

LILY WOOD LANE

- DONAGHADEE ROAD -



NEWTOWARDS



BY
NORTHLAND
SINCE 1996

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.

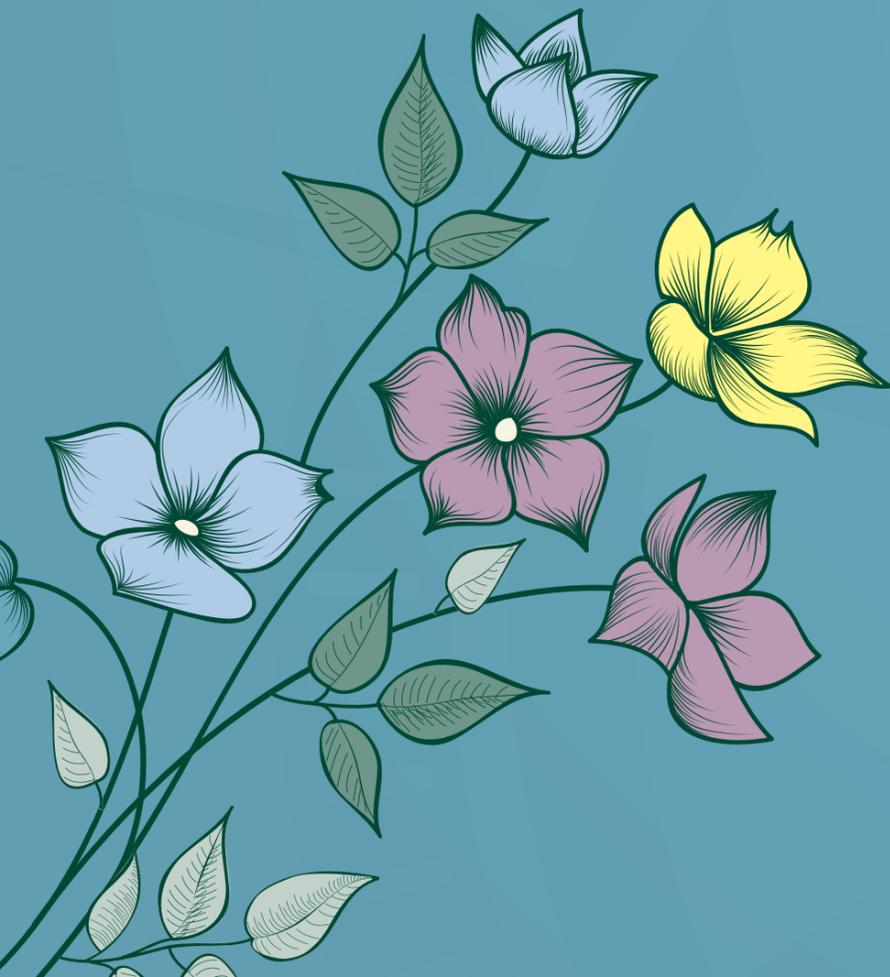


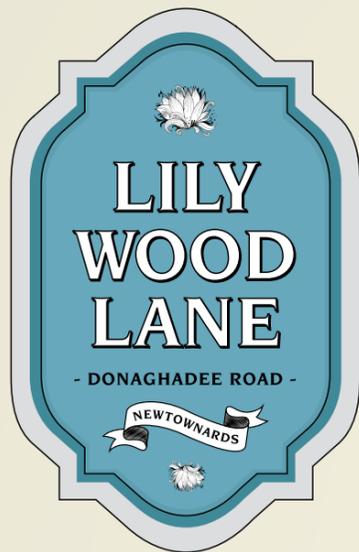
From one-to-one turnkey consultations and meetings with site managers, to an assigned person to answer any queries and an "open-door policy" at the Conlig Sales Office, customers can enjoy a stress free process from start to finish.

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.

