



Braidwater
HOMES

CLOUGHAN VIEW

Jubilee Road
Ballyclare

Enjoy the tranquility of
the countryside while
conveniently accessing
all the amenities and
conveniences of urban life



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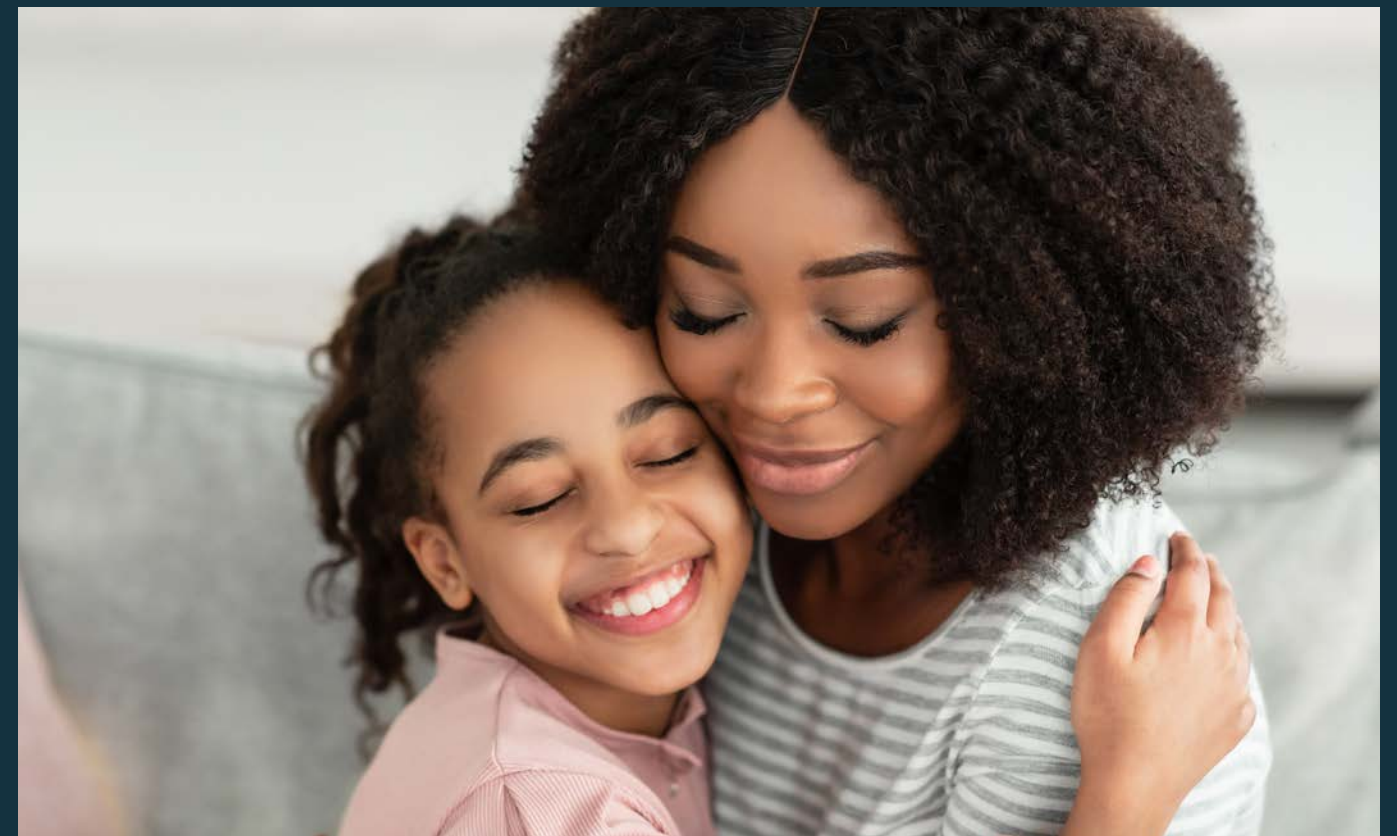
CLOUGHAN
VIEW



Life, lived well.



Cloughan View typifies modern living in the Braidwater style. Located a short distance from the M2 and only minutes from Ballyclare town centre, home owners will benefit from living in the country on the edge of the suburbs, with easy metropolitan access. Uniquely designed homes will blend into the existing landscape and the carefully planned layout will create a sense of community. This is the Braidwater way, this is life, lived well.



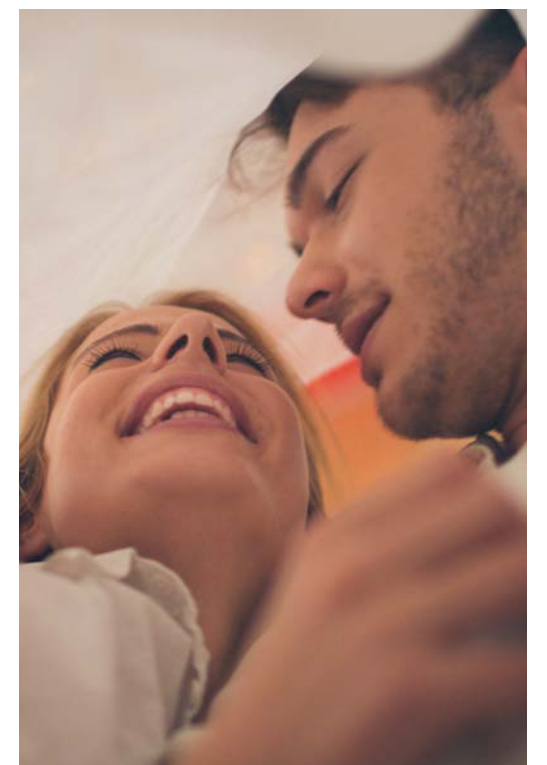
Well designed.



