

# FAIRVIEW FARM

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*off Doagh Road*  
Ballyclare  
BT39 9LB

HAGAN 

*At Hagan Homes  
we are not developers;  
We are home builders.*



*With 30 years experience Hagan Homes  
prides itself on offering affordable,  
quality, stylish homes, so go ahead and  
make your new home a Hagan Home.*



## Location Map

### FAIRVIEW FARM

off Doagh Road  
Ballyclare  
BT39 9LB

## Local Amenities

Six Mile Leisure Centre	5 mins
Asda Ballyclare Superstore	5 mins
Rugby Football Club	2 mins
Six Mile Water Park	3 mins
Belfast City Centre	33 mins



## Offering residents the opportunity to live in a modern environment.

This latest development from award winning property developer Hagan Homes offers beautifully designed two bedroom apartments, three bedroom semi-detached and townhouse homes. Located within the leafy landscape of the Doagh Road, every new home in Fairview Farm Road will benefit from Hagan Homes' high quality turnkey package, including a stylish fully fitted kitchen and modern bathroom suite, meaning you have little to do once you move in.

Hagan Homes are renowned for their attention to detail and the emphasis they place on the finer details both internally and externally. Utilising an expert team of top architects, designers and building professionals you are guaranteed a home to be proud of. Residents of Fairview Farm will enjoy the benefits of living in this bustling town that has a vibrant mix of coffee houses, boutiques, essential lifestyle amenities and grocery shopping, all just a few minutes away.

For those who enjoy the outdoors, Ballyclare has a lot to offer. The Six Mile Water Park, enjoyed by runners and walkers, combining open lawns with meadowland.

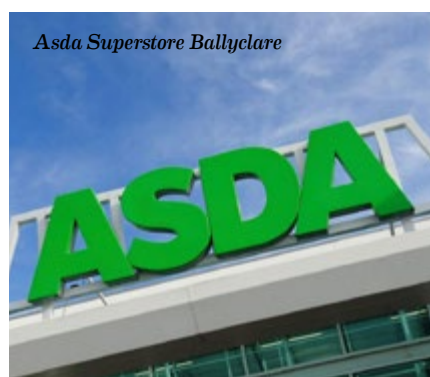
Ballyclare is a self-contained town with local stores mixed with the larger supermarket brands of Asda and Lidl. There is a wide range of high quality schools from nursery through to secondary level education, and the University of Ulster Campus at Jordanstown is a short drive away. While the Ballyclare area offers a relaxed ambience, it has the bonus of being a commuters paradise, with easy access to Belfast City Centre just thirteen miles away via a recently updated dual carriageway and motorway network. For those travelling further afield the main Ports in Belfast (13 miles) and Larne (13 miles), as well as the George Best City Airport (15 miles) and Belfast International Airport (12 miles) are all within a convenient driving distance.







Six Mile Leisure Centre



Asda Superstore Ballyclare



Hilton Templepatrick Golf Club



Fishing on  
Six Mile River

*Think you  
can't afford it?  
Think again...*



Co-Ownership is offering help to thousands of people, to own their own home, and it's easier than you might think.

## Co%ownership

### What is Co-Ownership?

Co-Ownership offers hopeful buyers the opportunity to get onto the home ownership ladder through a shared ownership scheme.

It works by allowing you to buy a share of your home, between 50% and 90% of the property's total value, depending on what you can afford.

You take out a mortgage to the value of your share of the property and then over time gradually increase this share as you are able.

### Why Chose Co-Ownership?

- Get on the property ladder without the hefty deposit
- Purchase your dream home, in a location that meets work and family demands
- Opportunity to own a high quality property with a generous turnkey package

[www.co-ownership.org](http://www.co-ownership.org)

## Rent to%own

### What is Rent to Own?

Rent to Own allows applicants to rent a new build property for 3 years with the option to buy at the end of their tenancy. When tenants purchase the property they receive a 25% rent rebate which can help towards a deposit contribution.

[www.owncohomes.co.uk](http://www.owncohomes.co.uk)



### What is FairShare?

FairShare is a shared ownership scheme for Northern Ireland. FairShare allows homebuyers who cannot afford to buy a property outright, to buy a share of a new-build property directly from a housing association and pay rent on the rest.

[www.fairshare.org.uk](http://www.fairshare.org.uk)



## Take the next step

Secure your dream home now by contacting Colin Graham Residential on 028 9083 2832 or Simon Brien Residential on 028 9066 8888 and they will be happy to provide you with all the information you require.