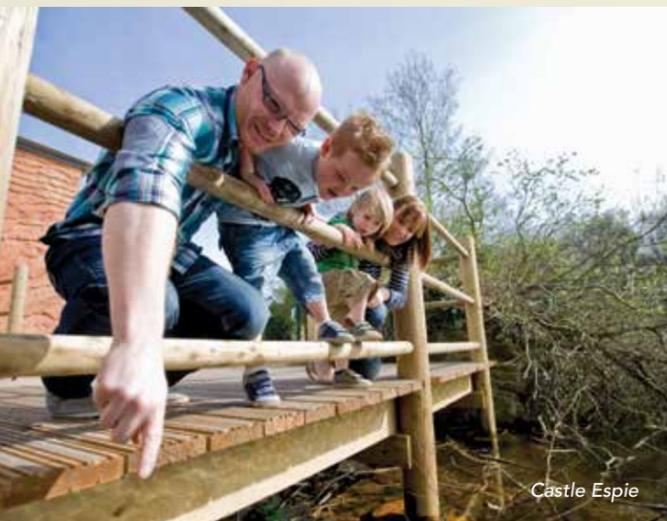


TRADITIONALLY
DESIGNED
HANDCRAFTED
NEW HOMES





Mount Stewart

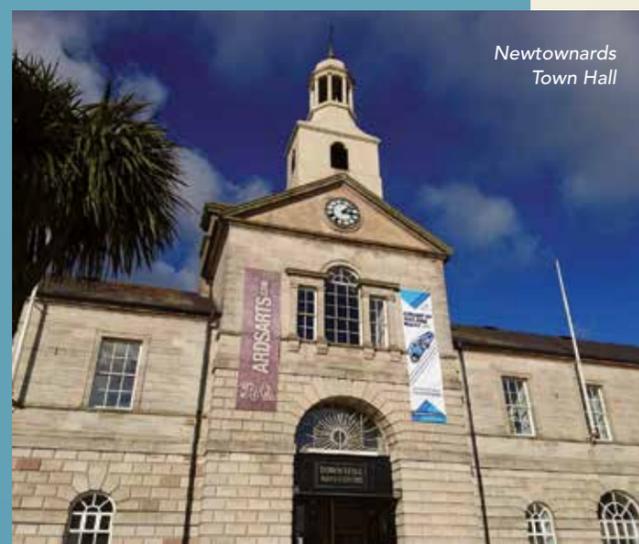


Castle Espie

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.



Newtownards
Town Hall





BREATHTAKING SCENERY ALL AROUND YOU

Strangford Lough looking toward Scrabo

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



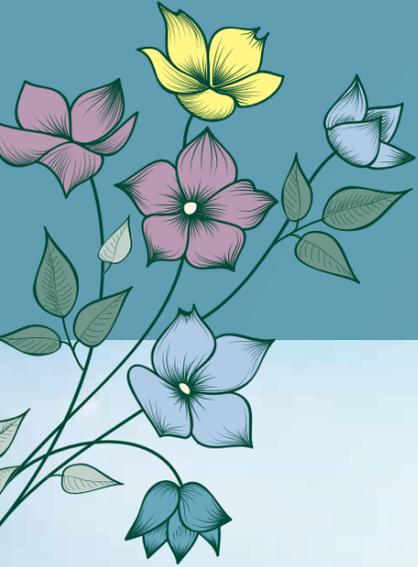
Exploris Portaferry



Clandeboyne Golf Club



WELCOME TO LILY WOOD LANE



The Blossom
With Render and Brick Finishes



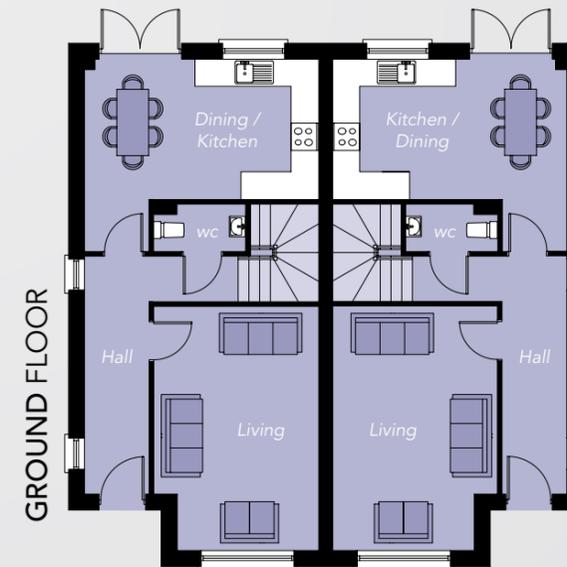
The Blossom
With Render Finish

The Blossom
With Brick Finish

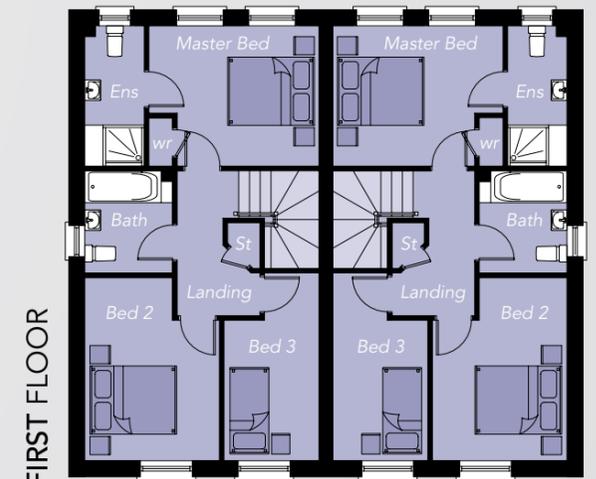


THE BLOSSOM

Total Floor Area - 1087 ft² approx



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

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

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"

