

Baileys Gate

13th February 2024

SITE	TYPE	ACCOMMODATION	SQ FT	PRICE
9	House Type C	3 Bed Semi Detached	1029	RESERVED
31	House Type C	3 Bed Semi Detached	1029	RESERVED

Reserved, 1, 2, 3, 4, 5, 6, 7, 8,9,10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 24, 26, 27, 28, 29, 30, 32, 33

BOOKING DEPOSIT

A refundable booking deposit of £500.00 is required per property. Please note that under the money laundering Regulations 2003 we are required to obtain photographic identification and proof of address to enable us to accept your deposit for the proposed purchase of your property at Baileys Gate, Ballymena

Residential Sales / Lettings & Management / Land & New Homes /
Agricultural & Equestrian / Financial Services / Corporate Services

Registered company No. N1623001 / Vat Reg. No. 180 7768 75



PC120821 PC070921 PC200921 PC210921 PC291021 PC11121 PC060122 PC080222 PC10032022
PC2210322 PC050422 PC230422 PC24052022 BC130622 BC11072022 BC15122022 PC16032023
BC100523 PC10072023 PC17102023

IMPORTANT INFORMATION FOR HOLDING DEPOSITS

Our obligations under the new Money Laundering Regulations 2003 (which includes Estate Agents) means that we at Lynn & Brewster must obtain photographic and support identification documents to enable us to accept your deposit for the purchase of your property in Baileys Gate, Ballymena. 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 – Type A

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	84	84
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Typical EPC Rating – Type B

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Typical EPC Rating – Type C

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

