



WOODLAND *Grange*

BALLYGOWAN ROAD, COMBER

PHASE 1





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A stunning range of energy efficient 3 & 4 bedroom detached and semi-detached homes with modern turnkey finish.

Lotus Homes, renowned for crafting award-winning, elegant homes in sought-after locations, proudly presents Woodland Grange, an exceptional new development in the heart of Comber.

Nestled close to Comber town centre yet just steps away from picturesque countryside trails, Woodland Grange offers the perfect balance between serenity and convenience. With easy access to key arterial routes leading to Belfast city centre, Newtownards, Bangor, and Lisburn, as well as nearby schools, this location seamlessly combines rural tranquillity with urban practicality.

This exclusive collection features exquisitely designed 3 and 4-bedroom detached and semi-detached homes, offering an unparalleled blend of quality, comfort, and style. Situated just off Ballygowan Road, Woodland Grange caters to modern living with thoughtful layouts and premium finishes, creating a home that suits the needs of every family.

Our commitment to excellence shines through in every detail, including our A-rated energy-efficient homes. Designed with the environment and your pocket in mind, our homes boast cutting-edge insulation, PV Solar Panels, and energy-efficient appliances, ensuring optimal comfort while significantly reducing your carbon footprint. From lower energy bills to a healthier indoor environment, our A-rated homes offer a multitude of benefits for both your family and the planet. Embrace a greener lifestyle without compromising on luxury or style.

Every Lotus Home is built with care and precision, ensuring longevity and reliability. To provide complete peace of mind, each property comes with a 10-year structural warranty.



LOCATION

Woodland Grange is ideally situated just off the Ballygowan Road in Comber. Comber, the adaptation of “Am Comer”, an Irish word meaning confluence gives the town its name. The confluence of two rivers, The Glen River and the Enler River which meet here on their way to Strangford Lough. You will be spoilt for choice with local attractions such as National Trust home at Mount Stewart estate houses and country parks at Scrabo, Delamont Country Park and the Wetlands Centre at Castle Espie.

The location has great private and public transport links; being close to the main commuter routes to Belfast City. This route offers the convenience of travelling by car or public transport. Translink buses provide great access to local amenities on a regular basis. The town of Comber is only minutes away, with Belfast less than a 30-minute drive. Discover the possibilities and make Woodland Grange your home - where luxury, convenience and community come together.





