



THE SALMON LEAP

Castleroe Road
Coleraine
BT51 3TW

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.*

HAGAN [®]
CREATING
HOMES
SINCE 1988

Convenient living with everything on your doorstep

Located 2 miles from an array of town centre shops, bars and restaurants.

A short 2 minute walk to the nearest bus stop with excellent connections to the town centre.

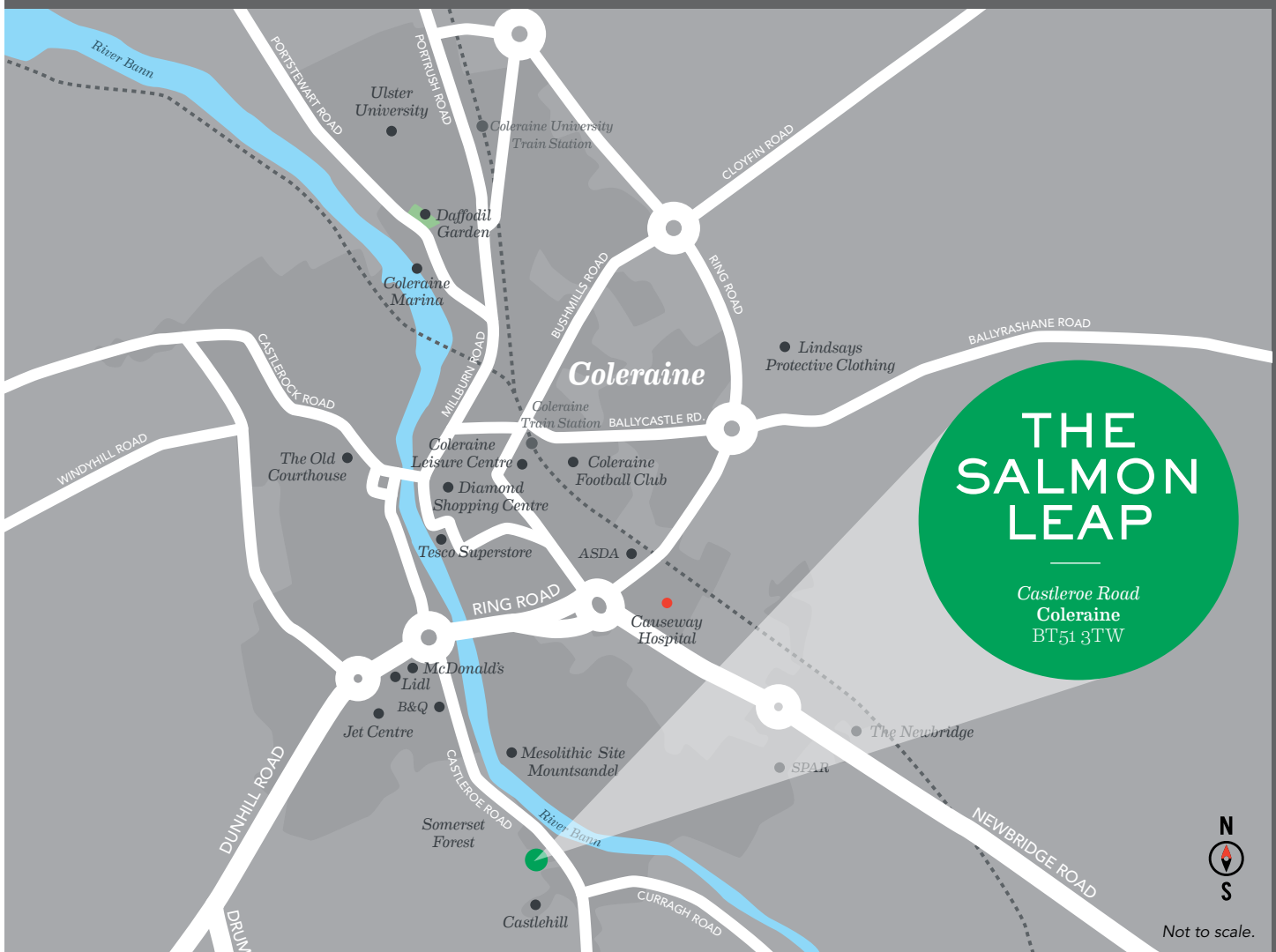
Unbeatable location with a number of schools including Ulster of University Coleraine within a short distance.

