



# THE SALMON LEAP

---

*Castleroe Road*  
Coleraine  
BT51 3TW

HAGAN<sup>®</sup>



*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** <sup>®</sup>  
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>



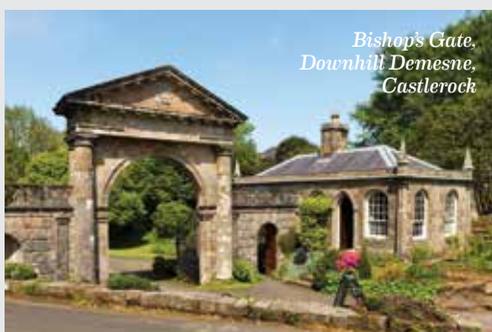
*Town Hall, The Diamond, Coleraine*



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

## **FairShare** Help for homebuyers

### **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.

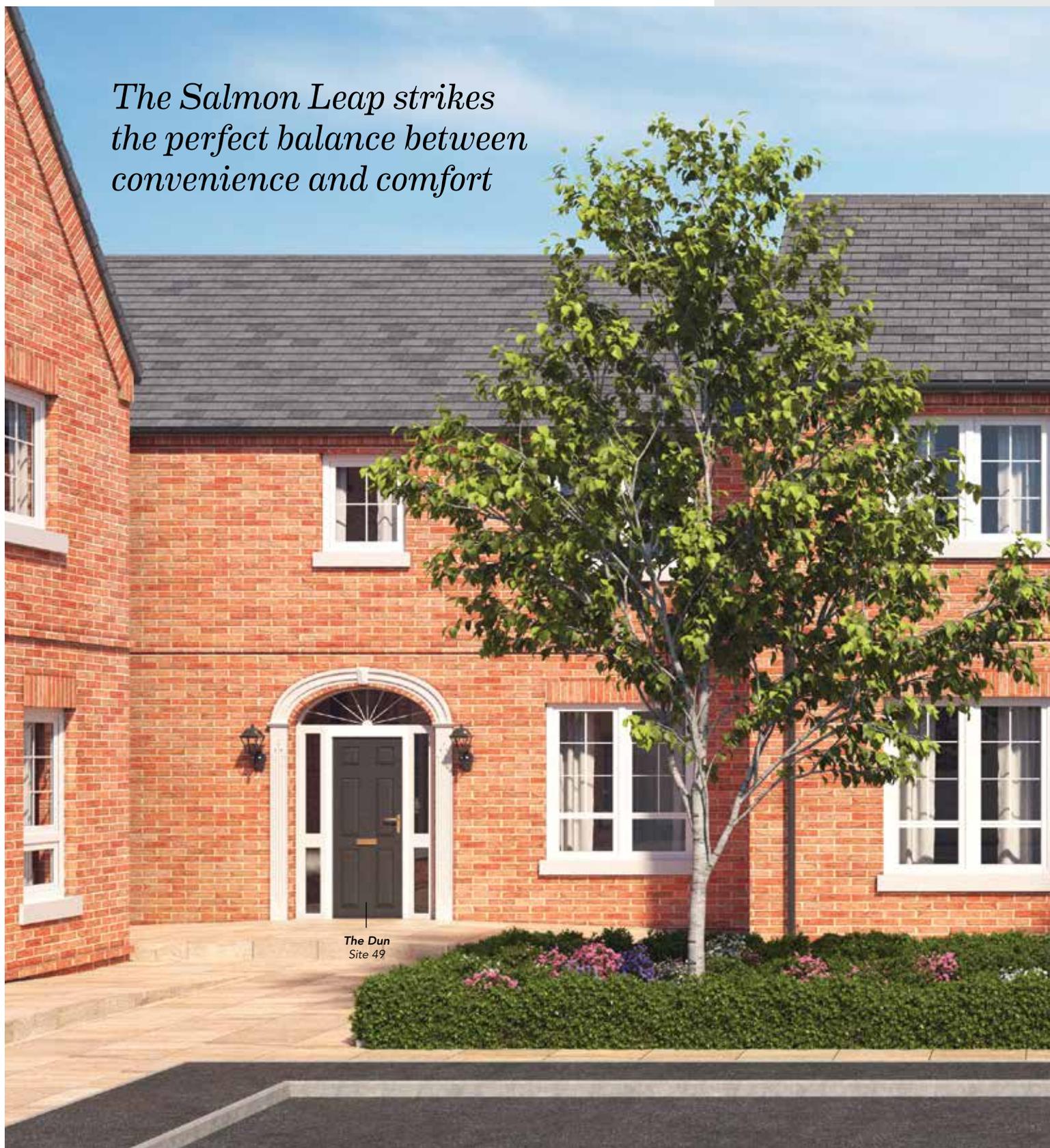
[www.fairshare.org.uk](http://www.fairshare.org.uk)



## *Take the next step*

Secure your dream home now by contacting **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.