*For those who enjoy the outdoors, Ballyclare has a lot to offer. The Six Mile Water Park, enjoyed by runners and walkers, combining open lawns with meadowland.*





# Luxury Turnkey Specification

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

### GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: Prefinished oak panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+
- Internal walls, ceilings and woodwork painted in neutral colours
- Tiled hallway
- Carpets to lounge, stairs landing and bedrooms
- Decorative fire to be fitted (houses only)
- x1 USB double socket in kitchen and all bedrooms
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

### APARTMENT FEATURES

- The Alexandra & The Belstaff Apartments will have individual entrance doors
- The Carmen Apartments will have a communal entrance hallway with intercom system
- Maintained landscaped areas
- Integrated washer dryer

### KITCHEN

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated fridge freezer
- Integrated washing machine

### BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with electric shower (where applicable)
- Ceramic floor and partial wall tiling fitted from a superior range

### EXTERNAL FEATURES

- External lighting to front and rear door
- Outside water tap
- All front and back gardens to be grassed (where applicable)
- Decorative flagged path around house with bitmac parking area (where applicable)
- Extensive trees and landscaping across entire development



Images taken from previous Hagan Home show homes.

## Site Layout





# Fairview Farm Road

## The Alexandra

### 2 Bedroom Apartment

#### /Dimensions

No. 13A, 30A, 35A & 36A

#### Ground Floor

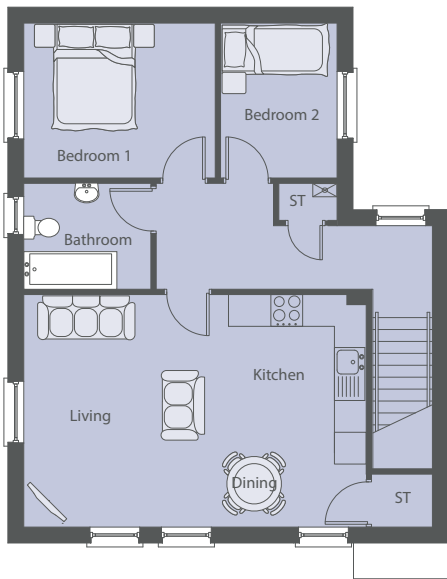
Living/Kitchen/Dining	22'10" x 17' max
Bedroom 1	11'10" x 9'7"
Bedroom 2	9'7" x 7'3"
Bathroom	7'10" x 6'7"

No. 13B, 30B, 35B & 36B

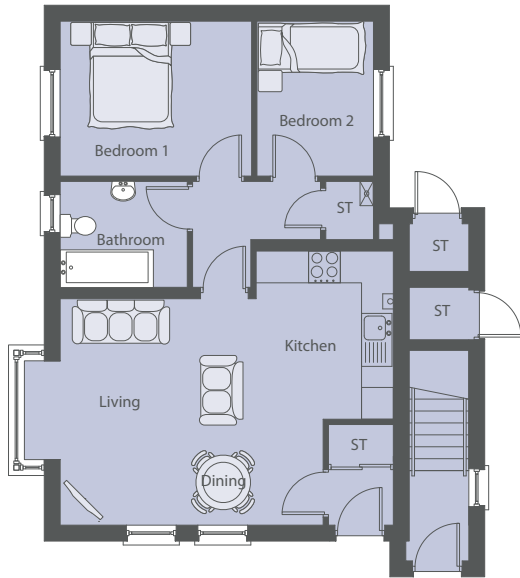
#### First Floor

Living/Kitchen/Dining	21'3" x 14'5" max
Bedroom 1	11'10" x 9'7"
Bedroom 2	9'7" x 7'3"
Bathroom	7'10" x 6'7"

