

28th 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 |