

BEAUFORT GREEN

COMBER ROAD | CARRYDUFF


a new way of living by:





WELCOME TO
**BEAUFORT
GREEN**

COMBER ROAD | CARRYDUFF



Discover the future of sustainable
and ultra-low energy living in a
Passivhaus Certified home



PASSIVHAUS LIVING

**A CLEANER,
GREENER,
LEANER WAY
OF LIVING!**

BEAUFORT GREEN

82 Passivhaus homes conveniently located in the heart of BT8.

Experience the best of urban living in the tranquil, leafy suburbs.

...BUT YOU DON'T HAVE TO
TAKE OUR WORD FOR IT

**THIS IS WHAT OUR
HOMEOWNERS
HAVE TO SAY..**

"We would highly recommend living in a Passivhaus - we moved into our new home in Lancaster Park in 2022. The environmental credentials were our main reason for buying the house. It's incredible how well our new home retains the heat. The air feels cleaner and fresher. Now that we have lived in a Passivhaus I don't think we could ever not live in one".

Jack, Lancaster Park Resident



WE ARE AN AWARD-WINNING DEVELOPER

- **WINNERS** of Construction Employers Federation **PRIVATE HOUSING PROJECT OF THE YEAR 2024**
- **WINNERS** of PropertyPal **DEVELOPER OF THE YEAR AWARD 2023**
- **WINNERS** of PropertyPal **GREEN DEVELOPMENT OF THE YEAR 2022**
- **WINNERS** of Belfast Telegraph **CLIMATE COMPANY OF THE YEAR 2022**

OUR ROAD TO PASSIVHAUS WAS CELEBRATED WHEN OUR COMPANY DIRECTOR, JOHN CARRIGAN WAS SELECTED AT COP26 AS ONE OF ONLY 12 RECOGNISED 'EVERYDAY CLIMATE HEROES IN THE UK'.

Fraser Millar was also the only property developer invited to speak at the **Royal Society of Ulster Architects (RSUA) Sustainability Conference at Ulster University** in 2023.

Cleaner PROTECTING YOUR HEALTH

We take the outside air and pass it through a Mechanical Ventilation with Heat Recovery system providing filtered, warmed, fresh air throughout your home. The filters assist in the removal of dust particles and excess humidity in exchange for a pleasant and healthy indoor climate.

Greener PROTECTING YOUR PLANET

We aren't using fossil fuels to heat your home. They are heated using the heat emitted by your appliances and some other very clever things! Moving towards a net zero operational carbon built house is achievable when new homes are built to Passivhaus standards.

Leaner PROTECTING YOUR WALLET

Because your home is so airtight, over 90% of the heat generated inside, stays inside! That's a huge saving on your annual energy spend! You can't make your own oil or gas but with our PV Solar Panels, you can make your own electricity!

The **5** KEY PRINCIPLES of Passivhaus Homes

The Passivhaus model is an internationally recognised building standard.

1. THERMAL PERFORMANCE INSULATION

radically improves energy efficiency by reducing heat loss, maintaining consistent indoor temperatures, ultimately reducing your heating bills and carbon emissions.

2. HIGH QUALITY TRIPLE GLAZED WINDOWS AND DOORS

ensures that the heat in your home stays in your home, offering increased comfort with the added benefit of noise reduction.

3. SUPERIOR AIRTIGHTNESS

minimises air leaks, prevents draughts, and improves overall building performance, contributing to lower energy costs.

4. MECHANICAL VENTILATION WITH HEAT RECOVERY

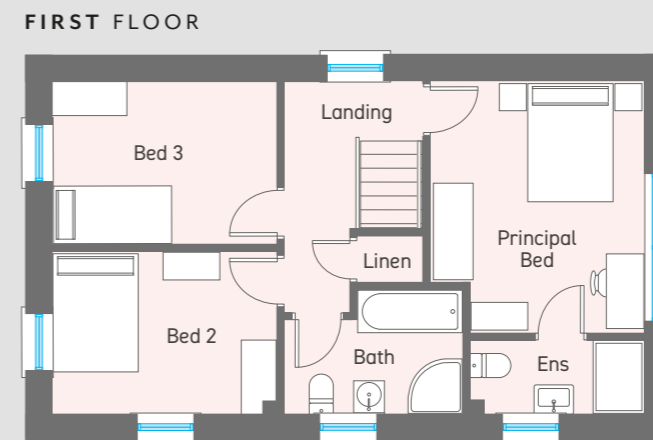
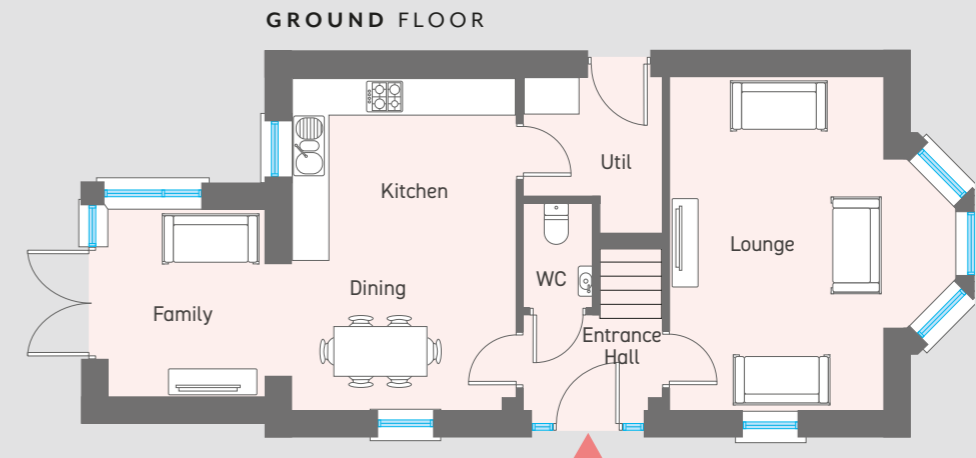
improves indoor air quality by exchanging stale air with fresh, filtered air for a pleasant and healthy indoor climate free from allergens. We have also added air conditioning, offering market leading energy efficiency, for active heating and summer cooling.

