



**BISHOPS GREEN**  
CASTLEWELLAN ROAD, BANBRIDGE



A FABULOUS, STYLISH SELECTION OF  
3 & 4 BEDROOM HOMES FOR THE  
MODERN FAMILY.





# CONTEMPORARY STYLING FOR MODERN LIVING.

Bishops Green is a quality development of exceptional 3 and 4 bedroom detached and semi-detached family homes.

Lotus Homes are continuing on the success of the already established and award winning development at Lotus Village in Banbridge. As you would expect from an award winning developer the comprehensive Turnkey Finish comprises of excellent quality products with a wide range of choice and stylish finishes.

'OUR CHOICE OF QUALITY SUPPLIERS WILL  
HELP YOU ADD THE FINISHING TOUCHES  
TO CREATE YOUR PERFECT HOME'



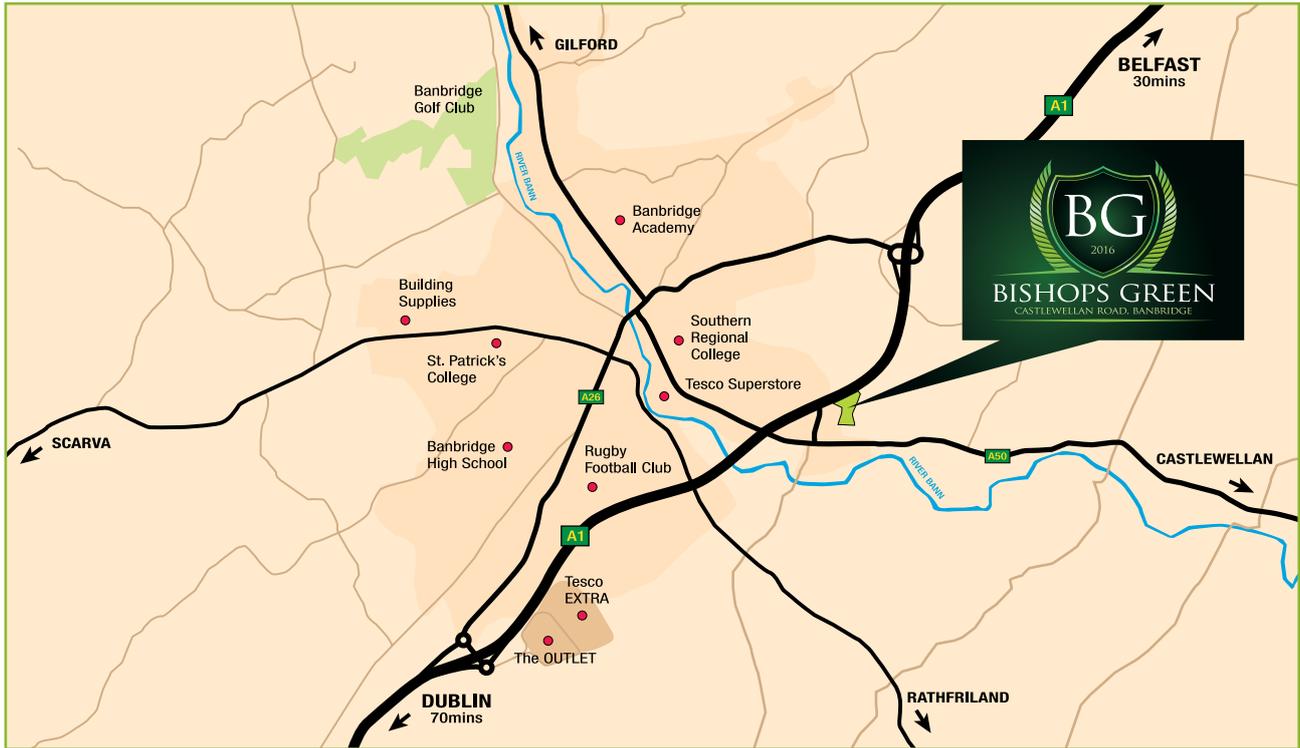


# LOCATION! LOCATION! LOCATION!

Situated on the rural outer edge of the historic town of Banbridge just off the Castlewellan Road, Bishops Green offers buyers the opportunity to own their own home in this prestigious area of Banbridge.

