

**13<sup>TH</sup> March 2024**

## Castlewood

Site No.	Type	Accommodation	Size (SqFt)	Price
<b>Phase 3</b>				
10	The Cennick	Det 4 Bed House with Garage	1,741	RESERVED
15	The Forge	Det 4 Bed House with Garage (R)	1,400	RESERVED
25	The Belmont	Det 4 Bed House (R)	1,484	RESERVED

## Castlegate

49	The Adair	Det 4 Bed Bungalow (R) Including first floor conversion & garage	1,600	RESERVED
57	The Adair	Det 2 Bed + Study Bungalow (R)	1,098	RESERVED

### **RESERVATION FEE**

**A Reservation Fee of £1000.00 (£500 non-refundable) is required per property.**

Reserved/sold Phase 3: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16a, 16b, 19, 22, 23, 24, 25, 26, 27, 28, 46, 47, 49, 50, 51, 52, 53, 54, 58, 59

**SITE SAFETY** - To avoid the risk of serious injury please contact Lynn and Brewster prior to visiting any work in progress on this development.

R – Render finish / B – Brick finish / M – Mixed (render with brick porch)

\* First floor trussed only price: converted price including 2 bedrooms and bathroom (1,600 sqft approx.), £10,000

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

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



**PC030821 PC120821 PC160821 PC200921 PC230921 PC041021 PC01032022  
PC07032022 BC050522 BC090522 PC160522 PC060622 PC21072022  
PC15082022 PC011222 PC140122 PC17042023 PC30052023 PC01082023  
PC09082023**

**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 Castlewood. 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 Licence  
Blue Disabled drivers pass  
Current full old style driving license  
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*

## **Suppliers**

Kitchen	Orlee Kitchens 25 Ballymena Road Ballymoney BT53 7EX Tel No. 028 2766 4190	Contact: Alwyn
Sanitary Ware	Bath Shack Unit 6c Pennybridge Industrial Estate Ballymena BT42 3HB Tel No. 028 2565 1859	Contact: Aideen
Tiling	Tiles Plus 4 Taughey Road Ballymoney BT53 6RA Tel No. 028 2766 5966	Contact: Colin
Stove	Philips Heating & Stoves 140 Ballymena Road Cullybackey BT43 5QS Tel No. 028 2588 2440	
Carpets	Right Price Carpets & Furniture 22a Cloyfin Road Coleraine BT52 2NU Tel No. 028 7034 4482	Contact: Richard

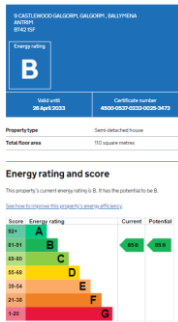
### **Typical EPC Rating – The Belmont**



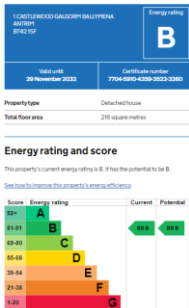
### **Typical EPC Rating – The Adair**



Typical EPC Rating – The Dean



Typical EPC Rating – The Kingsley





For information purposes only