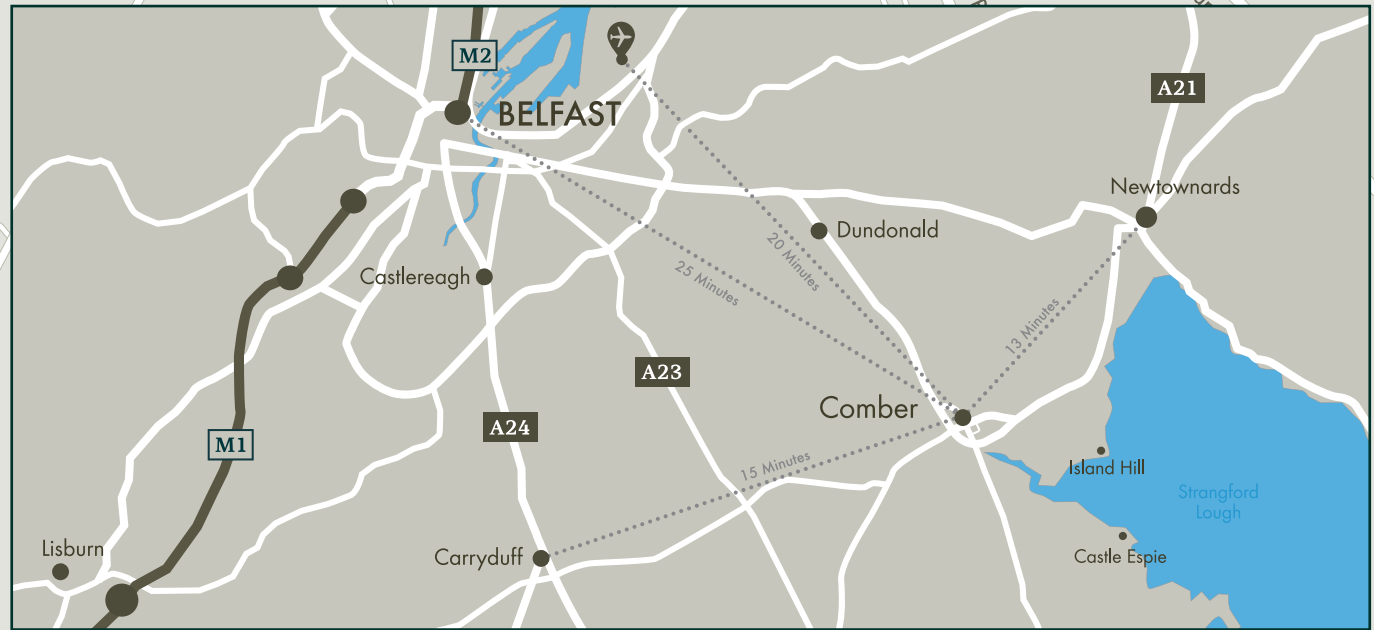
LIFESTYLE & LEISURE

The area surrounding Woodland Grange offers a wealth of amenities to suit every lifestyle. Families will appreciate the excellent selection of nearby schools, while food lovers can indulge in a variety of local restaurants, cafés, and independent retailers. Many of these are renowned for their exceptional quality, attracting admirers from across Northern Ireland and beyond.

The tranquil shores of Strangford Lough provide the perfect setting for outdoor enthusiasts, offering activities such as sailing, kayaking, diving, and boating. Castle Espie Wetland Centre, a haven for wildlife enthusiasts, is a must-visit destination. It plays host to nearly the entire global population of Brent Geese during the winter months, making it a unique opportunity to witness these magnificent birds in their natural habitat.

The Comber Greenway offers cyclists a 7-mile traffic free cycle route; part of the National Cycle Network along the old Belfast to Comber railway line. Along the route you can take in views of Stormont and Scrabo Tower. For those keen to get out and about and be active the pathway leads towards the leafy suburbs of East Belfast and Ballyhackamore. These areas also boast great eateries and a café culture.

Sporting opportunities are also in abundance, Comber is home to North Down cricket club, one of Ireland's oldest and most famous cricket clubs. Strangford Yacht Club and Knock Golf Club are within easy reach for those seeking a more relaxed type of sporting activity. Comber Leisure Centre has excellent facilities for recreation all year round. Fitness classes, gym, health suite, floodlit Astro turf pitch and four tennis courts are just some of the many amenities to take advantage of.



TRAVEL TIMES

3 MINS	Comber Town Centre 0.7 miles / 3 mins drive	12 MINS	Comber Greenway 5 miles / 12 mins drive
9 MINS	Island Hill 3 miles / 9 mins drive	12 MINS	Knock Golf Club 5.1 miles / 12 mins drive
9 MINS	Castle Espie 3.4 miles / 9 mins drive	17 MINS	Strangford Yacht Club 8.6 miles / 17 mins drive
10 MINS	Scrabo Country Park 3.7 miles / 10 mins drive	29 MINS	Belfast City Centre 10.6 miles / 29 mins drive
11 MINS	Castlebawn Retail Park 4.7 miles / 11 mins drive	46 MINS	International Airport 29.1 miles / 46 mins drive

Discover A-rated energy efficient homes at Woodland Grange.

Substantial savings through reduced maintenance and lower running costs.

At Woodland Grange, we provide A-rated energy-efficient homes designed to help you save on utility bills. Featuring advanced solar panels, high-efficiency appliances and superior insulation, our homes offer substantial annual energy savings.

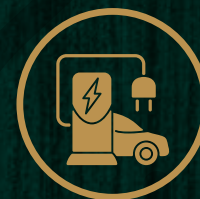
Our commitment to sustainability and environmental responsibility is evident in every home we build. Each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners. At Woodland Grange we take pride in the quality of our turnkey homes ensuring each one meets the highest standards. For your peace of mind, all our homes come with a 10-year structural warranty.



Floor & Wall Insulation



Solar Panels



Car Charging Upgrade

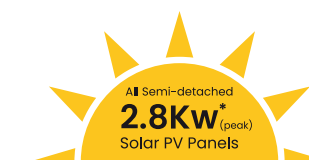
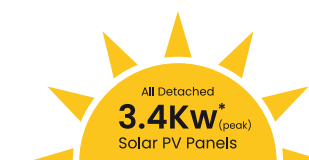


Energy Efficient Appliances



Solar PV Panels

Every home at Woodland Grange comes equipped with Solar PV panels as a standard feature. The placement and quantity of panels are tailored to each home's orientation, ensuring maximum energy output while also reducing your carbon footprint. (Savings will be dependent on energy provider, tariff, house type and orientation).



Energy Efficiency

At Woodland Grange each property has been constructed to achieve a minimum A-rating on the BER scale, incorporating the highest standards of insulation. Our dedication to building sustainable homes extends beyond minimising environmental impact - Lotus Homes are designed with energy efficiency in mind offering substantial cost savings for you as the homeowner.

Green Mortgages

Equipped with features like standard solar panels - all our homes at Woodland Grange qualify for green mortgages making these properties even more appealing. On top of your monthly energy savings, green mortgages offer attractive benefits like cashback and better interest rates. Consult your financial advisor to check your eligibility and see how you can benefit.