Within 15 minute walking (3 minute drive) distance of shops, cafes, and eateries at the nearby Riverside Regional Shopping Centre.

Conveniently situated close to the Causeway Hospital and Coleraine train station. (7 minute drive)

A short stroll (8 minutes) to local Somerset Riverside Park, with countless walking, cycling and canoe trails.

Escape to the coast, a 15 minute drive to the picturesque North Coast at Portrush and Portstewart





By Foot...

Castleroe Road Bus Stop	<i>3 mins</i>
Castleroe Controlled Primary School	<i>9 mins</i>
Sainsbury's	<i>20 mins</i>
McDonald's	<i>21 mins</i>
Premier Inn Coleraine	<i>21 mins</i>
Coleraine Jet Centre	<i>24 mins</i>
Lidl	<i>24 mins</i>

By Car...

Coleraine Jet Centre	<i>1.3 miles</i>
Causeway Hospital	<i>2.2 miles</i>
Coleraine Town Centre	<i>2.5 miles</i>
Ulster University Coleraine	<i>4.5 miles</i>
Castlerock	<i>7.9 miles</i>
Portstewart	<i>7.9 miles</i>
Portrush	<i>8.0 miles</i>
Ballymoney	<i>8.6 miles</i>
Bushmills	<i>10.3 miles</i>
Ballymena	<i>27.0 miles</i>
Derry / Londonderry	<i>30.1 miles</i>
Belfast	<i>55.9 miles</i>
City of Derry Airport	<i>23.1 miles</i>
George Best City Airport	<i>58.3 miles</i>
Belfast International Airport	<i>43.5 miles</i>



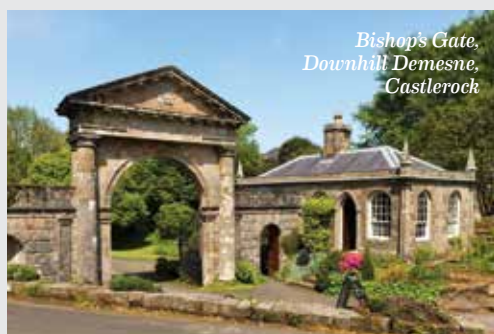
Town Hall, The Diamond, Coleraine



Coleraine Bridge



River Bann, Coleraine



*Bishop's Gate,
Downhill Demesne,
Castlerock*



Anderson Park, Coleraine

Homes designed and built with you in mind

Our beautiful collection of homes in Coleraine offer an exceptional variety of turnkey finishes from our experienced in-house design team. Not to be beaten on affordability we also offer a range of buying schemes to help you make your perfect property yours.

Turn the key to your perfect home.

Each of these stunning 3 bedroom homes is finished to the highest standard with a generous turnkey package, including a fully fitted stylish kitchen and modern bathroom suite.

All homes include the NHBC 10-year guarantee for piece of mind.

Find out more

For more information on Co-Ownership and other buying options, including Rent to Own and FairShare please contact Benson's Estate Agents.



Benson's Estate Agents

9 Dunmore Street,
Coleraine BT52 1EL
Telephone 028 7034 3677
www.bensonsni.com



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 flush 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
- 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

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
- Rear gardens to be grassed
- 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.

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

Co-Ownership, Rent to Own and FairShare are 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

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.co-ownership.org



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



Take the next step

Secure your dream home now by contacting **Benson's Estate Agents** on 028 7034 3677 and they will be happy to provide you with all the information you require.

*The Salmon Leap strikes
the perfect balance between
convenience and comfort*

The Dun
Site 49

The Roe
Site 50



Computer Visual

Site Layout

- The Mile - 3 Bedroom Townhouse
- The Bann - 3 Bedroom Townhouse
- The Glenariff - 3 Bedroom Townhouse
- The Dun - 3 Bedroom Semi-Detached
- The Roe - 3 Bedroom Semi-Detached
- The Glenshesk - 3 Bedroom Townhouse
- The Kells - 3 Bedroom Semi-Detached
- The Faughan - 3 Bedroom Townhouse



Site Layout is not to scale.

