



LILY WOOD LANE

- DONAGHADEE ROAD -

NEWTOWARDS



— BY —
NORTHLAND
SINCE 1996



TRADITIONALLY
DESIGNED
HANDCRAFTED
NEW HOMES

LEADING THE WAY FOR OVER 20 YEARS



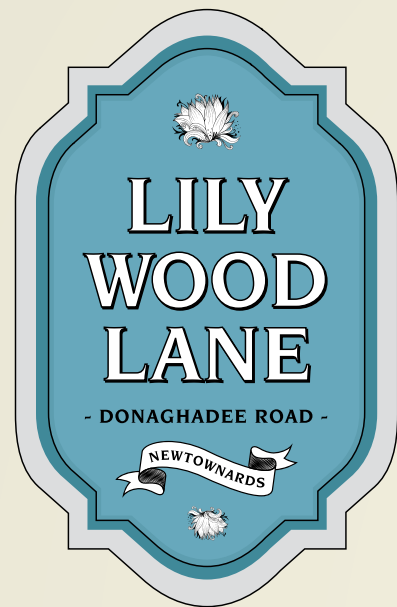
With over 20 years experience of building tailor-made homes in the North Down area, Northland Developments offer a reputable service catering to all needs, from first-time buyers to large families. Committed to the community, all on-going developments, including Claremont at Riverhill and The Green at Bridgelea, are located within the Newtownards area.



From one-to-one turnkey consultations and meetings with site managers, to an assigned person to answer any queries and an "open-door policy" at the Conlig Sales Office, customers can enjoy a stress free process from start to finish.

What's more, with unrivalled turnkey options and an outstanding back up and maintenance service, it's not difficult to see why plenty of customers have chosen to buy their second home with Northland.

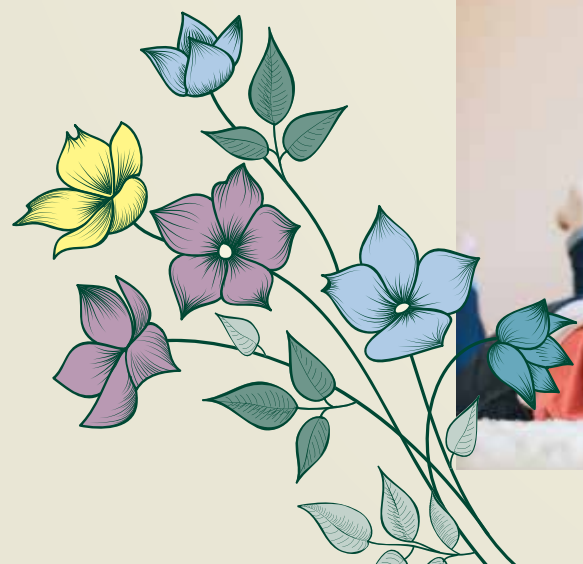
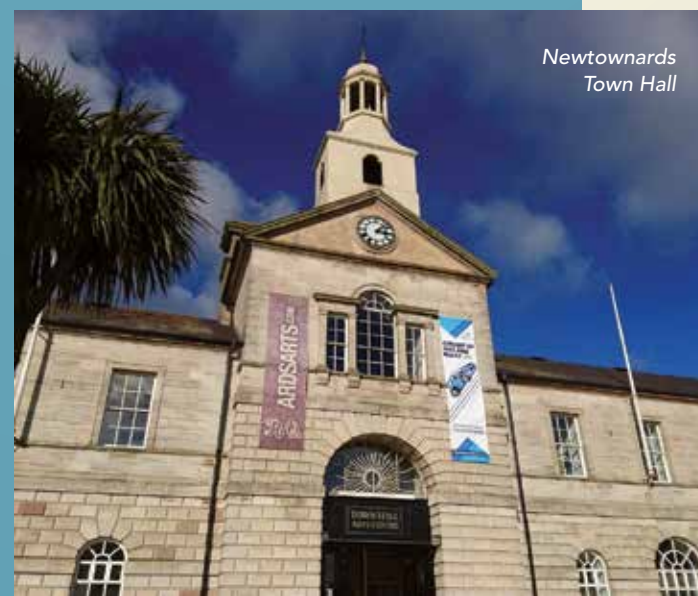




ENJOY THE RELATIONSHIP BETWEEN INSIDE AND OUTSIDE LIVING

Perched magnificently at the most northern tip of Strangford Lough and at the gateway to the ever-famous Ards Peninsula, the town of Newtownards is surrounded by the most beautiful scenery Northern Ireland has to offer.

Not only is the largest sea lough in the British Isles just minutes from your front door, owners of a home in Lily Wood Lane are also a short drive away from Castle Espie, Mount Stewart and Scrabo Country Park.