Banbridge boasts an excellent choice of bars, clubs, restaurants and cinemas. The FE McWilliams Gallery & Studio, with its famous sculptors' workshop located in its grounds, is situated only a short distance away. A regular programme of visiting Art Exhibitions makes this a great attraction.





## TRANSPORT

Ideally located for access to the A1 dual carriageway with excellent links to Lisburn, Newry, Belfast and Dublin all being a comfortable driving distance. Ideal for those who wish to commute or simply enjoy the benefits of these thriving cities.



## EDUCATION

This exclusive location also allows for ease of access to several local nursery schools, primary schools, high schools and the highly acclaimed Banbridge Academy. There is also a dedicated bus service available to Queens University and the University of Ulster.



## SHOPPING

The superb location offers residents all the local convenience and High Street shopping synonymous with Banbridge. Whether you enjoy the relaxed friendly atmosphere of the town centre shopping or the convenience of the big high street brands brought together at The Outlet including the 24/7 Tesco Extra and filling station.

WITH AMBITIOUS PLANS FOR SUBSTANTIAL REDEVELOPMENT AT THE NEARBY BRIDGEWATER PARK THAT INCLUDES SIGNIFICANT RETAIL, LEISURE AND FOOD OUTLETS BANBRIDGE HAS PLENTY TO OFFER.



# SPECIFICATION

## EXTERNAL FEATURES

- Beautifully designed homes by KCA Architects Ltd.
- 10 Year structural warranty
- Double glazed high performance lockable UPVC windows
- High performance front doors with a 5 point locking system
- Mains gas central heating system with a high energy efficiency boiler
- High thermal insulation and energy efficiency rating
- Front and rear gardens top soiled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Traditional masonry construction with coloured render or brickwork and stonework on selected plots
- Feature light to front and rear doors

## INTERNAL FEATURES

- Wood burning stove including granite hearth
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point
- Wired for security alarm
- Solid Oak internal doors with chrome ironmongery
- Painted skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, heat and CO2 detectors as standard



## KITCHENS & UTILITY ROOMS

A choice of fully fitted kitchens and utility rooms  
Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher and fridge freezer  
Washer Dryer to kitchen (washing machine to utility room where applicable)  
Feature downlighters to kitchen

## BATHROOMS, ENSUITES & W.C.'S

Contemporary white sanitary ware and chrome fittings  
Shower over bath with shower screen (except where separate shower is provided in main bathroom)  
All en-suites have thermostatic showers  
Feature down lighters to main bathroom and ensuite

## FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining, utility room, bathroom, en-suite and WC  
Ceramic wall tiling between units to kitchen and utility with full height tiling to shower enclosures and above bath  
Splash back tiling to all wash hand basins  
Carpets to lounge, bedrooms, hall, stairs and landings

A management company will be formed by Lotus Homes and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained. Many of the properties qualify, subject to property valuation and customers satisfying NICHIA criteria and application, for the NI Co-Ownership Scheme. [www.co-ownership.org](http://www.co-ownership.org)

Lotus Homes reserve the right to vary specifications to a similar or higher quality.



**BISHOPS GREEN**  
CASTLEWELLAN ROAD, BANBRIDGE

# SITE PLAN



### SITE PLAN KEY

- The SALISBURY:** 4 Bed, Detached
- The CANTERBURY:** 4 Bed, Detached
- The WESTMINSTER:** 4 Bed, Detached
- The YORK:** 4 Bed, Detached
- The DURHAM:** 3 Bed, Detached
- The HEREFORD:** 4 Bed, Semi-detached
- The ROCHESTER:** 4 Bed, Semi-detached
- The CHICHESTER:** 3 Bed, Semi-detached
- The WINCHESTER:** 3 Bed, Semi-detached
- The DERBY:** 3 Bed, Detached
- The ELY:** 3 Bed, Semi-detached

Site plan is to be used for illustration purposes only, is not to scale and may be subject to change. Plots with optional garages are shown.



