



# Ballantine Garden

**Calm when you need it, connected when you want it.**

New turnkey homes on Hillhall Road, Lisburn BT27 5FU

**HAGAN**   
It begins at home

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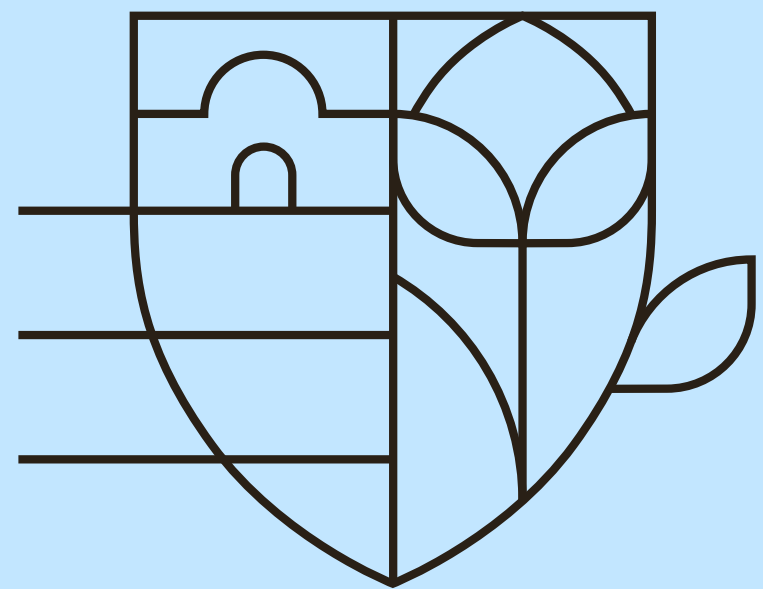
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# Ballantine Garden

**Vibrant,  
Sociable,  
Relaxed.**



# 01.



# A place that's calm when you need it, connected when you want it.



Computer visual



Interior from a different Hagan show home.

Welcome to Ballantine Garden—an energetic new neighbourhood just outside Lisburn, where city style and countryside calm sit side by side. Set on the Hillhall Road, this bold development will deliver high-spec, energy-efficient homes across six thoughtfully phased stages. With a mix of A-rated EPC apartments, townhouses, semi-detached and detached homes, Ballantine Garden is designed for how people really live—whether you're upsizing, downsizing or just getting started. Every home balances space, efficient design and smart layout choices to make day-to-day life easier and more enjoyable.

This is a place for sociable mornings and lively evenings, with the green open space of Hillsborough one way and the bustle of Lisburn just the other. From rooftop solar to walkable amenities, Ballantine Garden is where modern design meets everyday rhythm—in a location that's as relaxed as it is ready to go.

# A handy and sociable location.

## Well-placed in Lisburn

Moments from shops, cafés and local life—with easy links into Belfast for work, study or going out.

Belfast

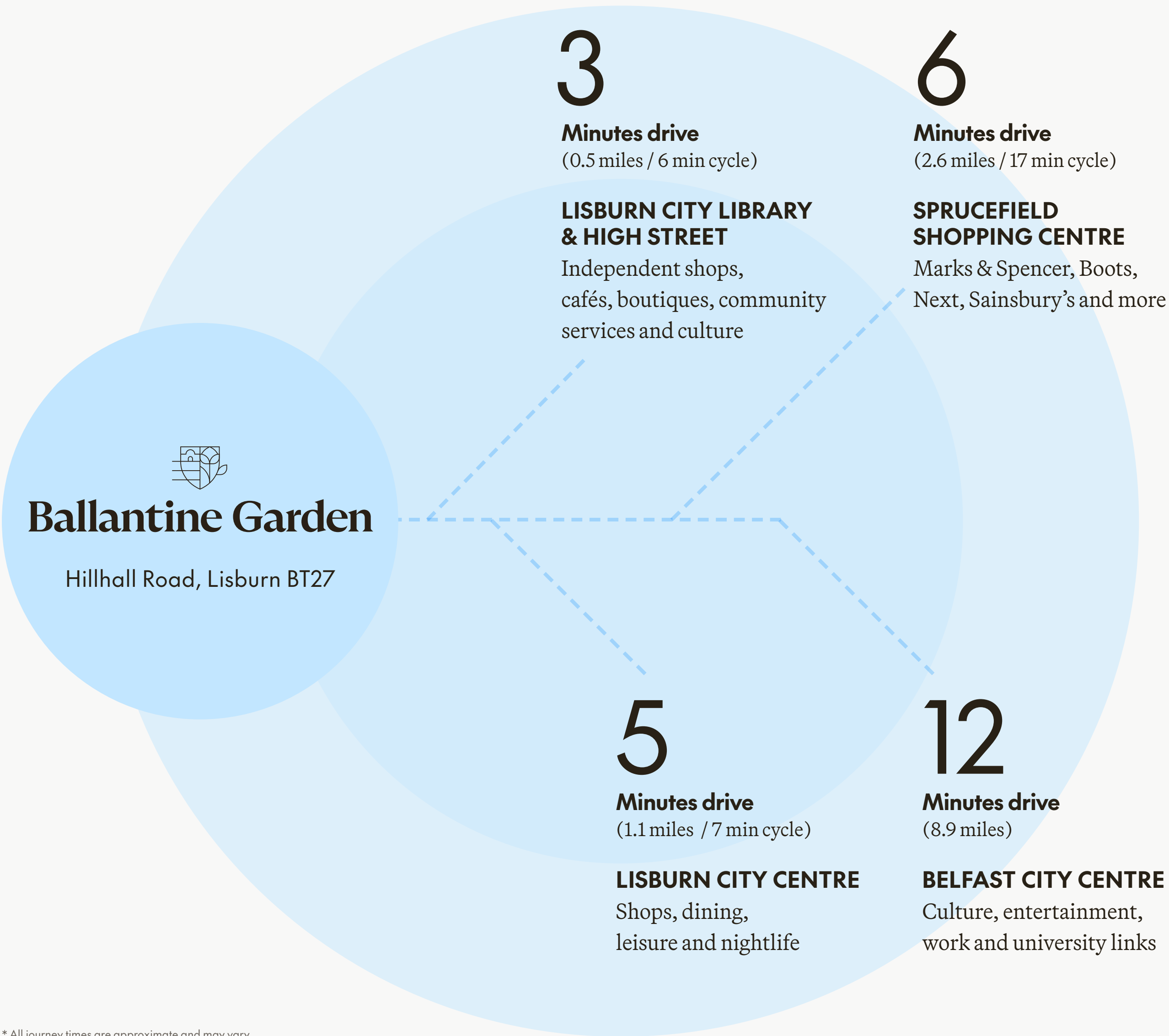
## Ballantine Garden

Hillhall Road,  
Lisburn BT27 5FU

Lisburn



# Getting around



\* All journey times are approximate and may vary

## TRANSPORT

**Ballantine Garden is well connected for commuters and everyday journeys.**



### Local Bus Services (Ulsterbus & Translink)

- **Ulsterbus Route 38 / 538**  
Lisburn to Banbridge and Newry  
(Frequent service from Lisburn Buscentre, connecting to Dromore, Banbridge and Newry. Ideal for regional commuting and weekend travel)
- **Metro Routes 10B, 10C, 10F, 10X**  
Lisburn to Belfast City Centre  
(Local and express services linking Lisburn to Belfast via key stops such as Old Colin, Glengoland and Blacks Road. Regular daily departures)
- **Ulsterbus Route 105**  
Lisburn Buscentre to Dundrod Church  
(A short, local route connecting Lisburn city centre to Dundrod and nearby rural areas—suitable for shopping, school, and community access)



### Belfast International Airport

16.2 miles / 26 min drive

### Belfast City Airport

11.8 miles / 14 min drive



### Lisburn Train Station

1.7 miles / 6 min drive / 11 min cycle

(Frequent services to Belfast, Newry and Dublin)

# Close to everything that matters

## Hospitals & pharmacies

- 1

Lagan Valley Hospital  
1.3 miles / 4 min drive  
(A&E and outpatient services)
- 2

Springwell Medical Centre /  
Lisburn Health Centre  
1.0 mile / 3 min drive / 6 min cycle
- 3

Boots Pharmacy  
(Lisburn High Street)  
0.7 miles / 2 min drive / 4 min cycle

## Doctors & health services

- 4

MediCare-Warnock's Pharmacy  
1.0 mile / 4 min / 6 min cycle
- 5

Dental Excellence Lisburn  
2.6 miles / 7 min / 16 min cycle  
(NHS & private dentistry)

## Supermarkets, supplies & services

- 6

Spar  
1.7 miles / 6 min drive / 6 min cycle
- 7

Lidl Lisburn  
2.1 miles / 6 min drive / 12 min cycle
- 8

Texaco Petrol Station  
(Belsize Road)  
2.6 miles / 7 min drive
- 9

ASDA Superstore  
6.2 miles / 9 min drive

## Recreation & wellness

- 10

Lisburn Leisureplex  
1.5 miles / 6 min drive  
(Gym, swimming pool, sports classes)
- 11

Lisburn Golf Club  
2.9 miles / 6 min drive
- 12

East Lisburn GAC  
2.5 miles / 6 min drive  
(Gaelic games and community sport)

## Local parks & green open areas

- 13

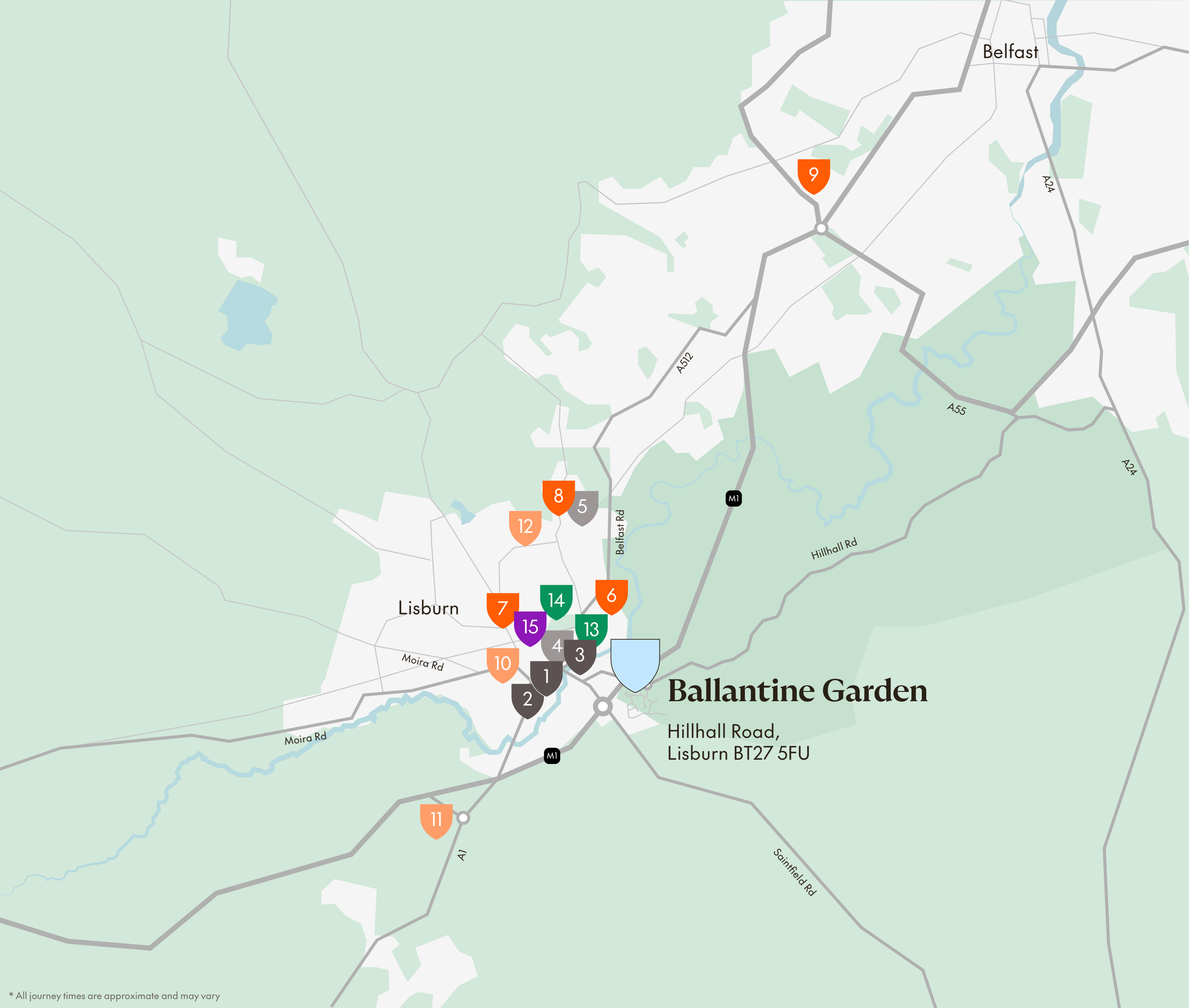
Lagan Valley Island Park  
0.9 mile / 5 min drive / 5 min cycle  
(Riverside walks, events,  
open green space)
- 14

Wallace Park  
1.6 miles / 5 min drive  
(Gardens, tennis courts, play areas)

## Local gems

- 15

Crema Lisburn  
1.1 mile / 4 min drive / 10 min cycle  
(Loved for artisan coffee, fresh  
traybakes and its community buzz)



\* All journey times are approximate and may vary

# MAKE NEW STARTS, EMBRACE LOCAL LIFE, ENJOY LATE NIGHTS.



Ballantine Garden brings a fresh take on contemporary living to one of Lisburn's most vibrant and established locations. The development offers a range of 1-, 2-, 3-, 4- and 5-bedroom homes—apartments, townhouses, semi-detached and detached—each finished with Hagan's signature quality and an A-rated EPC spec.