The design of Braidwater's homes is intricate and detailed.

From the clever use of space in the kitchen to bright, airy rooms, no aspect of modern life has been overlooked.

Secluded gardens offer a peaceful sanctuary and when combined with space and green areas throughout the development, it will allow families the peace of mind that their children will have room to play on their doorstep.



Energy efficiency

Braidwater's homes are highly energy efficient, easy to heat with low costs due to factory driven modular construction techniques. High performance double glazing, composite doors, quality wall, roof and floor insulation, floating floor techniques and sound proofing are all utilised to deliver a high quality, energy efficient product.



Architecture

The development will include a range of semi and detached homes which are classically styled, with a variety of house types offering traditional architectural detailing.



Community

Braidwater is proud of the growing community spirit intertwined in its new developments across Northern Ireland. Building new homes is more than just bricks and mortar. It's also about creating thriving new communities where people can live, work and play together. The extra thought and effort is dedicated to building new developments with community and families in mind.



Ecological benefits

Grassland, hedgerow and scattered standard tree planting are an intricate part of the development, providing significant biodiversity enhancement and delivering opportunities for a range of wildlife species.



Views

Urban living effortlessly blends with rural landscapes, with Cloughan View's perfect location on the outskirts of Ballyclare and surrounded by green fields of the Antrim countryside.

An aerial photograph of a complex highway interchange with multiple overpasses and curved ramps. The road is surrounded by green fields and some trees. In the background, there are rolling hills under a blue sky with scattered white clouds. The text "Well connected." is overlaid in a large, white, serif font across the center of the image.

Well connected.



Cloughan View's location on the new Jubilee 'link' road in Ballyclare is perfect for commuting locally, to Belfast and further afield.

A peaceful suburb in a highly popular area, you're not too far away from the town centre, leisure parks, retail parks, the hospital, schools and all of the local amenities.



Antrim Coast & Glens

The beauty of the Antrim Coast & Glens is only a short drive away, with the coast from Larne to Ballycastle an area of outstanding natural beauty. The Giant’s Causeway and Carrick-a-Rede rope bridge are also easily accessible along with the popular seaside towns such as Portstewart and Portrush.



Ballyclare Rugby Club

Our new development is heavily linked to the Rugby world and in close proximity to the grounds of Ballyclare Rugby Club, The Cloughan.

It’s that close, we’ve named one of our house types after The Cloughan, plus the Club is so handy for watching the big games, or bringing the kids along to weekly training.



Six Mile Water Park

This attractive town park, with the Six Mile Water River gently flowing through it, offers an open lawn area with meadowland, walkways, play park and outdoor gym equipment making it an ideal destination for an enjoyable day out.



Ballyclare Town Centre

The town is home to an exciting mix of high street stores, independent shops and the popular array of restaurants and coffee shops with everything you need literally on your doorstep.

Sports and Leisure

For those who like to keep fit, you’ll find a range of sports and tennis clubs catering to all age groups. The popular Leisure Centre is a hive of activity with everything from classes to badminton.

For amateur golfers there is an array of golfing options, from Ballyclare to Greenacres and the Kingfisher Country Estate in Templepatrick.

Education

Like any good town, a wide range of primary, secondary and grammar schools are available within a short distance. If students make the decision to progress, the options in Belfast are endless and a huge opportunity to further their education without venturing too far.



Public Transport Links

Residents at Cloughan View will benefit from easy access to Ballyclare with a bus stop on the doorstep of the development and a good alternative to the car. From Ballyclare, a range of public transport links will allow you to make decisions on your carbon footprint.



M2

The new Jubilee ‘link’ road allows you direct access to the M2 within 5 minutes of leaving your home, avoiding the town centre and Doagh. Once on the M2 you have a 15 minute journey East to Belfast City Centre and surrounds or to the West you have Antrim, Mid Ulster and the new A6 to the North West.

No matter where your end journey is, Cloughan View’s ease of access to the M2 will allow you the luxury of getting to your final destination, sooner rather than later.



Well appointed.

