



BEECH
HILL
SQUARE
Phase 2

CONTEMPORARY FAMILY LIVING



CGI shown for illustration purposes only



Welcome to
BEECH HILL SQUARE



The Famous Coast Road



Larne Leisure Centre



Carnfunnock Country Park



Black Arch Tunnel



Larne Tennis & Bowling Club



Gleno Waterfall

MODERN LIVING WITH AN IDYLIC SEMI-RURAL SETTING...

...that busy lifestyles crave

Beech Hill Square homes present the perfect combination of modern living with an idyllic semi-rural setting that busy lifestyles crave. Homeowners will enjoy a private development that fits seamlessly into leafy surroundings, yet is just 10 minutes from Larne's thriving town centre.

The Ballyboley Road offers easy access to Larne town and its excellent range of shopping and local amenities. An eclectic range of independent artisan and craft outlets sit comfortably alongside high-street retail names and superstores. A stone's throw from many of the best Antrim Coast attractions, Larne is home to some great pubs, restaurants and outdoor parks. Sailing and watersports for all abilities feature year round on the Lough. Situated at the gateway to the Nine Glens of Antrim, for those who love the outdoors and natural beauty, Larne is the perfect coastal location for weekend day trips into the beautiful valleys or along the stunning Causeway Coastal Route.



THE
AULD



THE
ARDARA



THE
BECKFORD



THE
BROMPTON



THE
CALDER



THE CONWAY &
THE GREENOCK



THE
KINNEGAR



THE
FAIRLEY



THE
GREENOCK



THE
JONES



PERFECTLY PLACED

Site Layout & Location Map
(not to scale)

WELL EDUCATED!

Larne Grammar School	1.2 miles
St Anthony's PS	1.2 miles
Larne High School	1.9 miles
St MacNissi's PS	2.0 miles
Linn PS	2.2 miles
Moyle PS	2.1 miles

OUT & ABOUT

Ballygally Beach	4.6 miles
Carnfunnock Country Park	4.7 miles
Magheramourne Estate	6.2 miles
Glenarm Castle	11.4 miles

LEISURE

Larne Football Club	2.1 miles
Larne Leisure Centre	2.9 miles
Larne Rugby Club	4.6 miles
Cairndhu Golf Club	5.2 miles
Larne Golf Club	17.9 miles

RETAIL

Tesco Express	1.8 miles
Lidl	2 miles
Laharna Retail Park	2.1 miles
Asda Superstore	2.6 miles

WINING & DINING

The Curran Court Hotel	2.6 miles
Oldfleet Bar & Lounge	3.0 miles
Mattie's Meeting House	4.5 miles
Ballygally Castle Hotel	4.6 miles
Billy Andy's	4.7 miles
The Dairy	5.3 miles

THE AULD (A1)



THE AULD (A1) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1377 sq ft approx (exc Garden Room)

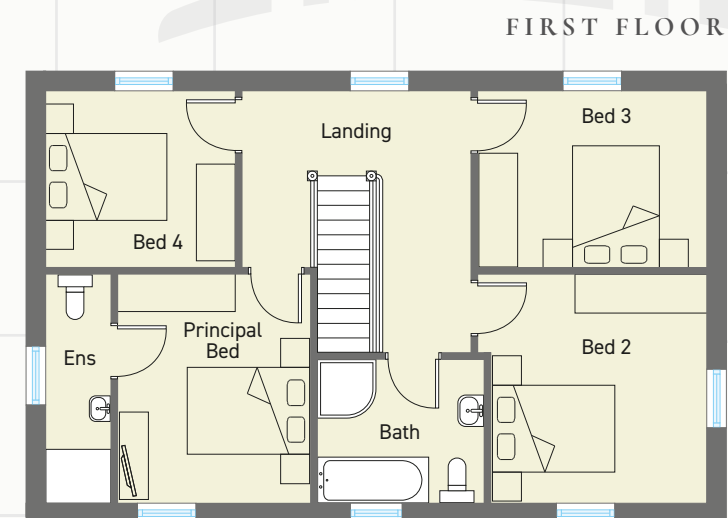
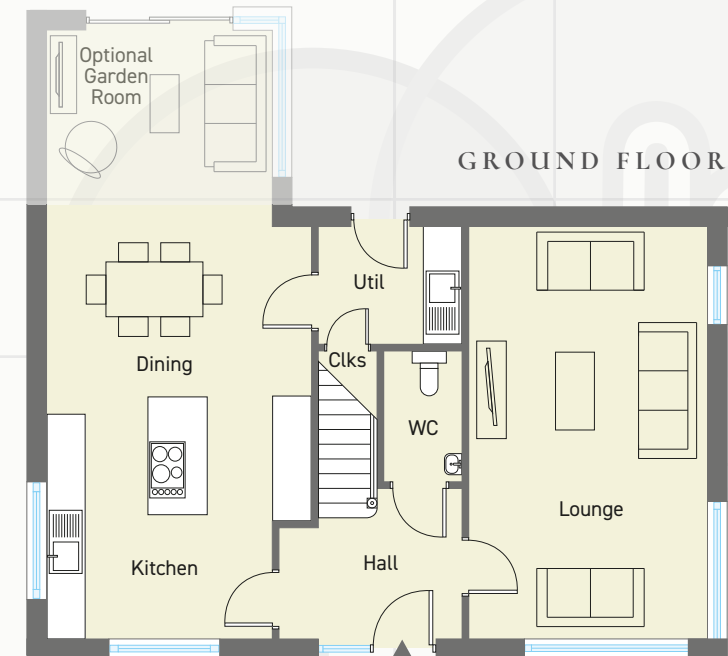
Floor Area 1477 sq ft approx (inc Garden Room)



External finishes may vary. We are using complementary brick colours and render throughout Beech Hill Square to ensure that the street scapes are varied and individual. These CGIs are for illustrative purposes only.



BEECH HILL SQUARE



Some sites will be handed versions of these plans.

GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 20'7" x 11'10"	m 6.30 x 3.65	
Kitchen Dining	ft 20'7" x 13'3"	m 6.30 x 4.05	
Optional Garden Room	ft 11'4" x 8'10"	m 3.45 x 2.70	
Utility	ft 7'2" x 5'9"	m 2.20 x 1.80	

FIRST FLOOR

Principal Bedroom	ft 11'5" x 10'4"	m 3.50 x 3.15
Ensuite	ft 11'5" x 3'3"	m 3.50 x 1.00
Bedroom 2	ft 11'5" x 11'2"	m 3.50 x 3.30
Bedroom 3	ft 11'5" x 8'10"	m 3.50 x 2.70
Bedroom 4	ft 9'6" x 8'10"	m 2.90 x 2.70
Bathroom	ft 8'4" x 7'2"	m 2.55 x 2.20

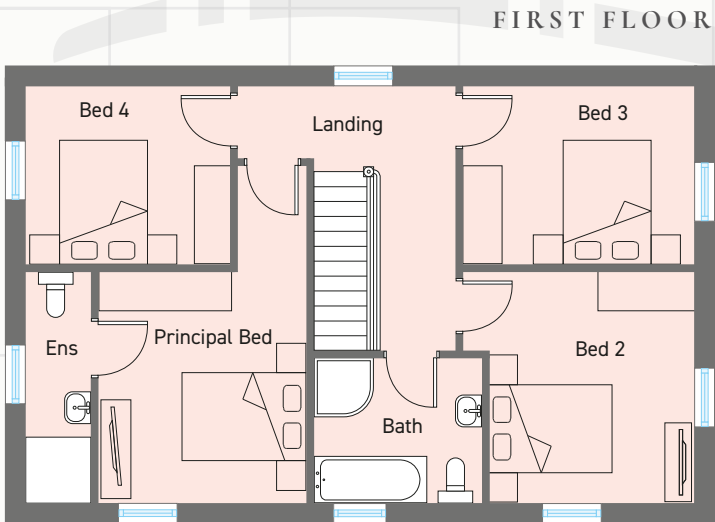
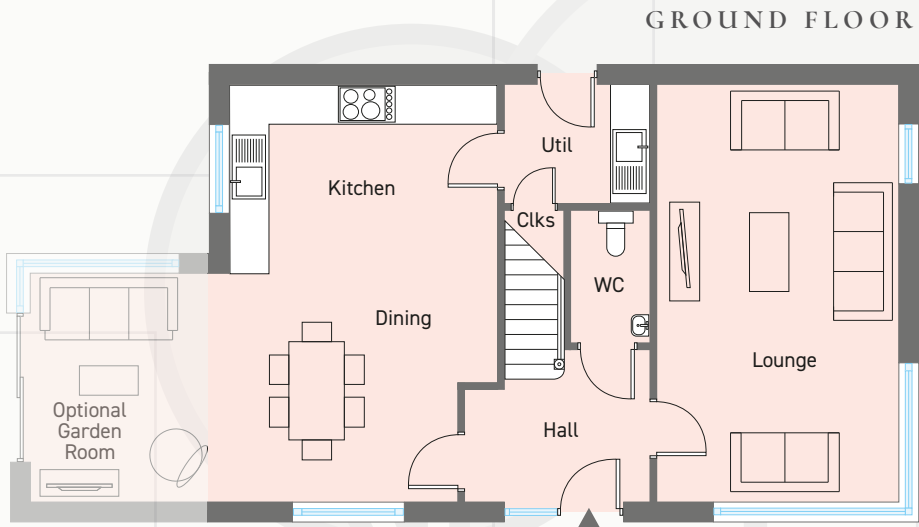


THE ARDARA (A2) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1377 sq ft approx (exc Garden Room)
Floor Area 1477 sq ft approx (inc Garden Room)



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Some sites will be handed versions of these plans.

GROUND FLOOR					FIRST FLOOR				
Entrance Hall with separate WC					Principal Bedroom	ft	11'5" x 10'4"	m	3.50 x 3.15
Lounge	ft	20'7" x 11'10"	m	6.30 x 3.65	Ensuite	ft	11'5" x 3'3"	m	3.50 x 1.00
Kitchen Dining	ft	20'7" x 13'3"	m	6.30 x 4.05	Bedroom 2	ft	11'5" x 10'2"	m	3.50 x 3.10
Optional Garden Room	ft	11'4" x 9'8"	m	3.45 x 3.00	Bedroom 3	ft	11'5" x 8'10"	m	3.50 x 2.70
Utility	ft	7'2" x 5'9"	m	2.20 x 1.80	Bedroom 4	ft	10'2" x 8'10"	m	3.10 x 2.70
					Bathroom	ft	8'4" x 7'2"	m	2.55 x 2.20

THE BECKFORD (B)



THE BECKFORD (B) - 4 BEDROOM DETACHED HOME

Floor Area 1240 sq ft approx (exc Garden Room). Floor Area 1336 sq ft approx (inc Garden Room)

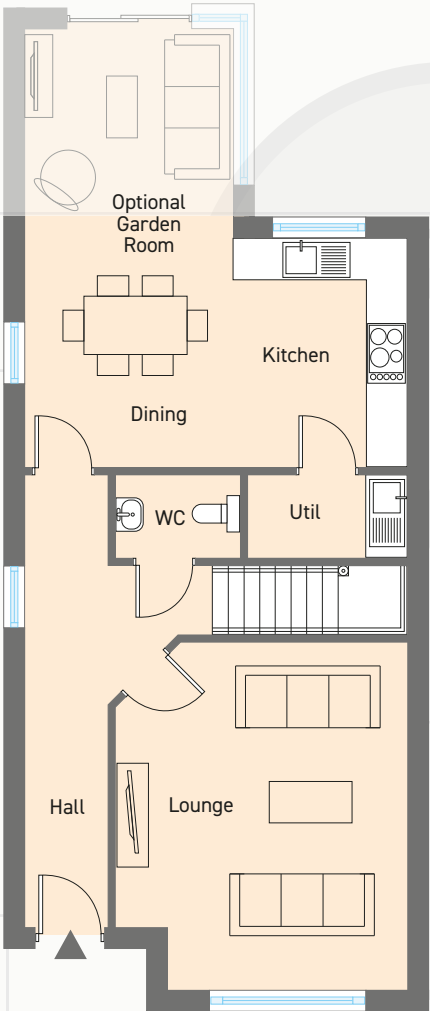
We are using complementary brick colours and render throughout Beech Hill Square to ensure that the street scapes are varied and individual. These CGIs are for illustrative purposes only.



