

FOXLEIGH MEADOW

Charlotte Street
Ballymoney
BT53 6FE

HAGAN[®]

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CREATING
HOMES
SINCE 1988

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



*With over 35 years experience Hagan Homes
prides itself on offering affordable, quality,
stylish homes, so go ahead and make
your new home a Hagan Home.*

Step by Step Guide

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guide to buying a Hagan
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Convenient living with everything on your doorstep

An unbeatable location, with a number of leading primary and secondary schools located just a short distance away.

Ballymoney Town Centre can be accessed in a brief five-minute stroll, home to an array of shops, cafés and restaurants.

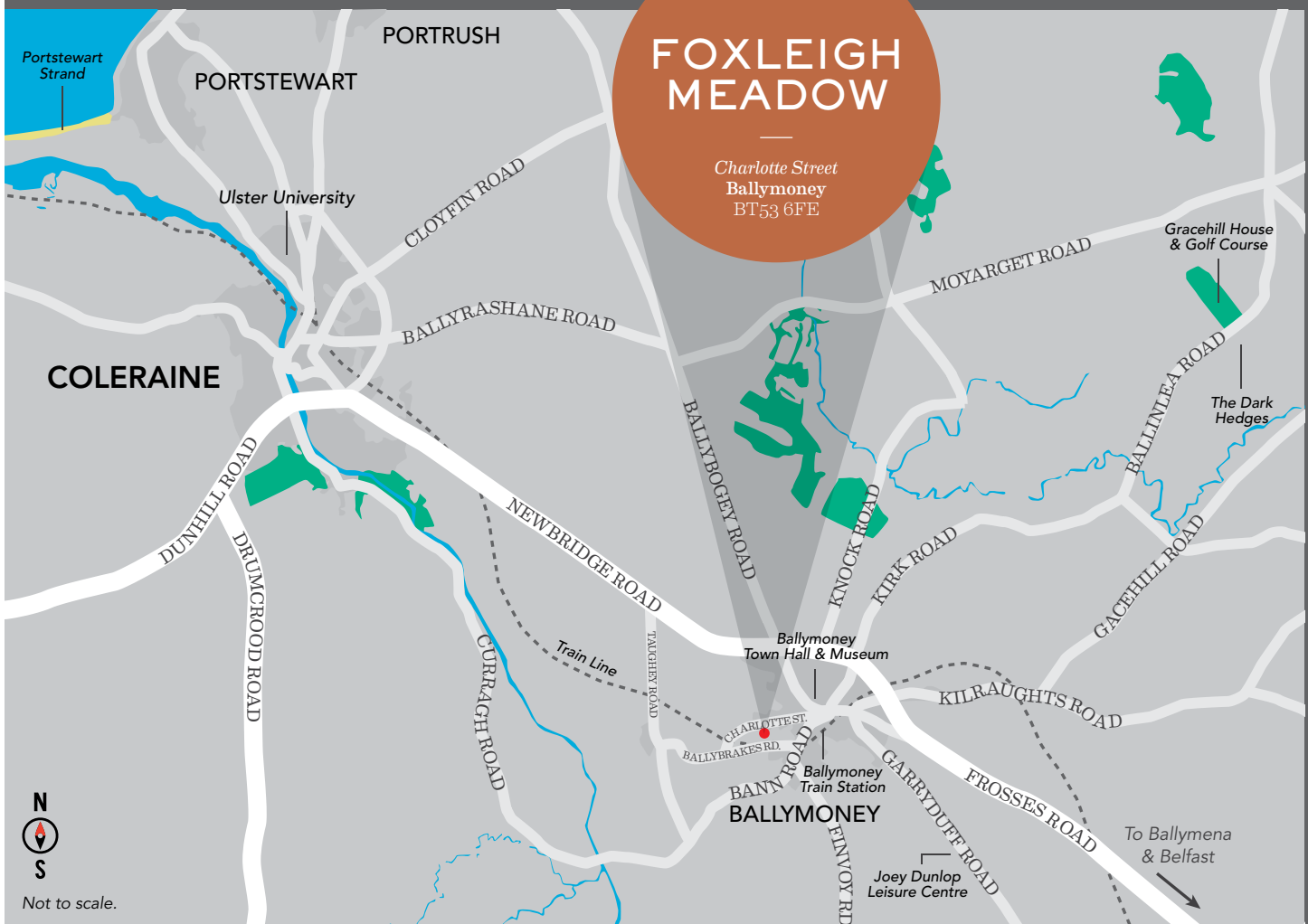
Foxleigh Meadow is positioned just one mile away from a Tesco Superstore which offers a Tesco Direct Click and Collect service for your convenience.

A wealth of nearby recreational facilities, including the Joey Dunlop Leisure Centre situated a short drive away, and the beautiful Gracehill Golf Course which can be found slightly further afield.

Coleraine Town Centre is positioned less than eight miles away from Foxleigh Meadow and offers a vast selection of shopping, recreational and leisure facilities for homeowners to enjoy.

Why not spend a family day out at the beautiful North Coast area, or visit Belfast's thriving City Centre? Exceptional rail links can be accessed via the Ballymoney Train Station, located just a fifteen-minute walk from Foxleigh Meadow.

Appreciate everything that the breath-taking North Coast has to offer with world-renowned attractions, including the Mussenden Temple and Giant's Causeway, accessed in a short fifteen-minute car journey.





Horse riding, Downhill Beach



Riverside Park



Ballymoney Town Centre



Cows Grazing, Stranocum

Travelling Distances...

Dalriada School	<i>0.5 miles</i>
Ballymoney Town Centre	<i>0.7 miles</i>
Our Lady of Lourdes School	<i>0.8 miles</i>
Riverside Park	<i>1.0 miles</i>
Ballymoney High School	<i>1.1 miles</i>
Joey Dunlop Leisure Centre	<i>1.6 miles</i>
Gracehill Golf Course	<i>8.4 miles</i>
Coleraine	<i>7.8 miles</i>
Portrush	<i>12.6 miles</i>
Portstewart	<i>13.1 miles</i>
Ballycastle	<i>16.2 miles</i>
Ballymena	<i>19.1 miles</i>
Limavady	<i>20.3 miles</i>
Magherafelt	<i>26.7 miles</i>
Antrim	<i>31.9 miles</i>
Belfast	<i>48.0 miles</i>
George Best Belfast City Airport	<i>50.9 miles</i>
Belfast International Airport	<i>35.3 miles</i>



Gracehill Golf Course



Ballymoney Train Station



Ballymoney Show



Riverside Park

Homes designed and built with you in mind

Situated at the gateway to the breath-taking views of the North Coast area, the charming town of Ballymoney provides the opportunity to settle down in one of Northern Ireland's most sought-after places to live. Ideally located, Foxleigh Meadow guarantees the perfect balance between rural living whilst maintaining easy access to a host of amenities and unbeatable attractions.

