

TRADITIONALLY BUILT
"A" RATED ENERGY EFFICIENT
MODERN FAMILY HOMES



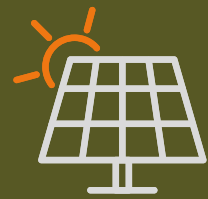
CASTLEGATE

JUBILEE ROAD, BALLYCLARE

SIMPSON
DEVELOPMENTS

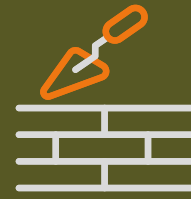


CASTLEGATE
JUBILEE ROAD, BALLYCLARE



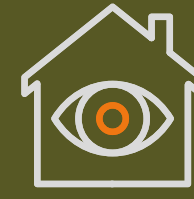
PV SOLAR PANELS

LOWER ENERGY COSTS
WITH SUSTAINABLE
TECHNOLOGY AS STANDARD



**TRADITIONAL
CONSTRUCTION**

RELIABLE, MAINTENANCE
FREE & DURABLE



SMART SECURITY

FRONT-DOOR SECURITY,
IN YOUR POCKET



**BRANDED
SANITARY WARE**

HIGH QUALITY BRANDED
SANITARY WARE



**A RATED ENERGY
EFFICIENT**

LOW ENERGY COST
& REDUCED CARBON
FOOTPRINT



SMART HEATING

CONTROL YOUR HEATING
AND YOUR COSTS
ANYTIME, ANYWHERE



QUIET LOCATION

CONVENIENTLY LOCATED,
YET QUIETLY SECLUDED



INDULGENT SHOWERS

INDULGE IN OVERSIZED, DUAL
DRENCH HEAD SHOWERS

WHY CHOOSE SIMPSON?

Because we know what matters to you.

We are committed to creating quality homes where you love to live, work and relax - homes that are light-filled, adaptable, stylish and finished to the highest standards. Our experienced team have hand picked award winning architects, established suppliers and expert tradespeople to deliver over 1000 homes to you over the last 30 years.



You Get More For Your Money!

A Simpson home starts at a higher spec than most older houses, so you get more from day one. We listen to what buyers actually want and include loads of useful features as standard.



Go Wild Or Go Beige!

Your new Simpson home is fresh, bright and untouched. Whether it is customising the layout to suit your needs or changing the specification we encourage you to add your own style and personality from day one!



Everything's Gone Green!

All of our new homes are built to the very latest environmental standards which makes them kinder on the planet but also kinder on the pocket.



Contentment, Covered!

Every Simpson home comes with a 10-year structural warranty and dedicated customer care. With our high build standards throughout, you can settle in knowing your new home is solid, safe, and stress-free.



Spoilt For Choice

We design a wide range of homes to suit different tastes, needs, and budgets. Whether you're upsizing, downsizing, or starting out, there's something in our developments for everyone.



A Helping Hand

Some of our new homes may be eligible for alternative purchase options, helping buyers explore ways to afford their dream home without being overstretched.



Built To Last

Your Simpson home meets strict Building Control standards and uses quality materials throughout. That means fewer repairs, less hassle, and more time simply enjoying your new place.



Creating Communities

With a new build home comes a new community: with new residents, more open to building new relationships and links with their neighbours, form social support, and look after those (amazon) deliveries until you get home.



No Chain No Stress!

Buying new means fewer headaches. With no chain to worry about, the process runs smoother and you stay in control—leaving you to focus on the fun part: moving in and making it yours.

CLICK OR SCAN THE QR CODE WITH YOUR CAMERA TO ACCESS OUR FULL STEP BY STEP GUIDE TO YOUR NEW SIMPSON HOME



SUSTAINABUILDING BROCHURE



STEP BY STEP GUIDE

By choosing to buy from us, you're starting off on the right foot, and we will be there with you every step of the way.

ENJOY A LIFESTYLE WITH A BREATH OF FRESH AIR



1



2

3

Castlegate is an eye catching collection of modern, 'A' Rated Energy Efficient, sustainable 3 & 4 bedroom homes



4



5



6



7



9



8

These energy efficient new homes are ideally situated just off Jubilee Road, within a short walk of open countryside and 1.2 miles from the town centre.

You'll find everything you need within a 1.5 mile radius - shops, restaurants, schools, nurseries and sports clubs, making it an ideal place for everyone particularly growing families.

The excellent transport links from Ballymartin Park and Ride make connections to Belfast feel closer than ever.

Become a part of this blossoming area with open green spaces and enjoy a strong community spirit.

1. Templepatrick Cricket Club 2. Let's Go Padel, Ballyclare 3. Ballyclare Memorial Garden
4. Ballyclare Golf Club 5. Ballyclare High School 6. Ballyclare Secondary School 7. Sixmilewater Park
8. Brown's Coffee Shop 9. The Spa at The Rabbit Hotel & Retreat

LOCATION MAP
& SITE LAYOUT
NOT TO SCALE



THE ARCHER



THE BAIRD (B1)



THE BUTLER (B2)



THE CAMERON



THE DERAMORE



THE ELWOOD



THE FLEMING



EATING OUT OR EATING IN!

Pots of Pleasure	0.9 miles
Time Coffee Shop	1.0 miles
Browns Coffee Co.	1.0 miles
Greys	1.0 miles
Ross's Joint	1.1 miles

THE SCHOOL RUN

Ballyclare Primary	0.8 miles
Ballyclare Nursery	0.8 miles
Ballyclare Secondary	0.9 miles
Fairview Primary	1.2 miles
Ballyclare High	1.3 miles

STRETCH YOUR LEGS!

Ballyclare Rugby Club	0.9 miles
Six Mile Water Park	0.6 miles
Ballyclare Football Club	0.9 miles
Ballyclare Hockey Club	1.1 miles
Leisure Centre	1.4 miles
Zest Gym	1.4 miles

SHOPPING

Boots	1.0 miles
Asda	1.1 miles

FURTHER AFIELD

Templepatrick	4.9 miles
Glengormley	6.7 miles
Antrim	9.4 miles
Belfast	13.6 miles
Ballymena	14.9 miles
North Coast	43 miles



Brick finishes may vary to what is shown

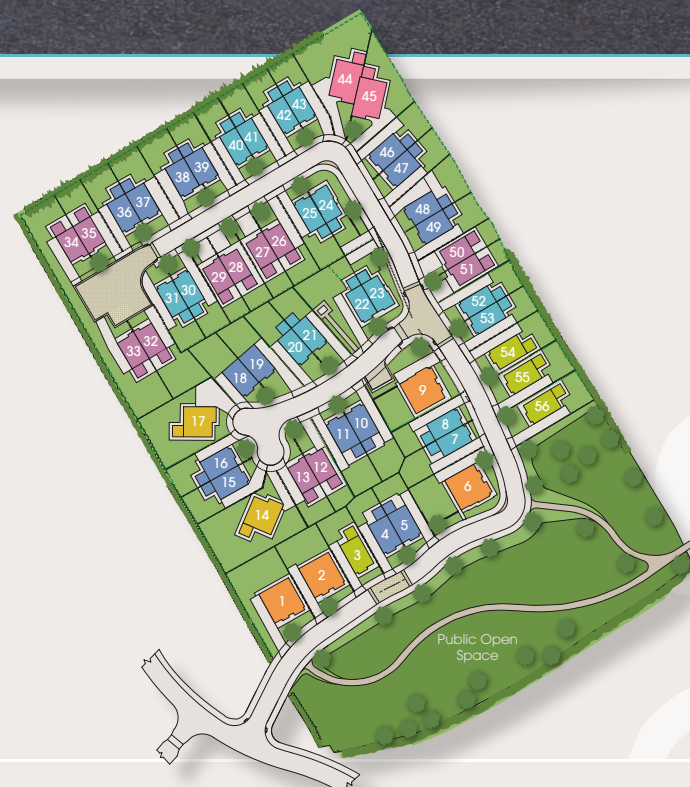
THE ARCHER (A)