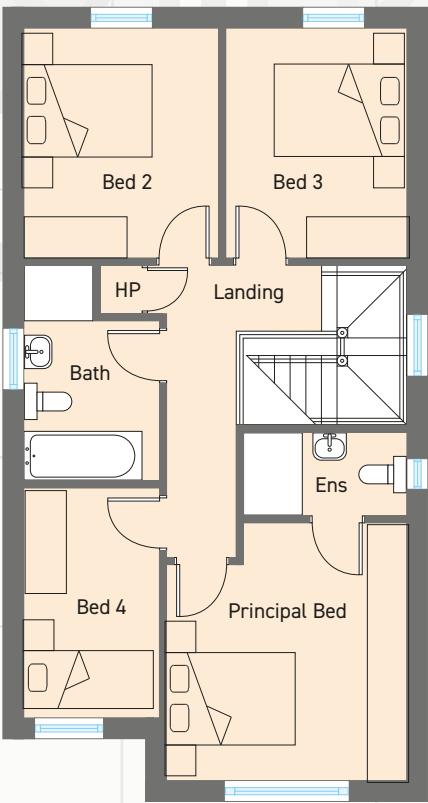
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GROUND FLOOR



FIRST FLOOR



Some sites will be handed versions of these plans.

GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	16'4" x 13'8"	m	5.00 x 4.20
Kitchen Dining	ft	18'1" x 10'8"	m	5.50 x 3.30
Optional Garden Room	ft	9'8" x 9'8"	m	3.00 x 3.00
Utility	ft	7'6" x 4'0"	m	2.30 x 1.20

FIRST FLOOR

Principal Bedroom	ft	12'2" x 11'3"	m	3.70 x 3.45
Ensuite	ft	7'7" x 3'10"	m	2.35 x 1.20
Bedroom 2	ft	10'8" x 9'2"	m	3.30 x 2.80
Bedroom 3	ft	10'8" x 8'6"	m	3.30 x 2.60
Bedroom 4	ft	10'8" x 6'4"	m	3.30 x 1.95
Bathroom	ft	10'2" x 6'4"	m	3.10 x 1.95

THE BROMPTON (B1)



THE BROMPTON (B1) - 4 BEDROOM DETACHED HOME

Floor Area 1240 sq ft approx (exc Garden Room).

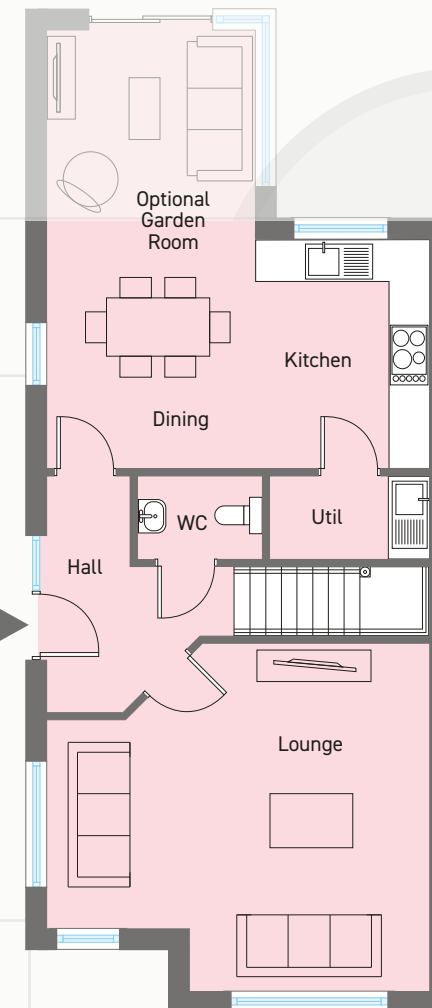
Floor Area 1336 sq ft approx (inc Garden Room)



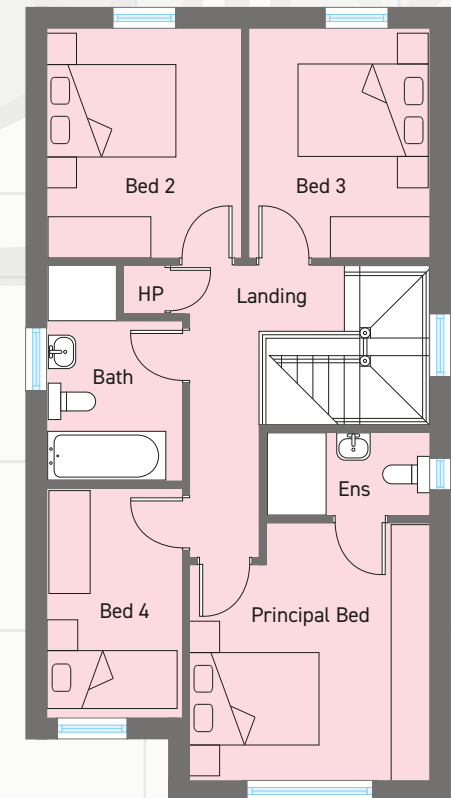
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GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC
Kitchen | Dining
Lounge (max)
Optional Garden Room
Utility

ft	18'1" x 10'8"
ft	18'1" x 16'5"
ft	9'8" x 9'8"
ft	7'6" x 4'0"

m	5.50 x 3.30
m	5.50 x 5.00
m	3.00 x 3.00
m	2.30 x 1.20

FIRST FLOOR

Principal Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

ft	12'2" x 11'3"
ft	7'7" x 3'10"
ft	10'8" x 9'2"
ft	10'8" x 8'6"
ft	10'8" x 6'4"
ft	10'2" x 6'4"

m	3.70 x 3.45
m	2.35 x 1.20
m	3.30 x 2.80
m	3.30 x 2.60
m	3.30 x 1.95
m	3.10 x 1.95