The homes at Foxleigh Meadow showcase the definition of modern, family living. Featuring striking exteriors and spacious interiors, guaranteeing high-quality fixtures and fittings throughout, it goes without saying that Hagan Homes' meticulous attention to detail is what makes these properties so special. Thanks to an open, green space positioned within the development, residents of Foxleigh Meadow can benefit from all that this unique natural paradise has to offer. It goes without saying that this expansive space offers an exceptional outdoor area for all of the family to appreciate.

Perfectly positioned with much to see and do, Foxleigh Meadow provides a wealth of activities for prospective residents to enjoy. Whether it's spending an idyllic afternoon delving into the past at the historic Lissanoure Castle, hitting a ball on the lush fairways of Gracehill Golf Course, or kicking back and relaxing at one of the many outstanding eateries located within Ballymoney's quaint town centre, Foxleigh Meadow certainly boasts an exciting undertaking for all of the family to experience. What's more, situated just a mere stone's throw away lies the opportunity for a peaceful, yet beautiful stroll through the world-renowned dark hedges.

With a selection of Northern Ireland's much-loved tourist destinations located just a short distance away, the nearby Ballymoney Train Station affords easy access to Coleraine, Portstewart or Portrush. With an array of picturesque, sandy beaches, and prominent attractions including the notorious Giant's Causeway and historic Mussenden Temple, it goes without saying that homeowners will be spoilt for choice when it comes to stunning landscapes and spectacular scenery.

Ballymoney Town Centre is home to a multitude of all-important amenities. With the town comprising of an excellent museum situated within the impressive town hall, outstanding recreational facilities found within the nearby Joey Dunlop Leisure Centre, and a convenient Tesco Superstore, residents of Foxleigh Meadow will find themselves with everything they may need located right on the doorstep. The tranquil woodlands of Riverside Park and a number of leading primary and secondary schools are also situated within close proximity.



Joey Dunlop Memorial Garden



Lissanoure Castle

*Foxleigh Meadow strikes
the perfect balance between
convenience and comfort*



Computer Visual





Making your new house a home

Careful attention to detail has been given in every element of design and construction at Foxleigh Meadow, giving these homes a distinct charm.

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available



Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



Images used are taken from the Foxleigh Meadow Show Home.

Making your new house a home

Bathroom & Ensuite



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range



External

- External lighting to front and rear doors
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company



The finer details

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
- White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining area floors tiled
- Carpets to lounge and bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC double glazed windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

KITCHEN

- A choice of quality kitchen doors, worktop colours and 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 and glass extractor hood
- Integrated washing machine
- Integrated dishwasher
- Integrated fridge / freezer

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
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Ensuite (where applicable) with thermostatically controlled shower mixer and screen

EXTERNAL FEATURES

- External lighting to front and rear doors
- Rear gardens to be grassed
- Decorative flagged path around dwellings with bitmac parking area (where applicable)
- Outside water tap
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company - Management fee to be confirmed














Images used are taken from the Foxleigh Meadow Show Home.



Site Layout

House Type Key

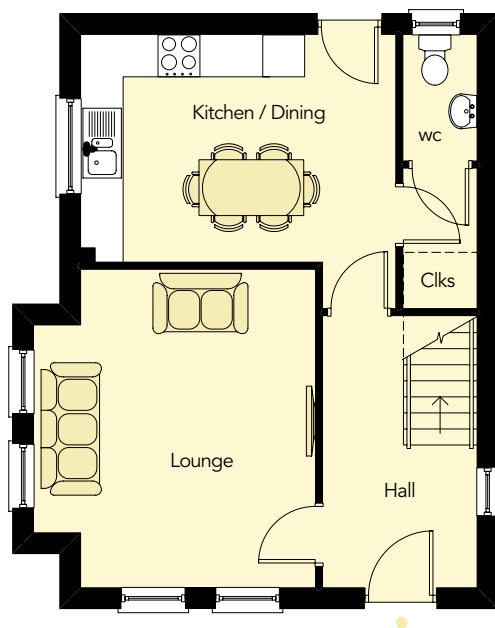
 The Crozier <i>3 Bedroom Detached</i>	 The Raglan <i>3 Bedroom Townhouse</i>
 The Curnock <i>3 Bedroom Semi-Detached</i>	 The Rochester <i>3 Bedroom Townhouse</i>
 The Dalwood <i>3 Bedroom Semi-Detached</i>	 The Sarsfield <i>3 Bedroom Townhouse</i>
 The Denbigh <i>3 Bedroom Semi-Detached</i>	 The Selhurst <i>3 Bedroom Townhouse</i>
 The Dunlop <i>3 Bedroom Semi-Detached</i>	 The Thornsett <i>3 Bedroom Townhouse</i>
 SOLD	



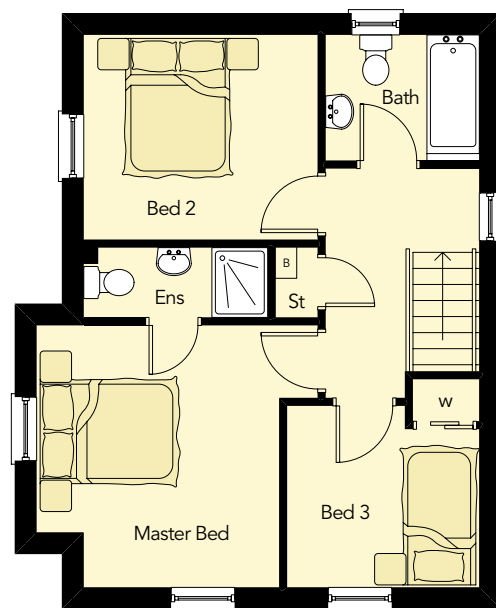
Show Home and
Selection Suite



Ground Floor



First Floor



Ground Floor

ENTRANCE HALL

LOUNGE

14'11" x 13'2" max

KITCHEN / DINING

14'9" x 12'10" max

WC

5'11" x 3'5"

First Floor

MASTER BEDROOM

13'2" x 12'4" max

ENSUITE

8'8" x 3'3"

BEDROOM 2

11'0" x 9'7"

BEDROOM 3

9'0" x 8'6" max

BATHROOM

7'3" x 5'11"

The Crozier

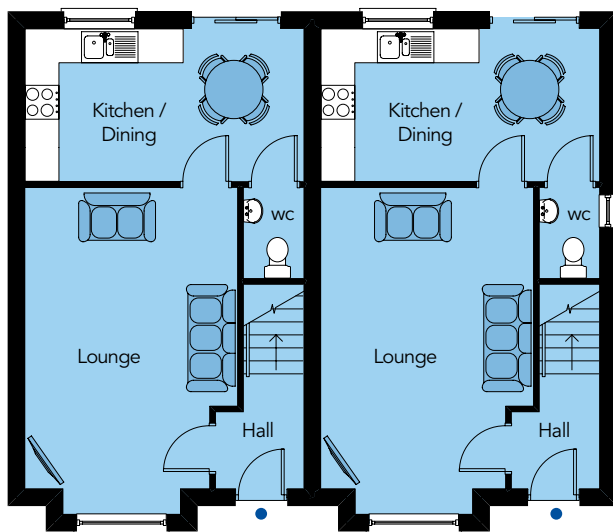
3 Bedroom Detached

Total Floor Area: 1,010 sq.ft approx.

