



Foxleigh Meadow


For putting down roots, going places and close to it all but never overcrowded.

New turnkey homes Charlotte Street, Ballymoney, BT53 6FE

HAGAN

It begins at home

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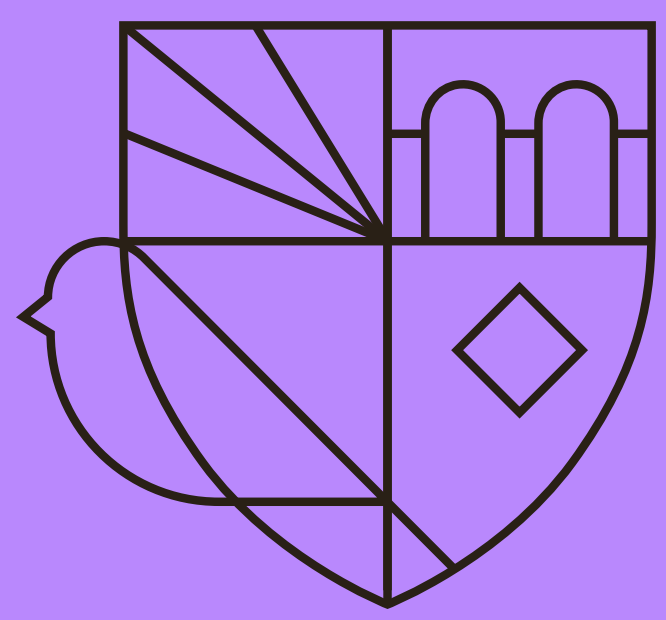
haganhomes.co.uk
Contact: 028 9334 2234
info@haganhomes.co.uk

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Foxleigh Meadow

Spacious, Growing, Linked.



01.



For putting down roots, going places and close to it all but never overcrowded.



Welcome to Foxleigh Meadow—a spacious new development on Charlotte Street, just a short walk from the centre of Ballymoney. Combining a sense of ease with excellent access, this is a place where life feels open, well-connected and ready to grow.

Now in its third phase, Foxleigh Meadow continues to evolve into a vibrant residential neighbourhood. With a range of townhouses, detached and semi-detached homes, it offers flexibility for families, first-time buyers and anyone seeking more space without losing everyday convenience.

Set in a historic town with strong links to both coast and countryside, these homes offer the best of both worlds—quiet streets, nearby green space, and fast road and rail links to Coleraine, Ballymena and beyond. This is a development that keeps you close to where you want to be, while giving you room to move.

Where space opens up and every direction leads somewhere.

Open streets, easy routes and room to breathe—Foxleigh Meadow puts you right on the edge of Ballymoney, with the town, coast and countryside all within reach. From morning commutes to weekend getaways, it's a place that gives you space to grow and the freedom to go your own way.



Coleraine

The Causeway Coast

Ballymoney

Foxleigh Meadow

Charlotte Street,
Ballymoney, BT53 6FE

Getting around



* All journey times are approximate and may vary

TRANSPORT

Foxleigh Meadow is well placed for daily commuting, public transport and weekend travel.



Road Links

Coleraine
9.7 miles / 18 min drive

Ballymena
19.3 miles / 28 minutes



Train Stations nearby

Ballymoney Train Station
0.8 mile / 5 min drive

(Regular NI Railways services to Coleraine, Portrush, Ballymena and Belfast Direct connections to Derry~Londonderry and other regional hubs)



Airport Access

City of Derry Airport
28.4 miles / 48 min drive

Belfast International Airport
35.4miles / 48 min drive



Ulsterbus and Translink services from Ballymoney town centre

(Routes connect to Coleraine, Ballymena, Portrush, Limavady and surrounding areas)

Close to everything that matters

Hospitals & pharmacies

- 1 Boots, Ballymoney
0.6 mile / 2 min drive
- 2 Gleeson's Pharmacy
0.8 miles / 3 min drive
- 3 Ballymoney Family Practice
1.1 miles / 4 min drive
- 4 Causeway Hospital, Coleraine
7.3 miles / 13 min drive

Doctors & health services

- 5 Ballymoney Family Practice
1.1 miles / 4 min drive
- 6 Dalriada Urgent Care (via Causeway Hospital)
21.1 miles / 29 min drive

Supermarkets, supplies & services

- 7 Tesco Superstore, Ballymoney
1.0 miles / 5 min drive
- 8 Lidl, Ballymoney
0.8 miles / 4 min drive
- 9 JDLC Retail Park
1.8 miles / 6 min

Local parks & green open areas

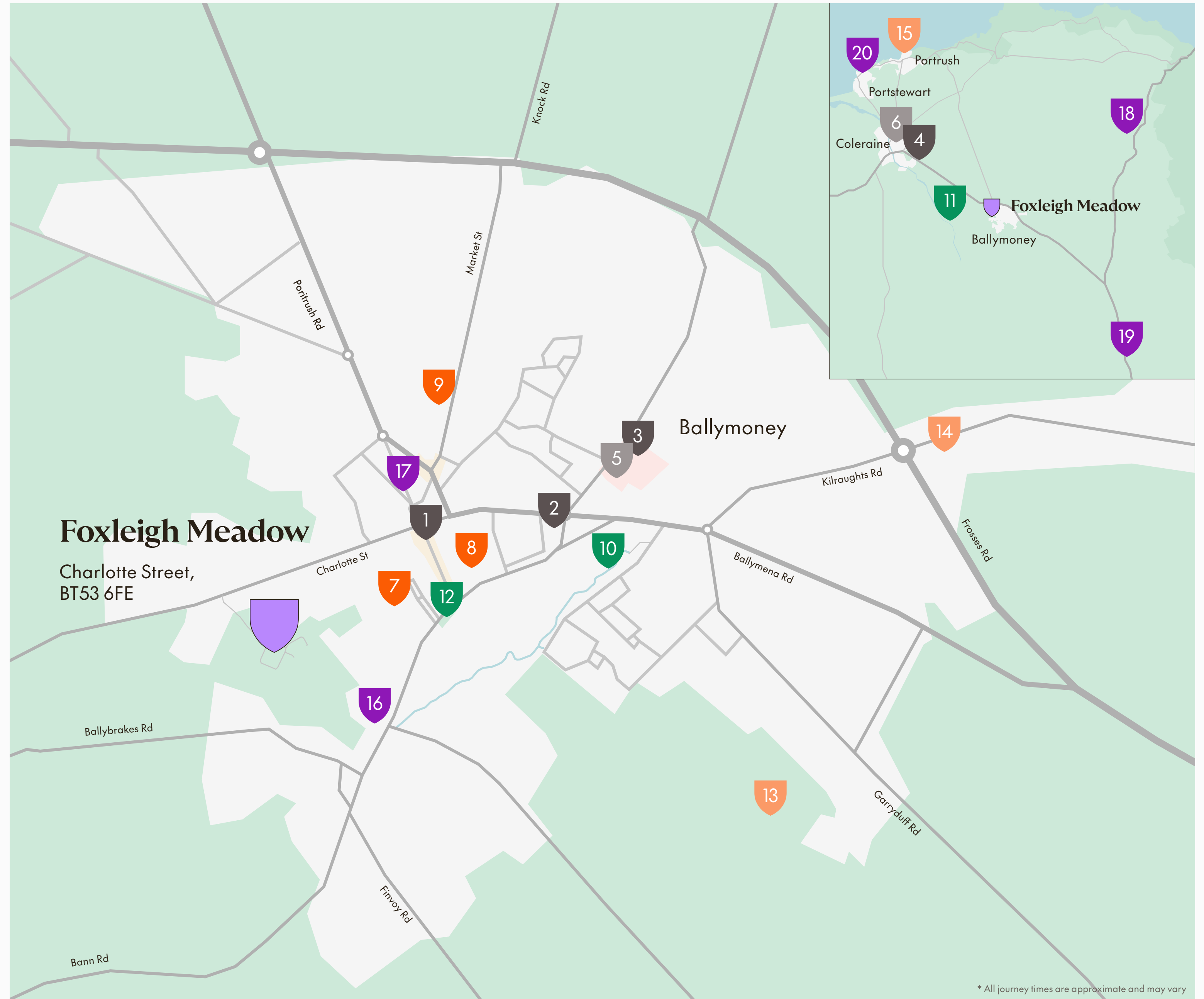
- 10 Riverside Park
1.2 miles / 4 min drive
- 11 Drumaheglis Marina & Park
3.1 miles / 7 min drive
- 12 Joey Dunlop Memorial Garden
0.7 miles / 6 min drive

Recreation & wellness

- 13 Riada Stadium
Ballymoney United FC
2.1 miles / 8 min drive
- 14 Ballymoney Rugby Club
1.8 miles / 6 min drive
- 15 Curry's Fun Park Portrush (Barry's)
13 miles / 24 min drive

Local gems & artisan producers

- 16 Ground Espresso, Ballymoney
0.6 miles / 2 min drive
- 17 Ballymoney Museum
0.9 miles / 3 min drive
- 18 Ballykenver Farmshop & Kitchen (Armoy)
10 miles / 19 min drive
- 19 The Creamery Can (Glarryford)
12 miles / 19 min drive
- 20 Amici Restaurant
13 miles / 23 min drive





**PLENTY OF SPACE.
PLENTY OF POTENTIAL.
PLENTY OF WAYS TO
GET THERE.**



Ballymoney has always been a place of motion and making—from railway lines and linen looms to the roar of road racing legends. But beyond the engines and industry, it's a town with solid roots and a grounded rhythm—where life moves forward without rushing past.

Its streets were shaped by craftspeople, traders and growers; its markets still echo with local voices. The Museum at Town Hall tells the story of the Dunlop brothers and the town's racing legacy, while the weekly market and nearby trails keep the pace balanced between bustle and calm.

At Foxleigh Meadow, you're close to all of it. On one side, the town centre—walkable, welcoming, and full of everyday essentials. On the other, wide skies and countryside. With 3-bedroom homes, this is a place that works for first-time buyers, growing families or anyone looking for more space and better living.

More room. More freedom. More ways to live well.

For bright futures



Foxleigh Meadow is surrounded by schools that families trust—nurseries that nurture, primaries with heart, and strong secondaries close to home. Whether it's first friendships or future plans, this is a place where learning feels supported, local and full of possibility.

	Distance	Drive
Pre-school / Nursery		
Sandcastles Day Nursery	1.3 miles	4 min
Ballymoney Nursery School	0.7 miles	3 min
Happy Days Community Childcare Centre	1.3 miles	5 min
Primary		
Ballymoney Model Controlled Integrated Primary School	0.7 miles	3 min
St Brigid's Primary School	2.0 miles	5 min
Leaney Primary School	1.6 miles	6 min
Landhead Primary School	2.2 miles	6 min
Lislagan Primary School	3.0 miles	6 min
Garryduff Primary School	4.3 miles	9 min
Carrowreagh Primary School	4.7 miles	8 min
Secondary / High school		
Our Lady of Lourdes High School	1.9 miles	4 min
Ballymoney High School	1.4 miles	5 min
Selective / Grammar & Integrated options		
Dalriada School (Grammar)	0.7 miles	2 min
North Coast Integrated College, Coleraine	10.1 miles	17 min
Coleraine Grammar School / Loreto College	10.1 miles	19 min

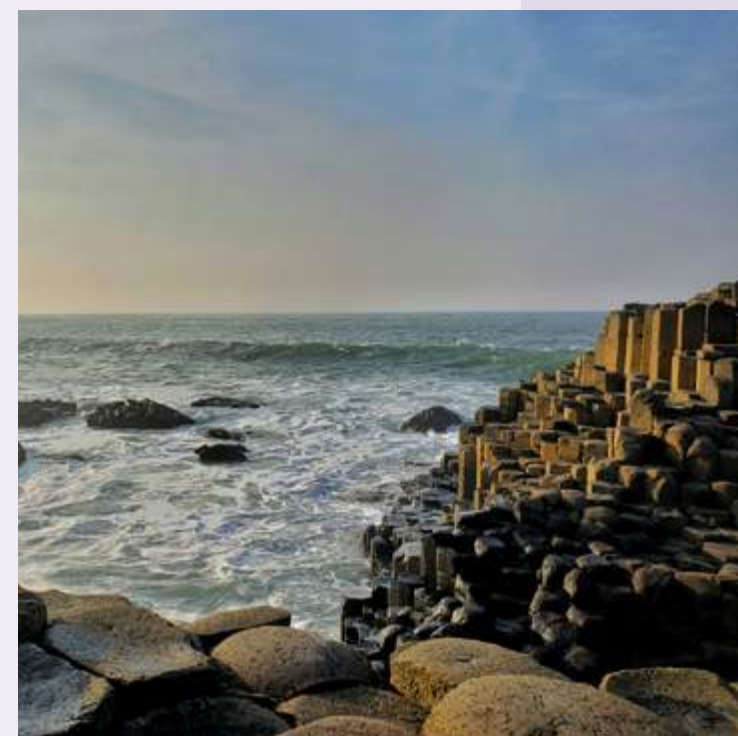
* All journey times are approximate and may vary

Ballymoney local guide

Make your move to Ballymoney.

