

**22<sup>ND</sup> January 2026**

**Tawnybrack Gate, Connor**

**Phase 2 Release**

<b>Site No.</b>	<b>Type</b>	<b>Accommodation</b>	<b>Size (SqFt)</b>	<b>Price</b>
2	The Burgh	3 Bed Semi Detached	1,232	RESERVED
3	The Burgh	3 Bed Semi Detached	1,232	RESERVED
4	The Burgh	3 Bed Semi Detached	1,232	RESERVED
5	The Burgh	3 Bed Semi Detached	1,232	RESERVED
20	The Arthur	3 Bed Semi Detached	1,234	RESERVED
21	The Arthur	3 Bed Semi Detached	1,234	RESERVED

**RESERVATION FEE**

**A Reservation Fee of £1000.00 is required per property. Should the reservation agreement be cancelled, the developer will retain £500 (administration fee)**

**SITE SAFETY** - To avoid the risk of serious injury please contact Lynn & 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 Tawnybrack Gate. 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**

<b>Kitchen</b>	<b>Ravelglen Furniture</b> <b>28a Lisnamanny Road</b> <b>Martinstown</b> <b>Ballymena</b> <b>BT43 6QH</b> <b>Tel No. 028 2175 8400</b>	<b>Contact: Brian O'Kane</b> <b><a href="mailto:info@ravelglen.co.uk">info@ravelglen.co.uk</a></b>
<b>Sanitary Ware</b>	<b>Stevenson &amp; Reid</b> <b>34 Cullybackey Road</b> <b>Ballymena</b> <b>BT43 5DF</b> <b>Tel No. 028 2565 3679</b>	<b>Contact: John Clarke</b> <b><a href="mailto:info@stevensonandreid.co.uk">info@stevensonandreid.co.uk</a></b>
<b>Flooring</b>	<b>Smallcost Carpets</b> <b>18a Railway Street</b> <b>Ballymena</b> <b>BT42 2AD</b> <b>Tel No. 028 2564 8430</b>	<b>Contact: Davy Small</b> <b><a href="mailto:info@smallcost.co.uk">info@smallcost.co.uk</a></b>
<b>Tiling</b>	<b>Tuscany Tiles &amp; Bathrooms</b> <b>4 Gilmore Street</b> <b>Ballymena</b> <b>BT42 3AB</b> <b>Tel No. 028 2565 2049</b>	<b>Contact: Steve Macpherson</b> <b><a href="mailto:info@tuscanytiles.co.uk">info@tuscanytiles.co.uk</a></b>

- **Electric fire supplied as standard**