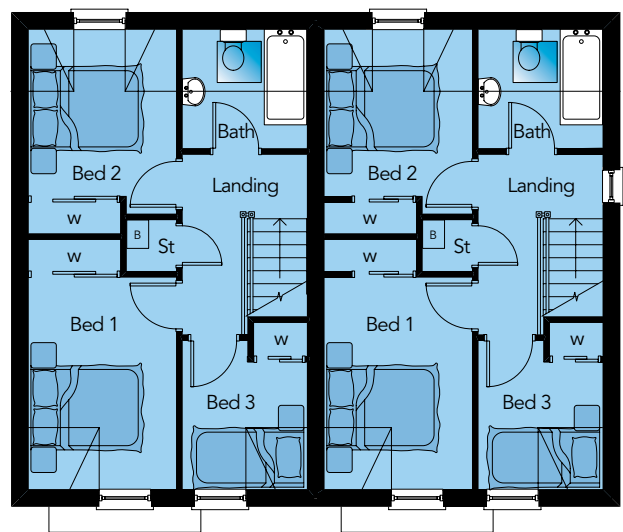
Note - Sites 86, 88, 123, 140 & 157 will be handed versions of this CGI and these floor plans.



Ground Floor



First Floor



The Curnock

3 Bedroom Semi-Detached

Total Floor Area: 873 sq.ft approx.

Ground Floor

ENTRANCE HALL
LOUNGE
 18'11" x 12'4" max
KITCHEN / DINING
 16'2" x 8'10"
WC
 5'3" x 3'6"

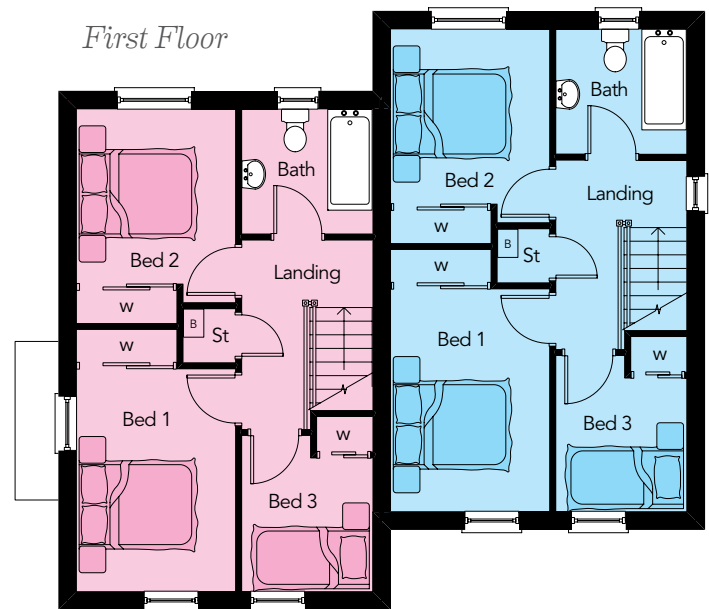
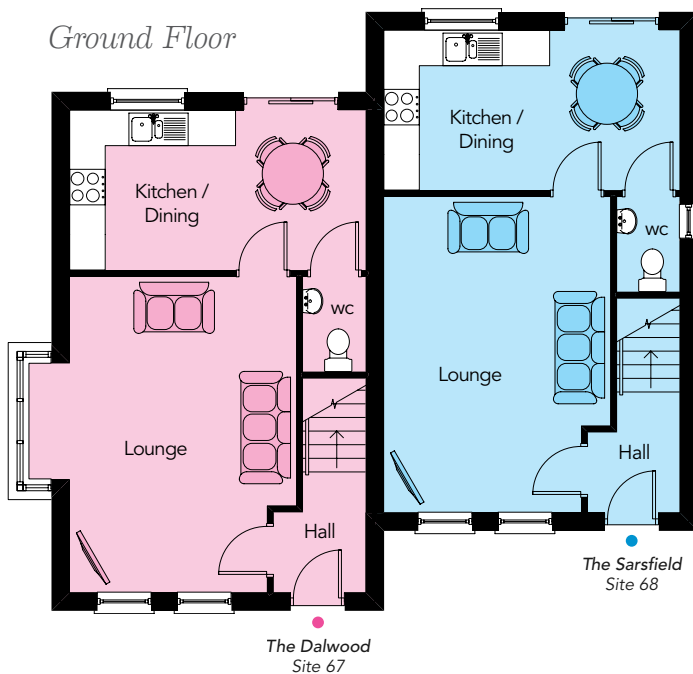
First Floor

BEDROOM 1
 12'4" x 8'7"
BEDROOM 2
 10'8" x 8'7" max
BEDROOM 3
 8'7" x 7'3" max
BATHROOM
 7'3" x 6'11"



The Dalwood & The Sarsfield

3 Bedroom Semi-Detached



The Dalwood

Ground Floor

ENTRANCE HALL

LOUNGE

17'6" x 14'9" max

KITCHEN / DINING

16'4" x 8'10"

WC

5'3" x 3'6"

First Floor

BEDROOM 1

12'4" x 8'9"

BEDROOM 2

10'8" x 8'9" max

BEDROOM 3

8'7" x 7'3" max

BATHROOM

7'3" x 6'11"

Total Floor Area: 889 sq.ft approx.

