



HENLEY HALL  
COLERAINE



WELCOME TO THE  
NEIGHBOURHOOD...



HENLEY HALL  
COLERAINE





...AND EXPERIENCE  
BALANCED LIVING  
WHERE FAMILY LIFE CAN FLOURISH



Henley Hall is the ideal place to call HOME, providing the perfect marriage of village style tranquility with the convenience of the buzzing town of Coleraine, which ticks all the boxes for modern, growing families.



Mountsandel Wood



Early morning on the River Bann



Leisure tour on The Bann



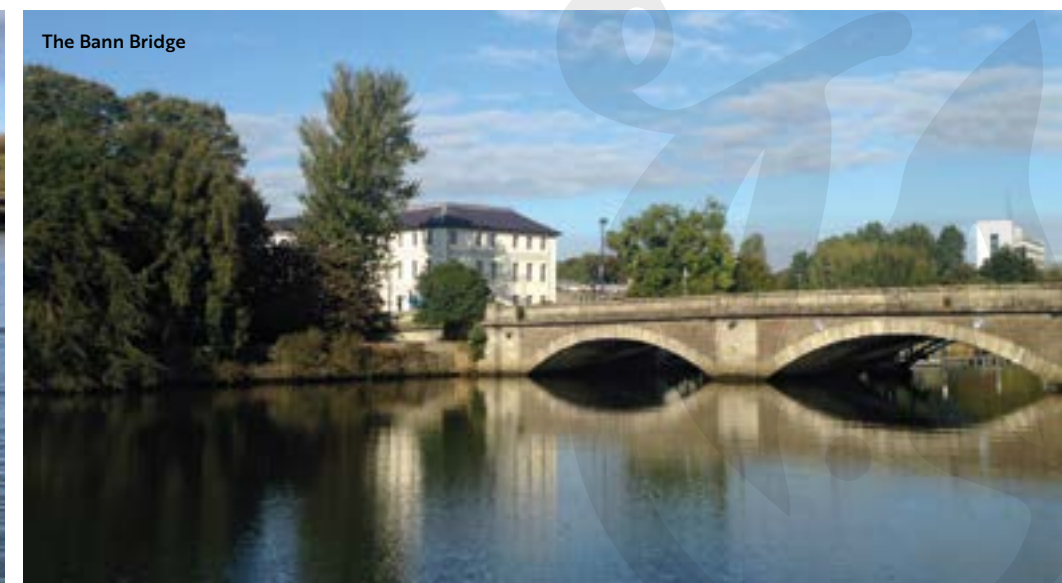
Town Hall



Artisan Market at The Diamond



Rowing on The Bann



The Bann Bridge





Sunrise over Coleraine



Mountsandel Fort



Coleraine Mini Rugby



Coleraine Hockey Club



M&S Coleraine



Saturday mornings  
at Coleraine Minis



Coleraine Rugby Football  
and Cricket Club



Coleraine Train Station



The Source at Mountsandel



LIR Restaurant

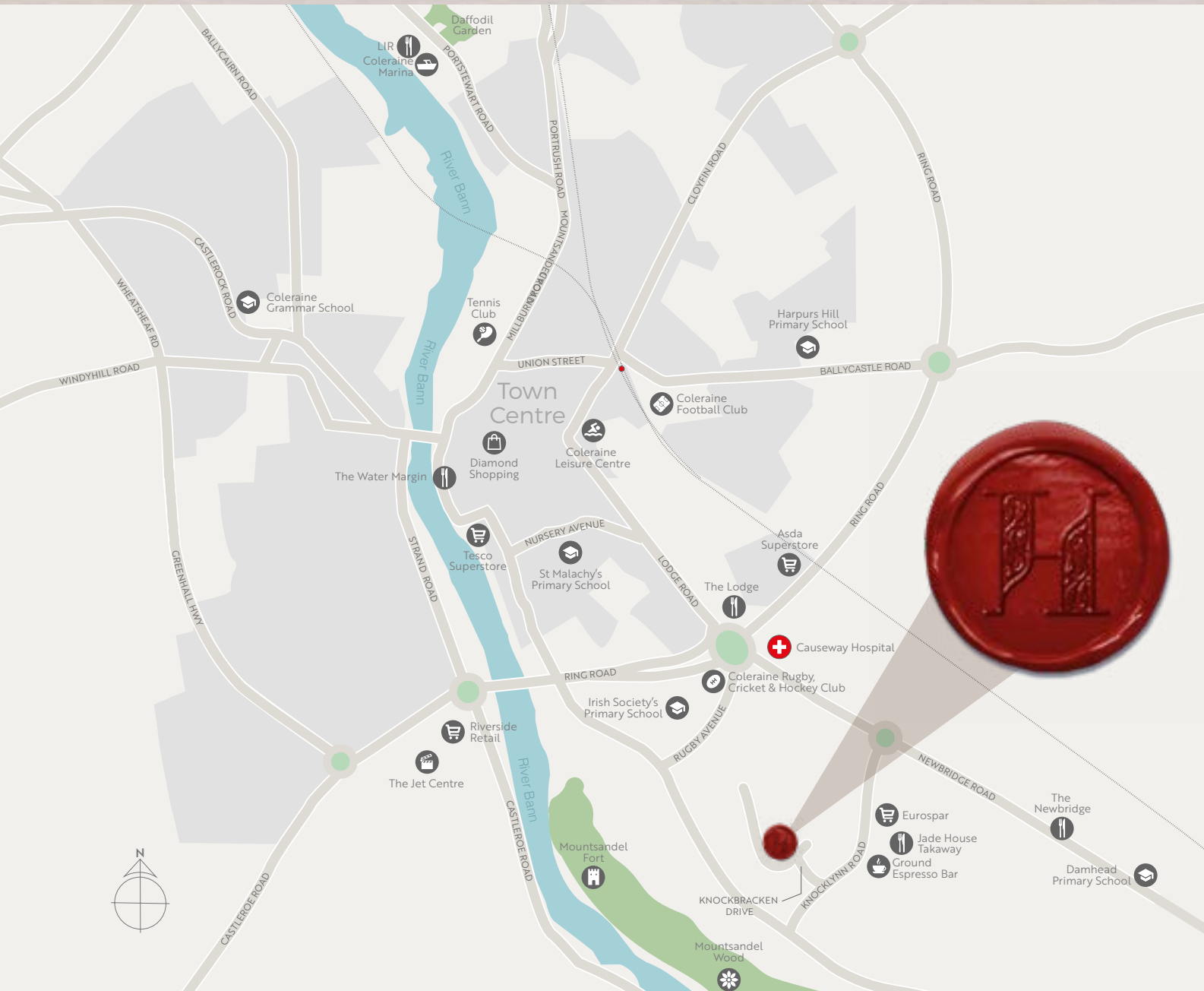


Rocca Cafe



# ALL YOUR DAILY NEEDS ON YOUR DOORSTEP

SCHOOLS	miles	RETAIL	miles	WINING & DINING	miles	LEISURE & RECREATION	miles
Irish Society's Primary School	1.5	Eurospar	0.3	Ground Espresso Bar	0.4	Coleraine Rugby, Cricket & Hockey Club	1.1
Damhead Primary School	1.6	Asda	1.3	The Newbridge	0.4	Coleraine Leisure Centre	1.7
Killowen Primary School	1.9	Sainsbury's	2.2	Lodge Hotel	1.2	Coleraine Football Club	2.0
Harpurs Hill Primary School	1.9	Riverside Retail	2.2	Rocca	2.3	Jet Centre	2.2
Millburn Primary School	2.2	Lidl	2.2	Whoosh	2.4	Coleraine Tennis Club	2.3
