



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.



Lough Neagh





LOCATION

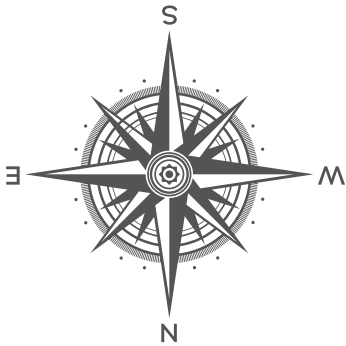
Located only 18 miles from Belfast, the excellent transport links including the train station, bus station and nearby access to the M2 motor way, makes this the ideal location for those wishing to escape the city life with a short commute to work each day. For those travelling further afield Belfast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



SITE MAP



SITE MAP KEY

- THE ORCHID**
4 Bed, Detached - 1453sq.ft.
- THE BURNET**
4 Bed, Detached - 1412sq.ft.
- THE ASTOR**
4 Bed, Detached - 1345sq.ft.
- THE VIOLET**
3 Bed, Detached - 1210sq.ft.
- THE SIENNA**
3 Bed, Detached - 1090sq.ft.
- THE FOXGLOVE**
3 Bed, Semi-detached - 1135sq.ft.
- THE HOLLY**
3 Bed, Semi-detached - 1110sq.ft.
- THE BANEBERRY**
3 Bed, Semi-detached - 1080sq.ft.
- THE BLUEBELL**
3 Bed, Semi-detached - 1000sq.ft.
- THE PRIMROSE**
4 Bed, End Townhouse - 1585sq.ft.
- THE POPPY**
3 Bed, Townhouse - 1100sq.ft.



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FERRARD GRANGE

BALLYMENA ROAD, ANTRIM

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.
- 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

- High speed fibre optic broadband available
- Mains gas central heating system with a high energy efficiency boiler
- High Thermal Insulation & Energy Efficiency Rating
- Electric focal feature fire
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point
- Wired for alarm
- 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

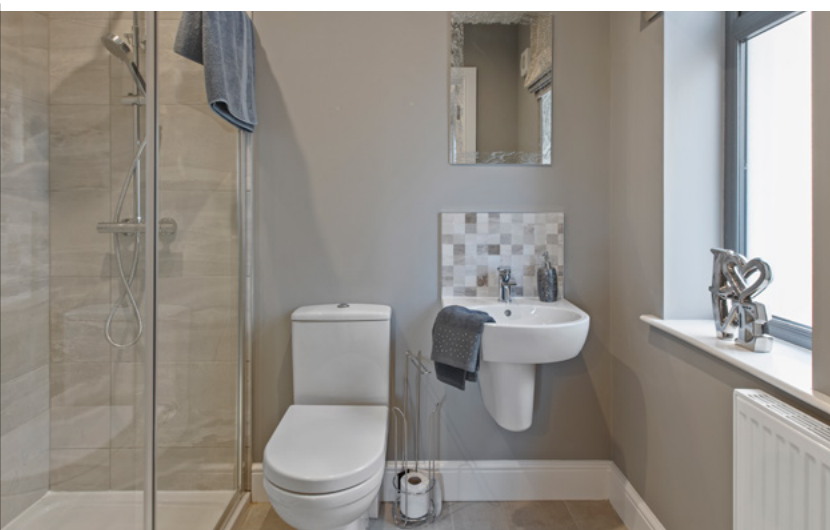
BATHROOMS, ENSUITES & W.C.'S

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
Lotus Homes reserve the right to vary specifications to a similar or higher quality.





THE ORCHID

1453 sq.ft.

4 Bed, Detached

Sites: 32, 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 5'7"	3.1m x 1.7m
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	13'9" x 10'6"	4.2m 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	1,453 sq.ft.	135 sq.m.



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THE BURNET

1412 sq.ft.