5. ELIMINATING THERMAL BRIDGES

reduces heat loss and prevents condensation. The Passivhaus standard uses clever design to enhance building performance and mitigates issues like mould growth.



DESIGNED
WITH YOU
IN MIND



Note: Selected sites may be a handed version of these plans

The Moreton

3 BEDROOM DETACHED FAMILY HOME

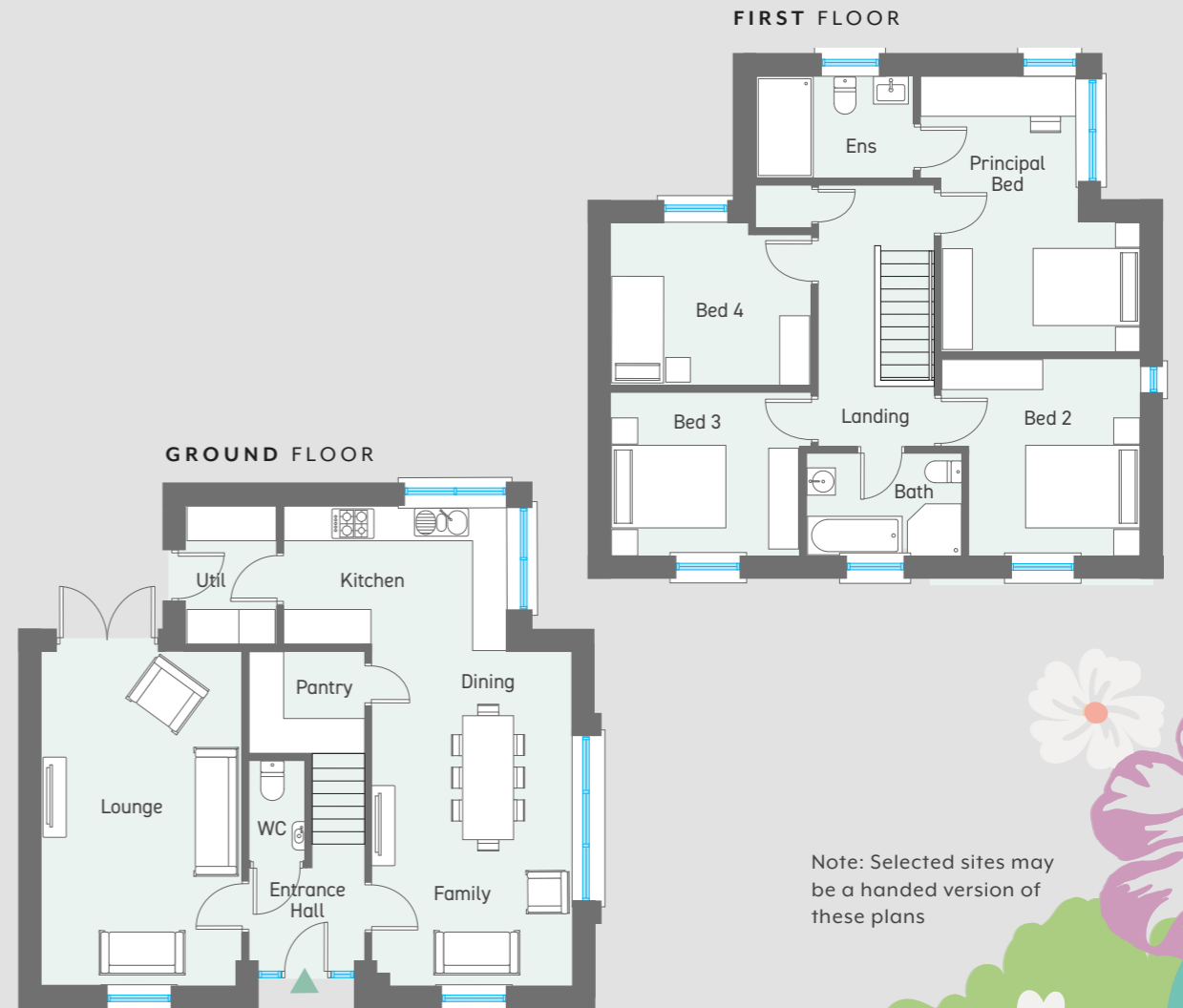
TOTAL FLOOR AREA 1226 sq ft approx

GROUND FLOOR

Entrance Hall with WC	
Lounge (plus bay)	ft 17'6" x 11'4" m 5.37 x 3.46
Kitchen Dining	ft 17'7" x 11'10" m 5.37 x 3.63
Family (max)	ft 9'9" x 8'6" m 3.01 x 2.61
Utility (max)	ft 6'11" x 6'3" m 2.11 x 1.92