Where open space meets everyday ease, and a growing town stays grounded in its roots.

With heritage in its walls and new energy in its streets, Ballymoney balances tradition and progress. Just off the Causeway Coast route and close to countryside, coastline and city links, this is a town that gives you room to grow—and plenty of ways to get there.



Going places, staying connected

Strong road and rail links mean you're well placed for Coleraine, Ballymena, Belfast—and the stunning north coast.



Plenty of space to grow

Greenways, riversides and forest trails offer fresh air, freedom and a chance to breathe.

Discover Ballymoney



Everyday life made easy

From big-name supermarkets to trusted pharmacies and schools, the town centre covers your daily essentials.



Learning, locally rooted

Nurseries, primary schools and a choice of respected secondaries offer quality education close to home.



Community in motion

Local leisure centres, golf clubs and grassroots teams give all ages a chance to play, train and belong.



Eat, meet, wind down

Enjoy a mix of cosy cafés, weekend brunch spots and popular takeaways—all just a short stroll away.



Healthcare close by

With medical practices, dental care and hospital access nearby, you're never far from support.

Designed Efficient

Built to retain heat, reduce emissions and lower running costs.

New homes built by Hagan:

B-rated Energy Performance Certificate (EPC) ✓

Reduce carbon footprint ✓

Latest heating technology ✓

Good for green mortgages ✓

High specification insulation and glazing ✓

Increase efficiency ✓

High performance construction ✓



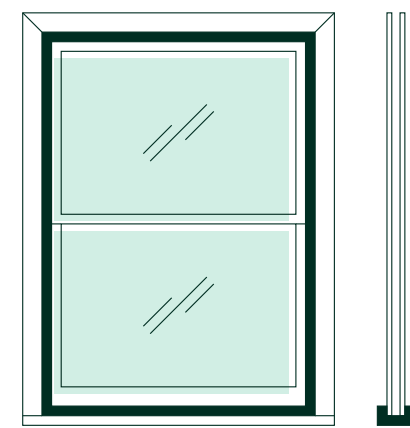
Designed Efficient

The right choices for you and the planet.



Timber frame construction

Timber frame homes are faster to build-often wind and watertight within two days. High-performance insulation contributes to reducing energy bills by up to 50%. As a renewable material, timber uses 20% less energy in production, with every tree harvested replaced, making it one of the most sustainable construction methods.



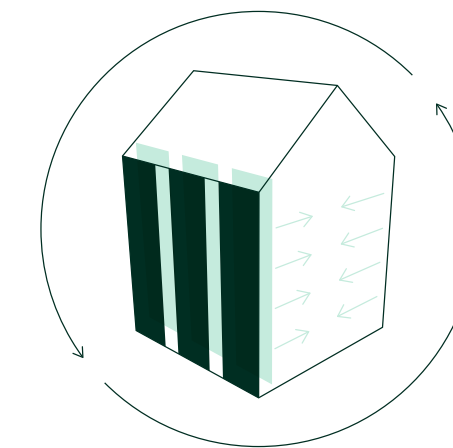
High quality windows & doors

Windows and doors are sustainably made by Baskil Window Systems using wind and biomass energy, with strong recycling and water treatment in place. Double-glazed uPVC windows combine style and performance, while composite entrance doors and hardwood frames offer modern comfort, energy efficiency, and a distinctive finish.



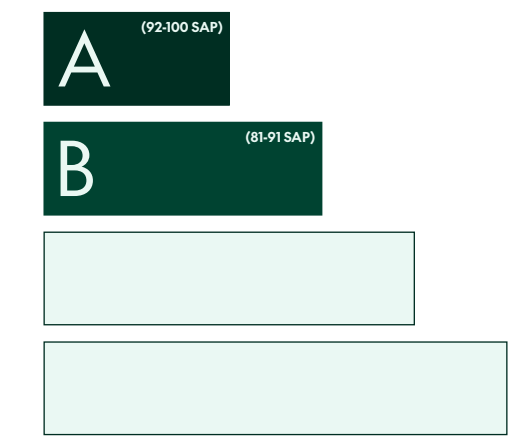
Smart Heating Control System

The Ember PS smart heating system offers convenient, cost-effective control with a free app for multiple users. Manage heating from your phone, at home or abroad. The WiFi-ready RF thermostat communicates with your boiler to maintain ideal temperatures, with features like boost, scheduling, holiday mode, and multi-home control.



Thermally efficient insulation

High-performance specification with excellent U-values helps retain heat, reduce emissions, and contributes to lower energy bills. Glass mineral wool insulation in timber walls minimises air movement, cuts heat loss, and absorbs sound. A breathable membrane protects the external walls, insulated ground floor and roof exceeds building regulations-delivering comfort, efficiency, and long-term savings.



Green Mortgages

Green mortgages offer incentives-such as lower interest rates or cashback-for buying energy-efficient new homes. They typically require an EPC rating of A or B, which our homes meet. Benefits include reduced borrowing costs due to lower energy use, aligning with government efforts to promote sustainable, low-carbon housing.

Aspirational new homes, thoughtfully delivered by Hagan.

Every innovative, forward-thinking Foxleigh Meadow home is designed by our in-house architects and creative team. For 37 years, Hagan has been making high-quality, competitively priced homes and building thriving communities.

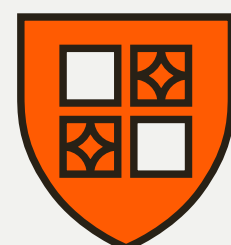
**Experience the Foxleigh Meadow
show home yourself**

[Book viewing here](#)



B-Rated Eco Living EPC

Lower bills and better performance than most existing homes. (EPC = Energy Performance Certificate)



Specification

Best fixtures and fittings, from fitted kitchens and sanitary ware to tiling and appliances.



Safe and sound

Built to advanced standards for security, insulation, fire safety, and comfort.



For modern living

Smartly designed flexible spaces for every lifestyle or family.



High-spec and energy-efficient

Cheaper to run with fixtures, fittings and systems built for elegance and simplicity.



Personalise your new home

Pick the fixtures and finishes you love. (subject to build programme).



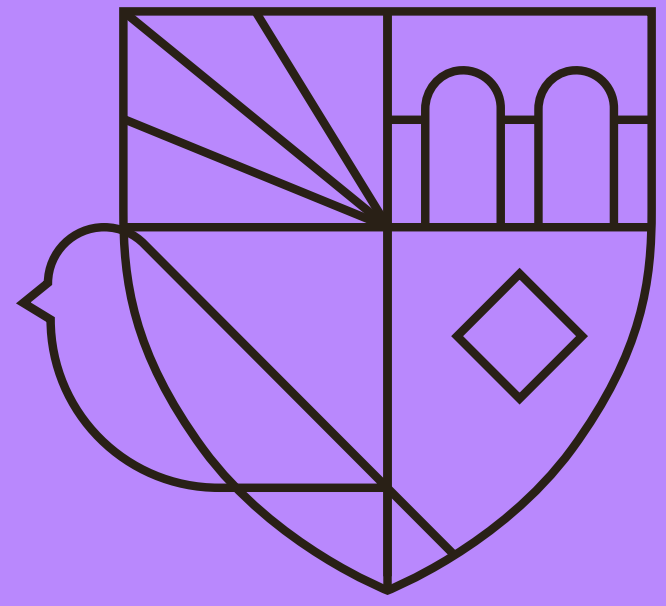
10 Year NHBC guarantee

NHBC provides a 10-year structural warranty, supporting better building standards and protecting homeowners.

Your home, covered.

Foxleigh Meadow

Created for living



02.



Specification with modern living in mind



General features

- uPVC double glazed windows
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining area floors tiled
- Carpets to lounge and bedrooms
- White four panel doors with chrome handles
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Gas high efficiency boiler with thermostatically controlled radiators
- Extensive electrical specification to include pre-wire for BT and SkyQ
- Ultrafast broadband speeds of up to 1000 Mps available
- Ember PS Smart Heating Control System - you can control heating on mobile app from anywhere
- Mains supply smoke, heat and carbon monoxide detectors
- 2-year defects liability period by Hagan
- 10 year NHBC structural warranty



Kitchen

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Electric oven, hob and stainless steel and glass extractor hood
- Integrated fridge / freezer
- Plumbed for washing machine and dishwasher



Bathroom, ensuite & WC

- Ceramic floor and partial wall tiling fitted from a superior range
- Thermostatically controlled bath / shower mixer and screen
- Contemporary white sanitary ware
- Soft close toilet seat and cover
- Chrome heated towel rail
- Clicker waste system in wash hand basin
- Ensuite (where applicable) with thermostatically controlled shower mixer and screen



Other features

- External lighting to front and rear doors
- Rear gardens to be grassed
- Decorative flagged path around dwellings with bitmac parking area
- Outside water tap
- Extensive landscaping across entire development
- All communal areas / amenity areas maintained by a management company (fee to be confirmed)



Every home is turnkey and finished to the highest standard. Thoughtfully designed inside and out, each home features a refined palette of finishes and smart details that simplify everyday living.

Enjoy your home from day one

Personalise your space with a range of options, from quality doors and worktops to handles, and create a kitchen that's truly yours.



Speak to our Selling Agents about your options.

A development that matters

House type key

- | | |
|--|---|
|  The Carrington
3 Bedroom Detached |  The Rosefield
3 Bedroom Townhouse |
|  The Crozier
3 Bedroom Detached |  The Sarsfield
3 Bedroom Townhouse |
|  The Drayton
3 Bedroom Semi-Detached |  The Selhurst
3 Bedroom Townhouse |
|  The Edison
3 Bedroom Semi-Detached |  The Silvermere
3 Bedroom Townhouse |
|  The Fairfield
3 Bedroom Semi-Detached |  The Thornsett
3 Bedroom Townhouse |
|  The Raglan
3 Bedroom Townhouse |  FUTURE DEVELOPMENT |
|  The Rochester
3 Bedroom Townhouse |  SOLD |



Foxleigh Meadow



Computer visual

The Carrington

3 Bedroom Detached

Total Floor Area: 1,010 sq ft (approx)

