

## Kilmakee Hall, Doury Road, Ballymena

17<sup>TH</sup> April 2024

Site 1	The Darnley	4 Bedroom Detached Brick	1430 sqft	£265,000
Site 2	The Curran	4 Bedroom Detached Render	1220 sqft	RESERVED
Site 3	The Abercorn A	3 Bed Semi Detached – Brick	1050 sqft	£199,950
Site 4	The Blackthorn A	3 Bed Semi Detached Brick	1050 sqft	£199,950
Site 5	The Abercorn A	3 Bed Semi Detached Render	1050 sqft	£199,950
Site 6	The Blackthorn A	3 Bed Semi Detached Render	1050 sqft	£199,950
Site 14	The Blackthorn	3 Bed Semi Detached Render	1050 sqft	£199,950
Site 15	The Abercorn	3 Bed Semi Detached Render	1050 sqft	£199,950
Site 16	The Blackthorn	3 Bed Semi Detached Brick	1050 sqft	RESERVED
Site 24	The Abercorn	3 Bed Semi Detached Brick Including sunroom	1050 sqft + sunroom	£217,950
Site 26	The Darnley	4 Bedroom Detached Brick Including sunroom	1430 sqft + sunroom	£283,000
Site 35	The Blackthorn	3 Bed Semi Detached Brick	1050 sqft	£189,950
Site 36	The Abercorn	3 Bed Semi Detached Brick	1050 sqft	£189,950
Site 37	The Blackthorn	3 Bed Semi Detached Render	1050 sqft	£189,950
Site 38	The Abercorn	3 Bed Semi Detached Render	1050 sqft	£189,950
Site 39	The Blackthorn	3 Bed Semi Detached Brick	1050 sqft	£189,950
Site 40	The Abercorn	3 Bed Semi Detached Brick	1050 sqft	£189,950

**Please note..Site 35-40 to include decorative stoned driveway**

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

## **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 Kilmakee Hall. 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

EPC Typical Rating