Computer Visual

The Kells  
Site 54

The Kells  
Site 55

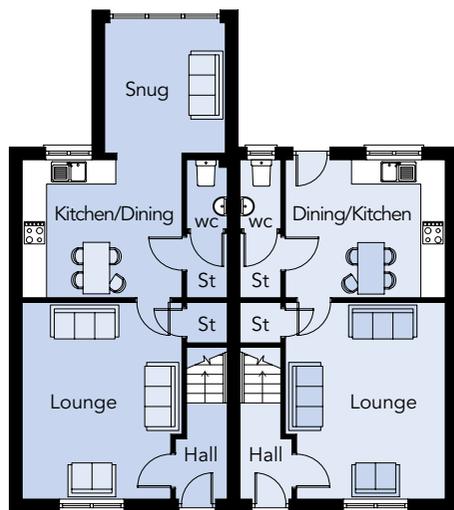


# The Kells

## 3 Bedroom Semi-Detached Homes

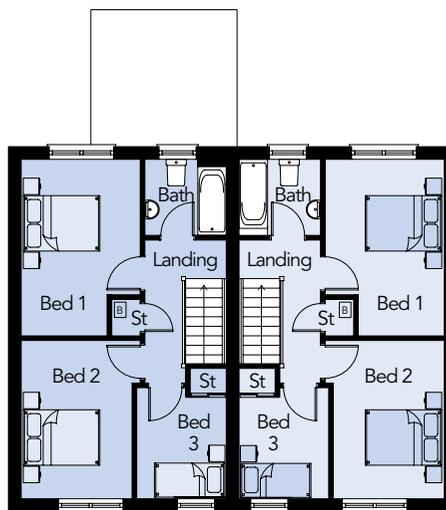
Site 54 - Total Floor Area: 1014 sq ft approx.

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



Ground Floor

Site 54 Site 55



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"

