

AN EXCLUSIVE DEVELOPMENT OF ONLY 18 FAMILY HOMES  
FEATURING A PREMIUM LEVEL OF FINISH

# PEEL LANE

JUBILEE ROAD | BALLYCLARE



WELCOME TO  
**PEEL  
LANE**

JUBILEE ROAD | BALLYCLARE

AN EXCLUSIVE NEW COMMUNITY  
OF ONLY 18 QUALITY HOMES FEATURING  
A PREMIUM LEVEL OF FINISH

# A LIFESTYLE WITH A BREATH OF FRESH AIR

Enjoying a tranquil location just off Jubilee Road, bordered to the rear by mature trees and the pitches of Ballyclare RFC, Peel Lane is a small, exclusive development of only 18 three and four bedroom family homes featuring a premium level of finish that has been thoughtfully considered in every detail.

Peel Lane will become a small community where families can gather to socialise and neighbours become friends - a sustainable development thriving side by side with the natural elements that surround it.

The fantastic location on the outskirts of Ballyclare offers easy accessibility to every amenity that a modern family requires - schools, nurseries, high street retailers, local speciality shops, supermarkets and sports facilities.

Commuting to Belfast by car or bus couldn't be easier with the newly completed Jubilee Road, which is 4 minutes drive from the M2 motorway junction at Templepatrick.



Six Mile Water



Dunamoy Cottages & Spa



Time Coffee House & Bistro



Ballyclare High School



Ballyclare Primary School



Ballyclare Secondary School



Ballyclare RFC Minis



Ballyclare Golf Club



BRICK VERSION (site 9)



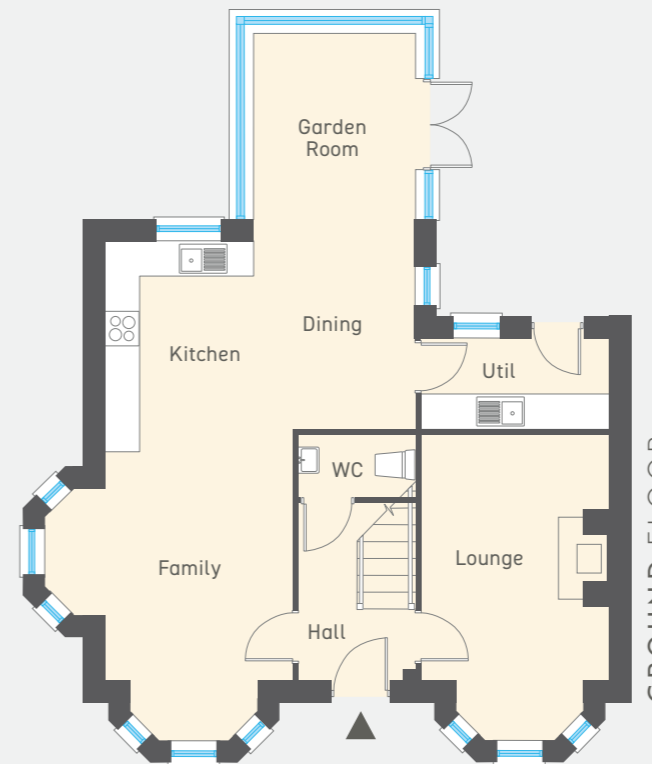
RENDER VERSION (sites 1 & 8)

## THE LENNOX

4 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA: 1520 sq ft approx

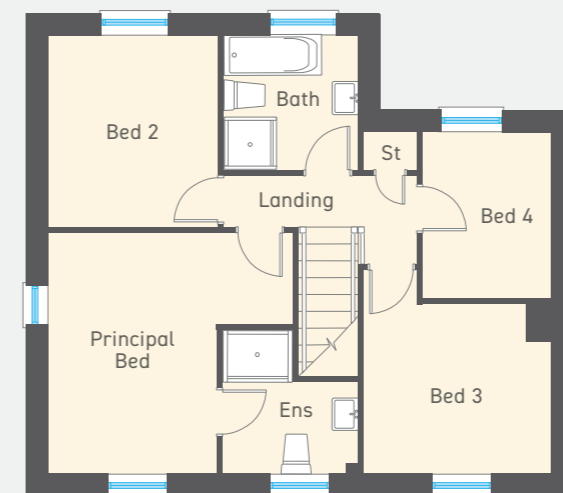
SITES: 1, 8 (RENDER)