St Malachy's Primary School	2.2	Coleraine Town Centre	2.4	Coopers	2.4	Eoghan Rua GAA	4.9
Northern Regional College	2.3	M&S	2.4	Water Margin	2.5	Portstewart Golf Club	6.2
St John's Primary School	2.4	Tesco Superstore	2.4	LIR	6.4	Royal Portrush Golf Club	7.3
Coleraine Grammar School	2.8			Harry's Shack	7.5	Castlerock Golf Club	8.5
Coleraine College	2.9			Ramore Restaurants		Whiterocks Beach	9.0
Loreto College	3.2					Dunluce Castle	9.8
Ulster University Campus	3.6						
Dominican College Portstewart	6.5						
Dalriada School	6.8						



# LOCATION MAP & SITE LAYOUT NOT TO SCALE



THE ASTORIA



THE BROOKWOOD



THE CASTLETON



THE CLERMONT



THE DORCHESTER



THE FITZPATRICK



THE FITZROY



THE FITZWILLIAM



THE HAMPSTEAD



THE MONTROSE



THE MAYFAIR







CONTEMPORARY  
AND WELL DESIGNED...

...YOU'LL LOVE  
COMING HOME









## THE ASTORIA



Render version on sites: 355, 356, 359, 360, 361

## THE ASTORIA

4 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1377 sq. ft. approx

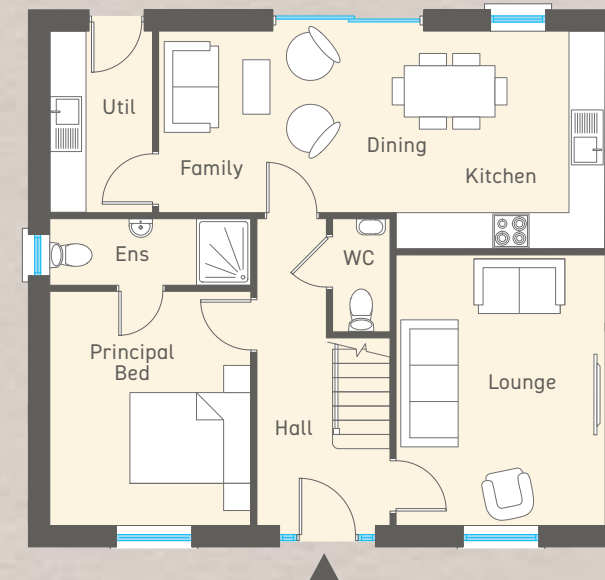
Site nos. 356, 357, 358, 359, 360, 361, 362 & 363

Note: Site no. 355 will have a bay window to the lounge



Brick version on sites: 357, 358, 362, 363

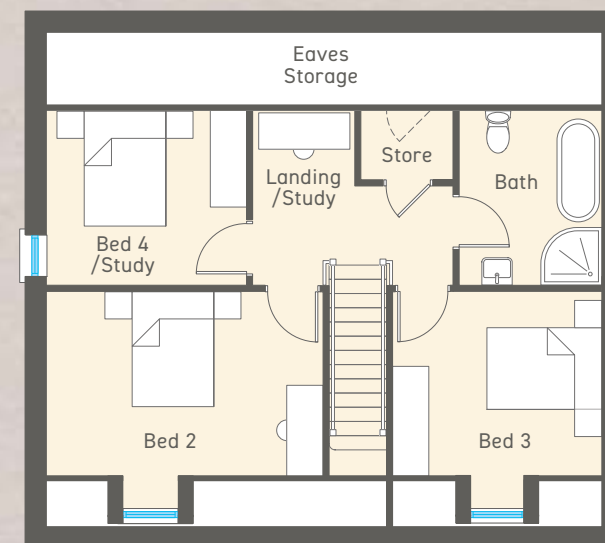
### GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	14'7" x 11'4"	4.47 x 3.46
Kitchen   Dining   Family	24'3" x 11'10"	7.38 x 3.60
Utility	9'10" x 5'7"	3.00 x 1.70
Principal Bedroom	12'8" x 10'11"	3.87 x 3.32
Ensuite	10'11" x 3'7"	3.32 x 1.10

FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	15'0" x 10'0"	4.57 x 3.04
Bedroom 3	11'4" x 10'0"	3.46 x 3.04
Bedroom 4 / Study	10'9" x 9'6"	3.30 x 2.89
Bathroom	9'6" x 7'8"	2.89 x 2.36

### FIRST FLOOR





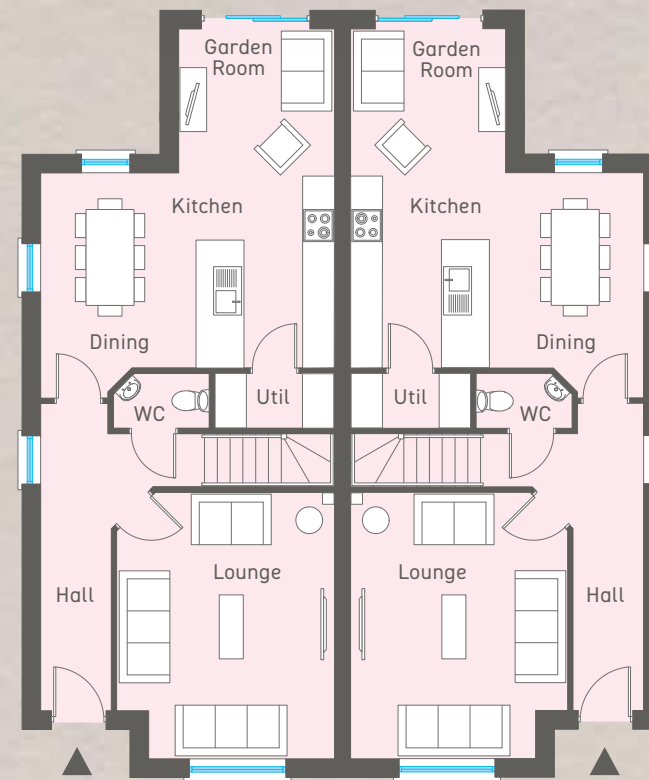


## THE BROOKWOOD

4 BEDROOM SEMI DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1350 sq. ft. approx

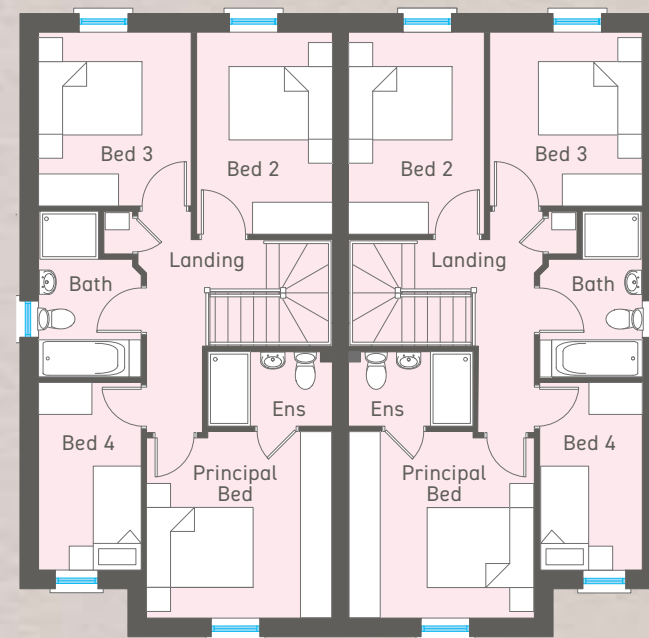
Site nos. 340 & 341

### GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	16'5" x 13'5"	5.00 x 4.09
Kitchen   Dining	18'1" x 12'0"	5.50 x 3.66
Garden Room	9'7" x 8'9"	2.92 x 2.70
Utility	7'6" x 3'5"	2.30 x 1.03

### FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'6" x 11'4"	3.50 x 3.48
Ensuite	7'6" x 4'7"	2.30 x 1.40
Bedroom 2	12'5" x 8'6"	3.79 x 2.60
Bedroom 3	10'8" x 9'5"	3.26 x 2.86
Bedroom 4	11'6" x 6'4"	3.52 x 1.92
Bathroom	9'7" x 6'4"	2.92 x 1.92







CHARACTERFUL,  
TRADITIONALLY CONSTRUCTED  
HOMES...