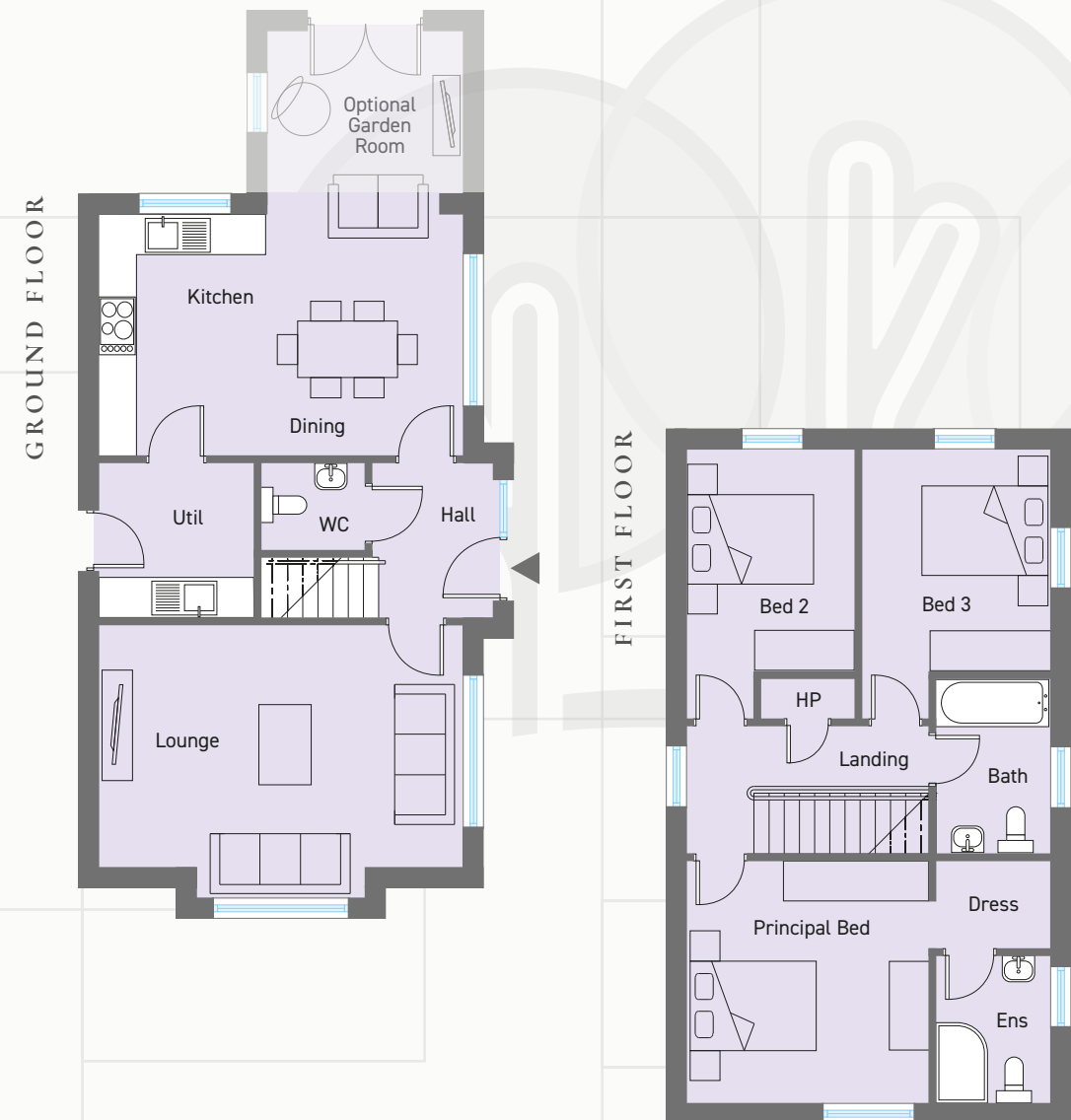
THE CALDER (C) - 3 BEDROOM DETACHED FAMILY HOME

Floor Area 1151 sq ft approx (exc Garden Room).

Floor Area 1234 sq ft approx (inc Garden Room)



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GROUND FLOOR

Entrance Hall with separate WC
Kitchen | Dining
Lounge (max)
Optional Garden Room
Utility

ft	17'7" x 11'9"	m	5.40 x 3.60
ft	17'7" x 13'3"	m	5.40 x 4.05
ft	9'6" x 8'9"	m	2.90 x 2.70
ft	7'8" x 6'9"	m	2.40 x 2.10

FIRST FLOOR

Principal Bedroom
Ensuite
Bedroom 2 (max)
Bedroom 3 (max)
Bathroom

ft	11'9" x 11'9"	m	3.60 x 3.60
ft	7'2" x 5'6"	m	2.20 x 1.70
ft	13'2" x 8'3"	m	4.00 x 2.50
ft	13'2" x 9'3"	m	4.00 x 2.80
ft	8'7" x 5'6"	m	2.60 x 1.70

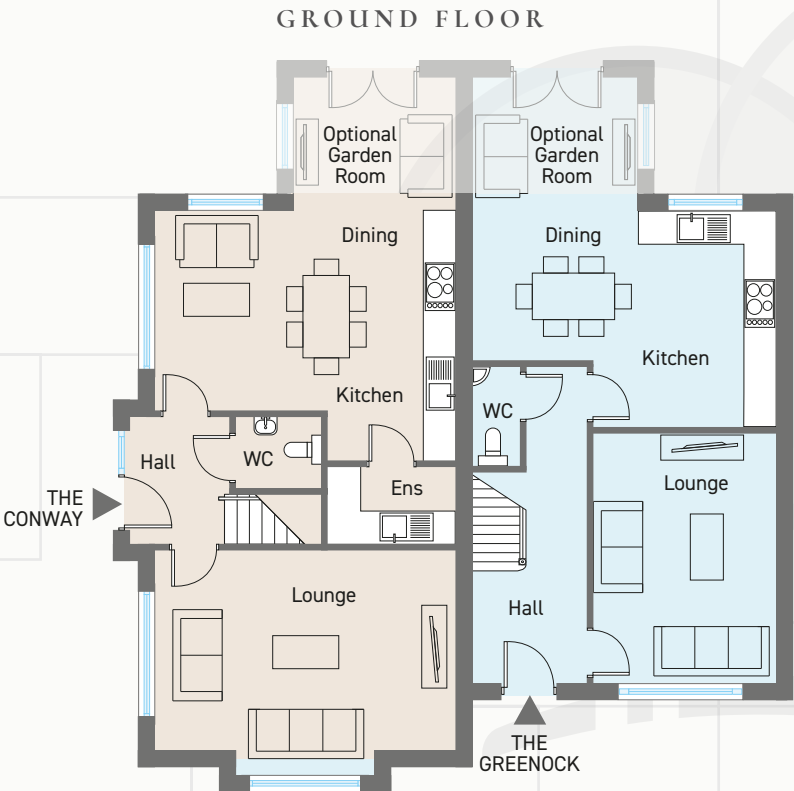


THE CONWAY (C1) - 4 BEDROOM SEMI DETACHED FAMILY HOME
Floor Area 1151 sq ft approx (exc Garden Room). Floor Area 1234 sq ft approx (inc Garden Room)