SITE: 9 (BRICK)



GROUND FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (into bay)	17'6" x 10'9"	5.33 x 3.27
Family (into bays)	17'10" x 14'2"	5.43 x 4.31
Kitchen Dining	17'8" x 14'1"	5.40 x 4.29
Garden Room	11'10" x 9'3"	3.60 x 2.81
Utility	10'9" x 5'2"	3.27 x 1.58



FIRST FLOOR

FIRST FLOOR	Ft/Inch	Metres
Principle Bedroom (max)	14'0" x 13'9"	4.27 x 4.20
Ensuite	8'3" x 7'9"	2.51 x 2.36
Bedroom 2	11'0" x 9'8"	3.35 x 2.96
Bedroom 3 (max)	11'8" x 10'9"	3.57 x 3.27
Bedroom 4	9'6" x 7'4"	2.90 x 2.25
Bathroom	7'8" x 7'7"	2.35 x 2.34

NOTE: Sites 1 & 8 will be a handed version of these plans



CGIs are for illustration purposes only.  
Site layout is not to scale.  
Floor plans are not to scale.



RENDER VERSION

3 BEDROOM SEMI DETACHED FAMILY HOMES

### THE MCKEEKIN

FLOOR AREA: 1028 sq ft approx  
 FLOOR AREA WITH GARDEN ROOM 1128 sq ft approx  
 SITES: 10, 16 (RENDER). SITES: 3, 7 (BRICK)

### THE DUGAN

FLOOR AREA: 1060 sq ft approx  
 FLOOR AREA WITH GARDEN ROOM 1160 sq ft approx  
 SITES: 11, 15 (RENDER). SITES: 2, 6 (BRICK)



BRICK VERSION

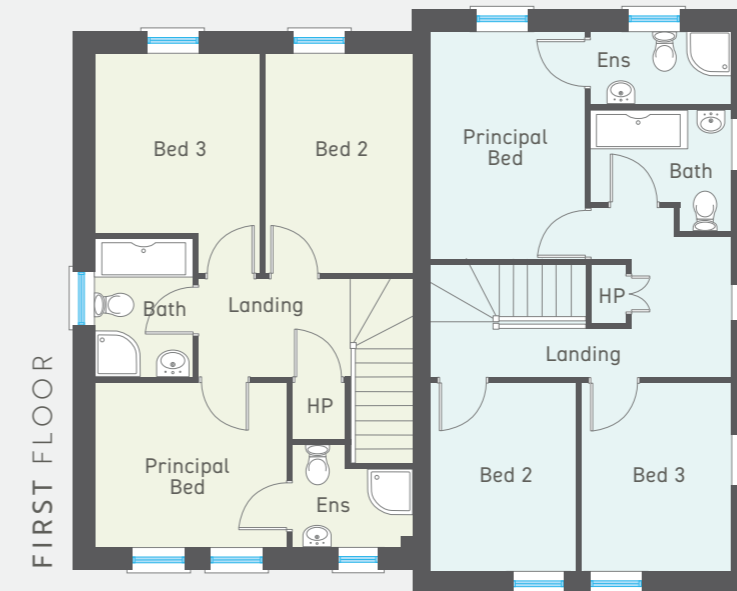


#### THE MCKEEKIN

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'0" x 11'0"	5.19 x 3.35
Kitchen   Dining	18'3" x 10'9"	5.55 x 3.31
Optional Garden Room	10'7" x 9'6"	3.23 x 2.90

#### THE DUGAN

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'2" x 13'0"	5.24 x 3.96
Kitchen   Dining	17'2" x 10'9"	5.24 x 3.29
Optional Garden Room	10'7" x 9'6"	3.23 x 2.90



#### THE MCKEEKIN

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'0" x 9'5"	3.35 x 2.87
Ensuite	6'10" x 5'10"	2.10 x 1.78
Bedroom 2	12'7" x 8'4"	3.83 x 2.56
Bedroom 3	10'3" x 9'5"	3.13 x 2.88
Bathroom	7'10" x 5'9"	2.40 x 1.72

