Price |
|-----------------|-----------------------------------|--------------------|---------------------|
| 3 | The Fullerton 3 Bed Semi Detached | 1,146 | RESERVED |
| 31 | The Cochrane 3 Bed Detached | 1,202 | RESERVED |
| 32 | The Carberry 3 Bed Detached | 1,202 | RESERVED |
| 33 | The Neeson 3 Bed Semi Detached | 1,146 | RESERVED |
| 34 | The Neeson 3 Bed Semi Detached | 1,146 | RESERVED |

RESERVATION FEE

A Reservation Fee of £500.00 is required per property. Should the Reservation Agreement be cancelled, the builder will retain £300 (Administration Fee)

Reserved/Sold: 1, 2, 3, 28a, 28b, 29, 30, 32, 33

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



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 Frys Meadow. This procedure is similar to that operated by the Banking industry.

1. If you are paying with a personal cheque (made payable to **Lynn and Brewster Ltd**) and the personal cheque is in the same name as that purchasing the property, then no identification is required.
2. If you are paying with a Company cheque (made payable to **Lynn and Brewster Ltd**) then you will require two forms of identification, one from each list below for each of the two company's cheque signatories.
3. If you are paying with cash you will need two forms of identification one from each list below. 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

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 Neeson- Not available