



# FERRARD GRANGE

BALLYMENA ROAD, ANTRIM

MODERN, TURNKEY HOMES.







## A RANGE OF MODERN HOMES IN THE IDEAL LOCATION

A delightful combination of exceptional detached and semi-detached family homes and townhouses offering discerning homebuyer's quality and luxury that meets the needs of a modern lifestyle.

Set in an ideal location just off the Ballymena Road on the outskirts of Antrim, with close proximity to The Junction Retail and Leisure Park, this unique, superbly designed development offers home buyers superior quality and style with added convenience.

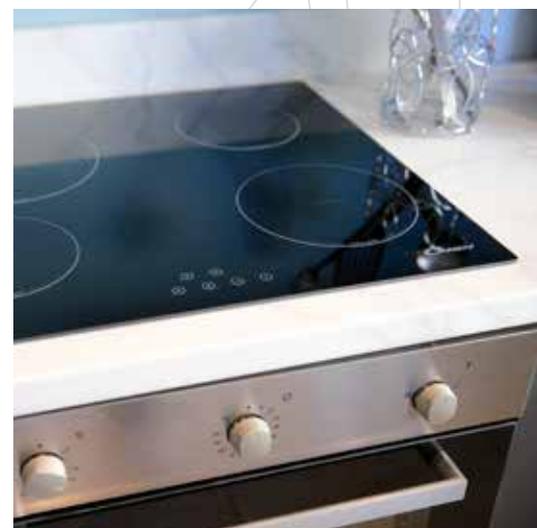


# F

## STUNNING FAMILY HOMES WITH MODERN CONTEMPORARY TURNKEY FINISH.

From superior internal and external finishes to the magnificent choice of quality bathrooms, kitchens, tiling and flooring, every Lotus home is built with comfort, style and elegance in mind.

'Our selection of quality turnkey partners will help you add the finishing touches to create your perfect new home'





# Lough Neagh



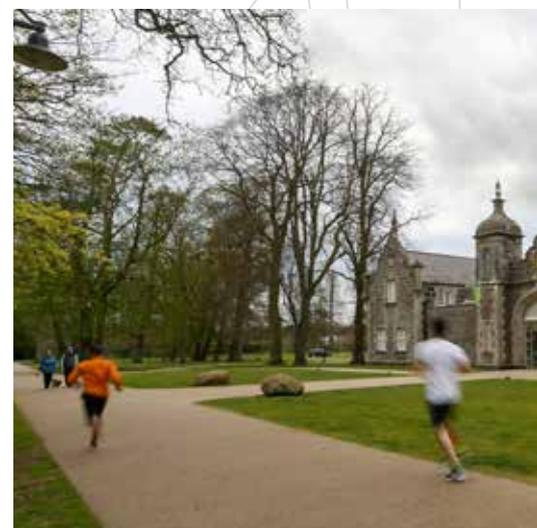


## LOCATION

Located only 18 miles from Belfast, the excellent transport links including the train station, bus station and nearby access to the M2 motor way, makes this the ideal location for those wishing to escape the city life with a short commute to work each day. For those travelling further afield Belfast International Airport is located just 5 miles away and George Best City Airport, 20 miles.

The area also boasts a good range of primary, secondary and grammar schools. From places of historic interest to sporting facilities Antrim has plenty to offer. The former seat of the Skeffington family, Viscounts Massereene and Ferrard, Antrim Castle occupied its imposing setting on the banks of the Sixmilewater River since 1610. While the castle itself was destroyed by fire in 1922 its gardens remain. Antrim Castle Gardens feature a network of formal and informal visitor experiences, the historic parkland boasts a number of restored, new and ornamental gardens. There are also many community arts facilities based around Clotworthy House.

Established in 1895, Massereene Golf Club offers a challenging and picturesque 18 hole parkland course. With panoramic views over Lough Neagh, it is suitable for golfers of all levels of skill and experience. When it comes to time to relax you can enjoy a quiet drink or take advantage of the delightful restaurant located within the clubhouse.





