

MULBERRY

Burn Road / Danes Hill Road

Coleraine

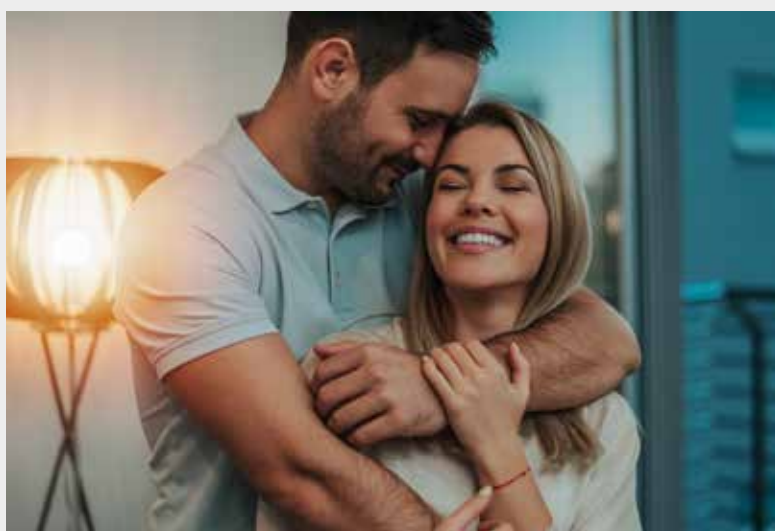
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we are not developers;
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Step by Step Guide

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guide to buying a Hagan
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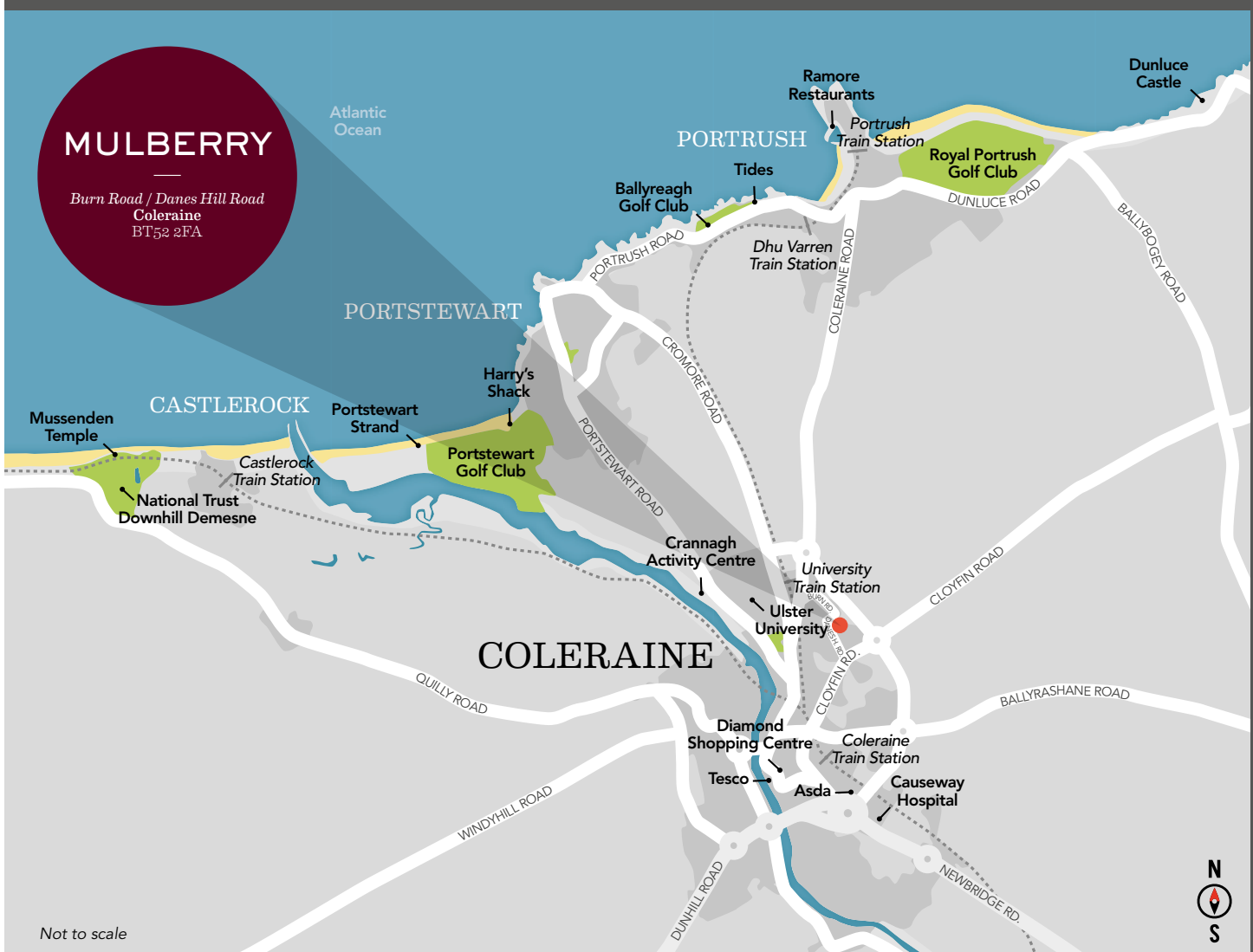
Convenient living with everything on your doorstep

