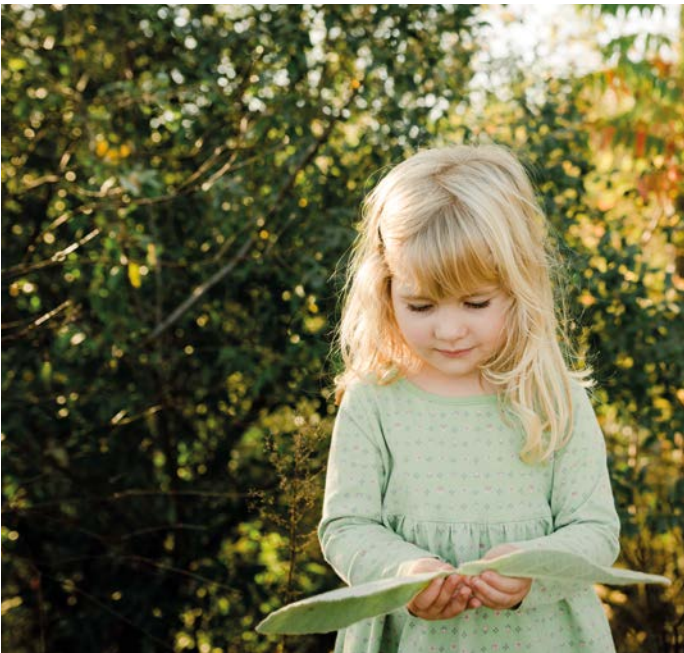




BEECH HILL VIEW



Braidwater
HOMES

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BEECH HILL VIEW

A young man and woman are walking hand-in-hand in a grassy field. The man is on the left, wearing a grey tweed jacket over a white sweater with a black geometric pattern and blue jeans. The woman is on the right, wearing a tan fur jacket over a grey sweater and blue jeans. They are both smiling and looking at each other. The background consists of a line of trees with some autumn-colored leaves. The text "Life, lived well." is overlaid in the center in a white serif font.

Life, lived well.



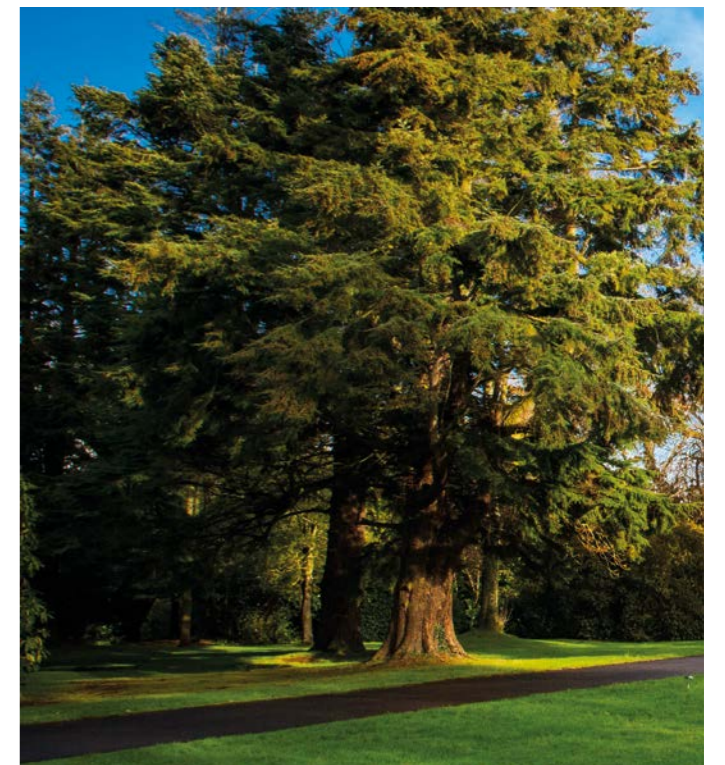
Beech Hill View combines the best aspects of modern living with an idyllic rural sanctuary that busy lifestyles crave. It's a new development, yet it's based on traditional values; a rustic setting but just 10 minutes from the city centre; uniquely designed homes that encourage a sense of belonging and community. It's a rare opportunity to live life well in every respect.





Well designed.

You'll find well-considered design everywhere at Beech Hill View. From the spacious front-facing 'Paddock' with integral water feature that gives the development its community village feel, to the clever use of space in every kitchen, no aspect of modern life has been overlooked. Secluded gardens offer peaceful sanctuary; a wide boulevard places traffic further from pedestrians and front gardens; a well-lit jogging and walking trail offers wellbeing on your doorstep.