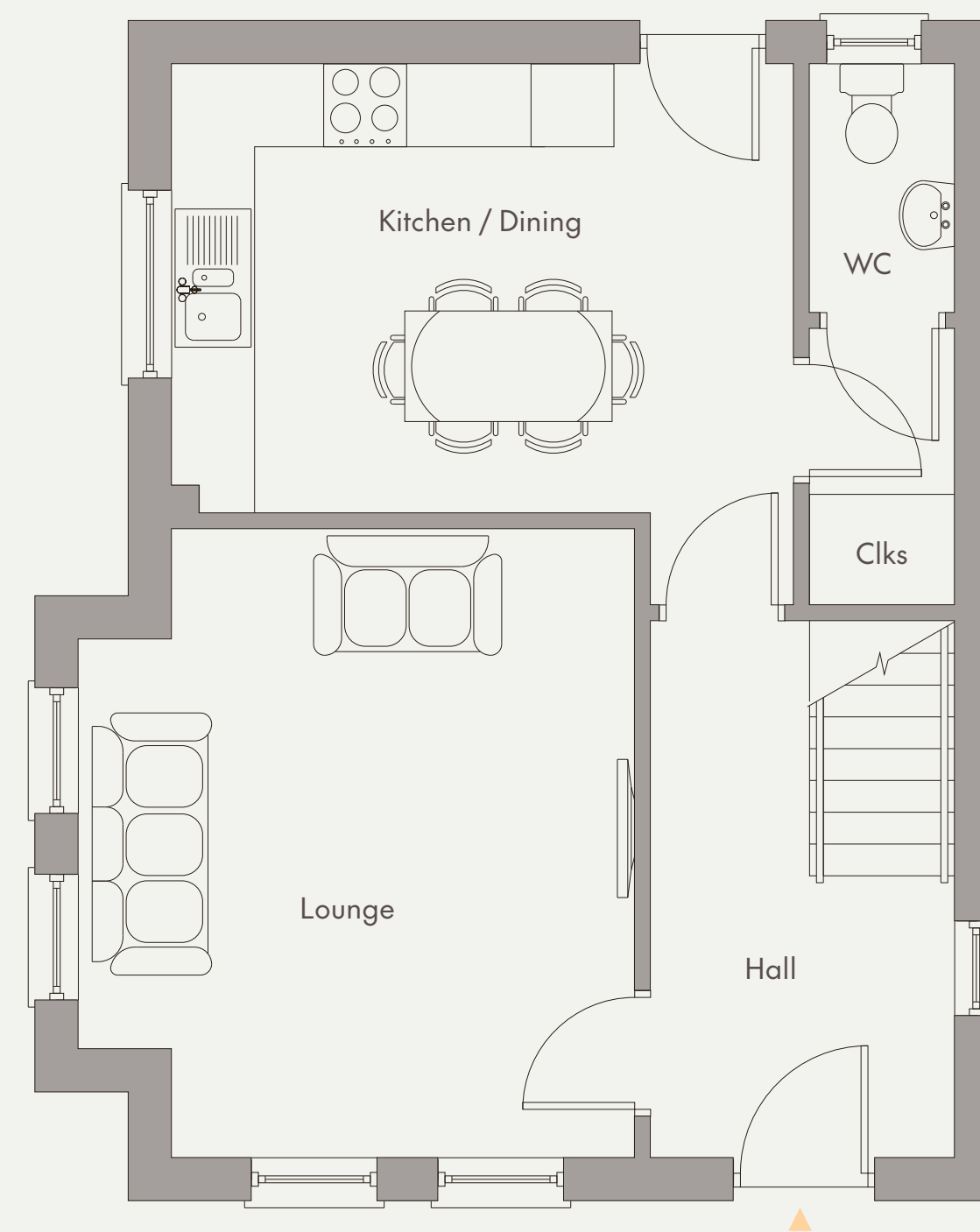


Computer visual

Sites: 87, 127 & 136

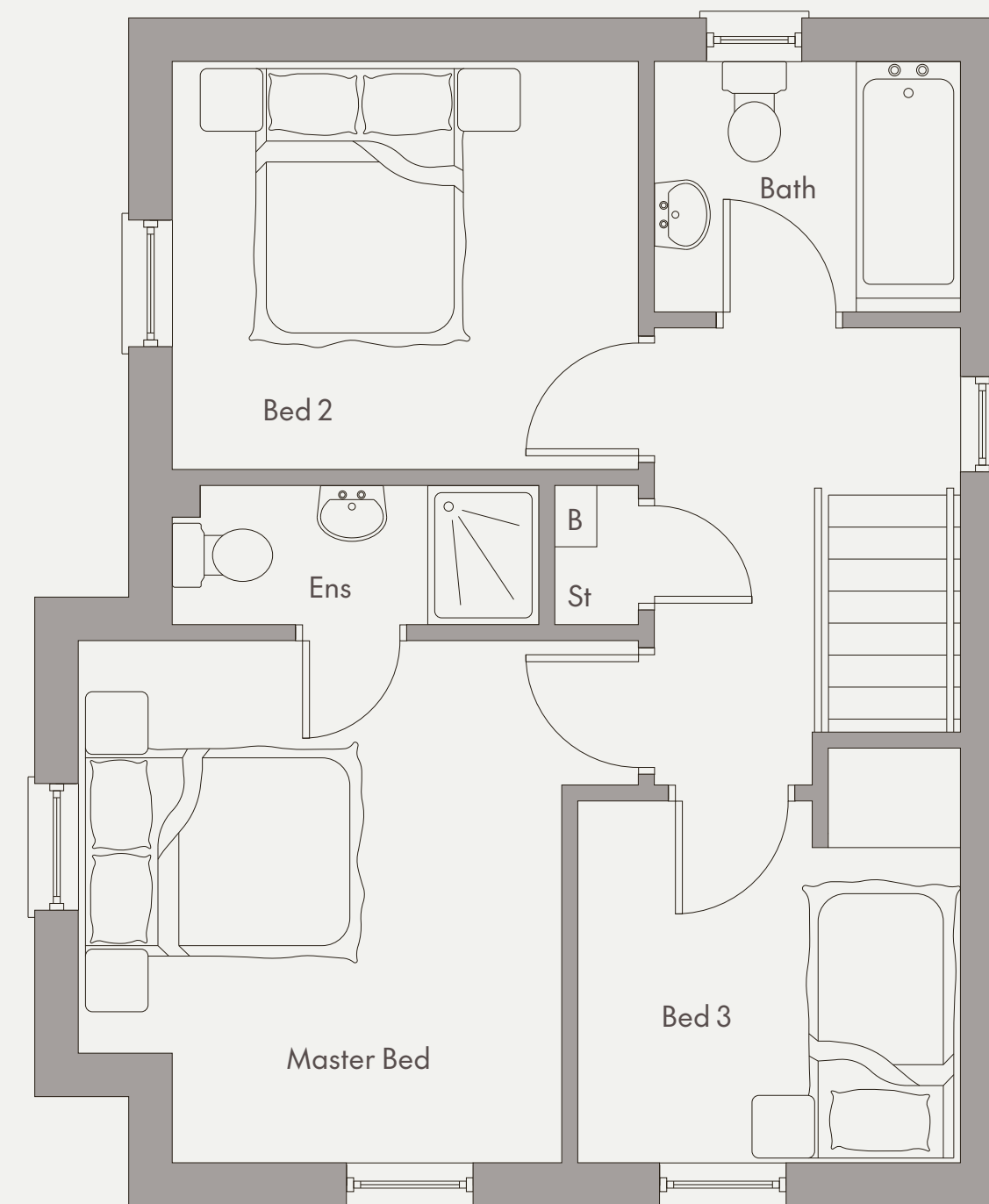
Handed version on sites:

88, 115, 123 & 140



Ground floor

Lounge	14'11" x 13'2" (max)
Kitchen / Dining	14'9" x 12'10" (max)
WC	5'11" x 3'5"



First floor

Master Bedroom	13'2" x 12'4" (max)
Ensuite	8'8" x 3'3"
Bedroom 2	11'0" x 9'7"
Bedroom 3	9'0" x 8'6" (max)
Bathroom	7'3" x 5'11"

The Crozier

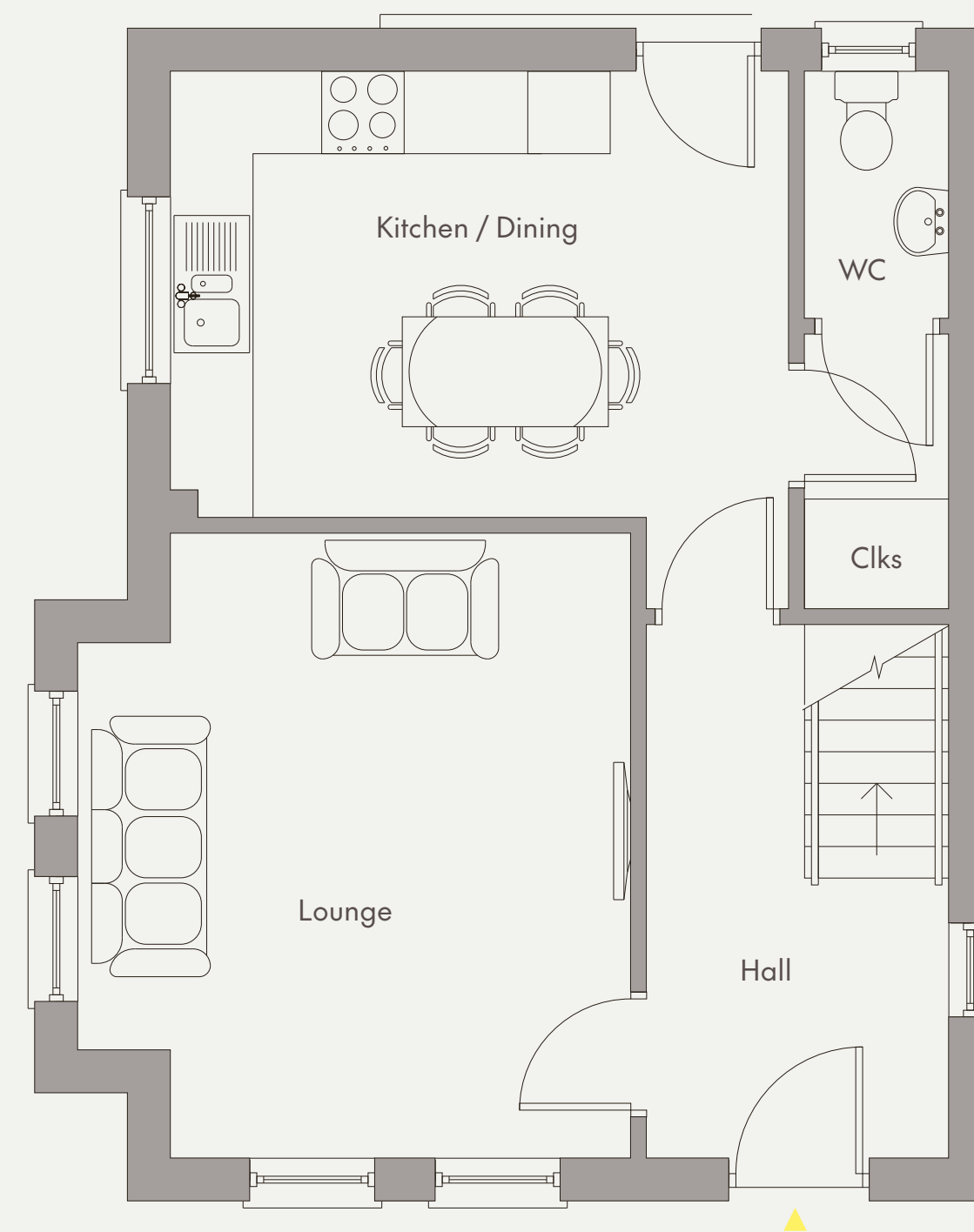
3 Bedroom Detached

Total Floor Area: 1,010 sq ft (approx)



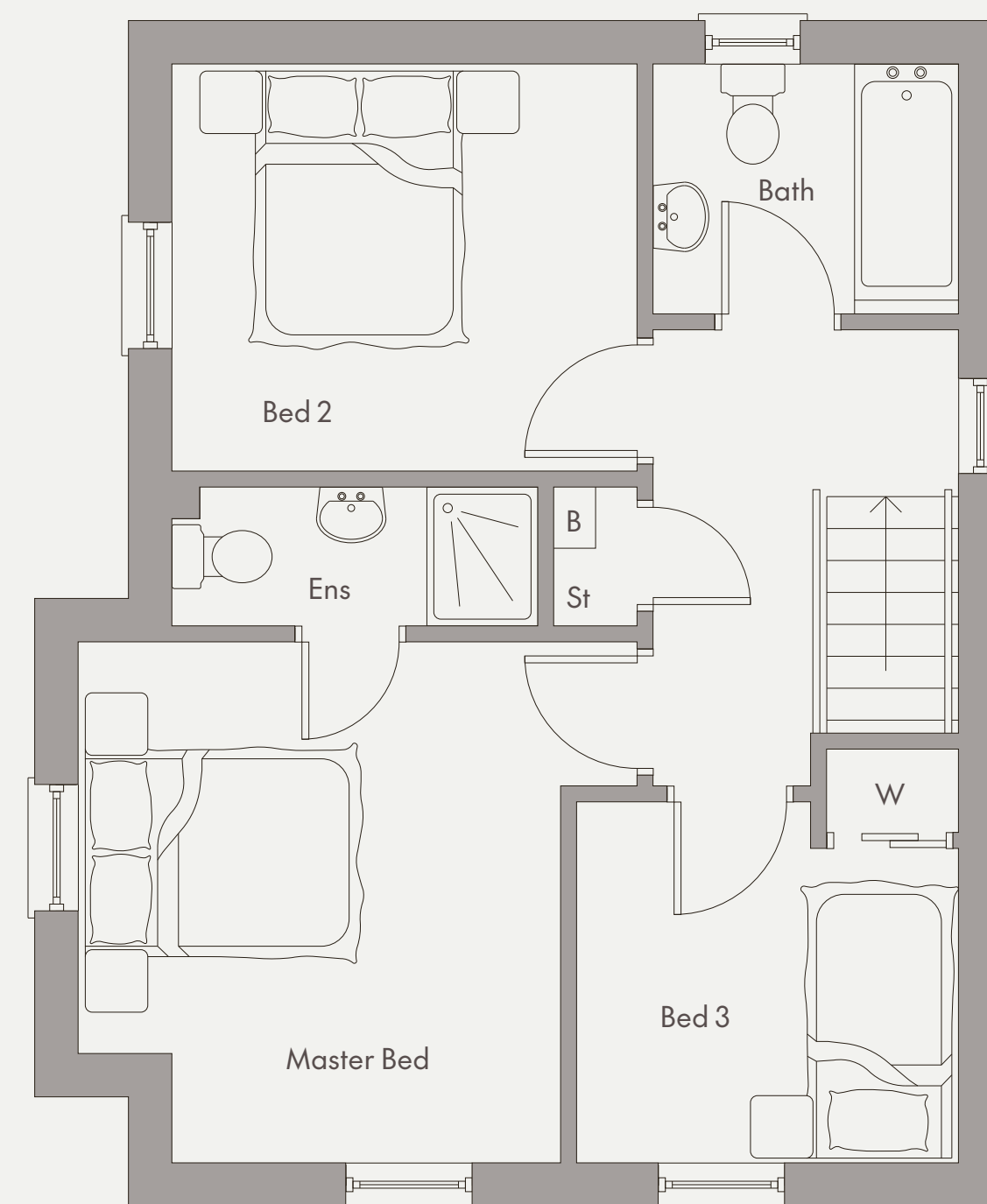
Computer visual

Site: 132



Ground floor

Lounge	14'11" x 13'2" (max)
Kitchen / Dining	14'9" x 12'10" (max)
WC	5'11" x 3'5"