FIRST FLOOR

Principal Bedroom (max)	ft 13'4" x 11'4" m 4.07 x 3.46
Ensuite	ft 9'3" x 4'0" m 2.82 x 1.20
Bedroom 2	ft 11'10" x 8'7" m 3.62 x 2.62
Bedroom 3	ft 11'10" x 8'7" m 3.62 x 2.62
Bathroom (max)	ft 9'5" x 6'7" m 2.87 x 2.01



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The Kingham

4 BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA 1512 sq ft approx

GROUND FLOOR

Entrance Hall with WC	
Lounge	ft 19'6" x 11'9" m 5.94 x 3.57
Kitchen	ft 13'2" x 8'6" m 4.00 x 2.58
Dining Family	ft 19'6" x 11'9" m 5.94 x 3.57
Pantry	ft 6'9" x 6'0" m 2.07 x 1.82
Utility	ft 8'1" x 5'3" m 2.47 x 1.60

FIRST FLOOR

Principal Bedroom (max)	ft 16'0" x 11'7" m 4.88 x 3.55
Ensuite	ft 9'2" x 5'10" m 2.80 x 1.80
Bedroom 2	ft 11'6" x 10'0" m 3.51 x 3.06
Bedroom 3	ft 11'0" x 9'7" m 3.35 x 2.92
Bedroom 4	ft 11'8" x 9'6" m 3.57 x 2.90
Bathroom	ft 9'1" x 6'0" m 2.77 x 1.83



The Tetbury

4 BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA 1377 sq ft approx

GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	
ft 19'10" x 12'0"	m 6.06 x 3.64
Kitchen Dining	
ft 15'9" x 15'8"	m 4.83 x 4.80
Family	
ft 9'10" x 9'7"	m 3.01 x 2.92
Utility	
ft 10'3" x 3'3"	m 3.13 x 0.97

FIRST FLOOR

Principal Bedroom (into bay)	
ft 13'2" x 12'5"	m 4.01 x 3.79
Ensuite	
ft 8'10" x 3'7"	m 2.71 x 1.10
Bedroom 2	
ft 11'10" x 8'9"	m 3.61 x 2.70
Bedroom 3	
ft 11'3" x 9'11"	m 3.44 x 3.03
Bedroom 4	
ft 9'1" x 6'7"	m 2.76 x 2.00
Bathroom (max)	
ft 8'10" x 6'3"	m 2.70 x 1.90