SPECIFICATION

Each home in Woodland Grange comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

External Features:

- > Energy efficient traditional masonry construction with a selection of brick & render
- > 10 Year structural warranty cover
- > Energy saving double glazed high performance lockable uPVC windows
- > Composite front doors with a 5-point locking system
- > High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- > Front and rear gardens top soiled and seeded
- > Featured landscaping
- > Paving to path areas
- > Tarmac driveway
- > Timber fencing to rear garden boundaries
- > Feature lighting to front and rear doors
- > Outside tap

Internal Features

- > High speed broadband up to gigafast speeds (depending on provider and package chosen)
- > Comprehensive range of electrical sockets throughout, including TV and telephone points
- > Wood burning stove / electric focal fire on selected homes (see individual floor plans)
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirting, architraves, stair handrails and balustrades
- > Smoke, heat and CO2 detectors fitted as standard



Kitchen

- > A choice of fully fitted kitchens including doors & handles, worktops with matching upstands and glass splashback
- > Integrated appliances including built-in oven, electric hob, extractor hood, dishwasher, fridge freezer and washer/dryer (free standing washing machine to utility where applicable)
- > Quartz worktop with upstands and undermount sink included in all 3 & 4 bed detached homes



Bathrooms, Ensuites and WC's

- > Contemporary white sanitary ware and chrome fittings
- > Feature vanity unit in main bathroom
- > Thermostatic rain shower to main bathroom and ensuite
- > Heated towel rail in main bathroom
- > Feature downlighters to main bathroom and ensuite

Floor Coverings & Tiles

- > Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- > Ceramic wall tiling to shower enclosures and around bath
- > Splashback tiling to hand basins
- > Carpet and underlay to lounge, family room,* stairs, landing and all bedrooms

*where applicable



Elevate Your Living Experience

Personalise Your Home

At Lotus Homes we understand our customers and take pride in delivering a high-quality turnkey experience. However, for those desiring extra luxury we offer a selection of bespoke upgrades allowing you to tailor your home to your individual style and preferences. From elegant finishes to cutting-edge features, why not indulge in the opportunity to make your Lotus Home truly your own.

Kitchen Options

Quartz Worktops: Available in various colour designs including quartz upstands, splashback surfaces and a bespoke sink selection (3 & 4 bed semi-detached homes - standard on all other homes).

Door Selection: Explore our extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space: Fully customise your kitchen layout and add extra units such as a larder or an elegant island (where applicable).

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

Floor Options

Choose from a wide range of flooring options including ceramic tiles, carpets, laminate and LVT flooring, offering durability and easy maintenance to personalise and upgrade your space.



Carpet Options

Elevate the quality and comfort of your home with our luxurious carpet range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

Tiling Options

Choose from our superior floor and wall tiling options to add elegance to any room. Our collection features uniquely crafted designs and high-quality materials to enhance your kitchen, bathroom, or living areas.

Electrical Options*

Why not personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points, extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

Wireless Alarm System

Protect your home with our advanced wireless alarm system, offering seamless installation, enhanced security, and peace of mind - no wiring required.

Bathroom Options

Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

Garden Room

Expand your living space with a beautiful garden room to create a more spacious open plan kitchen, living, or dining area (see Page 38).

Garage*

Our garages are designed to seamlessly integrate and blend into your home. Whether you're seeking extra storage space, safeguarding of vehicles, or simply expanding your home (see Page 39).

Car Charging Port

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

Solar Panel Battery*

Unlock the potential of solar energy for extended use day and night. With a battery pack upgrade you can maximise your solar investment and provide uninterrupted power regardless of the weather.

Garden Paving

Make the most of your outdoor space with extra garden paving - designed to bring beauty, functionality, and versatility to your surroundings.

*where applicable



SITE PLAN

PHASE 1



SITE MAP KEY

The ELDER

4 BED - DETACHED, 1750 SQ FT

The ELM

4 BED - DETACHED, 1550 SQ FT

The WILLOW

4 BED - DETACHED, 1455 SQ FT

The MAPLE

4 BED - DETACHED, 1410 SQ FT

The ASPEN

3 BED - DETACHED, 1210 SQ FT

The OAK

4 BED - SEMI-DETACHED, 1310 SQ FT

The LAUREL

3 BED - SEMI-DETACHED, 1205 SQ FT

The ROWAN

3 BED - SEMI-DETACHED, 1080 SQ FT

Plans are not to scale, dimensions are approximate.
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All measurements are maximum measurements.