First floor

Master Bedroom	13'2" x 12'4" (max)
Ensuite	8'8" x 3'3"
Bedroom 2	11'0" x 9'7"
Bedroom 3	9'0" x 8'6" (max)
Bathroom	7'3" x 5'11"

The Drayton

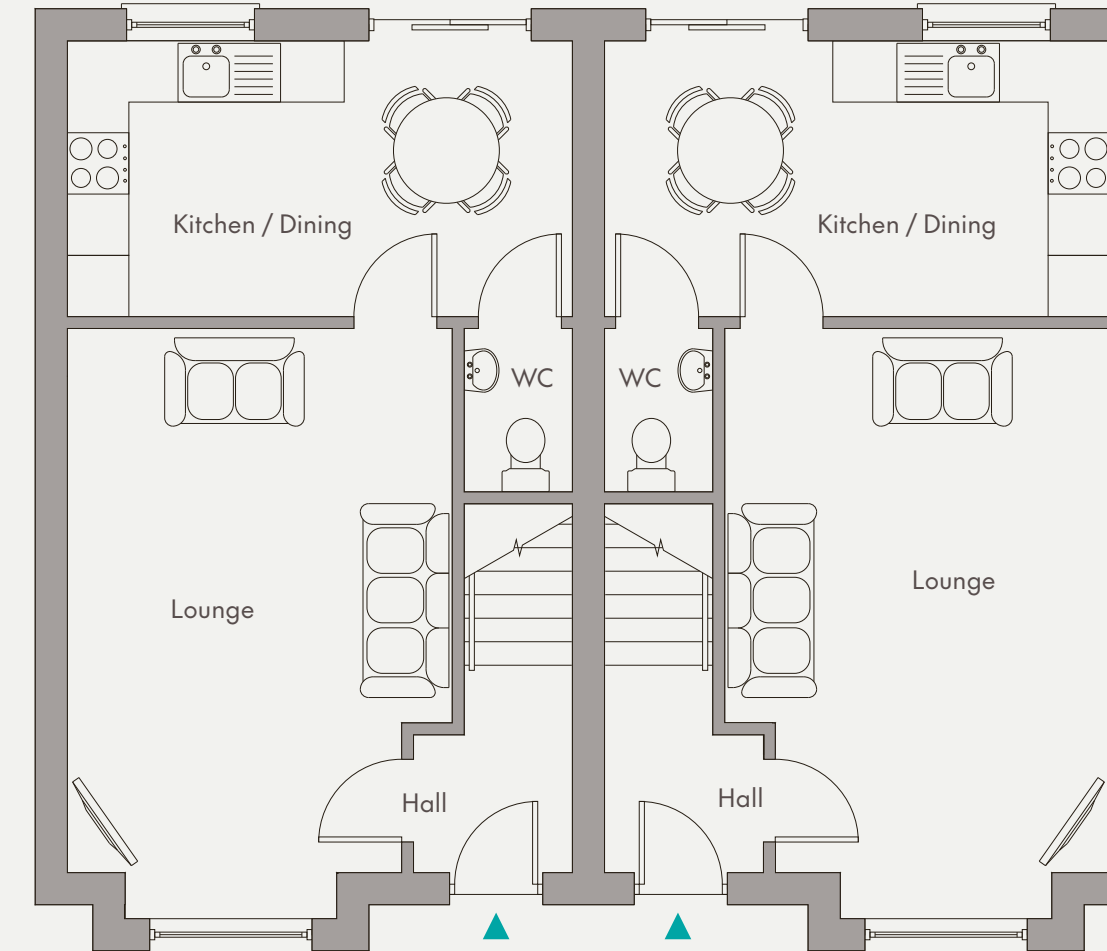
3 Bedroom Semi-Detached

Total Floor Area: 873 sq ft (approx)



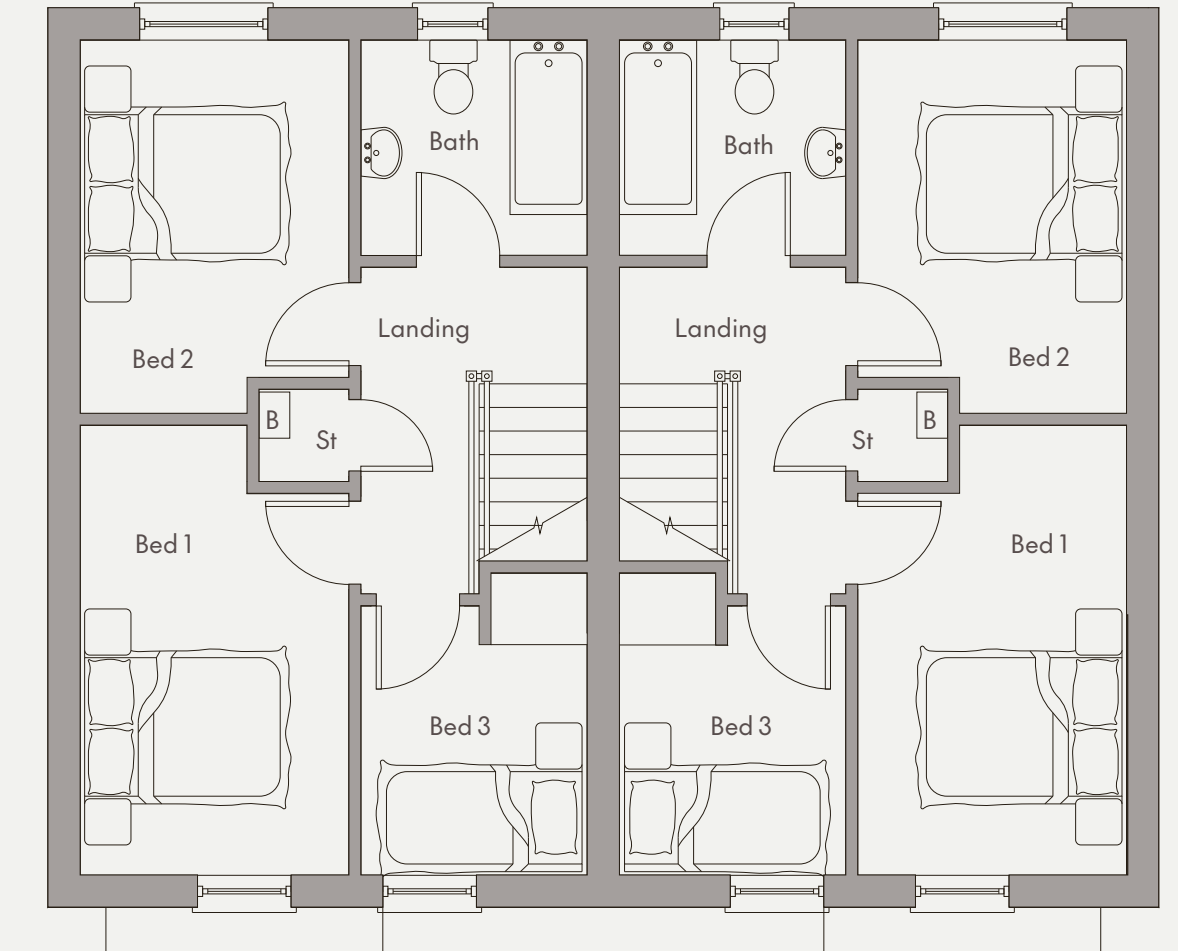
Computer visual

Sites: 109, 110, 111, 112, 113 & 114



Ground floor

Lounge	18'11" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	14'5" x 8'7" (max)
Bedroom 2	11'11" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

The Edison

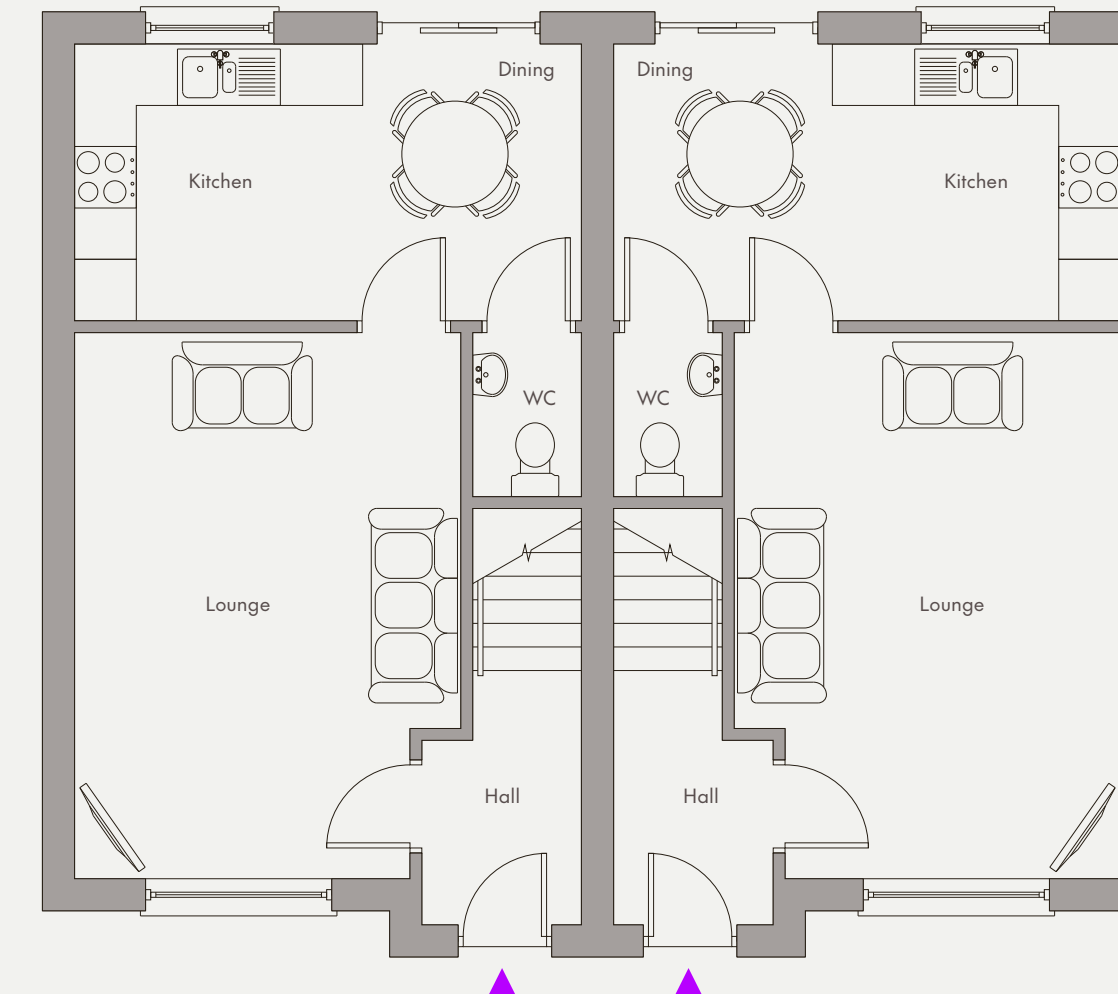
3 Bedroom Semi-Detached

Total Floor Area: 870 sq ft (approx)