# THE SALISBURY

4 Bed Detached

Sites: 7, 9, 10, 12, 18, 23, 25, 26, 35, 56, 67 & 74

Optional garage & sunroom available

## Ground Floor

Lounge	17'2" x 13'8"
	5.3m x 4.2m*
Kitchen	11'3" x 17'9"
	3.4m x 5.4m
Utility Room	9'0" x 5'11"
	2.75m x 1.8m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	12'5" x 11'11"
	3.8m x 3.6m*
Ensuite	-
	-
Bedroom 2	12'5" x 8'8"
	3.8m x 2.6m*
Bedroom 3	8'11" x 11'8"
	2.7m x 3.6m
Bedroom 4	11'3" x 7'8"
	3.4m x 2.3m
Bathroom	-
	-
Total	1,355 sq.ft.
	126 sq.m.



First Floor

Plans are not to scale, dimensions are approximate.  
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 \* Maximum measurements



# THE CANTERBURY

4 Bed Detached  
Site: 5

Optional garage & sunroom available

## Ground Floor

Lounge	17'2" x 13'8"
	5.3m x 4.2m*
Kitchen	11'3" x 17'9"
	3.4m x 5.4m
Utility Room	9'0" x 5'11"
	2.75m x 1.8m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	12'5" x 11'11"
	3.8m x 3.6m*
Ensuite	-
	-
Bedroom 2	12'5" x 8'8"
	3.8m x 2.6m*
Bedroom 3	8'11" x 11'8"
	2.7m x 3.6m
Bedroom 4	11'3" x 7'8"
	3.4m x 2.3m
Bathroom	-
	-
Total	1,355 sq.ft.
	126 sq.m.



First Floor

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# THE WESTMINSTER

4 Bed Detached

Sites: 8, 11, 13, 16, 24, 63, 64, 68, 73 & 89

Optional garage & sunroom available

## Ground Floor

Lounge	16'11" x 13'4"
	5.2m x 4.1m*
Kitchen	11'6" x 19'11"
	3.5m x 6.1m*
Utility Room	9'7" x 5'11"
	2.9m x 1.8m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	9'10" x 13'4"
	3.0m x 4.1m
Ensuite	-
	-
Bedroom 2	9'7" x 9'1"
	2.9m x 2.8m
Bedroom 3	12'13" x 8'8"
	3.7m x 2.7m*
Bedroom 4	7'3" x 12'6"
	2.3m x 3.8m
Bathroom	-
	-
Total	1,375 sq.ft.
	128 sq.m.



First Floor

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# THE YORK

4 Bed Detached  
Site: 2

Optional garage & sunroom available

## Ground Floor

Lounge	16'11" x 13'4"
	5.2m x 4.1m*
Kitchen	11'6" x 19'11"
	3.5m x 6.1m*
Utility Room	9'7" x 5'11"
	2.9m x 1.8m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	9'10" x 13'4"
	3.0m x 4.1m
Ensuite	-
	-
Bedroom 2	9'7" x 9'1"
	2.9m x 2.8m
Bedroom 3	12'13" x 8'8"
	3.7m x 2.7m*
Bedroom 4	7'3" x 12'6"
	2.3m x 3.8m
Bathroom	-
	-
Total	1,375 sq.ft.
	128 sq.m.



First Floor

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# THE DURHAM

3 Bed Detached  
Sites: 6, 17, 36, 45, 46, 47 & 90

Optional garage & sunroom available

## Ground Floor

Lounge	18'6" x 12'3"
	5.6m x 3.7m*
Kitchen	10'3" x 19'7"
	3.1m x 6.0m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	12'5" x 10'8"
	3.8m x 3.3m*
Ensuite	-
	-
Bedroom 2	10'3" x 10'7"
	3.1m x 3.2m
Bedroom 3	10'3" x 8'8"
	3.1m x 2.6m
Bathroom	-
	-
Total	1,120 sq.ft.
	104 sq.m.



