

3rd June 2023

Buick Gate

Site No.	Type	Accommodation	Size (SqFt)	Price
8	The Dwight	Semi Det 3 Bed House	1192	RESERVED
15	The Ford	Det 4 Bed House	1,425	£249,950

RESERVATION FEE

A Reservation Fee of £1000.00 (£300 non-refundable) is required per property.

Please note kitchens and tiling have been completed on sites 15 and 17

Sale Agreed/Sold: 3, 6, 7, 8, 9,16, 17

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 Buick Gate. 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 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*

Typical EPC Rating – The Grant
Not available

Typical EPC Rating – The Dwight
Not available

Typical EPC Rating – The Ford
Not available

Selections

KITCHEN

Exorna Kitchens
Hillmans Way
Coleraine
BT52 2EB

028 70356501

SANITARY WARE

Is fitted as standard

CARPETS

Smallcost Carpets
18A Railway Street
Ballymena
BT42 2AD

028 25648430

TILING

Tileworks
18 – 20 Balloo Drive
Bangor
BT19 7QY

028 91454444