The quaint centre of Coleraine town is situated just a short walk away from the Mulberry development. Residents can easily access everything that this seaside location has to offer within minutes.

Mulberry provides excellent rail and road links, stretching to Portrush, Derry / Londonderry, Belfast and further afield. The University Rail Halt can be found just over one mile away.

With a host of all-important amenities located right on the doorstep, everything a homeowner may possibly need is situated just a stone's throw away. From convenience stores to recreation and leisure centres, the Mulberry development offers easy access to the very best facilities within Coleraine town and the surrounding area.

Perfect for those who love the great outdoors, residents of Mulberry can enjoy all that nature has to offer thanks to nearby golf clubs, beautiful parks, historical landmarks, sandy beaches and breath-taking landscapes.





Castlerock Golf Club



Lower Bann River



Anderson Park, Coleraine



Coleraine Train Station

An Ultra Connected Location

Coleraine Town Centre	1.5 miles
Portstewart	4.0 miles
Portrush	4.5 miles
Castlerock	7.6 miles
Ballymena	28.0 miles
Derry / Londonderry	30.0 miles
Belfast	57.0 miles
Ulster University	1.5 miles
University Rail Halt	1.5 miles
Diamond Shopping Centre	1.5 miles
Tesco Superstore	2.0 miles
Marks and Spencer	2.0 miles
Causeway Hospital	3.0 miles
Mountsandel Wood	3.5 miles
The Jet Centre	3.5 miles
City of Derry Airport	23.0 miles
George Best Belfast City Airport	60.0 miles
Belfast International Airport	50.5 miles



Portstewart Harbour



The Diamond, Coleraine



Alive Surf School, Portrush



Giant's Causeway Visitor Centre

Homes in an exclusive neighbourhood

Perfectly positioned in the heart of Coleraine Town, the new Mulberry development is sure to appeal to those wishing to experience the unique charm of a beautiful seaside location. Ideal for young couples and growing families hoping to settle down in an unparalleled area, Mulberry affords homeowners the chance to see and do everything that this exciting area has to offer.

Situated just a stone's throw away from some of Northern Ireland's most picturesque scenery, this outstanding development provides stunning views across breath-taking landscapes throughout the North Coast area. From the tranquil waters of the much-loved Portstewart Harbour, to the sandy shores of Portstewart Strand, residents of the Mulberry development can truly appreciate the beauty of nature. Showcasing a number of historic landmarks, including the legendary Giant's Causeway, and the renowned Mussenden Temple, homeowners are spoilt for choice when it comes to sight-seeing within the local area.

What's more, with a variety of fun-filled activities all located right on the doorstep, the possibilities are endless with regards to enjoyable family days out. Whether it's spending an adventurous afternoon partaking in the array of water-sports offered along the coast, hitting a ball on the lush fairways of Castlerock Golf Club or Royal Portrush Golf Club, or shopping

at the multitude of local stores within the town centre, the Coleraine area truly offers something for every member of the family.

Presenting a collection of beautifully designed detached and semi-detached homes, Mulberry strikes the perfect balance between convenience and comfort. With the homes at Mulberry guaranteeing a special attention to detail and finished to an impeccably high standard, it goes without saying that prospective homeowners would be hard pushed to find a more idyllic property.