Walking Trail and Cycle Pathways

Families who value fitness and fresh air will enjoy the development's own 5km walking/jogging trail and cycle pathway network.



Ecological benefits

Significant grassland, wildflower meadows, hedgerow, bands of woodland and scattered standard tree planting are proposed across the site. This will provide a significant biodiversity enhancement and deliver opportunities for a range of species.



Views

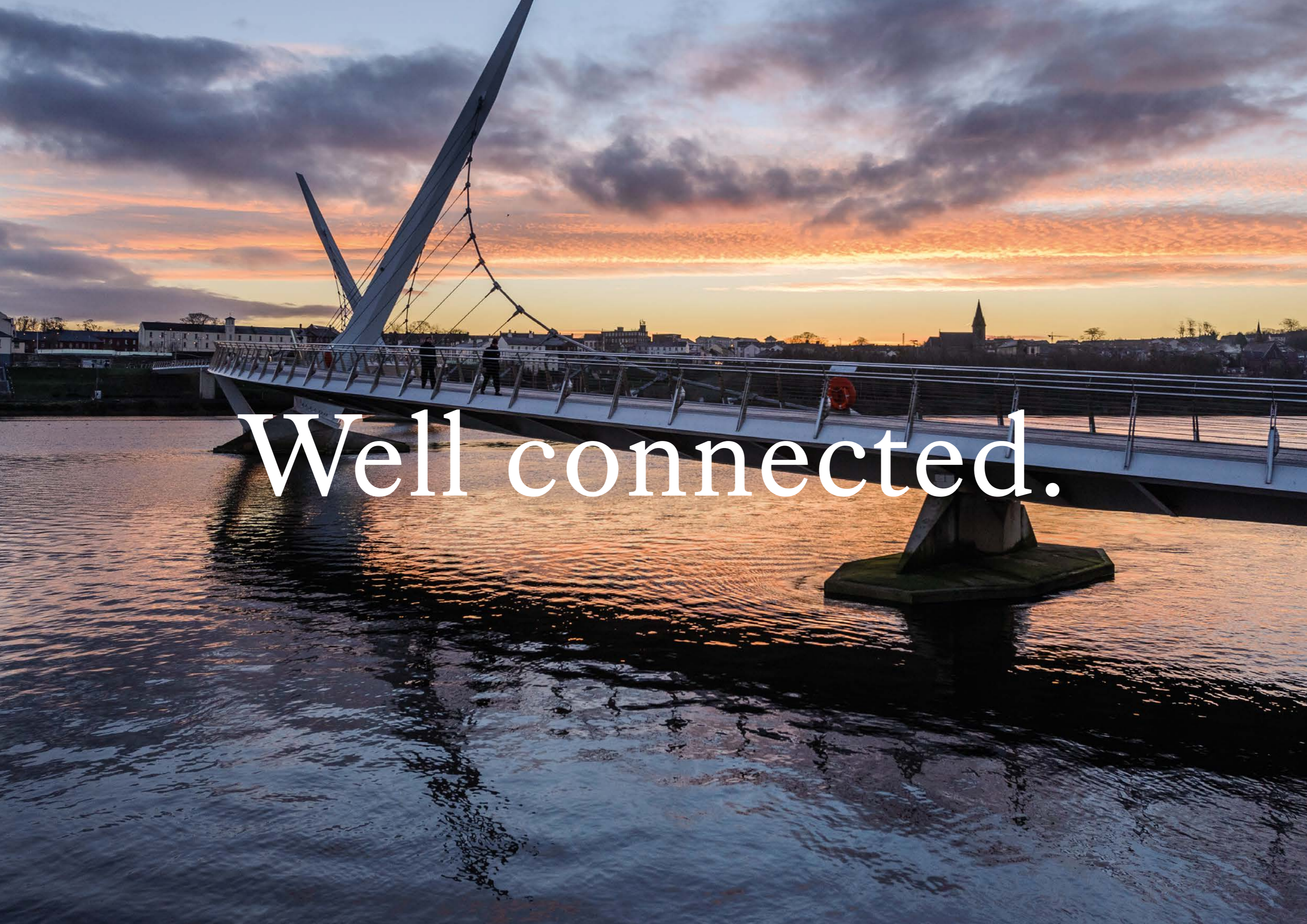
Urban living effortlessly blends with countryside landscapes, with Beech Hill View's perfect location on the suburban border of the North West's largest city.



