

**18<sup>th</sup> March 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	£214,950
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**

### **Kitchen**

**Ravelglen Furniture  
28a Lisnamanny Road  
Martinstown  
Ballymena  
BT43 6QH  
Tel No. 028 2175 8400**

**Contact: Brian O’Kane  
info@ravelglen.co.uk**

### **Sanitary Ware**

**Stevenson & Reid  
34 Cullybackey Road  
Ballymena  
BT43 5DF  
Tel No. 028 2565 3679**

**Contact: John Clarke  
info@stevensonandreid.co.uk**

### **Flooring**

**Smallcost Carpets  
18a Railway Street  
Ballymena  
BT42 2AD  
Tel No. 028 2564 8430**

**Contact: Davy Small  
info@smallcost.co.uk**

### **Tiling**

**Tuscany Tiles & Bathrooms  
4 Gilmore Street  
Ballymena  
BT42 3AB  
Tel No. 028 2565 2049**

**Contact: Steve Macpherson  
info@tuscanytiles.co.uk**

- **Electric fire supplied as standard**