THE GREENNOCK (G) - 4 BEDROOM SEMI DETACHED FAMILY HOME
Floor Area 1009 sq ft approx (exc Garden Room). Floor Area 1084 sq ft approx (inc Garden Room)



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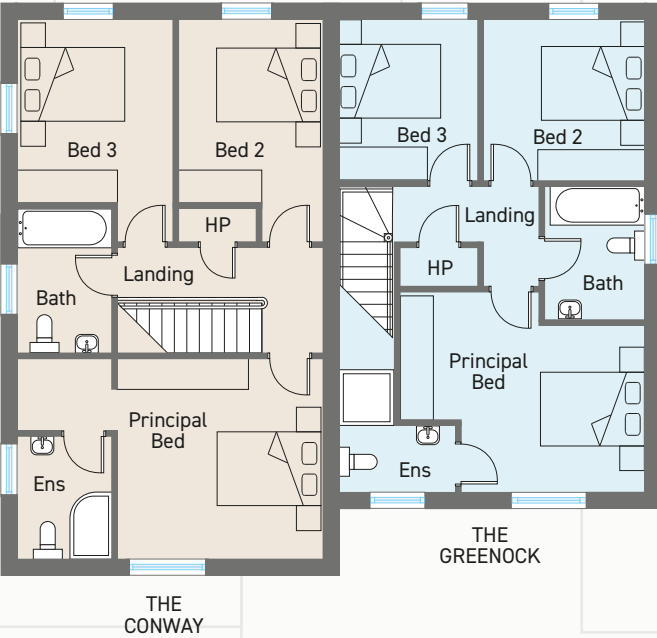
GROUND FLOOR - THE CONWAY

Entrance Hall with separate WC				
Lounge (max)	ft	17'7" x 13'3"	m	5.40 x 4.05
Kitchen Dine Family	ft	17'7" x 11'9"	m	5.40 x 3.60
Optional Garden Room	ft	9'6" x 8'9"	m	2.90 x 2.70
Utility	ft	??'?" x ??'?"	m	?.?? x ?.??

GROUND FLOOR - THE GREENOCK

Entrance Hall with separate WC				
Lounge	ft	14'8" x 10'8"	m	4.50 x 3.30
Kitchen Dining	ft	18'1" x 12'8"	m	5.50 x 3.90
Optional Garden Room	ft	9'8" x 7'9"	m	3.00 x 2.40

FIRST FLOOR



FIRST FLOOR - THE CONWAY

Principal Bedroom	ft	11'9" x 11'9"	m	3.60 x 3.60
Ensuite	ft	7'2" x 5'6"	m	2.20 x 1.70
Bedroom 2 (max)	ft	13'2" x 8'3"	m	4.00 x 2.50
Bedroom 3 (max)	ft	13'2" x 9'3"	m	4.00 x 2.80
Bathroom	ft	8'7" x 5'6"	m	2.60 x 1.70

FIRST FLOOR - THE GREENNOCK

Principal Bedroom	ft	14'5" x 9'8"	m	4.40 x 3.00
Ensuite	ft	6'10" x 3'10"	m	2.10 x 1.20
Bedroom 2	ft	9'5" x 9'5"	m	2.90 x 2.90
Bedroom 3	ft	9'5" x 8'2"	m	2.90 x 2.50
Bathroom	ft	7'9" x 5'9"	m	2.40 x 1.80



THE KINNEGAR (K) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1239 sq ft approx (exc Garden Room).

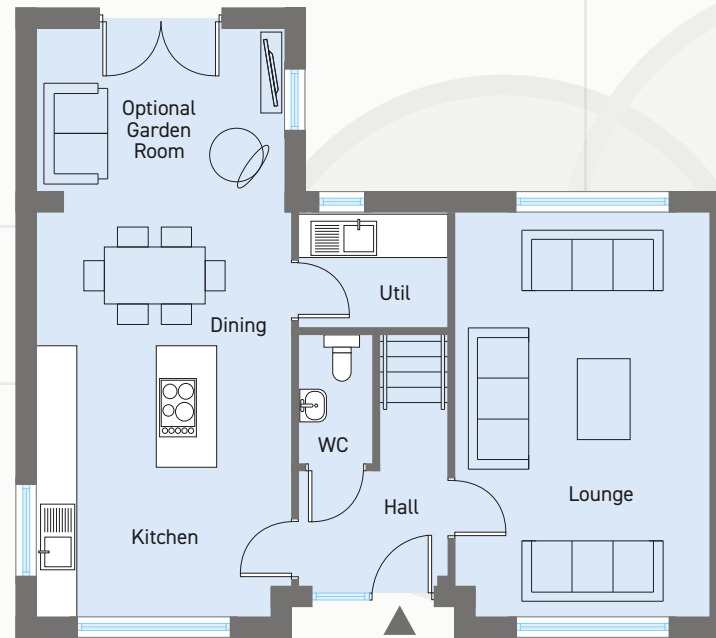
Floor Area 1344 sq ft approx (inc Garden Room)



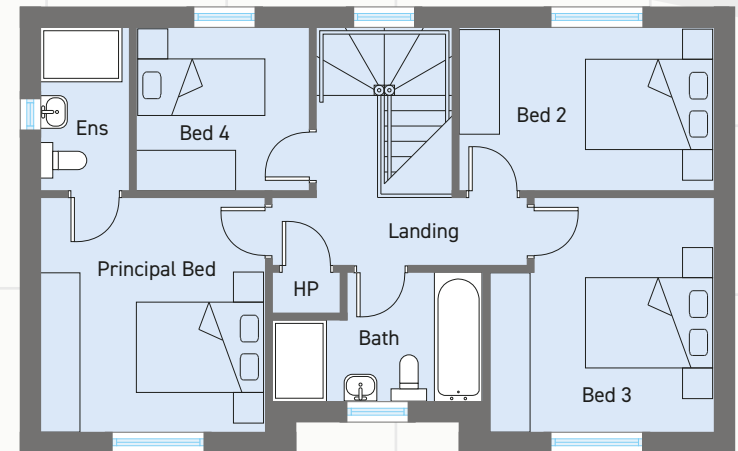
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GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC				
Kitchen Dining	ft	19'6" x 12'4"	m	5.95 x 3.75
Lounge	ft	19'6" x 12'4"	m	5.95 x 3.75
Optional Garden Room	ft	12'0" x 7'9"	m	3.65 x 2.40
Utility	ft	6'9" x 5'6"	m	2.10 x 1.70

