



# ST JAMES PLACE

ST JAMES ROAD • HILLSBOROUGH

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MODERN HOMES DESIGNED FOR LIVING

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Welcome to  
**ST JAMES PLACE**

Stylish detached and semi detached homes  
in a beautiful rural, yet  
convenient setting





## SHARED OWNERSHIP

helping you get on the property ladder



### ABOUT FAIRSHARE

Simple and straightforward - from online application to completion

#### What is FairShare?

FairShare is a shared ownership scheme for Northern Ireland. It enables a registered housing association to help eligible homebuyers get on the property ladder through shared ownership.

Housing associations offering shared ownership through FairShare are registered and approved by the Department for Communities.

#### How can FairShare help me?

If you are unable to obtain a mortgage to buy a property outright, or have difficulty saving for a large deposit, FairShare could help you take the first step into home ownership in a way that you can afford.

FairShare could help you by enabling you to purchase a starter share of a property between 50 and 90%. And you have the option to buy more shares in your home at any time (known as staircasing).

In a shared ownership agreement you are required to pay rent on the share of the property that you don't purchase. FairShare will help you adjust to the demands of home ownership by ensuring that you pay lower-than-market rent for the duration of your FairShare shared ownership.

At FairShare, we help make the process of applying for shared ownership simple and straight forward: you can do the whole application online at [fairshare.org.uk](http://fairshare.org.uk) and of course there are no application fees.



### KEY FEATURES

Homebuyers purchasing through FairShare Can:

- buy a starter share of a property that they can afford - between 50% and 90%
- pay lower-than-market rent on any share not purchased
- buy further shares of their home at any time - known as staircasing. See 'Guide to Staircasing' on our website at [fairshare.org.uk](http://fairshare.org.uk).



### KEY ELIGIBILITY CRITERIA

The key FairShare eligibility criteria require that homebuyers:

- do not currently own a home, or a share of a property, in the UK or abroad
- must be unable to buy a 100% share of a home suited to their needs, or rent appropriate accommodation within a reasonable distance of their work
- can afford to buy a minimum 50% share in a property and pay rent on the remaining share

For a full list of eligibility criteria please see "Who is Eligible" on our website a [fairshare.org.uk](http://fairshare.org.uk).

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

WELCOME TO CONTEMPORARY  
LIVING AT **ST JAMES PLACE**  
A NEW COMMUNITY IN THE  
HILLSBOROUGH COUNTRYSIDE



St James Place brings undisputed  
quality to a superb rural yet convenient  
location close to Hillsborough

1 | Hillsborough Castle 2 | The Parsons Nose 3 | Down Royal Racecourse 4 | Down Royal Park Golf Course  
5 | Owl & Pussycat Cafe 6 | Hillsborough Lake 7 | The Plough Inn 8 | Meadow Bridge Primary School