SITE Nos. 7, 8, 20, 21, 23, 24, 25, 30, 31, 40, 41, 42, 43, 52, 53

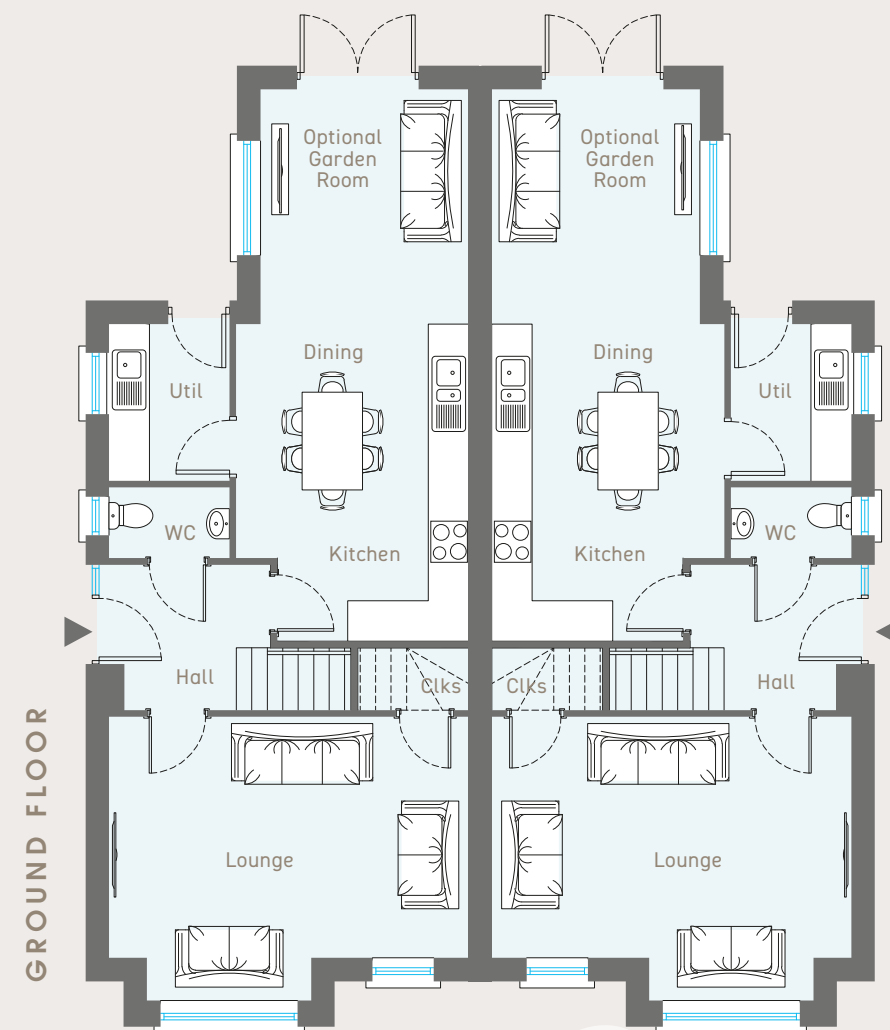
3 Bedroom Semi Detached Family Home

Total floor area 1196 sq ft approx. (inc Garden Room)

Total floor area 1094 sq ft approx. (exc Garden Room)

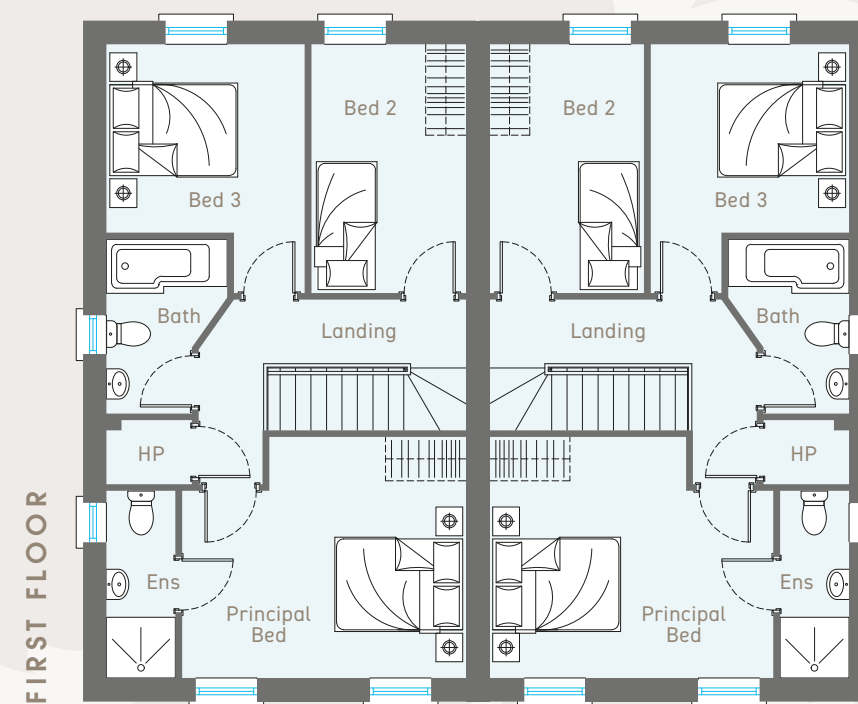


Site layout and floor plans are not to scale



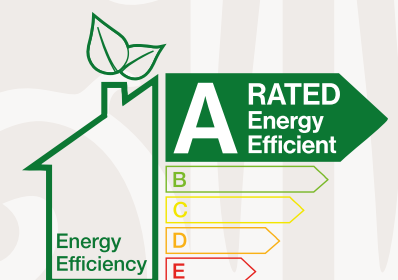
GROUND FLOOR (approx)

Reception Hall with separate WC			
Lounge (inc bay)	ft 17'6" x 13'8"	m 5.33 x 4.20	
Kitchen Dining	ft 15'2" x 11'4"	m 4.61 x 3.47	
Utility	ft 7'6" x 5'8"	m 2.30 x 1.76	
Optional Garden Room	ft 10'6" x 9'7"	m 3.22 x 2.97	



FIRST FLOOR (approx)

Principal Bedroom (max)	ft 13'8" x 11'6"	m 4.20 x 3.52	
Ensuite	ft 9'2" x 3'3"	m 2.80 x 1.02	
Bedroom 2	ft 11'9" x 7'6"	m 3.61 x 2.30	
Bedroom 3	ft 9'7" x 9'2"	m 2.93 x 2.80	
Bathroom (max)	ft 8'6" x 5'10"	m 2.60 x 1.80	



CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



Brick finishes may vary to what is shown

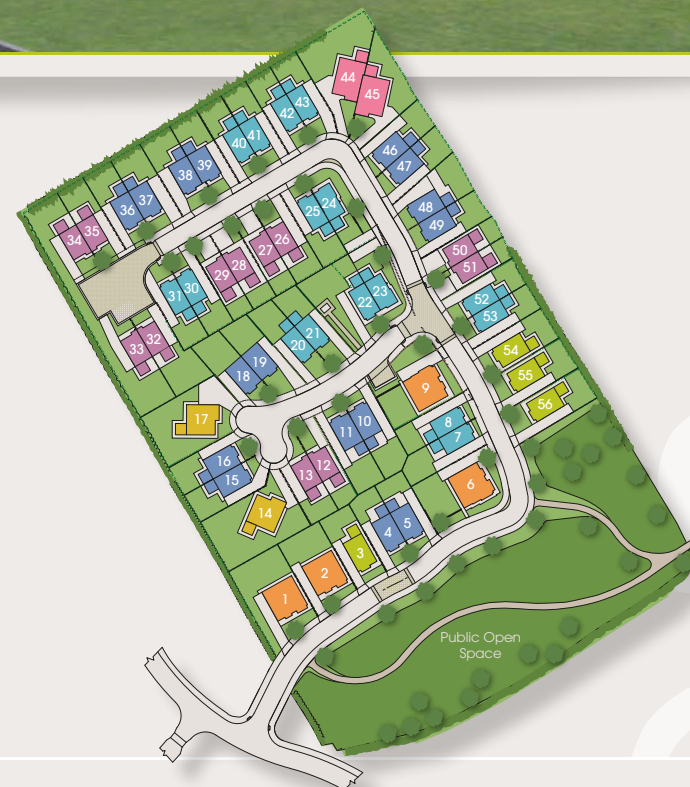
THE BAIRD (B1)