Site Layout

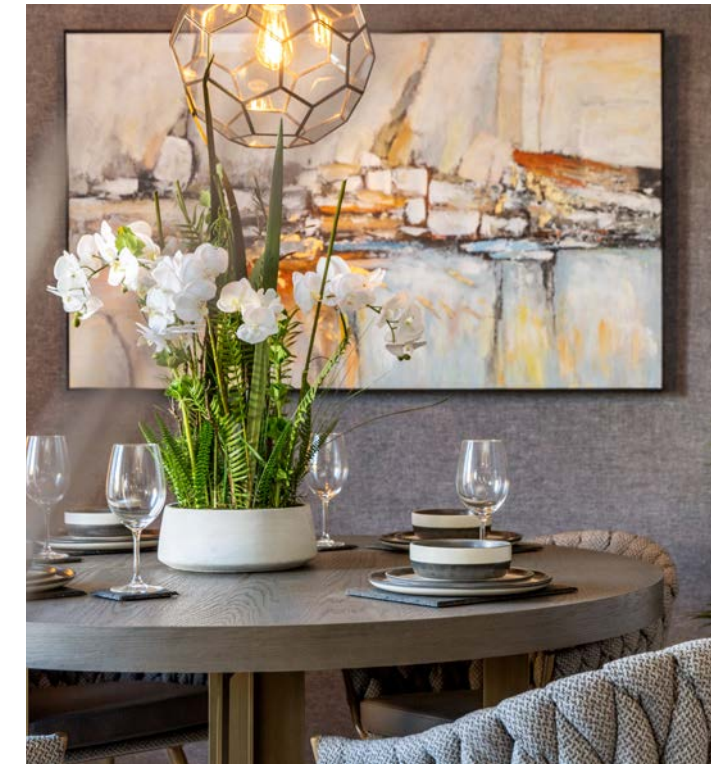


- The Musgrave – 3 bed semi detached, C6
- The Clogher – 3 bed semi detached, C4
- The Grosvenor – 3 bed semi detached, C7c
- The Harlequin – 3 bed semi detached, C7e
- The Cloughan – 4 bed semi detached, C7b
- The Ravenhill – 4 bed detached, C7d
- The Malone – 4 bed detached, C12
- The McBride – 5 bed detached, C14

Site drawing image is indicative of house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Image is for illustration only, please check with the selling agent/Braidwater for further guidance.

We're famous for our exceptionally high standards and Cloughan View will be no different. Our homes are much more than simply bricks and mortar or glass and timber put together well. It's the fit and finish that sets us apart. From our homely turnkey packages to luxurious upgrades, every home oozes quality and well-considered class.

This is backed up by our NHBC award winning site managers and teams who have achieved regional and national success as they demonstrate incredible dedication, passion, commitment and leadership to produce homes of exceptional quality.





The Clogher

Solar Panels
(front or rear, plot dependent)

The Musgrave

The Musgrave & The Clogher

3 BEDROOM SEMI DETACHED

Plots: The Musgrave: 1, 21, 40
Plots: The Clogher: 2, 22, 39

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

The Musgrave & The Clogher

THE MUSGRAVE GROUND FLOOR

Lounge	3.40m x 4.90m
Kitchen, Dining, Family (max)	4.75m x 4.90m
WC	2.00m x 1.30m

THE MUSGRAVE FIRST FLOOR

Master Bedroom (max)	3.45m x 4.90m
Ensuite	2.40m x 1.25m
Bedroom 2	3.25m x 2.50m
Bedroom 3	3.25m x 2.30m
Bathroom (max)	2.15m x 2.00m

THE CLOGHER GROUND FLOOR

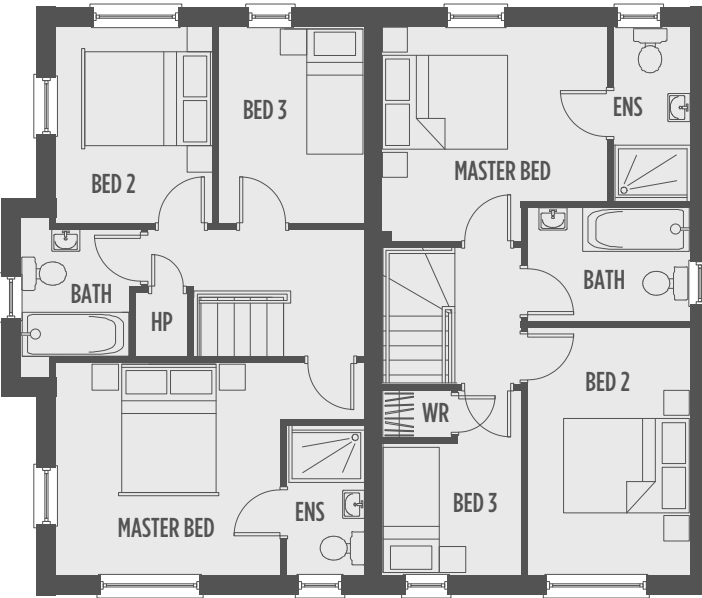
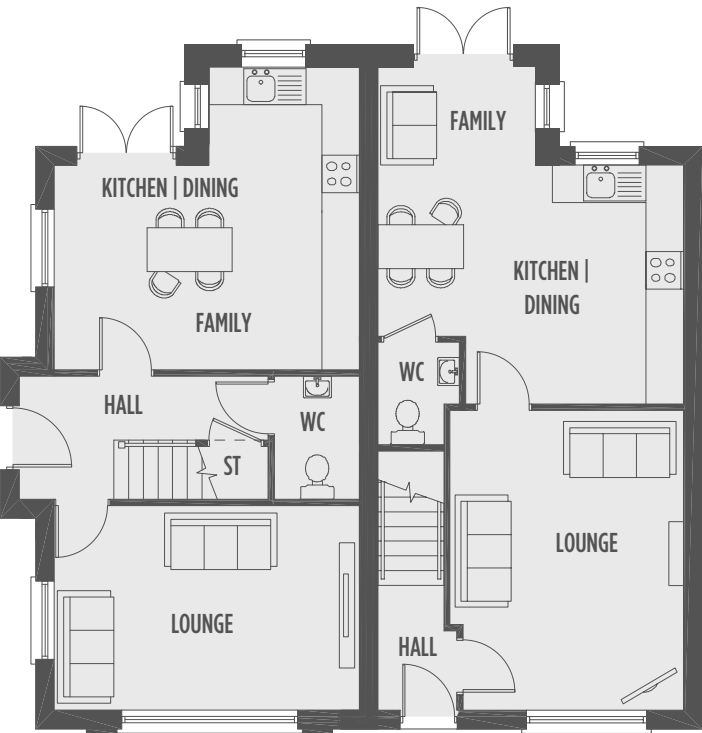
Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC	1.70m x 1.30m