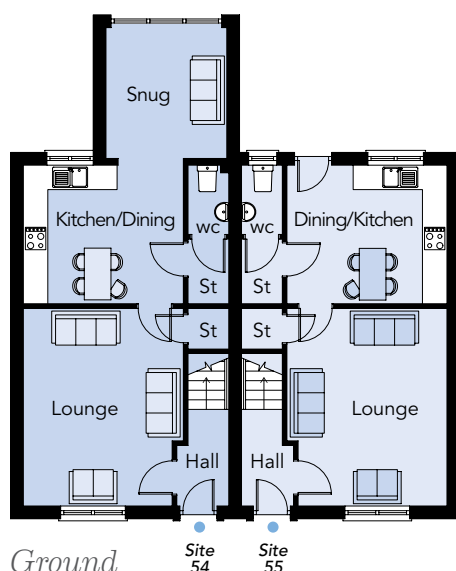


The Kells

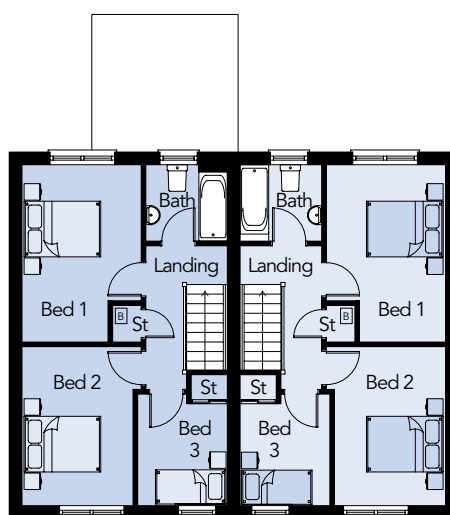
3 Bedroom Semi-Detached Homes

Site 54 - Total Floor Area: 1014 sq ft approx.

Site 55 - Total Floor Area: 907 sq ft approx.



Ground Floor



First Floor

Ground Floor

ENTRANCE HALL

LOUNGE

15'10" x 10'9" max

KITCHEN / DINING

11'1" x 10'9"

SNUG

(Site 54 Only)

10'6" x 9'8"

WC

5'6" x 3'3"

First Floor

BEDROOM 1

14'3" x 9'6" max

BEDROOM 2

12'9" x 8'11" max

BEDROOM 3

8'11" x 7'2" max

BATHROOM

6'6" x 6'1"

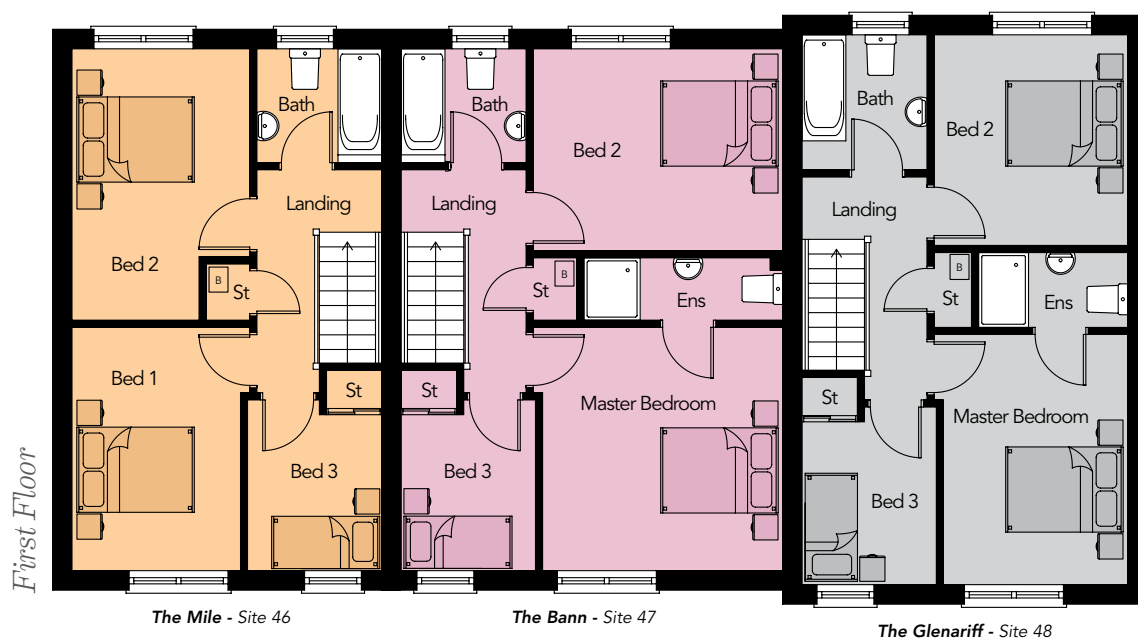
The Mile, The Bann & The Glenariff

3 Bedroom Townhouses

The Mile - Site 46 - Total Floor Area: 893 sq ft approx.