The Sarsfield

Ground Floor

ENTRANCE HALL

LOUNGE

17'6" x 12'6" max

KITCHEN / DINING

16'4" x 8'10"

WC

5'3" x 3'6"

First Floor

BEDROOM 1

12'4" x 8'9"

BEDROOM 2

10'8" x 8'9" max

BEDROOM 3

8'7" x 7'3" max

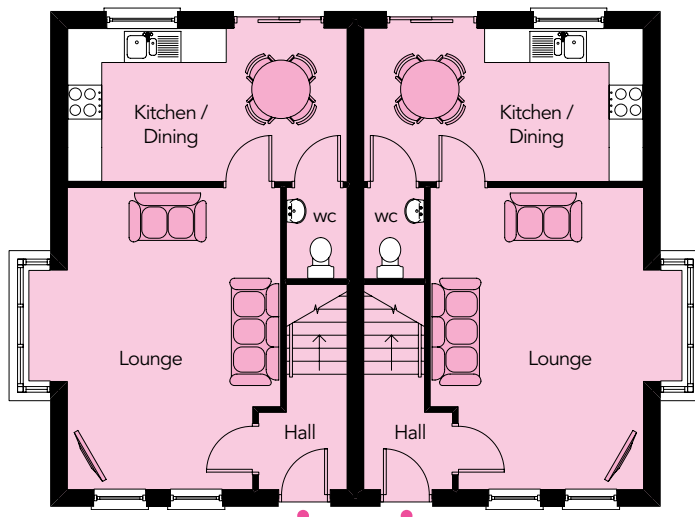
BATHROOM

7'3" x 6'11"

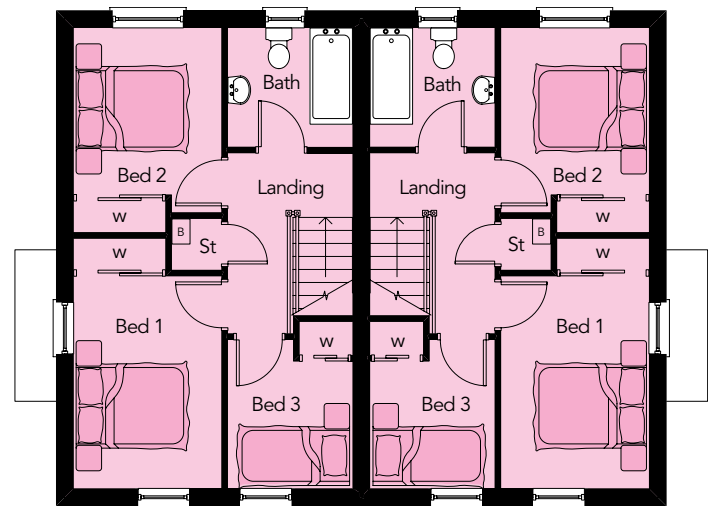
Total Floor Area: 874 sq.ft approx.



Ground Floor



First Floor



The Dalwood

3 Bedroom Semi-Detached

Total Floor Area: 877 sq.ft approx.

Ground Floor

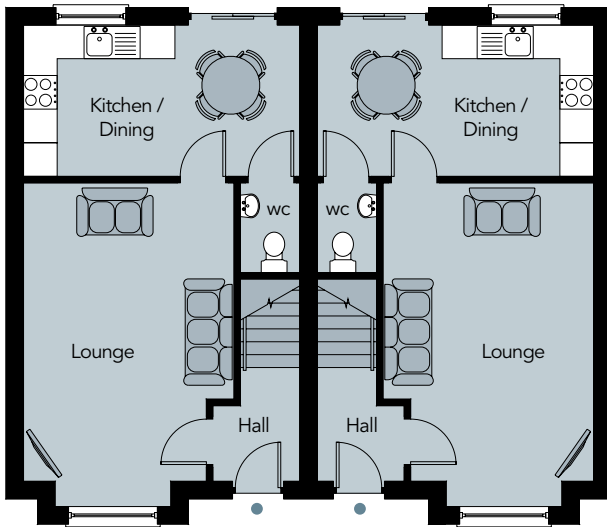
ENTRANCE HALL
LOUNGE
 17'6" x 14'9" max
KITCHEN / DINING
 16'4" x 8'10"
WC
 5'3" x 3'6"

First Floor

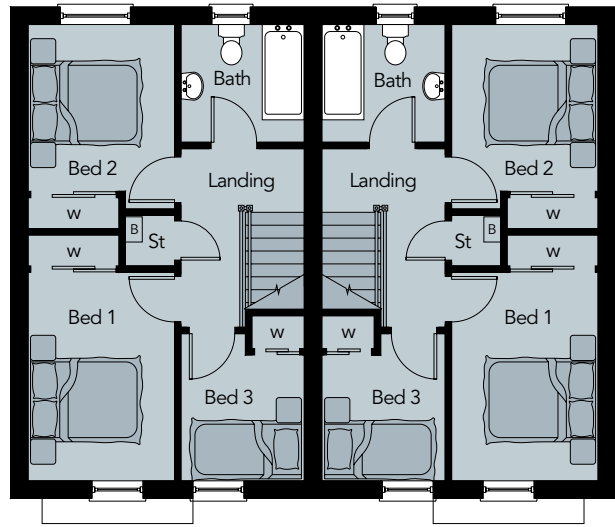
BEDROOM 1
 12'4" x 8'9"
BEDROOM 2
 10'8" x 8'7" max
BEDROOM 3
 8'7" x 7'3" max
BATHROOM
 7'3" x 6'11"



Ground Floor



First Floor



Ground Floor

ENTRANCE HALL

LOUNGE

18'11" x 12'4" max

KITCHEN / DINING

16'2" x 8'10"

WC

5'3" x 3'6"

First Floor

BEDROOM 1

12'2" x 8'7"

BEDROOM 2

9'9" x 8'7"

BEDROOM 3

8'7" x 7'3" max

BATHROOM

7'3" x 6'11"

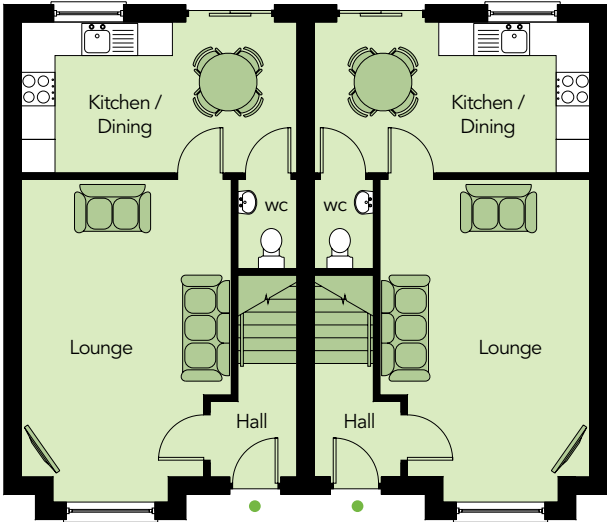
The Dunlop

3 Bedroom Semi-Detached

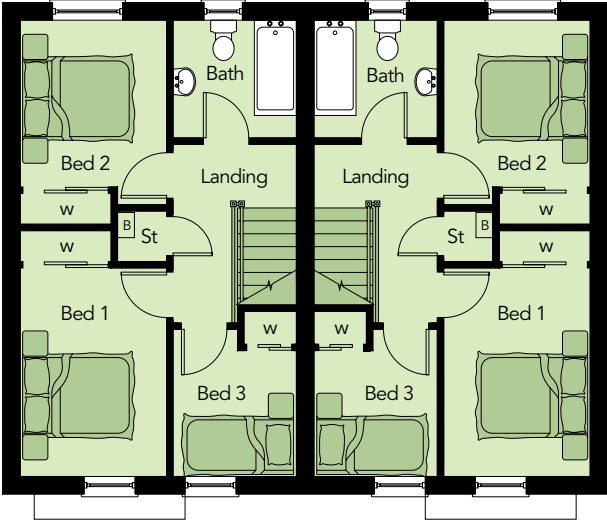
Total Floor Area: 873 sq ft approx.



