

Phase I

Mossfield

JUBILEE ROAD, BALLYCLARE





Building for a greener future.

Footprint considered. Eco-forward homes for everyone's future.



Welcome to a new era of luxury, comfort & environmental responsibility



Efficient
Air Source
Heat Pump



Insulated
Energy Saving
Windows



Solar + Battery
Storage Upgrade
Option



Car Charging
Upgrade
Option

Welcome to Mossfield, where every detail is designed with a commitment to a greener future. These exceptional homes redefine modern living by seamlessly integrating cutting-edge sustainability practices with the utmost in comfort and style.

At Mossfield, we understand that your home is more than just a living space; it's a reflection of your values and aspirations. That's why we've embarked on a journey to create homes that tread lightly on the Earth while offering an unparalleled living experience for you and your family.

Join us in exploring how Mossfield is reimagining modern living - a sanctuary where you can relish in the harmony of nature, revel in the embrace of luxury, and embrace a lifestyle that celebrates both your well-being and the well-being of our planet.

At Mossfield sustainability meets comfort - this is your invitation to a life enriched by purpose, conscience, and a deep connection to the world around you.

Site Map

Phase 1
Site Numbers
1-28 + 42-45

Mossfield

JUBILEE ROAD, BALLYCLARE





Style A
4 Bedroom Detached



Style C1
4 Bedroom Detached



Style C2
4 Bedroom Detached



Style D Brick
3 Bedroom Detached



Style D Render
3 Bedroom Detached



Style E Brick
4 Bedroom Semi-Detached



Style E Render
4 Bedroom Semi-Detached



Style F Brick
3 Bedroom Semi-Detached



Style F Render
3 Bedroom Semi-Detached



Style G1
3 Bedroom Semi-Detached



Style G2
3 Bedroom Semi-Detached



Style A

Four Bedroom Detached Home

Brick Finish
Site Numbers
16, 17



Four Bedroom Detached Home with spacious lounge & WC located off the hallway leading through to open plan kitchen, utility room, store & sun lounge. Upstairs incorporates 4 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



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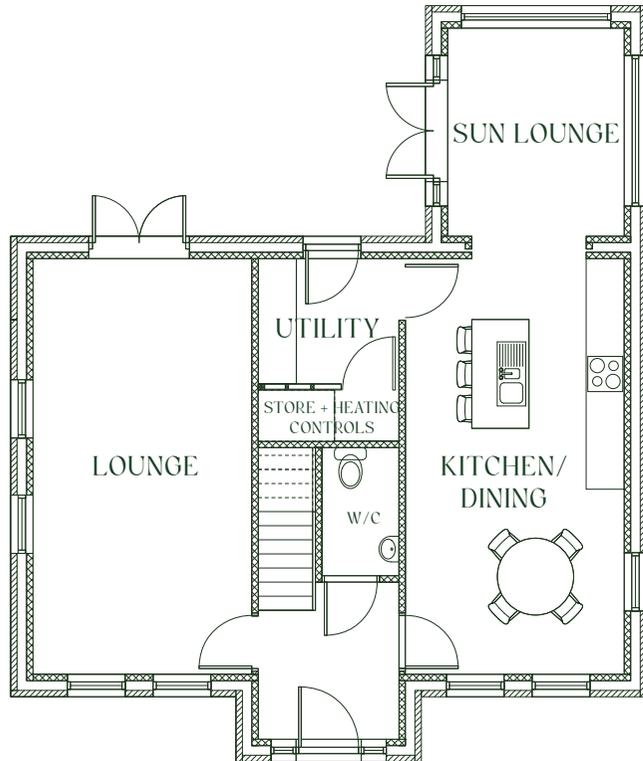


Solar + Battery
Storage Upgrade
Option

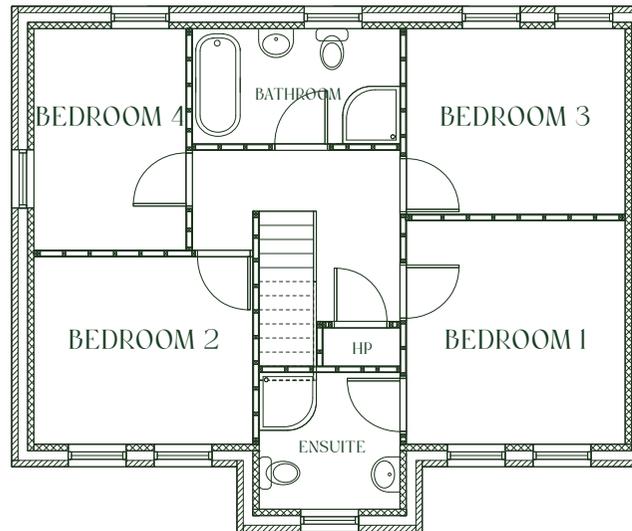


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Lounge

3.4m x 6.5m 11'4" x 21'4"

Kitchen/Dining

3.4m x 6.5m 11'4" x 21'4"

Sun Lounge

2.8m x 3.3m 9'1" x 10'8"

Utility

2.2m x 2.0m 7'3" x 6'5"

Bedroom 1

3.4m x 3.5m 11'4" x 11'5"

Ensuite

2.2m x 2.1m 7'3" x 7'0"

Bedroom 2

3.4m x 2.9m 11'4" x 9'7"

Bedroom 3

3.4m x 2.9m 11'4" x 9'6"

Bedroom 4

2.4m x 3.5m 7'10" x 11'4"

Style C1

Four Bedroom Detached Home

Brick Finish
Site Numbers
15, 18



Four Bedroom Detached Home with spacious lounge & living room to the front with storeroom located off the hallway leading through to open plan kitchen/ dining & sun lounge. WC located through utility. Upstairs incorporates 4 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Efficient
Air Source
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Insulated
Energy Saving
Windows