The Bann - Site 47 - Total Floor Area: 970 sq ft approx.

The Glenariff - Site 48 - Total Floor Area: 989 sq ft approx.





Computer Visual

The Mile - Site 46

Ground Floor

ENTRANCE HALL

LOUNGE max	15'10" x 12'7"
KITCHEN / DINING	12'7" x 11'1"
WC	5'6" x 3'3"

First Floor

BEDROOM 1 max	14'3" x 9'4"
BEDROOM 2 max	12'9" x 8'10"
BEDROOM 3 max	8'11" x 7'0"
BATHROOM	6'6" x 5'11"

The Bann - Site 47

Ground Floor

ENTRANCE HALL

LOUNGE max	15'10" x 12'7"
KITCHEN / DINING	11'7" x 11'1"
WC	5'6" x 3'3"

First Floor

MASTER BED max	12'9" x 12'7"
ENSUITE	10'5" x 3'3"
BEDROOM 2	13'1" x 10'7"
BEDROOM 3 max	8'11" x 7'0"
BATHROOM	6'6" x 5'11"

The Glenariff - Site 48

Ground Floor

ENTRANCE HALL

LOUNGE max	16'0" x 13'5"
KITCHEN / DINING	13'5" x 12'5"
WC	5'6" x 3'3"

First Floor

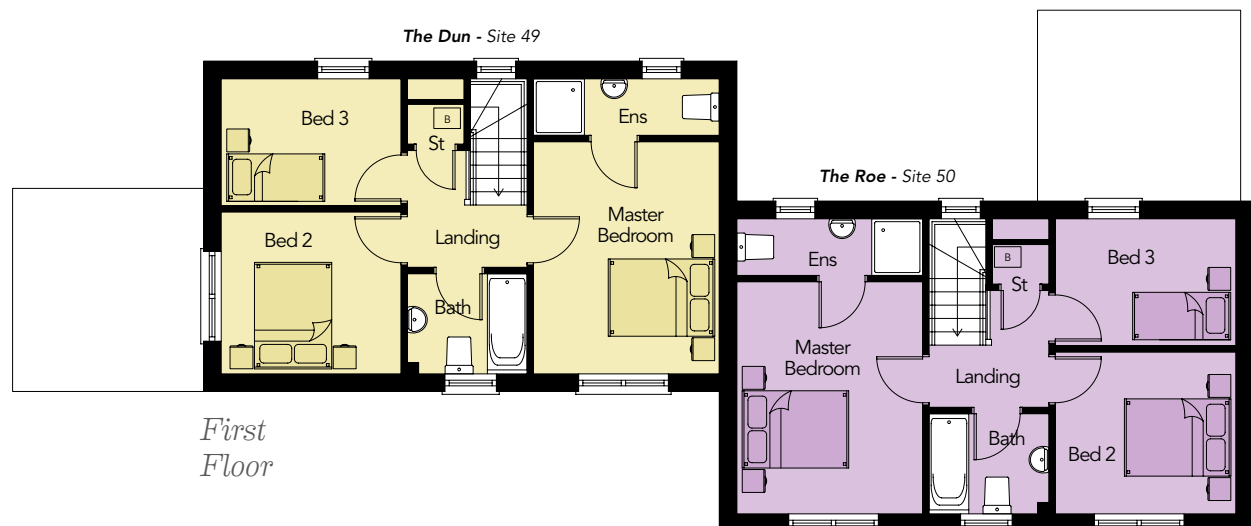
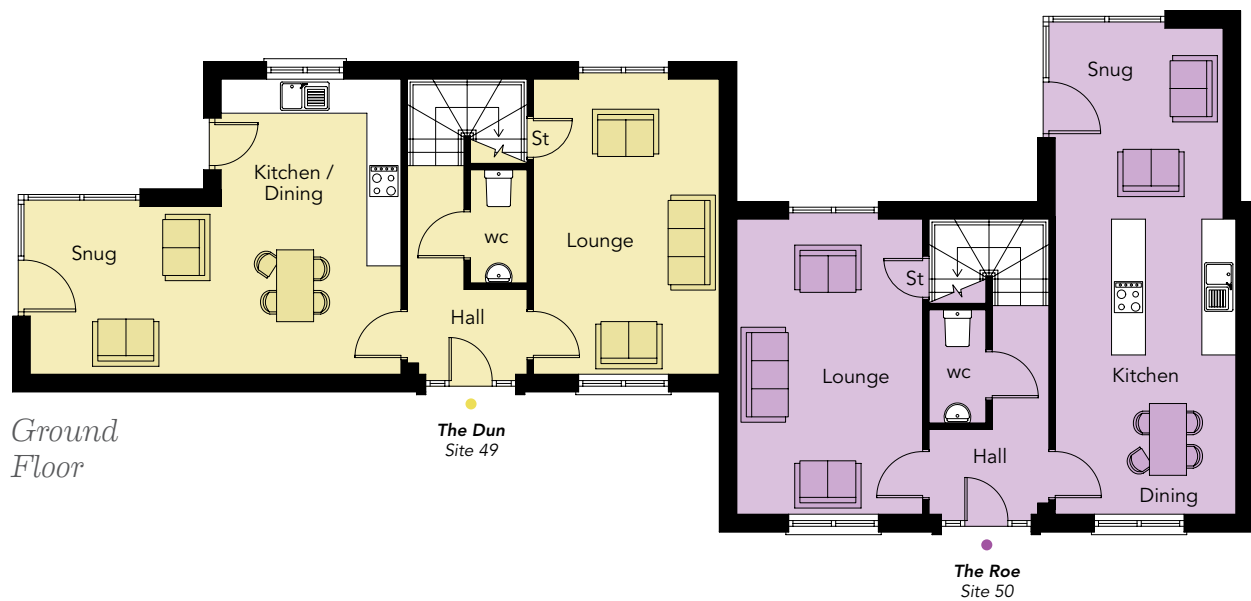
MASTER BED max	13'1" x 9'8"
ENSUITE	7'9" x 3'11"
BEDROOM 2	11'0" x 10'2"
BEDROOM 3 max	9'4" x 7'0"
BATHROOM	7'1" x 6'6"