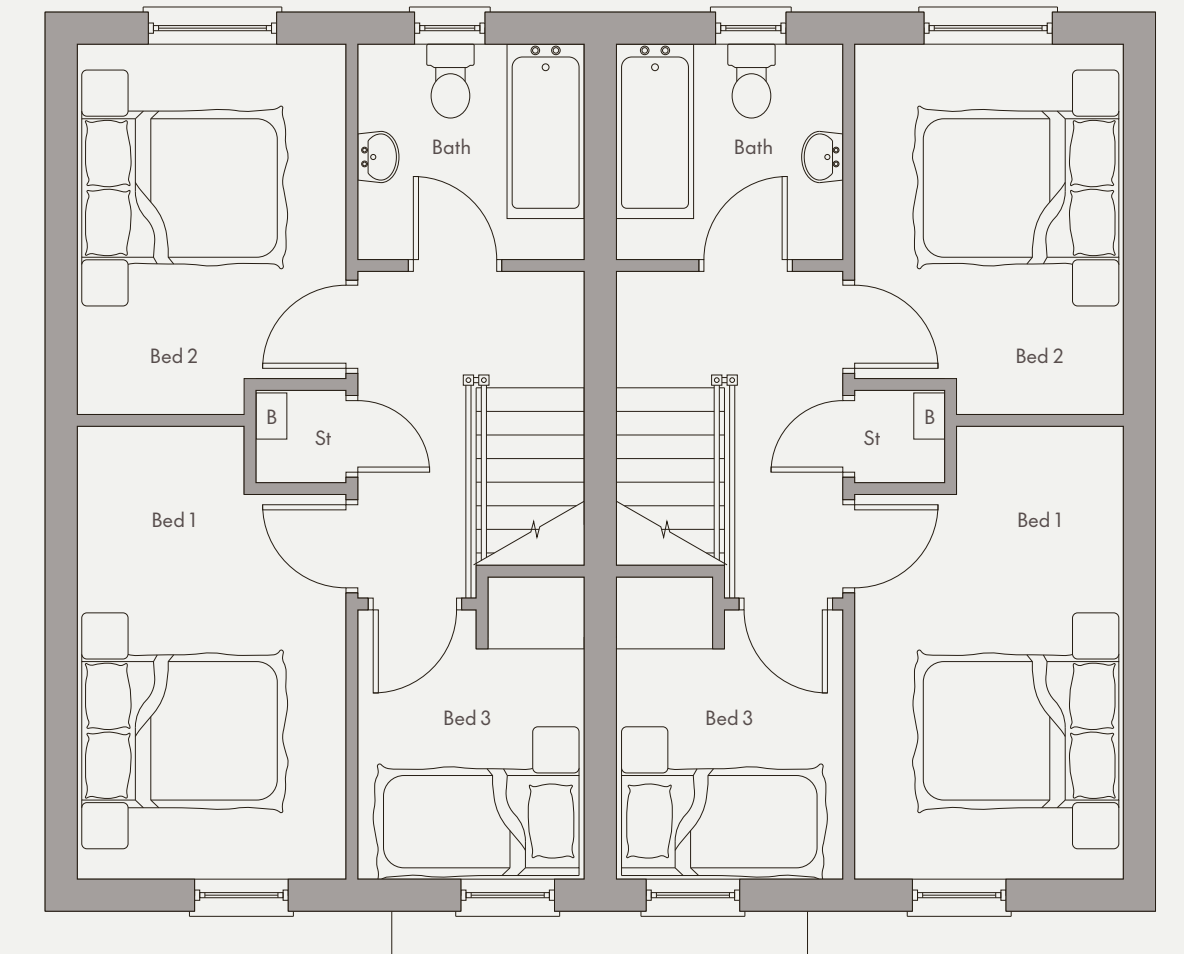
Computer visual

Sites: 116 & 117



Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	14'6" x 8'7" (max)
Bedroom 2	11'10" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

The Fairfield

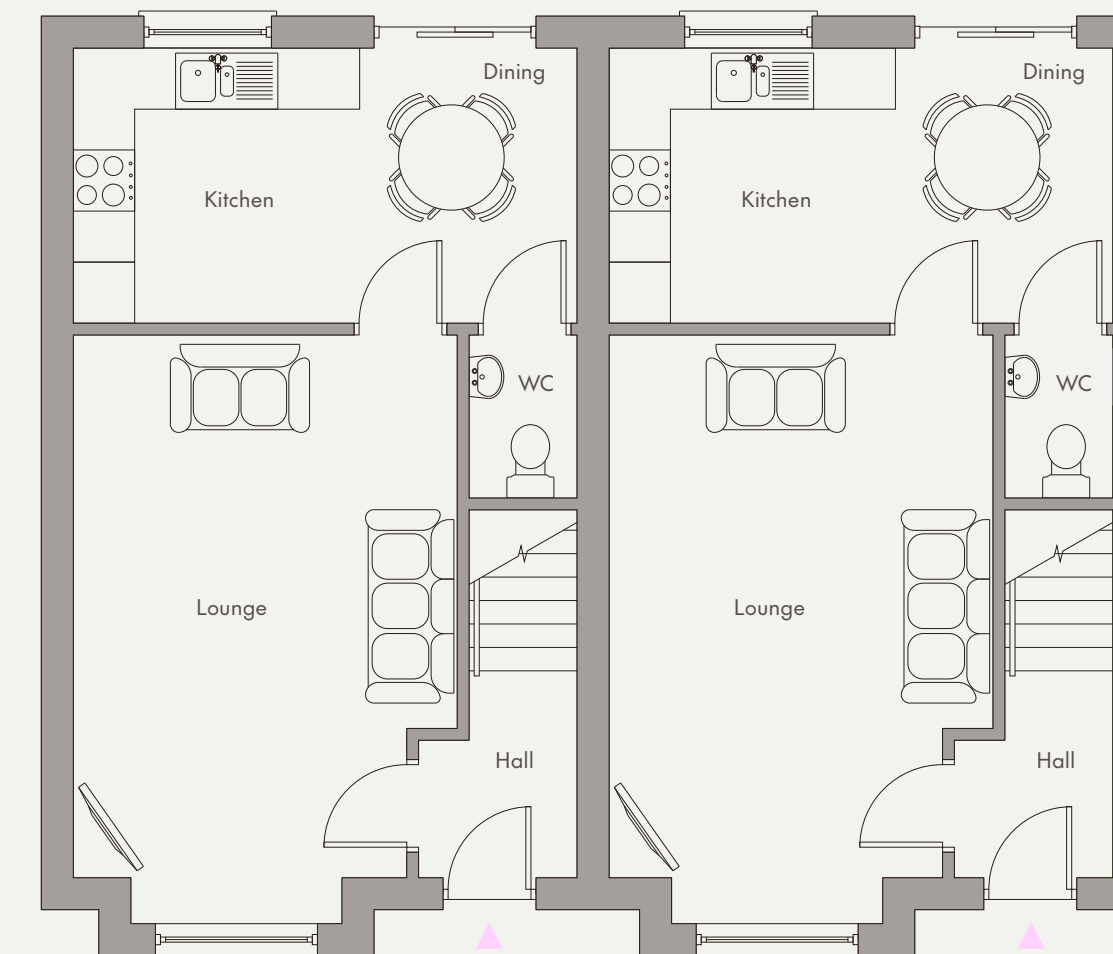
3 Bedroom Semi-Detached

Total Floor Area: 873 sq ft (approx)



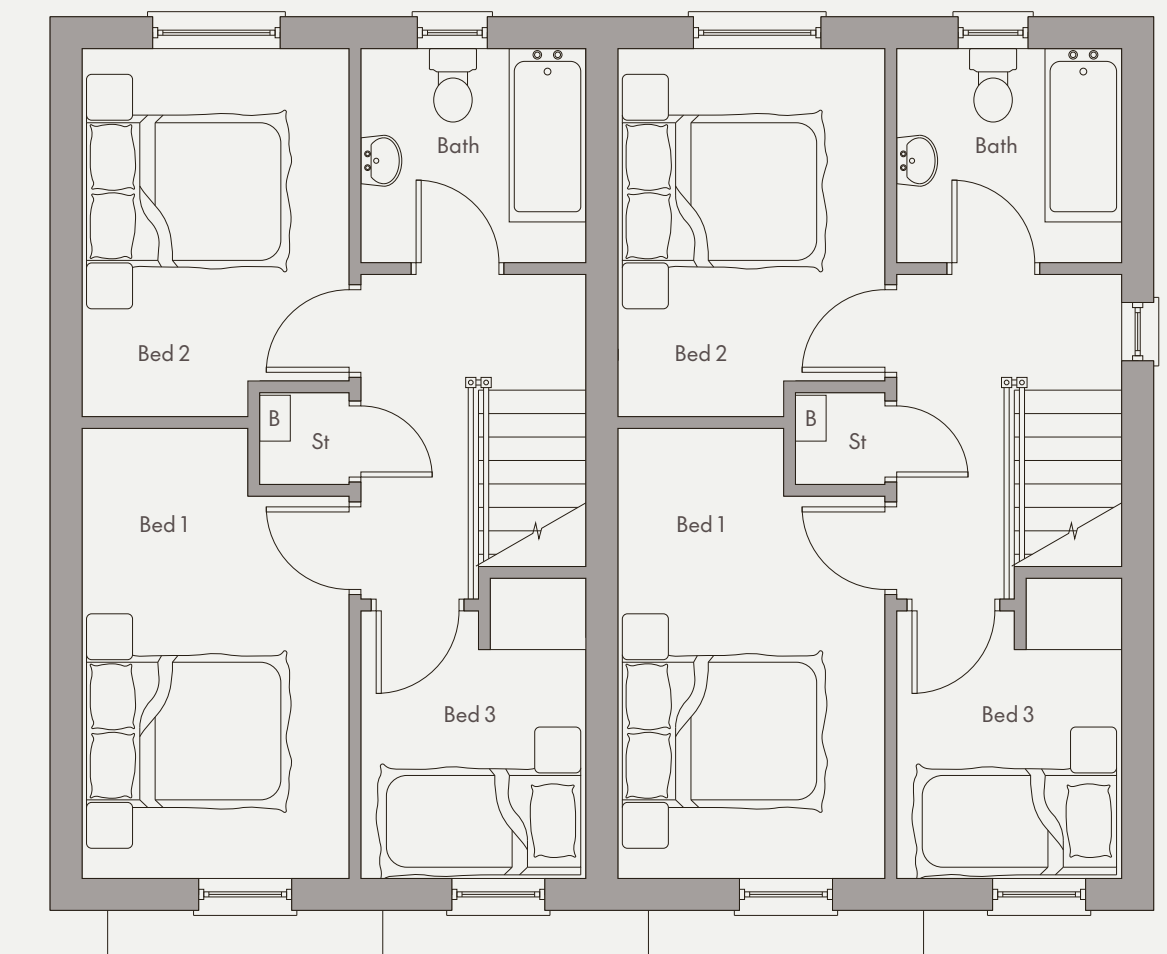
Computer visual

Sites: 119, 120, 121 & 122



Ground floor

Lounge	18'11" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	14'6" x 8'7" (max)
Bedroom 2	11'10" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