Play area

On top of the wildlife enhancement and walking trail, a playpark is to be located in the centre of the overall site which will form the focal point for games, fun and plenty of activity.





Well connected.



Beech Hill View is situated in a peaceful suburb with unspoiled countryside views. Yet it is exceptionally well-connected to important routes and destinations. The vibrant city centre is 10 minutes away by car, while some of the region's best schools, supermarkets and restaurants are even closer. City of Derry airport is 8 miles away and the Ulster University campus at Magee is just 4 miles. Or head east on the neighbouring A6 Glenshane Road to reach Belfast in under 90 minutes.



Parks and Woodland Trails

Unwind in the great outdoors with a choice of local parklands and riverside walks, such as the newly unveiled Drumhoe District Park, Faughan Valley, Kilfennan Valley Park, Ness Country Park, St. Columb's Park and the glorious two bridges walk which offers a complete circumference of the River Foyle.



Sports and Leisure

Close by, golfers can enjoy the City of Derry Golf Club, while those who keep fit can find a range of sports clubs catering to all age groups. The fabulous Council run Foyle Arena is a hive of activity with everything from wall climbing to swimming lessons.



Education

You're spoiled for choice in this area, with a wide range of primary, secondary and grammar schools plus some of the country's top colleges nearby. And at the top of students' educational journey, Ulster University's Magee campus is just 10 minutes away.



Park and Ride

Another short distance away is the main Park and Ride for the city ensuring locals can hop on the 212 to Belfast for a day out. This facility is not offered cityside so it's another added advantage to settling down on the Waterside.

A6 Roundabout

If you jump in the car you only have to exit Beech Hill View to the left and within 30 seconds you'll be swinging around the new roundabout when it's complete. Not only will this allow you to drive straight onto the new dual carriageway but it also means that you don't have to navigate through traffic lights or city congestion.



Supermarkets

Lisnagelvin, Crescent Link, Spencer Road, need we say more. It's all on your doorstep. From the filling station 100 yards to the right of Beech Hill View to the 5 minute journey past Altnagelvin, it couldn't be easier.

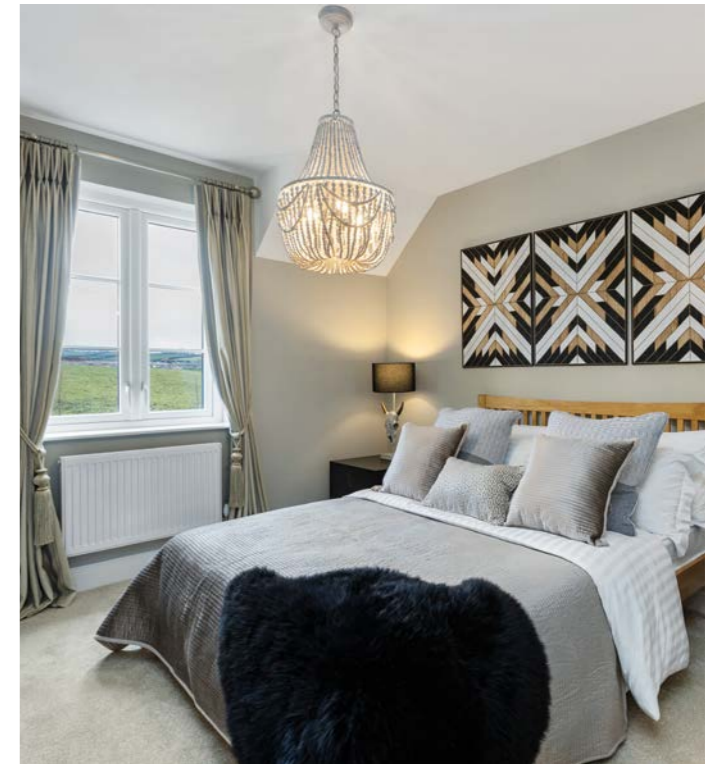
Public Transport Links

On top of the existing bus network throughout the Waterside, residents of Beech Hill View will have an easy access bus connection through the provision of a new bus stop located in the paddock area.



Well appointed.