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The Mia

4 BEDROOM DETACHED FAMILY HOME

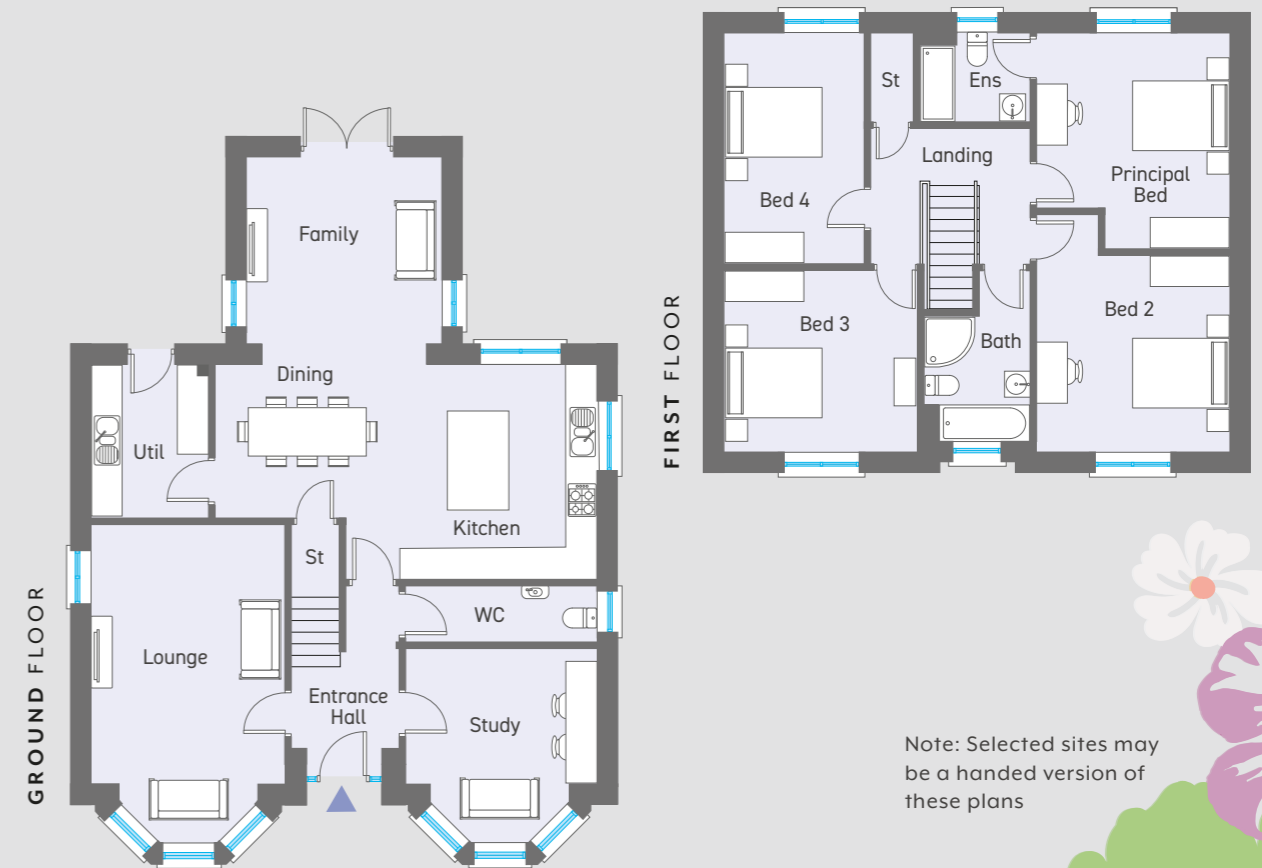
TOTAL FLOOR AREA 1415 sq ft approx

GROUND FLOOR

Entrance Hall with WC	
Lounge (plus bay)	ft 16'2" x 12'10" m 4.93 x 3.92
Kitchen Dining	ft 16'9" x 15'6" m 5.10 x 4.72
Family	ft 9'6" x 8'10" m 2.90 x 2.71
Utility	ft 7'10" x 3'2" m 2.41 x 0.95

FIRST FLOOR

Principal Bedroom (plus bay)	ft 11'5" x 9'8" m 3.47 x 2.95
Ensuite	ft 7'9" x 3'7" m 2.39 x 1.10
Bedroom 2	ft 11'0" x 10'4" m 3.35 x 3.13
Bedroom 3	ft 11'0" x 9'6" m 3.35 x 2.91
Bedroom 4 (max)	ft 14'9" x 8'5" m 4.51 x 2.57
Bathroom	ft 7'9" x 6'7" m 2.39 x 2.01



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The Broadway

4 BEDROOM DETACHED FAMILY HOME

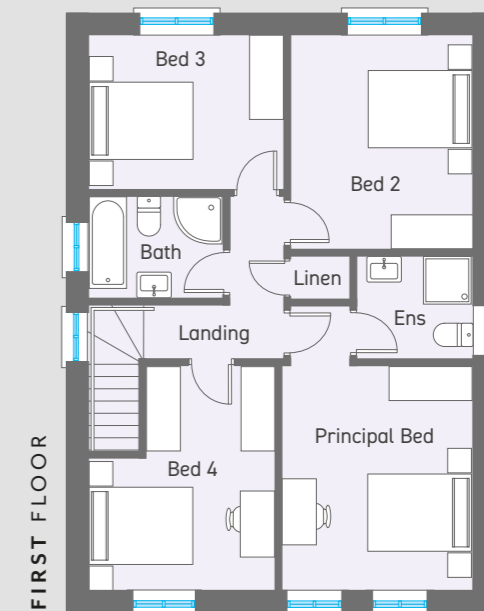
TOTAL FLOOR AREA 1945 sq ft

GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	
ft 20'4" x 12'6"	m 6.21 x 3.78
Kitchen Dining (max)	
ft 24'6" x 13'8"	m 7.46 x 4.20
Family	
ft 12'6" x 12'3"	m 3.80 x 3.73
Study (into bay)	
ft 12'6" x 12'3"	m 3.80 x 3.74
Utility	
ft 9'10" x 7'6"	m 3.00 x 2.30

FIRST FLOOR

Principal Bedroom (max)	
ft 13'9" x 12'5"	m 4.23 x 3.78
Ensuite	
ft 7'1" x 5'9"	m 2.16 x 1.75
Bedroom 2	
ft 12'7" x 12'6"	m 3.83 x 3.78
Bedroom 3	
ft 12'6" x 11'7"	m 3.78 x 3.55
Bedroom 4	
ft 14'9" x 9'0"	m 4.52 x 2.73
Bathroom (max)	
ft 11'2" x 6'8"	m 3.39 x 2.07