HOUSE TYPES OVERVIEW

The ELDER



4 BED DETACHED 1750 SQ. FT.

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

The ELM



4 BED DETACHED 1550 SQ. FT.

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

HOUSE TYPES OVERVIEW

The ASPEN



3 BED DETACHED 1210 SQ. FT.

Lounge
Spacious Kitchen/Dining
Three Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

The OAK



4 BED SEMI-DETACHED 1310 SQ. FT.

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

The WILLOW



4 BED DETACHED 1455 SQ. FT.

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

The MAPLE



4 BED DETACHED 1410 SQ. FT.

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

The LAUREL



3 BED SEMI-DETACHED 1205 SQ. FT.

Lounge
Spacious Kitchen/Dining
Three Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

The ROWAN



3 BED SEMI-DETACHED 1080 SQ. FT.

Lounge
Spacious Kitchen/Dining
Three Bedrooms
Master Bedroom with Ensuite
Bathroom & Separate W.C.

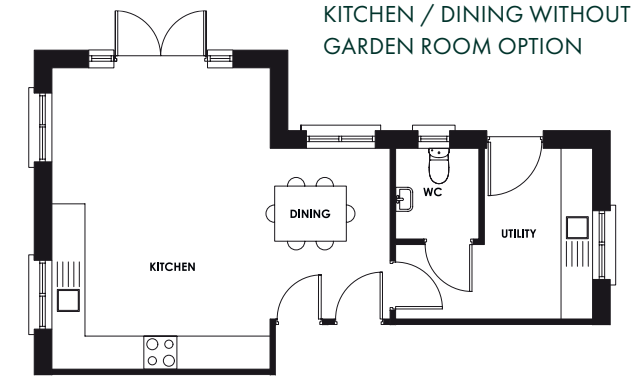
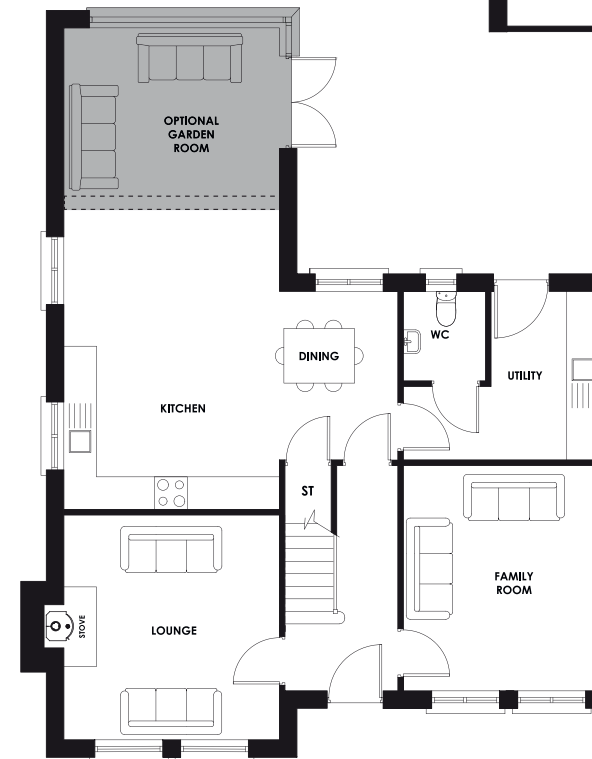
The ELDER

4 BED DETACHED - 1750 SQ.FT

GARDEN ROOM ADDITIONAL - 143 SQ.FT



Ground Floor



GROUND FLOOR

LOUNGE	13'5 x 12'10	4.1m x 3.9m
KITCHEN / DINING	20'0 x 17'9	6.1m x 5.4m
FAMILY ROOM	13'5 x 11'6	4.1m x 3.5m
UTILITY	11'6 x 9'10	3.5m x 3.0m
WC	5'3 x 4'11	1.6m x 1.5m

OPTIONAL EXTRAS

GARDEN ROOM	12'9 x 10'10	3.9m x 3.3m
GARAGE	Available on selected plots.	

First Floor



FIRST FLOOR

BED 1	13'5 x 12'10	4.1m x 3.9m
ENSUITE	6'7 x 6'7	2.0m x 2.0m
BED 2	14'5 x 11'6	4.4m x 3.5m
BED 3	11'6 x 8'10	3.5m x 2.7m
BED 4	12'10 x 9'10	3.9m x 3.0m
BATH	9'2 x 7'7	2.8m x 2.3m

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PLOT NUMBERS:

26



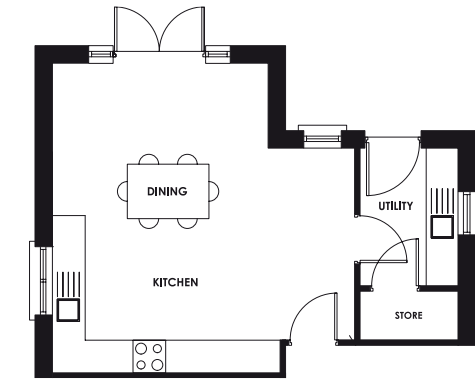
The ELM

4 BED DETACHED - 1550 SQ.FT
GARDEN ROOM ADDITIONAL - 143 SQ.FT



Ground Floor

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



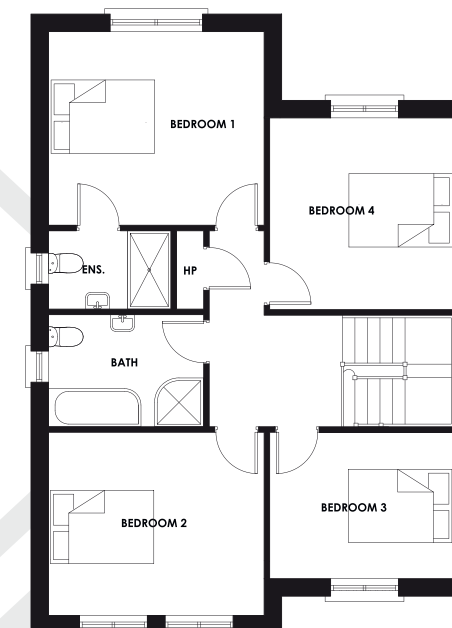
GROUND FLOOR

LOUNGE
16'1 x 13'5 4.9m x 4.1m
KITCHEN / DINING / LIVING
18'4 x 17'9 5.6m x 5.4m
UTILITY
8'2 x 5'11 2.5m x 1.8m
WC
8'6 x 3'11 2.6m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM
12'10 x 10'10 3.9m x 3.3m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BED 1
12'10 x 11'6 3.9m x 3.5m
ENSUITE
7'3 x 4'7 2.2m x 1.4m
BED 2
12'10 x 10'10 3.9m x 3.3m
BED 3
10'10 x 8'6 3.3m x 2.6m
BED 4
11'6 x 10'10 3.5m x 3.3m
BATH
9'2 x 6'7 2.8m x 2.0m

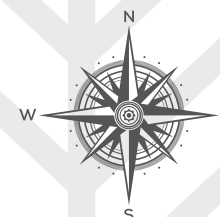
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1	3	21
22	23	24
25	31	32



The WILLOW

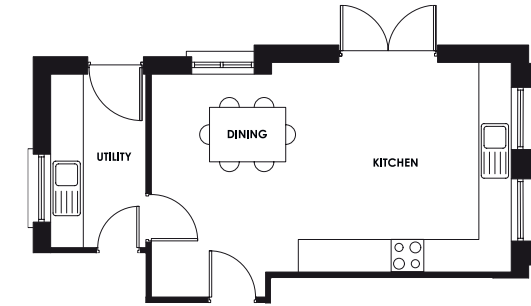
4 BED DETACHED - 1455 SQ.FT

GARDEN ROOM ADDITIONAL - 140 SQ.FT



Ground Floor

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



GROUND FLOOR

LOUNGE	15'5 x 13'1	4.7m x 4.0m
KITCHEN / DINING / LIVING	21'8 x 12'6	6.6m x 3.8m
UTILITY	10'2 x 5'7	3.1m x 1.7m
WC	6'7 x 3'11	2.0m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM	12'2 x 11'2	3.7m x 3.4m
GARAGE	Available on selected plots.	

First Floor

FIRST FLOOR

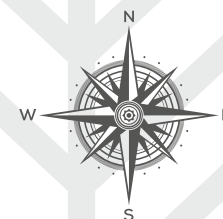
BED 1	13'1 x 9'10	4.0m x 3.0m
ENSUITE	7'3 x 4'11	2.2m x 1.5m
BED 2	10'2 x 8'10	3.1m x 2.7m
BED 3	12'6 x 10'6	3.8m x 3.2m
BED 4	12'10 x 7'3	3.9m x 2.2m
BATH	9'6 x 7'3	2.9m x 2.2m



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5 35



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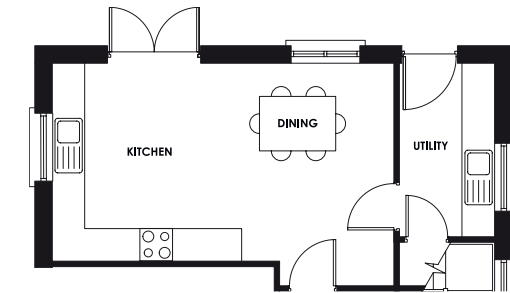
The MAPLE

4 BED DETACHED - 1410 SQ.FT
GARDEN ROOM ADDITIONAL - 138 SQ.FT



Ground Floor

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



GROUND FLOOR

LOUNGE
15'5 x 13'1 4.7m x 4.0m
KITCHEN / DINING / LIVING
20'4 x 11'10 6.2m x 3.6m
UTILITY
10'2 x 5'7 3.1m x 1.7m
WC
6'7 x 3'11 2.0m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM
12'2 x 11'2 3.7m x 3.4m
GARAGE
Available on selected plots.

