

## Kilmakee Hall, Doury Road, Ballymena

9<sup>TH</sup> April 2025

Site 7	The Abercorn A	3 Bed Semi Detached – Brick	1050 sqft	RESERVED
Site 29	The Abercorn	3 Bed Semi Detached Brick	1050 sqft	£204,950
Site 30	The Blackthorn	3 Bed Semi Detached Render	1050 sqft	RESERVED
Site 31	The Abercorn	3 Bed Semi Detached Render	1050 sqft	£204,950
Site 32	The Blackthorn	3 Bed Semi Detached Brick	1050 sqft	£204,950
Site 33	The Abercorn	3 Bed Semi Detached Brick	1050 sqft	£204,950
Site 34	The Darnley	4 Bed Detached Brick	1430 sqft	£265,000
Site 36	The Abercorn	3 Bed Semi Detached Brick	1050 sqft	£194,950
Site 38	The Abercorn	3 Bed Semi Detached Render	1050 sqft	£194,950
Site 39	The Blackthorn	3 Bed Semi Detached Brick	1050 sqft	£194,950
Site 40	The Abercorn	3 Bed Semi Detached Brick	1050 sqft	£194,950

**Please note..Site 35-40 to include decorative stoned driveway**

**Reserved 1, 2, 3 ,4, 5, 6, 8, 9 ,10 ,12, 14, 24, 26, 28, 35, 37**

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

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 Ltd must obtain photographic and support identification documents to enable us to accept your deposit for the purchase of your property in Kilmakee Hall. 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

EPC Typical Rating