Note: Selected sites may be a handed version of these plans

The Leaffield

4 BEDROOM DETACHED FAMILY HOME

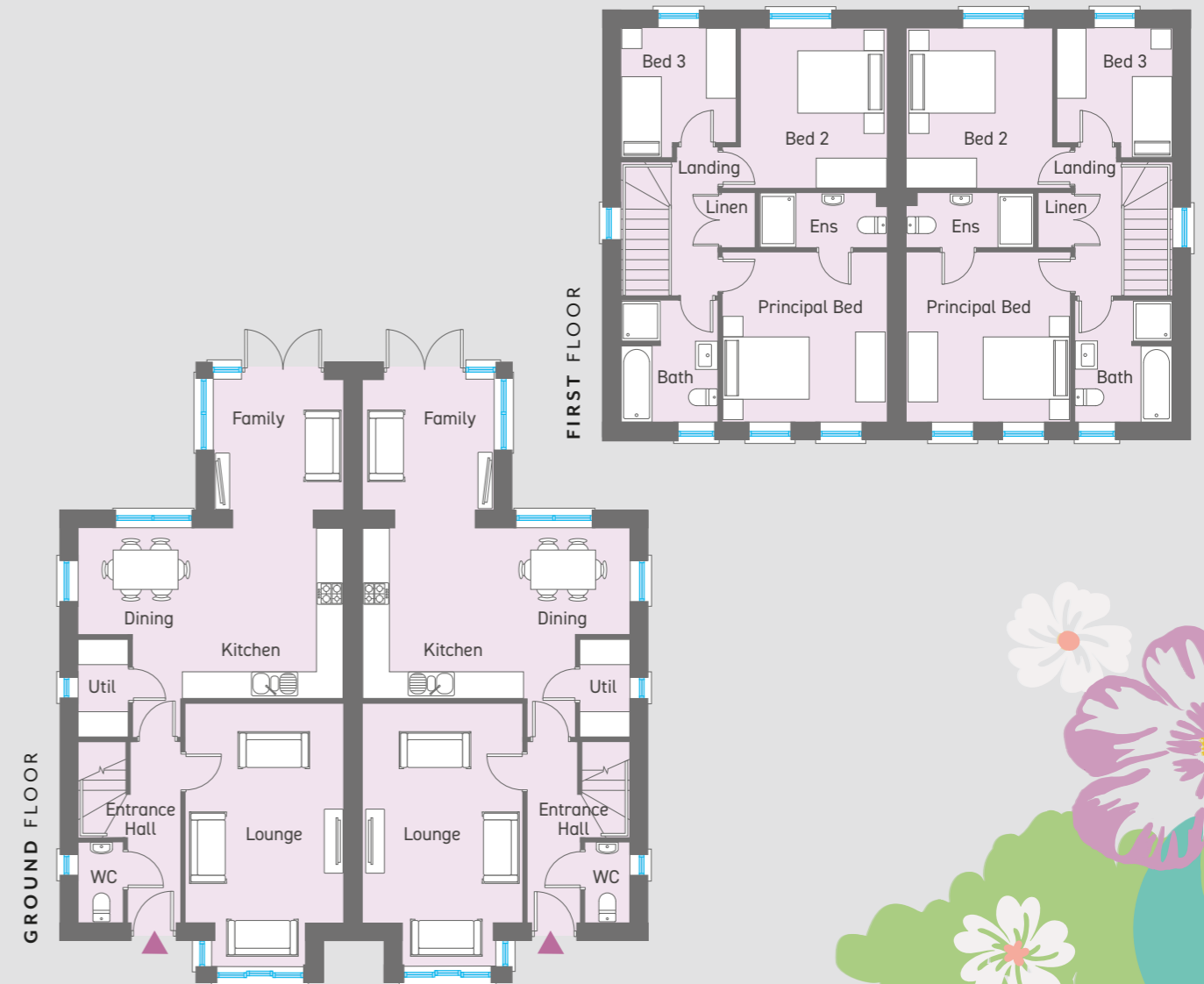
TOTAL FLOOR AREA 1745 sq ft

GROUND FLOOR

Entrance Hall with WC and Cloakroom	
Lounge (into bay)	ft 16'6" x 15'10" m 5.04 x 4.85
Kitchen Dining	ft 23'2" x 14'7" m 7.06 x 4.46
Family	ft 13'0" x 12'3" m 3.96 x 3.74
Utility (max)	ft 8'7" x 5'3" m 2.65 x 1.60

FIRST FLOOR

Principal Bedroom	ft 13'6" x 11'6" m 4.13 x 3.50
Ensuite	ft 7'0" x 6'3" m 2.13 x 1.90
Bedroom 2 (max)	ft 13'0" x 11'0" m 3.95 x 3.35
Bedroom 3	ft 11'10" x 9'4" m 3.60 x 2.85
Bedroom 4 (max)	ft 13'6" x 11'3" m 4.13 x 3.44
Bathroom	ft 7'11" x 6'2" m 2.40 x 1.88



The Charlbury

3 BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA 1228 sq ft

GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	ft 18'9" x 11'7" m 5.75 x 3.53
Kitchen Dining	ft 19'4" x 12'5" m 5.90 x 3.78
Family	ft 9'9" x 9'5" m 3.01 x 2.87
Utility	ft 7'6" x 3'7" m 2.28 x 1.10

FIRST FLOOR

Principal Bedroom	ft 12'4" x 12'0" m 3.77 x 3.64
Ensuite	ft 9'3" x 3'10" m 2.82 x 1.20
Bedroom 2	ft 11'7" x 10'7" m 3.55 x 3.24
Bedroom 3	ft 9'5" x 8'4" m 2.87 x 2.55
Bathroom	ft 8'9" x 7'0" m 2.70 x 2.15