...WITH BLOCK AND  
BRICK/RENDER FINISH  
OFFERING A PREMIUM  
LEVEL OF INSULATION  
AND SOUNDPROOFING





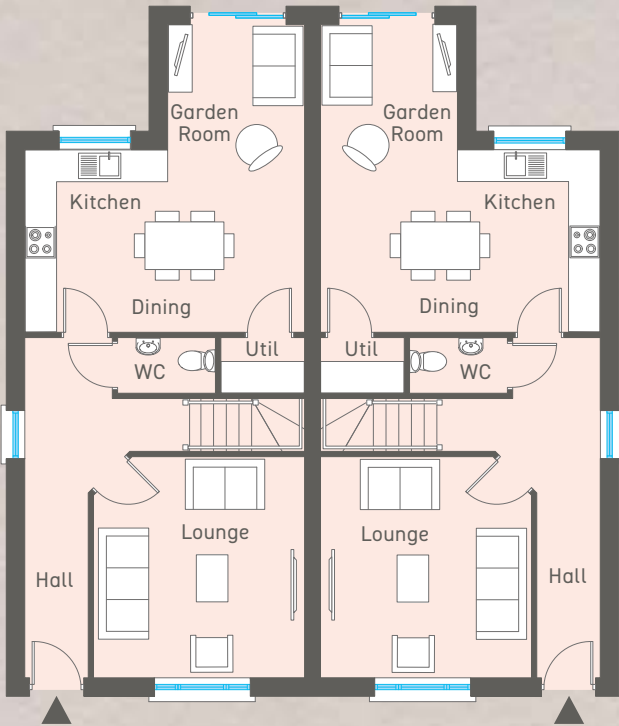
# THE CASTLETON

3 BEDROOM SEMI DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1201 sq. ft. approx

Site nos. 338 & 339

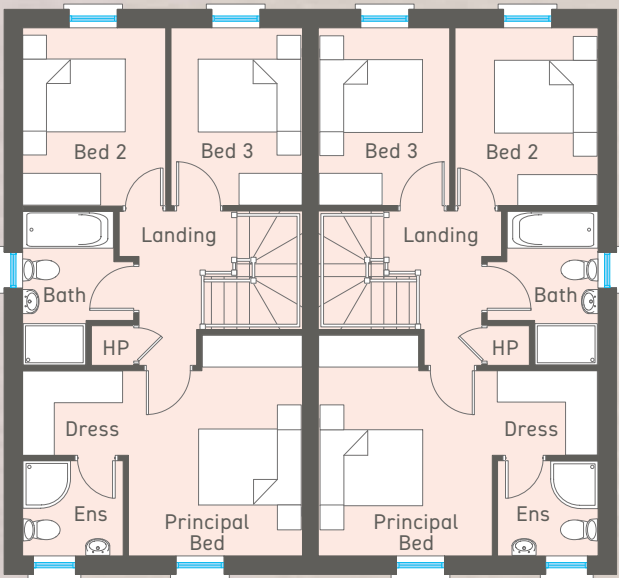
# THE CASTLETON

## GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	13'1" x 11'3"	3.98 x 3.42
Kitchen   Dining	17'4" x 11'4"	5.28 x 3.45
Garden Room	8'6" x 7'8"	2.58 x 2.36
Utility	6'1" x 3'5"	1.85 x 1.05

## FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	13'8" x 10'9"	4.17 x 3.28
Ensuite	6'3" x 5'10"	1.90 x 1.80
Dressing	6'3" x 5'3"	1.90 x 1.60
Bedroom 2	11'1" x 8'10"	3.37 x 2.70
Bedroom 3	11'1" x 8'2"	3.37 x 2.48
Bathroom	9'6" x 5'7"	2.90 x 1.72



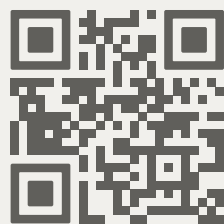




## THE CLERMONT

3 BEDROOM SEMI DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1173 sq. ft. approx

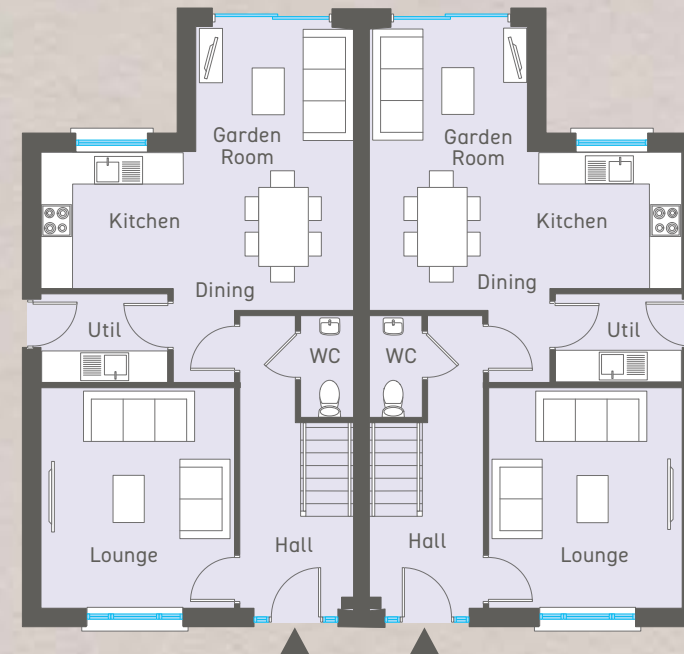
Site nos. 348, 349



click or scan QR code  
to view our  
virtual show home

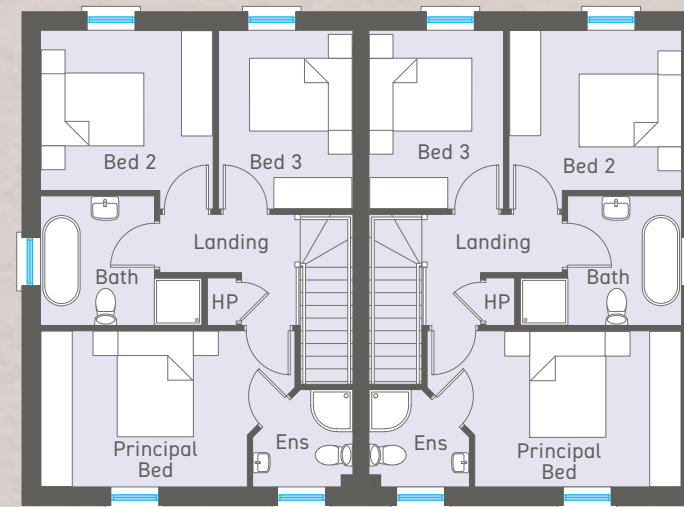
## THE CLERMONT

### GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	13'7" x 12'4"	4.16 x 3.75
Kitchen   Dining	19'4" x 9'10"	5.90 x 3.03
Garden Room	9'9" x 7'8"	2.98 x 2.36
Utility	7'9" x 5'6"	2.40 x 1.67

### FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	16'1" x 9'9"	4.89 x 2.95
Ensuite	6'3" x 5'11"	1.90 x 1.80
Bedroom 2	10'7" x 9'11"	3.24 x 3.03
Bedroom 3	11'6" x 8'5"	3.50 x 2.56
Bathroom	10'0" x 8'0"	3.05 x 2.45



The architectural 3D perspective is for illustration purposes only  
Site layout is not to scale. Floor plans are not to scale



A photograph of a modern living room interior. In the background, a light pink sofa with vertical stitching on the backrest and rounded armrests is adorned with two square, light-colored textured pillows. In the foreground, a round wooden coffee table holds a silver French press with a black handle and lid, two white ceramic mugs with a ribbed texture stacked on top of each other, and a small green succulent in a white pot. The scene is set against a neutral-toned wall and light-colored flooring.

A PLACE TO UNWIND,  
PLAY AND GROW





BRICK VERSION ON SITES 335, 336

## THE DORCHESTER

3 BEDROOM SEMI DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1015 sq. ft. approx

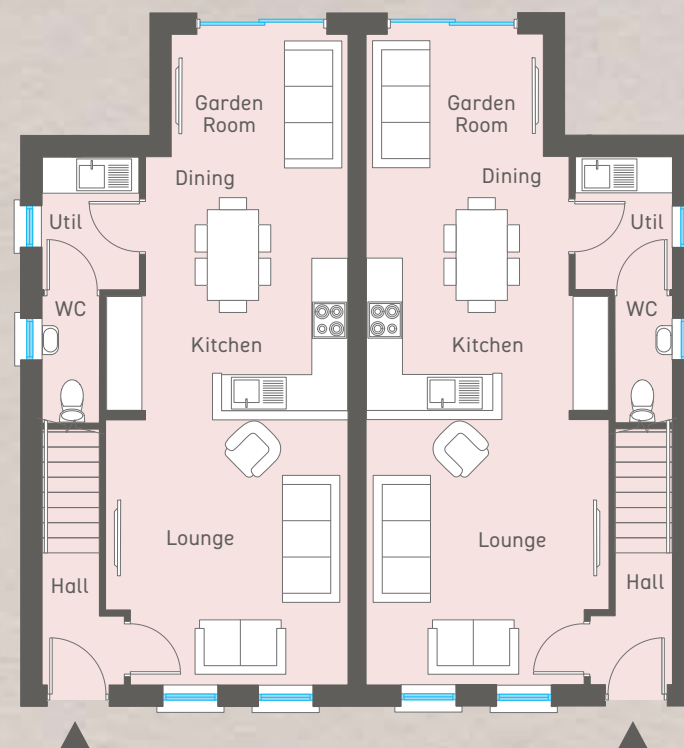
Site nos. 331, 332, 333, 334, 335 & 336



RENDER VERSION ON SITES 331, 332, 333, 334

## THE DORCHESTER

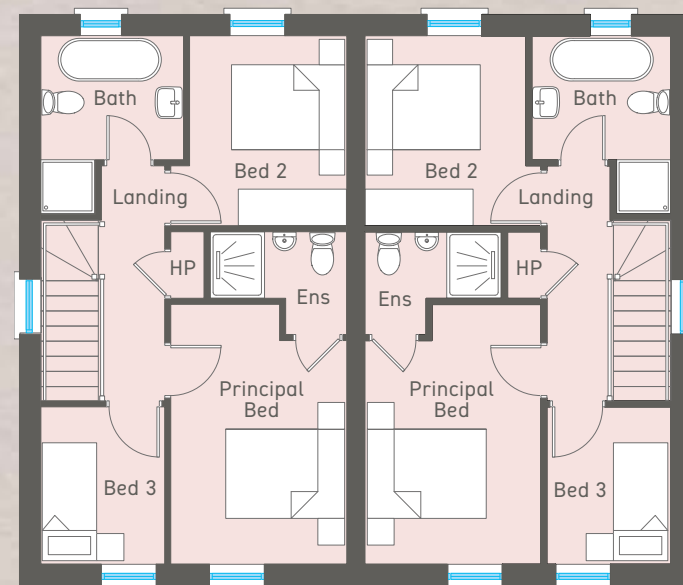
### GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	14'4" x 13'2"	4.38 x 4.01
Lounge	13'9" x 13'2"	4.20 x 4.01
Kitchen   Dining	9'8" x 6'8"	2.92 x 2.02
Garden Room	7'3" x 5'4"	2.20 x 1.61
Utility		
WC		

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'2" x 9'6"	3.69 x 2.91
Ensuite	7'5" x 5'11"	2.26 x 1.80
Bedroom 2	10'4" x 8'6"	3.14 x 2.60
Bedroom 3	8'6" x 6'9"	2.60 x 2.05
Bathroom	7'8" x 7'1"	2.36 x 2.15

### FIRST FLOOR



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UNIQUELY DESIGNED  
AND FINISHED TO THE  
HIGHEST SPECIFICATION  
...MOVE IN AND ENJOY!