The Raglan, The Rosefield & The Silvermere



Note: Elevation split may vary



Computer visual

The Raglan

3 Bedroom Townhouses
Total floor area: 873 sq ft (approx)

Sites: 101, 103, 105, 107,
129 & 131

The Rosefield

3 Bedroom Townhouses
Total floor area: 977 sq ft (approx)

Sites: 102, 106 & 130

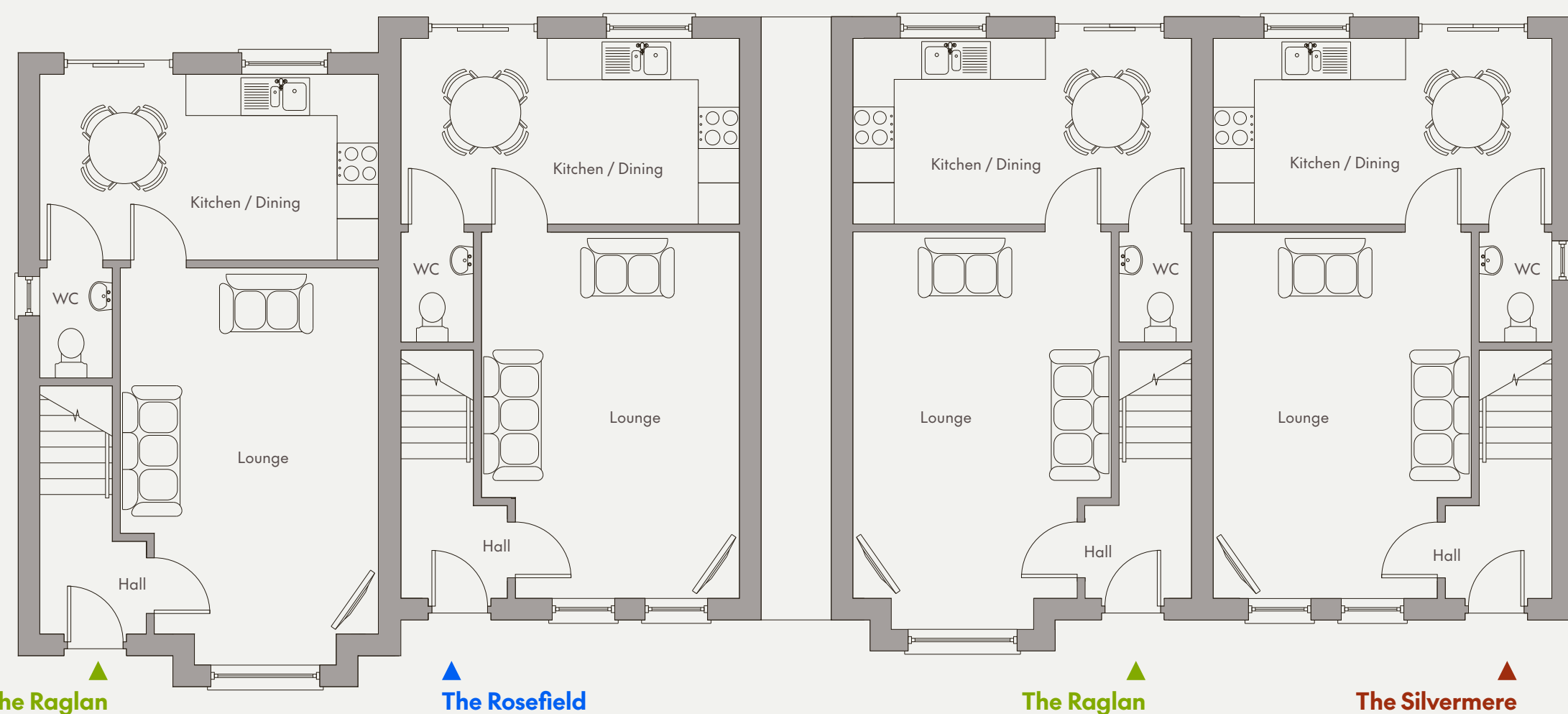
The Silvermere

3 Bedroom Townhouses
Total floor area: 863 sq ft (approx)

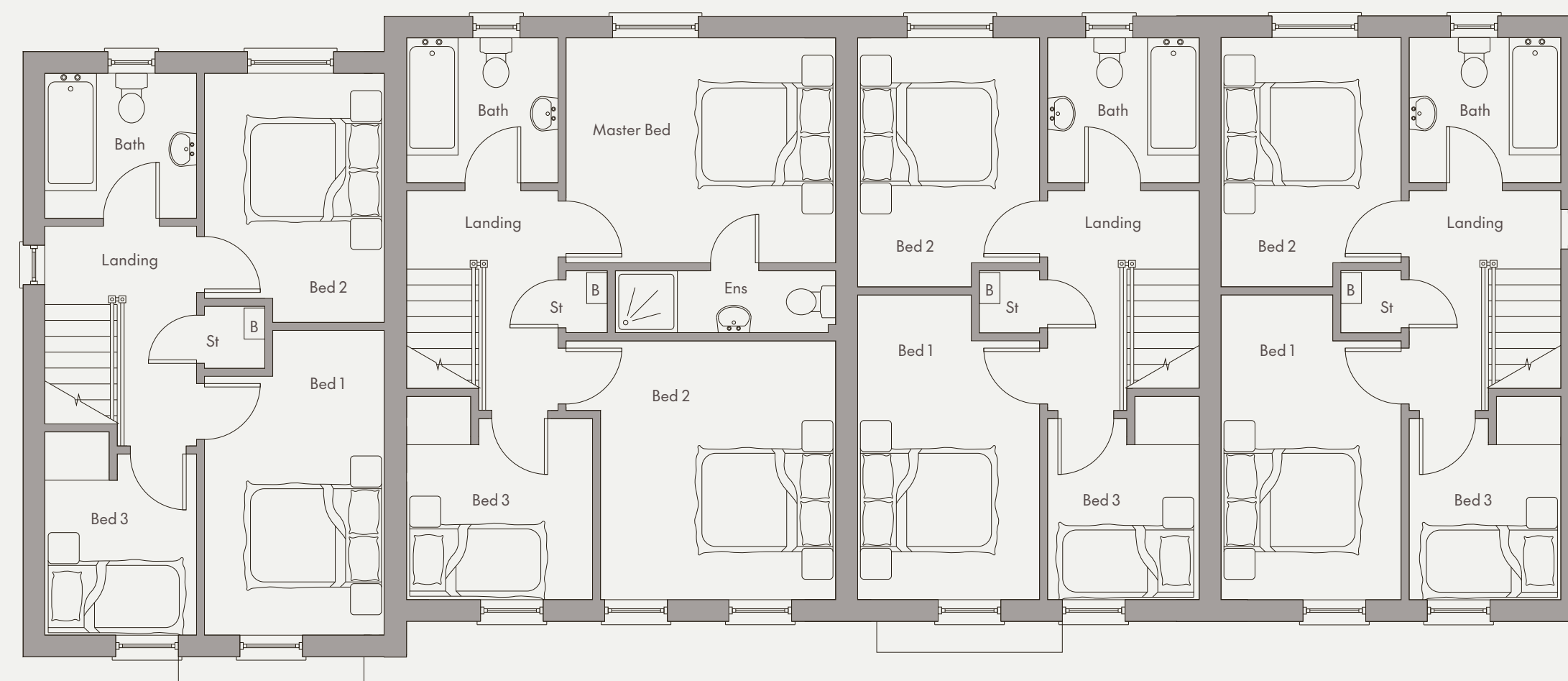
Sites: 104, 108 & 128

The Raglan, The Rosefield & The Silvermere

Ground floor



First floor



The Raglan

Ground floor

Lounge (including bay)	19'0" x 12'4"
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Bedroom 1	14'6" x 8'7" (max)
Bedroom 2	11'10" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

The Rosefield

Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Master Bedroom	12'10" x 10'8"
Ensuite	10'6" x 2'11"
Bedroom 2	12'10" x 12'4" (max)
Bedroom 3	8'10" x 8'7" (max)
Bathroom	7'3" x 6'11"

The Silvermere

Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Bedroom 1	14'6" x 8'7" (max)
Bedroom 2	11'11" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

The Raglan & The Rosefield



The Raglan
3 Bedroom Townhouse
Total floor area: 873 sq ft (approx)

Sites: 77 & 79

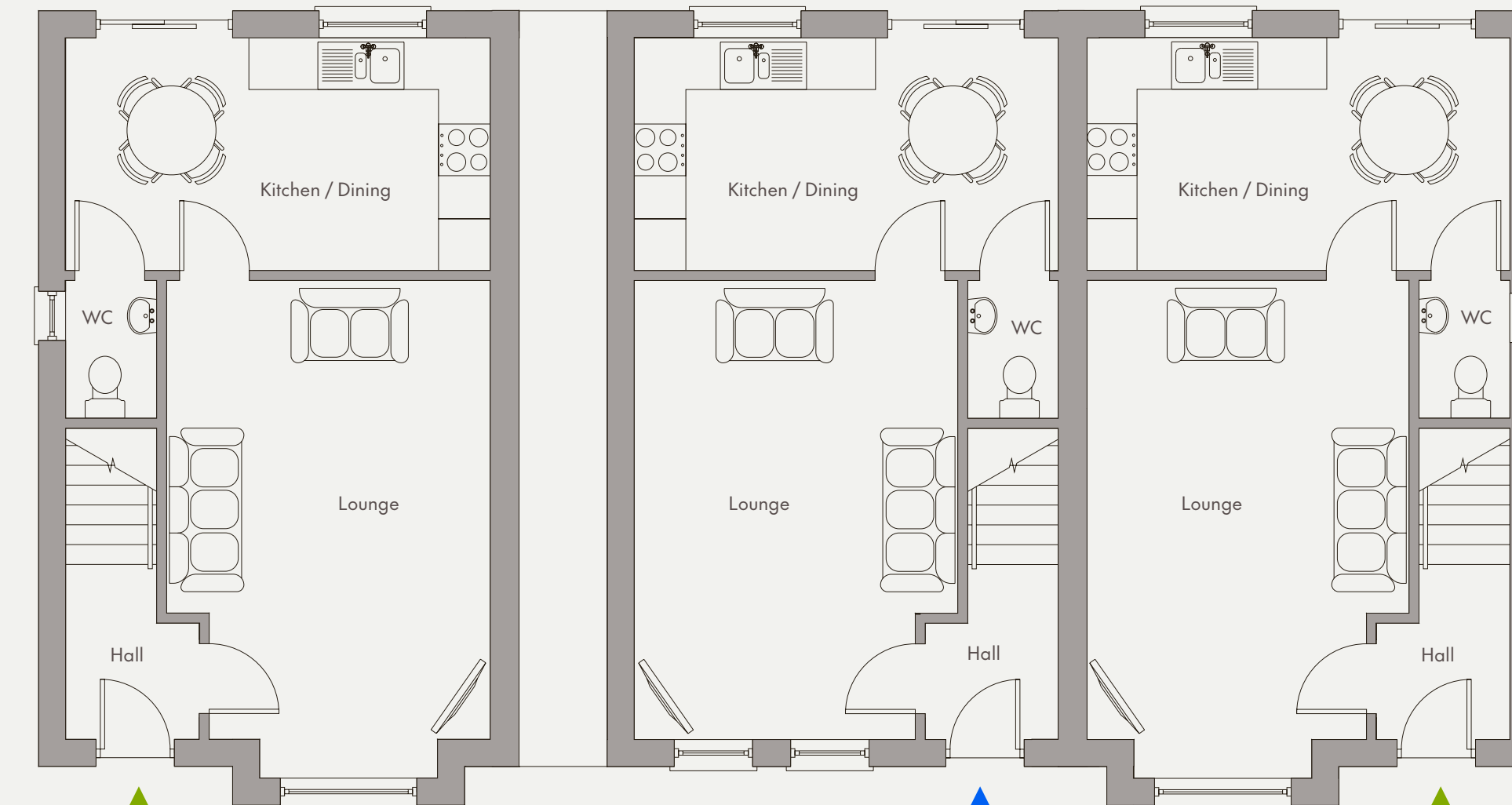
The Rosefield
3 Bedroom Townhouse
Total floor area: 977 sq ft (approx)