# FERRARD GRANGE

BALLYMENA ROAD, ANTRIM

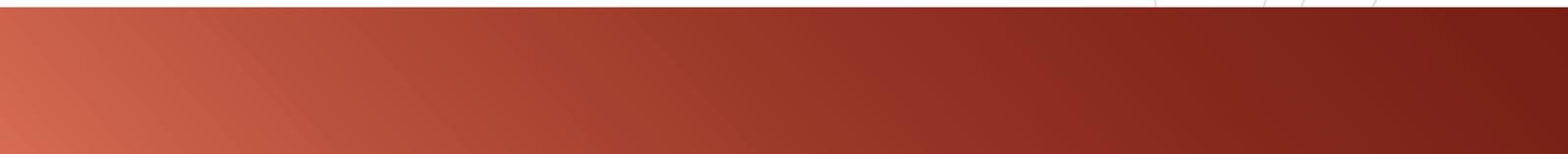
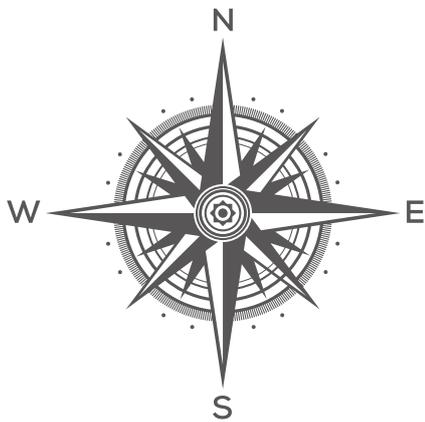
## SITE MAP

### SITE MAP KEY

-  **THE ORCHID**  
4 Bed, Detached - 1425sq.ft.
-  **THE ASTOR**  
4 Bed, Detached - 1355sq.ft.
-  **THE VIOLET**  
3 Bed, Detached - 1135sq.ft.
-  **THE SIENNA**  
3 Bed, Detached - 1080sq.ft.
-  **THE FOXGLOVE**  
3 Bed, Semi-detached - 1135sq.ft.
-  **THE HOLLY**  
3 Bed, Semi-detached - 1114sq.ft.
-  **THE BANE BERRY**  
3 Bed, Semi-detached - 1080sq.ft.
-  **THE BLUEBELL**  
3 Bed, Semi-detached - 1000sq.ft.
-  **THE PRIMROSE**  
4 Bed, End Townhouse - 1590sq.ft.
-  **THE POPPY**  
3 Bed, Townhouse - 1080sq.ft.



Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements



# SPECIFICATION

## EXTERNAL FEATURES

- 10 Year structural warranty cover
- Double glazed high performance lockable UPVC windows
- GRP Composite front doors with a 5-point locking system.
- Mains gas central heating system with a high energy efficiency boiler
- High Thermal Insulation & Energy Efficiency Rating
- Front and rear gardens top soiled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Traditional masonry construction with render or brick and stonework to selected house types
- Feature lighting to front door and rear doors

## INTERNAL FEATURES

- Electric focal feature fire
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point
- Fibre optic broadband
- Painted internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, Heat and CO2 detectors as standard



## KITCHENS & UTILITY ROOMS

A choice of fully fitted kitchens and utility rooms  
Integrated appliances where applicable including built-in oven and hob, extractor hood,  
dishwasher, fridge freezer  
Washer Dryer or free-standing washing machine depending on house type