The Stroud / The Charlbury

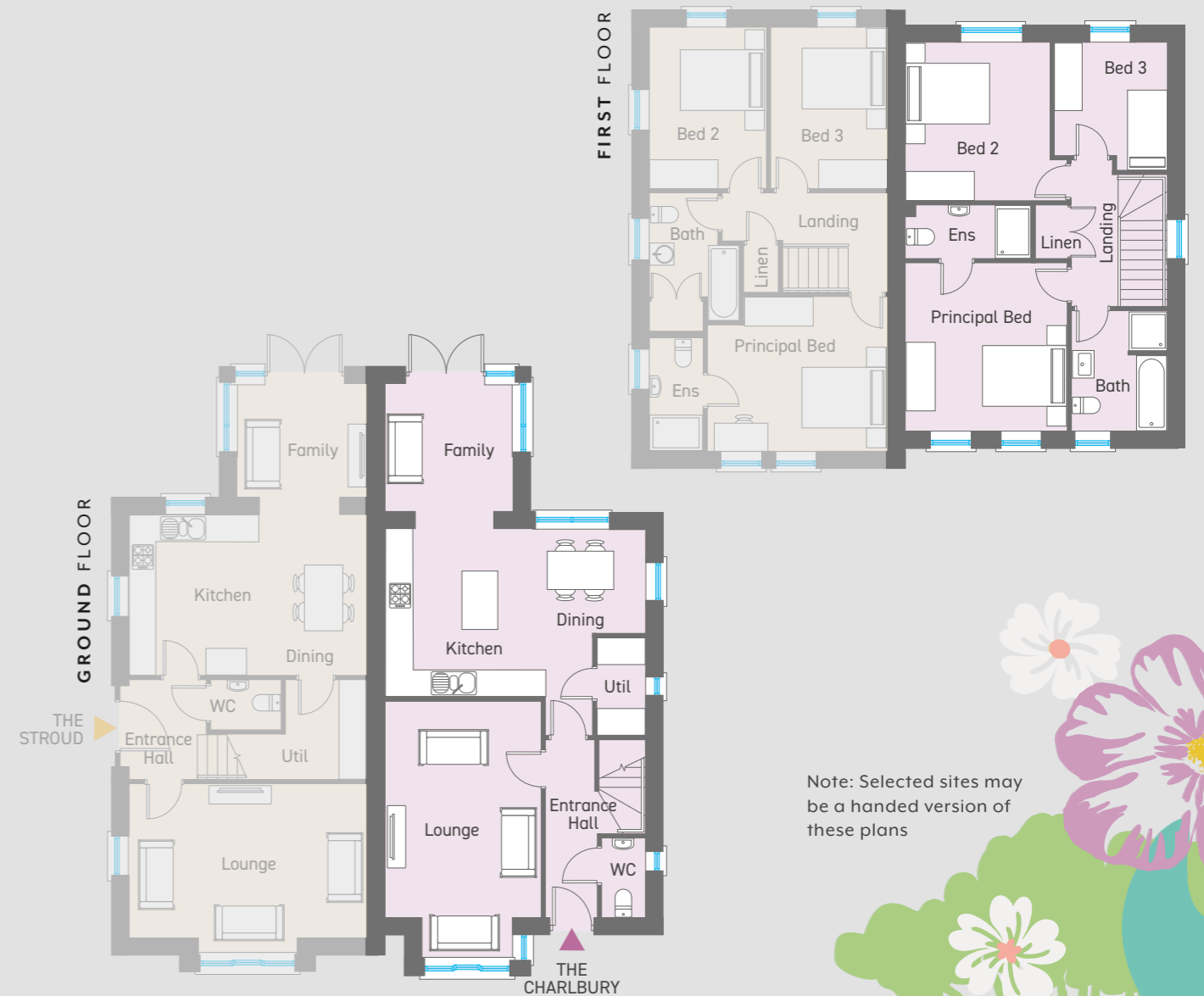
3 BEDROOM SEMI DETACHED FAMILY HOME
 TOTAL FLOOR AREA 1204 sq ft - The Stroud
 TOTAL FLOOR AREA 1228 sq ft - The Charlbury

GROUND FLOOR

Entrance Hall with WC
Lounge (into bay)
ft 17'7" x 11'4" m 5.37 x 3.46
Kitchen Dining
ft 17'7" x 11'9" m 5.37 x 3.62
Family
ft 9'7" x 9'3" m 2.93 x 2.84
Utility (max)
ft 7'4" x 5'10" m 2.23 x 1.80

FIRST FLOOR

Principal Bedroom
ft 13'4" x 11'4" m 4.06 x 3.46
Ensuite
ft 8'3" x 3'10" m 2.53 x 1.20
Bedroom 2
ft 11'7" x 10'7" m 3.63 x 2.63
Bedroom 3
ft 9'5" x 8'4" m 3.63 x 2.63
Bathroom
ft 8'9" x 7'0" m 2.34 x 2.01



Note: Selected sites may be a handed version of these plans

The Stroud / The Charlbury

3 BEDROOM SEMI DETACHED FAMILY HOME
 TOTAL FLOOR AREA 1228 sq ft - The Charlbury
 TOTAL FLOOR AREA 1204 sq ft - The Stroud