Site: 78



Computer visual

Ground floor



The Raglan

The Rosefield

The Raglan

The Raglan

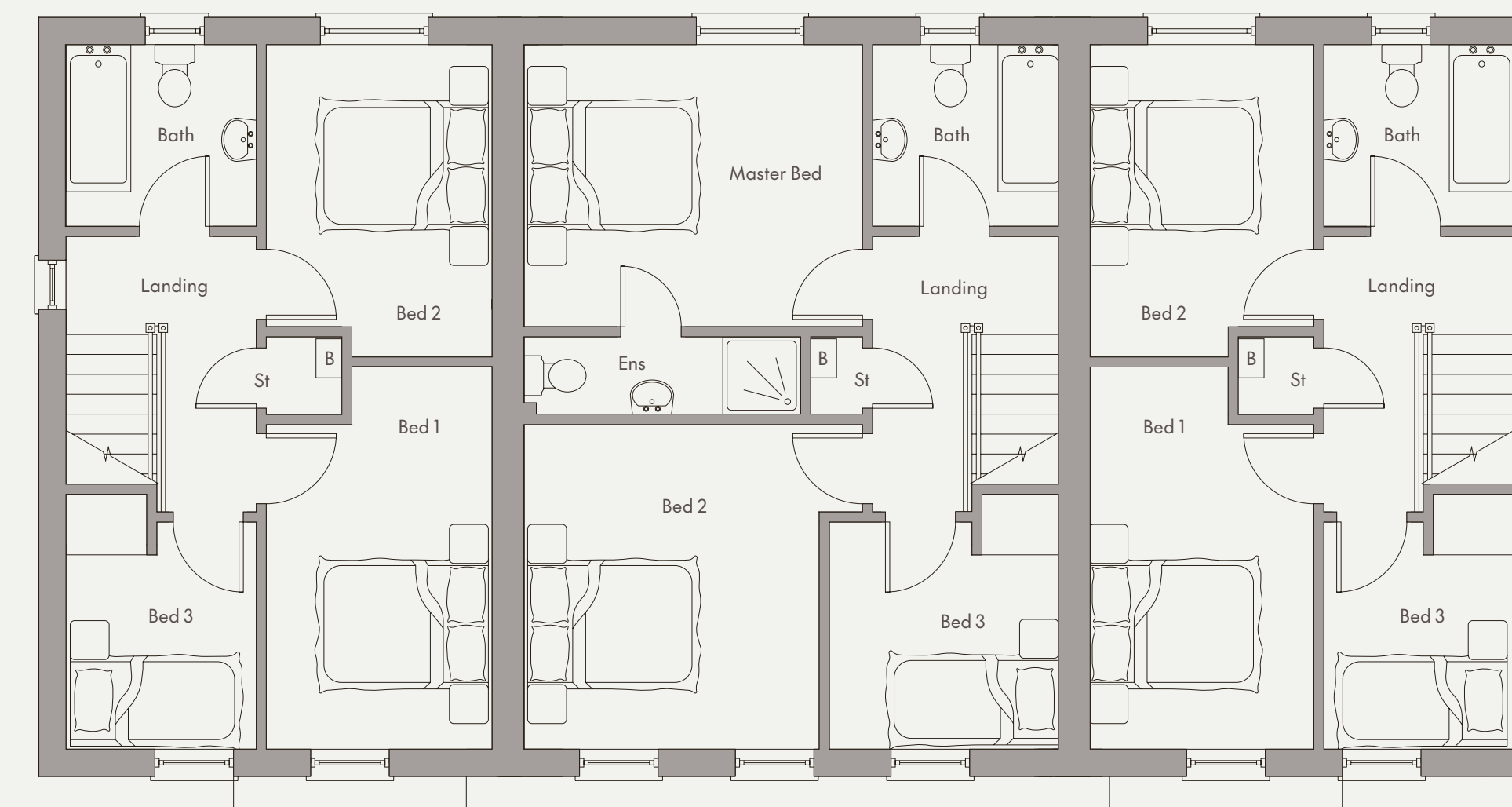
Ground floor

Lounge (including bay)	19'0" x 12'4"
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Bedroom 1	14'6" x 8'7" (max)
Bedroom 2	11'10" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

First floor



The Rosefield

Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Master Bedroom	12'10" x 10'8"
Ensuite	10'6" x 2'11"
Bedroom 2	12'10" x 12'4" (max)
Bedroom 3	8'10" x 8'7" (max)
Bathroom	7'3" x 6'11"

The Selhurst & The Thornsett



The Selhurst

3 Bedroom Townhouse

Total floor area: 873 sq ft (approx)

Sites: 124, 126, 133, 135, 141 & 143

The Thornsett

3 Bedroom Townhouse

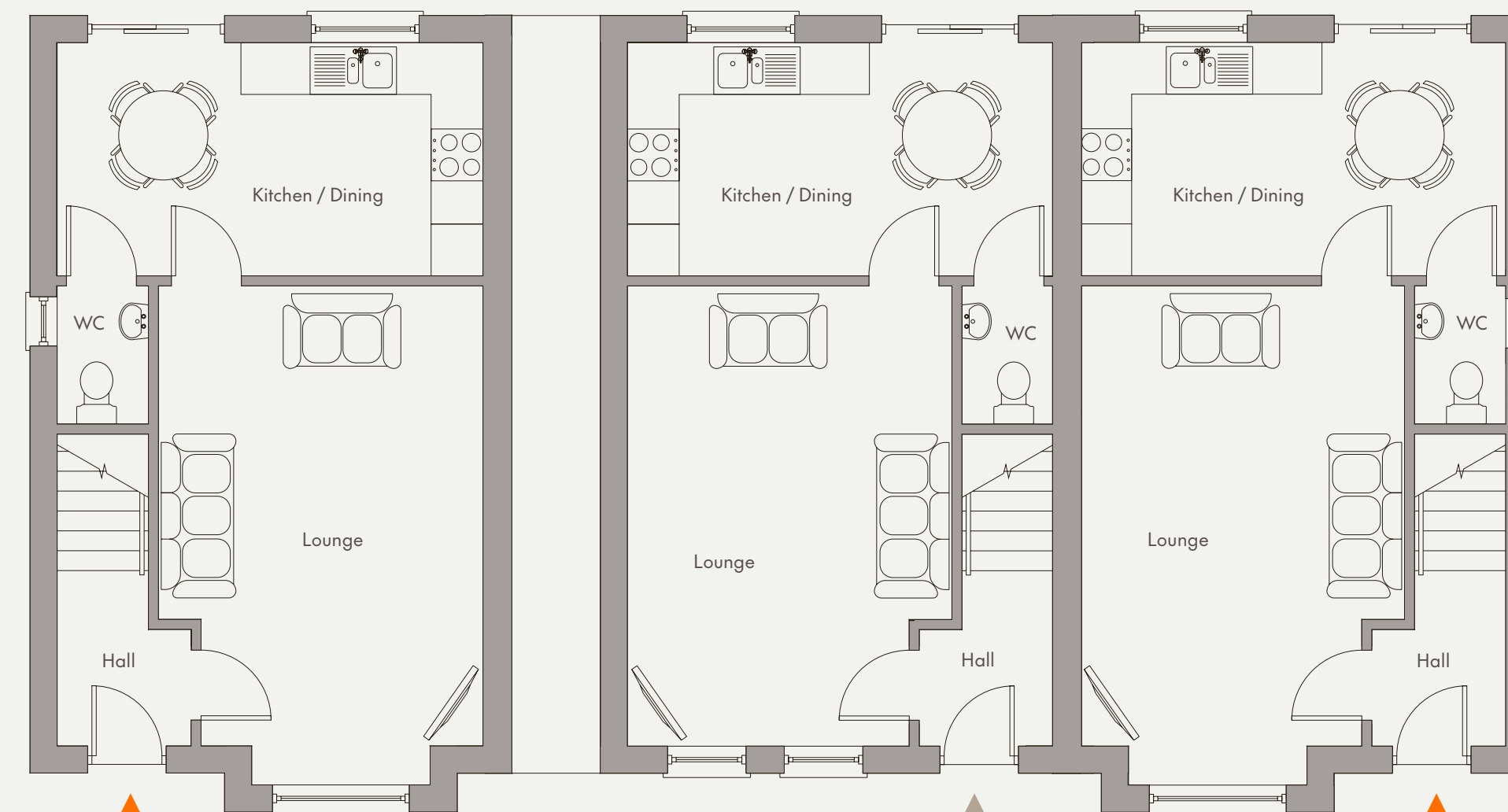
Total floor area: 977 sq ft (approx)

Sites: 125, 134 & 142



Computer visual

Ground floor



The Selhurst

The Thornsett

The Selhurst

The Selhurst

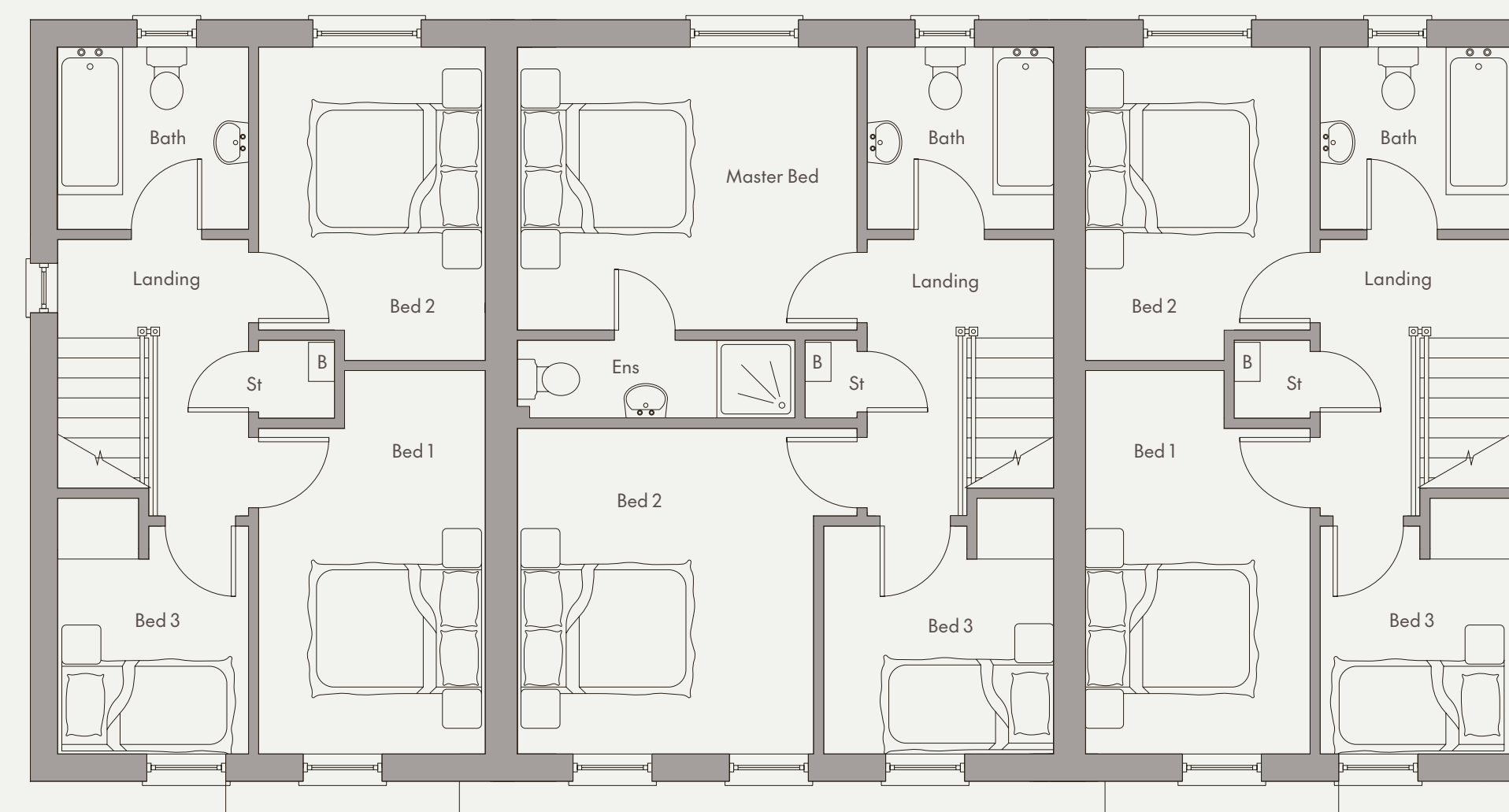
Ground floor

Lounge (including bay)	19'0" x 12'4"
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Bedroom 1	14'6" x 8'7" (max)
Bedroom 2	11'10" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

First floor



The Thornsett

Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Master Bedroom	12'10" x 10'8"
Ensuite	10'6" x 2'11"
Bedroom 2	12'10" x 12'4" (max)
Bedroom 3	8'10" x 8'7" (max)
Bathroom	7'3" x 6'11"