Boasting spacious three-bedroom homes, each finished to luxury turn-key specification, homeowners have little to do on moving day except kick back and enjoy the process of acquiring their flawless new home. Benefiting from chic internal fittings, stylish features, and striking exterior designs, residents of the Mulberry development are certainly guaranteed nothing less than the very best in modern living.



Mountsandel Wood, Coleraine



West Strand Portrush



Bann Bridge, Coleraine



The Anderson
Site 6

The Drummond
Site 7

The Drummond
Site 8

*Mulberry strikes the
perfect balance between
convenience and comfort*



Computer Visual



Making yourself at home

Careful attention to detail has been given in every element of design and construction at Mulberry giving these homes a distinct charm.

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT and Sky+ with Ultrafast broadband speeds of up to 1000 Mps available



Kitchen

- A quality kitchen with co-ordinating work top and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



Making your new house a home

Bathroom



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail



External

- External bulkhead lighting and dusk to dawn lighting at each front door
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company

Urban & chic modern living

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- White four panel internal doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Hall floor tiled
- Carpets to lounge, stairs, landing and bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC double glazed windows
- 2 year defects liability period by Hagan Homes
- 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
- Appliances to include electric oven, electric ceramic hob and stainless steel extractor hood
- Integrated fridge / freezer
- Integrated washing machine

BATHROOM, ENSUITE & WC

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

EXTERNAL FEATURES

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



Images used are taken from
the Mulberry Show Home.

Portstewart Strand



Portrush Harbour



Old Courthouse, Coleraine



Giant's Causeway



Site Layout

BURN ROAD

BURN ROAD

OPEN SPACE

DANES HILL ROAD



House Type Key

-  The Anderson - 3 Bedroom Detached
-  The Chambers - 3 Bedroom Detached
-  The Drummond - 3 Bedroom Semi-Detached
-  The Gregg - 3 Bedroom Semi-Detached
-  The Mulligan - 3 Bedroom Semi-Detached
-  The Ranken - 3 Bedroom Semi-Detached

Not to scale.



The Anderson

3 Bedroom Detached

Total Floor Area: 1010 sq.ft approx.

Ground Floor

ENTRANCE HALL

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

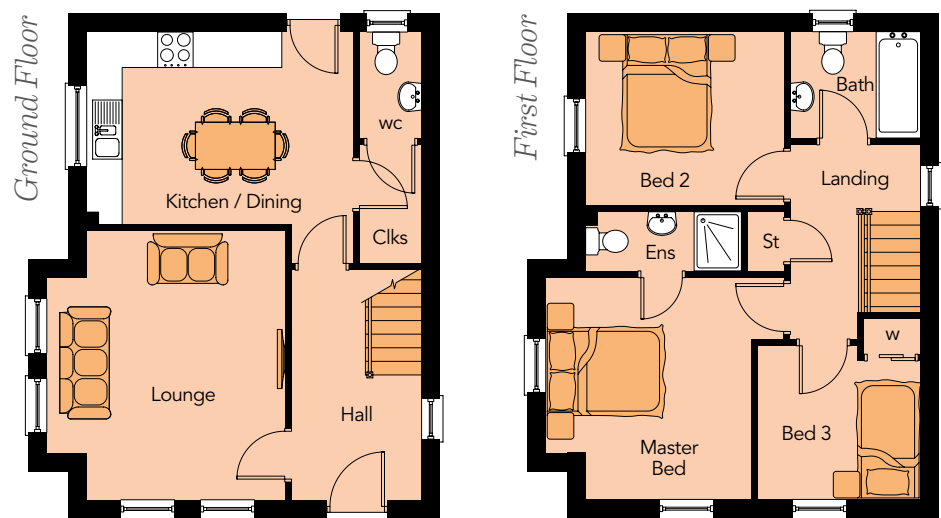
11'0" x 9'7"

BEDROOM 3

9'0" x 8'6" max

BATHROOM

7'3" x 5'11"