SITE Nos. 3, 54, 55, 56

4 Bedroom Detached Family Home

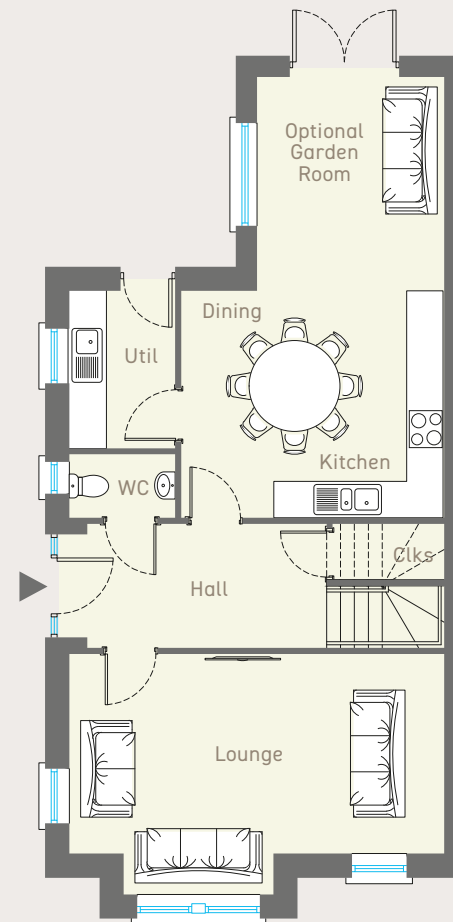
Total floor area 1394 sq ft approx. (inc Garden Room)

Total floor area 1292 sq ft approx. (exc Garden Room)



Site layout and floor plans are not to scale

GROUND FLOOR



GROUND FLOOR (approx)

Reception Hall with cloakroom & WC
Lounge (inc bay)

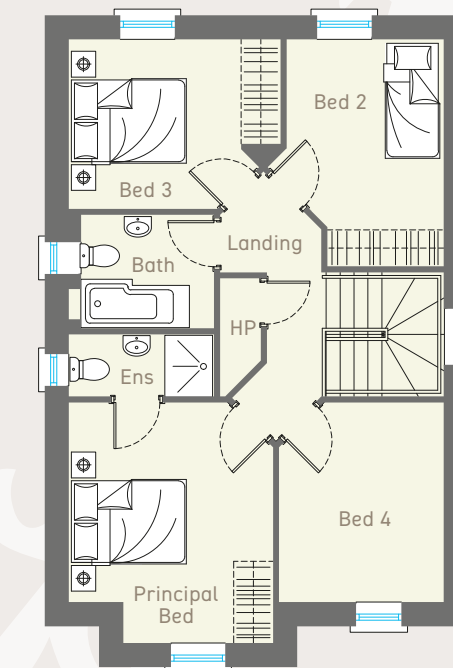
ft 20'5" x 13'2" m 6.23 x 4.00

Kitchen | Dining
ft 14'3" x 12'4" m 4.37 x 3.77

Utility
ft 9'7" x 5'8" m 2.62 x 1.76

Optional Garden Room
ft 10'6" x 9'7" m 3.22 x 2.95

FIRST FLOOR



FIRST FLOOR (approx)

Principal Bedroom
ft 13'2" x 11'3" m 4.00 x 3.42

Ensuite
ft 7'9" x 3'3" m 2.40 x 1.02

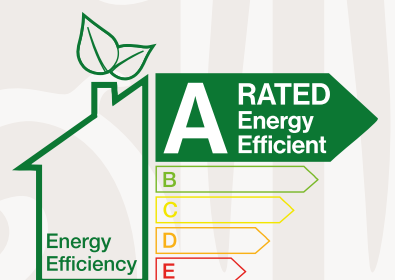
Bedroom 2
ft 12'4" x 9'6" m 3.77 x 2.60

Bedroom 3
ft 11'7" x 9'2" m 3.53 x 2.80

Bedroom 4
ft 10'9" x 9'6" m 3.32 x 2.61

Bathroom
ft 7'9" x 6'3" m 2.40 x 1.90

Note: sites 55 and 56 will be handed versions of these plans





Brick finishes may vary to what is shown

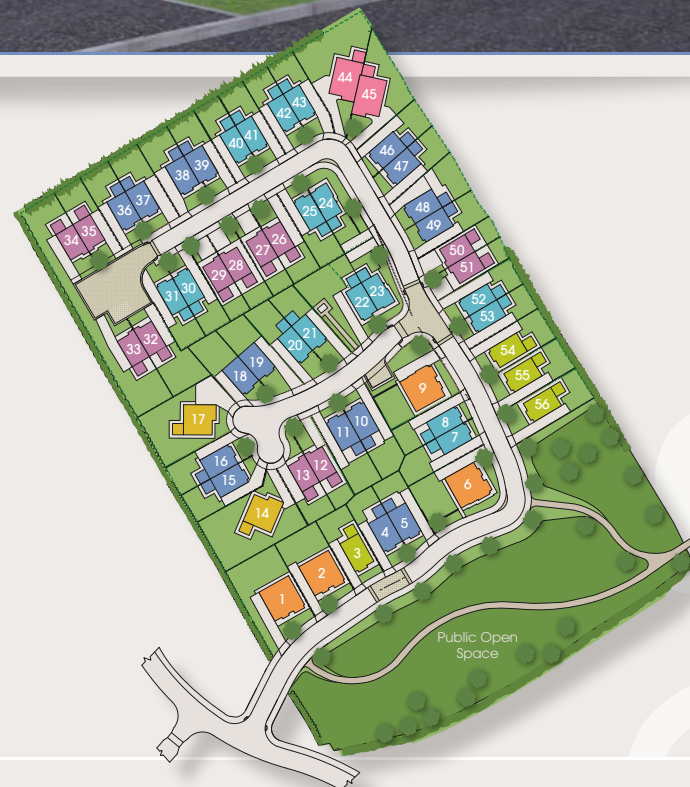
THE BUTLER (B2)

