

## Rathview, Groggan, Randalstown

27<sup>th</sup> March 2025

### Final Release

Site 1	Type F	Semi Detached 3 bed/Sunroom	1,120 sqft	£229,950
Site 2	Type F	Semi Detached 3 bed/Sunroom	1,120 sqft	reserved

Reserved/Sold: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 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 Rathview

Residential Sales / Lettings & Management / Land & New Homes /  
Agricultural & Equestrian / Financial Services / Corporate Services

Registered company No. N1623001 / Vat Reg. No. 180 7768 75



## **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 Rathview, Groggan, Rand. 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*



Typical EPC Rating – The Eden & The Folly