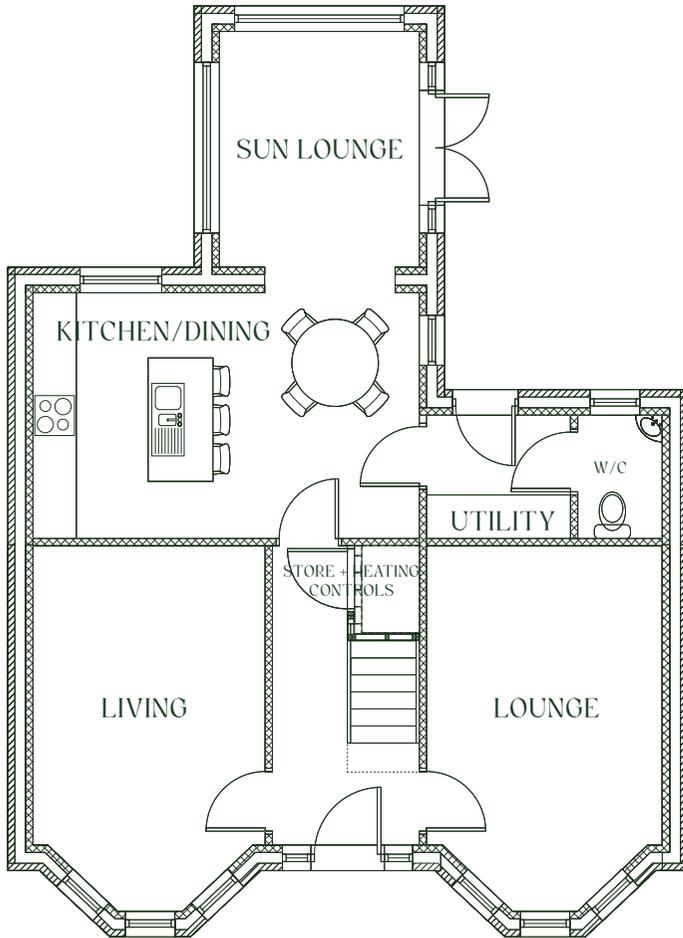


Solar + Battery
Storage Upgrade
Option

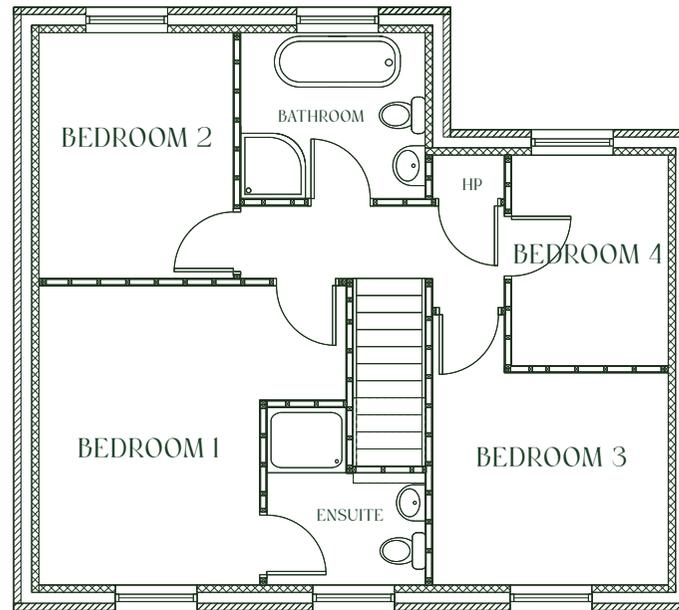


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Living

3.2m x 4.1m (5m inc. bay)	10'7" x 13'7" (16'6" inc. bay)
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Lounge

3.3m x 4.1m (5m inc. bay)	10'9" x 13'7" (16'6" inc. bay)
---------------------------	-----------------------------------

Kitchen/Dining

5.4m x 3.4m	17'7" x 11'1"
-------------	---------------

Sun Lounge

2.8m x 3.3m	9'1" x 10'8"
-------------	--------------

Utility

2.0m x 1.7m	6'7" x 5'7"
-------------	-------------

Bedroom 1

4.3m (at widest) x 4.1m	14'0" (at widest) x 13'7"
-------------------------	---------------------------

Ensuite

2.2m x 2.5m (at deepest)	7'3" x 8'0" (at deepest)
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Bedroom 2

2.7m x 3.4m	8'10" x 11'1"
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Bedroom 3

3.3m x 2.9m	10'9" x 9'7"
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Bedroom 4

2.2m x 2.9m	7'2" x 9'6"
-------------	-------------

Style C2

Four Bedroom Detached Home

Brick Finish
Site Numbers
21



Four Bedroom Detached Home with spacious lounge & living room including attractive side bay with storeroom located off the hallway. Open plan kitchen/ dining and sun lounge to the rear. WC located through utility. Upstairs incorporates 4 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



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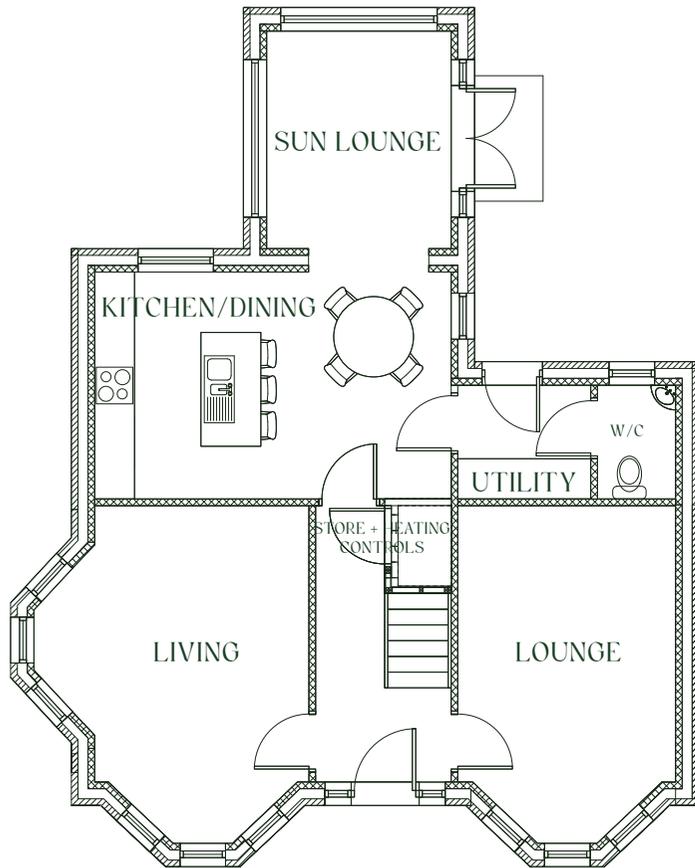