FIRST FLOOR

Principal Bedroom	ft	11'4" x 10'9"	m	3.45 x 3.30
Ensuite	ft	7'9" x 4'3"	m	2.40 x 1.30
Bedroom 2	ft	12'4" x 7'9"	m	3.75 x 2.40
Bedroom 3	ft	11'4" x 10'9"	m	3.45 x 3.30
Bedroom 4	ft	8'4" x 7'9"	m	2.55 x 2.40
Bathroom	ft	10'6" x 6'2"	m	3.10 x 1.90

THE FAIRLEY (F & F1)



THE FAIRLEY (F/F1) - 4 BEDROOM SEMI DETACHED FAMILY HOME (with optional second floor conversion)

Floor Area 1446 sq ft approx (exc Garden Room). Floor Area 1523 sq ft approx (inc Garden Room)

THE FAIRLEY (F/F1) - 3 BEDROOM SEMI DETACHED FAMILY HOME (standard two storey version)

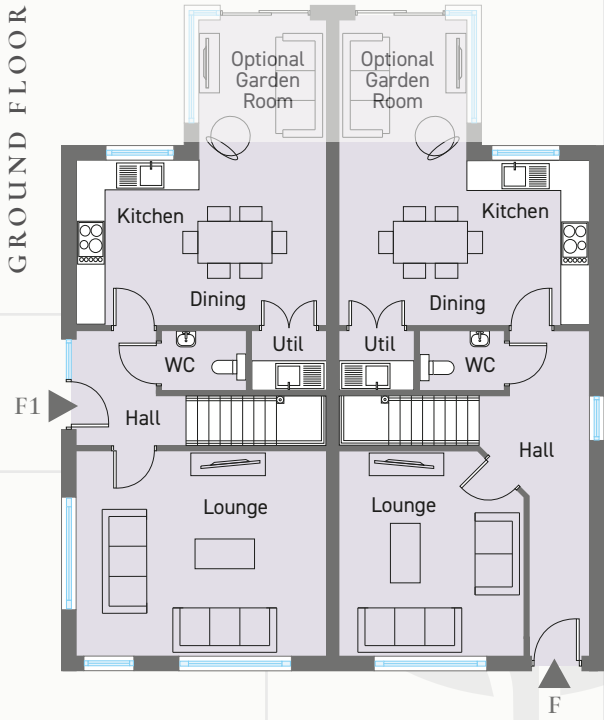
Floor Area 1150 sq ft approx (exc Garden Room). Floor Area 1240 sq ft approx (inc Garden Room)



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GROUND FLOOR



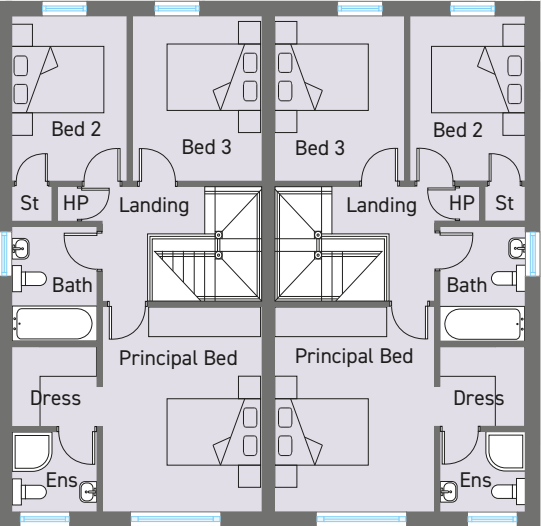
GROUND FLOOR - F1

Entrance Hall with separate WC			
Lounge	ft	16'4" x 13'5"	m 5.00 x 4.10
Kitchen Dining	ft	16'4" x 10'8"	m 5.00 x 3.30
Optional Garden Room	ft	9'2" x 8'4"	m 2.80 x 2.55
Utility	ft	4'10" x 3'10"	m 1.50 x 1.20

GROUND FLOOR - F

Entrance Hall with separate WC			
Lounge	ft	13'5" x 12'2"	m 4.10 x 3.70
Kitchen Dining	ft	16'4" x 10'8"	m 5.00 x 3.30
Optional Garden Room	ft	9'2" x 8'4"	m 2.80 x 2.55
Utility	ft	4'10" x 3'10"	m 1.50 x 1.20

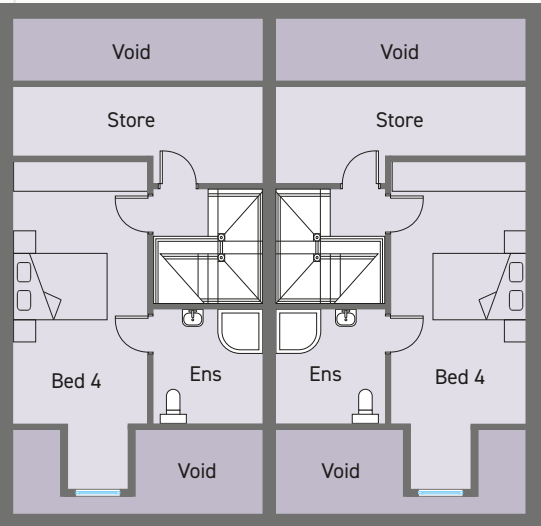
FIRST FLOOR



FIRST FLOOR - F & F1

Principal Bedroom	ft	13'5" x 10'5"	m 4.10 x 3.20
Ensuite	ft	5'6" x 5'3"	m 1.70 x 1.60
Dressing Room	ft	5'6" x 5'3"	m 1.70 x 1.60
Bedroom 2	ft	10'8" x 7'6"	m 3.30 x 2.30
Bedroom 3	ft	10'8" x 8'5"	m 3.30 x 2.60
Bathroom	ft	10'2" x 5'6"	m 3.10 x 1.70

OPTIONAL SECOND FLOOR



SECOND FLOOR - F & F1

Bedroom 4 (max)	ft	17'3" x 8'10"	m 5.25 x 2.70
Ensuite	ft	9'2" x 7'6"	m 2.80 x 2.30
Store	ft	16'5" x 6'4"	m 5.00 x 1.95

Measurements are into eaves with reduced ceiling height.