GROUND FLOOR

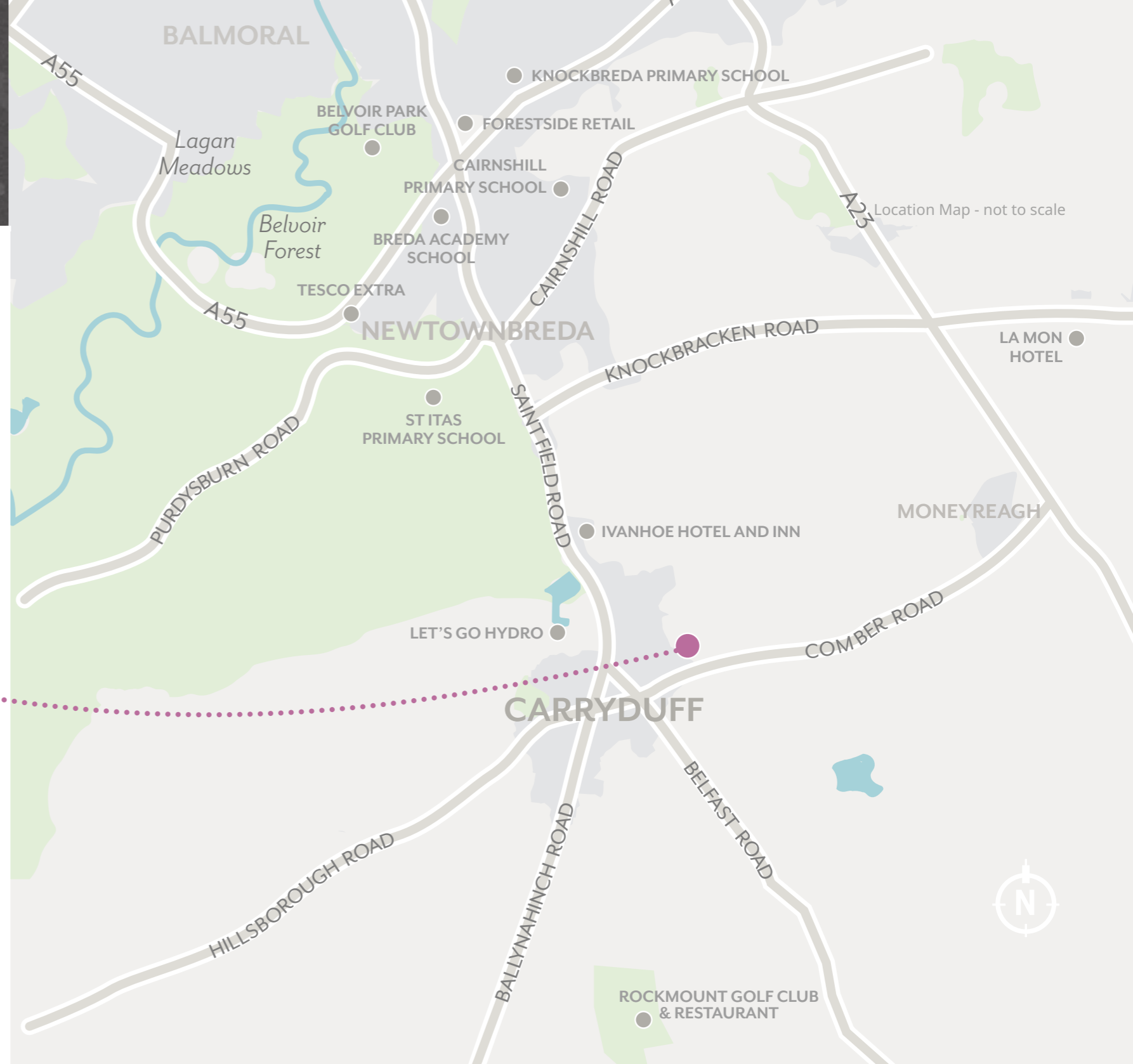
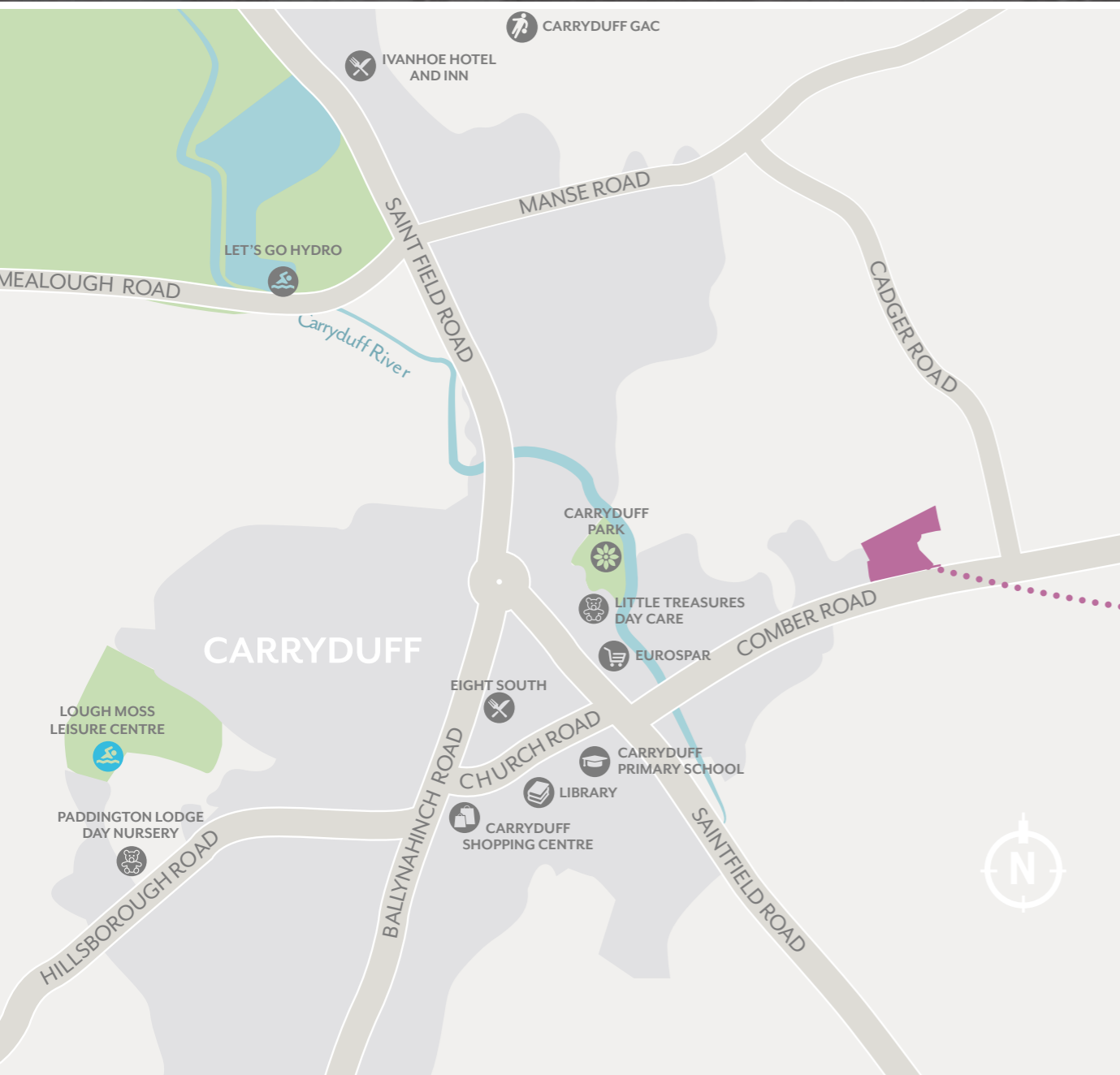
Entrance Hall with WC	
Lounge (into bay)	ft 18'9" x 11'7" m 5.75 x 3.53
Kitchen Dining	ft 19'4" x 12'5" m 5.90 x 3.78
Family	ft 9'9" x 9'5" m 3.01 x 2.87
Utility	ft 7'6" x 3'7" m 2.28 x 1.10