**NOTE:** No. 30A, 30B, 35A & 35B are handed versions.



First Floor



Ground Floor



# Fairview Farm Road

## The Belstaff

### 2 Bedroom Apartment

#### /Dimensions

No. 9A, 12A & 65A

#### Ground Floor

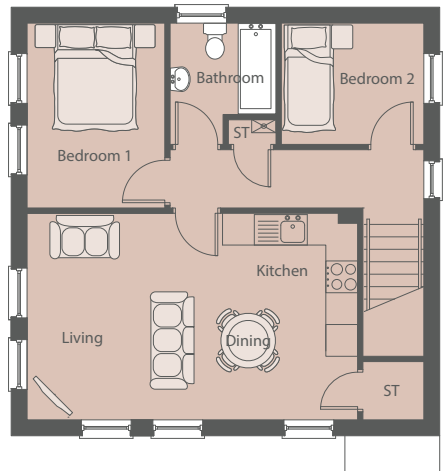
Living/Kitchen/Dining	19'11" x 12'5"
Bedroom 1	11'5" x 8'10"
Bedroom 2	11'5" x 8'6"
Bathroom	7'6" x 6'7" max

No. 9B, 12B & 65B

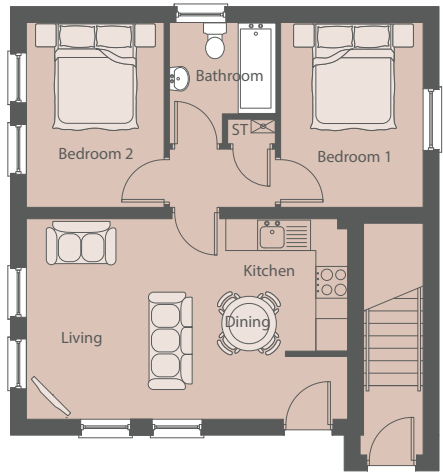
#### First Floor

Living/Kitchen/Dining	20'6" x 12'10"
Bedroom 1	11'5" x 8'6"
Bedroom 2	8'10" x 7'6"
Bathroom	7'6" x 6'7" max

**NOTE:** No. 65A & 65B are handed versions.



First Floor



Ground Floor





Fairview Farm Road

# The Carmen

2 Bedroom Apartment

/Dimensions

No. 59A & 60A

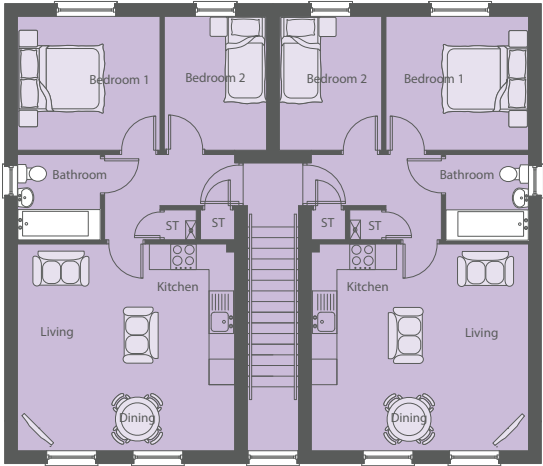
Ground Floor

Living/Kitchen/Dining	16'9" x 15'6"max
Bedroom 1	11' x 10'4"
Bedroom 2	13'11" x 7'10"
Bathroom	6'7" x 6'5"

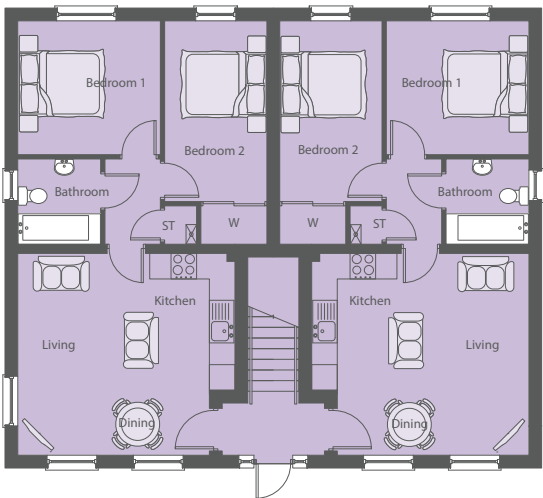
No. 59B & 60B

First Floor

Living/Kitchen/Dining	16'9" x 15'6"max
Bedroom 1	11' x 10'4"
Bedroom 2	13'11" x 7'10"
Bathroom	6'7" x 6'5"