SITE Nos. 4, 5, 10, 11, 15, 16, 18, 19, 36, 37, 38, 39, 46, 47, 48, 49

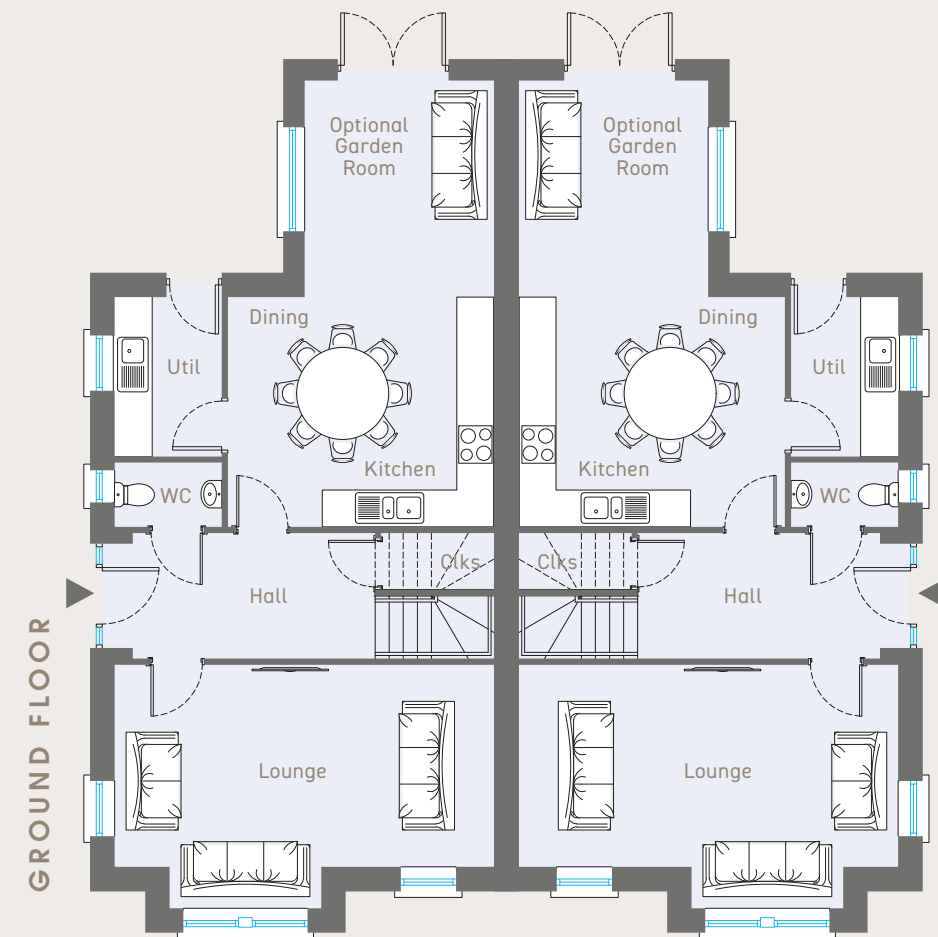
4 Bedroom Semi Detached Family Home

Total floor area 1394 sq ft approx. (inc Garden Room)

Total floor area 1292 sq ft approx. (exc Garden Room)

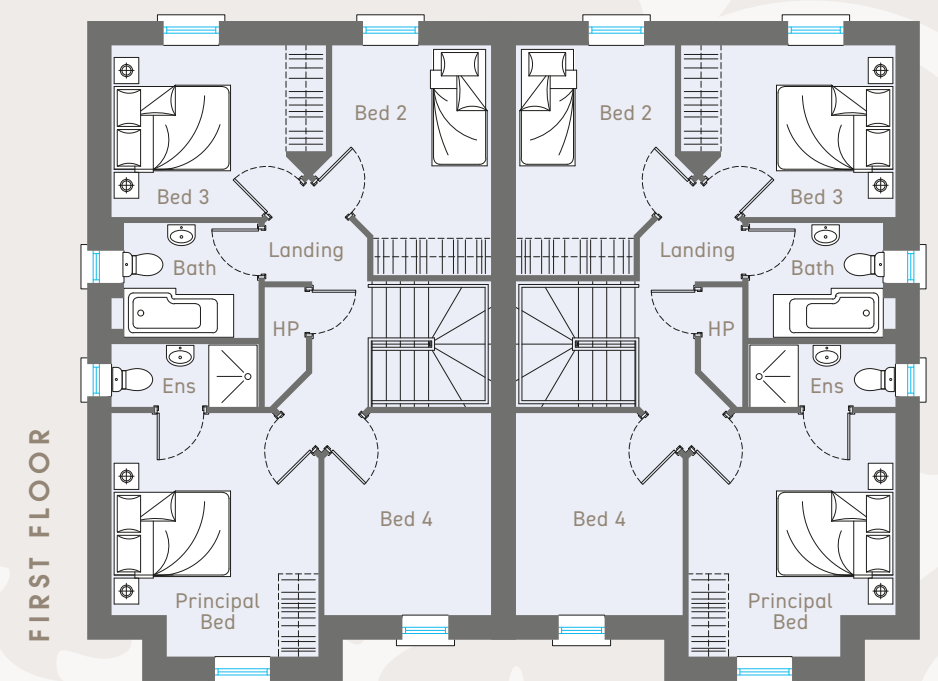


Site layout and floor plans are not to scale



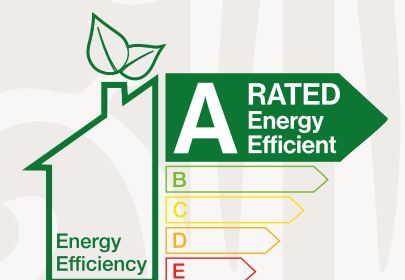
GROUND FLOOR (approx)

Reception Hall with cloakroom & WC	
Lounge (inc bay)	
ft 20'5" x 13'2"	m 6.23 x 4.00
Kitchen Dining	
ft 14'3" x 12'4"	m 4.37 x 3.77
Utility	
ft 9'7" x 5'8"	m 2.62 x 1.76
Optional Garden Room	
ft 10'6" x 9'7"	m 3.22 x 2.97



FIRST FLOOR (approx)

Principal Bedroom	
ft 13'2" x 11'3"	m 4.00 x 3.42
Ensuite	
ft 7'9" x 3'3"	m 2.40 x 1.02
Bedroom 2	
ft 12'4" x 9'6"	m 3.77 x 2.60
Bedroom 3	
ft 11'7" x 9'2"	m 3.53 x 2.80
Bedroom 4	
ft 10'9" x 9'6"	m 3.32 x 2.61
Bathroom	
ft 7'9" x 6'3"	m 2.40 x 1.90



CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



Brick finishes may vary to what is shown

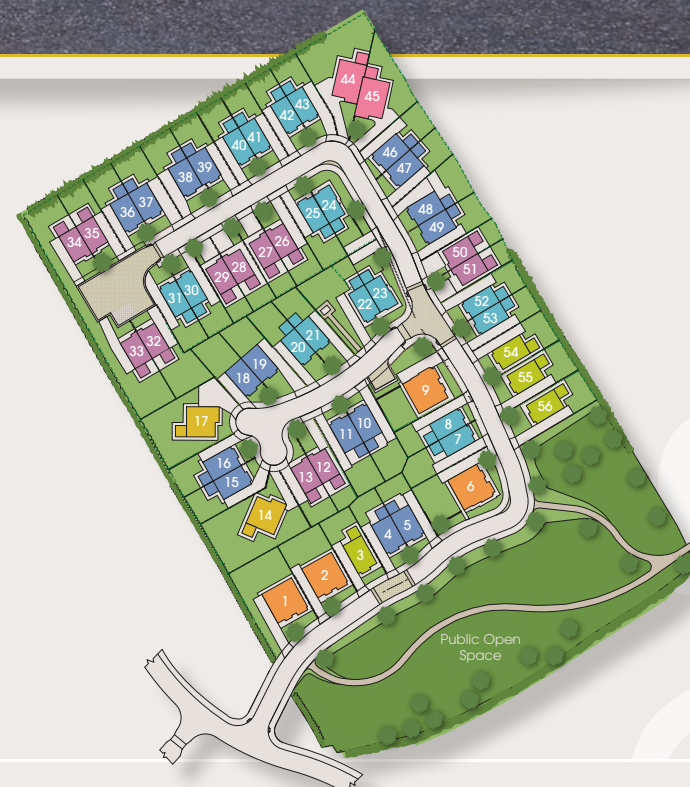
THE CAMERON (C)