First Floor

FIRST FLOOR

BED 1
13'1 x 9'10 4.0m x 3.0m
ENSUITE
7'3 x 4'11 2.2m x 1.5m
BED 2
10'2 x 8'10 3.1m x 2.7m
BED 3
12'10 x 11'10 3.9m x 3.6m
BED 4
12'10 x 7'3 3.9m x 2.2m
BATH
9'6 x 7'3 2.9m x 2.2m



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PLOT NUMBERS:

2 4



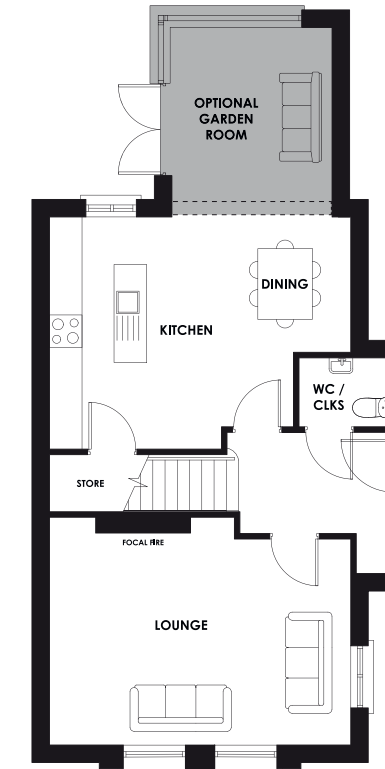
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The ASPEN

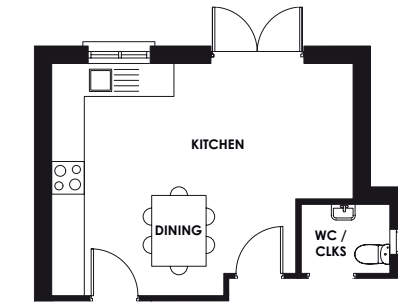
3 BED DETACHED - 1210 SQ.FT
GARDEN ROOM ADDITIONAL - 110 SQ.FT



Ground Floor



KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION

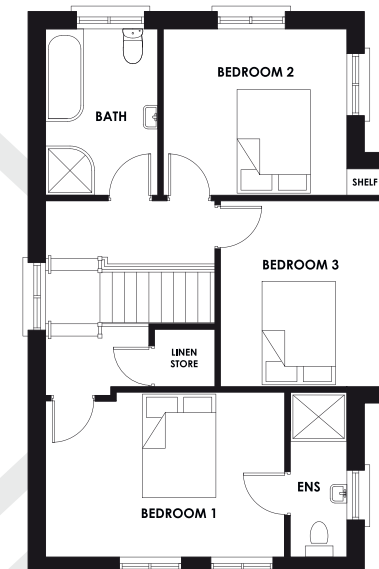


GROUND FLOOR

LOUNGE
18'1 x 13'5 5.5m x 4.1m
KITCHEN / DINING / LIVING
18'1 x 13'9 5.5m x 4.2m
WC
5'3 x 3'11 1.6m x 1.2m

OPTIONAL EXTRAS
GARDEN ROOM
11'2 x 9'6 3.4m x 2.9m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BED 1
14'1 x 9'10 4.3m x 3.0m
ENSUITE
9'10 x 3'3 3.0m x 1.0m
BED 2
10'10 x 9'10 3.3m x 3.0m
BED 3
11'2 x 9'6 3.4m x 2.9m
BATH
9'10 x 6'7 3.0m x 2.0m

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PLOT NUMBERS:

58

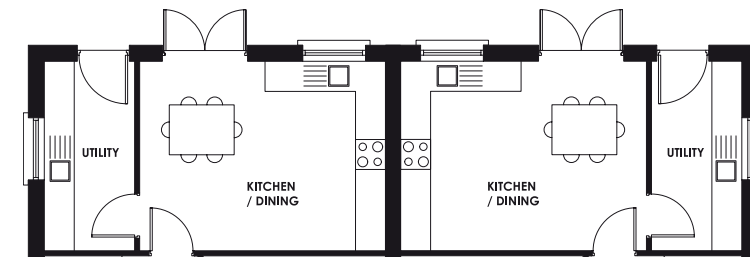


The OAK

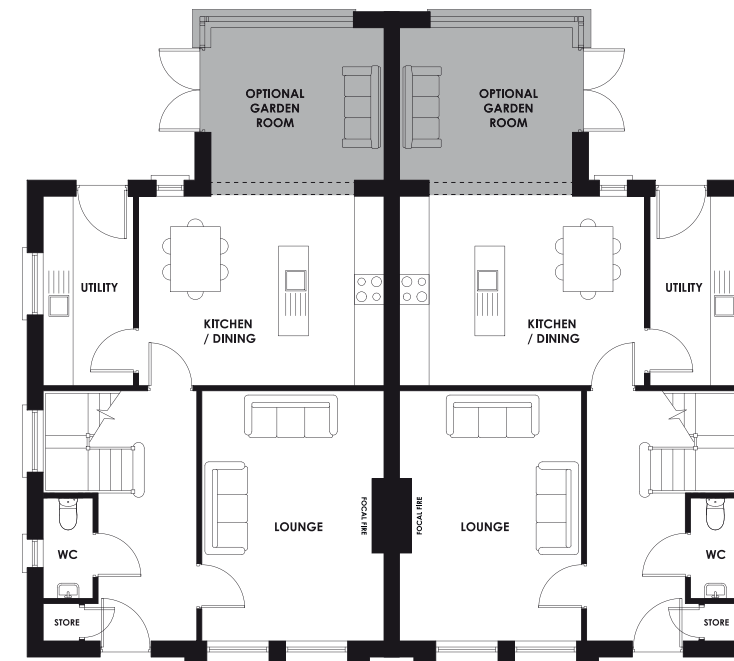
4 BED SEMI-DETACHED - 1310 SQ.FT
GARDEN ROOM ADDITIONAL - 123 SQ.FT



KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



Ground Floor



GROUND FLOOR

LOUNGE
16"5 x 11"10 5.0m x 3.6m
KITCHEN / DINING / LIVING
16"5 x 12"2 5.0m x 3.7m
UTILITY
12"2 x 5"7 3.7m x 1.7m
WC
6"7 x 3"3 2.0m x 1.0m

OPTIONAL EXTRAS
GARDEN ROOM
11"2 x 10"10 3.4m x 3.3m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BED 1
12"6 x 11"2 3.8m x 3.4m
ENSUITE
8"2 x 3"3 2.5m x 1.0m
BED 2
10"10 x 9"6 3.3m x 2.8m
BED 3
12"6 x 7"10 3.8m x 2.4m
BED 4
12"2 x 6"11 3.7m x 2.1m
BATH
9"2 x 6"7 2.8m x 2.0m

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PLOT NUMBERS:

17	18	19
20	27	28
29	30	



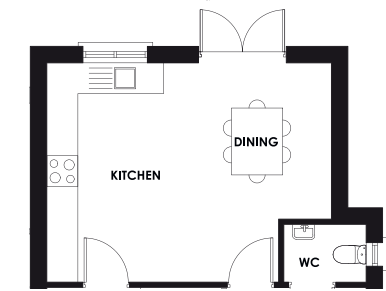
The LAUREL

3 BED SEMI-DETACHED - 1205 SQ.FT
GARDEN ROOM ADDITIONAL - 108 SQ.FT



Ground Floor

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION

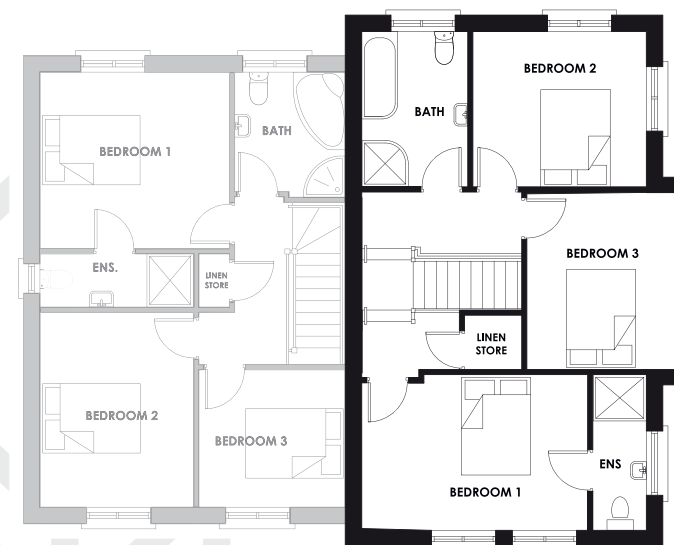


GROUND FLOOR

LOUNGE
18"1 x 13"5 5.5m x 4.1m
KITCHEN / DINING / LIVING
18"1 x 13"9 5.5m x 4.2m
WC
4"11 x 3"7 1.5m x 1.1m

OPTIONAL EXTRAS
GARDEN ROOM
11"2 x 9"6 3.4m x 2.9m
GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BED 1
14"1 x 9"10 4.3m x 3.0m
ENSUITE
9"10 x 3"3 3.0m x 1.0m
BED 2
10"10 x 9"10 3.3m x 3.0m
BED 3
11"2 x 9"6 3.4m x 2.9m
BATH
9"10 x 6"7 3.0m x 2.0m