Solar + Battery
Storage Upgrade
Option

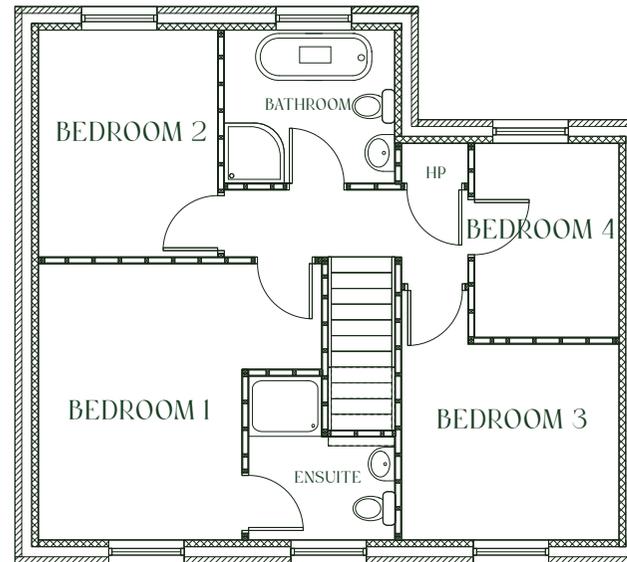


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Living

3.2m x 4.1m (5m inc. bay)	10'7" x 13'7" (16'6" inc. bay)
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Lounge

4.1m x 4.1m (5m inc. bay)	13'7" x 13'7" (16'6" inc. bay)
------------------------------	-----------------------------------

Kitchen/Dining

5.4m x 3.4m	17'7" x 11'1"
-------------	---------------

Sun Lounge

2.8m x 3.3m	9'1" x 10'8"
-------------	--------------

Utility

2.0m x 1.7m	6'7" x 5'7"
-------------	-------------

Bedroom 1

4.3m (at widest) x 4.1m	14'0" (at widest) x 13'7"
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Ensuite

2.2m x 2.5m (at deepest)	17'3" x 8'0" (at deepest)
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Bedroom 2

2.7m x 3.4m	8'10" x 11'1"
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Bedroom 3

3.3m x 2.9m	10'9" x 9'7"
-------------	--------------

Bedroom 4

2.2m x 2.9m	7'2" x 9'6"
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Style D

Three Bedroom Detached Home

Brick Finish
Site Numbers
1, 3, 6, 24

Render Finish
Site Numbers
2



Three Bedroom Detached Home with spacious lounge & WC located off the hallway leading through to open plan kitchen/ dining area and sun lounge. Storeroom accessed from kitchen. Upstairs incorporates 3 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



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Insulated
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Windows

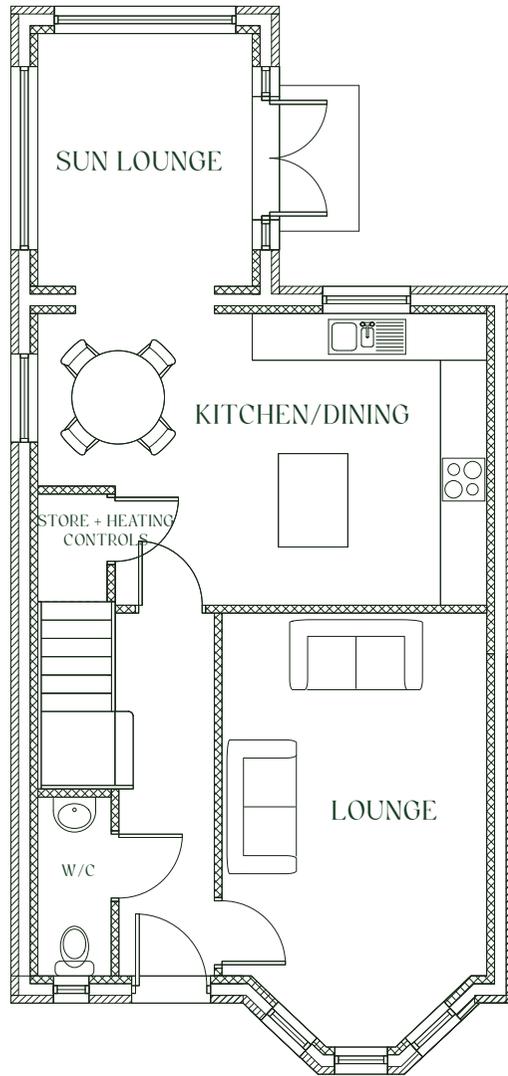


Solar + Battery
Storage Upgrade
Option

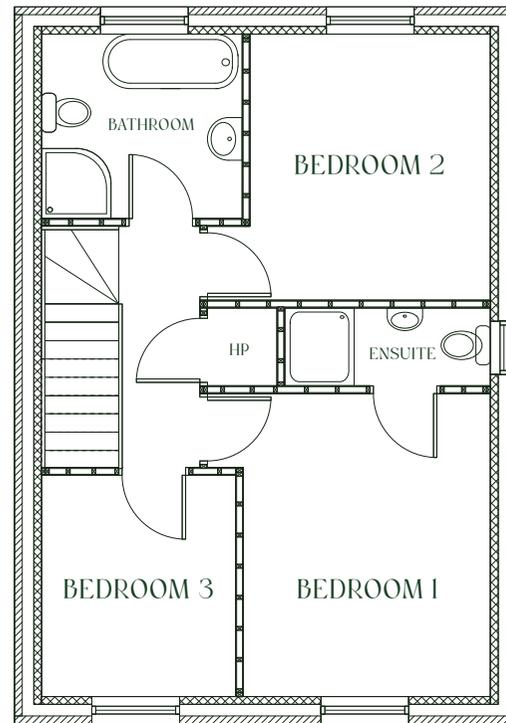


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Lounge

3.4m x 4.7m (5.6m inc. bay)	11'3" x 15'4" (18'4" inc. bay)
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Kitchen/Dining