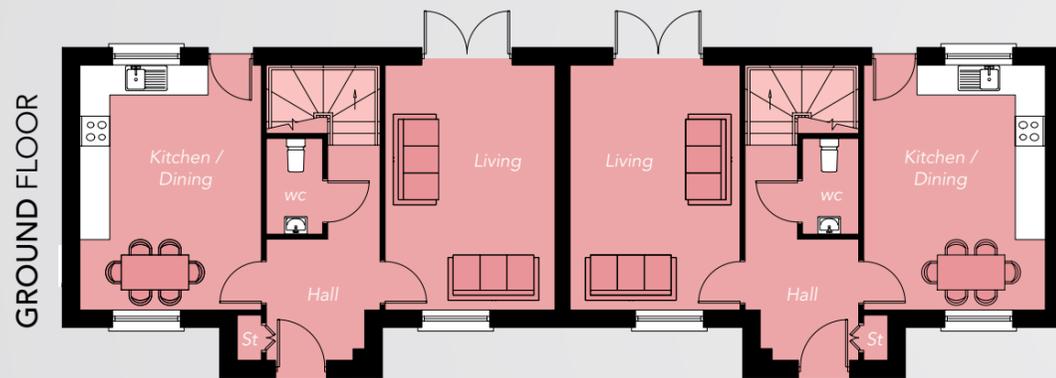
Please refer to the Northland Developments Sales Office to confirm external finish on any particular site.



The Lilium
With Stone Front

THE LILIUM

Total Floor Area - 1061 ft² approx



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 Sales Office to confirm external finish on any particular site.



The Lilium
With Stone Features



The Primrose

Type A

THE PRIMROSE

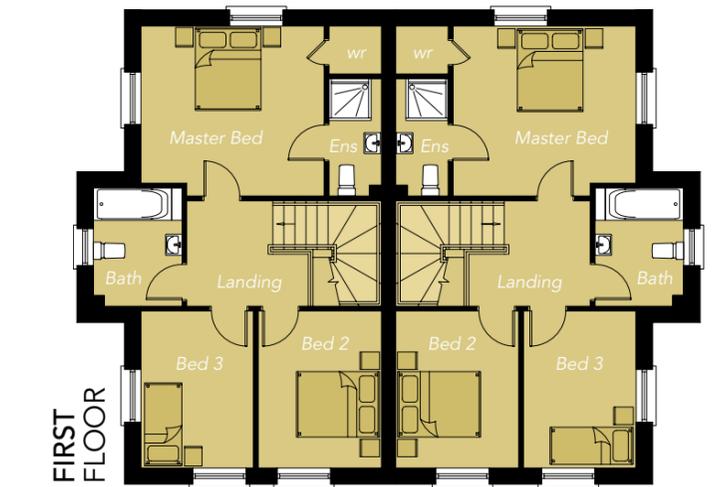
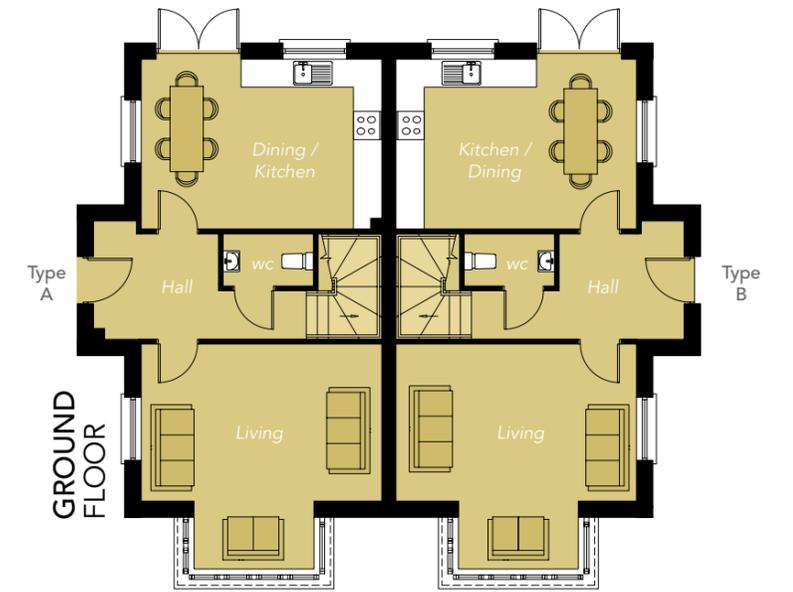
Total Floor Area - 1150 ft² approx

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 A

Type B



The Mulberry



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.