Inside, layouts are open and future-proofed. Expect generous kitchens, high-performance glazing, and integrated technology like roof-integrated solar panels and Ember PS smart heating. These are homes designed to feel light, liveable and energy-efficient from day one.



Lisburn has always been a city of makers—from linen to lamp-lighting, its past is stitched into its present. That spirit of industry and innovation lives on in its creative community, independent shops and a growing food scene—all just a short hop from Ballantine Garden.

With top-rated schools like Wallace High and Friends' close by, and Sprucefield, Hillsborough Forest Park and Lisburn station all within easy reach, life here is connected, cultured and full of colour. Whether you're winding it down or turning it up, this is a place that works for your rhythm.

Ballantine Garden isn't just about finding a new home—it's about becoming part of a city that's still making its mark.

# For bright futures

Ballantine Garden is ideally placed for growing families, with a wide choice of nurseries, primary and secondary schools nearby.  
**From first steps at local pre-schools to academic options.**



|                                | Distance  | Drive | Cycle  |
|--------------------------------|-----------|-------|--------|
| Pre-school / Nursery           |           |       |        |
| First Steps Nursery            | 1.4 miles | 4 min | 10 min |
| Bright Beginnings Preschool    | 0.9 miles | 3 min | 5 min  |
| Primary                        |           |       |        |
| Fort Hill Primary School       | 1.5 miles | 5 min | 8 min  |
| Kilmakee Primary School        | 4.0 miles | 9 min | N/A    |
| Old Warren Primary School      | 2.0 miles | 7 min | N/A    |
| Secondary / High school        |           |       |        |
| Lisnagarvey High School        | 1.9 miles | 6 min | N/A    |
| Wallace High School            | 2.3 miles | 7 min | 13 min |
| Laurelhill Community College   | 2.7 miles | 7 min | 15 min |
| Selective Grammar school       |           |       |        |
| Friends’ School Lisburn        | 1.9 miles | 7 min | 13 min |
| St. Patrick’s Academy, Lisburn | 2.1 miles | 6 min | 18 min |

\* All journey times are approximate and may vary

# Make a fresh start. Make it Lisburn.



## Green spaces

From Wallace Park to Castle Gardens, there's plenty of room to breathe and walk, right in the heart of the city.



A friendly, fast-moving city with space to relax and room to grow, Lisburn offers strong connections, a buzzing high street, and a community that knows how to live well.



## Local living

Independent cafés, local restaurants, and a historic high street bring daily life to your doorstep.



## Easy access

With direct road, rail and bus links, it's easy to reach Belfast, the airport, and beyond.

See for yourself.

[See Lisburn Local Guide here](#)

# Discover Lisburn



**For learning**  
Well-served by nurseries, primaries, high schools and grammar options across the city.



**Family fun**  
Leisure centres, parks, farms and forests keep all ages active and entertained.



**Dining and drinks**  
From late-night cocktails to long lunches, Lisburn is made for socialising.



**Healthcare around the corner**  
Reliable GP care, local pharmacies and hospital services all close to home.

See for yourself.  
[See Lisburn Local Guide here](#)

## Designed Efficient

# Our homes produce electricity, retain heat and save on energy bills.

New homes  
built by Hagan:

Increase  
efficiency



Reduce  
carbon footprint



A-rated Energy  
Performance  
Certificate (EPC)



High specification  
insulation  
and glazing



Good for green  
mortgages



Latest heating  
technology



Modular  
construction and  
high performance



## Save up to £500/year on electricity\*

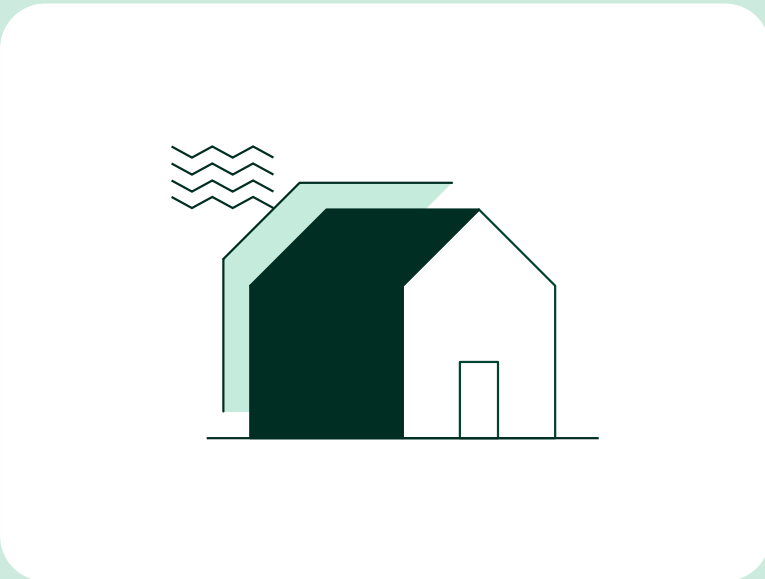
\*energy provider tariff dependent



Computer visual

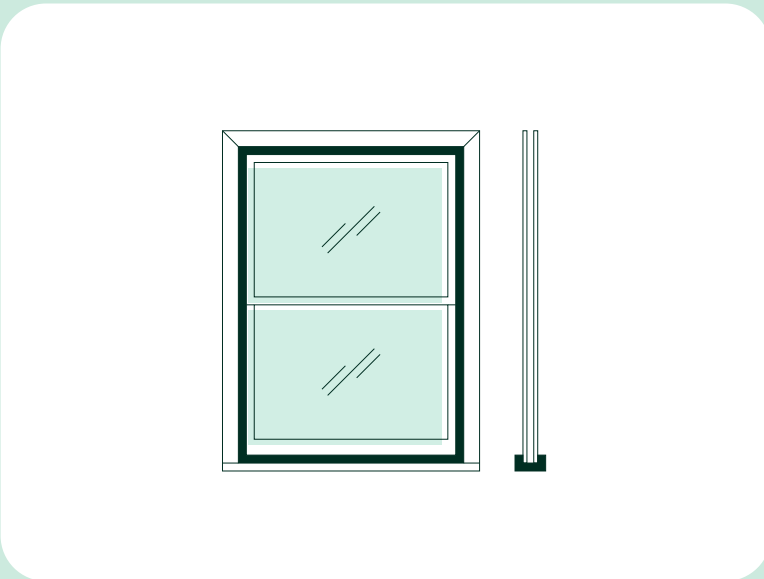
Designed Efficient

# The right choices for you and the planet.



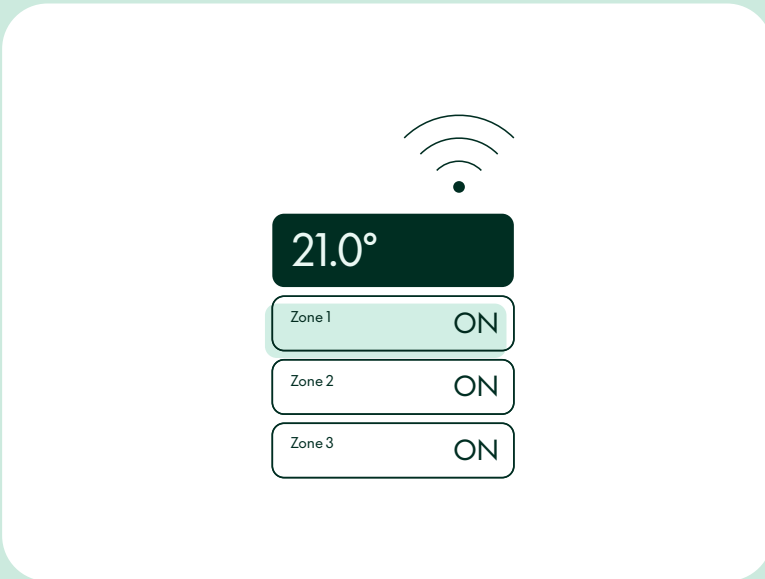
## Timber frame construction

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.



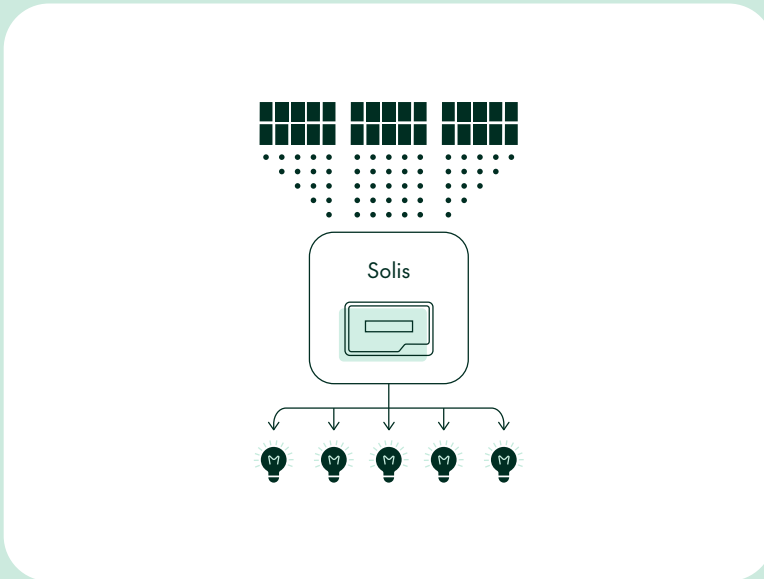
## High quality windows & doors

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.



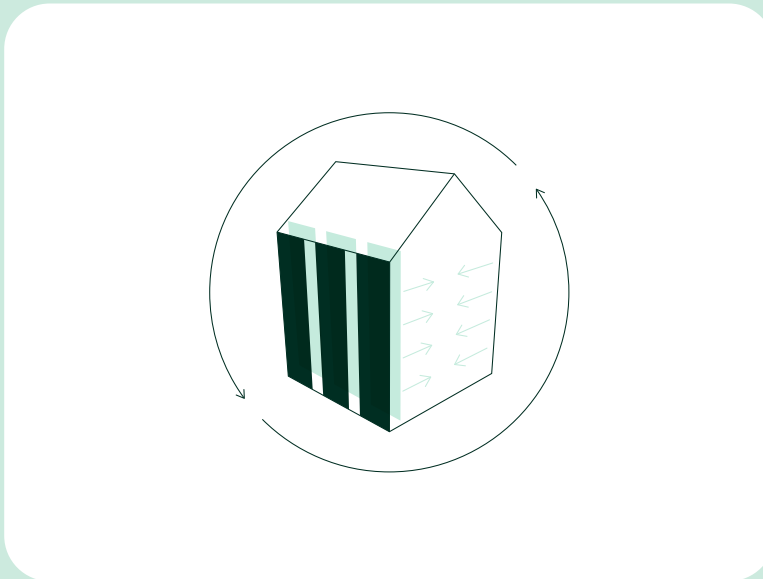
## Smart Heating Control System

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.



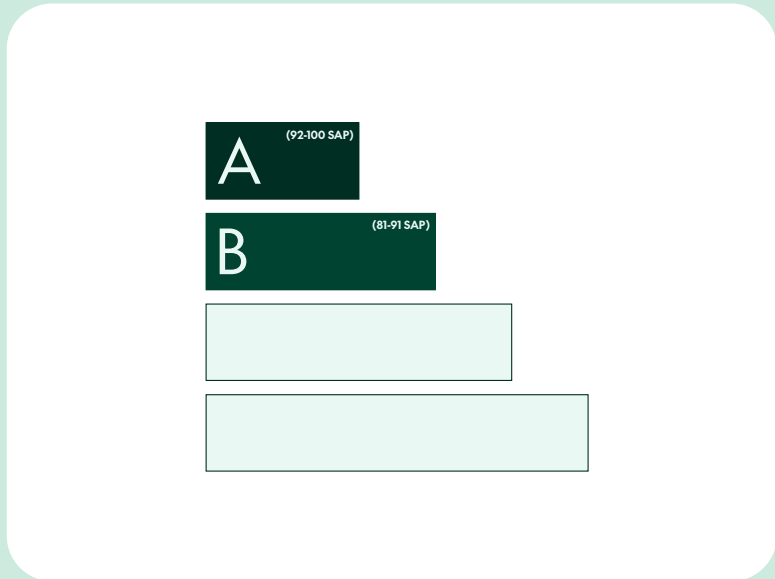
## Renewable PV solar panels

Each low-profile roof is integrated with black solar panels, depending on orientation, to support an A-rated energy performance. The system produces electricity even on cloudy days, converted via a Solis Mini Series Inverter, with potential savings of up to £500\* a year (\*energy tariff dependent).



## 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. Glidevale Protect TF200 Thermo insulating breather 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 Ballantine Garden 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.