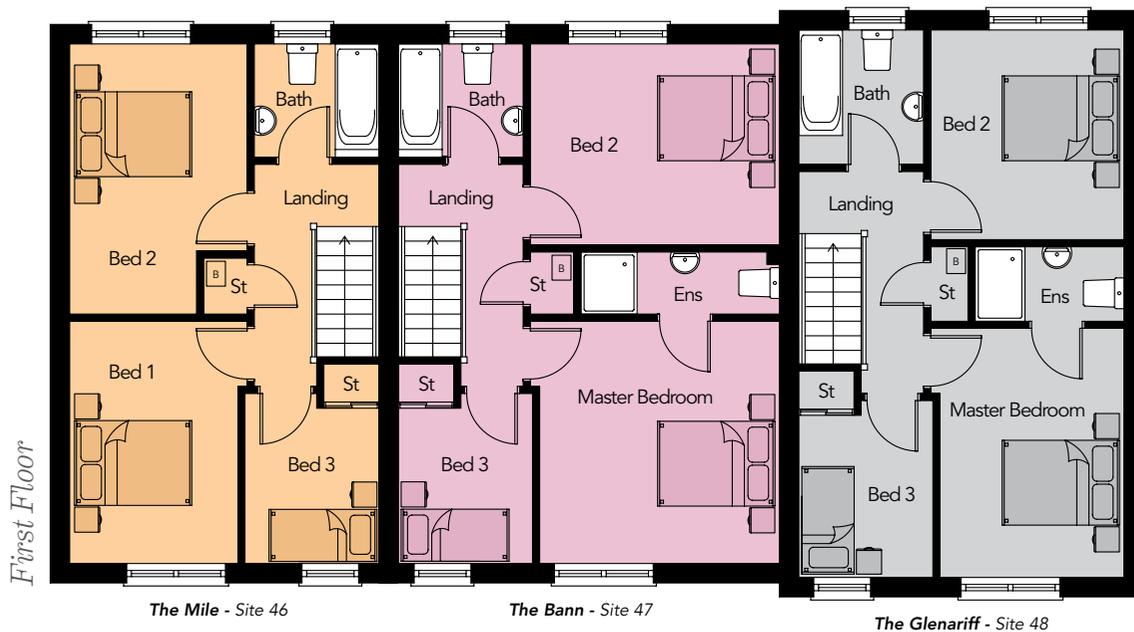
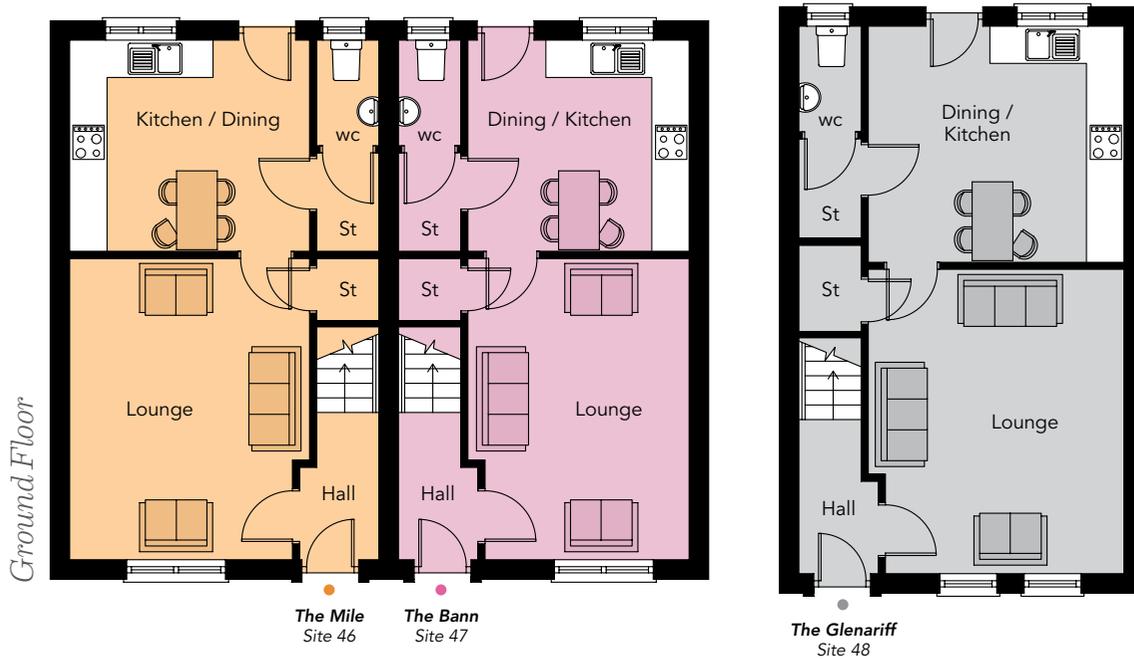
# The Mile, The Bann & The Glenariff

## 3 Bedroom Townhouses

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

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

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





Computer Visual

### *The Mile - Site 46*

#### *Ground Floor*

##### **ENTRANCE HALL**

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

#### *First Floor*

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

### *The Bann - Site 47*

#### *Ground Floor*

##### **ENTRANCE HALL**

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

#### *First Floor*

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

### *The Glenariff - Site 48*

#### *Ground Floor*

##### **ENTRANCE HALL**

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

#### *First Floor*

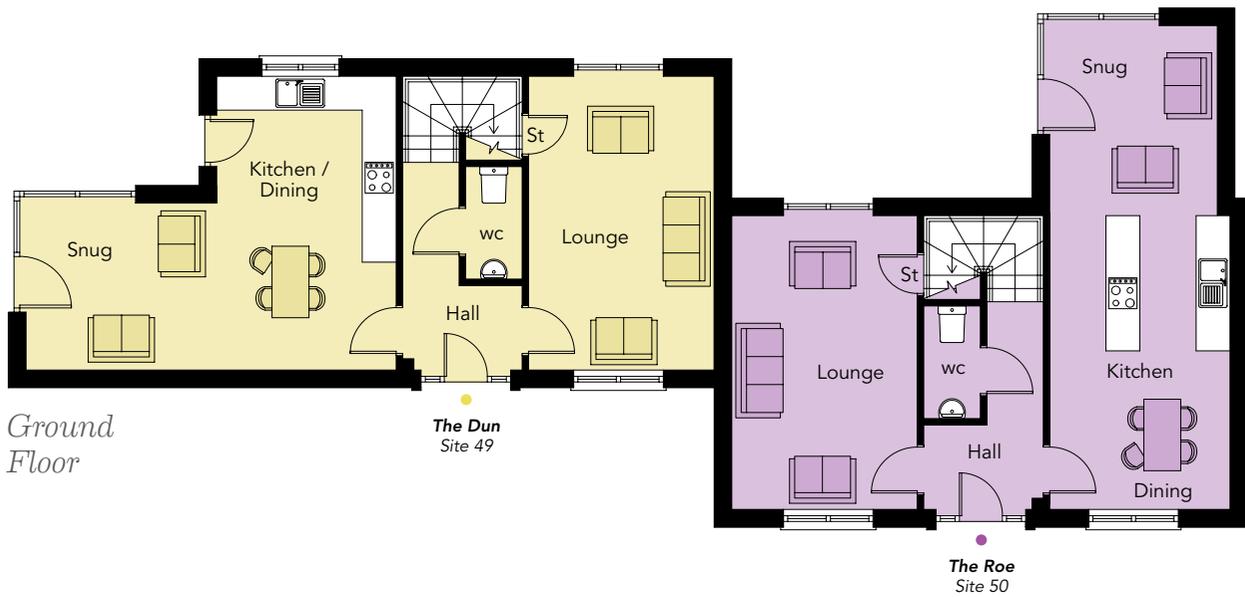
<b>MASTER BED</b> max	13'1" x 9'8"
<b>ENSUITE</b>	7'9" x 3'11"
<b>BEDROOM 2</b>	11'0" x 10'2"
<b>BEDROOM 3</b> max	9'4" x 7'0"
<b>BATHROOM</b>	7'1" x 6'6"