4 Bed, Detached

Sites: 12, 67 & 70



Ground Floor



Ground Floor

Lounge	15'5" x 13'1"	4.7m x 4.0m
Kitchen	20'4" x 11'10"	6.2m x 3.6m
Utility Room	10'2" x 5'7"	3.1m x 1.7m
W.C.	6'6" x 3'11"	2.0m x 1.2m

First Floor



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	12'9" x 9'6"	3.9m x 2.9m
Bedroom 4	12'9" x 7'2"	3.9m x 2.2m
Bathroom	9'6" x 7'2"	2.9m x 2.2m
Total	1,410 sq.ft.	135 sq.m.



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THE ASTOR

1345 sq.ft.

4 Bed, Detached

Sites: 3, 9, 11, 14, 28, 29, 30, 64 & 68



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	1,345 sq.ft.	125 sq.m.



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THE VIOLET

1210 sq.ft.

3 Bed, Detached

Sites: 4 & 61



Ground Floor



Ground Floor

Lounge	18'0" x 13'5"	5.5m x 4.1m
Kitchen	18'0" x 13'9"	5.5m x 4.2m
W.C.	5'3" x 4'3"	1.6m 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 9'10"	3.3m x 3.0m
Bedroom 3	11'2" x 9'10"	3.4m x 3.0m
Bathroom	9'10" x 6'7"	3.0m x 2.0m
Total	1,210 sq.ft.	112.7 sq.m.



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THE SIENNA

1090 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	13'9" x 12'1"	4.2m 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	7'10" x 6'9"	2.4m x 2.1m
Total	1,090 sq.ft.	101 sq.m.



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THE FOXGLOVE

1135 sq.ft.

3 Bed, Semi-detached

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



Ground Floor



Ground Floor

Lounge	17'9" x 13'2"	5.4m x 4.0m
Kitchen	17'9" x 12'9"	5.4m x 3.9m
W.C.	5'3" x 4'3"	1.6m x 1.3m

First Floor



First Floor

Bedroom 1	14'2" x 9'6"	4.3m x 2.9m
Ensuite	9'6" x 3'3"	2.9m x 1.0m
Bedroom 2	10'6" x 8'10"	3.2m x 2.7m
Bedroom 3	10'10" x 9'2"	3.3m x 2.8m
Bathroom	8'10" x 6'7"	2.7m x 2.0m
Total	1,135 sq.ft.	105.6 sq.m.



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THE HOLLY

1110 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 11'10"	4.6m x 3.6m
Kitchen	19'4" x 12'2"	5.9m x 3.7m
W.C.	8'6" x 2'11"	2.6m x 0.9m

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	11'2" x 9'2"	3.4m x 2.8m
Bathroom	7'10" x 6'11"	2.4m x 2.1m
Total	1,110 sq.ft.	103.5 sq.m.



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THE BANEBERRY

1080 sq.ft.

3 Bed, Semi-detached

Sites: 2, 6, 17, 18, 19, 20, 22, 25, 26, 34, 35, 36, 38, 40, 43, 44, 54, 55, 56, 57, 63, 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 2'11"	2.0m x 0.9m

Ground Floor (opt)

Kitchen	13'9" x 12'1"	4.2m 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	9'6" x 8'10"	2.9m x 2.7m
Bathroom	7'10" x 6'9"	2.4m x 2.1m
Total	1,080 sq.ft.	100 sq.m.



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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	18'8" x 10'8"	5.7m x 3.2m
W.C.	6'7" x 2'11"	2.0m x 0.9m

First Floor

Bedroom 1	11'2" x 10'2"	3.4m x 3.1m
Ensuite	7'10" x 3'3"	2.4m x 1.0m
Bedroom 2	10'10" x 10'2"	3.3m x 3.1m
Bedroom 3	8'10" x 8'2"	2.7m x 2.5m
Bathroom	8'2" x 8'2"	2.5m x 2.5m
Total	1000 sq.ft.	92.9 sq.m.



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THE PRIMROSE

1585 sq.ft.