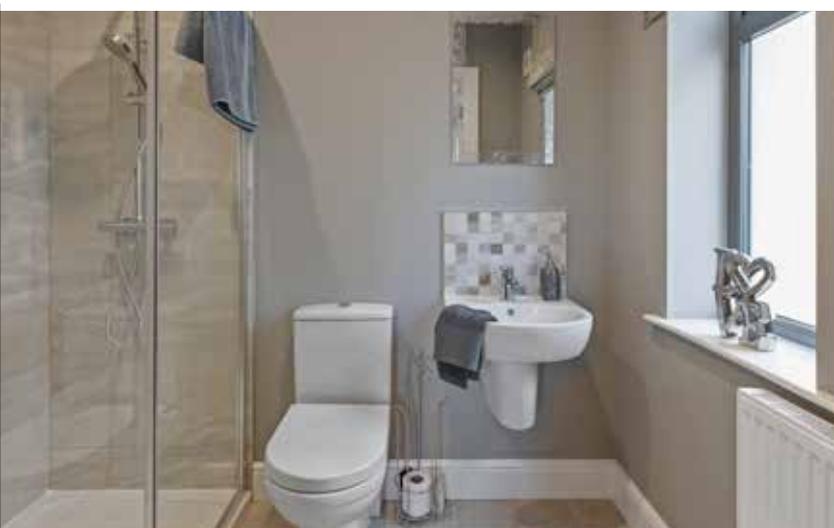
## BATHROOMS, ENSUITES & W.C.'S

Contemporary white sanitary ware and chrome fittings  
All en-suites have thermostatic showers

## FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining, utility room, hall, bathroom, en-suite and WC  
Ceramic wall tiling between units to kitchen and utility  
Tiling around bath and to shower enclosures  
Splash back tiling to all WHBs  
Carpets and underlay to lounge, bedrooms, stairs and landings

A management company has been formed by Lotus Homes and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained. Many of the properties qualify, subject to property valuation and customers satisfying NICHAs criteria and application, for the NI Co-Ownership Scheme, [www.co-ownership.org](http://www.co-ownership.org)  
Lotus Homes reserve the right to vary specifications to a similar or higher quality.



# THE ORCHID

1425 sq.ft.

4 Bed, Detached

Sites: 72 & 73



Ground Floor



First Floor



Ground Floor

Lounge	15'5" x 13'1"	4.7m x 4.0m*
Kitchen	21'8" x 12'5"	6.6m x 3.8m*
Utility Room	10'2" x 5'11"	3.1m x 1.8m
W.C.	6'6" x 3'11"	2.0m x 1.2m

First Floor

Bedroom 1	13'1" x 9'10"	4.0m x 3.0m
Ensuite	7'2" x 4'11"	2.2m x 1.5m**
Bedroom 2	10'2" x 8'10"	3.1m x 2.7m
Bedroom 3	12'5" x 10'6"	3.8m x 3.2m*
Bedroom 4	12'9" x 7'2"	3.9m x 2.2m
Bathroom	9'6" x 7'2"	2.9m x 2.2m**
Total	1,425 sq.ft.	132 sq.m.



Plans are not to scale, dimensions are approximate.  
 Imagery in this brochure is for illustrative purposes only.  
 \* Maximum measurements \*\*Approximate size

# THE ASTOR

1355 sq.ft.

4 Bed, Detached

Sites: 3, 9, 28 & 64



Ground Floor



First Floor



## Ground Floor

Lounge	17'0" x 13'5"	5.2m x 4.1m*
Kitchen	17'9" x 11'3"	5.4m x 3.4m
Utility Room	9'0" x 5'11"	2.75m x 1.8m
W.C.	8'6" x 3'7"	2.6m x 1.1m

## First Floor

Bedroom 1	12'1" x 11'9"	3.7m x 3.6m*
Ensuite	9'6" x 3'3"	2.9m x 1.0m*
Bedroom 2	12'5" x 8'6"	3.8m x 2.6m*
Bedroom 3	11'6" x 8'6"	3.5m x 2.6m
Bedroom 4	11'3" x 7'8"	3.4m x 2.3m
Bathroom	8'6" x 6'10"	2.6m x 2.1m*
Total	1,355 sq.ft.	126 sq.m.



Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements

# THE VIOLET

1135 sq.ft.

3 Bed, Detached

Sites: 4 & 61



Ground Floor



First Floor



## Ground Floor

Lounge	17'9" x 14'9"	5.4m x 4.5m*
Kitchen	18'0" x 13'9"	5.5m x 4.2m*
W.C.	5'7" x 4'3"	1.7m x 1.3m

## First Floor

Bedroom 1	14'2" x 9'10"	4.3m x 3.0m*
Ensuite	9'10" x 3'7"	3.0m x 1.1m*
Bedroom 2	10'9" x 9'6"	3.3m x 2.9m
Bedroom 3	11'2" x 9'10"	3.4m x 3.0m
Bathroom	9'10" x 6'7"	3.0m x 2.0m*
Total	1,135 sq.ft.	105.5 sq.m.



Plans are not to scale, dimensions are approximate.  
 Imagery in this brochure is for illustrative purposes only.  
 \* Maximum measurements



# THE SIENNA

1080 sq.ft.

**3 Bed, Detached**

Sites: 10, 23, 41, 42, 47, 48, 49, 50, 51, 60 & 71

**Ground Floor**



**Ground Floor (opt)**



**First Floor**



**Ground Floor**

Lounge	15'1" x 11'10"	4.6m x 3.6m*
Kitchen	19'2" x 12'2"	5.9m x 3.7m
W.C.	6'6" x 3'3"	2.0m x 1.0m

**Ground Floor (opt)**

Kitchen	14'9" x 12'1"	4.5m x 3.7m*
Utility Room	7'10" x 5'3"	2.4m x 1.6m

**First Floor**

Bedroom 1	11'10" x 10'8"	3.6m x 3.2m
Ensuite	9'2" x 3'3"	2.8m x 1.0m**
Bedroom 2	12'8" x 9'2"	3.9m x 2.8m
Bedroom 3	9'10" x 8'10"	3.0m x 2.7m*
Bathroom	8'2" x 6'9"	2.5m x 2.1m**
<b>Total</b>	<b>1,080 sq.ft.</b>	<b>100 sq.m.</b>



Plans are not to scale, dimensions are approximate.  
 Imagery in this brochure is for illustrative purposes only.  
 \* Maximum measurements \*\*Approximate size

# THE FOXGLOVE

1135 sq.ft.

**3 Bed, Semi-detached**

Sites: 1, 5, 21, 24, 27, 32, 33,  
37, 39, 62 & 90



**Ground Floor**



**Ground Floor**

Lounge	17'9" x 14'9"	5.4m x 4.5m*
Kitchen	18'0" x 13'9"	5.5m x 4.2m*
W.C.	5'7" x 4'3"	1.7m x 1.3m

**First Floor**



**First Floor**

Bedroom 1	14'2" x 9'10"	4.3m x 3.0m*
Ensuite	9'10" x 3'7"	3.0m x 1.1m*
Bedroom 2	10'9" x 9'6"	3.3m x 2.9m
Bedroom 3	11'2" x 9'10"	3.4m x 3.0m
Bathroom	9'10" x 6'7"	3.0m x 2.0m*
Total	1,135 sq.ft.	105.5 sq.m.



Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements

# THE HOLLY

1114 sq.ft.

**3 Bed, Semi-detached**

Sites: 7, 8, 52, 53, 58, 59, 65, 66, 74, 75, 78 & 79



**Ground Floor**



**First Floor**



**Ground Floor**

Lounge	15'1" x 11'6"	4.6m x 3.5m
Kitchen	19'4" x 12'2"	5.9m x 3.7m*
W.C.	7'7" x 3'4"	2.3m x 1.0m

**First Floor**

Bedroom 1	11'9" x 10'6"	3.6m x 3.2m
Ensuite	9'6" x 3'4"	2.9m x 1.0m
Bedroom 2	12'9" x 9'6"	3.9m x 2.9m
Bedroom 3	12'1" x 9'2"	3.7m x 2.8m*
Bathroom	8'6" x 6'11"	2.6m x 2.1m*
Total	1,114 sq.ft.	103.5 sq.m.



