

Rathview, Groggan, Randalstown

24th April 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