

## The Hollies Off The Old Antrim Road, Ballymena

**21<sup>st</sup> October 2024**

**Site 14- The Cambridge – 4 Bed Detached (1,375 sqft) – £285,000**

**Site 15- The Beaufort – 3 Bed Semi Detached (1,130 sqft) – RESERVED**

**Site 16 – The Ardmore – 3 Bed Semi Detached (1,142 sqft) -RESERVED**

**Reserved/Sold: 2,4,5,6,7,8,9,10,11, 12, 13, 15**

### **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:

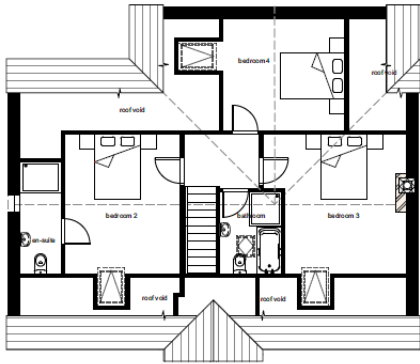
### **PHOTOGRAPHIC ID**

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

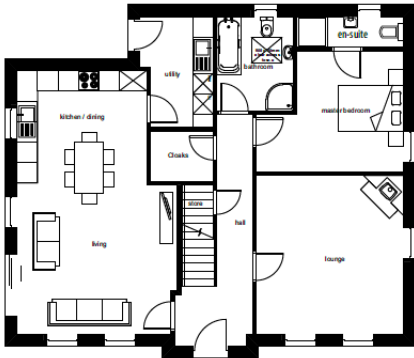
### **SUPPORT/VERIFICATION ID**

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



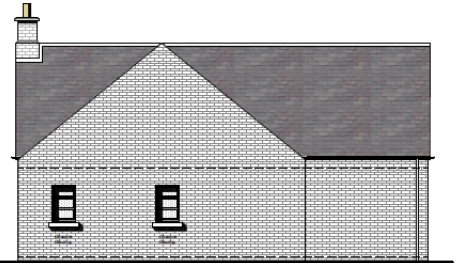
Front Elevation



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**

160m<sup>2</sup>/1727ft<sup>2</sup>

Client: <b>JFM Construction Ltd</b>	Drawing Reference: <b>19145</b>	Date: 11/01/23	The Egg Store, 1 Mountsland Road, Coleraine, Northern Ireland BT52 1JB T +44 (0)28 7032 9090 F +44(0)28 7032 9191 E info@studiorogers.com 
Project Title: Proposed Housing Development at Ballee, Ballymena	Revision: <b>D13</b>	Revision: <b>a</b>	
Drawing Title: <b>House Type E</b>	Drawn by: <b>SD</b>	Checked by:	
Revision: Rev A: Drawing updated. 22.03.23	Scale: <b>1:100@A3</b>	Contract type:	
	Created by:	Contract type:	

**EPC Ratings**

The Evelyn Typical Rating Not Available

The Beaufort Typical Rating

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

The Danbury Typical Rating Not Available

The Cambridge Typical Rating Not Available