5.8m(widest) x 3.8m	19'(widest) x 12'4"
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Sun Lounge

2.8m x 3.3m	9'1" x 10'8"
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Bedroom 1

3.2m x 3.9m	10'6" x 12'9"
-------------	---------------

Ensuite

2.7m x 1m	8'9" x 3'3"
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Bedroom 2

3.1m x 3.4m	10'3" x 11'3"
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Bedroom 3

2.5m x 2.8m	8'3" x 9'4"
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Style E

Four Bedroom Semi-Detached Home

Brick Finish
Site Numbers
9, 10, 42, 43

Render Finish
Site Numbers
7, 8



Four Bedroom Semi-Detached Home with spacious lounge, WC & storeroom located off the hallway. Open plan kitchen/ dining area, sun lounge & utility room which benefits an outside access door. Upstairs incorporates 4 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Efficient
Air Source
Heat Pump



Insulated
Energy Saving
Windows

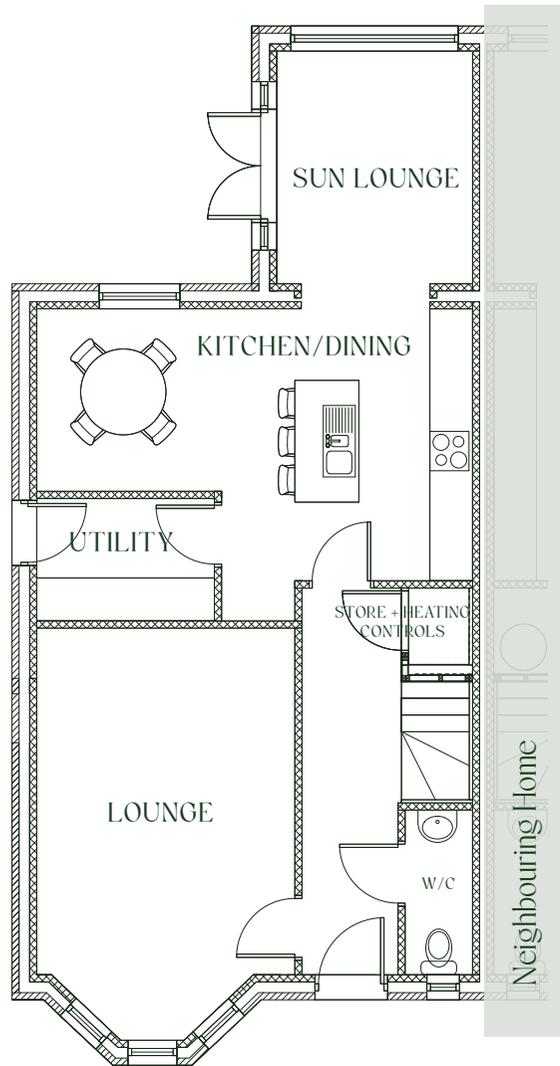


Solar + Battery
Storage Upgrade
Option

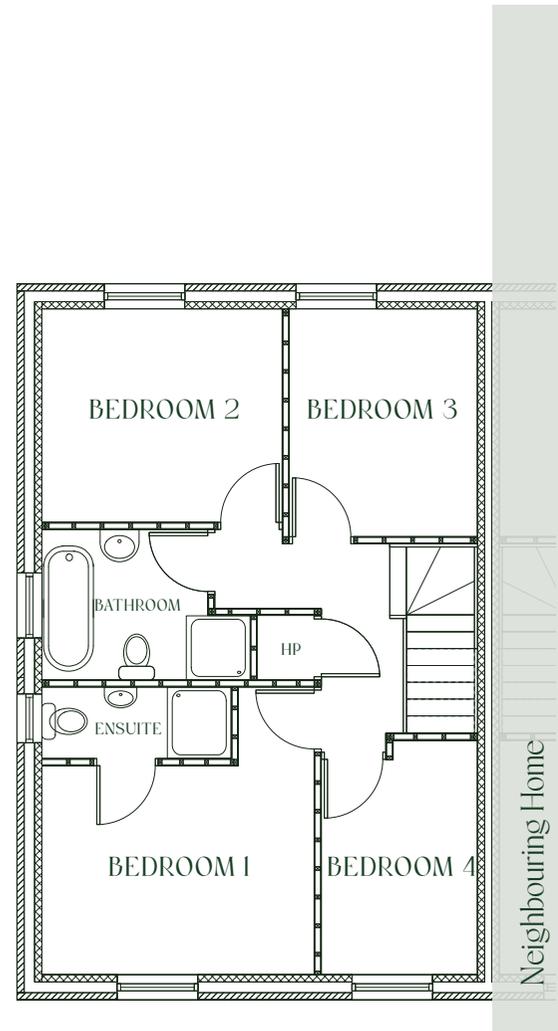


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Lounge

3.6m x 4.8m (5.8m inc. bay)	111" x 151" (181" inc. bay)
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Kitchen/Dining

6.1m (at widest) x 3.8m	201" (at widest) x 12'6"
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Sun Lounge

2.8m x 3.3m	91" x 10'8"
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Utility

2.5m x 1.7m	8'2" x 5'7"
-------------	-------------

Bedroom 1

3.8m x 2.9m	127" x 97"
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Ensuite

2.7m x 1m	8'9" x 3'3"
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Bedroom 2

3.4m x 3.0m	111" x 9'9"
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Bedroom 3

2.7m x 3.2m	8'8" x 10'5"
-------------	--------------

Bedroom 4

2.2m x 3.3m	7'3" x 10'9"
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Style F

Three Bedroom Semi-Detached Home

Render Finish
Site Numbers
22, 23

Brick Finish
Site Numbers
44, 45



Three Bedroom Semi-Detached Home with spacious lounge & WC located off the hallway that leads to open plan kitchen/ dining area and sun lounge. Storeroom accessed from kitchen. Upstairs incorporates 3 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Efficient
Air Source
Heat Pump