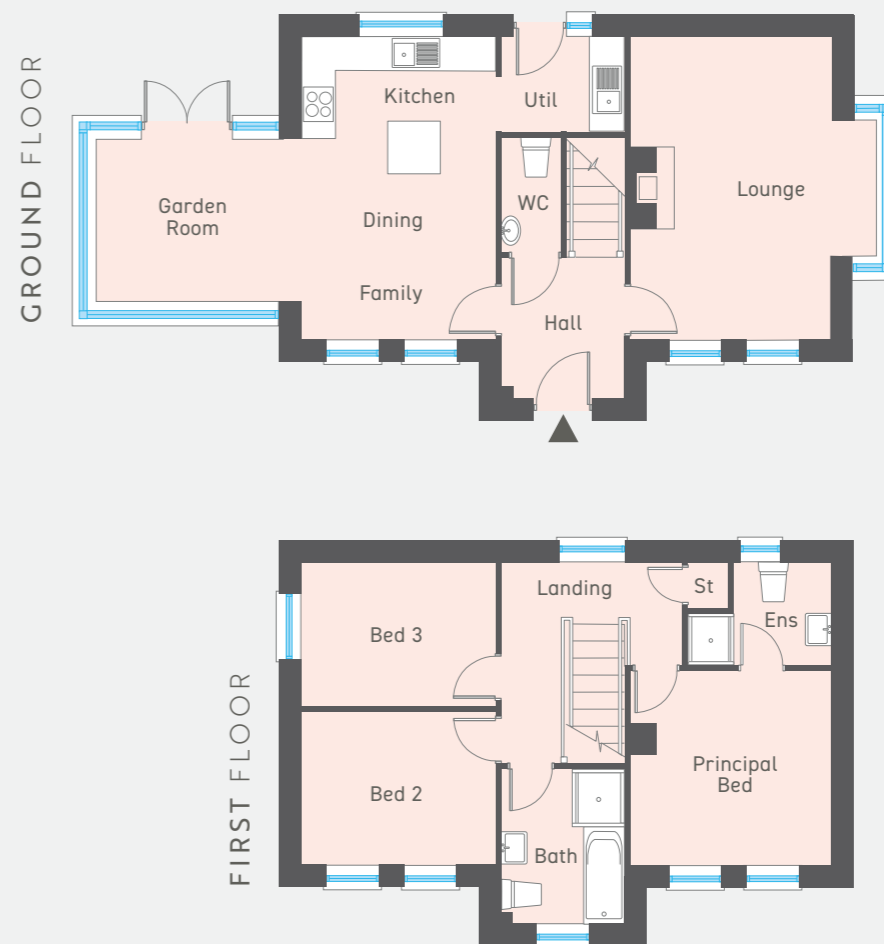
#### THE DUGAN

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	13'0" x 8'10"	3.96 x 2.69
Ensuite	8'0" x 4'2"	2.45 x 1.26
Bedroom 2	10'9" x 8'4"	3.28 x 2.54
Bedroom 3	10'9" x 8'6"	3.28 x 2.59
Bathroom	8'1" x 6'10"	2.45 x 2.10