# 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*

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

#### *First Floor*

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

### *The Roe - Site 50*

#### *Ground Floor*

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

#### *First Floor*

<b>MASTER BEDROOM</b>	13'5" x 10'9"
<b>ENSUITE</b>	13'5" x 3'3"
<b>BEDROOM 2</b>	10'5" x 9'4"
<b>BEDROOM 3</b>	10'5" x 7'7"
<b>BATHROOM</b>	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 Glensesk - Site 51*

#### *Ground Floor*

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

#### *First Floor*

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

### *The Bann - Site 52*

#### *Ground Floor*

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

#### *First Floor*

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

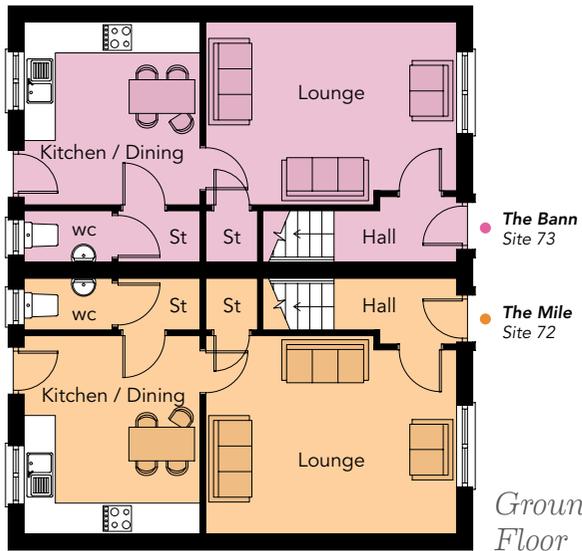
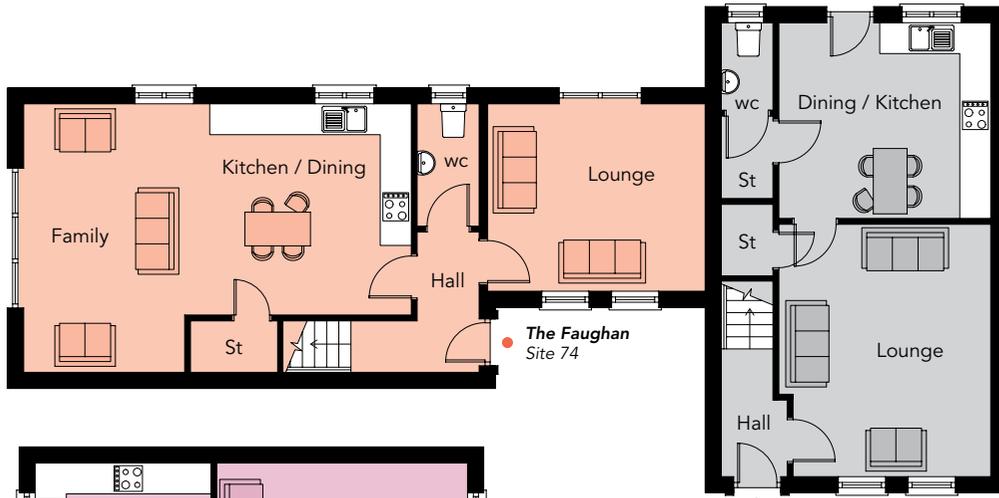
### *The Mile - Site 53*

#### *Ground Floor*

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

#### *First Floor*

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



Ground Floor



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.