The Sarsfield & The Rochester



The Sarsfield

3 Bedroom Townhouse
Total floor area: 873 sq ft (approx)

Sites: 137 & 139

The Rochester

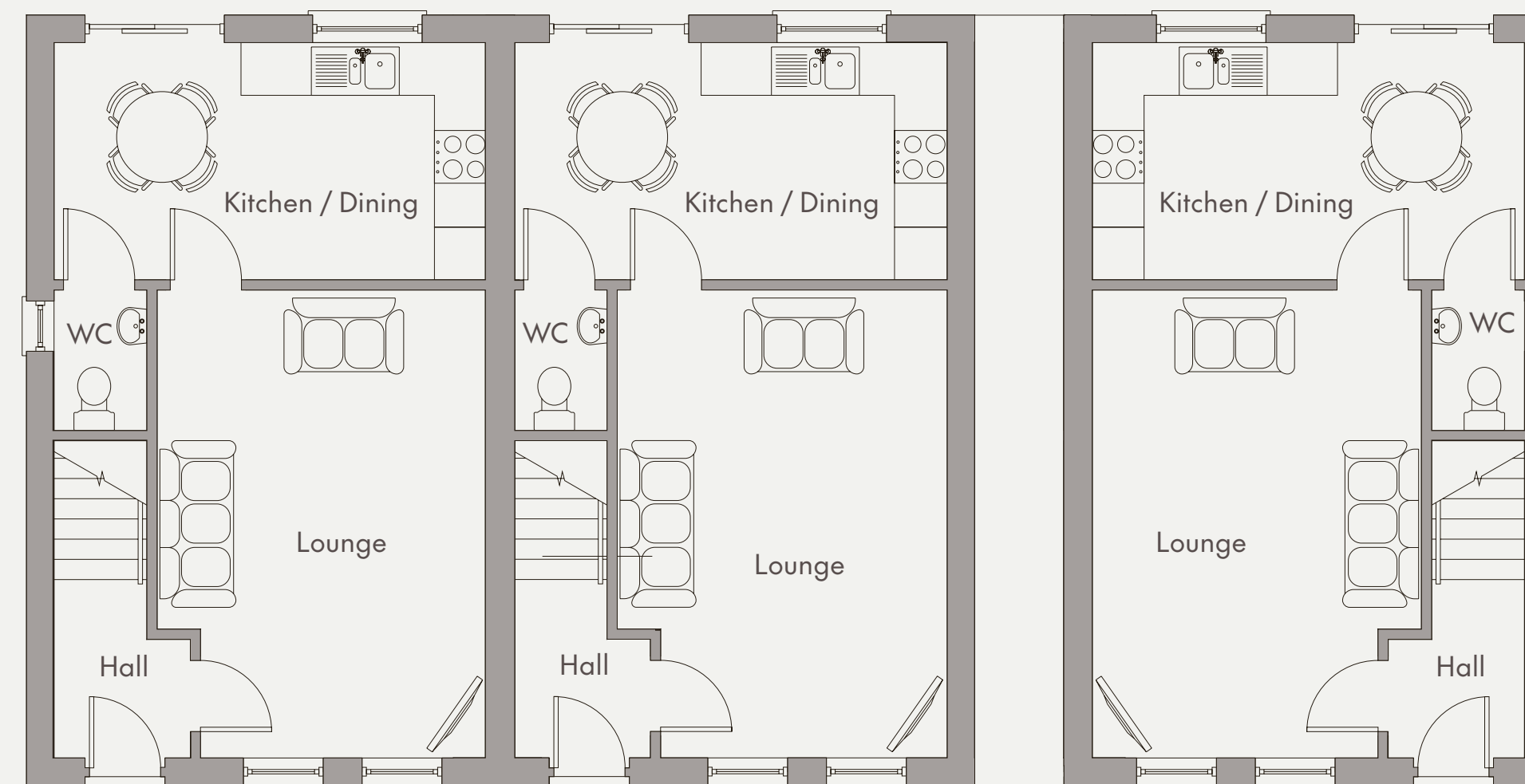
3 Bedroom Townhouse
Total floor area: 977 sq ft (approx)

Site: 138



Computer visual

Ground floor

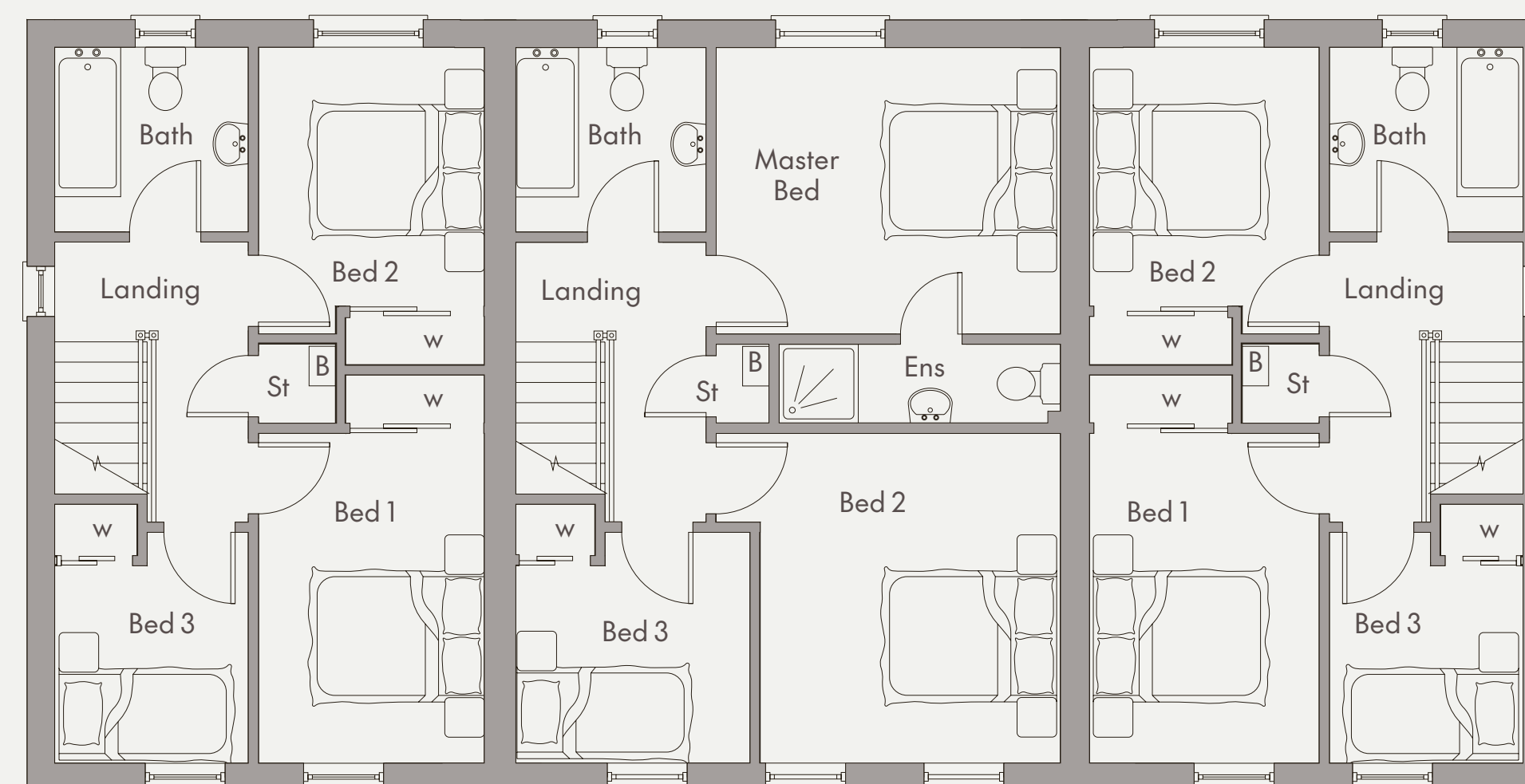


The Sarsfield

The Rochester

The Sarsfield

First floor



The Sarsfield

Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Bedroom 1	12'4" x 8'7"
Bedroom 2	10'8" x 8'7" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"

The Rochester

Ground floor

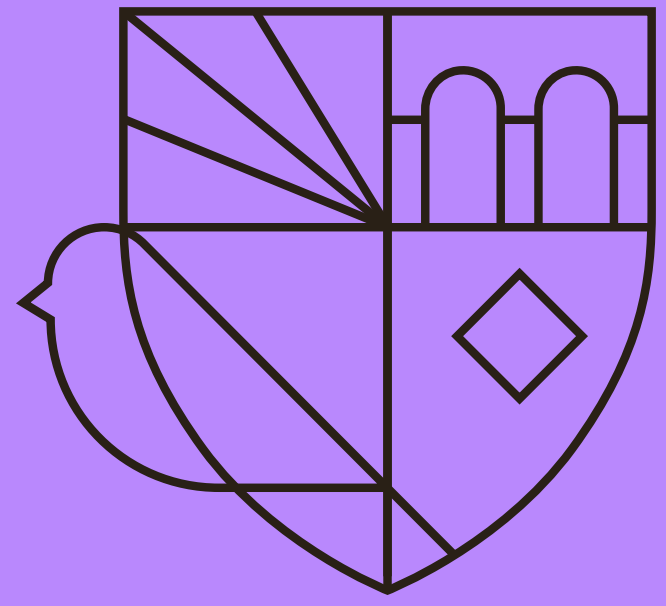
Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Master Bedroom	12'10" x 10'8"
Ensuite	10'6" x 2'11"
Bedroom 2	12'10" x 12'4" (max)
Bedroom 3	8'10" x 8'7" (max)
Bathroom	7'3" x 6'11"

Foxleigh Meadow

Your home matters



03.



Your new home in 8 steps: First-time buyer

Buying your first home is exciting, but knowing where to start can be tricky. That's why we've broken it down into eight simple steps.

First, check if you're eligible for a mortgage. Then, once you've found the right home, secure it with a booking deposit. Our Selling Agent will guide you and request your solicitor's details — if you don't have one, we can recommend trusted options.

Wherever you are on your journey, we're here to help. Let's get you moving!

[See 'First-time buyer guide'](#)

[See 'Existing home owner guide'](#)

1. **Secure** your mortgage eligibility

2. **Choose** your home and solicitor

3. **Sort** your booking and start the process

4. **Formalise** your mortgage application

5. **Select** your home finishes

6. **Sign** your contract and pay deposit

7. **Review** your final account

8. **Completion** of your home

Made for living **by Hagan**

1.**Experience that builds better places to live**

With over 37 years of homebuilding behind us, we know what matters. Every home is part of a bigger picture—designed for how people really live, now and in the future.

2.**Beautifully made, built to last**

We set a high bar for quality. Our homes are finished with care, precision and a clear ambition to create something that feels special from day one.

3.**Homes with more vision**

Every layout, detail and finish is shaped by our in-house design team. We focus on flow, character and potential—so your home not only works well, it feels right.

4.**Fairly priced, thoughtfully planned**

We deliver lasting value through good design, lower running costs and homes that hold their worth over time.

5.**Designed efficient**

From insulation to smart heating, our homes retain heat and reduce energy use. Modern systems make life simpler—and more affordable.

6.**We stand by what we build**

Every home comes with two years of cover from Hagan for defects in workmanship or materials. They are also protected by a 10-year NHBC structural warranty.

7.**Support that's genuinely helpful**

We stay involved after you move in, with a dedicated after-sales team and clear, reliable support when you need it most.

8.**Make it your own**

Choose from a wide range of finishes—from worktops to handles and doors. Our visualiser helps you picture your space before it's built.

9.**Part of something bigger**

Our homes are well-placed near schools, shops and green space—and often part of wider regeneration that brings fresh energy to local communities.

10.**A smart move for the future**

With strong resale potential and a reputation for quality, a Hagan home is more than a good place to live—it's a move you can feel confident about.



Support that stays with you

Customer care at Hagan starts the day you reserve your home. From your personal handover with our site team to the welcome pack and walkthrough, we make sure everything feels clear, considered and ready for you.

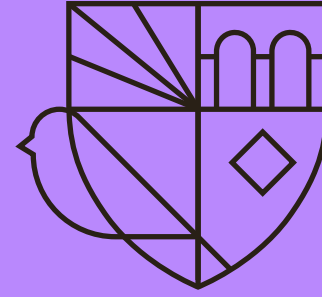
Every home is carefully inspected before you move in. If anything needs attention, we'll handle it—promptly, with a straightforward process and someone real to talk to.

You're covered too. We take responsibility for any defects in workmanship or materials for the first two years, with NHBC structural protection through to year ten. Appliance warranties are also included.



Because we don't just build homes—we take pride in them. And we look after the people who live in them.

For Hagan, it's personal.



Foxleigh Meadow

Visit: haganhomes.co.uk

Contact: **028 9334 2234**

Book a viewing



HAGAN 
It begins at home

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