4 Bed, End Townhouse

Sites: 82 & 86



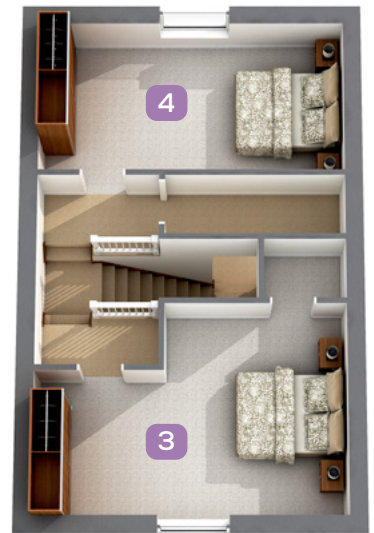
Ground Floor



First Floor



Second Floor



Ground Floor

Lounge	17'8" x 11'11"	5.4m x 3.6m
Kitchen	17'8" x 12'5"	5.4m x 3.8m
W.C.	4'7" x 4'3"	1.4m x 1.3m

Second Floor

Bedroom 3	17'8" x 11'11"	5.4m x 3.6m
Bedroom 4	17'8" x 10'2"	5.4m x 2.7m

First Floor

Bedroom 1	14'1" x 8'8"	4.3m x 2.7m
Ensuite	8'8" x 3'3"	2.7m x 1.0m
Bedroom 2	10'6" x 8'8"	3.2m x 2.7m
Study	10'2" x 6'9"	3.1m x 2.1m
Bathroom	8'8" x 6'9"	2.7m x 2.1m
Total	1,585 sq.ft.	147 sq.m.



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THE POPPY

1100 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 3'3"	1.8m x 1.0m

First Floor

Bedroom 1	11'11" x 10'6"	3.6m x 3.2m
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	7'10" x 7'2"	2.4m x 2.2m
Total	1,100 sq.ft.	103 sq.m.

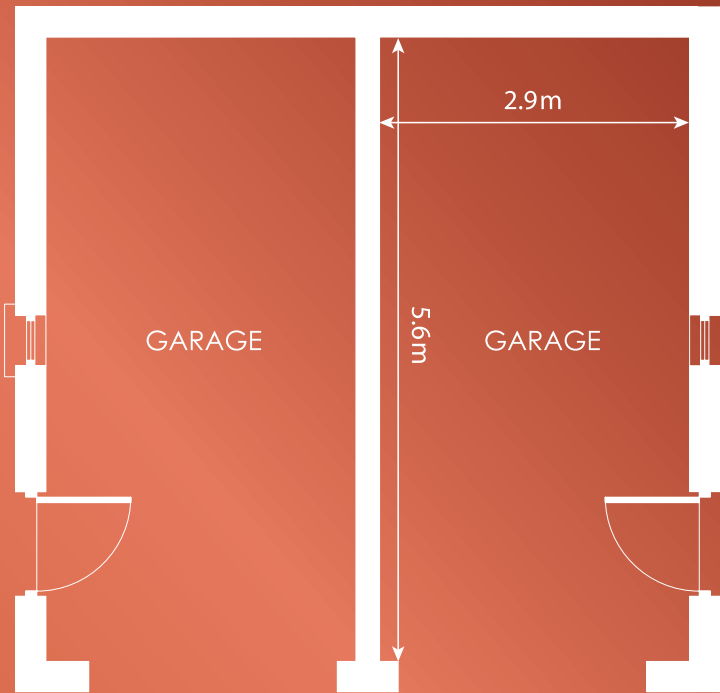


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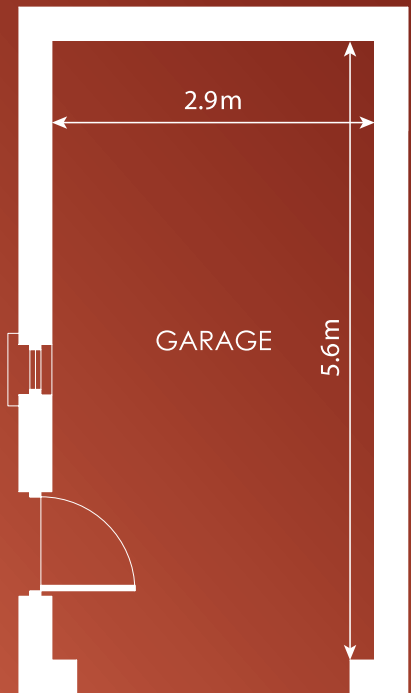
OPTIONAL EXTRAS