Computer Visual

### 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*

**HAGAN**<sup>®</sup>  
CREATING  
HOMES  
SINCE 1988

## 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

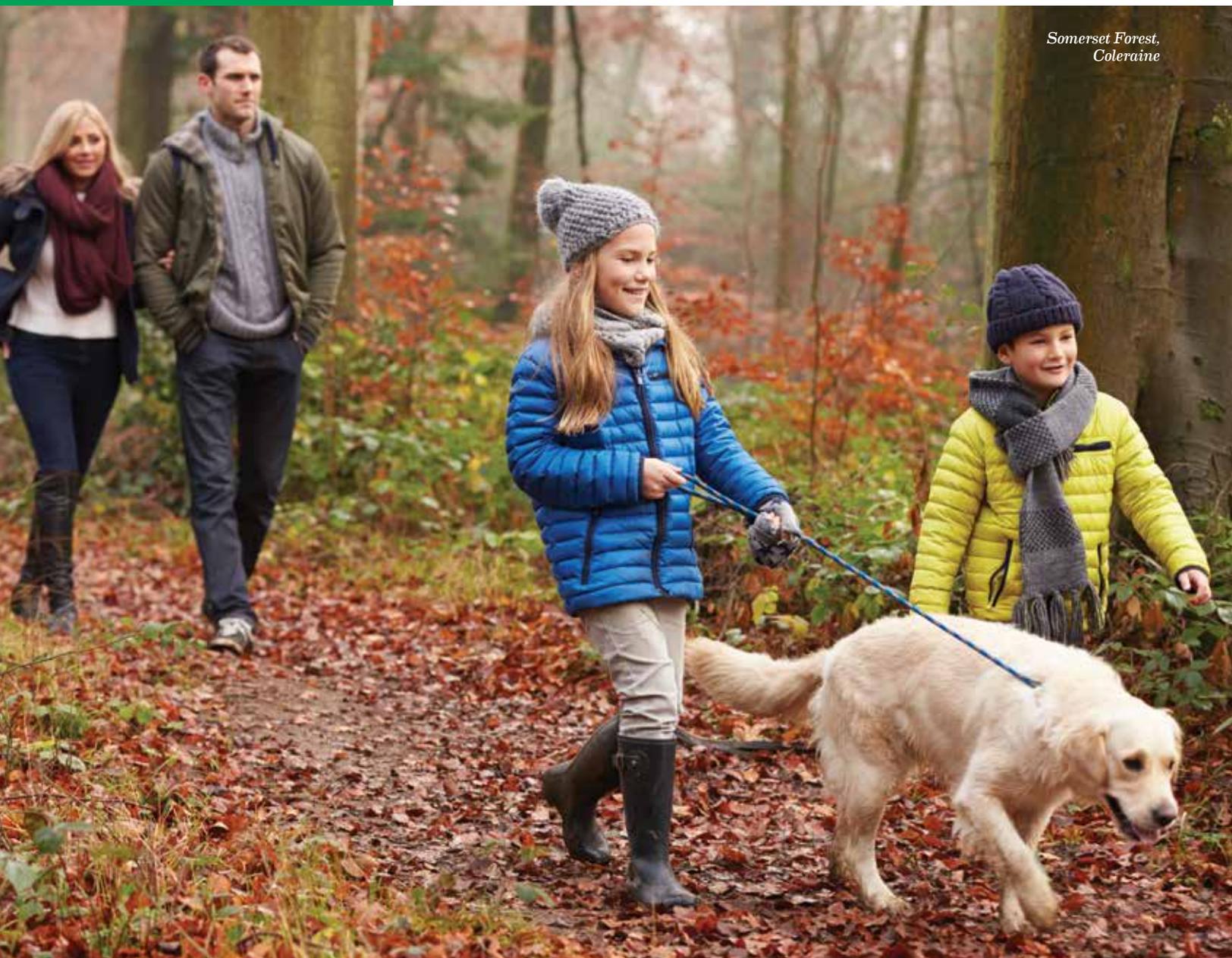
**CEF**  
Private Housing  
Development  
Award Winner 2012

**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



In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

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.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.



9 Dunmore Street,  
Coleraine BT52 1EL  
Telephone 028 7034 3677  
[www.bensonsni.com](http://www.bensonsni.com)

HAGAN<sup>®</sup>

CREATING  
HOMES  
SINCE 1988

 @HaganHomes  
[www.haganhomes.co.uk](http://www.haganhomes.co.uk)