First Floor



Ground Floor



Fairview Farm Road

# The Eva (Brick)

3 Bedroom Semi-Detached

/Dimensions

No. 1, 3, 7, 10, 37, 41, 43 & 45

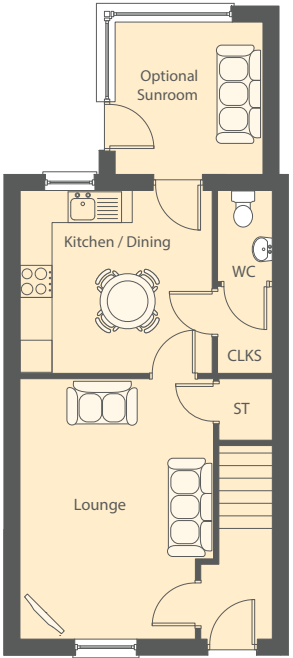
Ground Floor

Lounge	16' x 11'11"max
Kitchen/Dining	11'10" x 11'3"
WC	5'7" x 3'4"
Optional Sunroom	9'4" x 9'1"

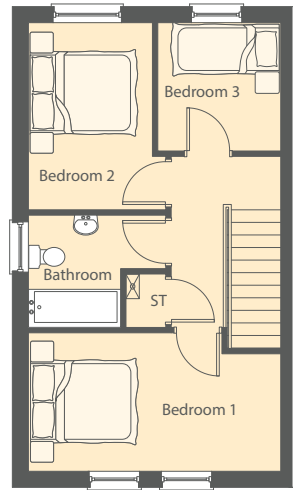
First Floor

Bedroom 1	15'6" x 8'6"max
Bedroom 2	11'6" x 8'5"max
Bedroom 3	7'10" x 7'7"
Bathroom	8'5" x 6'11"max

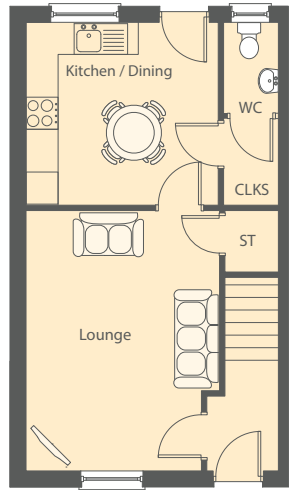
NOTE: No. 2, 4, 8, 11, 38, 42, 44 & 46 are handed versions.



Optional Ground Floor



First Floor



Ground Floor





Fairview Farm Road

The Eva (Render)

3 Bedroom Semi-Detached

/Dimensions

No. 39 & 49

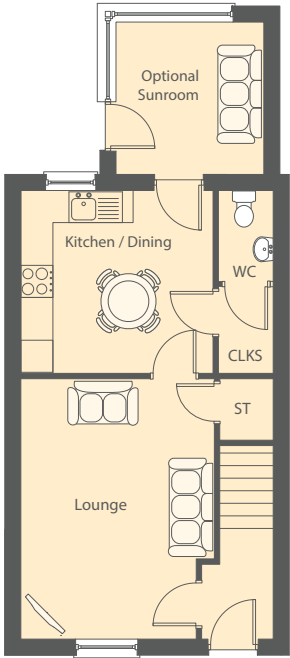
Ground Floor

Lounge	16' x 11'11"max
Kitchen/Dining	11'10" x 11'3"
WC	5'7" x 3'4"
Optional Sunroom	9'4" x 9'1"

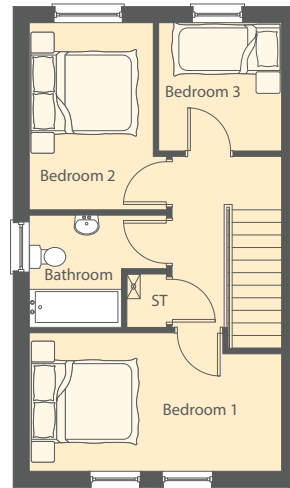
First Floor

Bedroom 1	15'6" x 8'6"max
Bedroom 2	11'6" x 8'5"max
Bedroom 3	7'10" x 7'7"
Bathroom	8'5" x 6'11"max

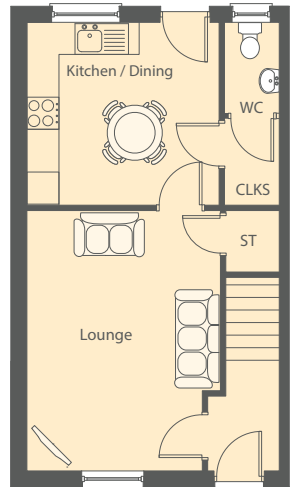
NOTE: No. 40, 48 & 50 are handed versions.