The Dun & The Roe

3 Bedroom Semi-Detached Homes

The Dun - Site 49 - Total Floor Area: 1100 sq.ft approx.

The Roe - Site 50 - Total Floor Area: 1102 sq.ft approx.





Computer Visual

The Dun - Site 49

Ground Floor

ENTRANCE HALL	
LOUNGE	16'9" x 10'9"
KITCHEN / DINING / SNUG max	21'5" x 10'9"
WC	6'6" x 3'3"

First Floor

MASTER BEDROOM	13'5" x 10'9"
ENSUITE	13'5" x 3'3"
BEDROOM 2	10'5" x 9'4"
BEDROOM 3	10'5" x 7'7"
BATHROOM	6'11" x 5'9"

The Roe - Site 50

Ground Floor

ENTRANCE HALL	
LOUNGE	16'9" x 10'9"
KITCHEN / DINING	16'9" x 10'5"
SNUG max	11'0" x 9'8"
WC	6'6" x 3'3"

First Floor

MASTER BEDROOM	13'5" x 10'9"
ENSUITE	13'5" x 3'3"
BEDROOM 2	10'5" x 9'4"
BEDROOM 3	10'5" x 7'7"
BATHROOM	6'11" x 5'9"

The Glenshesk, The Bann & The Mile

3 Bedroom Townhouses

The Glenshesk - Site 51 - Total Floor Area: 989 sq.ft approx.

The Bann - Site 52 - Total Floor Area: 970 sq.ft approx.

The Mile - Site 53 - Total Floor Area: 893 sq.ft approx.





The Glenshesk - Site 51

Ground Floor

ENTRANCE HALL	
LOUNGE	17'1" x 10'9"
KITCHEN / DINING	17'1" x 10'5"
WC	6'6" x 3'3"

First Floor

MASTER BEDROOM	13'5" x 10'9"
ENSUITE	10'9" x 3'3"
BEDROOM 2	10'5" x 9'4"
BEDROOM 3	10'5" x 7'4"
BATHROOM	6'11" x 5'9"

The Bann - Site 52

Ground Floor

ENTRANCE HALL	
LOUNGE max	15'10" x 12'7"
KITCHEN / DINING	11'7" x 11'1"
WC	5'6" x 3'3"