Ground Floor



First Floor



The Denbigh

3 Bedroom Semi-Detached

Total Floor Area: 873 sq.ft approx.

Ground Floor

- ENTRANCE HALL
- LOUNGE
18'11" x 12'4" max
- KITCHEN / DINING
16'2" x 8'10"
- WC
5'3" x 3'6"

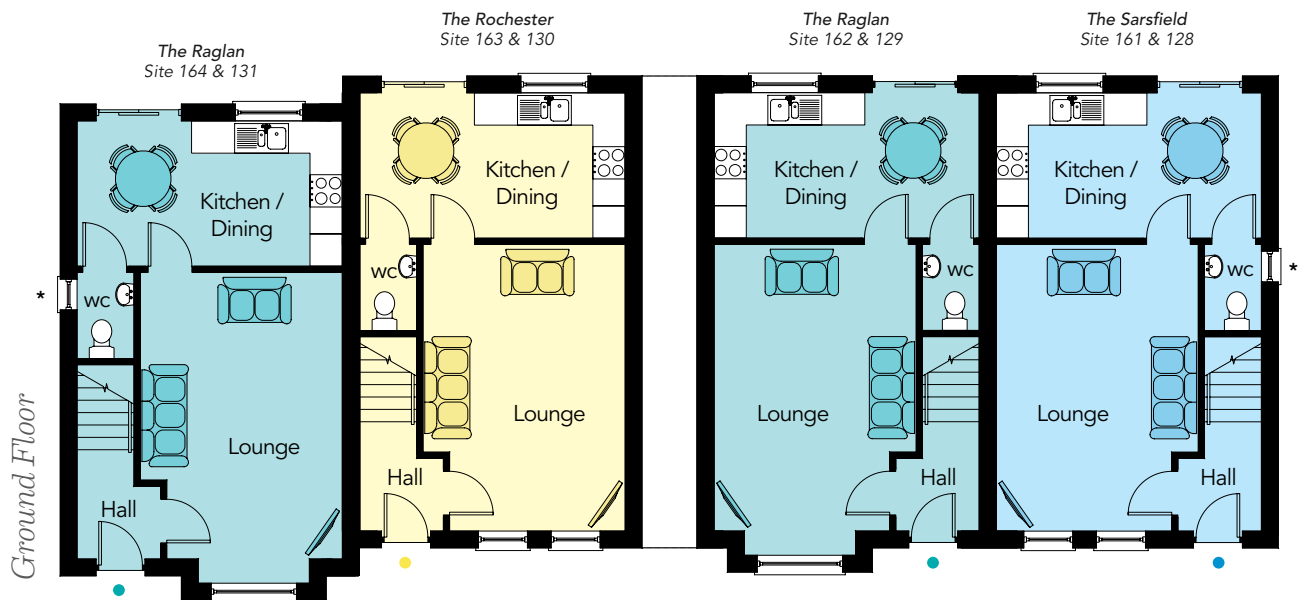
First Floor

- BEDROOM 1
12'2" x 8'7"
- BEDROOM 2
9'9" x 8'7"
- BEDROOM 3
8'7" x 7'3" max
- BATHROOM
7'3" x 6'11"

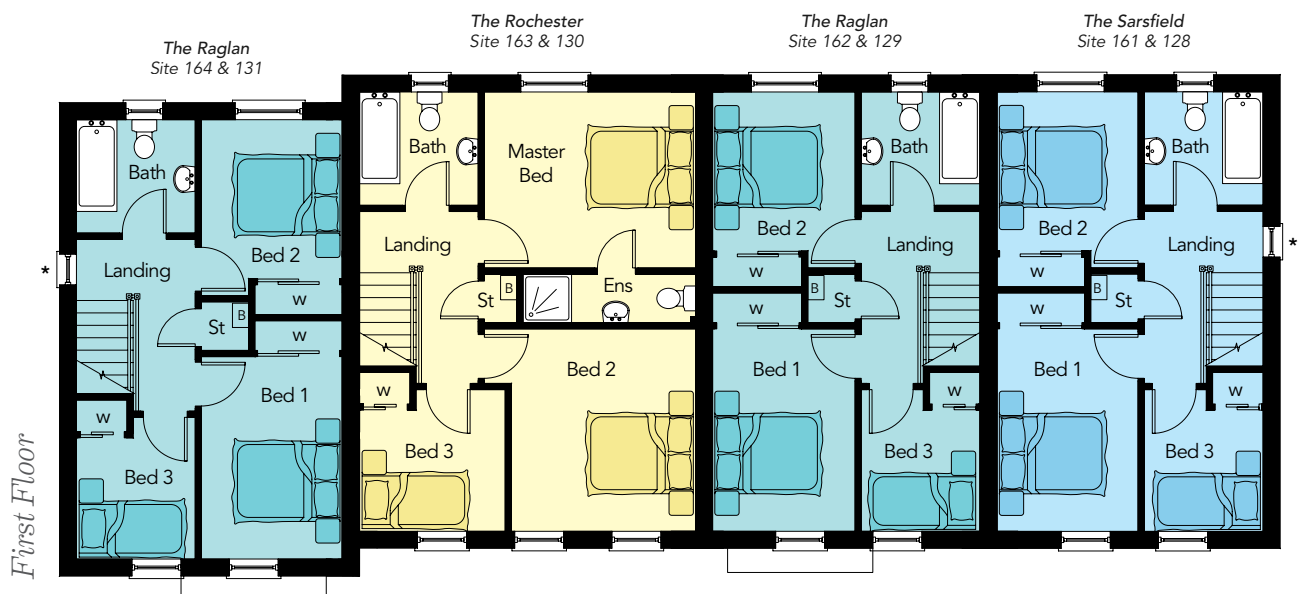
The Raglan, The Rochester & The Sarsfield

3 Bedroom Townhouses

Note - Floorplans and elevation are not staggered for sites 128 - 131.



* **Note** - These windows to the WC and Landing are on the end gable townhouses only.





Computer Visual

The Raglan - Sites 164 & 131

Ground Floor

LOUNGE max	18'11" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'3" x 3'6"

First Floor

BED 1	12'4" x 8'7"
BED 2 max	10'8" x 8'7"
BED 3 max	8'7" x 7'3"
BATHROOM	7'3" x 6'11"

Total Floor Area:
873 sq.ft approx.