FIRST FLOOR

Principal Bedroom	ft 12'4" x 12'0" m 3.77 x 3.64
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Bedroom 2	ft 11'7" x 10'7" m 3.55 x 3.24
Bedroom 3	ft 9'5" x 8'4" m 2.87 x 2.55
Bathroom	ft 8'9" x 7'0" m 2.70 x 2.15

LOCATION MAPS (NOT TO SCALE)

FEEL CONNECTED...



RETAIL THERAPY

Tesco Extra	3.9 miles
Lesley Forestside	4.4 miles
Ormeau Road	5.3 miles
Lisburn Road	7.0 miles

SOCIALS AND EATING OUT

Eight South	0.8 mile
Ivanhoe Inn	1.4 miles
The Four Winds	4.1 miles
Stove Bistro	5.0 miles
Bengal Brasserie	5.2 miles
Errigle Inn	5.2 miles
General Merchants	5.3 miles

PARKS AND RECREATION

Lough Moss Leisure Centre	1.3 miles
Let's Go Hydro	1.4 miles
Carryduff GAC	1.7 miles
Rockmount Golf Club	3.4 miles
Belvoir Park Golf Club	4.3 miles
Instonians and Cooke RFC	5.1 miles
Lagan Valley	5.3 miles
Ormeau Park Golf Club	5.6 miles
Kingspan Stadium	5.9 miles

THE SCHOOL RUN

Carryduff PS	0.6 mile
Cairnshill PS	3.6 miles
Lagan College	4.7 miles
St Joseph's College	5.1 miles
Aquinas GS	5.4 miles
St Bernard's PS	5.4 miles
Knockbreda PS and Nursery	5.9 miles
St Joseph's PS	6.2 miles
Our Lady and St Patrick's Col.	7.1 miles
RBAI	7.1 miles
Campbell College	7.2 miles
Methodist College	7.7 miles

DAILY ESSENTIALS

Eurospar	0.6 mile
Translink Bus Stops to Belfast, Downpatrick, Ballynahinch, Saintfield, Newcastle	0.4 mile
Maxol Filling Station	0.8 mile

BEAUFORT GREEN



ON YOUR DOORSTEP



IVANHOE INN & HOTEL



CARRYDUFF GAC



ROCKMOUNT GOLF CLUB



BELVOIR PARK GOLF CLUB



LET'S GO HYDRO



KINGSPAN STADIUM

THE SCHOOL RUN



**BEAUFORT
GREEN**

**BEAUFORT
GREEN**



**The Gold Standard in
Low Energy Homes**



Joint Selling Agent:



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A new way of living by
multi award winning developer



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