THE CLOGHER FIRST FLOOR

Master Bedroom (max)	3.40m x 3.60m
Ensuite	2.80m x 1.20m
Bedroom 2	3.95m x 2.60m
Bedroom 3 (max)	3.00m x 2.20m
Bathroom (max)	1.80m x 2.60m

THE MUSGRAVE

THE CLOGHER



THE MUSGRAVE

THE CLOGHER

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



The Harlequin

The Grosvenor

Solar Panels
(front or rear, plot dependent)

The Grosvenor & The Harlequin

3 BEDROOM SEMI DETACHED

Plots: The Grosvenor: 10, 15, 35, 37, 41, 43
Plots: The Harlequin: 11, 16, 36, 38, 42, 44

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The Grosvenor & The Harlequin

THE GROSVENOR GROUND FLOOR

Lounge	5.00m x 3.70m (max)
Kitchen Dining Family	4.15m x 5.90m (max)
WC	2.25m x 1.00m

THE GROSVENOR FIRST FLOOR

Master Bedroom (inc bay)	3.70m x 4.80m (max)
Ensuite	1.75m x 1.80m
Bedroom 2	3.10m x 3.15m
Bedroom 3	3.10m x 2.70m
Bathroom	2.10m x 3.00m (max)

THE HARLEQUIN GROUND FLOOR

Lounge	5.00m x 3.70m (max)
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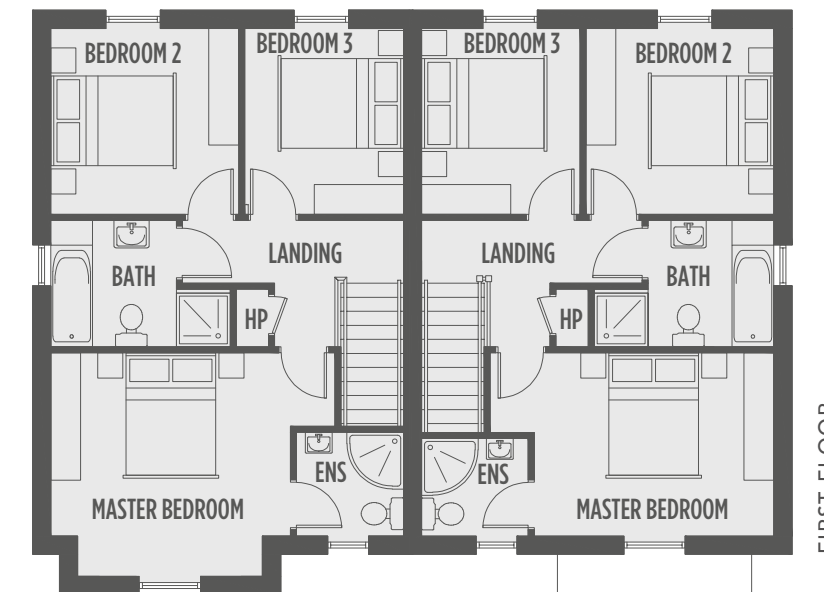
Kitchen Dining Family	4.15m x 5.90m (max)
WC	2.25m x 1.00m

THE HARLEQUIN FIRST FLOOR

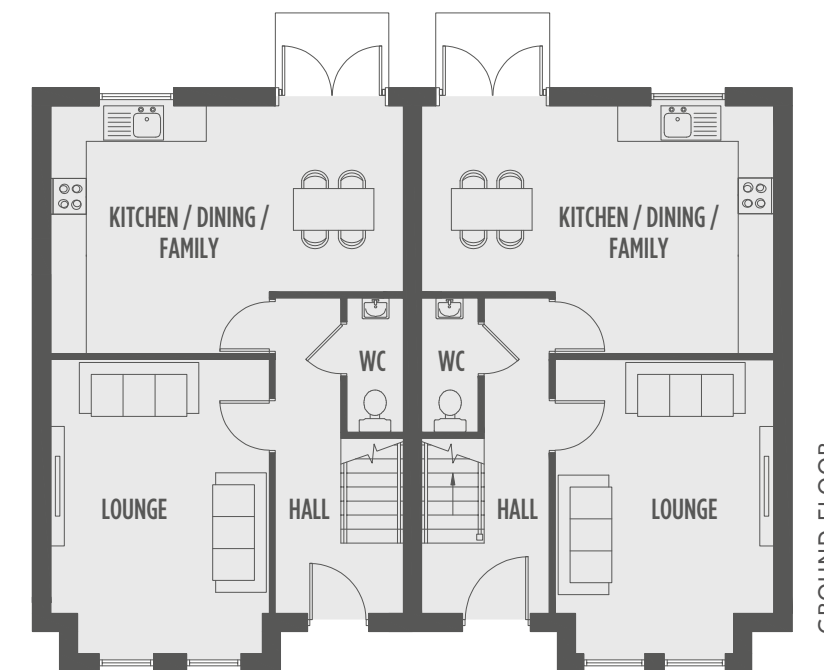
Master Bedroom	3.10m x 4.75m (max)
Ensuite	1.70m x 1.80m
Bedroom 2	3.10m x 3.15m
Bedroom 3	3.10m x 2.70m
Bathroom	2.10m x 3.00m (max)

THE GROSVENOR

THE HARLEQUIN



FIRST FLOOR



GROUND FLOOR

THE GROSVENOR

THE HARLEQUIN

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Solar Panels
(front or rear, plot dependent)