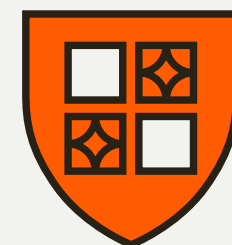
**Experience the Ballantine Garden  
show home yourself**

[Book viewing here](#)



## A-Rated Eco Living EPC

Highest rating meaning bills will be lower (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).



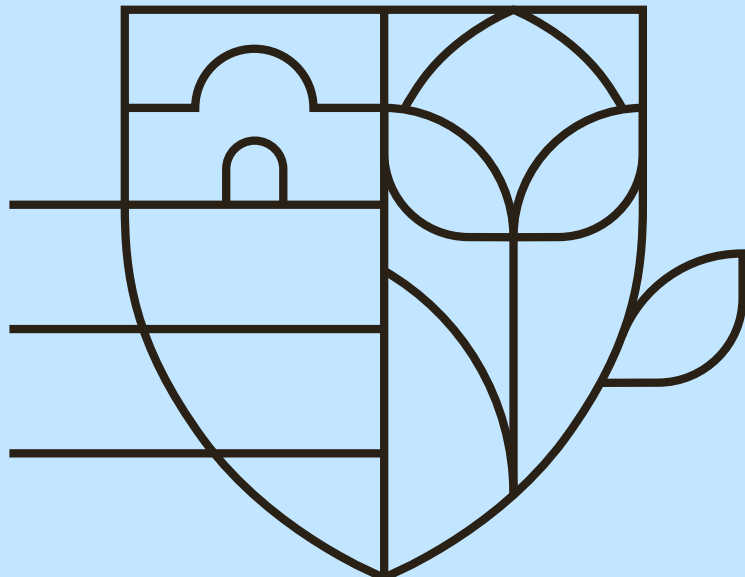
## 10 Year NHBC guarantee

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

# Your home, covered.

Ballantine Garden

# 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 one panel shaker 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 Mbps 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
- Ceramic floor & partial wall tiling from superior range
- Electric oven, hob and black extractor hood
- Integrated fridge / freezer
- Plumbed for washing machine and dishwasher



## Apartment features

- Living / kitchen / dining area floors tiled
- Integrated washer / dryer in kitchen area
- Sites 19A,19B,20A,20B will have communal entrance hallway with audio intercom communication via the keypad at the main communal door



## 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 with thermostatically controlled shower mixer and screen
- Separate shower enclosure (where applicable)



## Other features

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



Interior from a different Hagan show home.

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.

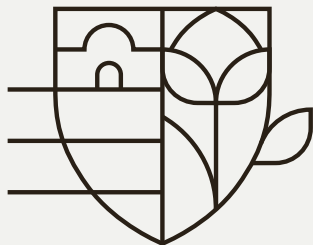


Speak to our Selling Agents about your options.

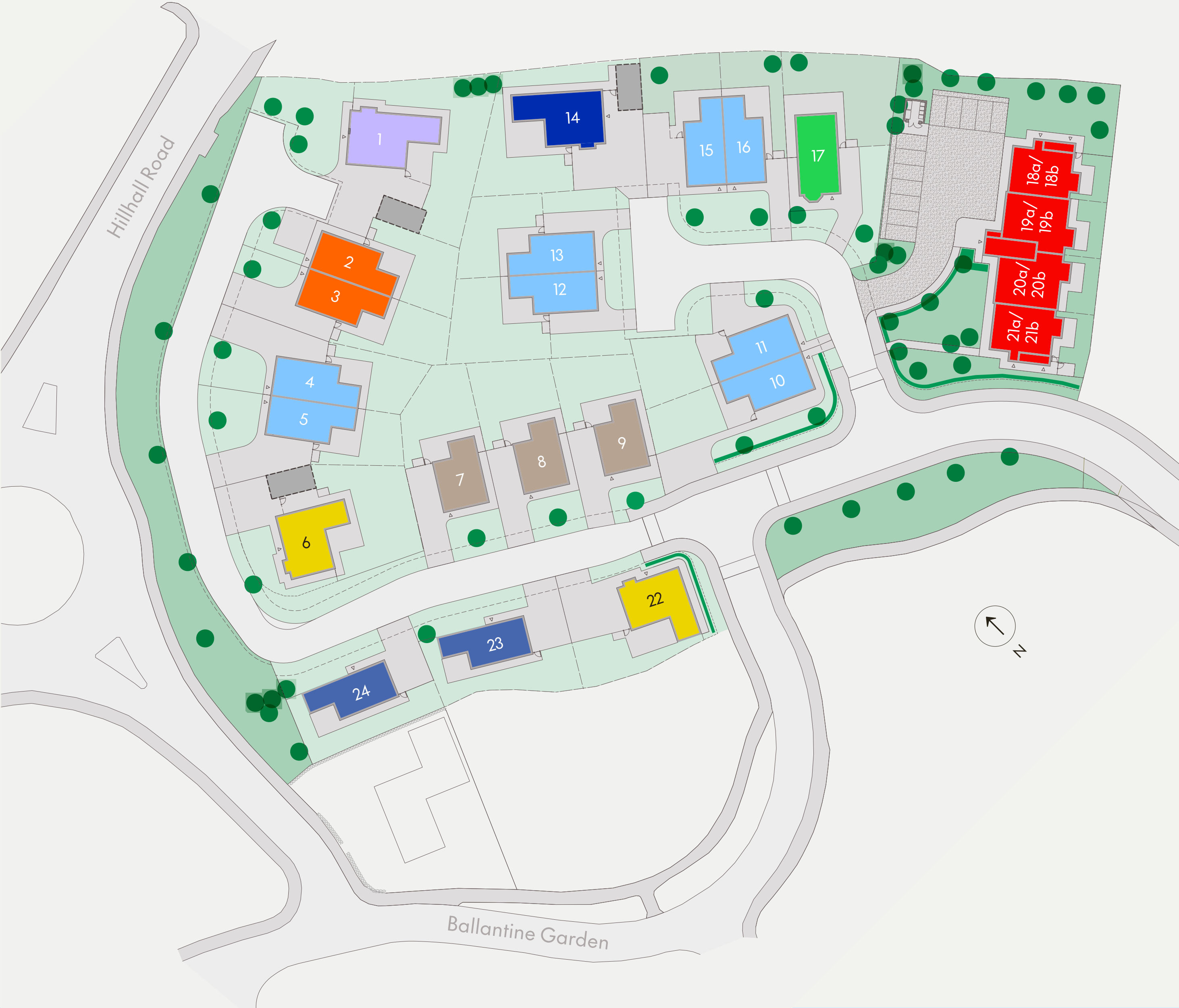
# A development that matters

## House type key

- The Ashburnham  
4 Bedroom Detached
- The Becksbourne  
3 Bedroom Semi-Detached
- The Belgrove  
4 Bedroom Semi-Detached
- The Fenwicke  
5 Bedroom Detached
- The Folgate  
5 Bedroom Detached
- The Gwynne  
4 Bedroom Detached
- The Jowett  
4 Bedroom Detached
- The Kinnaird  
4 Bedroom Detached
- The Poynter Apartments  
2 Bedroom Apartments
- Optional Garage



# Ballantine Garden





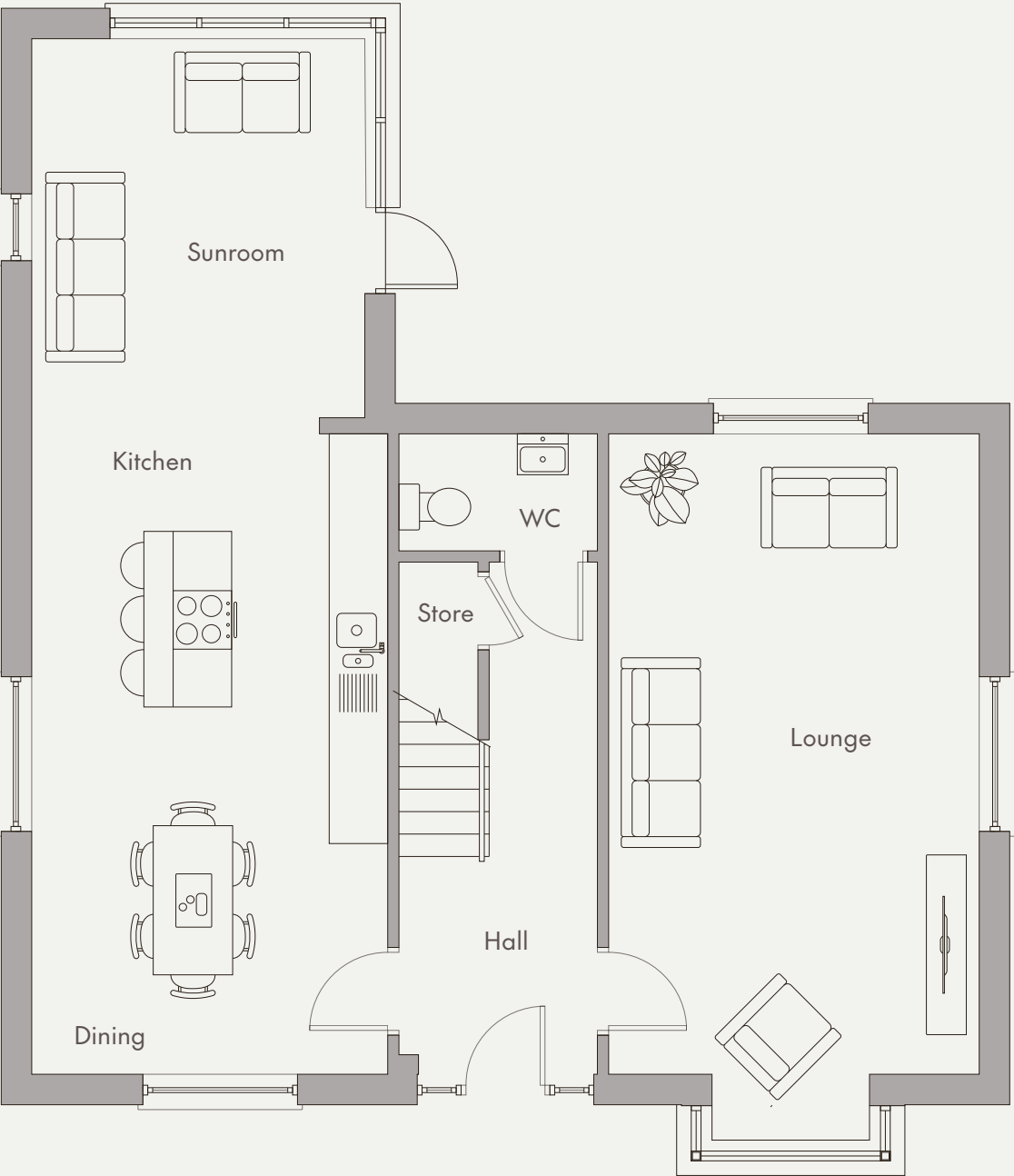
# The Ashburnham

4 Bedroom Detached  
Total floor area: 1,539 sq ft (approx)



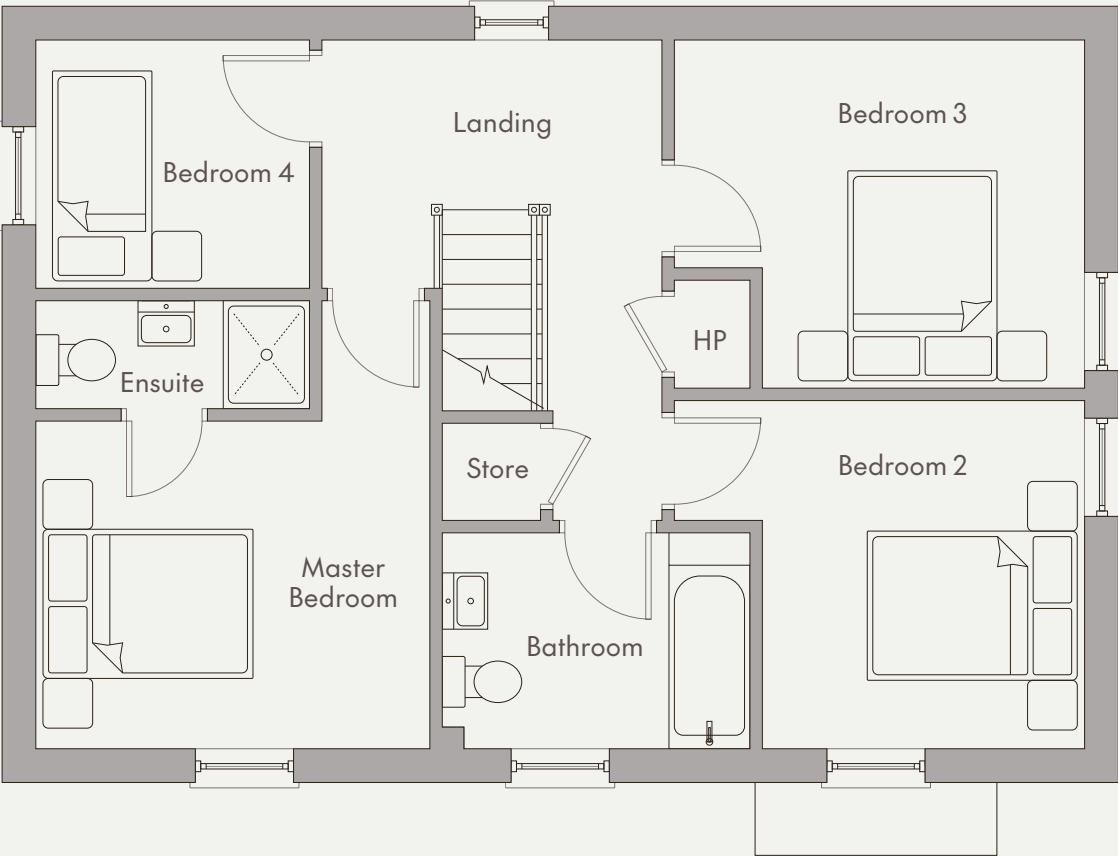
Computer visual

Sites: 6 & 22



Ground floor

|                  |                     |
|------------------|---------------------|
| Lounge           | 23'9" × 12'6" (max) |
| Kitchen / Dining | 21'6" × 12'0"       |
| Sunroom          | 13'4" × 11'2"       |
| WC               | 6'8" × 3'11"        |