SITE Nos. 14, 17

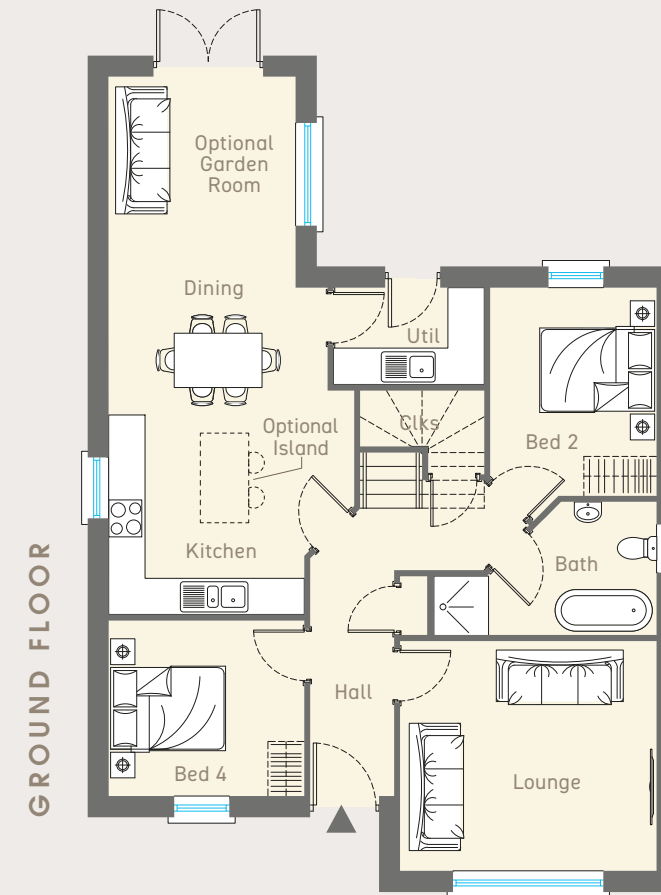
4 Bedroom Detached Family Home

Total floor area 1411 sq ft approx. (inc Garden Room)

Total floor area 1309 sq ft approx. (exc Garden Room)

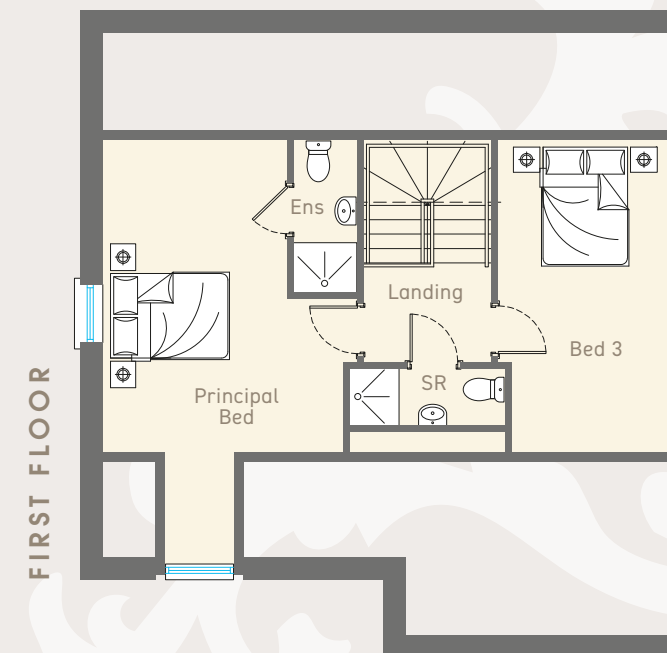


Site layout and floor plans are not to scale



GROUND FLOOR (approx)

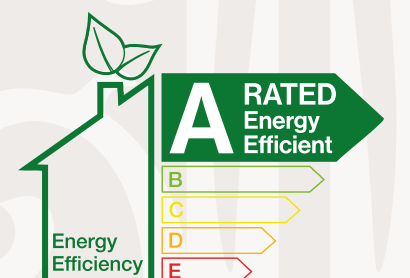
Reception Hall with cloakroom & WC	
Lounge (inc bay)	
ft 13'8" x 12'3"	m 4.19 x 3.75
Kitchen Dining	
ft 17'7" x 11'9"	m 5.37 x 3.61
Utility	
ft 8'2" x 5'3"	m 2.49 x 1.60
Bedroom 2	
ft 11'3" x 8'11"	m 3.44 x 2.72
Bedroom 4 (max)	
ft 10'6" x 9'5"	m 3.22 x 2.87
Bathroom (max)	
ft 12'0" x 7'3"	m 3.66 x 2.20
Optional Garden Room	
ft 10'6" x 9'7"	m 3.22 x 2.95



FIRST FLOOR (approx)

Principal Bedroom	
ft 14'2" x 12'6"	m 4.32 x 3.82
Ensuite	
ft 11'3" x 3'3"	m 3.43 x 1.02
Bedroom 3	
ft 14'3" x 8'10"	m 4.32 x 2.72
Shower Room	
ft 8'3" x 3'0"	m 2.5 x 0.93

Note: site 14 will be handed versions of these plans



CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



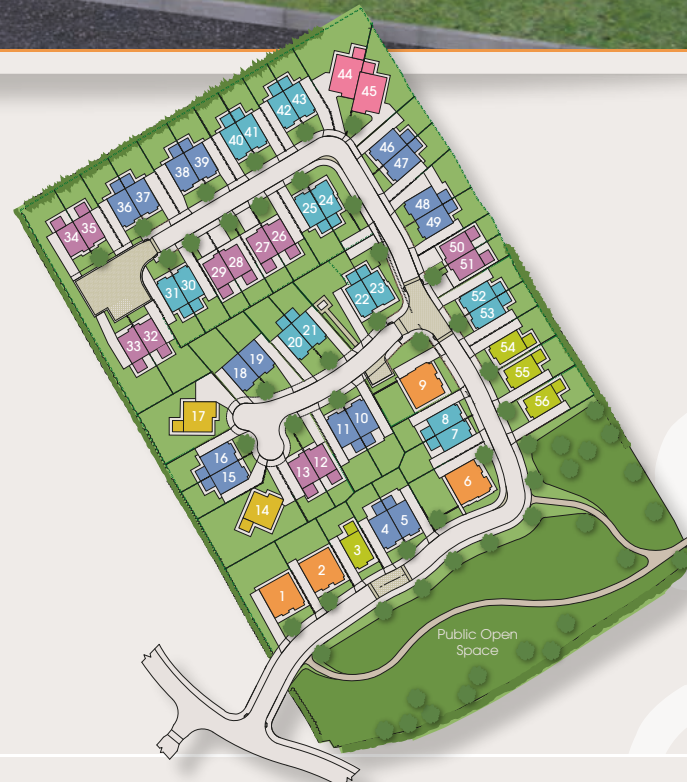
Brick finishes may vary to what is shown

THE DERAMORE (D)

SITE Nos. 1, 2, 6, 9

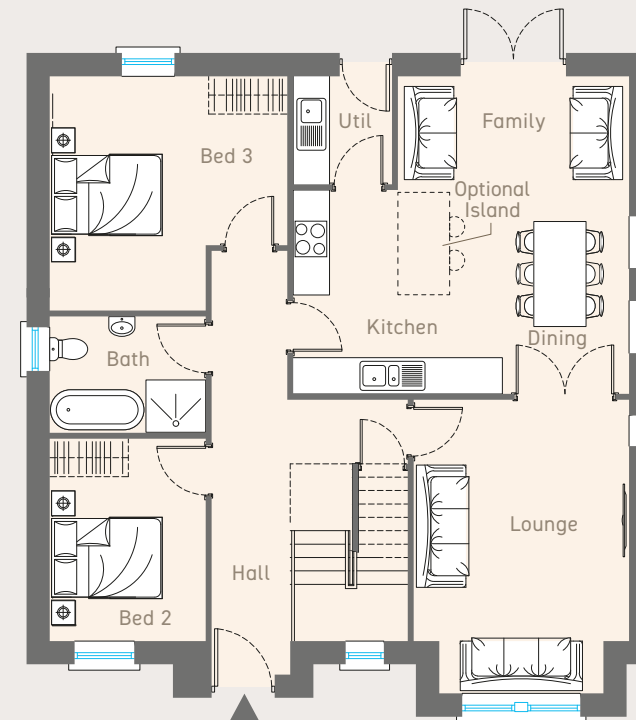
4 Bedroom Detached Family Home

Total floor area 1675 sq ft approx.