The Rochester - Sites 163 & 130

Ground Floor

LOUNGE max	17'6" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'3" x 3'6"

First Floor

MASTER BED	12'10" x 10'8"
ENSUITE	10'6" x 2'11"
BED 2 max	12'10" x 12'4"
BED 3 max	8'10" x 8'7"
BATHROOM	7'3" x 6'11"

Total Floor Area:
977 sq.ft approx.

The Raglan - Sites 162 & 129

Ground Floor

LOUNGE max	18'11" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'3" x 3'6"

First Floor

BED 1	12'4" x 8'7"
BED 2 max	10'8" x 8'7"
BED 3 max	8'7" x 7'3"
BATHROOM	7'3" x 6'11"

Total Floor Area:
875 sq.ft approx.

The Sarsfield - Sites 161 & 128

Ground Floor

LOUNGE max	17'6" x 12'4"
KITCHEN / DINING	16'2" x 8'10"
WC	5'3" x 3'6"

First Floor

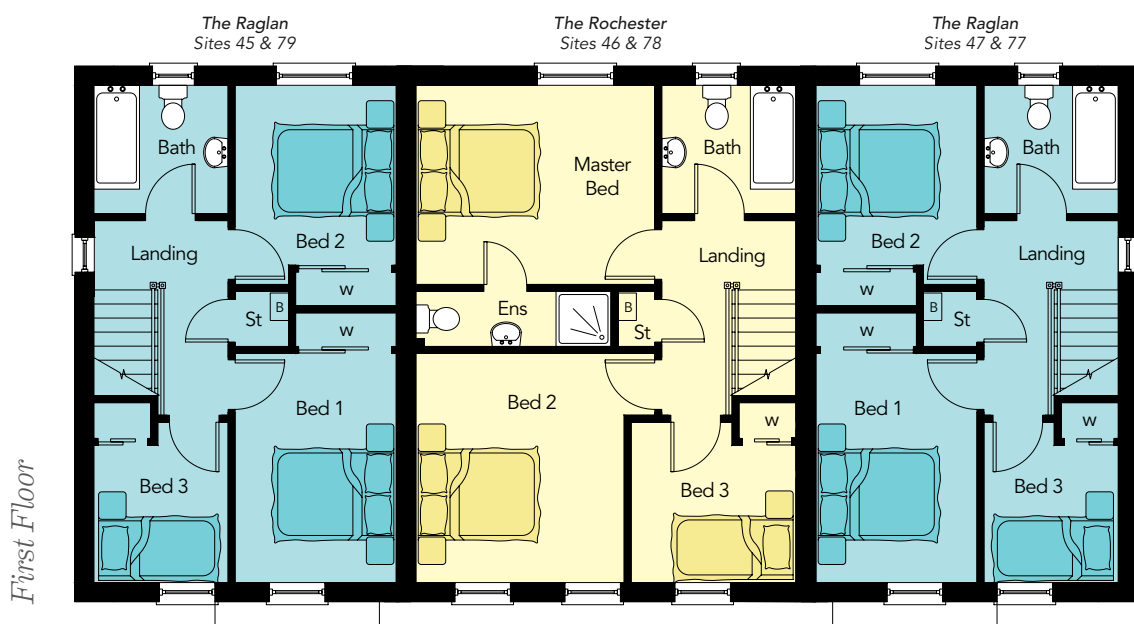
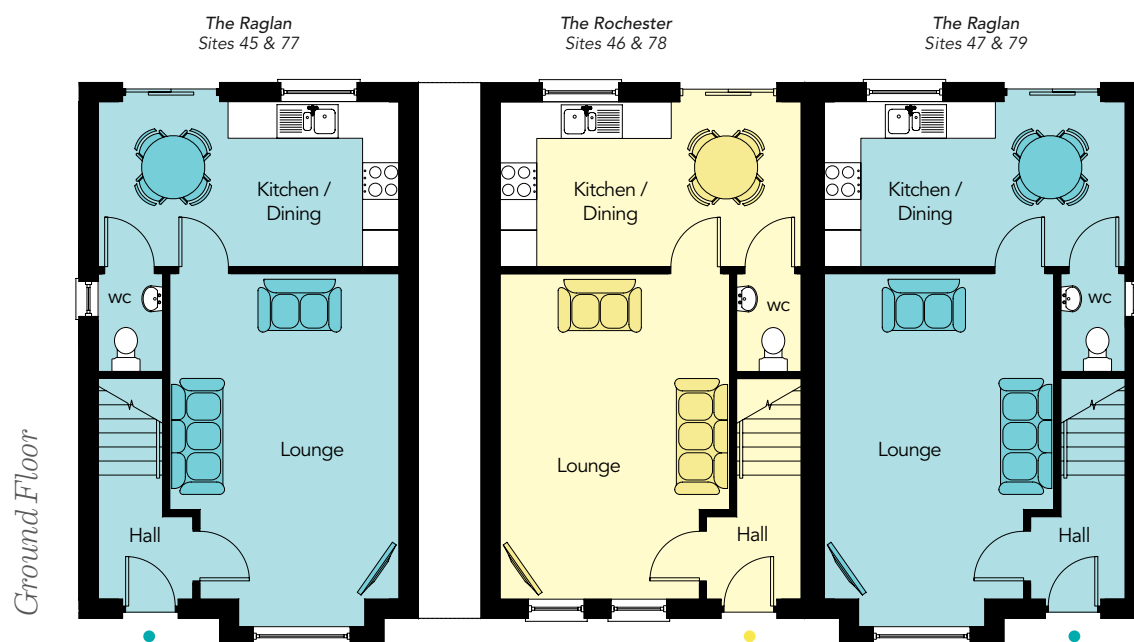
BED 1	12'4" x 8'7"
BED 2 max	10'8" x 8'7"
BED 3 max	8'7" x 7'3"
BATHROOM	7'3" x 6'11"

Total Floor Area:
863 sq.ft approx.

The Raglan & The Rochester

3 Bedroom Townhouses

Note - Sites 45-47 will have a varied split level, different from the CGI opposite.





Computer Visual

The Raglan - Sites 45 & 77

Ground Floor

LOUNGE max 18'11" x 12'4"
**KITCHEN /
DINING** 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

Total Floor Area:
873 sq.ft approx.

The Rochester - Sites 46 & 78

Ground Floor

LOUNGE max 17'6" x 12'4"
**KITCHEN /
DINING** 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

**MASTER
BED** 12'10" x 10'8"
ENSUITE 10'6" x 2'11"
BED 2 max 12'10" x 12'4"
BED 3 max 8'10" x 8'7"
BATHROOM 7'3" x 6'11"

Total Floor Area:
977 sq.ft approx.