Optional Ground Floor



First Floor



Ground Floor



Fairview Farm Road

The Fulton

3 Bedroom Semi-Detached & Townhouse

/Dimensions

No. 55

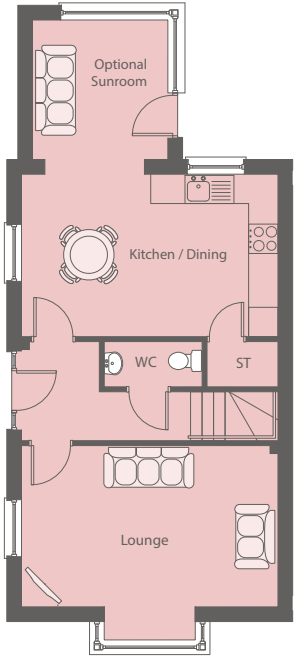
Ground Floor

Lounge	17'2" x 13'max
Kitchen/Dining	17'2" x 10'11"
WC	6'7" x 3'
Optional Sunroom	9'4" x 9'1"

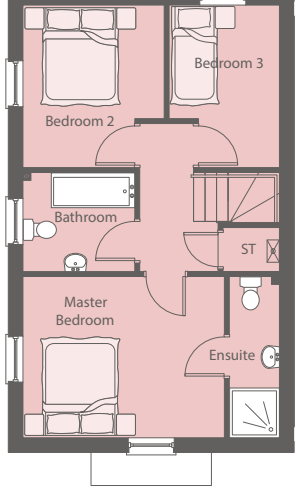
First Floor

Master Bedroom	13'6" x 10'10"
Ensuite	10'10" x 3'4"
Bedroom 2	10'11" x 9'6"max
Bedroom 3	10'11" x 7'5"max
Bathroom	7'6" x 6'8"max

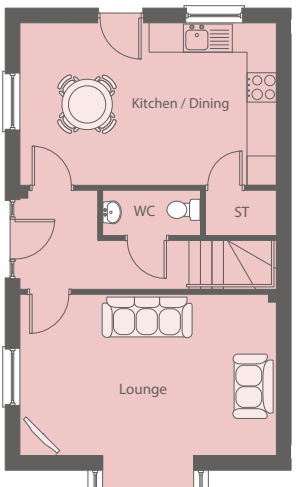
NOTE: No. 6 & 54 are handed versions.  
No. 47 is a stone version.



Optional Ground Floor



First Floor



Ground Floor



Fairview Farm Road

The Montague

3 Bedroom Townhouse

/Dimensions

No. 61

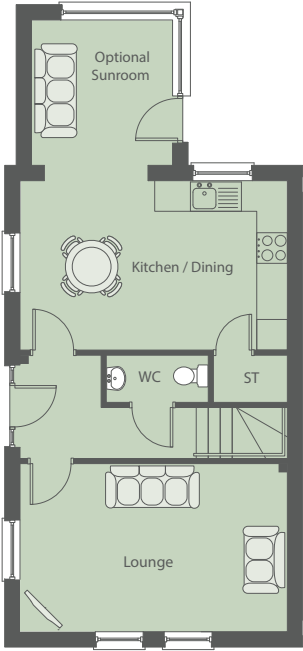
Ground Floor

Lounge	17'2" x 10'10"
Kitchen/Dining	17'2" x 10'11"
WC	6'7" x 3'
Optional Sunroom	9'4" x 9'1"

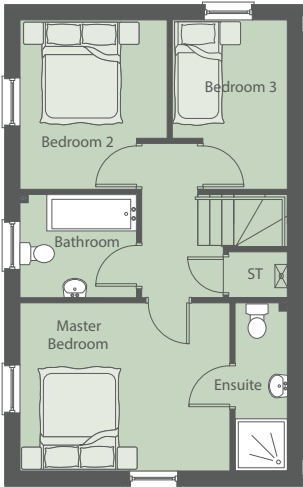
First Floor

Master Bedroom	13'6" x 10'10"
Ensuite	10'10" x 3'4"
Bedroom 2	10'11" x 9'6"max
Bedroom 3	10'11" x 7'5"max
Bathroom	7'6" x 6'8"max

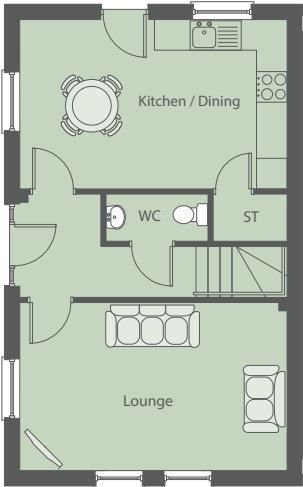
NOTE: No. 58 & 69 are handed versions.