Site layout and floor plans are not to scale

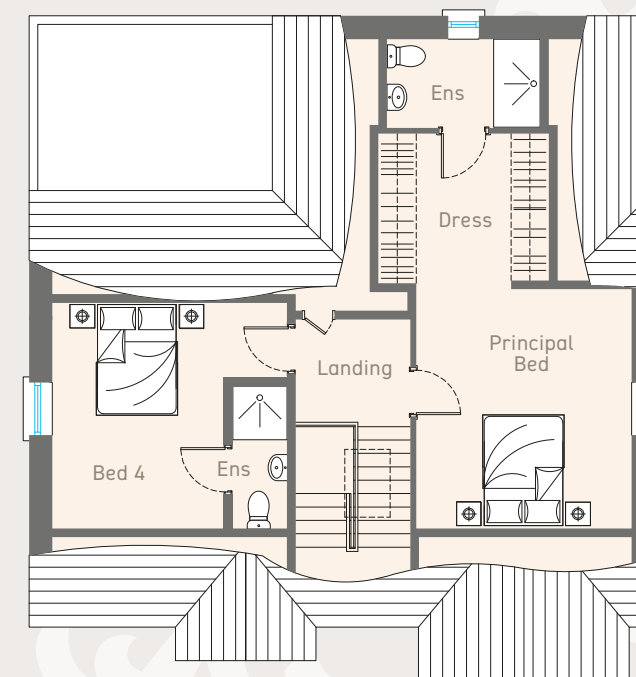
GROUND FLOOR



GROUND FLOOR (approx)

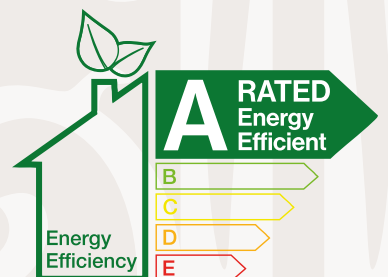
Reception Hall	
Lounge (inc bay)	
ft 16'6" x 12'2"	m 5.04 x 3.70
Kitchen Dining Family	
ft 19'1" x 17'9"	m 5.82 x 5.45
Utility	
ft 6'1" x 5'9"	m 1.85 x 1.75
Bedroom 3	
ft 13'2" x 11'7"	m 4.03 x 3.55
Bedroom 2	
ft 13'0" x 8'9"	m 3.95 x 2.68
Bathroom	
ft 8'9" x 6'7"	m 2.68 x 2.00

FIRST FLOOR



FIRST FLOOR (approx)

Principal Bedroom	
ft 13'6" x 12'2"	m 4.11 x 3.70
Dressing	
ft 8'9" x 8'5"	m 2.70 x 2.57
Ensuite	
ft 8'9" x 5'0"	m 2.70 x 1.52
Bedroom 4	
ft 13'2" x 9'4"	m 4.03 x 2.84
Ensuite	
ft 6'3" x 3'0"	m 1.90 x 0.92





Brick finishes may vary to what is shown

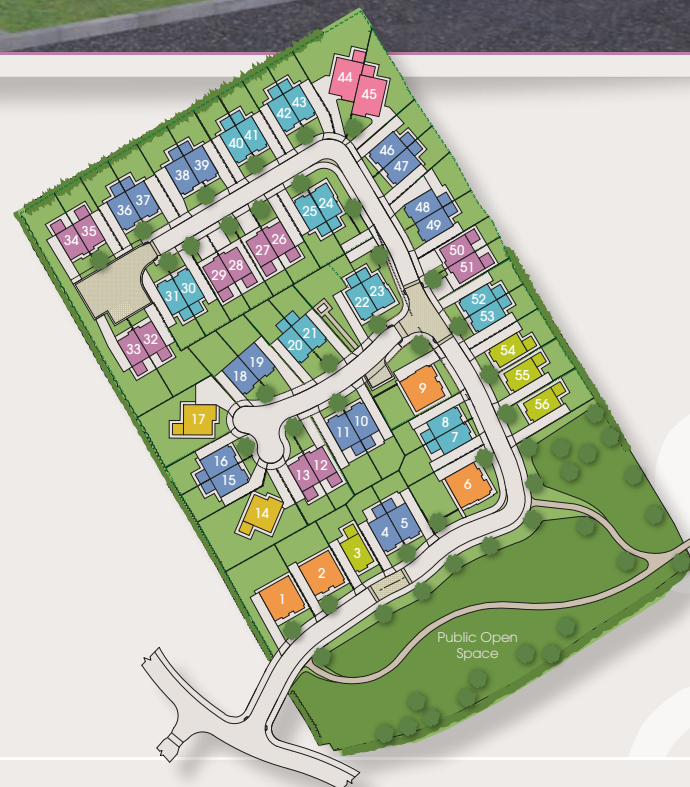
THE ELWOOD (E)

SITE Nos. 12, 13, 26, 27, 28, 29, 32, 33, 34, 35, 50, 51

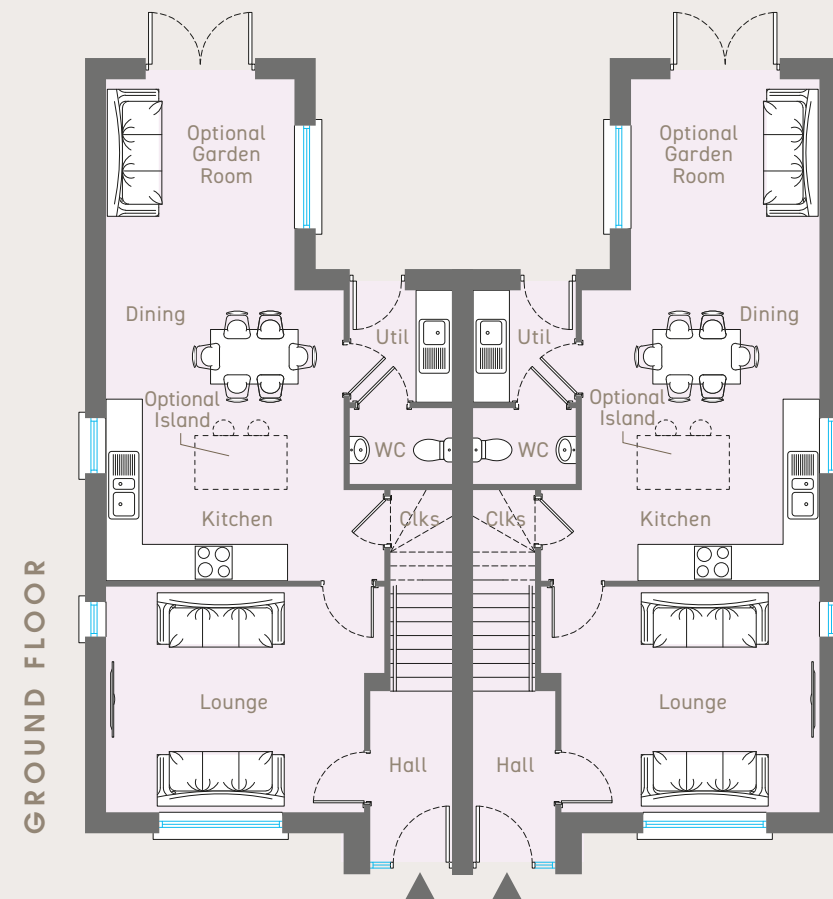
3 Bedroom Semi Detached Family Home

Total floor area 1181 sq ft approx. (inc Garden Room)

Total floor area 1078 sq ft approx. (exc Garden Room)