GARAGES

DOUBLE PARTY GARAGE



DETACHED GARAGE



HOUSE TYPES WITH STANDARD GARAGE OPTIONS
Garages are finished in self coloured render on all plots



The ORCHID
Sites 32, 72 & 73



The BURNET
Sites 12, 67 & 70



The SIENNA
Sites 10, 23 & 71



The BANEBERRY
Sites 2, 17, 18, 19, 20, 22,
25, 26, 63, 80 & 89



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



The ASTOR
Sites 3, 9, 11, 14, 28, 29, 30,
64 & 68



The BLUEBELL
Sites 15, 16 & 88

HOME OFFICE SOLUTIONS AVAILABLE
Please ask for details

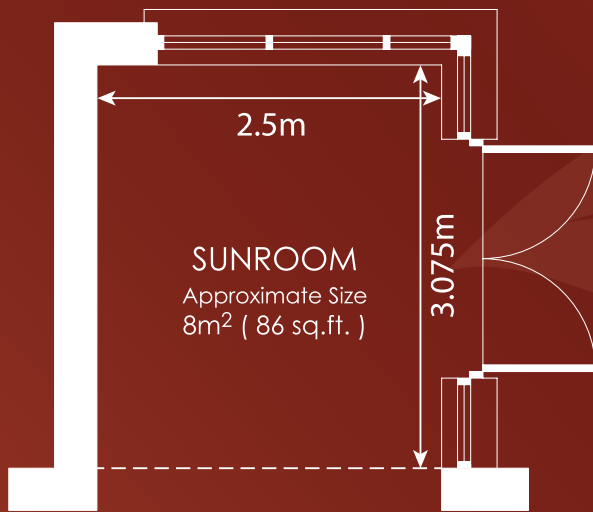


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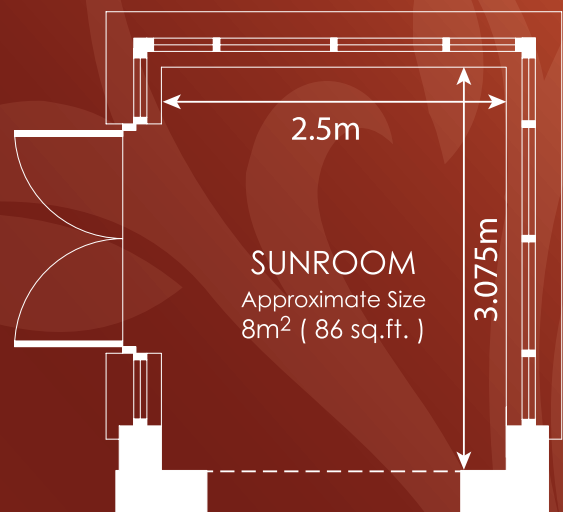
OPTIONAL EXTRAS

SUNROOMS

SR1 SUNROOM WITH DUAL ASPECT WINDOWS



SR2 SUNROOM WITH TRIPLE ASPECT WINDOWS



HOUSE TYPES WITH SR1 SUNROOM

PLEASE NOTE: The 'handing' of each sunroom is site specific.



The FOXGLOVE - SR1
Sites 33 & 37



The BLUEBELL - SR1
Site 87 & 88



The BANE BERRY - SR1
Sites 2, 6, 22, 25, 26, 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 HOLLY - SR1
Sites 7, 65, 66, 74, 75, 78 & 79



The ASTOR - SR2
Sites 3, 9, 11, 14, 28, 29, 30,
64 & 68



The BURNET - SR2
Sites 12, 67 & 70



The ORCHID - SR2
Sites 72 & 73



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DEVELOPER



Another quality development
by award winning developer
www.lotushomes.com



SELLING AGENTS



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TEL: 028 9084 3427

www.reedsrains.co.uk



525 Lisburn Road, Belfast, BT9 7GQ

TEL: 028 9066 8888

www.simonbrien.com

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.