BREATHTAKING SCENERY ALL AROUND YOU

Situated on the Donaghadee Road, the small and self-contained development of Lily Wood Lane boasts an immaculate collection of both detached and semi-detached homes, each designed to turnkey specification.

Characterised by spacious, modern interiors and finished with stone from the Mourne Mountains, no detail has been overlooked in the quest to ensure that these handcrafted homes lend themselves to convenient, family living.

Choose a timeless home and let the area speak for itself.



Scrabo Tower



Scrabo
Country Park



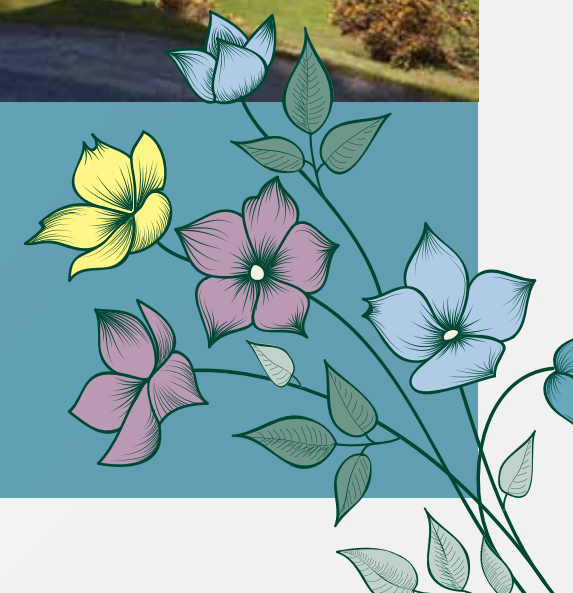
Strangford
Lough



Exploris
Portaferry



Clandeboyne Golf Club





WELCOME TO LILY WOOD LANE



The Blossom
With Render and Brick Finishes

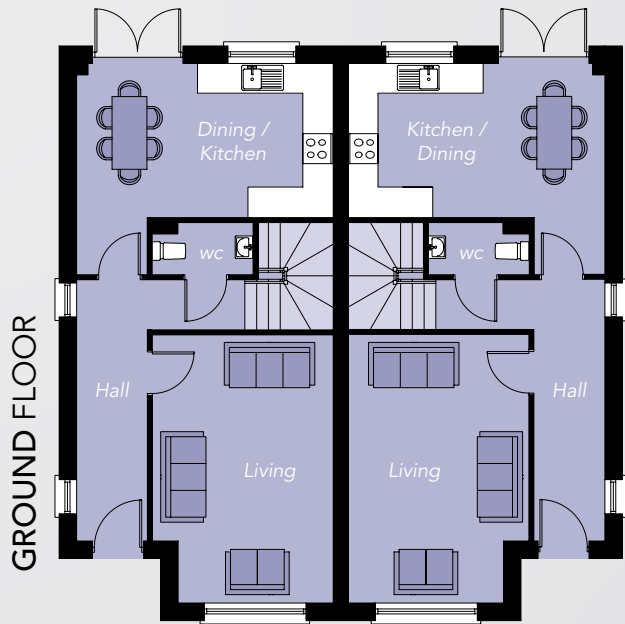


The Blossom
With Render Finish



THE BLOSSOM

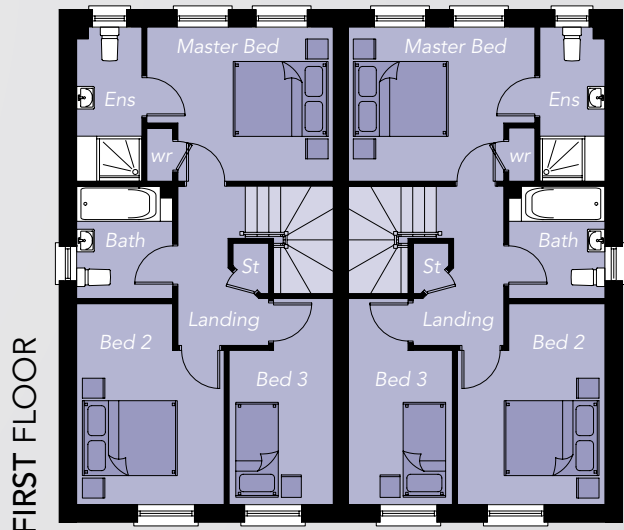
Total Floor Area - 1087 ft² approx



GROUND FLOOR

GROUND FLOOR

Entrance Hall	
Living (max)	17'7" x 11'10"
Kitchen / Dining (max)	16'9" x 10'1"
WC	



FIRST FLOOR

FIRST FLOOR

Master Bedroom (max)	12'2" x 10'1"
Ensuite	10'1" x 4'3"
Bedroom 2 (max)	13'2" x 9'8"
Bedroom 3 (max)	13'6" x 6'10"
Bathroom	7'4" x 6'4"

Please refer to the Northland Developments Sales Office to confirm external finish on any particular site.