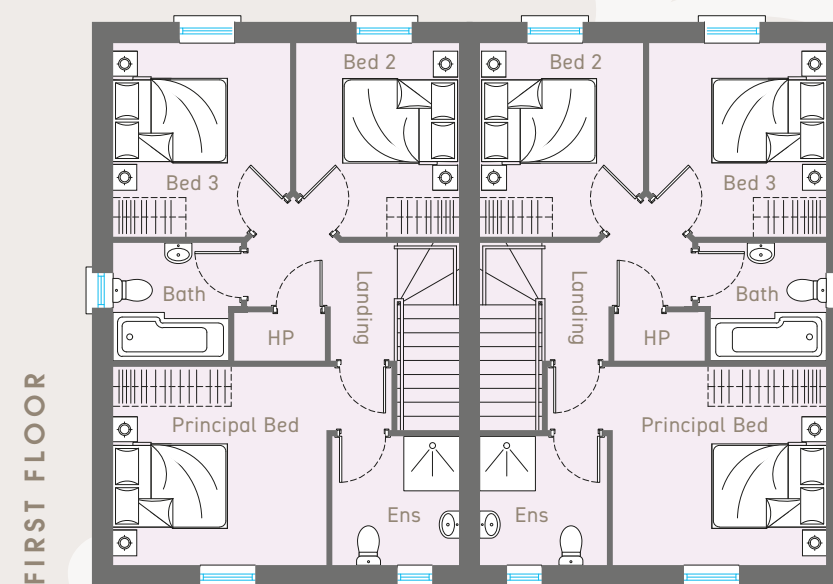


Site layout and floor plans are not to scale



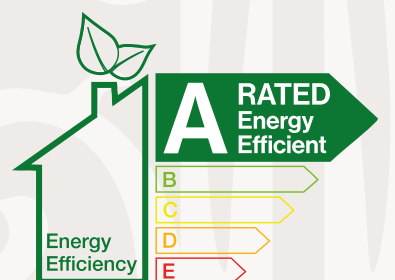
GROUND FLOOR (approx)

Reception Hall	
Lounge	
ft 15'3" x 12'2"	m 4.65 x 3.72
Kitchen Dining	
ft 15'7" x 13'0"	m 4.75 x 3.95
Utility	
ft 6'3" x 5'8"	m 1.90 x 1.75
Optional Garden Room	
ft 10'6" x 9'7"	m 3.22 x 2.95
WC	
Cloakroom	



FIRST FLOOR (approx)

Principal Bedroom	
ft 11'8" x 10'8"	m 3.57 x 3.27
Ensuite	
ft 6'9" x 6'8"	m 2.10 x 2.07
Bedroom 2	
ft 10'4" x 9'2"	m 3.17 x 2.83
Bedroom 3	
ft 10'4" x 9'2"	m 3.17 x 2.83
Bathroom	
ft 6'8" x 6'3"	m 2.07 x 1.92



CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



Brick finishes may vary to what is shown

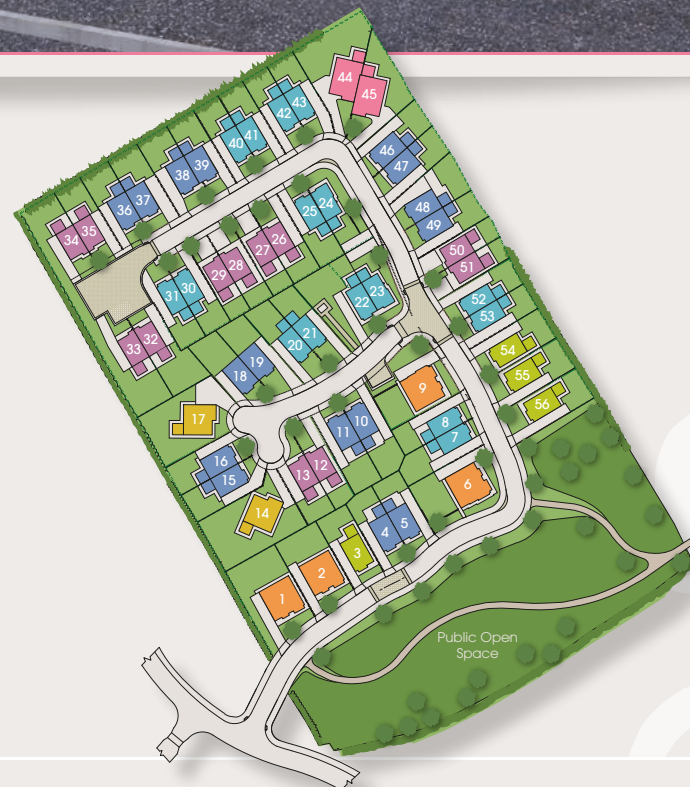
THE FLEMING (F)

SITE Nos. 44, 45

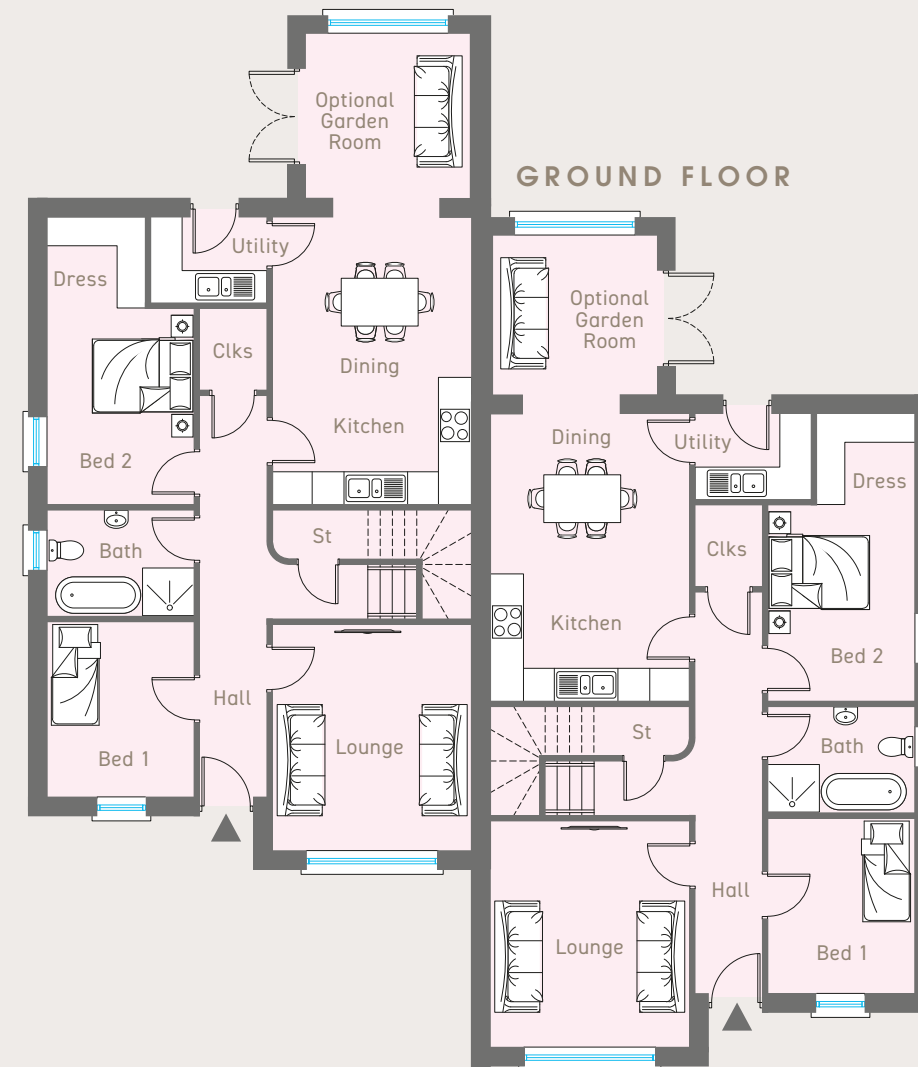
4 Bedroom Semi Detached Family Home

Total floor area 1565 sq ft approx. (inc Garden Room)

Total floor area 1463 sq ft approx. (exc Garden Room)

