

The Hollies Off The Old Antrim Road, Ballymena

13th May 2024

Site 6 – The Beaufort – 3 Bed Semi Detached (1,130 sqft) - £205,000

Site 13 - The Beaufort – 3 Bed Semi Detached (1,130 sqft) - £202,000

Site 14 – The Cambridge – 4 Bed Detached (1,375 sqft) - RESERVED

Site 15- The Beaufort – 3 Bed Semi Detached (1,130 sqft) – £205,000

Site 16 – The Ardmore – 3 Bed Semi Detached (1,142 sqft) - £205,000

Reserved/Sold: 2,4,5,6,7,8,9,10,11, 12, 14

BOOKING DEPOSIT

A Reservation Fee of £1,000.00 is required per property. Should the Reservation Agreement be cancelled, the builder will retain £500 (Administration Fee)

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 in The Hollies,

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 The Hollies, Off The Old Antrim Road. 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 companies 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:

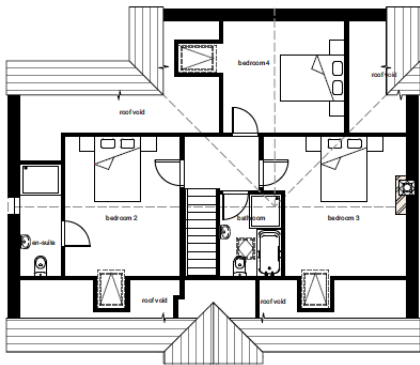
PHOTOGRAPHIC ID

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

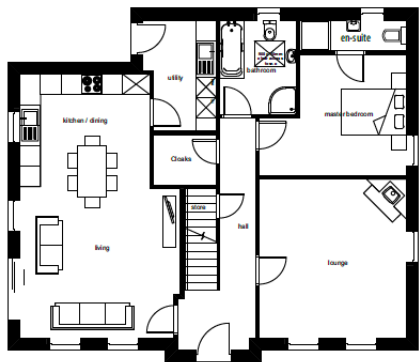
SUPPORT/VERIFICATION ID

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*



First Floor Plan

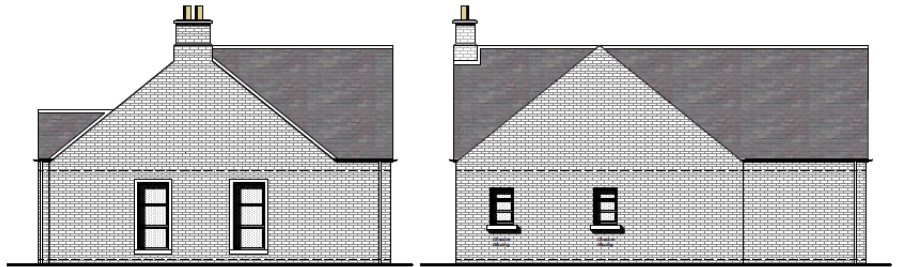


Ground Floor Plan



Front Elevation

Side Elevation



Side Elevation

Rear Elevation

finishes:

roofs
flat non-profiled dark grey / black roofing
slates or concrete tiles.

chimneys
red facing brick.
precast concrete copings.

walls
smooth render, colour white.
red facing brick.

rainwater goods
half round uPVC gutters, colour black.
circular uPVC downpipes, colour black.

windows
uPVC / aluminium double glazed units.

doors
high quality HW timber / composite doors.
uPVC double glazed patio doors and screens.

House Type E
160m²/1727ft²

Client: JFM Construction Ltd	Drawing Reference: 19145	Date: 11/01/23	<p>The Egg Store, 1 Mounksland Road, Coleraine, Northern Ireland BT52 1JB T +44 (0)28 7032 9080 F +44(0)28 7032 9191 E info@studiorogers.com</p>
Project Name: Proposed Housing Development at Ballee, Ballymena	Revision: D13	Revision: a	
Drawing Title: House Type E	Scale: SD	Checked by: SD	
Revision: Rev A: Drawing updated. 22.03.23	Scale: 1:100 @ A3	Drawn by: ---	

EPC Ratings

The Evelyn Typical Rating Not Available

The Beaufort Typical Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Danbury Typical Rating Not Available

The Cambridge Typical Rating Not Available