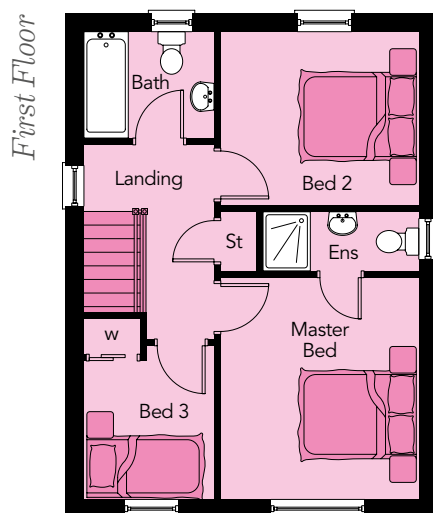
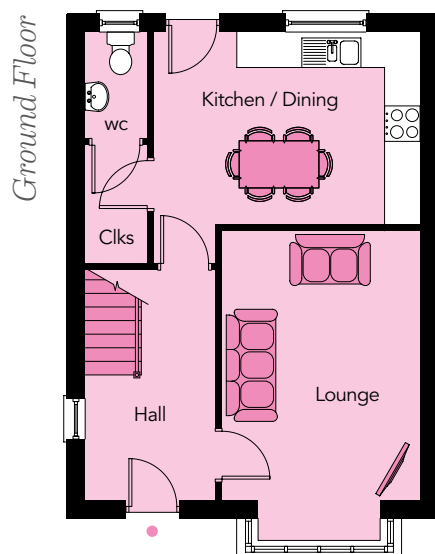
The Floorplan above is for Site 6 - Site 20 is a handed version of this plan



The Chambers

3 Bedroom Detached

Total Floor Area: 982 sq.ft approx.



Ground Floor

ENTRANCE HALL

LOUNGE

17'2" x 11'0" max

KITCHEN / DINING

14'9" x 12'10" max

WC

5'11" x 3'5"

First Floor

MASTER BEDROOM

12'4" x 11'0"

ENSUITE

8'8" x 3'3"

BEDROOM 2

11'0" x 9'7"

BEDROOM 3

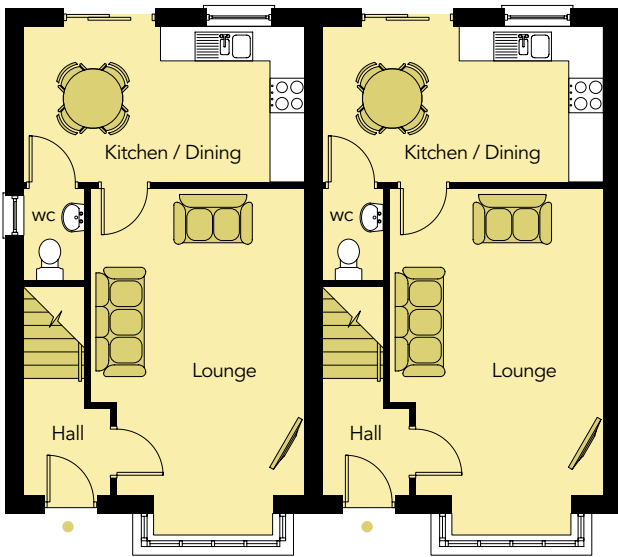
8'6" x 7'3" max

BATHROOM

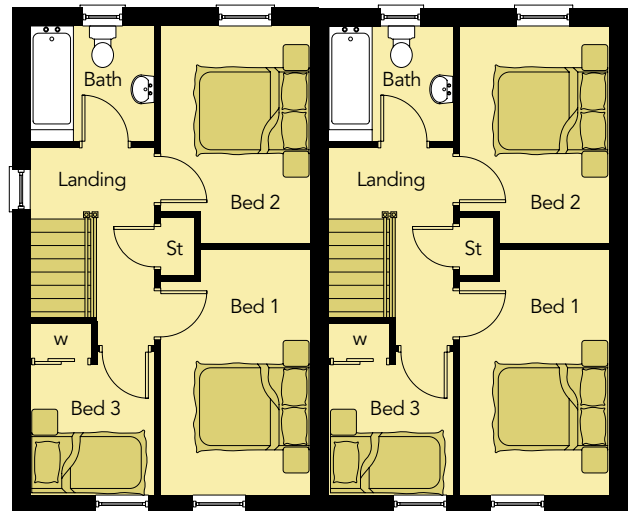
7'3" x 5'11"