The Lilium
With Stone Front

THE LILIUM

Total Floor Area - 1061 ft² approx



The Lilium
With Stone Features

GROUND FLOOR

Entrance Hall	
Living	16'2" x 11'2"
Kitchen / Dining	16'2" x 11'11"
WC	

FIRST FLOOR

Master Bedroom (max)	12'2" x 11'11"
Ensuite	8'2" x 3'7"
Bedroom 2	11'2" x 8'2"
Bedroom 3	11'2" x 7'7"
Bathroom (max)	8'4" x 6'2"

Please refer to the Northland Developments
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on any particular site.



The Primrose

Type A

THE PRIMROSE

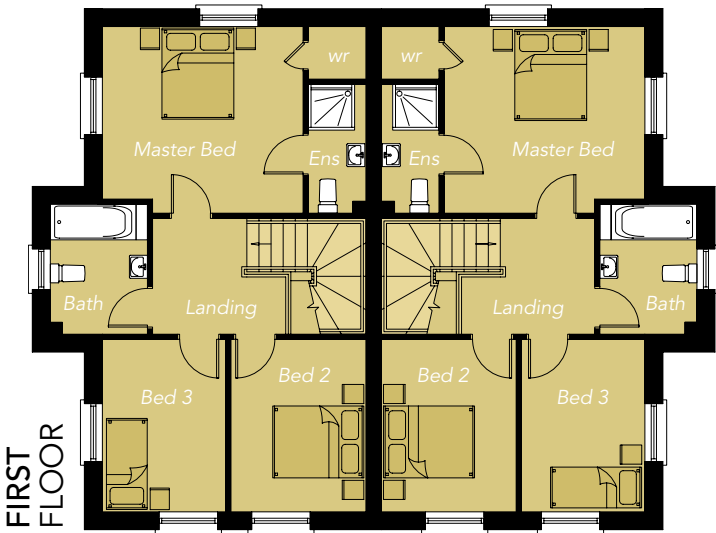
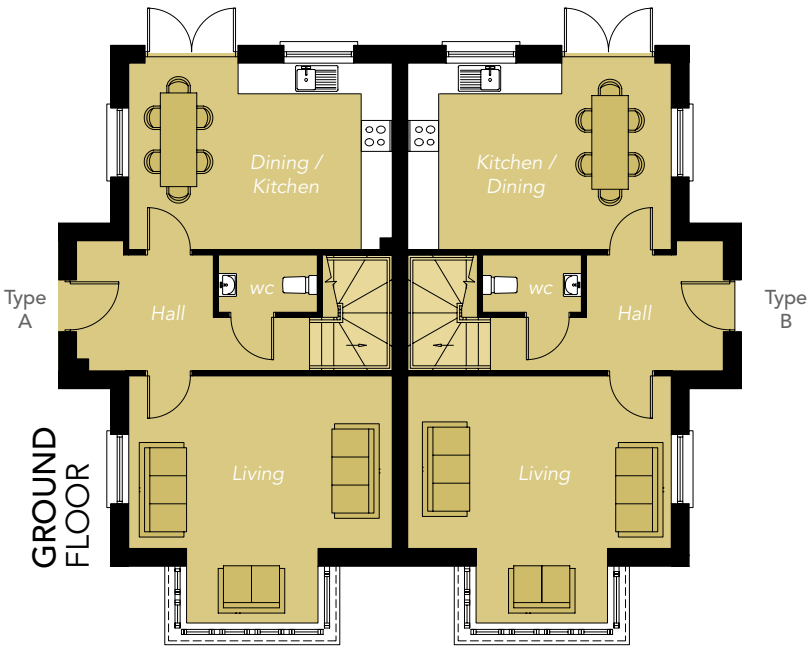
Total Floor Area - 1150 ft² approx

GROUND FLOOR

Entrance Hall	
Living (plus bay)	16'9" x 11'1"
Kitchen / Dining	16'9" x 12'0"
WC	

FIRST FLOOR

Master Bedroom (min)	12'11" x 11'1"
Ensuite	8'2" x 3'8"
Bedroom 2	12'11" x 8'7"
Bedroom 3	12'11" x 7'10"
Bathroom	8'4" x 6'2"



The Primrose



Type B

Type A



The Mulberry

THE MULBERRY

Total Floor Area - 1331 ft² approx



GROUND FLOOR

Entrance Hall	
Living (plus bay)	18'3" x 11'3"
Kitchen / Dining (max)	18'4" x 12'11"
Utility Room	7'5" x 5'4"
WC	

FIRST FLOOR

Master Bedroom (min)	13'3" x 9'10"
Ensuite	11'3" x 3'11"
Bedroom 2	10'11" x 9'10"
Bedroom 3	8'2" x 7'6"
Bedroom 4	8'2" x 7'10"
Bathroom (max)	11'3" x 6'11"



HIGH QUALITY FINISHES AND DETAILS THROUGHOUT

Most of the turnkey specification can be picked at Northland's Sales Office to make the whole process as stress-free as possible.