The Cloughan

4 BEDROOM SEMI DETACHED

Plots: 3, 4, 8, 9, 19, 20, 23, 24

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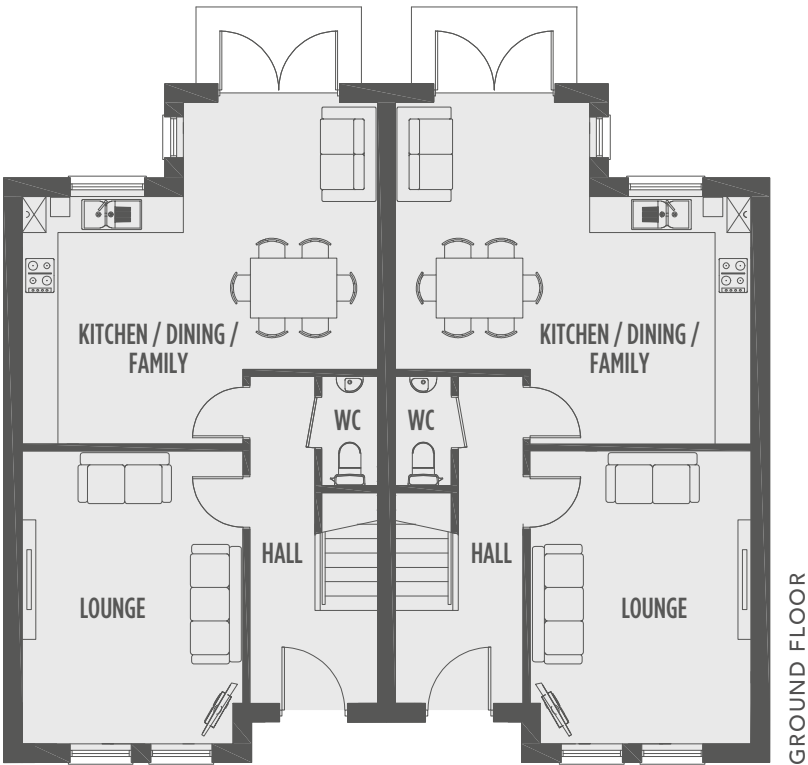
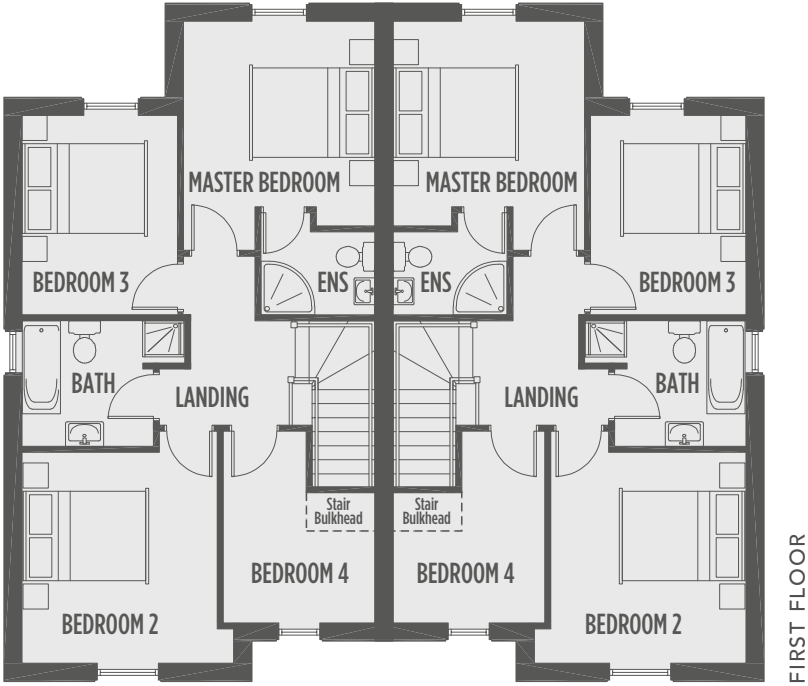
The Cloughan

GROUND FLOOR

Lounge	4.90m x 3.70m (max)
Kitchen Dining Family	5.70m x 5.95m (max inc snug)
WC	1.90m x 0.95m

FIRST FLOOR

Master Bedroom	3.85m x 3.25m (max)
Ensuite	1.70m x 1.95m
Bedroom 2	3.70m x 3.55m (max)
Bedroom 3	3.35m x 2.60m
Bedroom 4	3.00m x 2.50m (max)
Bathroom	2.30m x 2.75m



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Solar Panels
(front or rear, plot dependent)