First Floor

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# THE HEREFORD

4 Bed Semi-Detached

Sites: 19, 20, 33, 34, 52, 53, 59, 60, 65 & 66

Optional garage & sunroom available

## Ground Floor

Lounge	17'5" x 11'11"
	5.3m x 3.6m*
Kitchen	10'8" x 16'5"
	3.2m x 5.0m
Utility Room	10'8" x 5'6"
	3.2m x 1.7m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	14'2" x 11'1"
	4.3m x 3.4m*
Ensuite	-
	-
Bedroom 2	9'1" x 10'10"
	2.8m x 3.3m
Bedroom 3	10'8" x 8'0"
	3.2m x 2.4m
Bedroom 4	10'8" x 7'0"
	3.2m x 2.1m
Bathroom	-
	-
Total	1,250 sq.ft.
	116 sq.m.



First Floor

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# THE ROCHESTER

4 Bed Semi- Detached  
Sites: 3 & 4

Optional garage & sunroom available

## Ground Floor

Lounge	17'5" x 11'11"
	5.3m x 3.6m*
Kitchen	10'8" x 16'5"
	3.2m x 5.0m
Utility Room	10'8" x 5'6"
	3.2m x 1.7m
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	14'2" x 11'1"
	4.3m x 3.4m*
Ensuite	-
	-
Bedroom 2	9'1" x 10'10"
	2.8m x 3.3m
Bedroom 3	10'8" x 8'0"
	3.2m x 2.4m
Bedroom 4	10'8" x 7'0"
	3.2m x 2.1m
Bathroom	-
	-
Total	1,250 sq.ft.
	116 sq.m.



First Floor

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# THE CHICHESTER

3 Bed Semi-Detached

Sites: 21, 22, 29, 30, 31, 32, 43, 44, 50, 51, 54, 55, 57, 58, 71, 72, 77,  
78, 81 & 82 ( main image )

Sites: 15, 28, 38, 39, 42, 70, 84, 85 & 88 ( insert image )

Optional garage & sunroom available



Ground Floor

Lounge	17'3" x 11'10"
	5.3m x 3.6m*
Kitchen/Dining	11'10" x 19'2"
	3.6m x 5.9m



Ground Floor (opt)

Kitchen	11'10" x 16'7"
	3.6m x 4.8m*
Utility Room	8'2" x 5'6"
	2.5m x 1.7m



First Floor

First Floor

Master Bedroom	10'8" x 11'10"
	3.2m x 3.6m
Ensuite	-
	-
Bedroom 2	12'8" x 9'2"
	3.9m x 2.8m
Bedroom 3	9'5" x 10'1"
	2.9m x 3.1m*
Bathroom	-
	-

Total	1,080 sq.ft.
	100 sq.m.

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THE DERBY

# THE WINCHESTER

3 Bed, Semi-Detached

Sites: 14, 27, 37, 40, 41, 69, 83, 86 & 87 ( main image )

3 Bed, Detached

Site: 1 ( insert image )

Optional garage & sunroom available

## Ground Floor

Lounge	14'9" x 17'9"
	4.5m x 5.4m*
Kitchen	12'8" x 19'4"
	3.9m x 5.9m*
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	9'2" x 14'2"
	2.8m x 4.3m*
Ensuite	-
	-
Bedroom 2	8'11" x 10'7"
	2.7m x 3.2m
Bedroom 3	10'9" x 9'6"
	3.3m x 2.9m
Bathroom	-
	-
Total	1,135 sq.ft.
	105.5 sq.m.



First Floor

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# THE ELY

3 Bed Semi-Detached  
Sites: 48, 49, 61, 62, 75, 76, 79 & 80

Optional garage & sunroom available

## Ground Floor

Lounge	14'1" x 11'8"
	4.4m x 3.5m
Kitchen	10'8" x 18'5"
	3.2m x 5.6m*
W.C.	-
	-



Ground Floor

## First Floor

Master Bedroom	11'8" x 10'0"
	3.6m x 3.0m
Ensuite	-
	-
Bedroom 2	10'0" x 10'0"
	3.0m x 3.0m
Bedroom 3	8'2" x 9'3"
	2.5m x 2.8m*
Bathroom	-
	-
Total	970 sq.ft.
	90 sq.m.



First Floor

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[www.lotushomes.com](http://www.lotushomes.com)

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NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

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