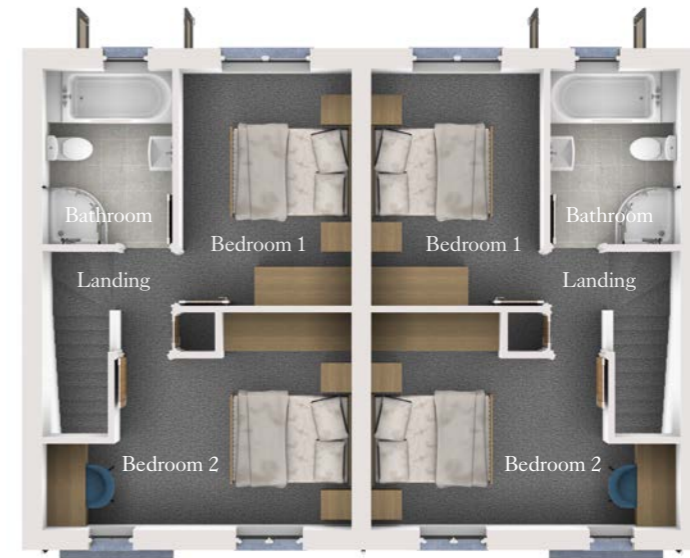
Every home at Beech Hill View is built to exceptionally high standards. It's what we're famous for. But our homes are much more than simply bricks and mortar or glass and timber put together well. It's the fit and finish that sets us apart. From our homely turnkey packages to luxurious upgrades, every home oozes quality and well-considered class.





The Holly

2 BEDROOM SEMI-DETACHED



GROUND FLOOR

Lounge (max) 4.00m x 3.60m
 Kitchen, Dining, Family (max) 3.00m x 4.70m
 WC 2.10m x 1.00m

FIRST FLOOR

Bedroom 1 (max) 3.30m x 4.70m
 Bedroom 2 3.60m x 2.65m
 Bathroom 2.70m x 2.00m



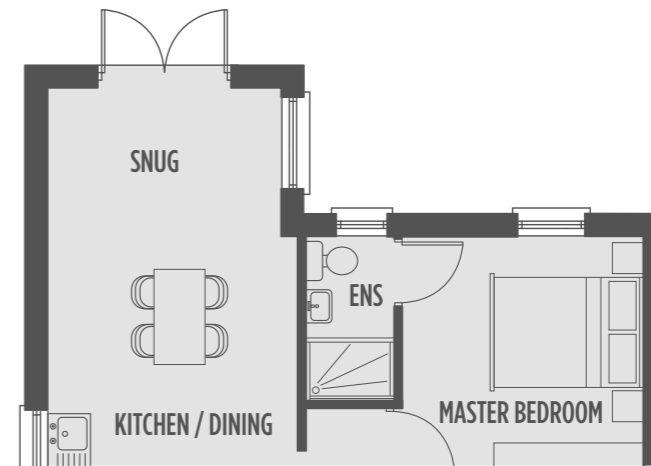
The Beech

2 BEDROOM DETACHED BUNGALOW

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

SNUG AREA

This additional kitchen/dining space applies to plots 229, 232 and 235 (dims: 2m x 3.10m)



GROUND FLOOR

Lounge	4.90m x 3.45m
Kitchen, Dining, Family	4.50m x 3.45m
Bathroom (max)	1.90m x 3.40m
Master Bedroom (max)	3.35m x 3.40m
Ensuite	2.30m x 1.20m
Bedroom 2 (max)	3.60m x 2.70m

Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



The Elm

3 BEDROOM SEMI-DETACHED



GROUND FLOOR

Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC (max)	1.70m x 1.30m

FIRST FLOOR

Master Bedroom (max)	3.40m x 3.60m
Ensuite	2.80m x 1.20m
Bedroom 2	3.95m x 2.60m
Bedroom 3 (max)	3.00m x 2.20m
Bathroom	1.80m x 2.60m

