Lynn + Brewster

34 Broughshane Street
Ballymena / BT43 6EB
T 028 2563 7733

lynnandbrewster.com

10th November 2026

Tawnybrack Gate, Connor

Site No.	Type	Accommodation	Size (SqFt)	Price
16	The Arthur	3 Bed Semi Detached	1,234	£239,950
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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**