

**28<sup>th</sup> April 2025**

**Galgorm Road, Ballymena**

Site No.	Postal No.	Type	Accommodation	Size (SqFt)	Price
60	187	The Chichester	4 Bed Detached	2,095	RESERVED
61	185	The Chichester	4 Bed Detached	2,095	£485,000
62	183	The Fortescue	4 Bed Detached	2,170	RESERVED
63	181	The Alexander	4 Bed Detached	2,328	RESERVED
64	179	The Seymour	5 Bed Detached	2,506	£560,000

**RESERVATION FEE**

**A Reservation Fee of £1000.00 (£500 non-refundable) is required per property.**

**SITE SAFETY** - To avoid the risk of serious injury please contact Lynn and Brewster prior to visiting any work in progress on this development.

### **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 Galgorm 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 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 25 Ballymena Road Ballymoney BT53 7EX Tel No. 028 2766 4190	Contact: Alwyn
Sanitary Ware	Bath Shack 85 Enkalon Industrial Estate Town Parks Antrim BT41 4LY Tel No. 028 9433 4737	Contact: Kris
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