First floor

|                |                     |
|----------------|---------------------|
| Master Bedroom | 13'7" × 12'0" (max) |
| Ensuite        | 8'4" × 3'3"         |
| Bedroom 2      | 12'6" × 10'7" (max) |
| Bedroom 3      | 12'6" × 10'7" (max) |
| Bathroom       | 9'4" × 6'7"         |

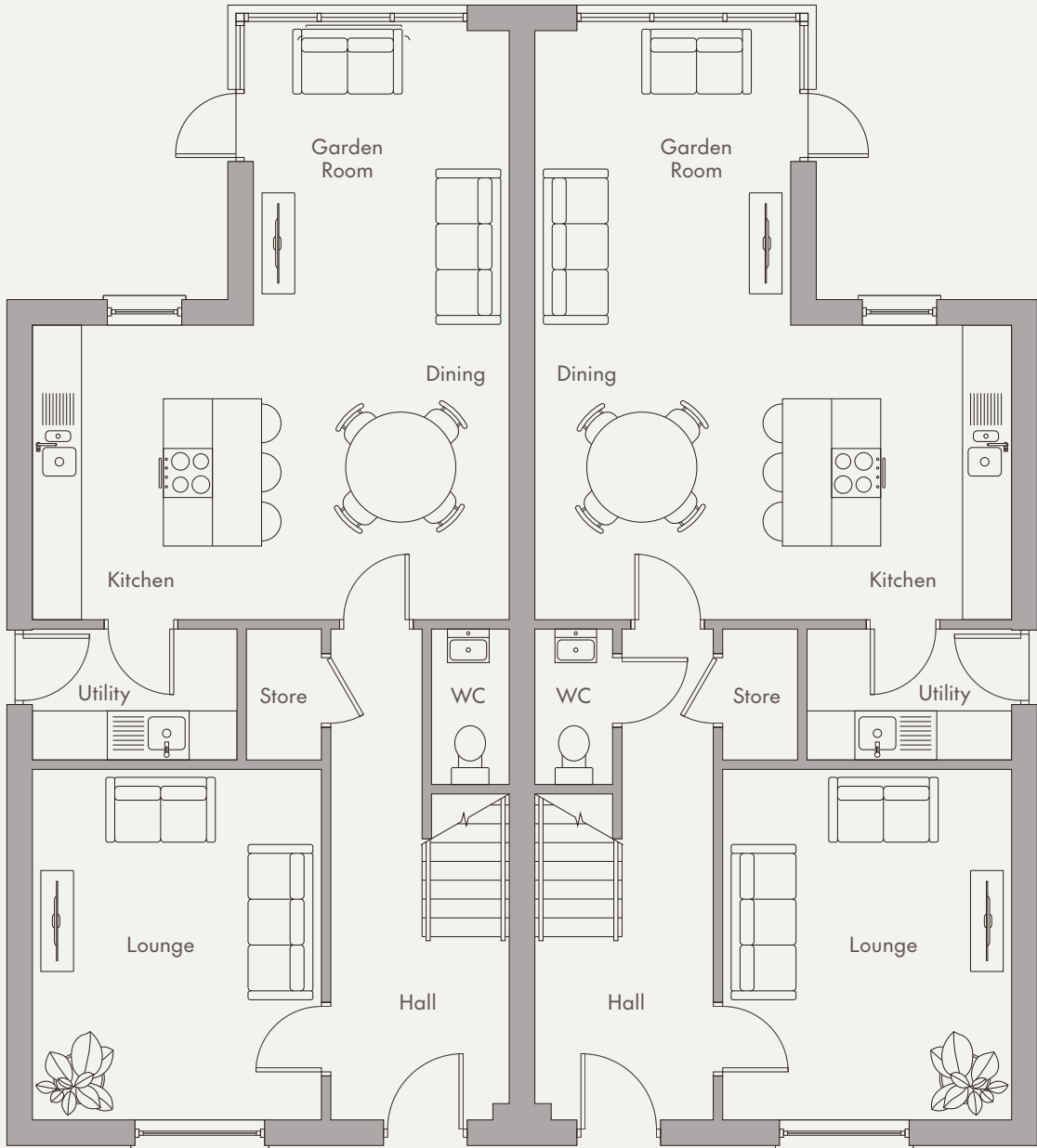
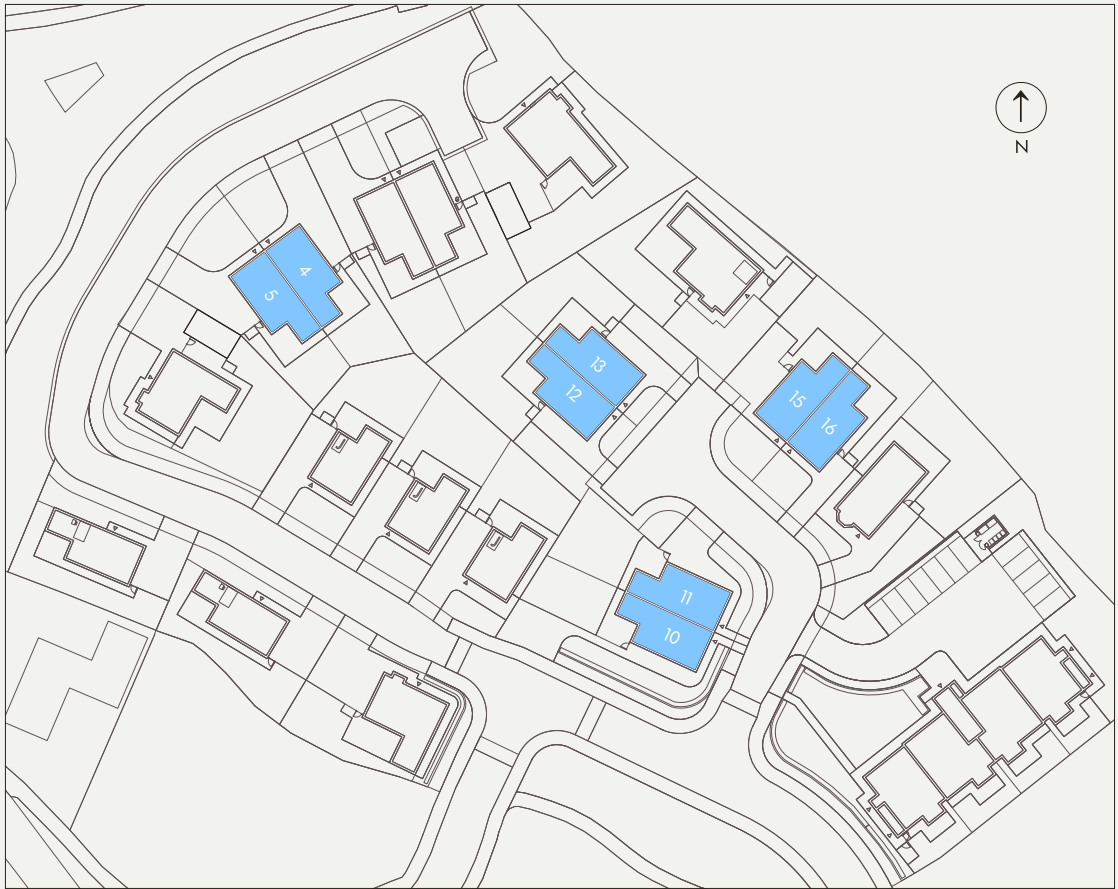
# The Becksbourne

3 Bedroom Semi-Detached  
Total floor area: 1,350 sq ft (approx)



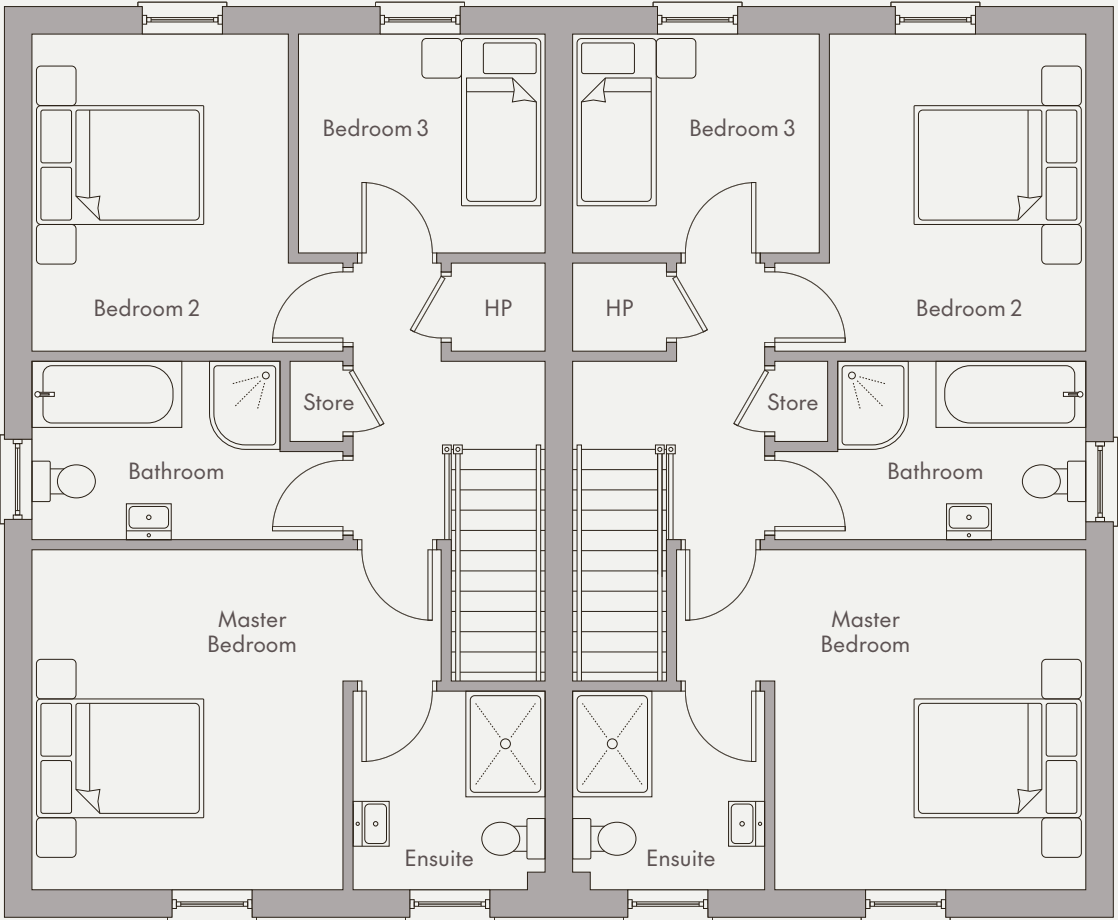
Computer visual

Sites: 4, 5, 10, 11, 12, 13, 15 & 16



Ground floor

|                  |                |
|------------------|----------------|
| Lounge           | 14'1" × 11'7"  |
| Kitchen / Dining | 19'1" × 11'10" |
| Utility room     | 8'2" × 5'3"    |
| Sunroom          | 11'10" × 10'3" |
| WC               | 6'3" × 3'1"    |



First floor

|                |                      |
|----------------|----------------------|
| Master Bedroom | 15'3" × 12'8" (max)  |
| Ensuite        | 7'5" × 7'2"          |
| Bedroom 2      | 11'10" × 11'7" (max) |
| Bedroom 3      | 9'2" × 8'2"          |
| Bathroom       | 11'7" × 6'8" (max)   |