NOTE: Sites 6 & 7 will be a handed version of these plans



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THE PURDEY

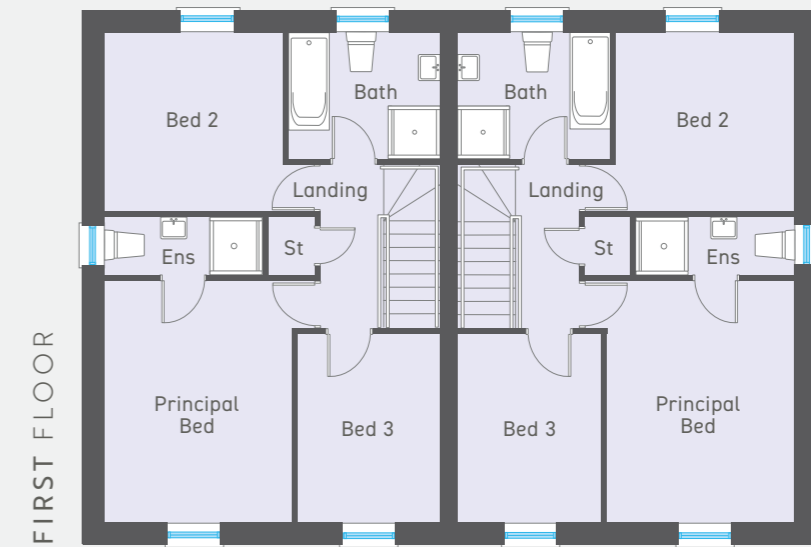
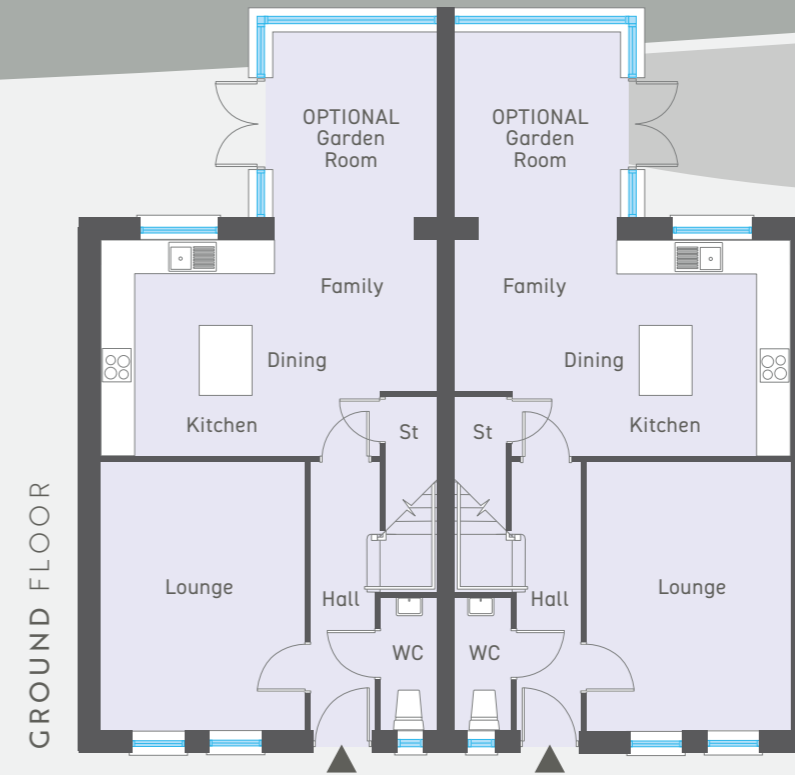
3 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA: 1239 sq ft approx

SITES: 14 17, 18

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC			Principle Bedroom	11'2" x 11'6"	3.39 x 3.50
Lounge (into bay)	17'4" x 14'1"	5.29 x 4.29	Ensuite	5'11" x 5'7"	1.80 x 1.70
Kitchen   Dining   Family	17'4" x 11'2"	5.29 x 3.39	Bedroom 2	11'2" x 8'9"	3.39 x 2.67
Optional Garden Room	11'8" x 9'3"	3.56 x 2.82	Bedroom 3	11'2" x 8'3"	3.39 x 2.52
Utility	7'0" x 5'4"	2.14 x 1.63	Bathroom	8'9" x 7'0"	2.70 x 2.14



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## THE TURNER

3 BEDROOM SEMI DETACHED FAMILY HOME  
 FLOOR AREA: 1081 sq ft approx  
 FLOOR AREA WITH GARDEN ROOM: 1181 sq ft approx

SITES: 4, 5, 12, 13

GROUND FLOOR	Ft/Inch	Metres	FIRST FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC			Principle Bedroom	13'9" x 10'9"	4.21 x 3.27
Lounge	15'4" x 11'9"	4.68 x 3.57	Ensuite	9'1" x 3'3"	2.77 x 1.00
Kitchen   Dining   Family	19'3" x 12'4"	5.87 x 3.77	Bedroom 2	10'4" x 10'3"	3.14 x 3.12
Optional Garden Room	10'7" x 9'5"	3.23 x 2.87	Bedroom 3	10'9" x 8'3"	3.29 x 2.50
			Bathroom	8'8" x 7'3"	2.65 x 2.21



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# SUPERB QUALITY IN EVERY DETAIL

THE SPECIFICATION DETAILING FEATURES A PREMIUM LEVEL OF FINISH,  
CREATING CONTEMPORARY SPACES THAT EXUDE ELEGANCE AND LUXURY