## THE FITZPATRICK



THE FITZPATRICK (render version without side bay)

## THE FITZPATRICK (without side bay window)

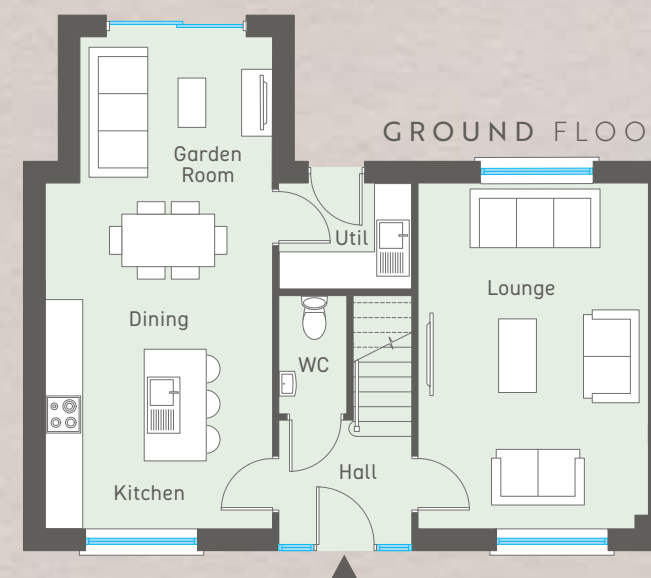
3 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1253 sq ft approx  
Site nos. 352, 353, 354

## THE FITZROY (with side bay windows)

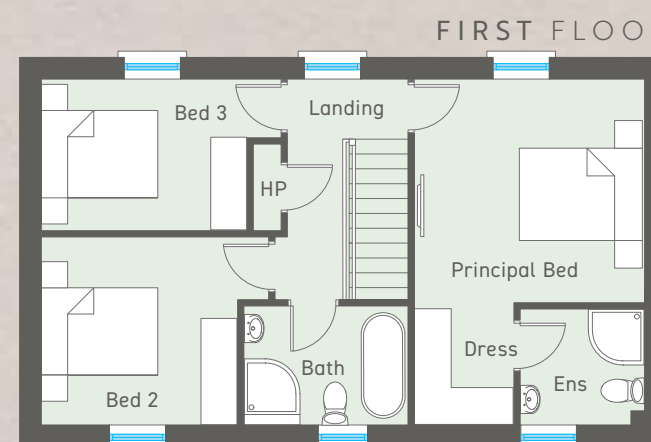
3 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1264 sq. ft. approx  
Site no. 351



THE FITZROY (brick version with side bay)



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	18'4" x 12'3"	5.59 x 3.72
Kitchen   Dining	18'4" x 12'1"	5.59 x 3.67
Garden Room	10'3" x 7'8"	3.11 x 2.36
Utility	7'1" x 5'8"	2.15 x 1.72



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'3" x 12'0"	3.72 x 3.61
Ensuite	6'7" x 6'2"	2.01 x 1.87
Dressing	6'2" x 5'4"	1.87 x 1.61
Bedroom 2	10'5" x 10'0"	3.17 x 3.04
Bedroom 3	12'8" x 8'1"	3.87 x 2.45
Bathroom	8'7" x 6'6"	2.63 x 1.97







# THE FITZWILLIAM



BRICK VERSION ON SITE 337

## THE FITZWILLIAM

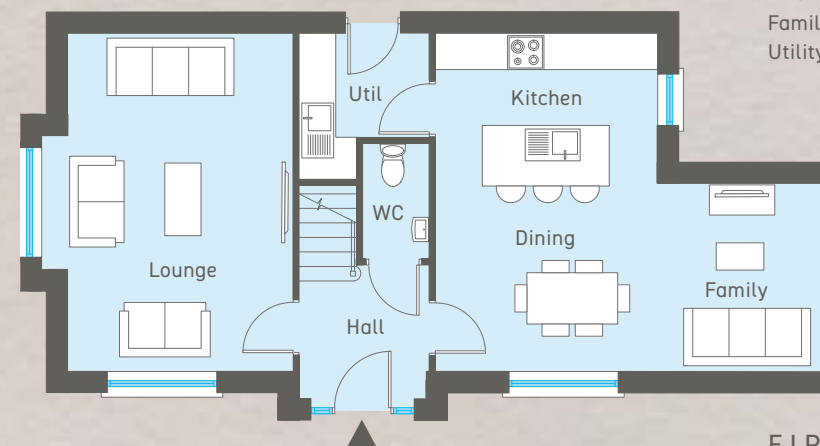
3 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1295 sq. ft. approx

Site no. 337, 343



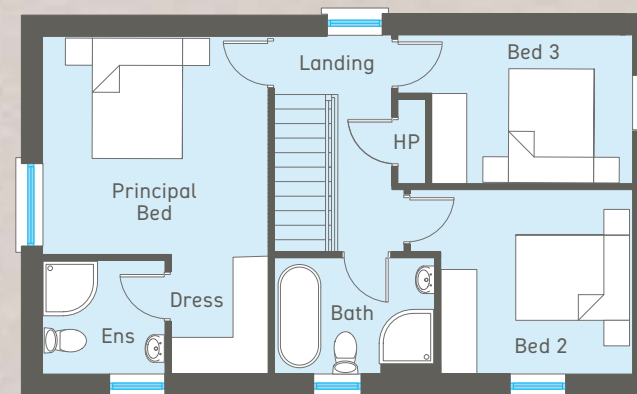
RENDER VERSION ON SITE 343

### GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	18'3" x 12'2"	5.59 x 3.72
Kitchen   Dining	18'3" x 12'0"	5.59 x 3.67
Family	10'3" x 8'9"	3.11 x 2.70
Utility	7'1" x 5'7"	2.15 x 1.72

### FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'2" x 11'10"	3.72 x 3.61
Ensuite	6'7" x 6'2"	2.01 x 1.87
Dressing	6'2" x 5'4"	1.87 x 1.62
Bedroom 2	10'9" x 8'0"	3.32 x 2.45
Bedroom 3	10'5" x 10'0"	3.17 x 3.04
Bathroom	8'7" x 6'6"	2.65 x 1.97







BRICK VERSION ON SITES 344 & 345 (without bays)