Site Layout



▲ Front Door Entrance

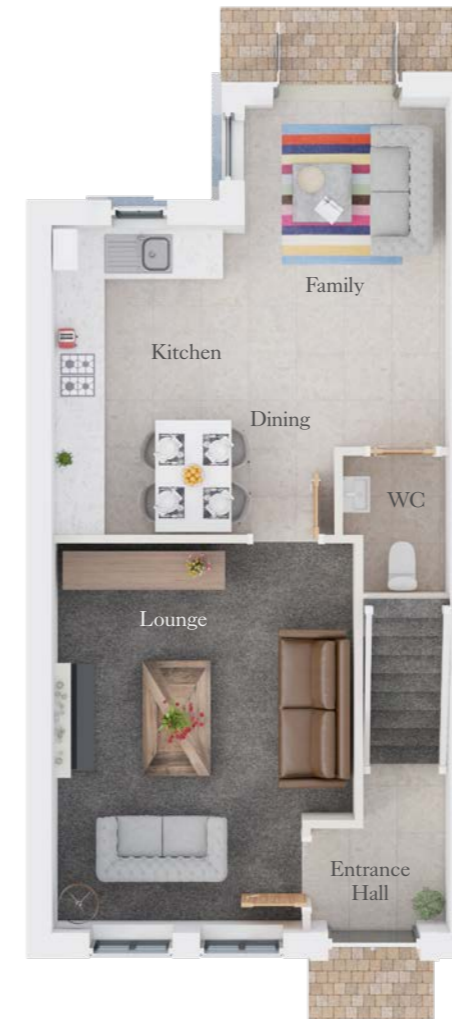
CGI image is indicative of plots/house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Please check with the selling agent/Braidwater for further guidance. Where applicable, garages can be priced by Braidwater dependent on specification and available planning permission. CGI is for illustration only.

- Acorn - 2 bed apartments, C17
- Holly - 2 Bed Semi, C3
- Beech - 2 Bed Detached, C1
- Elm - 3 Bed Semi, C4
- Aspen - 3 Bed Detached, C4
- Hazel - 3 Bed Semi, C6
- Cherry - 3 Bed Semi, C7CA
- Blackthorn - 3 Bed Semi, C7CB
- Hawthorn - 3 Bed Detached, C7
- Pine - 4 Bed Detached, C7B
- Willow - 3 Bed Detached, C9
- Rowan - 4 Bed Detached, C11
- Juniper - 4 Bed Detached, C1a
- Oak - 4 Bed Detached, C12
- Ash - 5 Bed Detached, C14



The Aspen

3 BEDROOM DETACHED



GROUND FLOOR

Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC (max)	1.70m x 1.30m



FIRST FLOOR

Master Bedroom (max)	3.40m x 3.60m
Ensuite	2.80m x 1.20m
Bedroom 2	3.95m x 2.60m
Bedroom 3 (max)	3.00m x 2.20m
Bathroom	1.80m x 2.60m



The Hazel and The Elm

3 BEDROOM SEMI-DETACHED

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THE ELM GROUND FLOOR

Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC (max)	1.70m x 1.30m



THE HAZEL GROUND FLOOR

Lounge	4.90m x 3.40m
Kitchen, Dining, Family (max)	4.90m x 4.75m
WC	1.35m x 2.00m



THE ELM FIRST FLOOR

Master Bedroom (max)	3.40m x 3.60m
Ensuite	2.80m x 1.20m
Bedroom 2	3.95m x 2.60m
Bedroom 3 (max)	3.00m x 2.20m
Bathroom	1.80m x 2.60m



THE HAZEL FIRST FLOOR

Master Bedroom (max)	3.70m x 3.30m
Ensuite	1.00m x 3.00m
Bedroom 2	2.50m x 3.15m
Bedroom 3	2.30m x 3.15m
Bathroom (max)	2.30m x 1.90m

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The Hazel

3 BEDROOM SEMI-DETACHED



GROUND FLOOR

Lounge	3.40m x 4.90m
Kitchen, Dining, Family (max)	4.75m x 4.90m
WC	2.00m x 1.40m

FIRST FLOOR

Master Bedroom (max)	3.40m x 3.80m
Ensuite	1.00m x 3.00m
Bedroom 2	3.20m x 2.50m
Bedroom 3	3.20m x 2.35m
Bathroom (max)	2.30m x 2.00m



The Cherry and The Blackthorn

3 BEDROOM SEMI-DETACHED

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THE CHERRY GROUND FLOOR

Lounge	5.00m x 3.70m
Kitchen, Dining, Family (max)	4.20m x 5.90m
WC	2.30m x 1.00m

THE BLACKTHORN GROUND FLOOR

Lounge	5.00m x 3.70m
Kitchen, Dining, Family (max)	4.20m x 5.90m
WC	2.30m x 1.00m



THE CHERRY FIRST FLOOR

Master Bedroom (max inc bay)	3.70m x 4.80m
Ensuite	1.65m x 1.80m
Bedroom 2	3.15m x 3.15m
Bedroom 3	3.15m x 2.70m
Bathroom (max)	2.15m x 3.00m