## KITCHEN – THE HEART OF THE HOME

- Superior traditional or modern fitted kitchen with a choice of doors, worktops and handles
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights
- One feature pendant light

## UTILITY ROOM (where applicable)

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

## SANITARY WARE

- Choice of luxury, contemporary white sanitary ware and elegant fittings to bathrooms, ensuites and wcs from nominated supplier
- Low profile shower tray with contemporary glass panels and doors to ensuites
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights to ensuites

## FLOORING

- Colour choice of premium carpet and underlay in lounge, bedrooms, stairs and landing from nominated supplier
- Choice of tiled floor to kitchen / dining / family, utility, bathroom, ensuite and wc from nominated supplier

## HEATING

- High energy efficient gas boiler
- Underfloor heating to ground floor and radiators to first floor
- Smart home technology app to control heating
- PIV ventilation system - helps prevent condensation and mould growth
- PV solar panels

## INTERNAL FINISHES

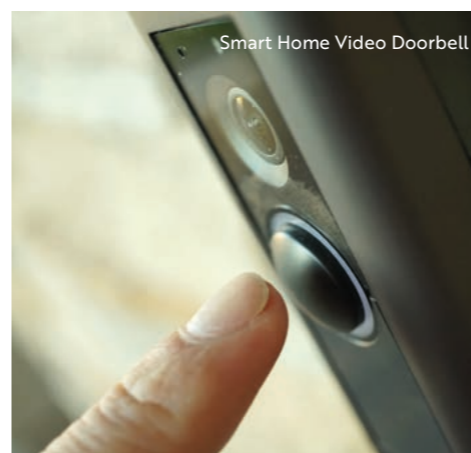
- Extra high 2.65m ceiling heights
- Painted internal walls and ceilings in white emulsion
- Pre finished internal doors with quality ironmongery
- Painted skirting boards and architraves
- Extensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- Mains smoke, heat and carbon monoxide detectors
- Wood burning stove in The Purdey and The Lennox
- Focal point electric fire in The Turner, The McMeekin and The Dugan
- USB sockets in bedrooms and kitchen

## EXTERNAL FINISHES

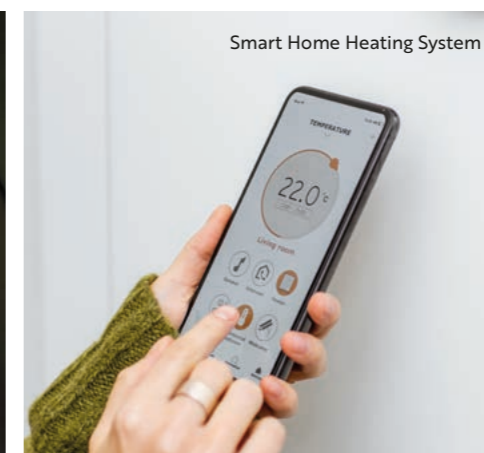
- Front gardens turfed and rear gardens sown in grass seed
- Planting to include hedging and trees to selected areas within the development
- Estate railings to selected areas
- Flagged patio areas and paths
- Tarmac driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows in anthracite frames
- Outside power supply
- Garages available as an optional extra on selected sites
- Structural provision for shed / home office available as optional extra
- Smart home door bell