Insulated
Energy Saving
Windows

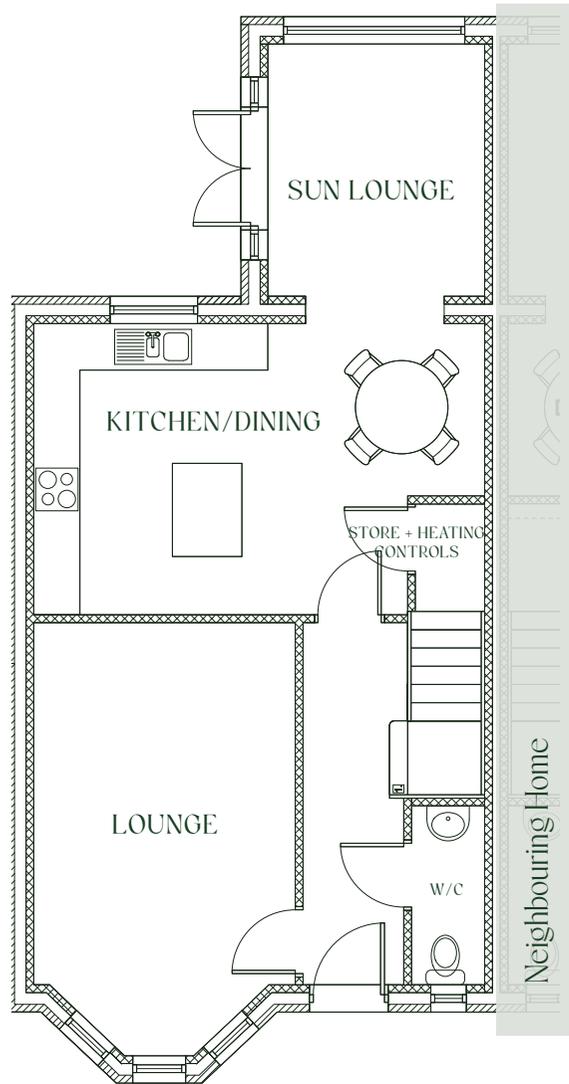


Solar + Battery
Storage Upgrade
Option

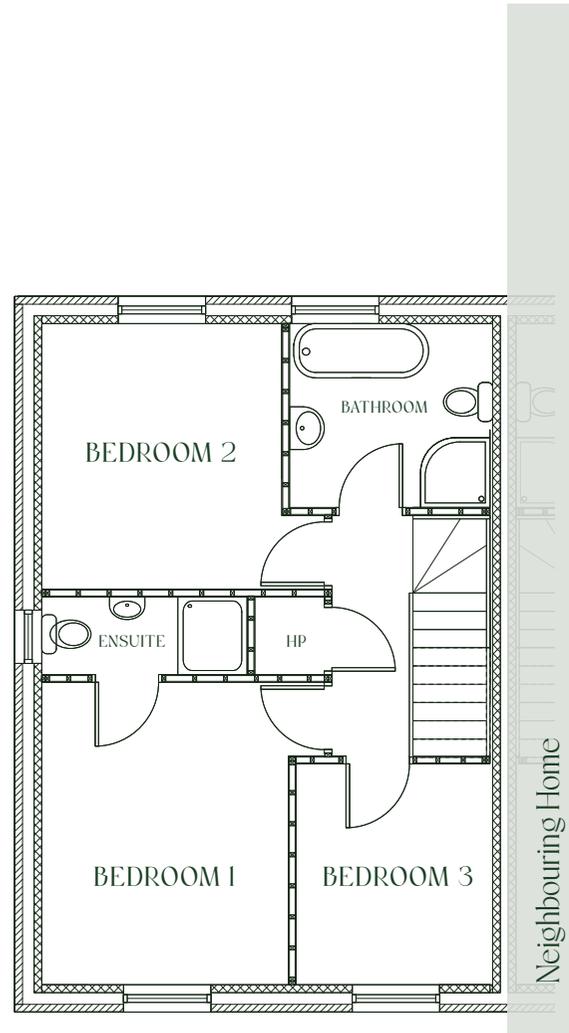


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Lounge

3.4m x 4.7m (5.6m inc. bay)	11'2" x 15'4" (18'4" inc. bay)
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Kitchen/Dining

5.9m (at widest) x 3.8m (at deepest)	19'2" (at widest) x 12'4" (at deepest)
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Sun Lounge

2.8m x 3.3m	9'3" x 10'8"
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Bedroom 1

3.2m x 3.9m	10'6" x 12'9"
-------------	---------------

Ensuite

2.7m x 1.0m	8'9" x 3'3"
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Bedroom 2

3.1m x 3.4m	10'3" x 11'3"
-------------	---------------

Bedroom 3

2.6m x 2.8m	8'4" x 9'4"
-------------	-------------

Style G1

Three Bedroom Semi-Detached Home

Brick Finish
Site Numbers
5, 12, 13, 20 26, 27



Three Bedroom Semi-Detached Home with spacious lounge, WC & storeroom located off the hallway that leads to open plan kitchen/ dining area and sun lounge. Upstairs incorporates 3 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Efficient
Air Source
Heat Pump