The Ravenhill

4 BEDROOM DETACHED

Plots: 17, 18, 25, 26, 34

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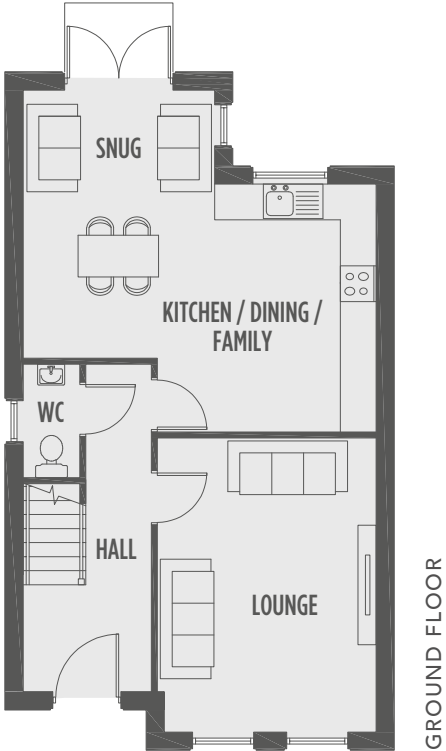
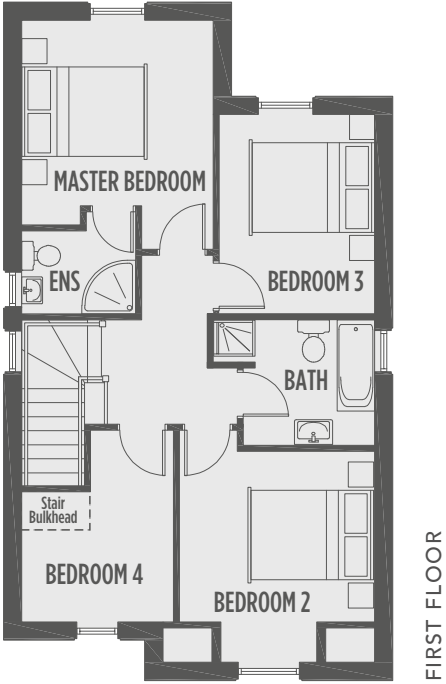
The Ravenhill

GROUND FLOOR

Lounge	4.90m x 3.70m (max)
Kitchen Dining Family	5.70m x 5.90m (max inc snug)
WC	1.90m x 0.95m

FIRST FLOOR

Master Bedroom	3.85m x 3.20m (max)
Ensuite	1.70m x 1.95m
Bedroom 2	3.70m x 3.40m (max)
Bedroom 3	3.35m x 2.60m
Bedroom 4	3.00m x 2.45m (max)
Bathroom	2.25m x 2.80m



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The Malone

4 BEDROOM DETACHED

Plots: 6, 7, 27

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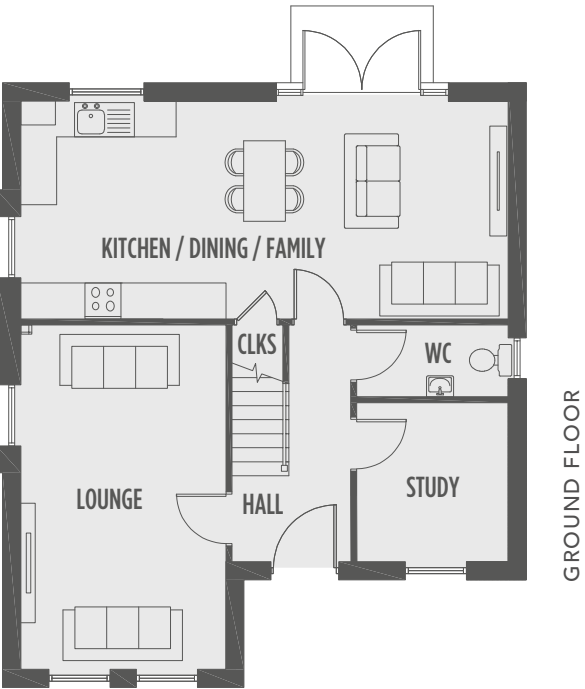
The Malone

GROUND FLOOR

Lounge	5.80m x 3.45m
Study	2.70m x 2.55m (max)
Kitchen Dining Family	3.65m x 8.20m
WC	1.20m x 2.55m

FIRST FLOOR

Master Bedroom	4.80m x 3.45m (max)
Ensuite	1.80m x 1.80m
Bedroom 2	4.60m x 3.45m (max)
Bedroom 3	4.00m x 2.60m (max)
Bedroom 4	3.65m x 2.60m (max)
Bathroom	1.90m x 2.70m (max)



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The McBride

5 BEDROOM DETACHED

Plot: 5

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Please check with the selling agent for clarification of your chosen plot.

The McBride

GROUND FLOOR

Lounge	6.00m x 3.30m
Kitchen	2.95m x 2.90m
Dining Family	6.00m x 3.25m
Utility	1.90m x 2.40m
WC	1.65m x 1.30m

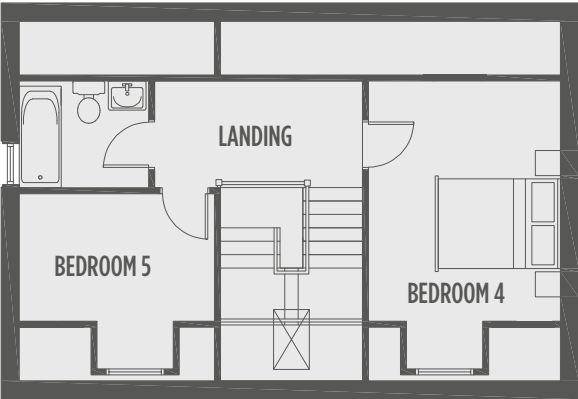
FIRST FLOOR

Master Bedroom	4.30m x 3.25m (max)
Ensuite (master)	2.20m x 1.85m
Bedroom 2	4.00m x 3.30m (max)
Ensuite (bed 2)	1.10m x 2.30m
Bedroom 3	1.90m x 3.30m