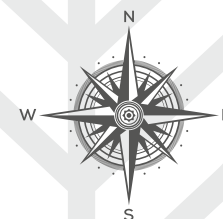
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PLOT NUMBERS:

34



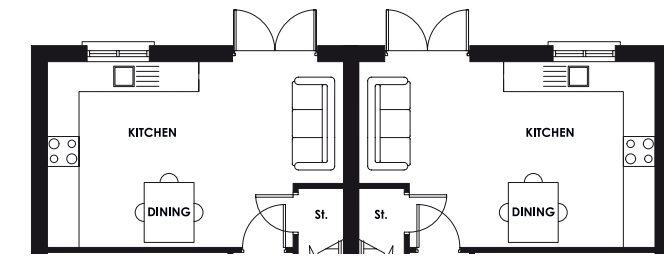
The ROWAN

3 BED SEMI-DETACHED - 1080 SQ.FT
GARDEN ROOM ADDITIONAL - 108 SQ.FT



Image for illustration purposes only

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



Ground Floor



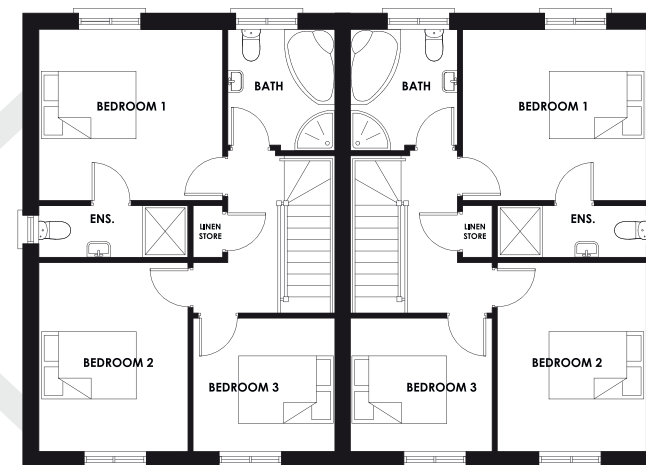
GROUND FLOOR

LOUNGE
15'1 x 11'10 4.6m x 3.6m
KITCHEN / DINING / LIVING
19'4 x 12'2 5.9m x 3.7m
WC
6'3 x 2'11 1.9m x 0.9m

OPTIONAL EXTRAS

GARDEN ROOM
10'10 x 9'2 3.3m x 2.8m
GARAGE
Available on selected plots.

First Floor

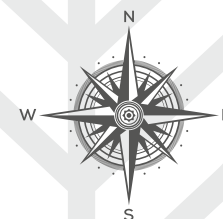


FIRST FLOOR

BED 1
11'10 x 11'2 3.6m x 3.4m
ENSUITE
9'6 x 3'3 2.9m x 1.0m
BED 2
12'2 x 9'6 3.7m x 2.9m
BED 3
9'6 x 8'6 2.9m x 2.6m
BATH
7'10 x 7'3 2.4m x 2.2m

PLOT NUMBERS:

12A 14 15
16 33



Optional Extras



Add a beautiful garden room to create a larger open plan kitchen, living, dining area.*

PLEASE NOTE: Further details and prices available on request.

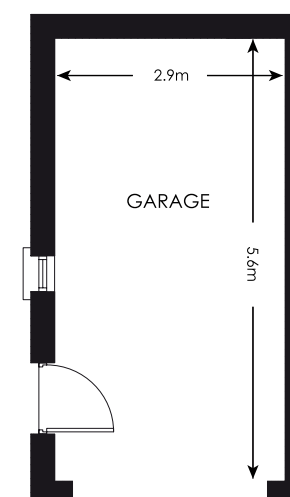
* Garden room plans & sizes are shown on each individual house type page.

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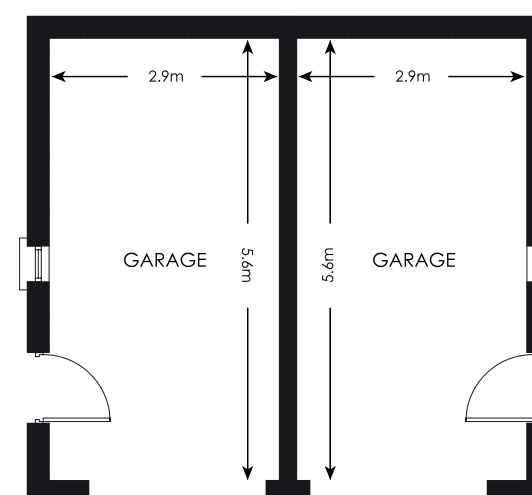


Garages

SINGLE GARAGE



PAIRED GARAGE



All garages will be finished in render. Images for illustration purposes only.



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