The Raglan - Sites 47 & 79

Ground Floor

LOUNGE max 18'11" x 12'4"
**KITCHEN /
DINING** 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

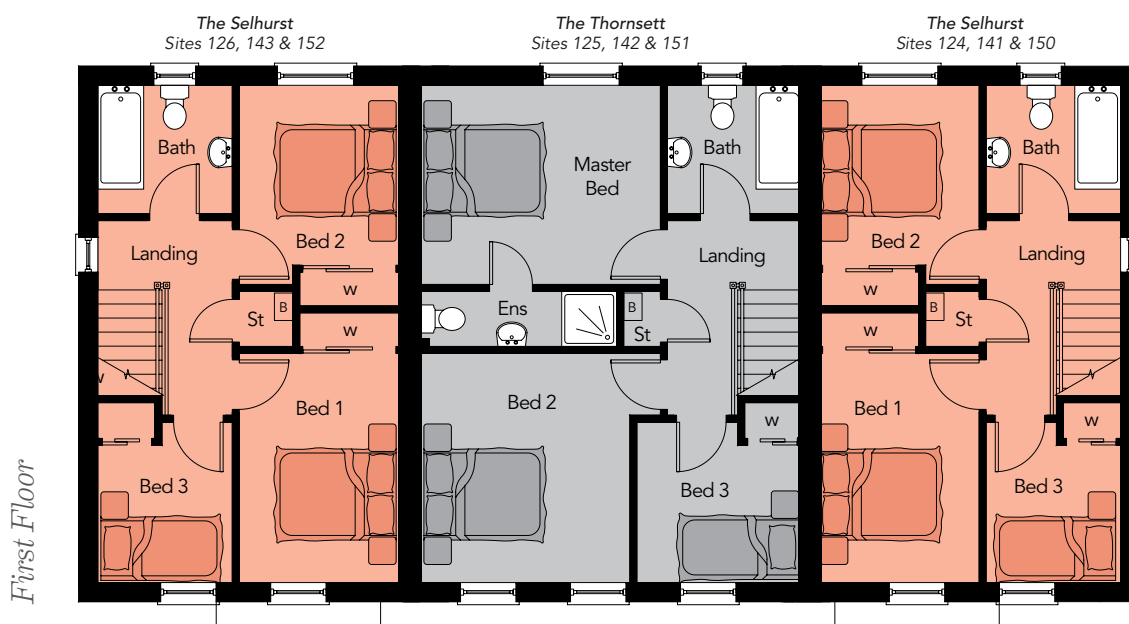
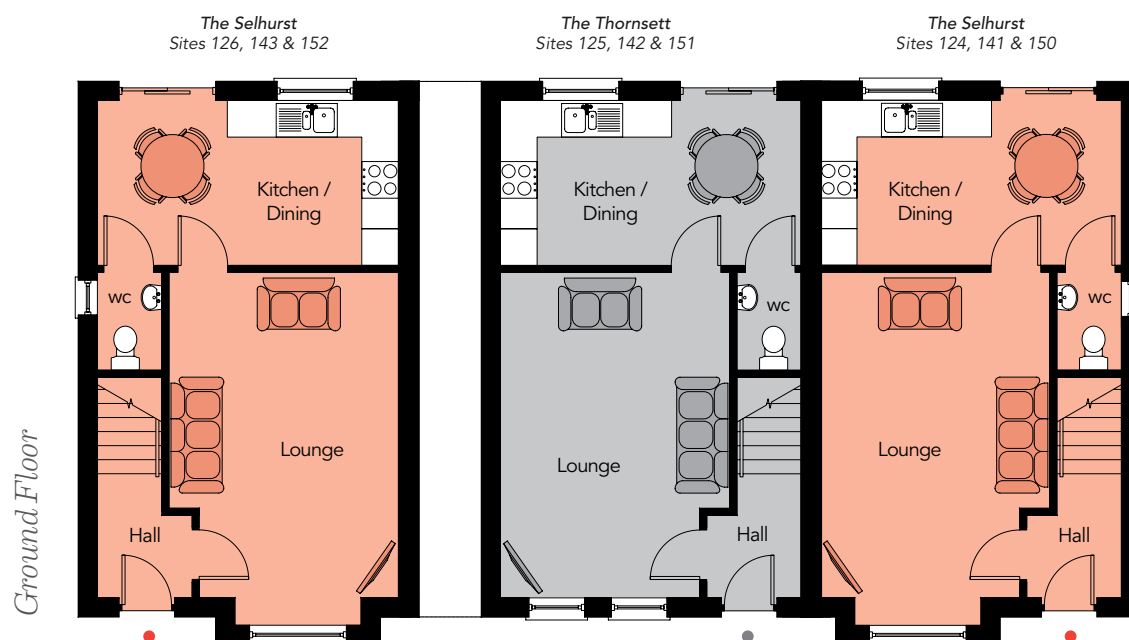
BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

Total Floor Area:
873 sq.ft approx.

The Selhurst & The Thornsett

3 Bedroom Townhouses

Note - Sites 150-152 will have a varied split level, different from the CGI opposite.





Computer Visual

The Selhurst - Sites 126, 143 & 152

Ground Floor

LOUNGE max 18'11" x 12'4"
**KITCHEN /
DINING** 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

Total Floor Area:
873 sq.ft approx.

The Thornsett - Sites 125, 142 & 151

Ground Floor

LOUNGE max 17'6" x 12'4"
**KITCHEN /
DINING** 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

**MASTER
BED** 12'10" x 10'8"
ENSUITE 10'6" x 2'11"
BED 2 max 12'10" x 12'4"
BED 3 max 8'10" x 8'7"
BATHROOM 7'3" x 6'11"

Total Floor Area:
977 sq.ft approx.

The Selhurst - Sites 124, 141 & 150

Ground Floor

LOUNGE max 18'11" x 12'4"
**KITCHEN /
DINING** 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