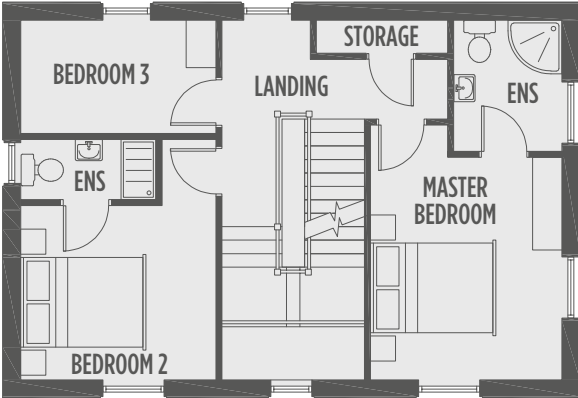
SECOND FLOOR

Bedroom 4	4.85m (inc egress window) x 3.25m (max)
Bedroom 5	3.00m (inc egress window) x 3.30m (max)

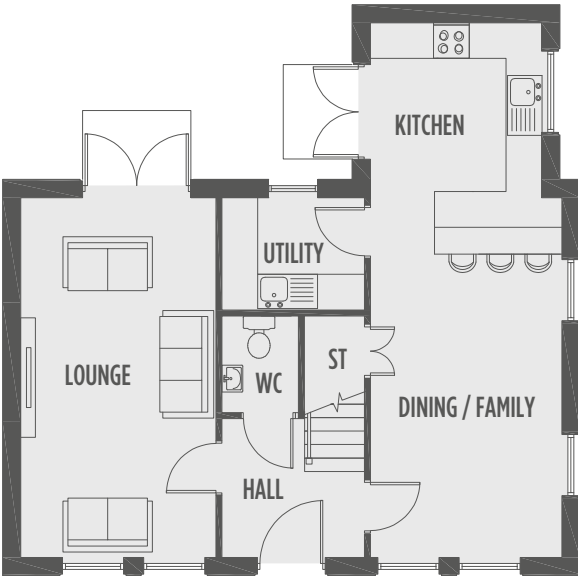
Bathroom	1.80m x 2.20m
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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Your Turnkey Package

Each house at Cloughan View is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home

Kitchen	Bathroom	Woodwork and Painting	Exterior
A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles	Premium quality white sanitary ware	Oak flush vincer doors throughout with contemporary ironmongery (or equal/approved product)	Composite black front door
Eye level double oven (where applicable)	Chrome shower cubicles	Classical 6” moulded skirting throughout	Front and patio doors with multi point locking system
Integrated modern ceramic hob	Slimline shower trays (where applicable)	Classical 4” moulded architrave throughout	PVC fascia and rainwater goods
Stainless steel extractor fan	Chrome towel rail to bathroom	All wall and ceiling surfaces painted white throughout with satin finish to woodwork	Attractive paving to entrance door (where applicable)
Integrated washer/dryer (where applicable)	Attractive vanity unit or half pedestal sink to main bathroom and ensuite (where applicable)		Tarmac to driveways with cobble edging
Integrated fridge/freezer			Beautifully landscaped front & back gardens with lawn turf (where applicable)
Integrated dishwasher			6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)
Convenient soft close drawers and doors to the kitchen			Outside water tap as standard
LED lighting under high level units to accommodate modern living (where applicable)			Door bell
Stainless steel Leisure bowl & a half sink & Lever tap			Outside lighting at front and rear entrance to enhance the appearance with added security
Dining	Plumbing and Heating	Lounge	Warranty
Glazed patio doors opening out onto the garden allowing extra space & natural light	Natural gas central heating with an energy efficient combi gas boiler, supplying instant hot water for convenience	A modern electric feature fire with mantle including inset & hearth	In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit www.NHBC.co.uk/homeowners
	Electric shower to main bathroom		
	Thermostatic gas shower to ensuite providing instant hot water		
	Floor Coverings	Lighting and Media	
	A choice of floor tiling from a specified range to entrance hall, kitchen/dining, wc, bathroom & ensuite	Extensive range of electrical sockets & TV points throughout	
	A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing & bedrooms	Integrated downlights to kitchen and bathroom (where applicable)	
		Internal wiring for TV, Sky and provision of future alarm system	
		Wired for BT	
		Mains operated smoke and carbon monoxide detectors	
	Wall Coverings	Energy Efficiency and Design	
	Splashback to hob area in kitchen	Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)	
	Part wall tiling to bath area in main bathroom	Enhanced window proportions to maximise natural light throughout	
	Shower area in main bathroom & ensuite (full tiling where shower over bath)	Each home will have PV Solar Panels improving the energy rating (front or rear, plot dependent)	
	Splashback in bathroom, ensuite & wc	See P42 for more information on the energy efficiency benefits of your new Braidwater home	





The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be tailored to your own taste.

Lounge

A luxurious Durrow marble fireplace with a white pearl surround and Evonic Kepler 22” electric fire

Kitchen Upgrades

With the kitchen the most popular room within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with a Hestia tap

Luxurious solid Wakefield/ Aldana door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

Make the best use of your full height larder with an upgrade of pull out drawers

Elegant island from our Fenwick Legno / Wakefield ranges

Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

Storage Options

Modern built in storage options to bedrooms (separate brochure available)

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts

High end finish with chrome tile trim

Wood Floor

Upgrade to our wood style floor option to your lounge.

Hard-wearing and easy to clean it's the perfect upgrade to personalise your home

Stylish Coving

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages (excludes ensuite & main bathroom)

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction

A new era in energy efficiency

Homes that lower your maintenance and running costs



Kore EPS floor insulation is manufactured with sustainable and 100% renewable raw material

Sustainable and low carbon materials

Braidwater's homes produce 36% less CO₂ in construction than the average home through efficient use of innovative, sustainable materials.