Insulated
Energy Saving
Windows

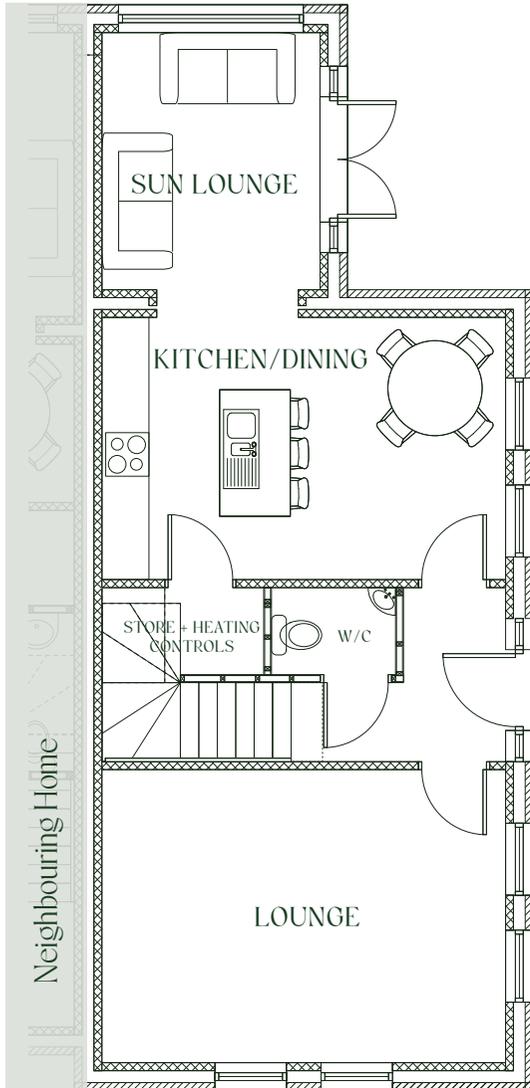


Solar + Battery
Storage Upgrade
Option

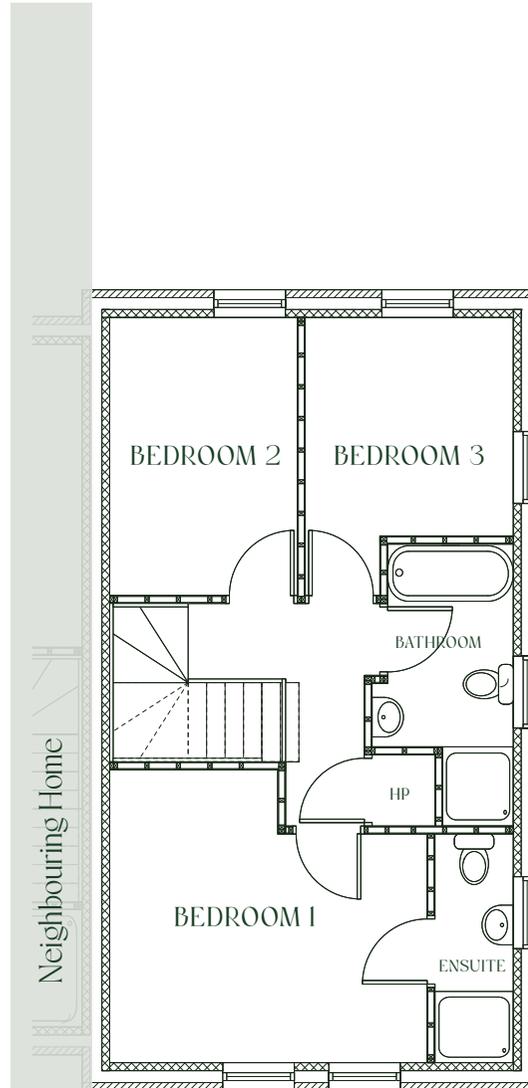


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Lounge

3.3m x 5.3m	10'10" x 17'6"
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Kitchen/Dining

5.5m (at widest) x 3.2m (at deepest)	18'1" (at widest) x 10'6" (at deepest)
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Sun Lounge

2.8m x 3.6m	9'1" x 11'9"
-------------	--------------

Bedroom 1

3.5m x 3.1m (at deepest)	11'4" x 10'2" (at deepest)
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Ensuite

1.9m x 2.2m (at deepest)	6'5" x 7'3" (at deepest)
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Bedroom 2

2.6m x 3.8m	8'4" x 12'7"
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Bedroom 3

2.9m x 2.9m	9'4" x 9'7"
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Style G2

Three Bedroom Semi-Detached Home

Brick Finish
Site Numbers
4, 11, 14, 19, 25



Three Bedroom Semi-Detached Home with spacious lounge & WC located off the hallway that leads to open plan kitchen/ dining area and sun lounge. Storeroom accessed from kitchen. Upstairs incorporates 3 Bedrooms with Bedroom 1 benefitting an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Efficient
Air Source
Heat Pump