Optional Ground Floor



First Floor



Ground Floor



Fairview Farm Road

The Rayburn

3 Bedroom Semi-Detached

/Dimensions

No. 14, 18, 26, 28, 31 & 33

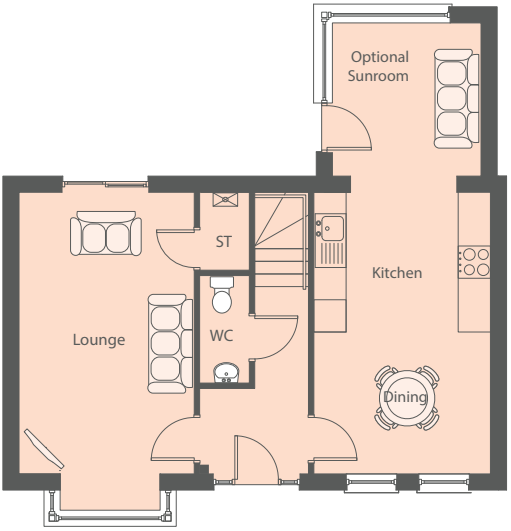
Ground Floor

Lounge	19'5" x 11'8"max
Kitchen/Dining	17'2" x 10'9"
WC	6'7" x 3'
Optional Sunroom	9'4" x 9'1"

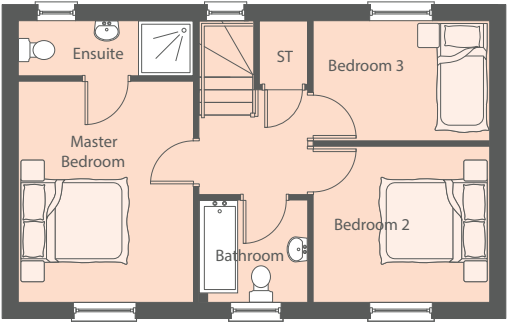
First Floor

Master Bedroom	13'6" x 10'8"
Ensuite	10'8" x 3'4"
Bedroom 2	10'9" x 9'6"
Bedroom 3	10'9" x 7'4"
Bathroom	6'8" x 6'3"

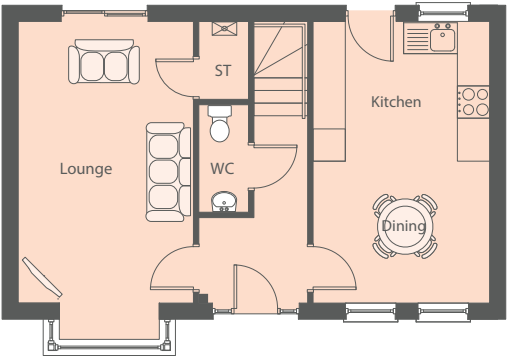
NOTE: No. 15, 19, 27, 29, 32 & 34 are handed versions.  
No. 16 & 24 are render versions.  
No. 17 & 25 are handed render versions.



Optional Ground Floor



First Floor



Ground Floor





Fairview Farm Road

# The Royston

## 3 Bedroom Townhouse

/Dimensions

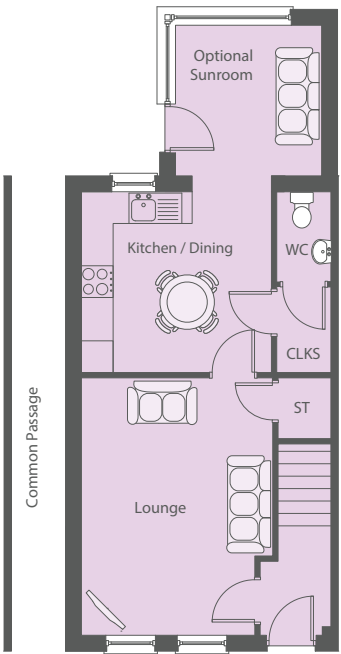
No. 22, 53 & 63  
Ground Floor

Lounge	16' x 11'11"max
Kitchen/Dining	11'10" x 11'3"
WC	5'7" x 3'4"
Optional Sunroom	9'4" x 9'1"