Underfloor Heating to Ground Floor



Smart Home Video Doorbell

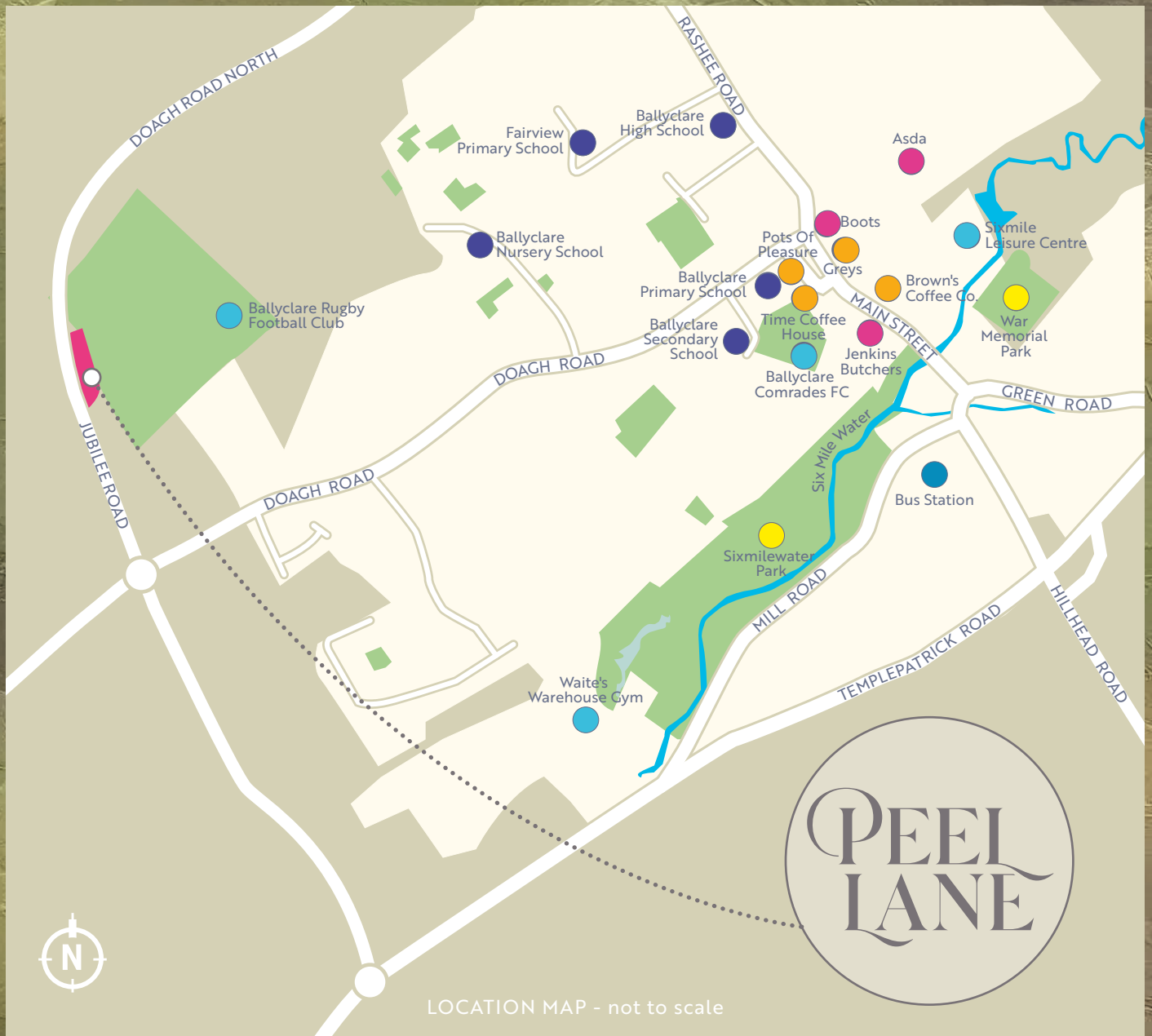


Smart Home Heating System



PV Solar Panels





LOCATION MAP - not to scale

**SELLING AGENT**



**028 9334 0726**  
country-estates.com

**FIRST CLASS EDUCATION**

- Ballyclare Primary.....0.7 miles
- Ballyclare Nursery.....0.7 miles
- Ballyclare Secondary.....0.8 miles
- Ballyclare High.....1.1 miles
- Fairview Primary.....1.1 miles

**SOCIALISING**

- Potts of Pleasure.....0.8 miles
- Time Coffee Shop.....0.9 miles
- Browns Coffee Co.....0.9 miles
- Greys.....0.9 miles

**SHOPPING**

- Boots.....1.0 mile
- Asda.....1.1 miles
- Jenkins Butchers.....1.1 miles

**OUT & ABOUT**

- Templepatrick.....4.9 miles
- Glengormley.....6.7 miles
- Antrim.....9.4 miles
- Belfast.....13.6 miles
- Ballymena.....14.9 miles
- North Coast.....43 miles

**GETTING ACTIVE**

- Ballyclare Rugby Club.....0.5 miles
- Six Mile Water Park.....0.8 miles
- Ballyclare Football Club.....0.9 miles
- Ballyclare Hockey Club.....1.1 miles
- Waites Warehouse Gym.....1.2 miles
- Leisure Centre.....1.4 miles
- Zest Gym.....1.4 miles

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.



The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.