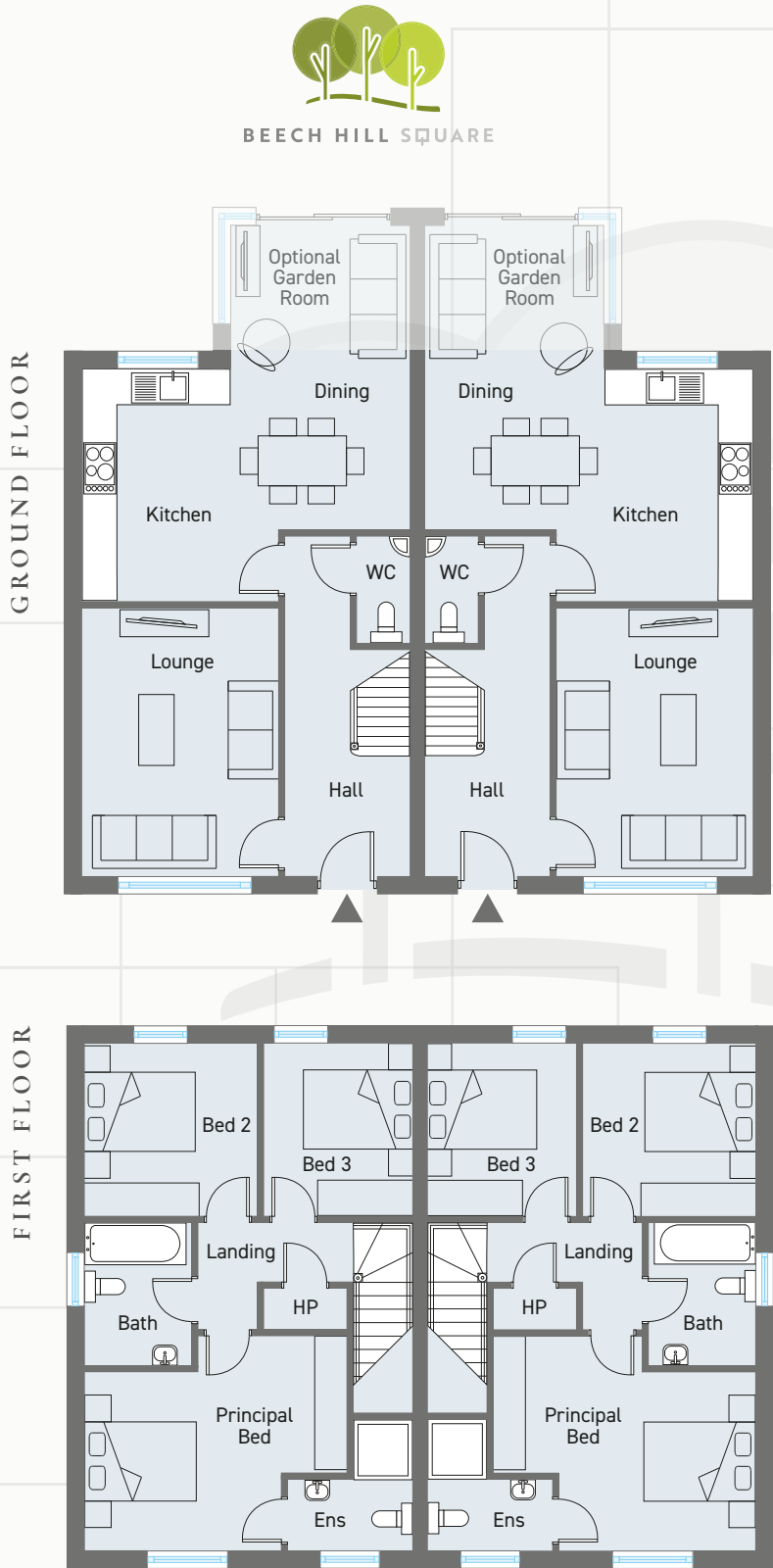


THE GREENOCK (G) - 3 BEDROOM SEMI DETACHED FAMILY HOME

Floor Area 1009 sq ft approx (exc Garden Room).
 Floor Area 1084 sq ft approx (inc Garden Room)



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GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 14'8" x 10'8"	m 4.50 x 3.30	
Kitchen Dining	ft 18'1" x 12'8"	m 5.50 x 3.90	
Optional Garden Room	ft 9'8" x 7'9"	m 3.00 x 2.40	

FIRST FLOOR

Principal Bedroom	ft 14'5" x 9'8"	m 4.40 x 3.00	
Ensuite	ft 6'10" x 3'10"	m 2.10 x 1.20	
Bedroom 2	ft 9'5" x 9'5"	m 2.90 x 2.90	
Bedroom 3	ft 9'5" x 8'2"	m 2.90 x 2.50	
Bathroom	ft 7'9" x 5'9"	m 2.40 x 1.80	