Insulated
Energy Saving
Windows

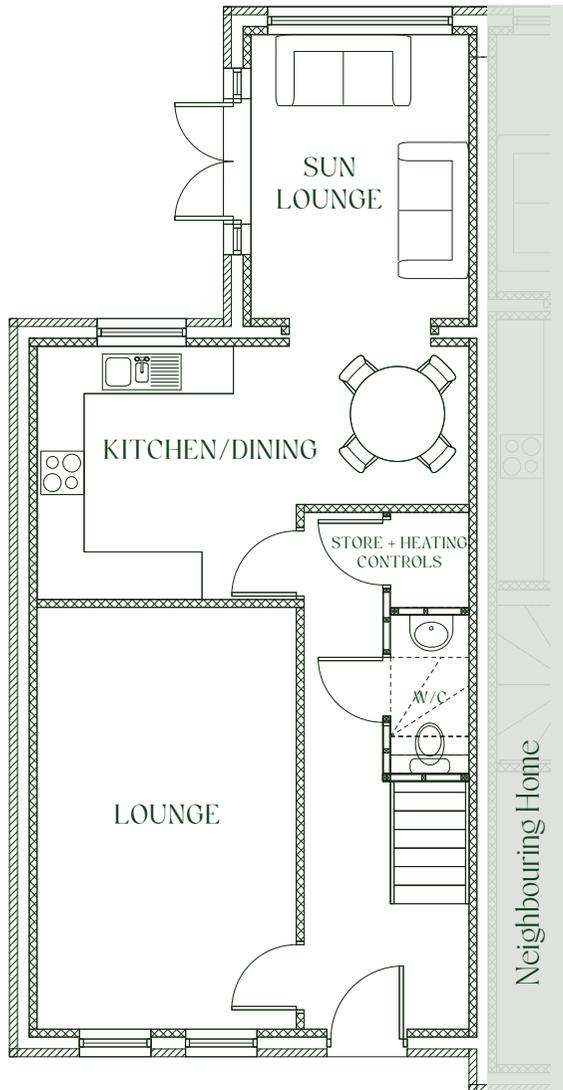


Solar + Battery
Storage Upgrade
Option

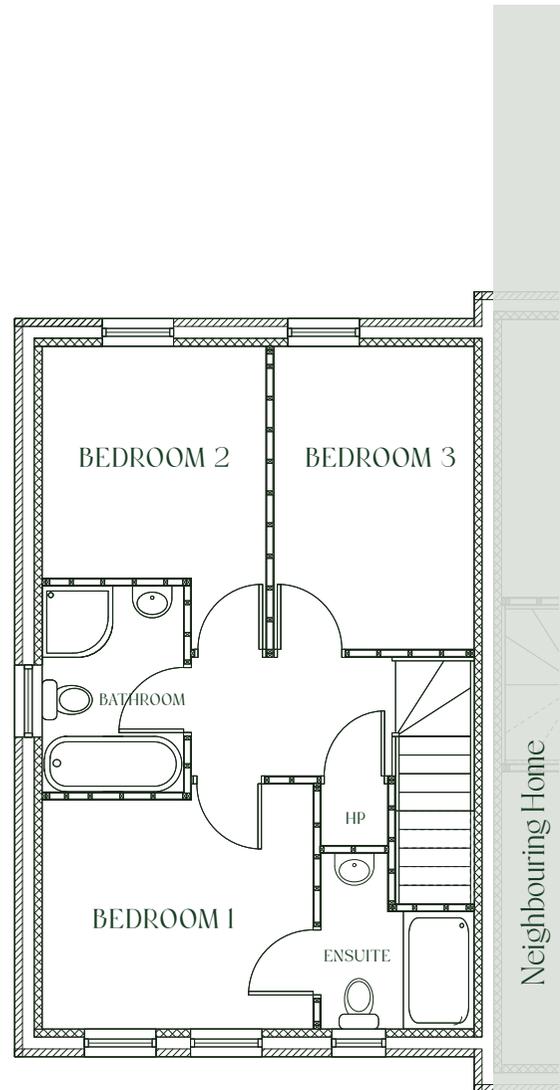


Car Charging
Upgrade
Option

Ground Floor



First Floor



Dimensions

Lounge	
5.1m x 3.7m	16'10" x 12'2"
Kitchen/Dining	
5.1m x 3.3m	16'10" x 10'10"
Sun Lounge	
2.8m x 3.3m	9'1" x 10'8"
Bedroom 1	
4.0m (at widest) x 3.7m (at deepest)	13'3" (at widest) x 12'2" (at deepest)
Ensuite	
1.0m x 2.9m	3'3" x 9'6"
Bedroom 2	
2.4m x 3.5m	7'10" x 11'6"
Bedroom 3	
2.7m x 2.8m	8'8" x 9'1"





Garage

Some styles have space which allow you to add a garage to your new home. Please ask our agents if your site is suitable.



Sun Lounge

Some styles also have a sun lounge added to allow you to enjoy open plan living. Please check your preferred site for details.

Mossfield

JUBILEE ROAD, BALLYCLARE

A greener, considered specification for your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance.

Visiting Our Marketing Suite + Making Selections

You will be invited to visit our on site marketing suite to make all your selections*. To provide maximum flexibility for all our new home owners, each home comes with a generous turn key specification. This will allow you the homeowner to make this house your home.

**All selections to be made from our nominated suppliers only.*

Smart Energy Saving Homes

Air Source Heat Pumps

Each home will be fitted with highly efficient green Air Source Heat Pumps. Heat pumps turn outside air into warmth inside. The heat energy required is taken from the ambient air and transferred to heat the water needed to heat your home. Heat pumps are an innovative low energy system, designed to provide ideal temperature and hot water, even in extreme outdoor temperatures. With no oil or gas heating alongside electricity, homeowners should see significant cost savings on their heating bills.

Smart Hub Access

Our Air Source Heat Pumps allows for Underfloor Heating to be included as standard to the ground floor of all houses with a Smart hub access for ease of use. Please note that thermostatically controlled radiators are fitted on the first floor of the property.

Insulated Energy Saving Windows

Included within these homes is an insulated energy saving window system. Adding this extra quality product will help to reduce the running cost of your new home.

Upgrade with a Solar Package

Why not future proof your home with our solar package.

Prices available on request.

Add 2kw Solar panels, for clean energy.

1. Reduce your electricity bills:
Sunlight is free, solar cells can produce electricity on cloudy days. This could lead to substantial saving per year on your energy costs.
2. Reduce your carbon footprint
Solar is a renewable source of energy and does not release any carbon dioxide into the environment.

We also go one step further, by providing you with the option to install a battery energy storage system and electrical vehicle charging point (dependent on the stage of construction). The addition of an integrated battery pack allows the electricity produced during daylight hours to be consumed when you need it most and adding electric car charging point you will be ready to power an electric vehicle with free solar electricity.

External Features

Energy efficient traditional masonry construction with a selection of classic brick & render

Classic decorative door surround and sills (depending on house type)

Insulated energy saving windows in uPVC frames

GRP Composite front door with a 5 point system

Black seamless aluminium rainwater goods, with black uPVC Downpipes

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency

Front garden landscaped

Rear garden top soil and sown out

Paved patio to rear

Bitmac parking areas & paths

Timber fencing to include gate and walling to rear boundaries where appropriate

Outside tap provided

Ring Video Doorbell

For peace of mind whether you're home or away. Detect motion and receive real-time mobile notifications whenever you get a visitor. Never miss a visitor.

Internal Features

Kitchen

Quality kitchen with choice of units, doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable. Feature downlighters.

Bathrooms

Pre-selected designer sanitary ware. Chrome towel radiators will be fitted in all bathrooms and ensuite areas.

Floor Coverings & Wall Tiles

Bathrooms to include a selection of high quality floor tiling and strategically placed wall tiling

Choice of quality tiling to hallway, W.C, kitchen, dining, sun lounge and utility (if applicable)

Choice of quality carpets to lounge, bedrooms, stairs & landing

Laminate flooring

If you would like to vary your floor finishes we also offer a choice of wood effect laminate flooring which is ideal for a lounge or home office. Prices available on request.

Internal Finishes

Classic moulded skirting & architrave

Traditional painted internal doors with quality ironmongery

Glazed door to lounge with quality ironmongery (if applicable)

Stairs will incorporate classic timber stairs, painted newel posts, handrails and balustrades

Internal walls, ceilings and woodwork painted in a single colour

Wall mounted, glass screen, electric, dancing flame effect fire in the lounge. This will have both heat and/or decorative flame options.

Electrical

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & telephone points. Wiring for future satellite points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.

Fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to the provider you sign up with (broadband service/contract not included).

Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

Warranty

White goods carry a 2 year guarantee from date of installation
10 Year Buildmark warranty



Welcome to Ballyclare a place of natural beauty.

The slower pace of life in a smaller town like Ballyclare can contribute to a higher quality of life for many people. A generally more relaxed environment can lead to improved well-being.

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JUBILEE ROAD, BALLYCLARE

Scenic Surroundings

Ballyclare is situated in a picturesque area, surrounded by beautiful countryside and green landscapes. If you appreciate natural beauty and outdoor activities like hiking, biking, or simply enjoying peaceful surroundings, Ballyclare could be a great fit for you.

Community Atmosphere

Ballyclare is known for its close-knit and friendly community. If you value a sense of belonging and enjoy engaging with neighbours and local events, you will find a warm welcome in Ballyclare.

Education

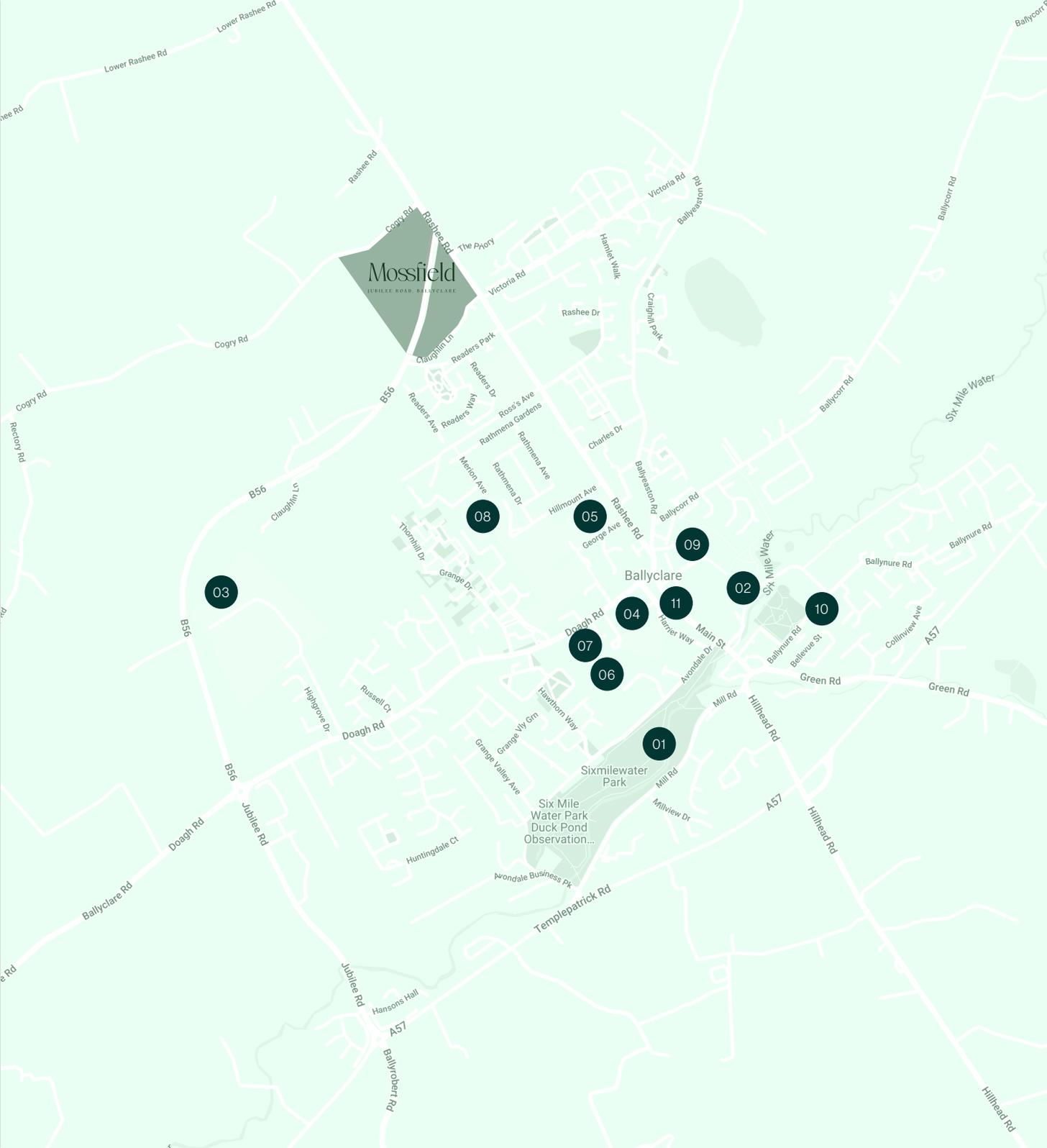
If you have a family, you'll likely be interested in the availability of good schools. Ballyclare has schools that could provide quality education for your children.

Proximity to Belfast

Ballyclare is located close to Belfast. This provides convenient access to urban amenities, cultural attractions, shopping, and employment opportunities while still allowing you to live in a quieter and more rural setting.

Tranquil Lifestyle

If you're seeking a quieter, more tranquil lifestyle away from the hustle and bustle of a big city, Ballyclare's rural setting could be perfect.



On Your Doorstep

01. Six Mile Water Park
02. Six Mile Leisure Centre
03. Ballyclare Rugby Club
04. Ballyclare Comrades Football Club
05. Ballyclare High
06. Ballyclare Secondary
07. Ballyclare Primary & Nursery
08. Fairview Primary School
09. ASDA
10. LIDL
11. Time Coffee House & Bistro,
Pots of Pleasure Coffee House,
Brown's Coffee Co and Abode Cafe

A Short Drive Away

Rabbit Hotel	5 miles
Kingfisher Country Estate	5 miles
Carrickfergus	10 miles
Antrim	11 miles
Belfast Int Airport	12 miles
Belfast	13 miles
Ballymena	14 miles
Belfast City Airport	16 miles

Places of Interest

Coastal Route	12 miles
Slemish Mountain	13 miles
Antrim Castle	13 miles
Carnfunnock Park	14 miles
Whitehead	15 miles
Galgorm	17 miles
Glenarm	20 miles

Developed by:



www.ballygoodestates.com

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Agents



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simonbrien.com



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