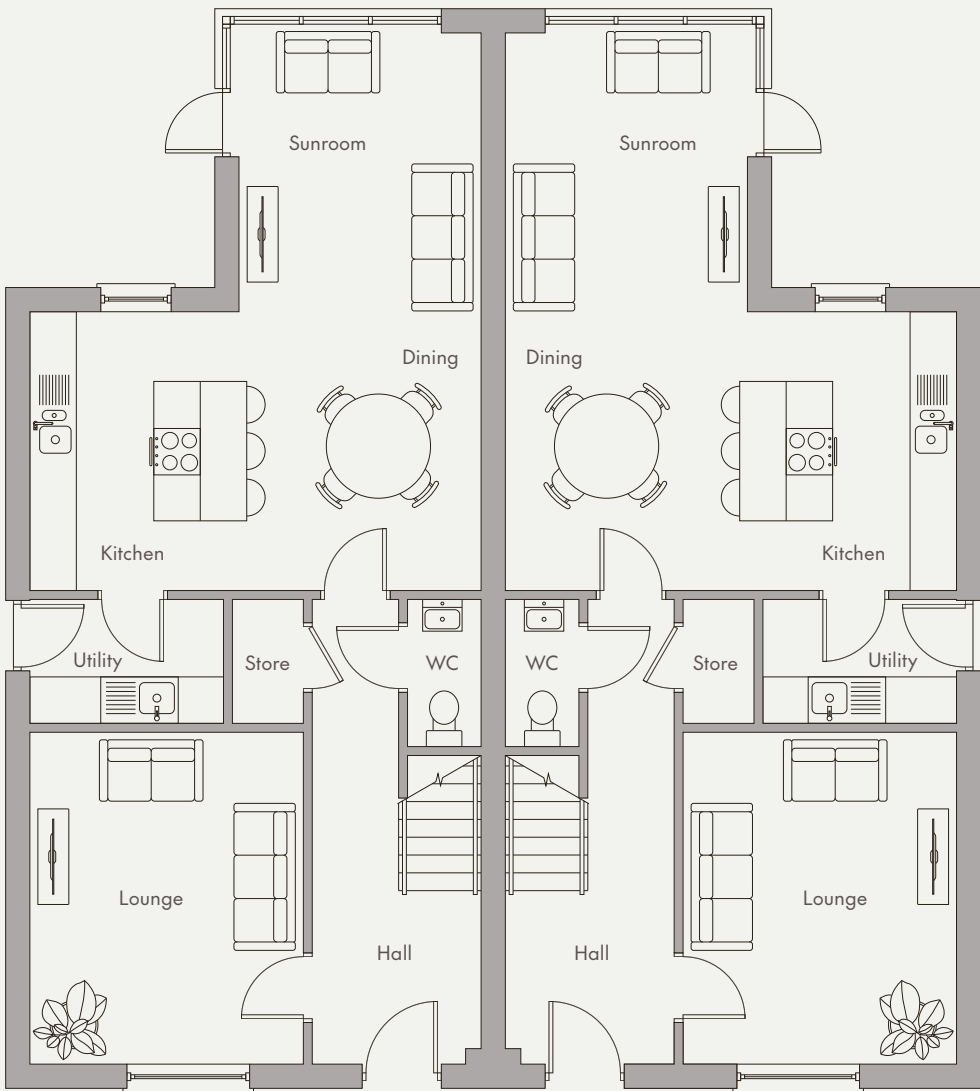
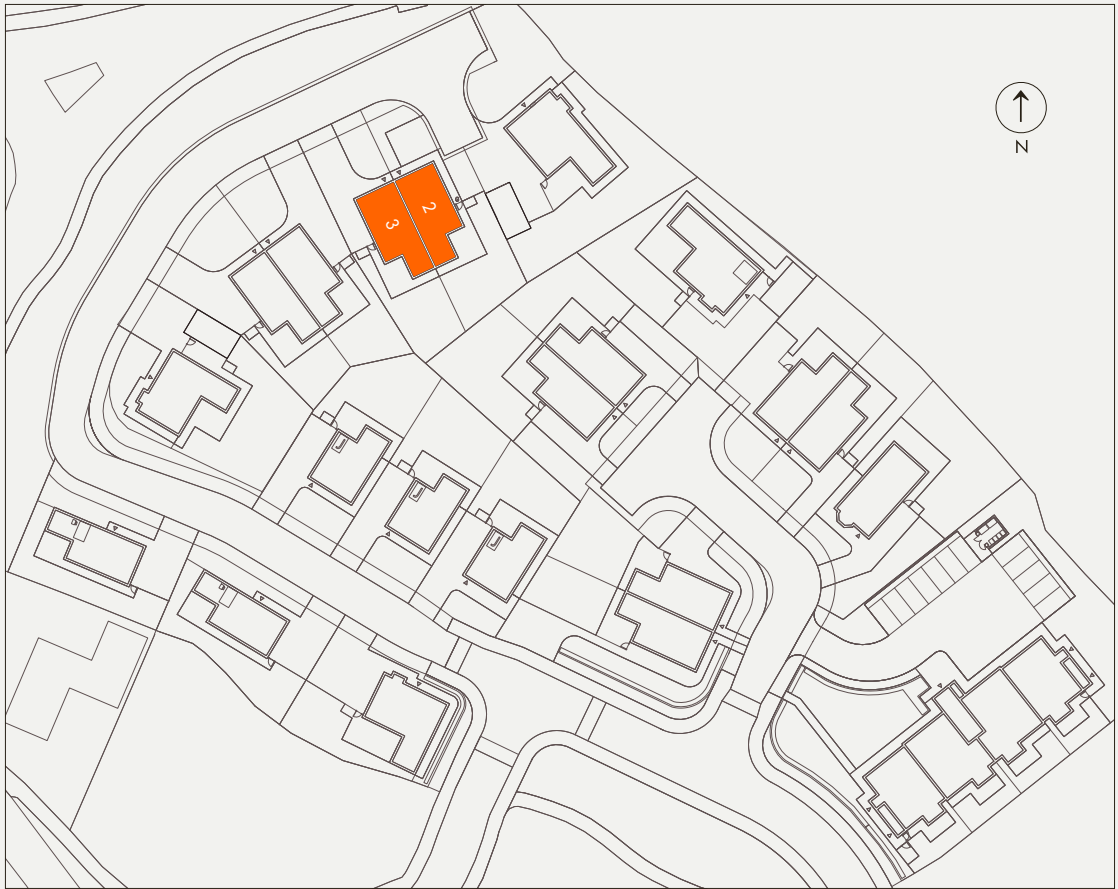
# The Belgrove

4 Bedroom Semi-Detached  
Total floor area: 1,610 sq ft (approx)



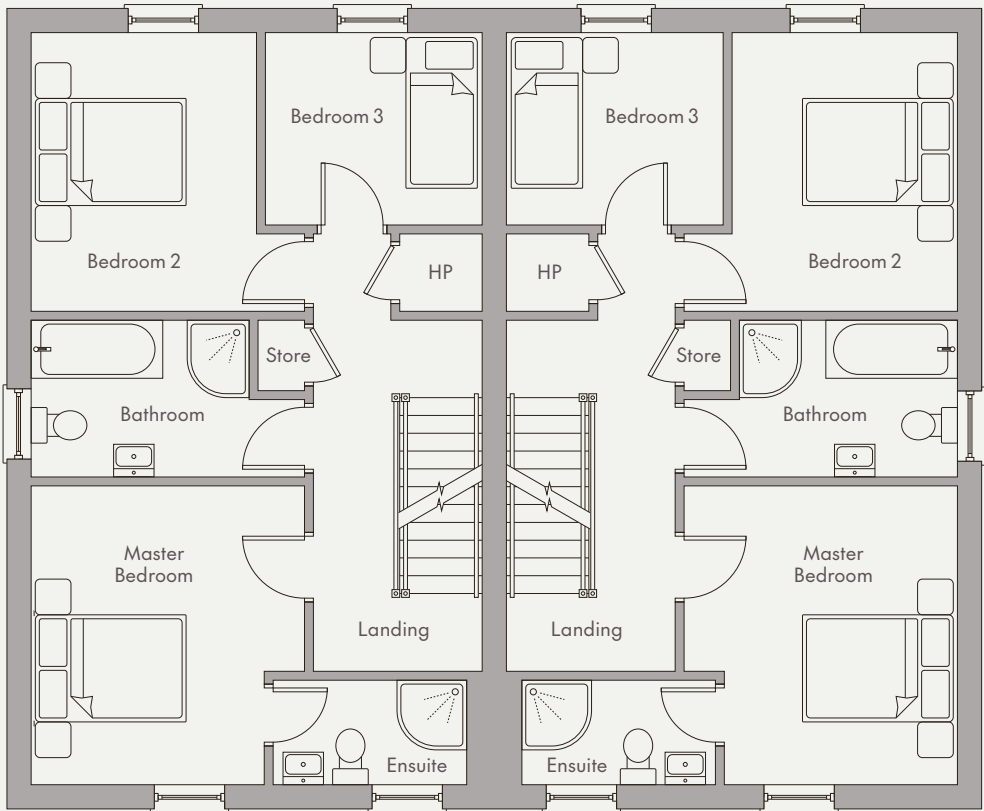
Computer visual

Sites: 2 & 3



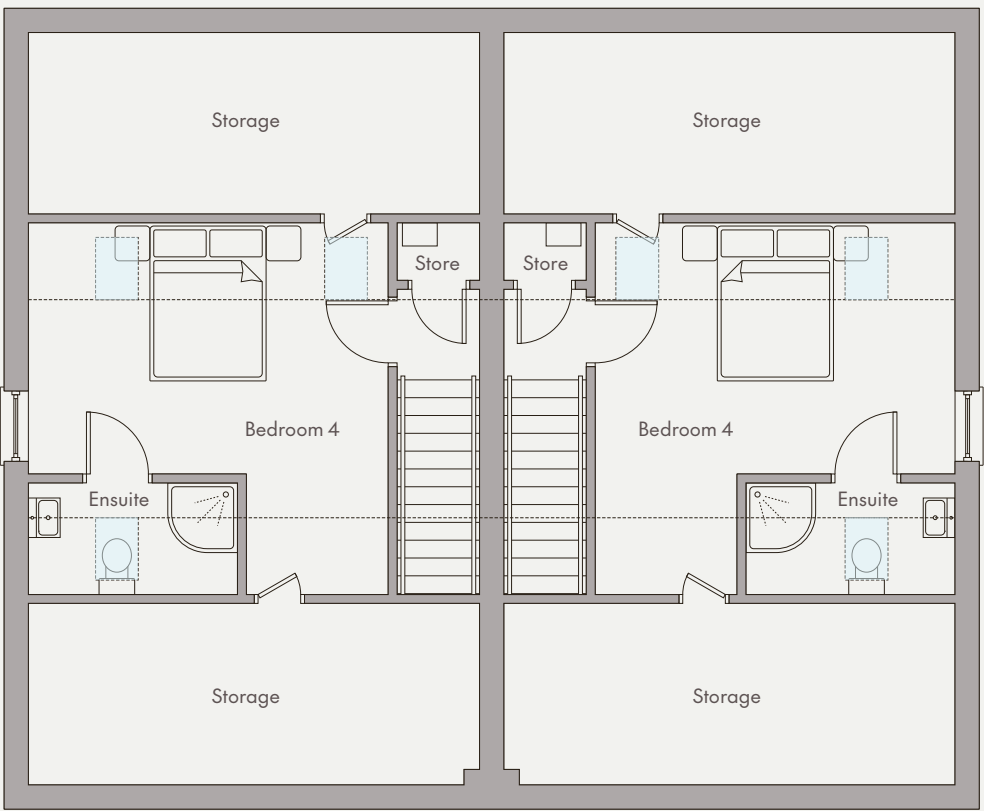
Ground floor

|                  |                |
|------------------|----------------|
| Lounge           | 14'1" × 11'7"  |
| Kitchen / Dining | 19'1" × 11'10" |
| Utility room     | 8'1" × 5'3"    |
| Sunroom          | 11'10" × 10'3" |
| WC               | 6'3" × 3'1"    |



First floor

|                |                      |
|----------------|----------------------|
| Master Bedroom | 12'8" × 11'7" (max)  |
| Ensuite        | 8'2" × 4'5"          |
| Bedroom 2      | 11'10" × 11'7" (max) |
| Bedroom 3      | 9'2" × 8'2"          |
| Bathroom       | 11'7" × 6'8" (max)   |



Second floor

|           |                     |
|-----------|---------------------|
| Bedroom 4 | 15'9" × 15'3" (max) |
| Ensuite   | 8'10" × 4'9"        |

