

## Braidside Meadows

14<sup>th</sup> April 2025

SITE	NAME	TYPE	SQ FT	PRICE
2	THE ARGYLE	Detached 3 Reception & 4 Bedroom	1,622	314,950
3	THE FORSYTHE	Semi Detached 2 Reception & 4 Bedroom	1,360	Reserved
4	THE FORSYTHE	Semi Detached 2 Reception & 4 Bedroom	1,360	Reserved
38	THE LEONARD	Detached 3 Reception & 3 Bedroom	1,220	Reserved
39	THE BAILEY	Detached 2 Reception & 4 Bedroom	1,484	Reserved
40	THE BAILEY	Detached 2 Reception & 4 Bedroom	1,484	279,950
41	THE BAILEY	Detached 2 Reception & 4 Bedroom	1,484	279,950
42	THE BAILEY	Detached 2 Reception & 4 Bedroom	1,484	Reserved

A Reservation Fee of £1000.00 is required per property. Should the Reservation Agreement be cancelled, the builder will retain £500 (Administration Fee).

## **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 Braidside Meadows. This procedure is similar to that operated by the Banking industry.

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 \*Not if already used as primary 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 25 Ballymena Road Ballymoney BT53 7EX Tel No. 028 2766 4190	Contact: Alwyn
Sanitary Ware	Bath Shack Unit 6c Pennybridge Industrial Estate Ballymena BT42 3HB Tel No. 028 2565 1859	Contact: Aideen
Tiling	Tiles Plus 4 Taughey Road Ballymoney BT53 6RA Tel No. 028 2766 5966	Contact: Colin
Electric Fire	Philips Heating & Stoves 140 Ballymena Road Cullybackey BT43 5QS Tel No. 028 2588 2440	
Carpets	Right Price Carpets & Furniture 22a Cloyfin Road Coleraine BT52 2NU Tel No. 028 7034 4482	Contact: Richard