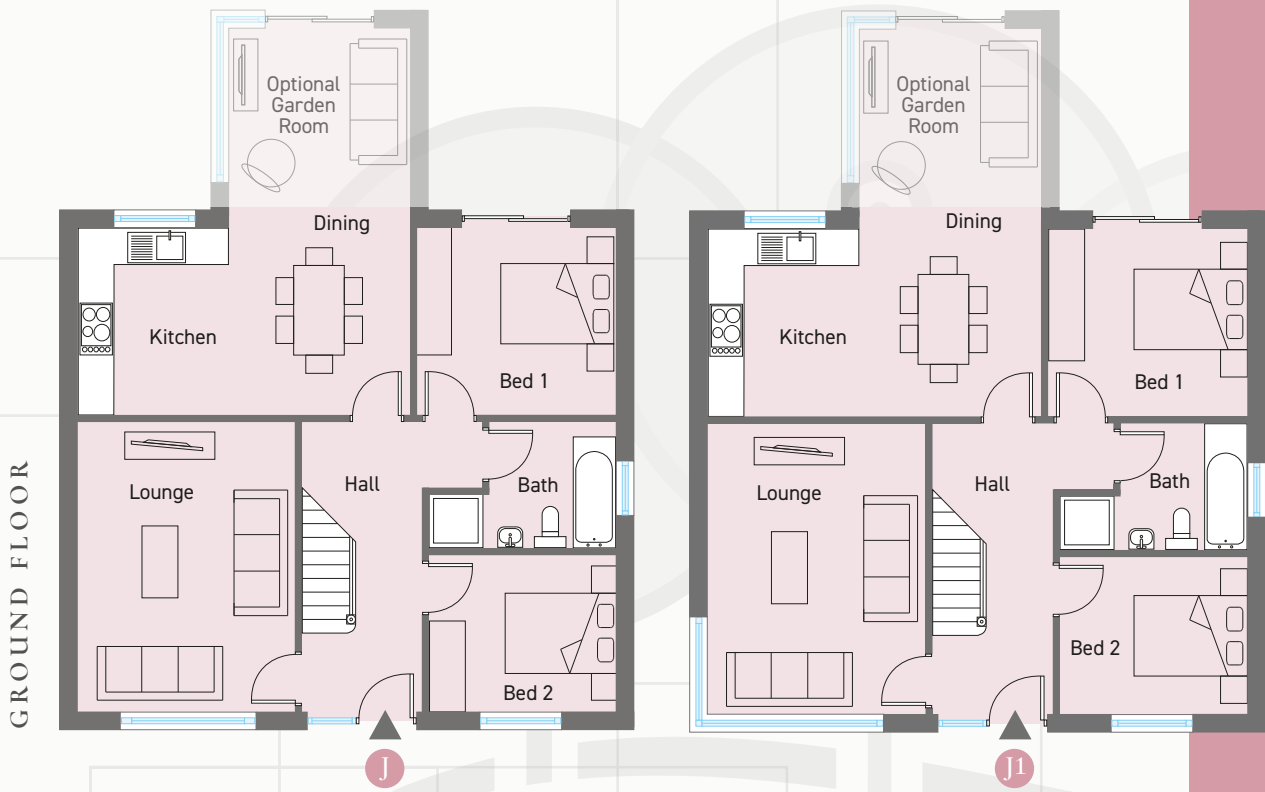


THE JONES (J & J1) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1376 sq ft approx (exc Garden Room).
 Floor Area 1482 sq ft approx (inc Garden Room)



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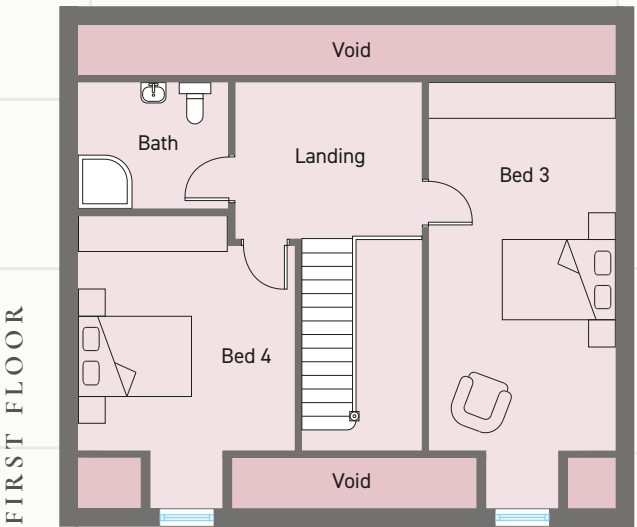


GROUND FLOOR - J

Entrance Hall					
Lounge	ft	15'7" x 11'8"	m	4.80	x 3.60
Kitchen Dining	ft	18'0" x 10'2"	m	5.50	x 3.10
Bedroom 1	ft	10'8" x 10'2"	m	3.30	x 3.10
Bedroom 2	ft	10'2" x 8'6"	m	3.10	x 2.60
Bathroom	ft	10'2" x 6'10"	m	3.10	x 2.10
Optional Garden Room	ft	10'8" x 9'8"	m	3.30	x 3.00

GROUND FLOOR - J1

Entrance Hall					
Lounge	ft	15'7" x 11'8"	m	4.80	x 3.60
Kitchen Dining	ft	18'0" x 10'2"	m	5.50	x 3.10
Bedroom 1	ft	10'8" x 10'2"	m	3.30	x 3.10
Bedroom 2	ft	10'2" x 8'6"	m	3.10	x 2.60
Bathroom	ft	10'2" x 6'10"	m	3.10	x 2.10
Optional Garden Room	ft	10'8" x 9'8"	m	3.30	x 3.00



FIRST FLOOR - J & J1

Bedroom 3 (max)	ft	20'0" x 10'2"	m	6.10	x 3.10
Bedroom 4 (max)	ft	12'9" x 11'8"	m	3.90	x 3.60
Bathroom (max)	ft	8'2" x 6'10"	m	2.50	x 2.10

Measurements are into eaves with reduced ceiling height.

QUALITY DESIGN WITH YOU IN MIND

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Detached and semi detached houses will feature integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Apartments will feature integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and washer/dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas
- Tiled splashback to kitchen

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathrooms, ensuite and WC ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom, ensuite and WC wash hand basins





INTERNAL FEATURES

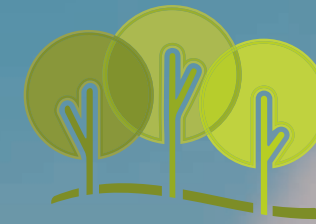
- High thermal insulation and energy efficiency rating
- White painted handrail and spindles to stairs
- Interior painted finish to all walls (Skimming Stone) and ceilings (white)
- White painted interior doors
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- 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 and telephone points
- Wired for satellite TV
- Gas fired central heating with high efficiency boiler

Sail
white

EXTERNAL FEATURES

- Decorative gravel driveway (tarmac available as optional extra)
- 10 year warranty
- Front gardens turfed and rear gardens topsoiled (where applicable)
- Rear gardens to have perimeter vertical timber fencing ~~or~~ natural boundary
- 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 (where applicable)
- Exterior light to rear door

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



BEECH HILL SQUARE

TAP OR SCAN OUR QR CODES BELOW
WITH YOUR CAMERA AND LOOK
AROUND OUR VIRTUAL SHOW HOMES



TAP OR SCAN



VIRTUAL TOUR

TAP OR SCAN



HOUSE TYPES

TAP OR SCAN



VIDEO





JOINT SELLING AGENTS

**Brian
Todd**
.co.uk

028 2827 9477
briantodd.co.uk

**Hunter
Campbell**
The Rental Partnership

028 2827 9921
huntercampbell.co.uk

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