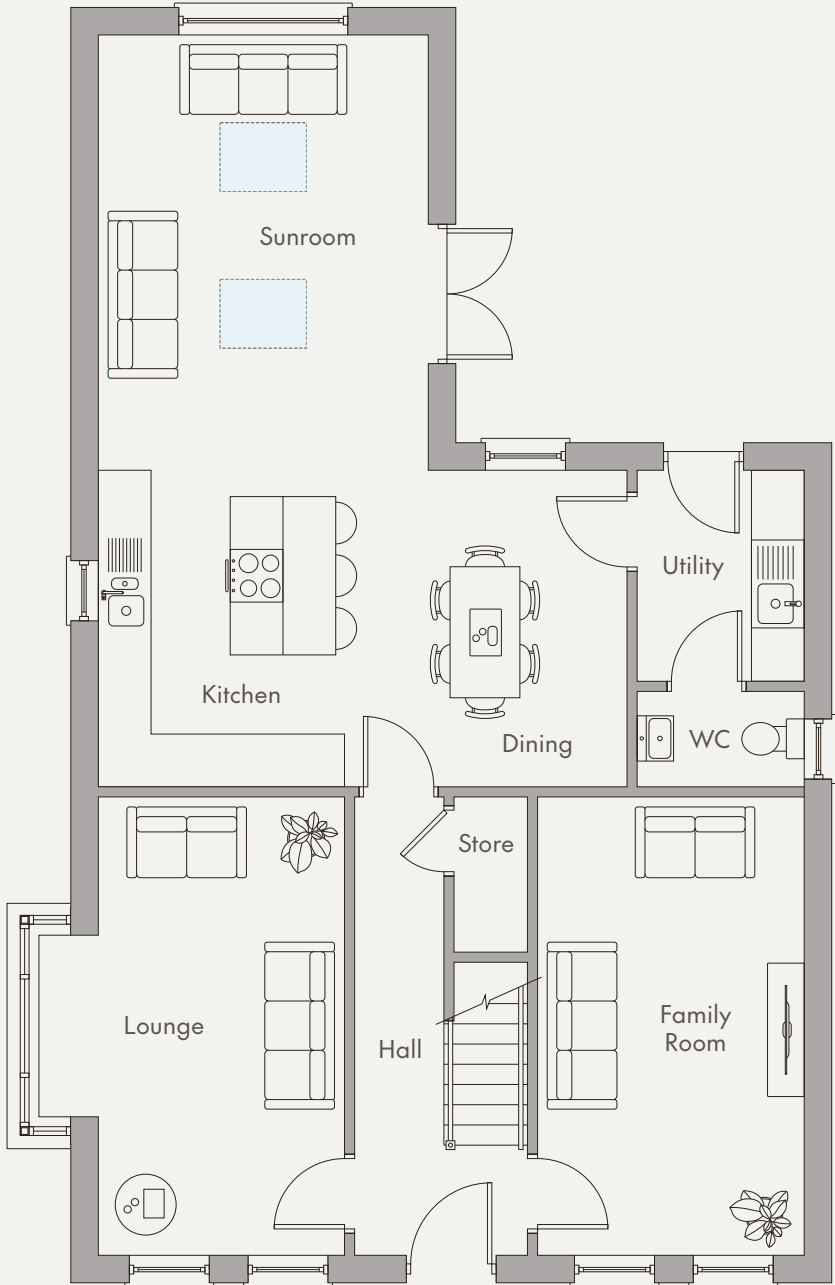
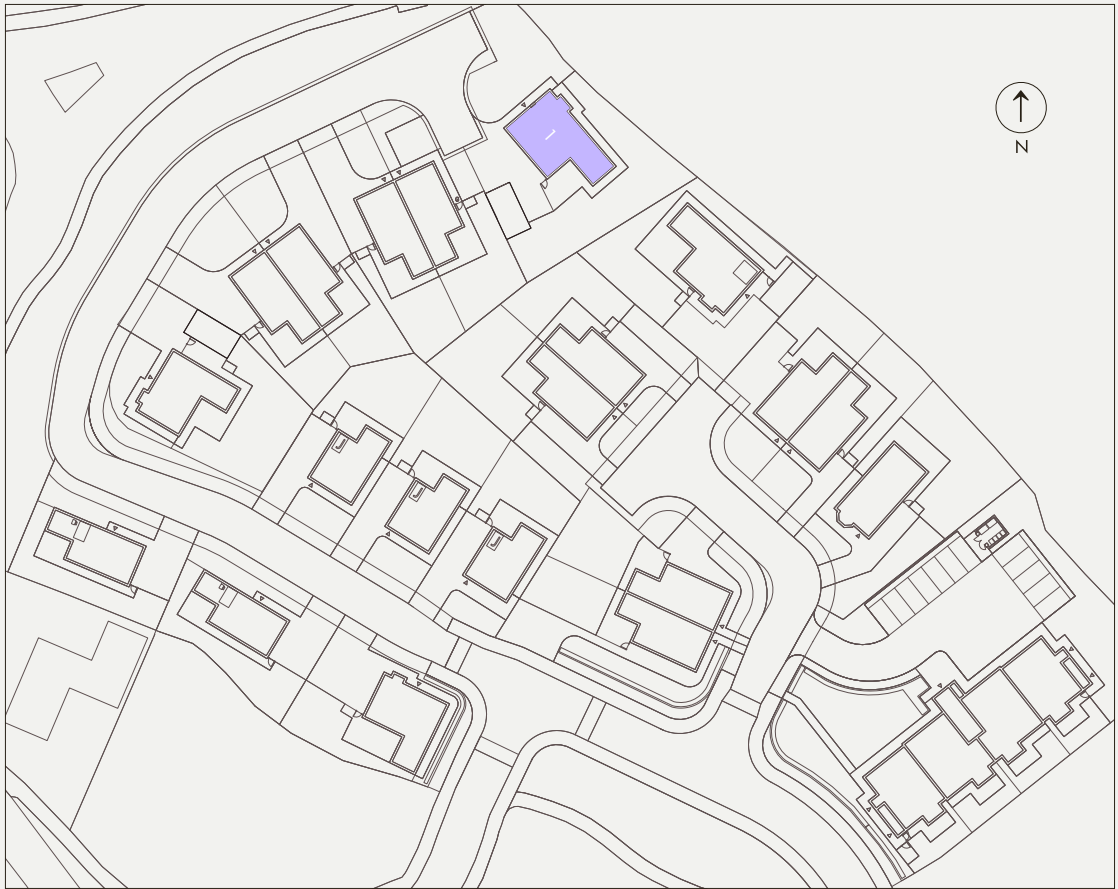
# The Fenwicke

5 Bedroom Detached  
Total floor area: 2,367 sq ft (approx)



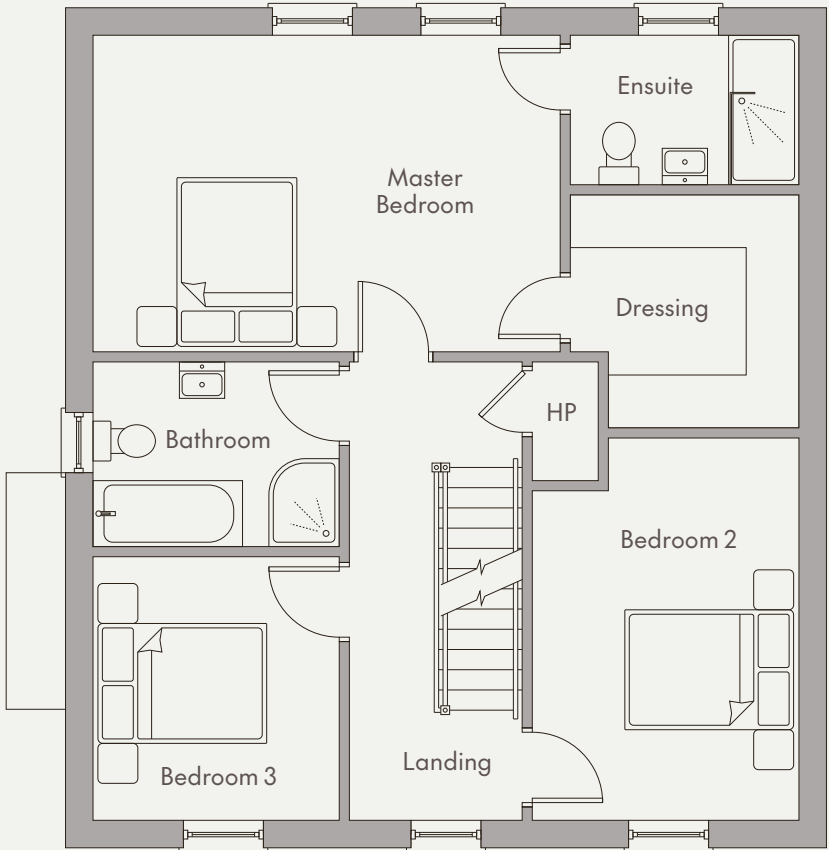
Computer visual

Site: 1



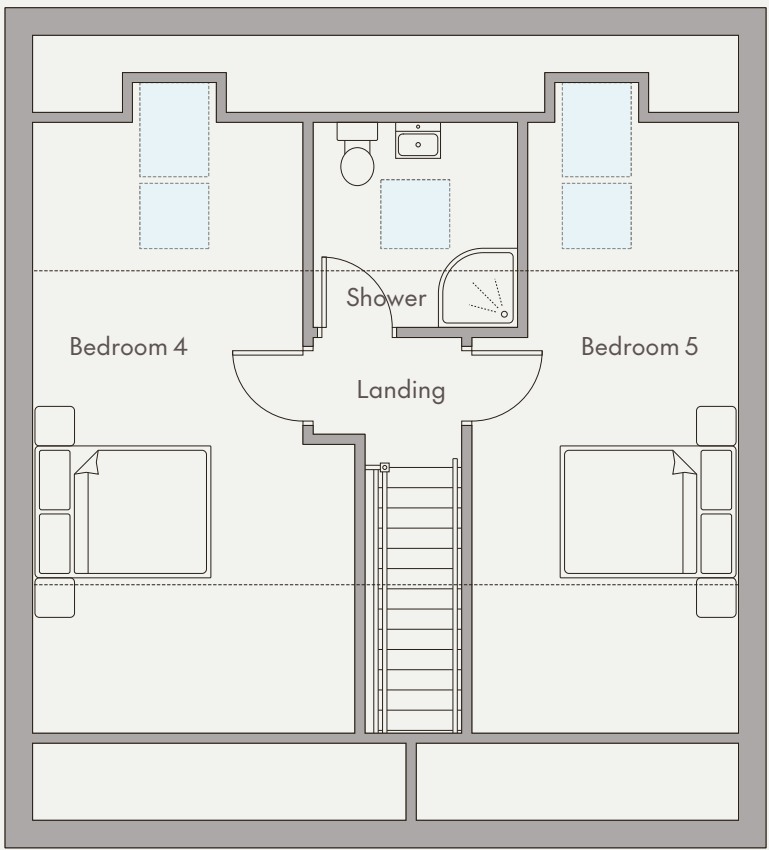
Ground floor

|                  |                     |
|------------------|---------------------|
| Lounge           | 17'1" × 11'5" (max) |
| Family room      | 17'1" × 9'11"       |
| Kitchen / Dining | 19'9" × 11'10"      |
| Utility room     | 7'10" × 6'3"        |
| Sunroom          | 16'3" × 12'4"       |
| WC               | 6'3" × 3'7"         |



First floor

|                |                     |
|----------------|---------------------|
| Master Bedroom | 17'5" × 11'10"      |
| Ensuite        | 8'6" × 5'7"         |
| Dressing       | 8'8" × 8'6" (max)   |
| Bedroom 2      | 14'4" × 9'11" (max) |
| Bedroom 3      | 9'10" × 9'2"        |
| Bathroom       | 9'2" × 6'11" (max)  |



Second floor

|             |                      |
|-------------|----------------------|
| Bedroom 4   | 22'10" × 12'0" (max) |
| Bedroom 5   | 22'10" × 9'11" (max) |
| Shower room | 7'8" × 7'8"          |