Plans are not to scale, dimensions are approximate.  
 Imagery in this brochure is for illustrative purposes only.  
 \* Maximum measurements

# THE BANEBERRY

1080 sq.ft.

## 3 Bed, Semi-detached

Sites: 2, 6, 11, 12, 12a, 14, 17, 18, 19, 20, 22, 25, 26, 29, 30, 31, 34, 35, 36, 38, 40, 43, 44, 54, 55, 56, 57, 63, 67, 68, 69, 70, 76, 77, 80, 81 & 89



Ground Floor



Ground Floor (opt)



First Floor



### Ground Floor

Lounge	15'1" x 11'10"	4.6m x 3.6m*
Kitchen	19'2" x 12'2"	5.9m x 3.7m
W.C.	6'6" x 3'3"	2.0m x 1.0m

### Ground Floor (opt)

Kitchen	14'9" x 12'1"	4.5m x 3.7m*
Utility Room	7'10" x 5'3"	2.4m x 1.6m

### First Floor

Bedroom 1	11'10" x 10'8"	3.6m x 3.2m
Ensuite	9'2" x 3'3"	2.8m x 1.0m**
Bedroom 2	12'8" x 9'2"	3.9m x 2.8m
Bedroom 3	9'10" x 8'10"	3.0m x 2.7m*
Bathroom	8'2" x 6'9"	2.5m x 2.1m**
Total	1,080 sq.ft.	100 sq.m.



Plans are not to scale, dimensions are approximate.  
 Imagery in this brochure is for illustrative purposes only.  
 \* Maximum measurements \*\*Approximate size

# THE BLUEBELL

1000 sq.ft.

**3 Bed, Semi-detached**

Sites: 15, 16, 45, 46,

87 & 88



Ground Floor



First Floor



## Ground Floor

Lounge	15'1" x 11'6"	4.6m x 3.5m
Kitchen	18'5" x 10'8"	5.6m x 3.2m*
W.C.	6'3" x 2'11"	1.9m x 0.9m

## First Floor

Bedroom 1	11'2" x 10'2"	3.4m x 3.1m
Ensuite	7'6" x 2'11"	2.3m x 0.9m
Bedroom 2	10'10" x 10'2"	3.3m x 3.1m
Bedroom 3	8'10" x 7'10"	2.7m x 2.4m*
Bathroom	8'2" x 7'2"	2.5m x 2.2m*
Total	1000 sq.ft.	92.9 sq.m.



Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements

# THE PRIMROSE

1590 sq.ft.

4 Bed, End Townhouse

Sites: 82 & 86



Ground Floor



First Floor



Second Floor



## Ground Floor

Lounge	17'9" x 14'9"	5.4m x 4.5m*
Kitchen	18'0" x 13'9"	5.5m x 4.2m*
W.C.	5'7" x 4'3"	1.7m x 1.3m*

## Second Floor

Bedroom 3	18'0" x 13'5"	5.5m x 4.1m*
Bedroom 4	18'0" x 10'2"	5.5m x 3.1m*

## First Floor

Bedroom 1	14'1" x 9'10"	4.3m x 3.0m*
Ensuite	9'10" x 3'3"	3.0m x 1.0m*
Bedroom 2	10'10" x 9'10"	3.3m x 3.0m
Study	10'10" x 5'11"	3.3m x 1.8m
Bathroom	9'10" x 6'7"	3.0m x 2.0m
Total	1,590 sq.ft.	148 sq.m.



Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements

# THE POPPY

1080 sq.ft.