First Floor

MASTER BED max	12'9" x 12'7"
ENSUITE	10'5" x 3'3"
BEDROOM 2	13'1" x 10'7"
BEDROOM 3 max	8'11" x 7'0"
BATHROOM	6'6" x 5'11"

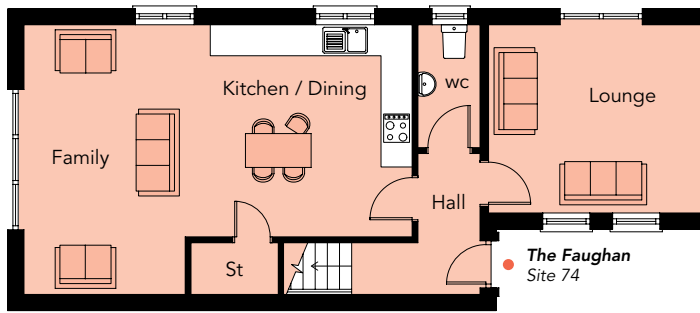
The Mile - Site 53

Ground Floor

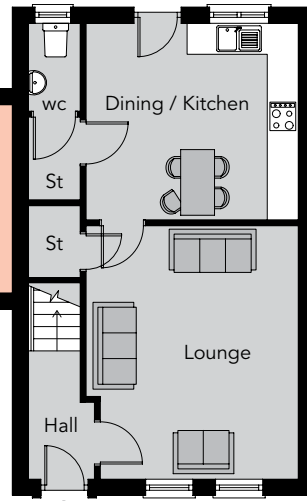
ENTRANCE HALL	
LOUNGE max	15'10" x 12'7"
KITCHEN / DINING	12'7" x 11'1"
WC	5'6" x 3'3"

First Floor

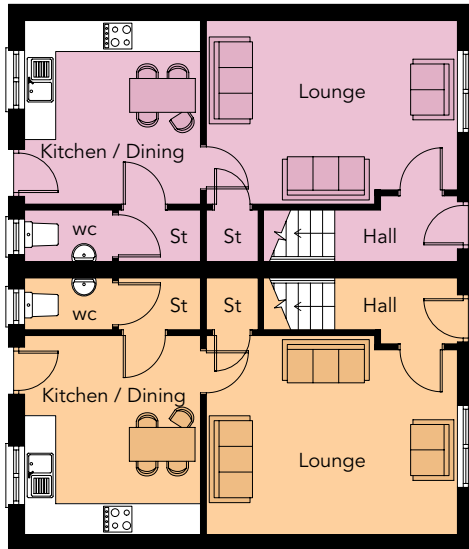
BEDROOM 1 max	14'3" x 9'4"
BEDROOM 2 max	12'9" x 8'10"
BEDROOM 3 max	8'11" x 7'0"
BATHROOM	6'6" x 5'11"