# THE ALDEN

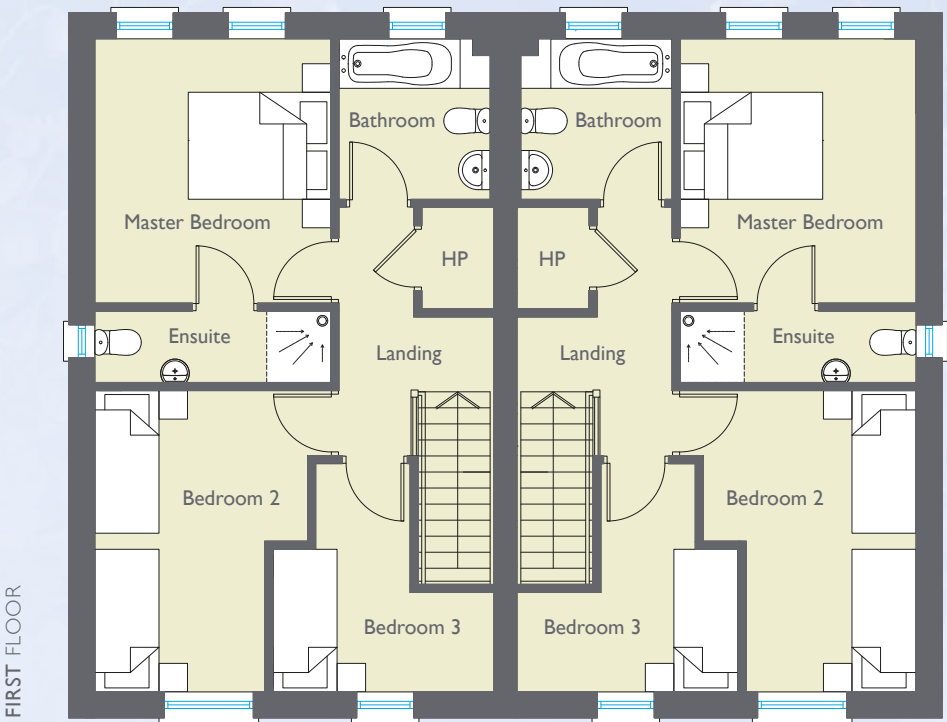
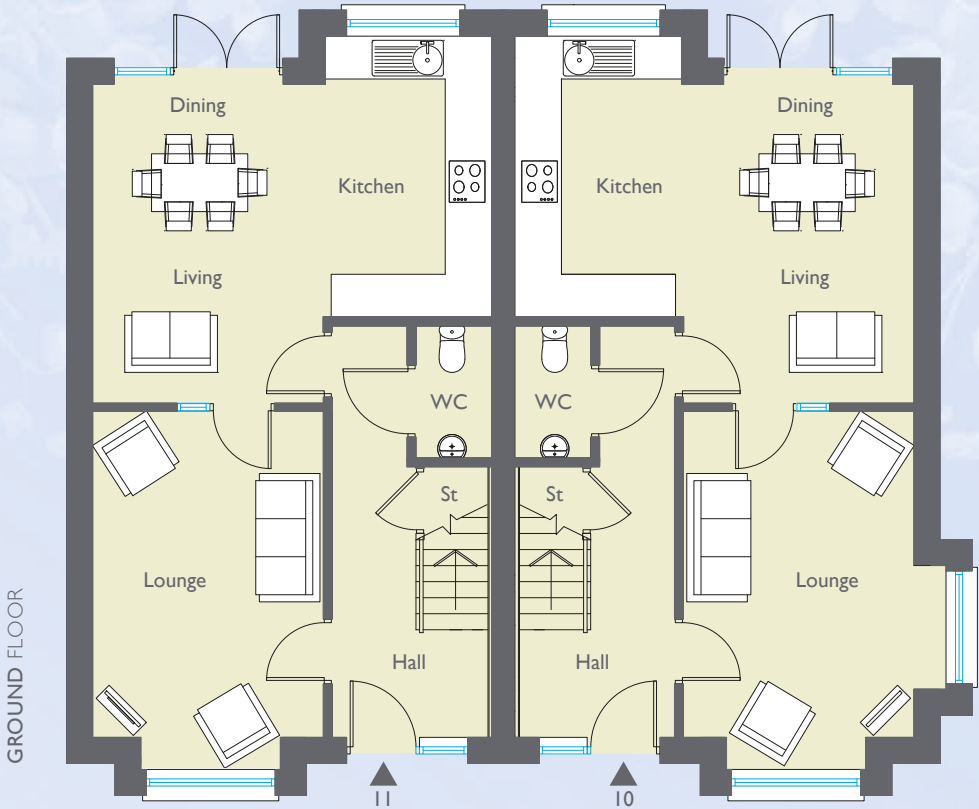
3 BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA 1120 sq ft

GROUND FLOOR	Ft	M
Entrance Hall with separate WC		
Lounge inc bay	16'6" x 10'8"	5.03 x 3.26
Kitchen	12'11" x 7'9"	3.95 x 2.36
Living   Dining	14'8" x 10'8"	4.48 x 3.26
FIRST FLOOR	Ft	M
Master Bedroom	12'2" x 10'10"	3.72 x 3.32
Ensuite	10'10" x 3'4"	3.32 x 1.00
Bedroom 2	13'10" x 7'8"	4.23 x 2.39
Bedroom 3 max	10'6" x 10'2"	3.21 x 3.11
Bathroom	7'4" x 7'2"	2.26 x 2.18