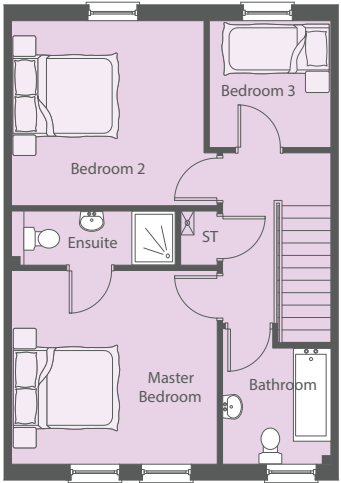
First Floor

Master Bedroom	12'9" x 12'
Ensuite	10'2" x 3'4"
Bedroom 2	12'9" x 11'6"max
Bedroom 3	7'10" x 7'7"
Bathroom	8'5" x 6'9"max

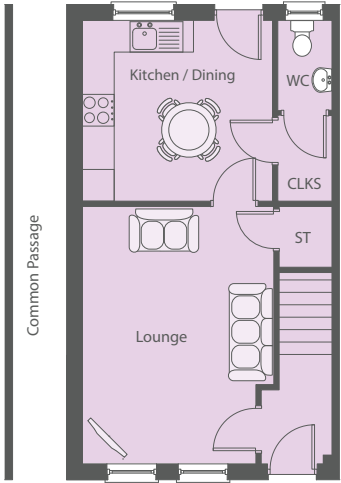
**NOTE:** No. 57 & 68 are brick versions.



Optional Ground Floor



First Floor



Ground Floor



Fairview Farm Road

# The Sholto

## 3 Bedroom Townhouse

/Dimensions

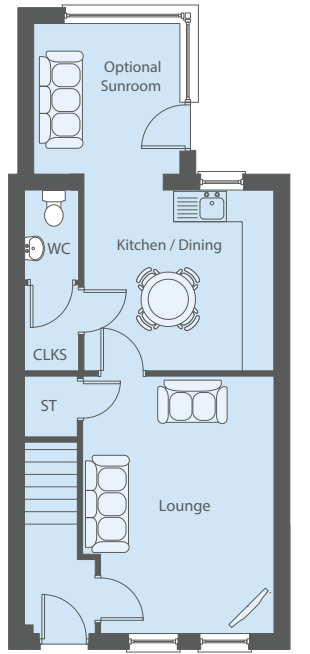
No. 23, 62 & 64  
Ground Floor

Lounge	16' x 11'11"max
Kitchen/Dining	11'10" x 11'3"
WC	5'7" x 3'4"
Optional Sunroom	9'4" x 9'1"

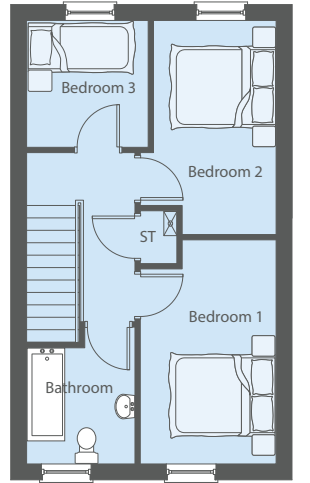
First Floor

Bedroom 1	13'11" x 8'5"max
Bedroom 2	13'3" x 8'5"max
Bedroom 3	7'10" x 7'7"
Bathroom	8'6" x 6'9"max

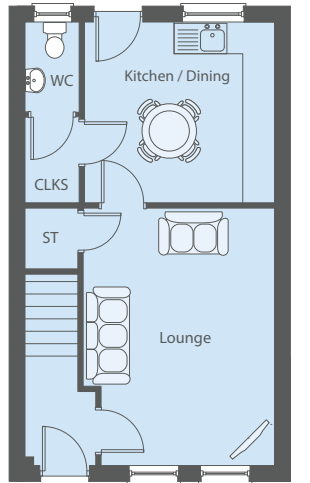
**NOTE:** No. 51 & 66 are handed versions.  
No. 56 & 67 are render versions.  
No. 20 is handed render versions.  
No. 21 & 52 are stone versions.  
No. 5 is a handed stone version.



Optional Ground Floor



First Floor



Ground Floor



## Current Developments



**BALLYVEIGH**  
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**ENLER VILLAGE**  
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**THE ROCKS**  
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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.

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