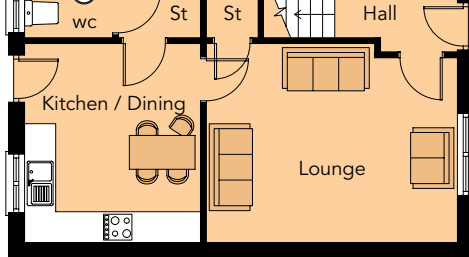
● **The Faughan**
Site 74



● **The Glenariff**
Site 75

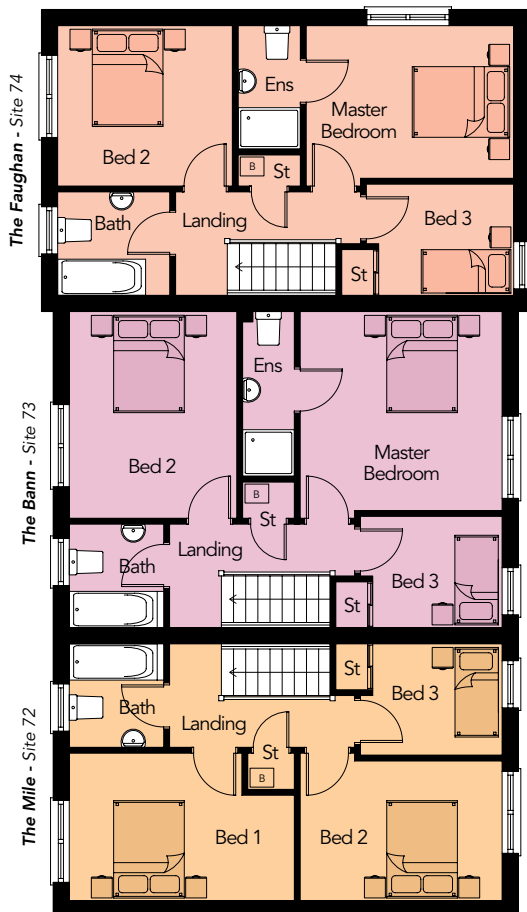


● **The Bann**
Site 73



● **The Mile**
Site 72

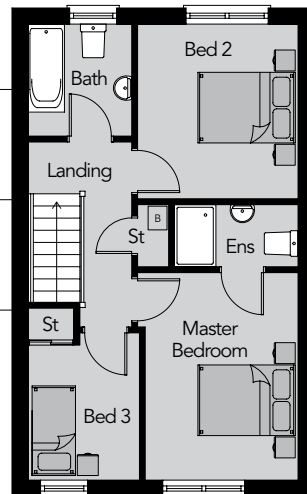
Ground Floor



The Faughan - Site 74

The Bann - Site 73

The Mile - Site 72



The Glenariff - Site 75

First Floor



The Mile, The Bann, The Faughan & The Glenariff

3 Bedroom Townhouses

The Mile - Site 72 - Total Floor Area: 893 sq.ft approx.

The Bann - Site 73 - Total Floor Area: 970 sq.ft approx.

The Faughan - Site 74 - Total Floor Area: 1160 sq.ft approx.

The Glenariff - Site 75 - Total Floor Area: 989 sq.ft approx.



The Mile - Site 72

Ground Floor

ENTRANCE HALL

LOUNGE max 15'10" x 12'7"

KITCHEN / DINING 12'7" x 11'1"

WC 5'6" x 3'3"

First Floor

BED 1 max 14'3" x 9'4"

BED 2 max 12'9" x 8'10"

BED 3 max 8'11" x 7'0"

BATHROOM 6'6" x 5'11"

The Bann - Site 73

Ground Floor

ENTRANCE HALL

LOUNGE max 15'10" x 12'7"

KITCHEN / DINING 11'7" x 11'1"

WC 5'6" x 3'3"

First Floor

M. BED max 12'9" x 12'7"

ENSUITE 10'5" x 3'3"

BED 2 13'1" x 10'7"

BED 3 max 8'11" x 7'0"

BATHROOM 6'6" x 5'11"

The Faughan - Site 74

Ground Floor

ENTRANCE HALL

LOUNGE 13'9" x 11'11"

KITCHEN / DINING 14'4" x 13'5"

FAMILY max 17'1" x 10'2"

WC 7'9" x 3'11"

First Floor

M. BED max 13'1" x 9'8"

ENSUITE 7'8" x 3'11"

BED 2 11'0" x 10'2"

BED 3 max 9'4" x 7'0"

BATHROOM 7'1" x 6'6"

The Glenariff - Site 75

Ground Floor

ENTRANCE HALL

LOUNGE max 16'0" x 13'5"

KITCHEN / DINING 13'5" x 12'5"

WC 5'6" x 3'3"

First Floor

M. BED max 13'1" x 9'8"

ENSUITE 7'9" x 3'11"

BED 2 11'0" x 10'2"

BED 3 max 9'4" x 7'0"

BATHROOM 7'1" x 6'6"

Current Developments



BALLYVEIGH
Antrim BT41 2GW



ENLER VILLAGE
Comber BT23 5ZP



THE ROCKS
Portrush BT56 8SZ



FRYS MEADOW
Ballymena BT43 7BU



LOUGHAN HALL
Dundonald BT16 2FN



SEVENTY SIX SOUTH
Belfast BT12 6AS



FAIRVIEW FARM
Ballyclare BT39 9LB

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Multi Award Winning Home Builders

Belfast Telegraph
Residential Developer
Property Award

Belfast Telegraph
Property Marketing
Award 2018

Daily Telegraph
What House?
Award Winner

Sunday Express
National House
Builder Award

Daily Express
British National
House Builder Award

CEF
Private Housing
Development
Award Winner 2008

CEF
Private Housing
Development
Award Winner 2012

Business Eye
Business Awards 2018
Highly Commended

CEF
Private Housing
Development
Award Finalist 2014

CEF
Private Housing
Development
Award Finalist 2015



Somerset Forest,
Coleraine



Raising Standards. Protecting Homeowners



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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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