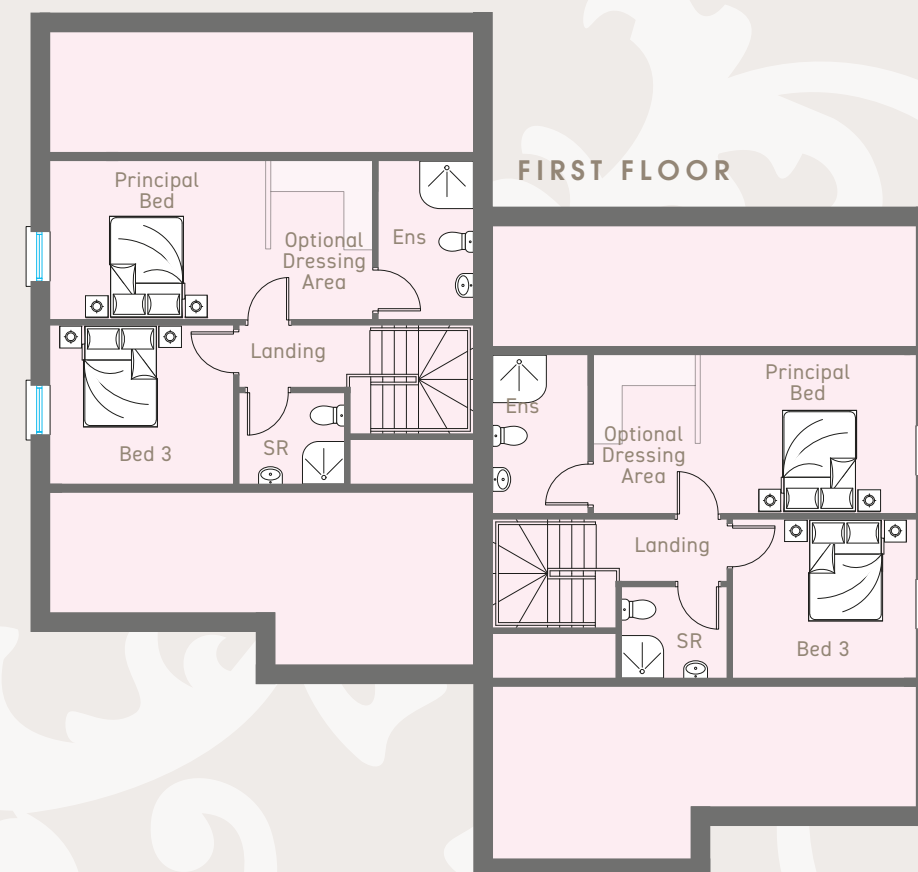


Site layout and floor plans are not to scale



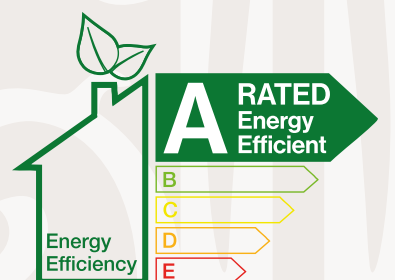
GROUND FLOOR (approx)

Reception Hall	
Lounge	
ft 14'1" x 12'4"	m 4.28 x 3.75
Kitchen Dining	
ft 17'8" x 12'4"	m 5.41 x 3.75
Bedroom 1	
ft 10'9" x 9'0"	m 3.30 x 2.75
Bedroom 2	
ft 12'3" x 9'0"	m 3.71 x 2.75
Dressing Area	
ft 6'0" x 5'7"	m 1.83 x 1.70
Bathroom	
ft 9'0" x 6'7"	m 2.75 x 2.01
Optional Garden Room	
ft 10'0" x 10'0"	m 3.05 x 3.05
Utility	
ft 7'3" x 5'3"	m 2.20 x 1.60



FIRST FLOOR (approx)

Principal Bed / Optional Dressing Area	
ft 19'10" x 9'10"	m 6.08 x 3.00
Ensuite	
ft 9'10" x 5'10"	m 3.00 x 1.80
Bedroom 3	
ft 11'3" x 9'10"	m 3.45 x 3.00
Shower Room	
ft 6'7" x 5'8"	m 2.00 x 1.75



CGIs, floor plans and layouts are for illustrative purposes only. Kitchen, utility and sanitary area configurations may vary from those shown. Furniture, fittings and finishes are not included unless specifically stated. Number & position of solar panels may vary due to size and orientation of each unit.



Open plan spaces create a look that is fresh, stylish and comfortable.

BATHROOMS, ENSUITES & WC

- Branded toilet & sinks
- Dual drench shower head to ensuite showers
- Oversized shower trays (where applicable)
- Heated chrome towel radiator to bathroom and ensuite
- Full height splashback to ensuite and bathroom sinks
- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathrooms and ensuite
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers



INTERIORS OF STYLE AND SUBSTANCE

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles, worktops and upstands
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas
- Wired for under unit strip lights

THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE SPECIFICATION AT ANY TIME.



YOUR SPACE, YOUR WAY

EXTERNAL FEATURES

- PV solar panels fitted as standard - position and quantity of panels will depend on the house type and site orientation
- Video doorbell
- Tarmac driveway to The Archer and The Baird house types as standard
- Decorative gravel driveway to other house types (tarmac available as optional extra)
- Front gardens turfed and rear gardens topsoiled (where applicable)
- Rear gardens to have perimeter vertical timber fencing or natural boundary hedging - depending on site orientation
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room and garages available as optional extra (where applicable)
- Paved patio area to rear
- Decorative light to front door
- Exterior light to rear door
- 10 year warranty



These homes are designed to use less energy, with PV solar panels, high levels of insulation, low energy lighting and efficient heating systems.

INTERNAL FEATURES

- Smartphone compatible digital thermostat
- High thermal insulation and "A" energy efficiency rating
- Interior painted finish to all walls (Skimming Stone) and ceilings (white)
- White painted interior doors
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen and bathroom floors and sun lounge (where applicable)
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV, telephone points and USB-C sockets
- Gas fired central heating with high efficiency boiler



THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE SPECIFICATION AT ANY TIME.



**EFFORTLESSLY
ELEGANT
THOUGHTFULLY
CRAFTED**

BUILDING DIFFERENTLY TO MAKE A DIFFERENCE

Our new homes at Castlegate pioneer sustainable living - protecting the planet and saving you money

SMART HEATING

Warmth made simple. Every home includes a digital thermostat you can control from your phone, wherever you are. Set schedules, adjust temperatures on the go, and enjoy a cosy home waiting for you — even if you forgot to switch things off.

SMART SECURITY

Keeping an eye on things shouldn't be complicated. Your home comes with a video doorbell that sends alerts straight to your phone or tablet. Adjust motion settings, see who's visiting, and chat to them instantly — no matter where you are. (May require an Amazon account or equivalent).

SMART ALARM

Want extra peace of mind? Our optional smart alarm system lets you know your home is secure when you're not there. Easy to use, quick to set up, and reassuring when you're away — it's security made simple.



PV SOLAR ROOF PANELS

Every home comes with solar panels as standard, helping you create your own clean energy. Cut down on electricity bills, shrink your carbon footprint, and enjoy a more efficient home — all built in from the moment you move in.

BATTERY STORAGE

Go even further with optional battery storage. Store extra solar power during the day and use it when you need it most. Reduce your reliance on the grid, lower your bills, and enjoy a smarter, greener home that works around you.

ELECTRIC VEHICLE CHARGING

We can install an EV charging point at your home as an optional extra. Charge your car overnight — a simple, convenient way to cut emissions and make day-to-day driving that bit easier. No more early morning runs to the petrol station.

Traditionally
constructed homes
using sustainable
materials for a more
thoughtful way to live.

Products may vary to what is shown and may require wifi to operate properly.

SIMPSON
DEVELOPMENTS

Building Houses | Creating Homes

WE CAN BUILD SMARTER SO YOU CAN LIVE BETTER
Contact us for prices of these smart home extras



SELLING AGENT
028 9334 0726
country-estates.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

B L O C K
creative property marketing

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

The architectural 3D images are for illustration purposes only.

DEVELOPER

SIMPSON
DEVELOPMENTS