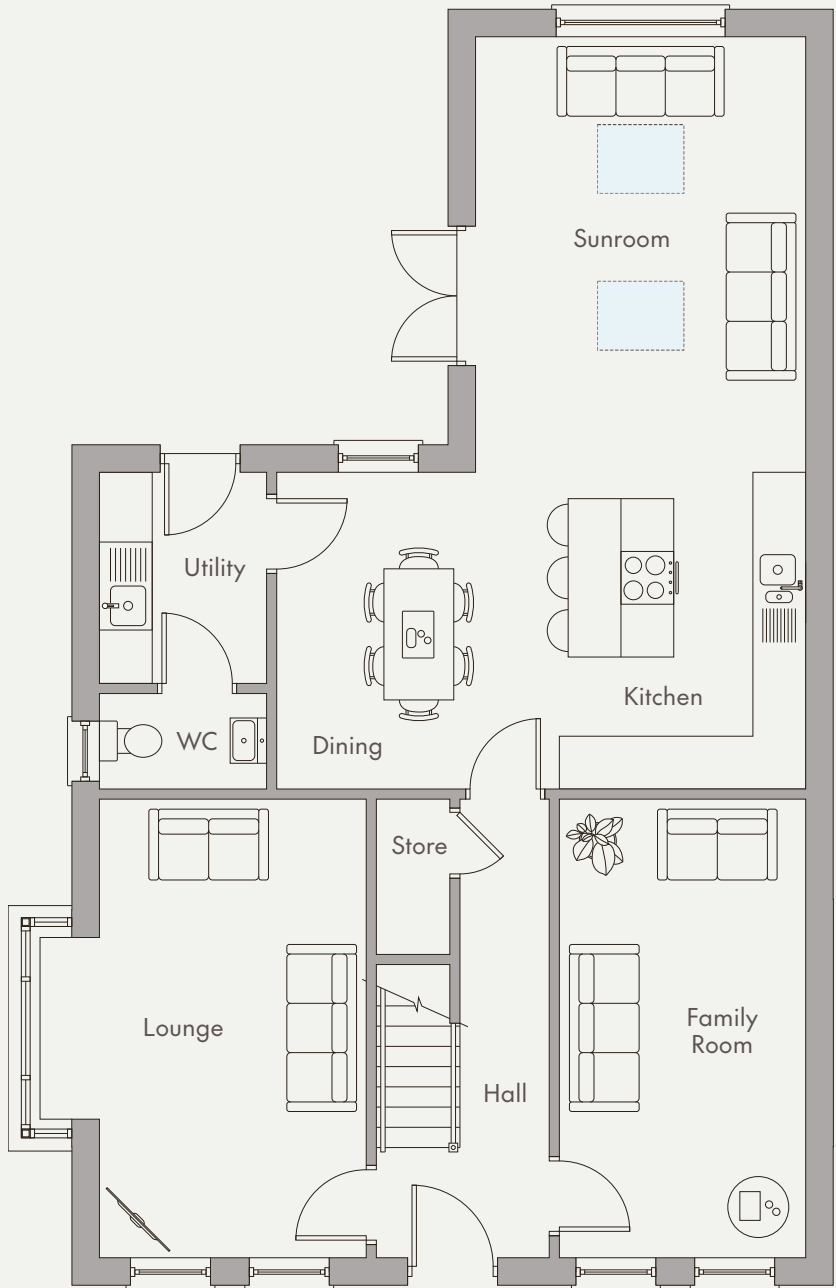
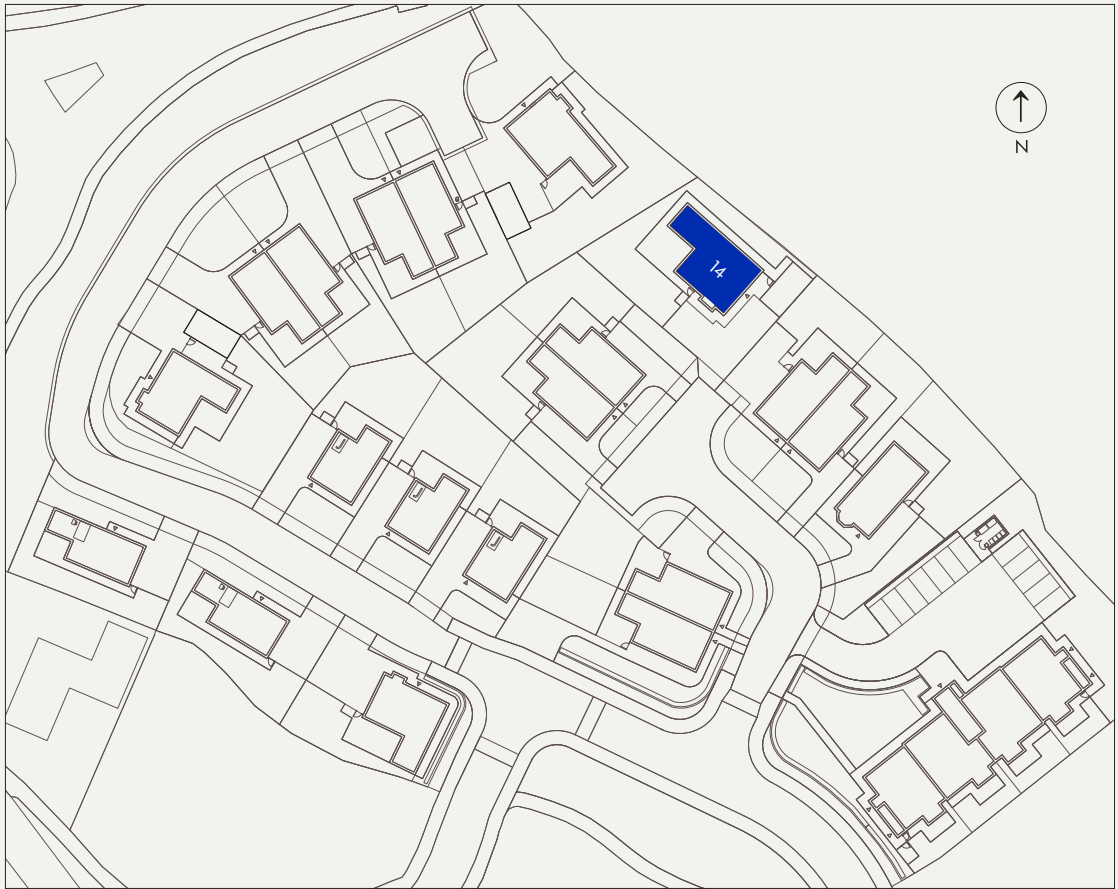
# The Folgate

5 Bedroom Detached  
Total floor area: 2,367 sq ft (approx)



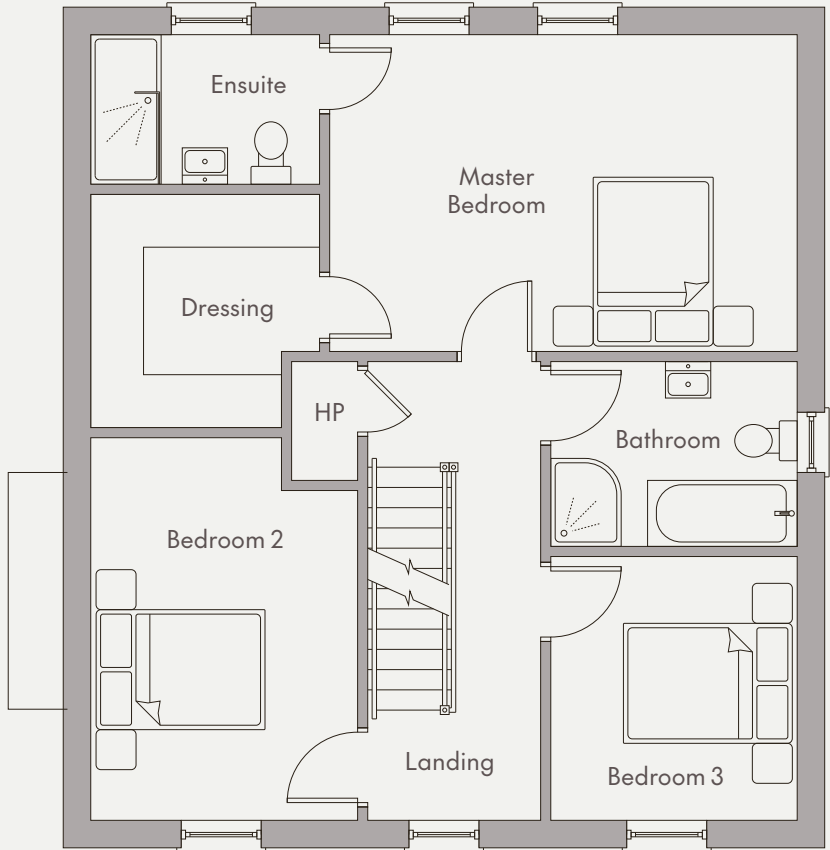
Computer visual

Site: 14



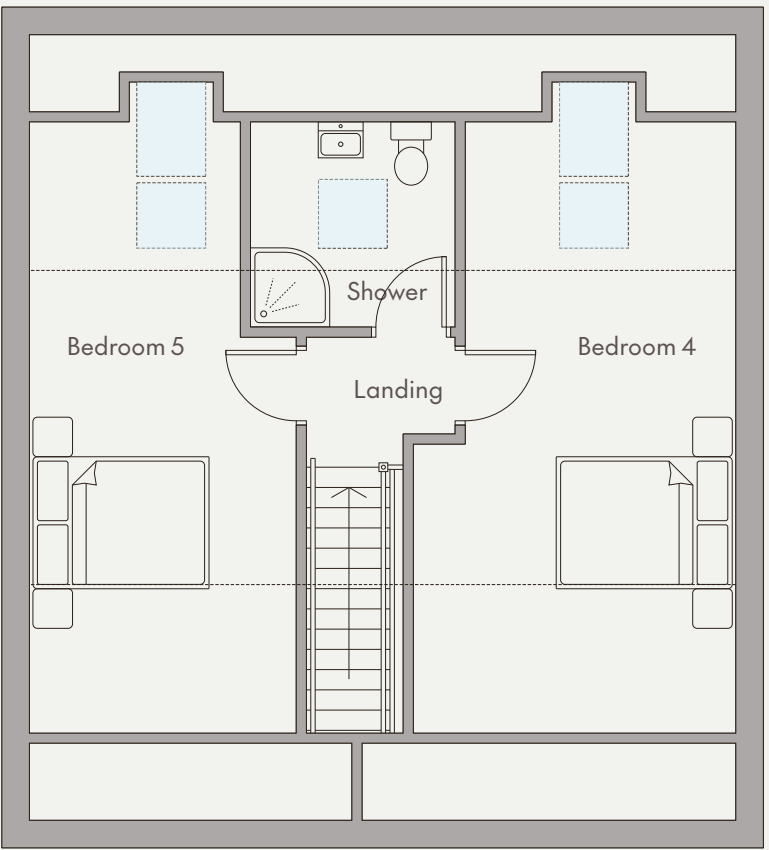
Ground floor

|                  |                     |
|------------------|---------------------|
| Lounge           | 17'1" × 12'2" (max) |
| Family room      | 17'1" × 9'2"        |
| Kitchen / Dining | 19'9" × 11'10"      |
| Utility room     | 7'10" × 6'3"        |
| Sunroom          | 16'3" × 12'4"       |
| WC               | 6'3" × 3'7"         |



First floor

|                |                     |
|----------------|---------------------|
| Master Bedroom | 17'5" × 11'10"      |
| Ensuite        | 8'6" × 5'7"         |
| Dressing       | 8'8" × 8'6" (max)   |
| Bedroom 2      | 14'3" × 9'11" (max) |
| Bedroom 3      | 9'10" × 9'2"        |
| Bathroom       | 9'2" × 6'11" (max)  |



Second floor

|             |                      |
|-------------|----------------------|
| Bedroom 4   | 22'10" × 12'0" (max) |
| Bedroom 5   | 22'10" × 9'11" (max) |
| Shower room | 7'8" × 7'8"          |

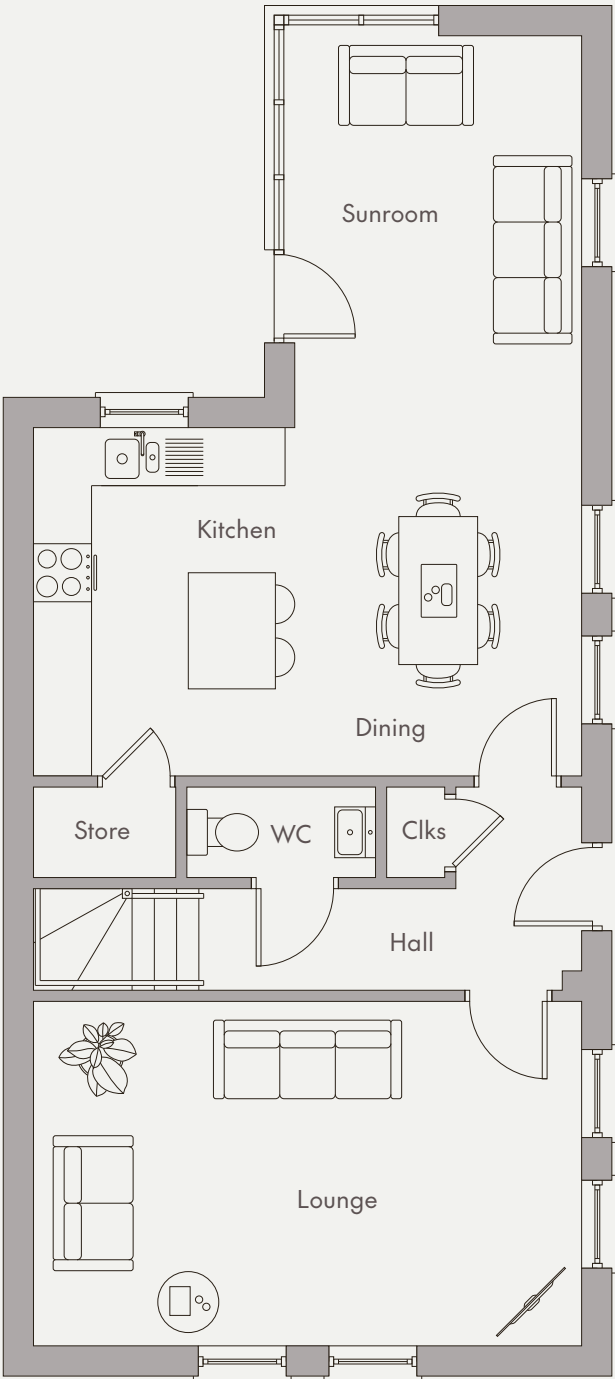
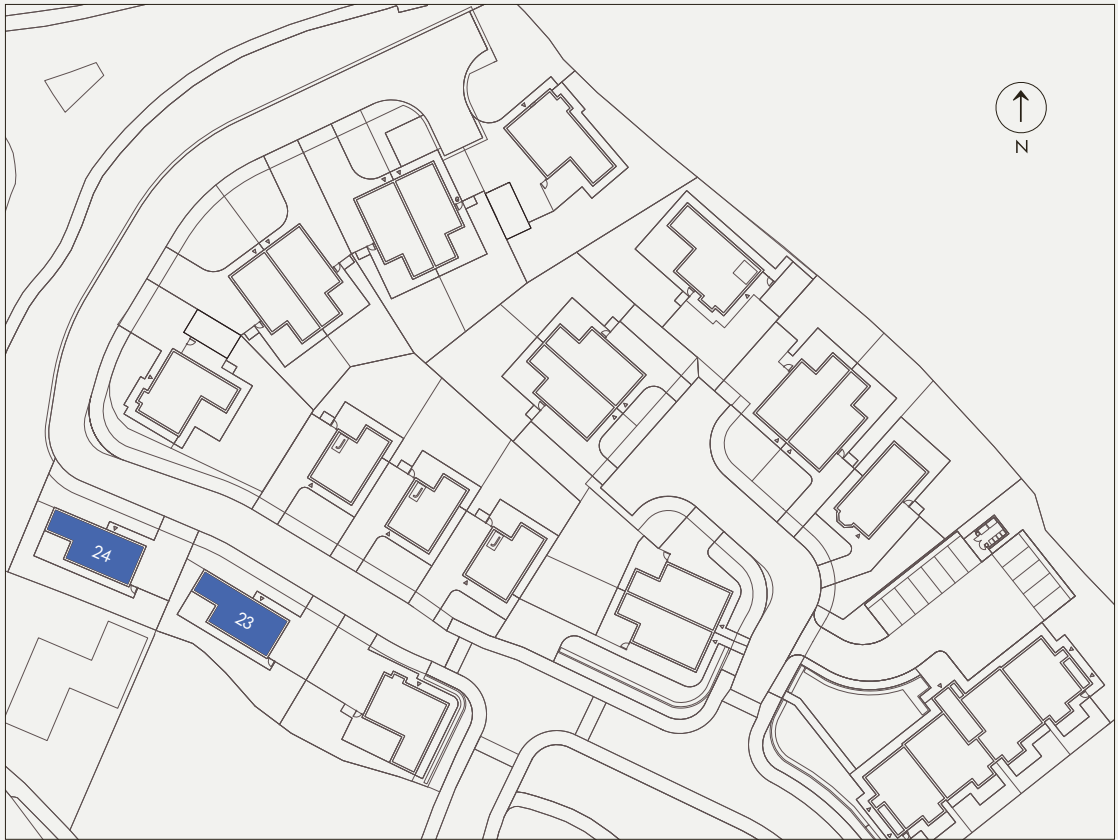
# The Gwynne