Ground Floor



First Floor



Ground Floor

ENTRANCE HALL
LOUNGE
 19'9" x 12'2" max
KITCHEN / DINING
 16'0" x 8'10"
WC
 5'3" x 3'5"

First Floor

BEDROOM 1
 13'1" x 8'7" max
BEDROOM 2
 12'5" x 8'7" max
BEDROOM 3
 8'2" x 7'1" max
BATHROOM
 7'1" x 6'7"

The Drummond

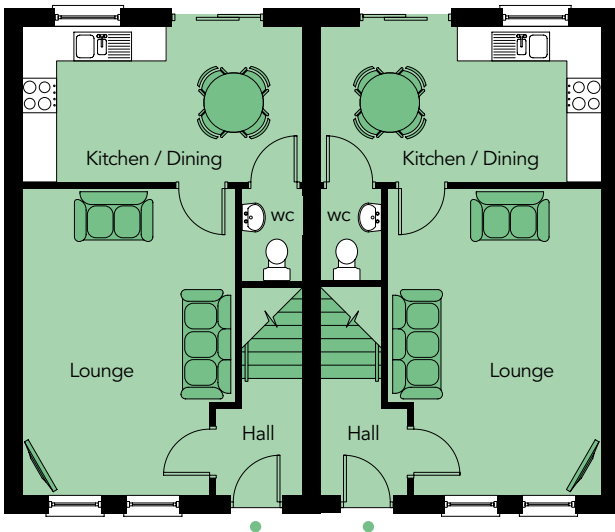
3 Bedroom Semi-Detached

Total Floor Area: 871 sq.ft approx.

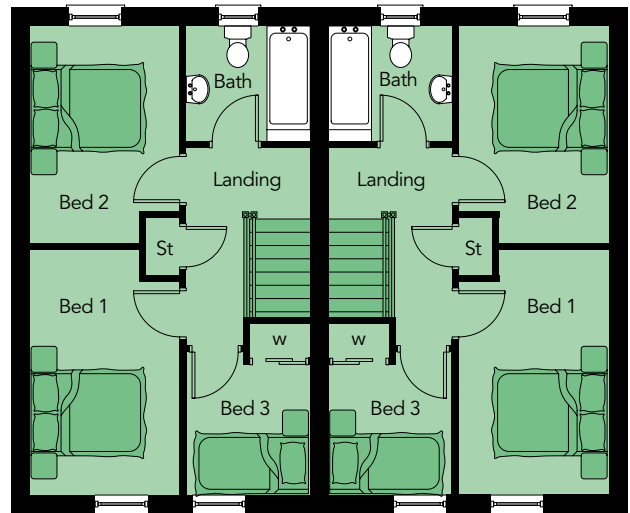
Note - There will be a split level between Sites 18 & 19



Ground Floor



First Floor



The Gregg

3 Bedroom Semi-Detached

Total Floor Area: 855 sq ft approx.

Ground Floor

ENTRANCE HALL

LOUNGE

17'6" x 12'2" max

KITCHEN / DINING

16'0" x 8'10"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'1" x 8'7" max

BEDROOM 2

12'5" x 8'7" max

BEDROOM 3

8'2" x 7'1" max

BATHROOM

7'1" x 6'7"



Computer Visual

The Mulligan

3 Bedroom Semi-Detached

Total Floor Area: 992 sq.ft approx.

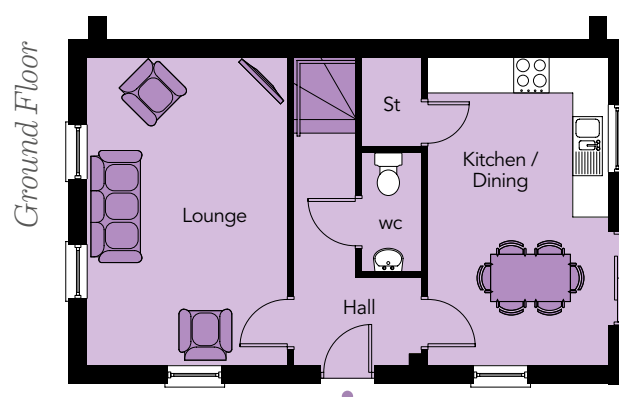
Ground Floor

ENTRANCE HALL

LOUNGE
17'1" x 11'1"

KITCHEN / DINING
17'1" x 10'0"