CGI shown for illustration purposes only

ST JAMES PLACE  
HILLSBOROUGH



NOTE: Site 10 will have a side bay window to the lounge

Floor plans are not to scale





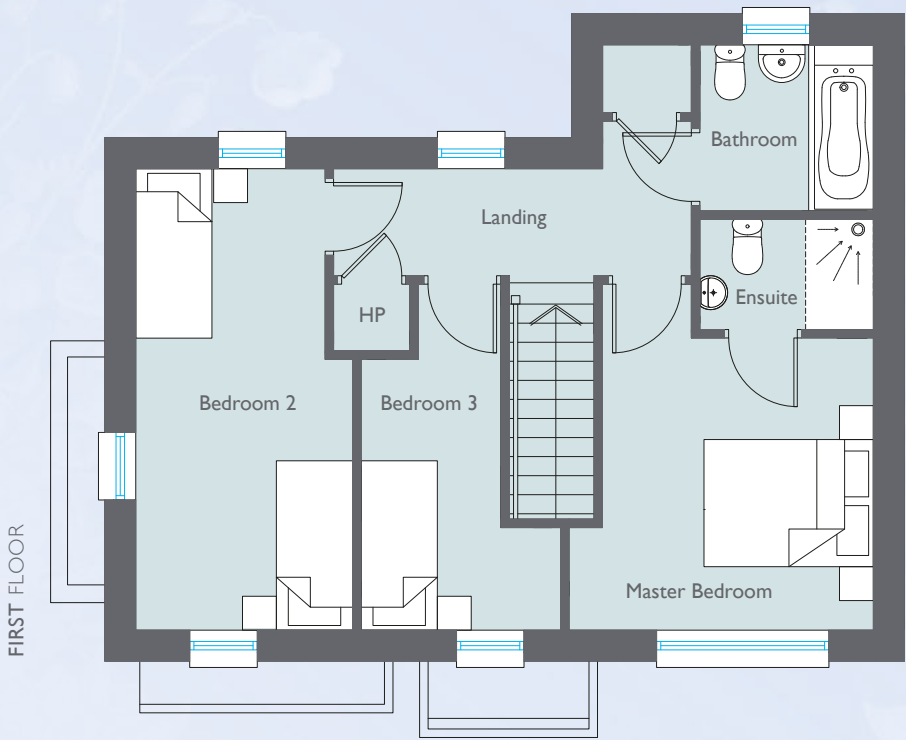
THE BATESON

3 BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA 1140 sq ft

GROUND FLOOR		Ft	M
Entrance Hall with separate WC			
Lounge	19'4" x 11'8"	5.91	x 3.58
Kitchen   Dining   Living	22'8" x 10'6"	6.93	x 3.19

FIRST FLOOR		Ft	M
Master Bedroom max			
Ensuite	6'8" x 4'4"	2.06	x 1.30
Bedroom 2	17'11" x 8'6"	5.47	x 2.57
Bedroom 3 max	13'4" x 7'7"	4.09	x 2.35
Bathroom	6'8" x 6'5"	2.06	x 1.96



NOTE: Site 3 is a handed version of these plans





THE CLAREMONT

3 BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA 1130 sq ft

GROUND FLOOR	Ft	M
Entrance Hall with separate WC		
Lounge inc. bay	16'6" x 10'7"	5.02 x 3.22
Kitchen	12'11" x 7'6"	3.96 x 2.32
Living   Dining	14'7" x 10'6"	4.49 x 3.19

FIRST FLOOR	Ft	M
Master Bedroom	12'2" x 10'10"	3.71 x 3.32
Ensuite	10'10" x 3'3"	3.32 x 1.00
Bedroom 2 max	13'10" x 9'9"	4.23 x 2.99
Bedroom 3 max	10'7" x 10'1"	3.22 x 3.07
Bathroom	7'4" x 7'1"	2.26 x 2.14

CGI shown for illustration purposes only



NOTE: Site 16 will not have a side bay window

Floor plans are not to scale



DESIGNED  
with you  
IN MIND



Images shown for illustration purposes only

ST JAMES PLACE  
HILLSBOROUGH

## Exceptional CRAFTSMANSHIP and attention to DETAIL

### KITCHENS & UTILITY ROOMS

- ◆ Modern contemporary doors, worktops and handles
- ◆ Integrated appliances to include hob, electric oven, extractor hood, fridge/freezer and dishwasher
- ◆ Integrated washing machine and tumble dryer in utility room or kitchen. In order to maximise cupboard space, some properties will be fitted with a modern combi washer/dryer where applicable
- ◆ Under unit lighting to kitchen cupboards

### BATHROOMS, ENSUITES & WCs

- ◆ Contemporary white sanitary ware with chrome fittings
- ◆ White enamel towel radiator in the main bathroom and ensuite
- ◆ Bath with single panel glass screen fitted to bathroom
- ◆ Rectangular shower with bi-fold glass door fitted to ensuite

### FLOOR COVERINGS & TILING

- ◆ Floor tiling to kitchen/dining bathrooms, ensuites and WCs
- ◆ Full height tiling to shower enclosures
- ◆ Carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms
- ◆ Floor tiling to hall
- ◆ Wall tiling to selected areas in kitchen, utility, bathroom, ensuite and wc

### INTERNAL FEATURES

- ◆ Internal walls and ceilings painted
- ◆ Solid wood newel posts and handrails with balustrades
- ◆ Painted bevelled edge skirting and contemporary architrave
- ◆ Internal doors with quality satin stainless steel ironmongery
- ◆ Mains supply smoke and carbon monoxide detectors
- ◆ A generous provision of power points is provided throughout the house. TV cables are provided in all bedrooms and a telephone point is installed beside the lounge TV point. Wiring for future satellite point
- ◆ Oil fired central heating

### EXTERNAL FEATURES

- ◆ Driveways finished in asphalt and paving to rear gardens
- ◆ uPVC double glazed windows
- ◆ Diamond low maintenance composite doors
- ◆ Outside water tap
- ◆ Boundary fencing to side and fencing/walls to rear depending on plot location
- ◆ External light points to front & back doors

NHBC 10 year warranty







Your Kitchen  
**YOUR STYLE**  
create a modern, contemporary look for the  
**HEART** of your **HOME**





#### SELLING AGENT



MOIRA  
**028 9261 3100**  
[moira@robertwilson.co.uk](mailto:moira@robertwilson.co.uk)

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 creative property marketing