

# SHORT CROSS LANE

Killyleagh Road - Crossgar

| SITE                        | TYPE  | HOUSE SIZE (approx.)                       | PLOT SIZE (approx.) | PRICE (£)       |
|-----------------------------|---|--|---------------------|-----------------|
| <b><u>Detached</u></b>      |   |  |                     |                 |
| 16                          | The Armytage (5 bedroom)<br>Integral Garage | 1695 sq ft / 157.5 m2<br>194 sq ft / 18 m2 | 458 m2              | £ <b>AGREED</b> |
| <b><u>Semi Detached</u></b> |   |  |                     |                 |
| 15                          | The Lowry (3 bedroom)                       | 1000 sq ft / 90 m2                         | 265 m2              | £ 145,000       |
| 14                          | The Lowry (3 bedroom)                       | 1000 sq ft / 90 m2                         | 240 m2              | £ 145,000       |



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## **Brief Specification**

- CRL 10 year structural warranty
- Triple Glazed Black uPVC windows
- Oil fired central heating
- Energy Efficient Condensing Boilers
- Woodburning stove
- Generous electrical specification inc. alarm
- Paved patio and paths
- Aluminium seamless guttering
- Tarmac driveways
- Black Ultra Tech front door
- Oak internal doors with chrome handles
- Painted modern skirting and architraves
- Painted throughout with generic emulsion
- Partial vertical fencing to rear garden
- Gardens finished sown in lawn
- Outside lights and water tap

All houses will be built to the latest Building Control standards and will be extremely thermally efficient. Each house will achieve an excellent EPC rating of "B" which is well above the Northern Ireland average.

|                        |                     |                       |
|------------------------|---------------------|-----------------------|
| <b><u>PC SUMS:</u></b> | <b>The Armytage</b> | <b>£12,000</b>        |
|                        | <b>The Lowry</b>    | <b>TURNKEY FINISH</b> |
|                        | <b>The Hamilton</b> | <b>TURNKEY FINISH</b> |
|                        | <b>The Perceval</b> | <b>TURNKEY FINISH</b> |

*Garage: The developer is happy to build a garage on request (price to be agreed) depending on your chosen site.*

1<sup>st</sup> Time Buyers can buy without a deposit through NI Co-Ownership. To find out about the Co-Ownership scheme check out their website at [www.co-ownership.org](http://www.co-ownership.org) or give them a call on Freephone 0800 333 644.

### **Conditions of Sale:**

- A booking fee of **£1000.00** is required to hold a site (**£500.00** of which is non-refundable) along with the name and address of your solicitor. This booking fee will convert to part deposit once both parties are in contract. Cheques made payable to "**MacCORKELL LEGAL AND COMMERCIAL LIMITED**"
- A deposit of **10% (minus the £1000 already paid)** will be required on signing the contract to purchase the property. The balance including any extras purchased will be payable at completion stage.
- A booking fee will only be accepted from interested parties who are in a position to sign an unconditional contract. We reserve the right to refund **£500** of your reservation fee should the contract not be forthcoming within a reasonable period and may, at our own discretion, put the site back onto the market.

**Freehold subject to usual residential covenants**

### **Property Misdescriptions Act**

In on-going developments revisions to specification may occur, please check with this office that no alterations have taken place from **MAY 2015** when these particulars were prepared.

### **Following the introduction of the Misdescriptions act we are obliged to inform you of the following:-**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of any offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property. We strongly recommend that all the information which we provide about the property is verified by yourself on inspection and by your Solicitor especially where statements have been made by us to the effect that the information provided has not been verified.

**Artist's impressions** - The sketches in this brochure are artist's impressions only. Any landscaping, fencing or cars shown on the artist's impressions are not included in the purchase of the property.

**Site plans** - Site plans on brochures are not to scale. Scale drawings are available for inspection in our office. Purchasers should satisfy themselves as to the location of their favoured site and the dimensions of same, with the developers, prior to paying a site reservation fee.