WC
6'7" x 3'3"



First Floor

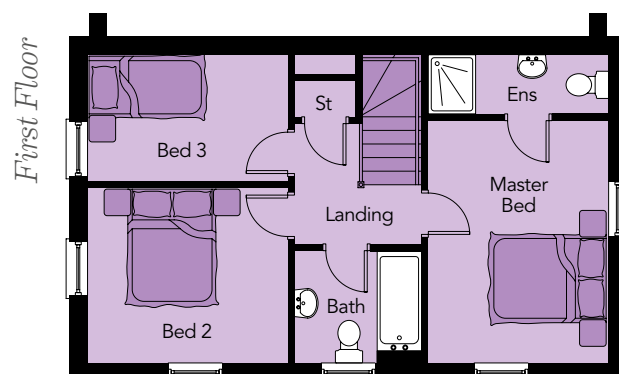
MASTER BEDROOM
13'5" x 10'0"

ENSUITE
10'0" x 3'3"

BEDROOM 2
11'1" x 9'9"

BEDROOM 3
11'1" x 7'0"

BATHROOM
7'1" x 6'3"

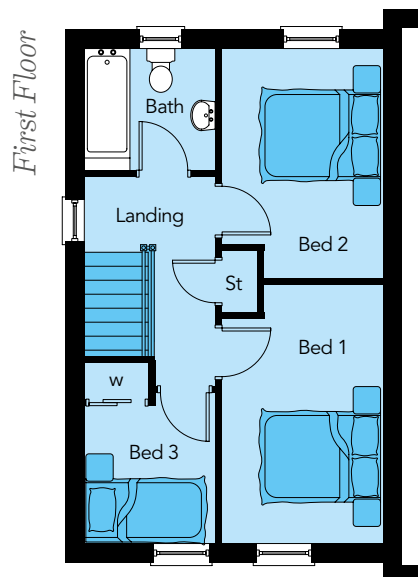
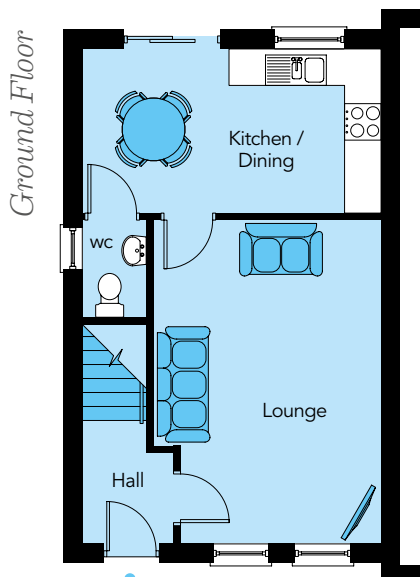




The Ranken

3 Bedroom Semi-Detached

Total Floor Area: 863 sqft approx.



Ground Floor

ENTRANCE HALL

LOUNGE

17'6" x 12'4" max

KITCHEN / DINING

16'1" x 8'10"

WC

5'3" x 3'5"

First Floor

BEDROOM 1

13'11" x 8'8" max

BEDROOM 2

12'5" x 8'8" max

BEDROOM 3

8'2" x 7'1" max

BATHROOM

7'1" x 6'7"

Current Developments



ASHDENE WOOD
Dundonald BT16 1XS



MEDWAY
Belfast BT4 1GA



BYRON HALT
Holywood BT18 9JQ



BALLYVEIGH
Antrim BT41 2GW



ENLER VILLAGE
Comber BT23 5ZP



FOXLEIGH MEADOW
Ballymoney BT53 6FE



EBRINGTON HALL
Belfast BT4 3HX

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Award Winner 2022

**Best Property
Marketing Campaign
of Year**
Award Winner 2022

AIB Business Eye
Community (CSR)
Award Winner
2022 & 2021

FSB Small Business
Community Award
Winner 2020

Business Eye
Business Awards 2018
Highly Commended

Belfast Telegraph
Property Marketing
Award 2022 & 2018

**Residential
Development
of the Year -**
Highly Commended
2022

CEF - Private Housing
Development
Award Winner 2008,
2012, 2014 & 2015

Daily Telegraph
What House?
Award Winner

Sunday Express
National House Builder
Award

Daily Express
British National House
Builder Award



Giant's Causeway



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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