

6th June 2024

Castlewood

Site No.	Type	Accommodation	Size (SqFt)	Price
Phase 3				
10	The Cennick	Det 4 Bed House with Garage	1,741	RESERVED
15	The Forge	Det 4 Bed House with Garage (R)	1,400	£305,000
25	The Belmont	Det 4 Bed House (R)	1,484	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, 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

**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 Contact: Alwyn
25 Ballymena Road
Ballymoney
BT53 7EX
Tel No. 028 2766 4190

Sanitary Ware Bath Shack Contact: Aideen
Unit 6c
Pennybridge Industrial Estate
Ballymena
BT42 3HB
Tel No. 028 2565 1859

Tiling Tiles Plus Contact: Colin
4 Taughey Road
Ballymoney
BT53 6RA
Tel No. 028 2766 5966

Stove Philips Heating & Stoves
140 Ballymena Road
Cullybackey
BT43 5QS
Tel No. 028 2588 2440

Carpets Right Price Carpets Contact: Richard
& Furniture
22a Cloyfin Road
Coleraine
BT52 2NU
Tel No. 028 7034 4482

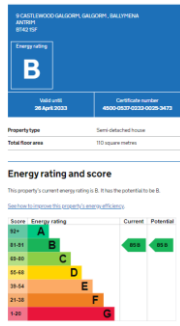
Typical EPC Rating – The Belmont



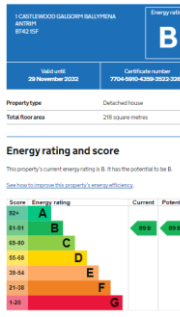
Typical EPC Rating – The Adair



Typical EPC Rating – The Dean



Typical EPC Rating – The Kingsley





For information purposes only