KITCHEN

- Bespoke kitchen designed & fitted with your wide choice of soft close doors & drawers, worktops (with upstands) & handles
- Hob splashback
- Appliances to include integrated fridge/freezer, washing machine, dishwasher, gas hob, electric oven & extractor fan (where applicable)
- Concealed chrome under cupboard lighting
- Recessed low voltage chrome down lighters to kitchen ceilings
- Choice of ceramic floor tiling from a superior range

BATHROOM / ENSUITE / CLOAKROOM

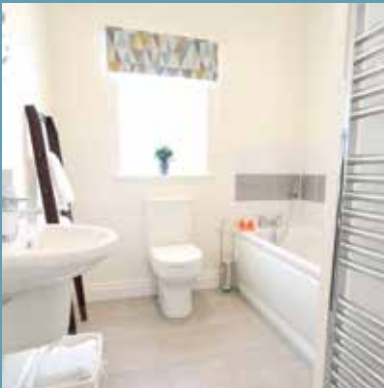
- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel rail to bathroom and ensuites
- Thermostatically controlled shower to ensuite
- Extensive choice of floor tiles to bathroom, ensuite & cloakroom with tiled splashbacks to sinks
- Fully tiled shower enclosure to ensuite
- Recessed chrome down lighters to bathroom and ensuite ceilings

GENERAL HOUSE FEATURES

- Superfast fibre-optic broadband FTTP with speeds of up to 330Mb/s
- Energy efficient Natural Gas Heating with thermostatically controlled radiators
- Choice of carpets (with underlay) to lounge, hall, stairs, landing and bedrooms
- Choice of fireplace surround with electric fire
- Internal walls & ceilings painted in neutral colour
- Mains and battery supply smoke, heat & carbon monoxide detectors
- Painted, moulded skirting and architrave
- Panelled painted internal doors with brushed chrome ironmongery
- Northland 2 Year Maintenance Cover
- 10 Year NHBC Warranty

EXTERNAL FEATURES

- Extensive use of natural Mounre stone features to traditionally built homes finished in brick or render (site specific)
- Feature external lighting fitted front and rear
- Open space to be landscaped
- Pebble driveway
- Rear gardens enclosed with timber fencing (where applicable)
- Outside water tap
- Management company will be set-up to manage common areas



Images taken from previous Northland Developments show homes and reflect the style of finish at Lily Wood Lane.

COMMITTED TO
HIGH STANDARDS
AND EXCELLENT
CUSTOMER CARE



Bridgelea, Bangor



Claremont at Riverhill, Newtownards



Tullynagardy, Newtownards



Stonebridge Village,
Bangor

Conveniently located in Stonebridge Village, Northland’s Sales Office is open from Monday to Friday (9:00am – 5:00pm). The highly trained, professional, friendly office team is always at hand to provide a reliable and dependable service to both existing and new customers.

The commitment and dedication to high standards and excellent customer care has been duly recognised. Northland has not only received numerous quality awards from CEF and NHBC, but have also been hailed winner for the last 14 years of the prestigious Pride in the Job NHBC.



LOCATION MAP NOT TO SCALE



LOCAL
ATTRACTIONS;

Ards Shopping Centre	1.8 miles
Castlebawn Retail Park	1.6 miles
Clandeboyne Golf Club	3.2 miles
Gransha Equestrian Centre	2.3 miles
National Trust Mount Stewart	5.5 miles
Newtownards Town Centre	1.2 miles
Scrabo Tower	2.7 miles

DISTANCES
TO;

Bangor	5.1 miles
Belfast	16.0 miles
Comber	5.4 miles
Dundonald	5.6 miles
Donaghadee	6.6 miles
Portaferry	19.3 miles
International Airport	33.3 miles
City Airport	13.0 miles

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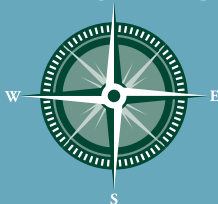
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MAKE YOURS A NORTHLAND HOME

NORTHLAND
DEVELOPMENTS



1 Stonebridge Avenue, Green Road,
Conlig, Newtownards BT23 7QL

Telephone 028 9147 9277

www.northland-developments.co.uk



60 High Street, Hollywood BT18 9AE

Telephone 028 9042 8989

www.simonbrien.com



@NorthlandDevelopments