THE BLACKTHORN FIRST FLOOR

Master Bedroom (max)	3.10m x 4.80m
Ensuite	1.65m x 1.80m
Bedroom 2	3.15m x 3.15m
Bedroom 3	3.15m x 2.70m
Bathroom (max)	2.15m x 3.00m

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The Hawthorn

3 BEDROOM DETACHED



GROUND FLOOR

Lounge (max)	4.95m x 3.70m
Kitchen, Dining, Family (max)	4.15m x 5.90m
WC	2.25m x 0.95m



FIRST FLOOR

Master Bedroom (max)	3.75m x 4.70m
Ensuite	1.75m x 1.80m
Bedroom 2	3.15m x 3.15m
Bedroom 3	3.15m x 2.70m
Bathroom (max)	2.15m x 3.00m



The Pine

4 BEDROOM DETACHED



GROUND FLOOR

Lounge (max)	4.95m x 3.70m
Kitchen, Dining, Family (max inc snug)	5.70m x 5.90m
WC	1.90m x 0.95m

FIRST FLOOR

Master Bedroom (max)	3.90m x 3.20m
Ensuite	1.75m x 1.85m
Bedroom 2 (max)	3.55m x 3.55m
Bedroom 3	3.40m x 2.60m
Bedroom 4 (max)	3.25m x 2.60m
Bathroom	2.10m x 2.20m



The Juniper

4 BEDROOM DETACHED CHALET BUNGALOW



GROUND FLOOR

Lounge	4.90m x 3.45m
Kitchen, Dining, Family (max inc snug)	6.55m x 3.45m
WC	2.20m x 1.20m
Master Bedroom	3.35m x 3.30m
Ensuite	1.25m x 2.65m
Bedroom 2	4.05m x 2.65m

FIRST FLOOR

Bedroom 3 (max)	6.80m x 2.60m
Bedroom 4	3.30m x 4.40m
Bathroom (max)	2.60m x 3.35m



The Willow

3 BEDROOM DETACHED



GROUND FLOOR

Lounge (max)	5.35m x 3.65m
Kitchen, Dining, Family (max inc snug)	5.60m x 4.55m
WC	1.25m x 2.15m

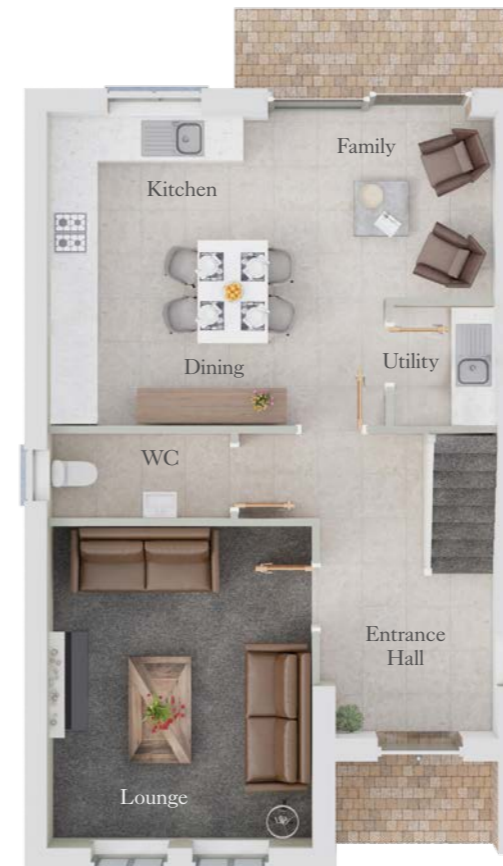
FIRST FLOOR

Master Bedroom (max)	3.75m x 3.40m
Ensuite	1.70m x 1.70m
Bedroom 2 (max)	2.65m x 3.60m
Bedroom 3 (max)	3.70m x 2.80m
Bathroom (max)	2.60m x 2.55m



The Rowan

4 BEDROOM DETACHED



GROUND FLOOR

Lounge	4.30m x 3.55m
Kitchen, Dining, Family (max)	4.20m x 6.10m
WC	1.15m x 2.45m