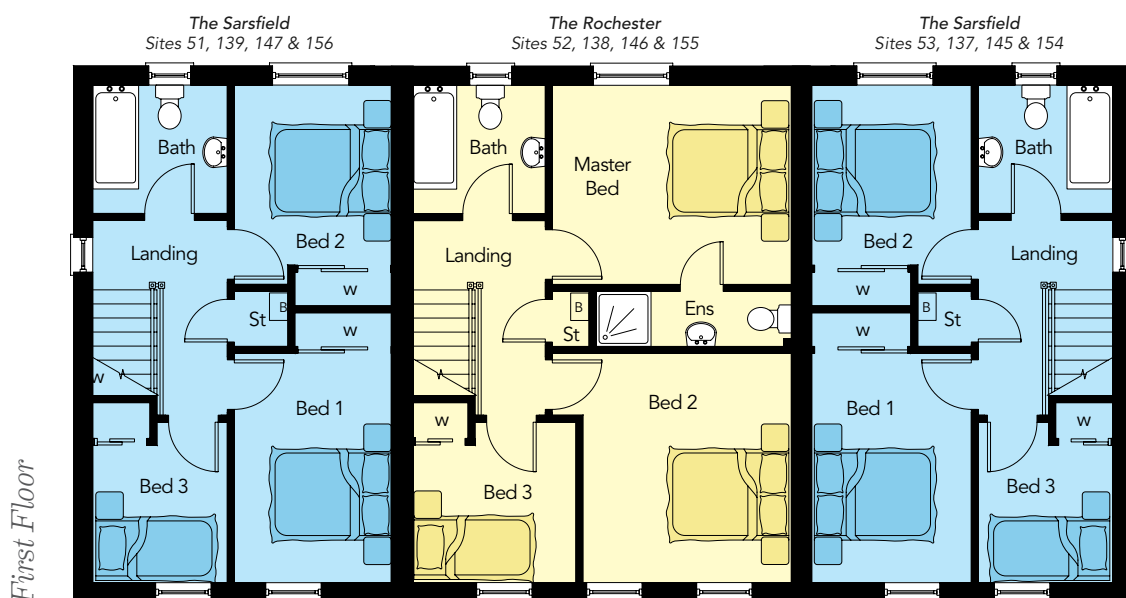
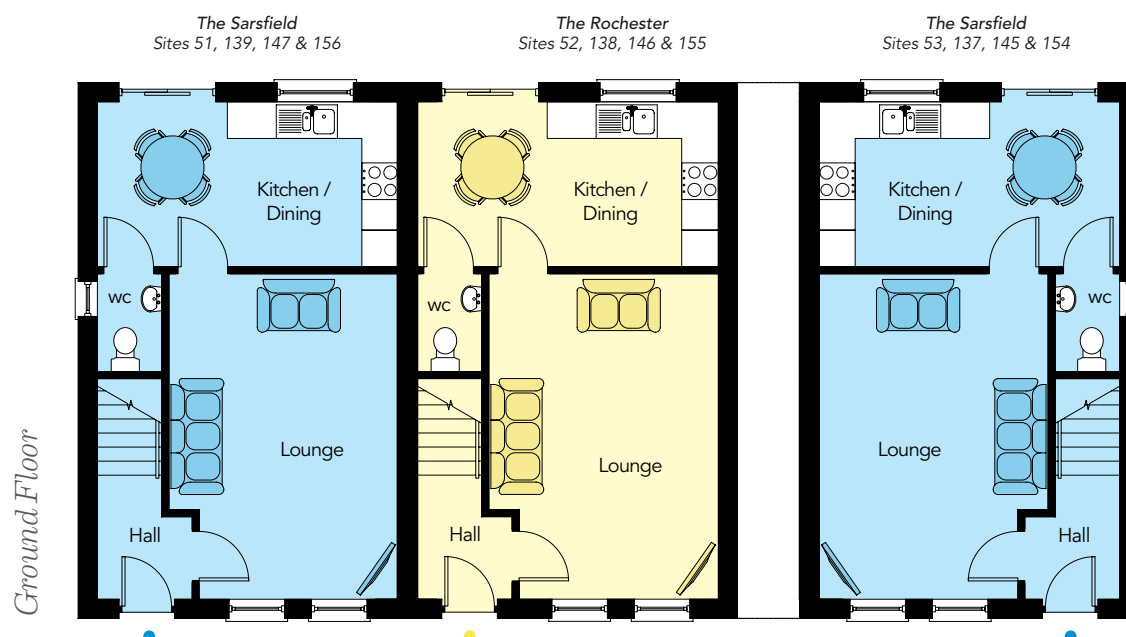
BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

Total Floor Area:
875 sq.ft approx.

The Sarsfield & The Rochester

3 Bedroom Townhouses

Note - Sites 137-139, 145-147 & 154-156 will have a varied split level, different from the CGI opposite.





Computer Visual

*The Sarsfield -
Sites 51, 139, 147 & 156*

Ground Floor

LOUNGE max 17'6" x 12'4"

**KITCHEN /
DINING** 16'2" x 8'10"

WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"

BED 2 max 10'8" x 8'7"

BED 3 max 8'7" x 7'3"

BATHROOM 7'3" x 6'11"

*Total Floor Area:
863 sq.ft approx.*

*The Rochester -
Sites 52, 138, 146 & 155*

Ground Floor

LOUNGE max 17'6" x 12'4"

**KITCHEN /
DINING** 16'2" x 8'10"

WC 5'3" x 3'6"

First Floor

**MASTER
BED** 12'10" x 10'8"

ENSUITE 10'6" x 2'11"

BED 2 max 12'10" x 12'4"

BED 3 max 8'10" x 8'7"

BATHROOM 7'3" x 6'11"

*Total Floor Area:
977 sq.ft approx.*

*The Sarsfield -
Sites 53, 137, 145 & 154*

Ground Floor

LOUNGE max 17'6" x 12'4"

**KITCHEN /
DINING** 16'2" x 8'10"

WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"

BED 2 max 10'8" x 8'7"

BED 3 max 8'7" x 7'3"

BATHROOM 7'3" x 6'11"

*Total Floor Area:
863 sq.ft approx.*



SPRINGWATER
Ballyclare BT39



MULBERRY
Coleraine BT52 2EG

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HOMES**
SINCE 1988



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Greenisland BT38 8TZ



ENLER VILLAGE
Comber BT23 5ZP



SHIMNA MILE
Newcastle BT33 0TQ



**BALLANTINE
GARDEN VILLAGE**
Lisburn BT27 5FJ



**CARNCORMICK
MEADOW**
Cargan BT43 7JU



**LISNACASTLE
GARDENS**
Castlecaulfield BT70 3FJ

Multi Award Winning Home Builders

Belfast Telegraph
Mixed-Use
Development of the Year
Award Winner 2023

Belfast Telegraph
Property Marketing
Award Winner 2022 & 2018
Highly Commended - 2023

Belfast Telegraph
Developer of the Year 2023 -
Highly Commended

Belfast Telegraph
Residential Development
of the Year 2022 -
Highly Commended

PropertyPal Awards
Development Company
of the Year
Award Winner 2022
Highly Commended - 2023

PropertyPal Awards
Best Property Marketing
Award Winner
2023 & 2022

PropertyPal Awards
Community CSR (Corporate
Social Responsibility)
Award Winner 2022
Highly Commended - 2023

AIB Business Eye
Community (CSR)
Award Winner 2022 & 2021

AIB Business Eye
Business Awards 2018
Highly Commended

FSB Small Business
Community Award Winner
2023 & 2020

CEF
Private Housing Development
Award Winner 2008, 2012,
2014 & 2015

Sunday Express
National House Builder Award

Daily Express
British National
House Builder Award

Daily Telegraph
What House?
Award Winner



The Dark Hedges



Raising Standards. Protecting Homeowners



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