**3 Bed, Townhouse**

Sites: 83, 84 & 85



**Ground Floor**



**First Floor**



## Ground Floor

Lounge	15'1" x 11'6"	4.6m x 3.5m*
Kitchen	19'7" x 12'3"	6.0m x 3.7m
W.C.	5'11" x 3'0"	1.8m x 0.9m

## First Floor

Bedroom 1	11'11" x 10'10"	3.6m x 3.3m*
Ensuite	9'11" x 3'3"	2.8m x 1.0m
Bedroom 2	12'5" x 9'2"	3.8m x 2.8m
Bedroom 3	10'2" x 8'8"	3.1m x 2.7m
Bathroom	7'2" x 7'2"	2.2m x 2.2m
Total	1,080 sq.ft.	100 sq.m.

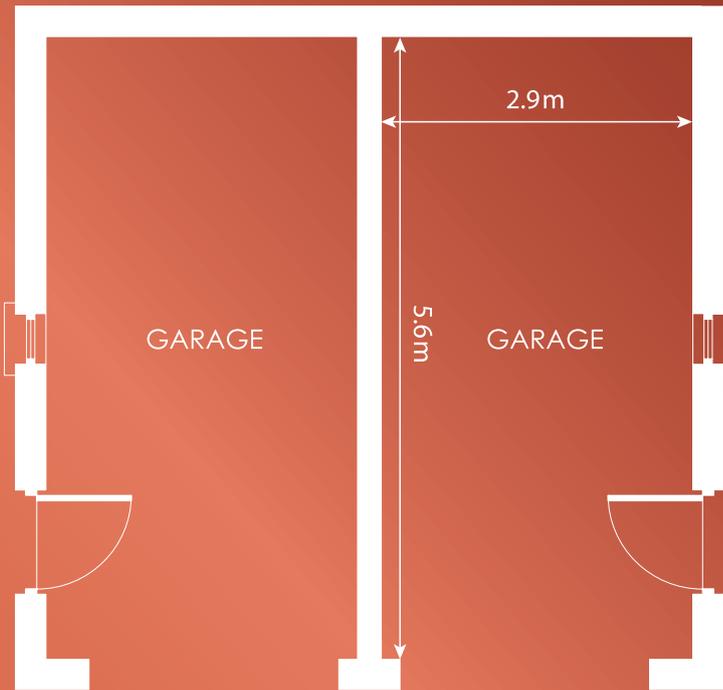


Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements

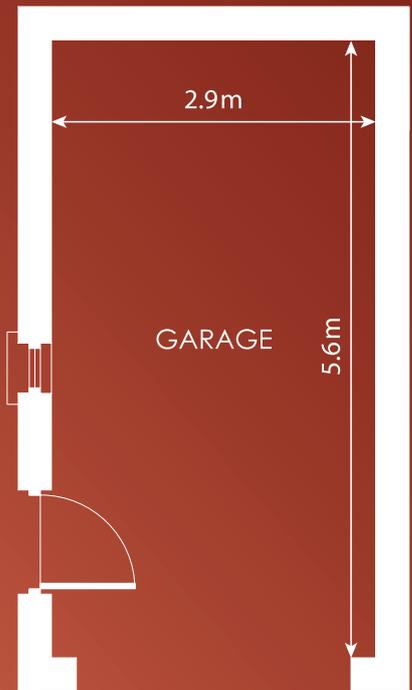
# OPTIONAL EXTRAS

## GARAGES

### DOUBLE PARTY GARAGE



### DETACHED GARAGE



### HOUSETYPES WITH GARAGE OPTIONS

Garages are finished in self coloured render on all plots



The BLUEBELL  
Sites 15, 16 & 88



The SIENNA  
Sites 10, 23 & 71



The ASTOR  
Sites 3, 9, 28 & 64



The BANE BERRY  
Sites 2, 11, 12, 12a, 14, 17, 18,  
19, 20, 22, 25, 26, 29,  
30, 31, 63, 67, 68, 69,  
70, 80 & 89