FIRST FLOOR

Master Bedroom	3.20m x 3.55m
Ensuite	1.00m x 2.45m
Bedroom 2 (max)	3.50m x 3.05m
Bedroom 3 (max)	2.95m x 2.90m
Bedroom 4	3.90m x 2.40m
(max inc egress window)	
Bathroom	1.90m x 2.50m



The Oak

4 BEDROOM DETACHED



GROUND FLOOR

Lounge	5.80m x 3.45m
Study (max)	2.60m x 2.55m
Kitchen, Dining, Family	3.65m x 8.20m
WC	1.20m x 2.55m

FIRST FLOOR

Master Bedroom (max)	4.80m x 3.45m
Ensuite	1.80m x 1.80m
Bedroom 2 (max)	4.60m x 3.45m
Bedroom 3 (max)	4.00m x 2.70m
Bedroom 4 (max)	3.65m x 2.70m
Bathroom (max)	1.95m x 2.70m



The Ash

5 BEDROOM DETACHED

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GROUND FLOOR

Lounge	6.10m x 3.30m
Kitchen	2.95m x 2.90m
Dining, Family	6.10m x 3.25m
Utility	1.90m x 2.40m
WC	1.65m x 1.30m



FIRST FLOOR

Master Bedroom (max)	4.30m x 3.25m
Ensuite	2.20m x 1.85m
Bedroom 2 (max)	4.10m x 3.30m
Ensuite 2	1.30m x 2.30m
Bedroom 3	1.90m x 3.30m



SECOND FLOOR

Bedroom 4 (max inc egress window)	4.85m x 3.25m
Bedroom 5 (max inc egress window)	3.10m x 3.30m
Bathroom	1.80m x 2.20m

The Luxurious Ash with upgrade specification as standard:

The C14 Ash is our signature house type which typifies what Braidwater is all about. These prominent homes are inclusive of the luxurious upgrade specification which includes:

- premium quartz worktop in kitchen with upstands and splashback;
- high quality undermount bowl and half Frankie sink with Anteleo tap;
- solid Wakefield kitchen door;
- upgrade door handles;
- stylish coving in main rooms on ground floor;
- superior range of floor & wall tiling in kitchen, dining, hallway and WC;
- deluxe Apollo Elite Cormar carpet with 10mm cushioned foam underlay.

Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.

Your Turnkey Package

Each house at Beech Hill View is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home.

Kitchen

A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles

Eye level double oven (where applicable)

Integrated modern ceramic hob

Stainless steel extractor fan
Integrated washer/dryer (where applicable)

Integrated fridge/freezer

Integrated dishwasher

(Appliances benefit from a 10 year parts warranty and a 2 year labour warranty, make/model subject to availability. A 1 year labour warranty applies to free standing appliances in the utility room. All subject to customer registration.)

Convenient soft close drawers and doors to the kitchen

LED lighting under high level units to accommodate modern living (where applicable)

Stainless steel Leisure bowl and a half sink and Lever tap (except for the C6 Hazel house type)

Dining

Full height glazed patio doors (or sliding where applicable) opening out onto garden allowing extra space and natural light

Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Chrome towel rail to bathroom

Attractive vanity unit to main bathroom and half pedestal sink (where applicable) to ensuite

Plumbing and Heating

Natural gas central heating with energy efficient Ariston Clas One Combi 30kW boiler supplying instant hot water for convenience. Complete with an 8 year warranty which is subject to annual service of the boiler

Electric shower to ensuite (where applicable)

Thermostatic gas shower to main bathroom (where applicable) providing instant hot water

Floor Coverings

A choice of floor tiling from a specified range to entrance hall, kitchen/dining, wc, bathroom and ensuite

A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing and bedrooms

Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area in main bathroom and ensuite (full tiling where shower over bath)

Splashback in bathroom, ensuite and wc

Woodwork and Painting

Oak veneer flush doors throughout with contemporary ironmongery (or equal/approved product)

Classical 6" moulded skirting throughout

Classical 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

Lounge

Impressive Renoir composite marble surround fireplace, with a black or cream inset & hearth and a contemporary maintenance free dimplex dakota electric insert.