Materials such as FSC timber and the groundbreaking low carbon EPS floor insulation, along with lean production methods to minimise waste, are all key elements of your home design.

An example of Kore EPS reduction of CO₂ emissions:

90% in raw material production

60% in the manufacturing of insulation

Braidwater is proud to say our homes are leading the way in driving down the CO₂ in house delivery and lifetime cost.



Solar PV Panels

All homes at Cloughan View will be complete with PV panels. The location and number of panels is determined by computer modelling in order to optimise the efficiency levels. This will allow our home owners to produce their own renewable electricity.

Green Mortgages

Typically, green mortgages offer home-seekers an incentive to buy an energy-efficient house and are usually available for new builds that meet specific criteria such as an energy performance certificate (EPC) rating of A or B.

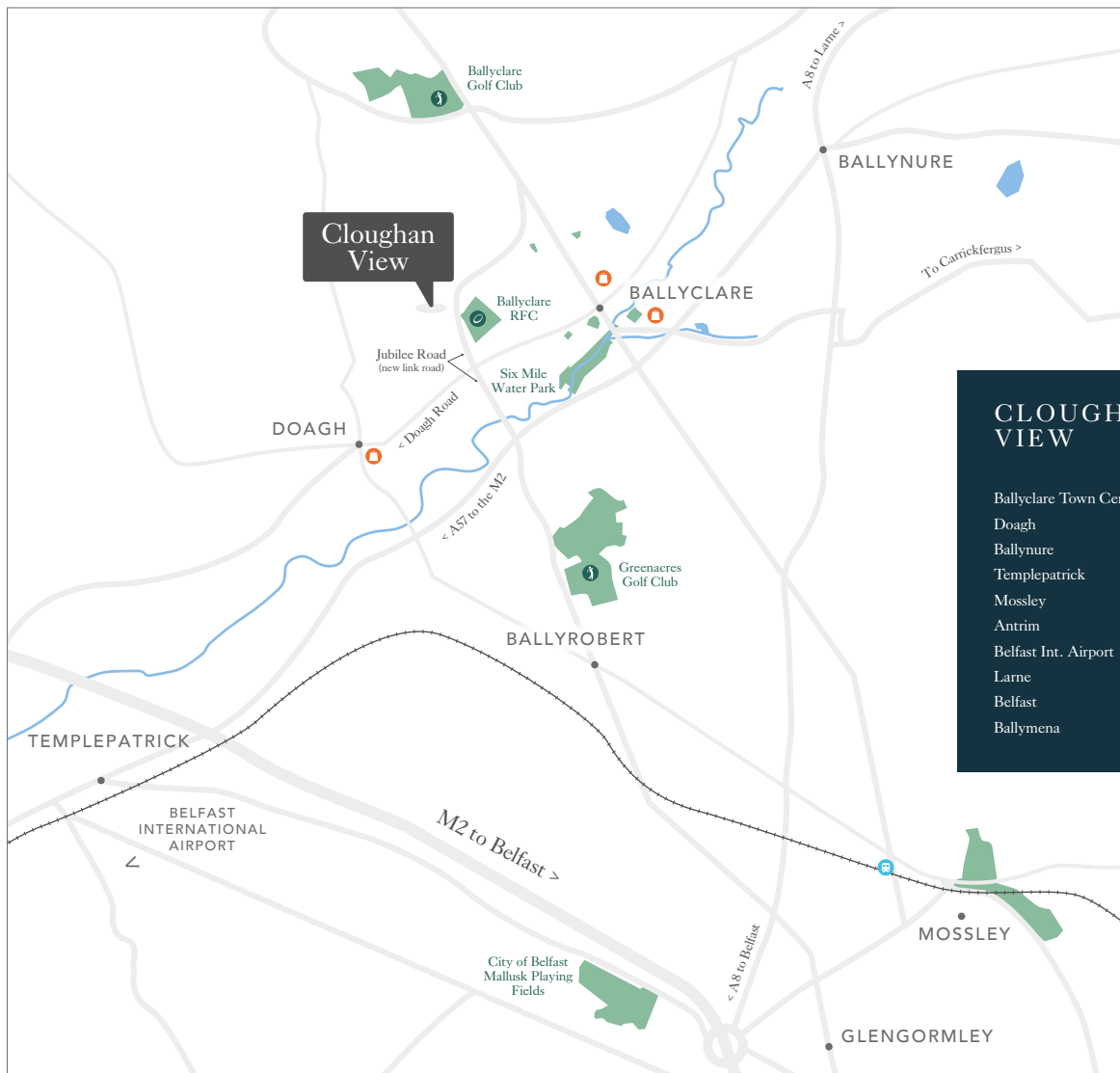
Braidwater builds homes which meet this criteria, so ask your financial advisor about your green mortgage options.

Energy Efficiency

Our perfected timber frame off site system uses the latest technology to carefully model every aspect of insulation and detailing in our homes. This allows Braidwater to create some of the most energy efficient, low cost, maintenance homes on the market.

Braidwater

HOMES



CLOUGHAN VIEW

Ballyclare Town Centre	1.5 miles
Doagh	1.5 miles
Ballynure	4.5 miles
Templepatrick	5 miles
Mossley	6 miles
Antrim	11 miles
Belfast Int. Airport	11 miles
Larne	13 miles
Belfast	14 miles
Ballymena	15 miles



This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.

SimonBrien
NEW HOMES

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