THE MULBERRY

Total Floor Area - 1331 ft² approx

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

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

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

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

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"



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

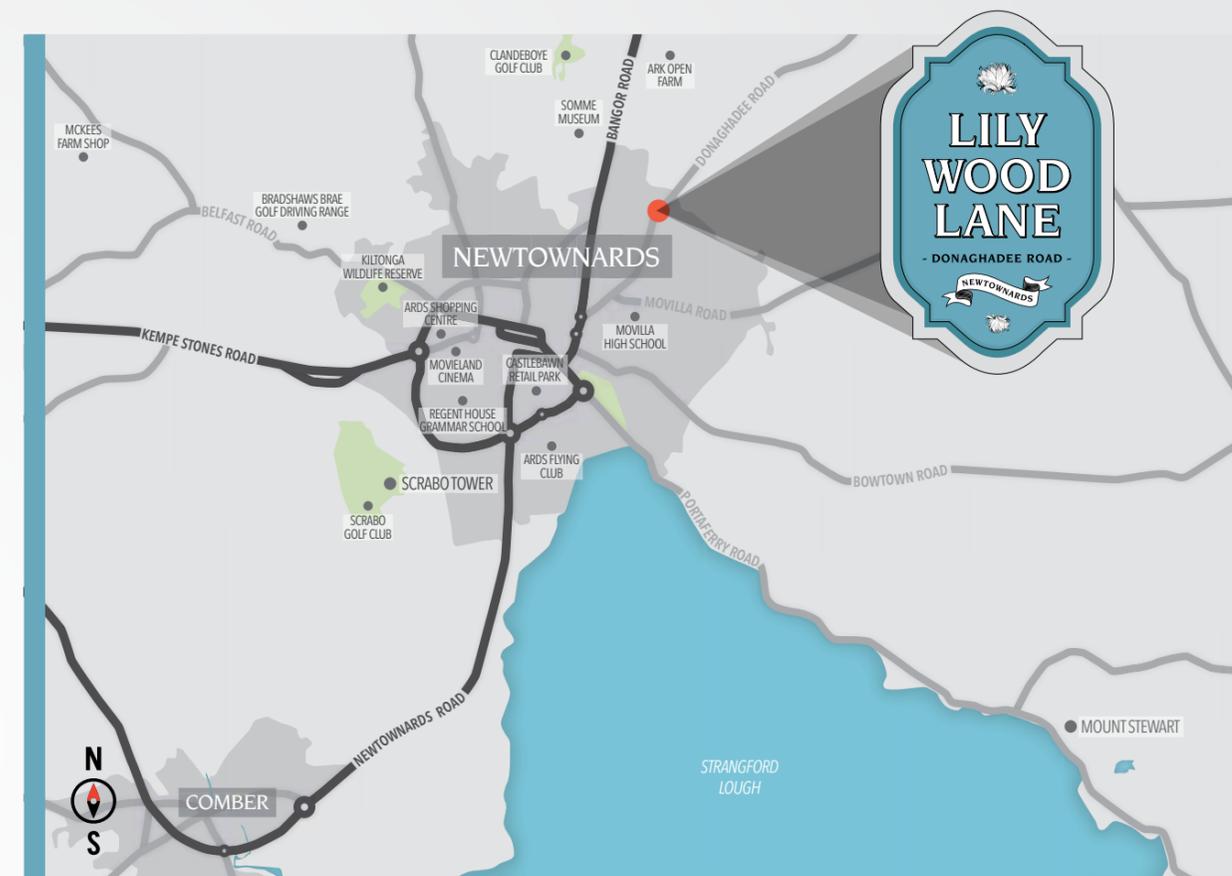


Conveniently located in Stonebridge Village, Northland's Sales Office is open from Monday to Friday (9:00am – 5:00pm). The highly trained, professional, friendly office team is always at hand to provide a reliable and dependable service to both existing and new customers.

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



In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.



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