THE HAMPSTEAD

4 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1391 sq. ft. approx

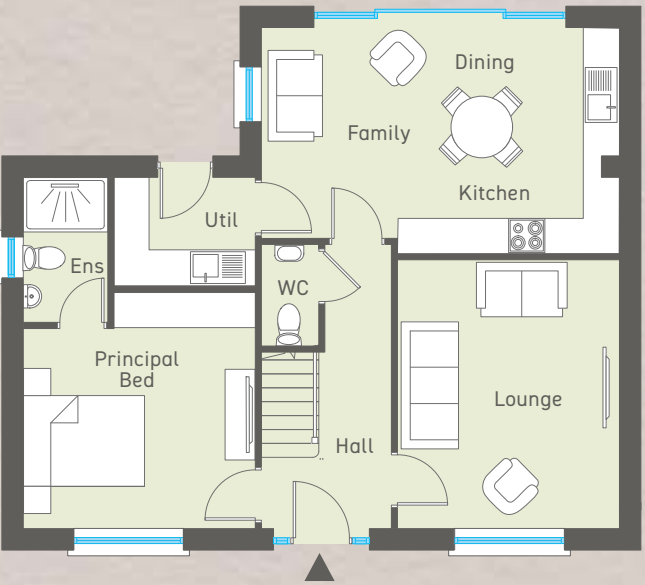
Site nos. 344, 345, 346



RENDER VERSION ON SITE 346 (with bays)

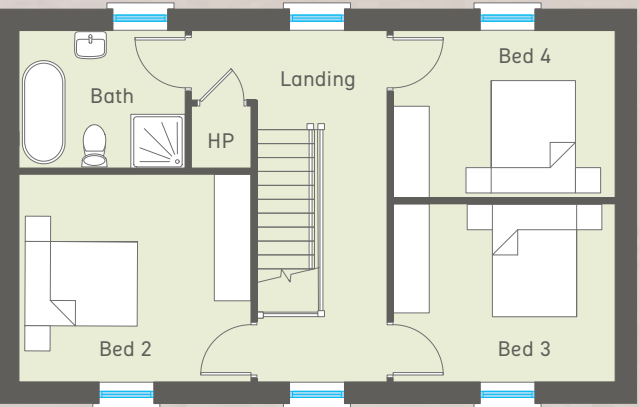
THE HAMPSTEAD

GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	14'6" x 12'1"	4.44 x 3.67
Kitchen   Dining   Family	19'5" x 12'3"	5.92 x 3.74
Utility	7'7" x 5'11"	2.33 x 1.80
Principal Bedroom	12'6" x 10'9"	3.83 x 3.31
Ensuite	7'11" x 4'7"	2.40 x 1.40

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	12'7" x 11'3"	3.83 x 3.43
Bedroom 3	12'1" x 9'8"	3.67 x 2.94
Bedroom 4	12'1" x 9'1"	3.67 x 2.76
Bathroom	9'1" x 7'6"	2.75 x 2.27

NOTE: site no. 346 will be a handed version of these plans with 2 bay windows







## THE MONTROSE



BRICK VERSION ON SITE 347 (with bays)

## THE MONTROSE

4 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1532 sq. ft. approx

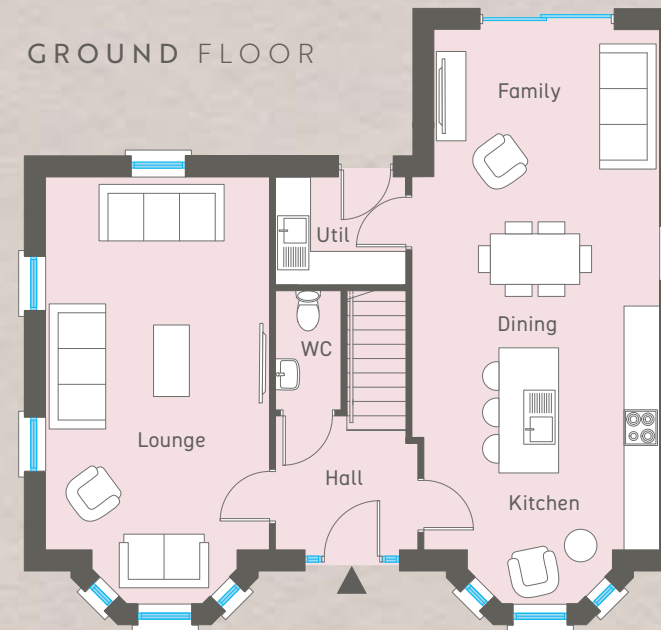
THE MONTROSE (WITH BAYS) Site no. 347

THE MONTROSE (WITHOUT BAYS) Site no. 350



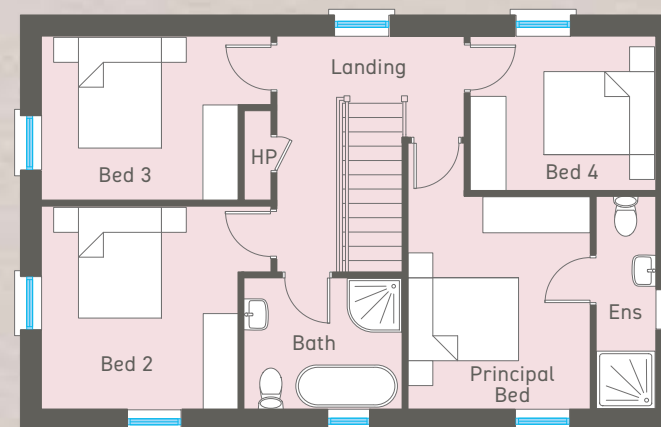
RENDER VERSION ON SITE 350 (without bays)

### GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	20'6" x 12'4"	6.26 x 3.76
Kitchen   Dining   Family	28'7" x 12'11"	8.74 x 3.95
Utility	7'2" x 5'6"	2.19 x 1.71

### FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'8" x 10'0"	3.57 x 3.06
Ensuite	11'8" x 3'3"	3.57 x 1.00
Bedroom 2	11'2" x 10'9"	3.41 x 3.30
Bedroom 3	10'9" x 9'0"	3.30 x 2.75
Bedroom 4	10'2" x 8'9"	3.11 x 2.69
Bathroom	8'7" x 7'7"	2.65 x 2.33



The architectural 3D perspective is for illustration purposes only  
Site layout is not to scale. Floor plans are not to scale





## THE MAYFAIR

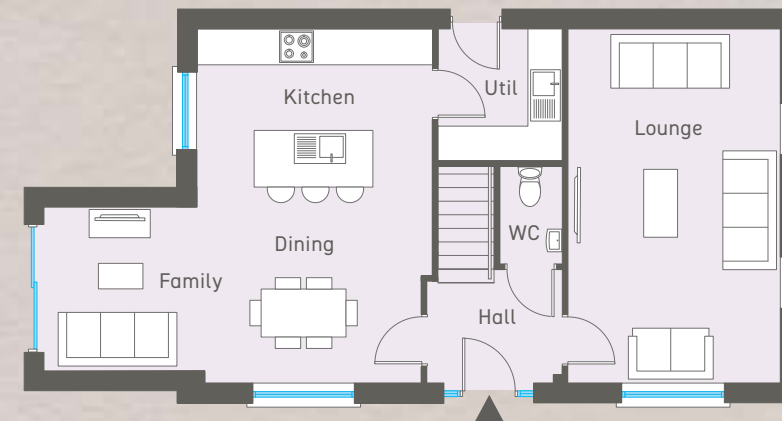


## THE MAYFAIR

4 BEDROOM DETACHED FAMILY HOME  
TOTAL FLOOR AREA 1474 sq. ft. approx

Site no. 342

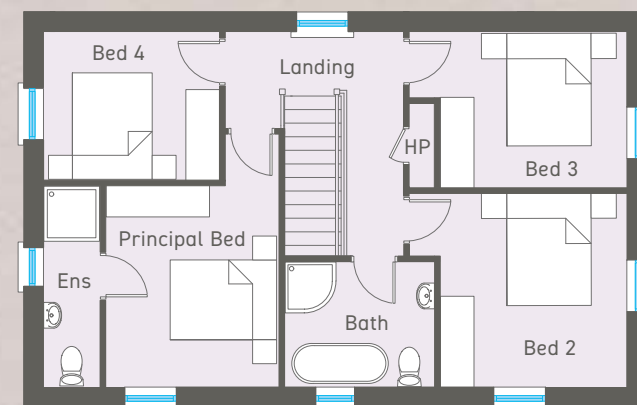
### GROUND FLOOR



### GROUND FLOOR

	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	20'6" x 12'4"	6.26 x 3.76
Kitchen   Dining	20'6" x 13'6"	6.26 x 4.12
Family	9'6" x 8'9"	2.89 x 2.70
Utility	7'3" x 6'9"	2.20 x 2.09

### FIRST FLOOR



### FIRST FLOOR

	Ft/Inch	Metres
Principal Bedroom	11'8" x 10'0"	3.57 x 3.06
Ensuite	11'8" x 3'3"	3.57 x 1.00
Bedroom 2	11'2" x 10'9"	3.41 x 3.30
Bedroom 3	10'9" x 9'0"	3.30 x 2.75
Bedroom 4	10'2" x 8'9"	3.11 x 2.69
Bathroom	8'7" x 7'7"	2.65 x 2.33



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Site layout is not to scale. Floor plans are not to scale



# CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES



## KITCHEN – THE HEART OF THE HOME

- Modern fitted kitchen with a choice of doors, worktops and handles from Exorna
- 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
- Low voltage down lights
- One feature pendant light

## UTILITY ROOM

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

## SANITARY WARE

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

## FLOORING

- Colour choice of 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

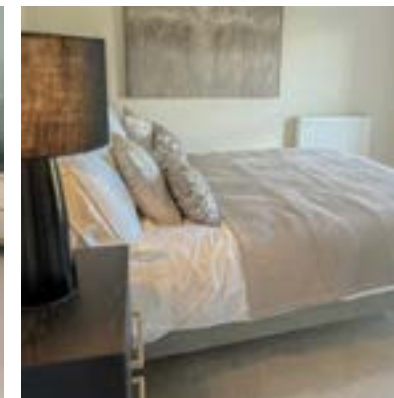
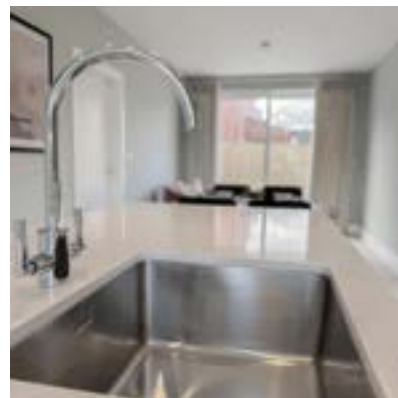
- Gas fired central heating
- Energy efficient boiler

## INTERNAL FINISHES

- Painted internal walls and ceilings in neutral emulsion
- Pre finished internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets and switches
- Master TV point in lounge
- Carbon monoxide, smoke and heat detectors

## 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 black frames on outside and white frames inside
- Outside power supply
- Garages available as an optional extra
- Structural provision for shed / home office available as optional extra
- Solar panels on homes where indicated on site layout









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JOINT SELLING AGENTS



028 7034 3677  
bensonsni.com



028 7034 4433  
philiptweedie.com

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ARCHITECT



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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.

**B L O C K**  
creative property marketing

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