Enhanced window proportions to maximise natural light

Lighting and Media

Extensive range of electrical sockets and TV points throughout (plan available on request)

Integrated downlighters to kitchen, bathroom and sunroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations)

Enhanced window proportions allowing sunlight to spill throughout

Exterior

Composite black front door

Front and patio doors with multi point locking system

Classical wrought iron metal railings (where applicable)

PVC fascia and rainwater goods

Attractive paving to front entrance door with cobble edging

Tarmac to driveways with cobble edging (where applicable)

Patio and paving with cobble edging to the secluded rear garden

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Beautifully landscaped front and back garden

Lawn turf to garden areas

Maintenance free decorative garden walls (where applicable)

Outside water tap as standard

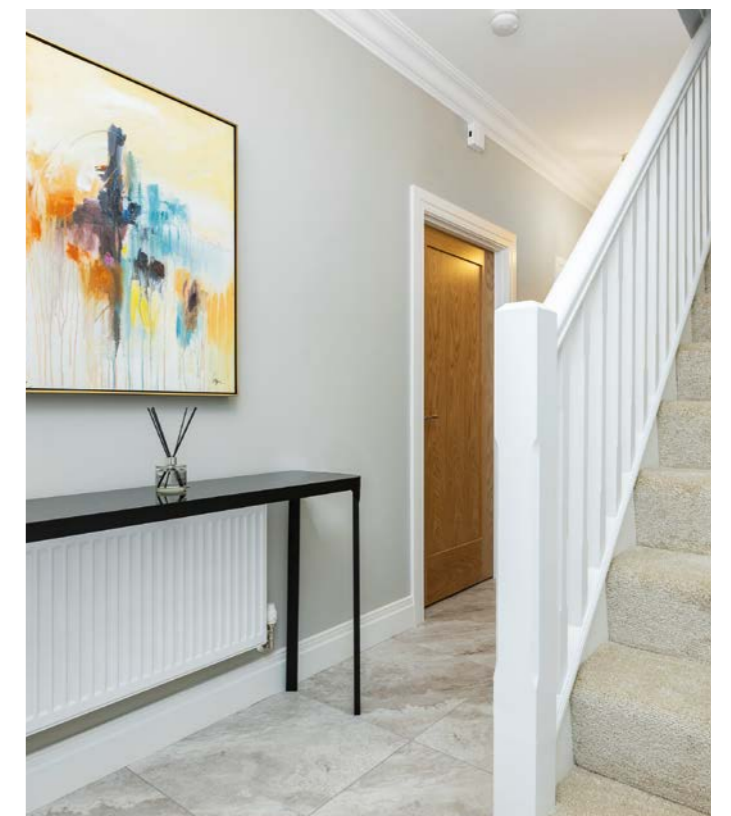
Door Bell

Outside lighting at front and rear entrance to enhance the appearance with added security

Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit www.NHBC.co.uk/homeowners

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction





The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be smarter, more comfortable and more secure.

A Safer Smarter Home

Ensure your new home is even smarter with our selected GoKonnnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home

More than a smart app or a cool device, GoKonnnect seamlessly connects the key systems in your home on one platform so they work more intelligently together

You can control your smart security, doorbell camera, smart lighting, heating, door locks, indoor/outdoor cameras and much more, from anywhere in the world

Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living

Kitchen Upgrades

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with a Anteleo tap – (in order to accommodate the bowl and a half sink in the C6 Hazel, a slimline dishwasher is required)

Luxurious solid Wakefield door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

Make the best use of your full height larder with an upgrade of pull out drawers

Elegant island from our Fenwick Legno / Wakefield ranges

Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay and a 10 year warranty

Lounge

A luxurious Durrow marble fireplace with white surround and Evonic Kepler 22 electric insert and black granite inset and hearth

Storage Options

Classical style panelled built in storage options to bedrooms (where applicable)

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur:

- Trivor Blanco
- Burlingstone Gris
- Rockland Taupe

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Metro (kitchen only)
- Duomo Blanco
- Burlingstone Gris
- Rockland Taupe

High end finish with chrome tile trim

Wood Floor

Upgrade to our wood style floor option to your lounge. Hard-wearing and easy to clean it's the perfect upgrade to personalise your home

Stylish Covings

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish covings packages

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

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BEECH HILL VIEW

Altnagelvin Hospital	2.0 miles
Lisnagelvin Retail Park	2.2 miles
Lisnagelvin Primary School	2.4 miles
Sacred Heart Primary School	2.6 miles
Crescent Link Retail Park	2.6 miles
Spencer Road	2.6 miles
Train Station	3.0 miles
City Centre	3.2 miles
Foyle Arena	3.2 miles
Kilfennan Valley Park	4.3 miles

Braidwater

HOMES



Tel: 028 7134 3600
donnybrookestateagents.com

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.