The ORCHID  
Sites 72 & 73



The HOLLY  
Sites 8, 65, 66, 78 & 79

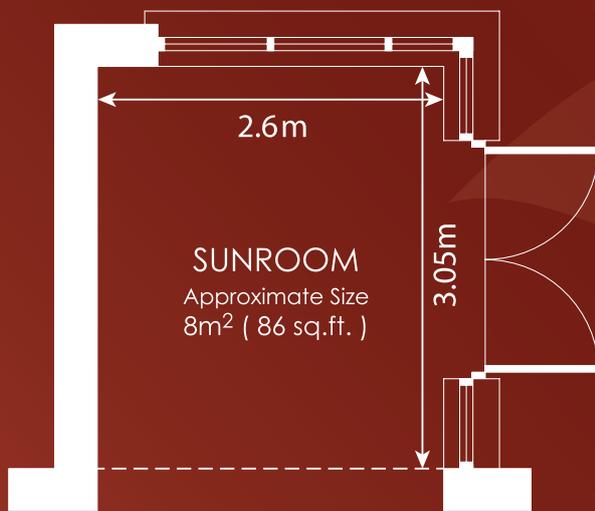


Plans are not to scale, dimensions are approximate.  
Imagery in this brochure is for illustrative purposes only.  
\* Maximum measurements

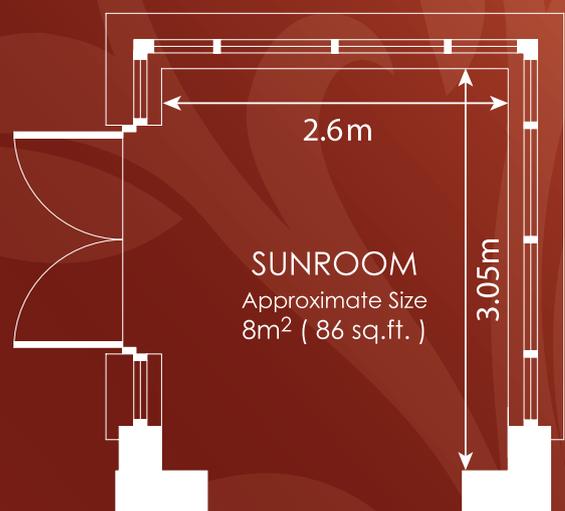
# OPTIONAL EXTRAS

## SUNROOMS

### SR1 SUNROOM WITH DUAL ASPECT WINDOWS



### SR2 SUNROOM WITH TRIPLE ASPECT WINDOWS



### HOUSETYPES WITH SR1 SUNROOM



The FOXGLOVE - SR1  
Sites 33 & 37



The BLUEBELL - SR1  
Site 87 & 88



The BANE BERRY - SR1  
Sites 2, 6, 22, 25, 26, 31, 34,  
35, 36, 38, 40, 63, 67,  
68, 69, 70, 76, 77, 80,  
81 & 89



The VIOLET - SR1  
Site 4



The SIENNA - SR1  
Sites 10, 23, 41, 42 & 71



The ASTOR - SR2  
Sites 3, 9, 28 & 64



The ORCHID - SR2  
Sites 72 & 73



The HOLLY - SR2  
Sites 7, 65, 66, 74, 75, 78 & 79





[www.lotushomes.com](http://www.lotushomes.com)



8/8A Carnmoney Road, Glengormley

**028 9084 3427**

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



525 Lisburn Road, Belfast, BT9 7GQ

**028 9066 8888**

[www.simonbrien.com](http://www.simonbrien.com)

To find out more or to arrange an appointment please contact the agents above.  
Follow us on [facebook.com/lotushomesuk](https://www.facebook.com/lotushomesuk) for the latest news, releases and upcoming developments.

NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

Lotus Homes (UK) Limited The Factory, 184 Newry Road, Banbridge, Co. Down, BT32 3NB.