4 Bedroom Detached  
Total floor area: 1,744 sq ft (approx)



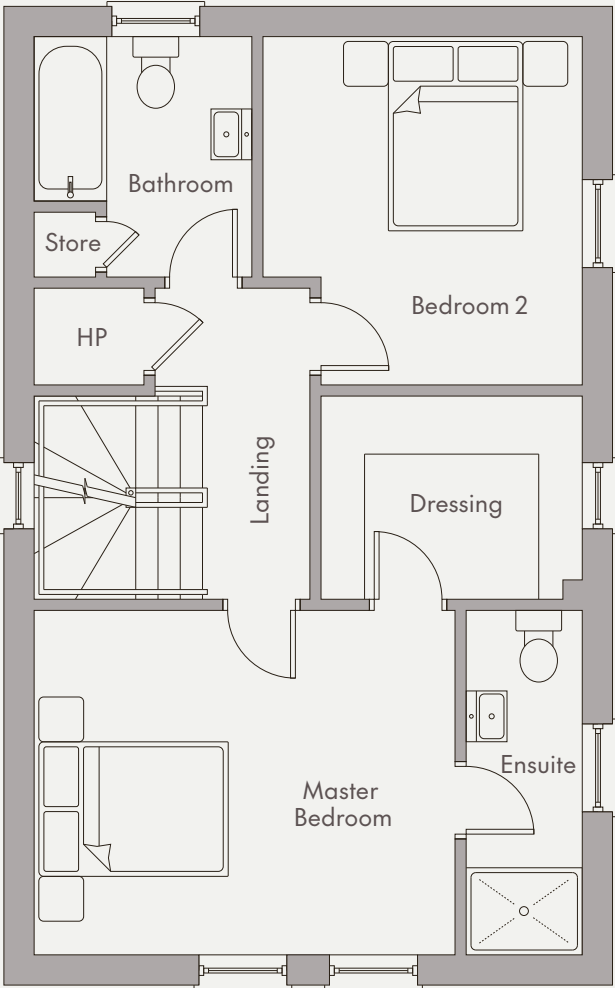
Computer visual

Sites: 23 & 24



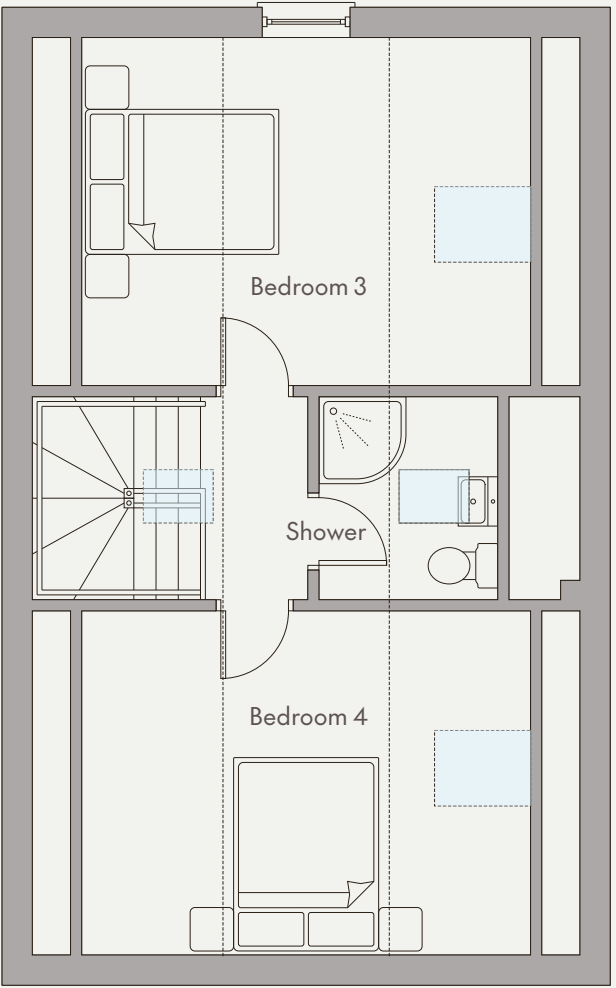
Ground floor

|                  |                |
|------------------|----------------|
| Lounge           | 18'7" x 11'8"  |
| Kitchen / Dining | 18'7" x 11'10" |
| Sunroom          | 13'3" x 9'9"   |
| WC               | 6'5" x 3'1"    |



First floor

|                |                       |
|----------------|-----------------------|
| Master Bedroom | 14'3" x 11'8"         |
| Ensuite        | 11'8" x 3'11"         |
| Dressing       | 8'10" x 6'11"         |
| Bedroom 2      | 11'10" x 10'10" (max) |
| Bathroom       | 8'2" x 7'5" (max)     |



Second floor

|             |                |
|-------------|----------------|
| Bedroom 3   | 15'3" x 11'10" |
| Bedroom 4   | 15'3" x 11'8"  |
| Shower room | 6'11" x 6'11"  |

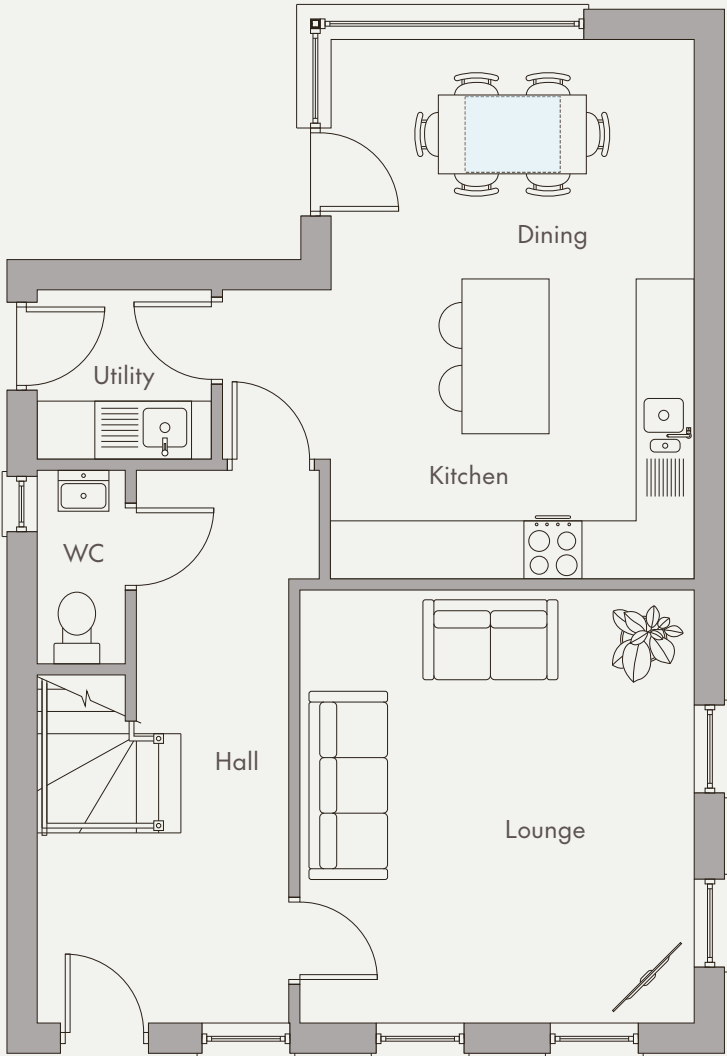
# The Jowett

4 Bedroom Detached  
Total floor area: 1,612sq ft (approx)



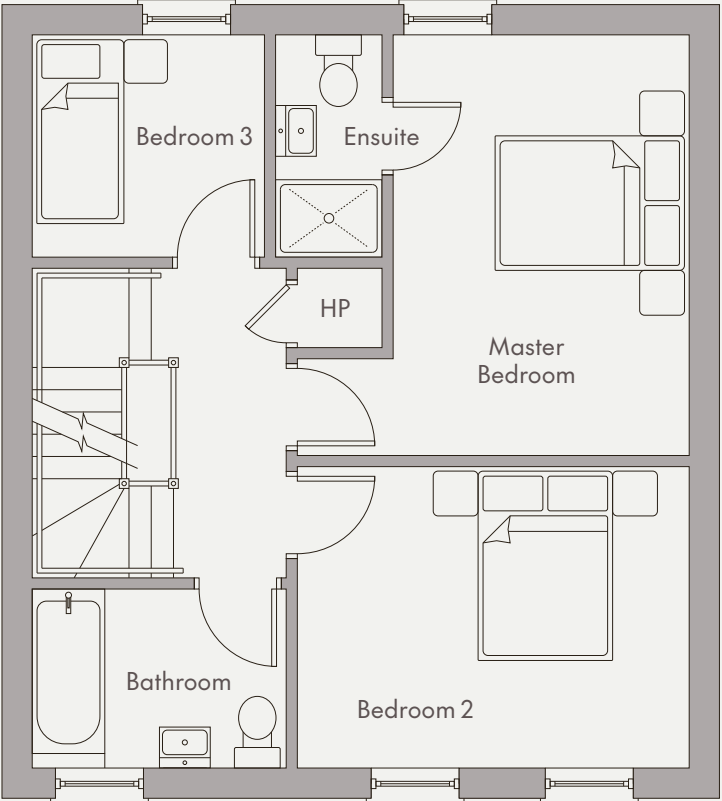
Computer visual

Sites: 7, 8 & 9



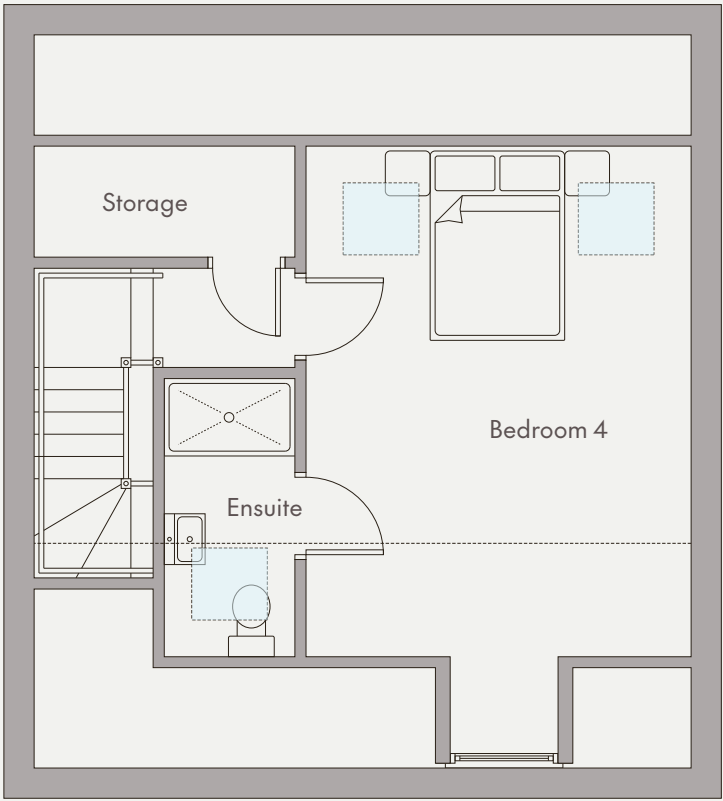
Ground floor

|                  |                     |
|------------------|---------------------|
| Lounge           | 14'8" x 13'4"       |
| Kitchen / Dining | 18'3" x 16'0" (max) |
| Utility room     | 5'11" x 5'9"        |
| WC               | 6'7" x 3'0"         |



First floor

|                |                     |
|----------------|---------------------|
| Master Bedroom | 14'3" x 13'3" (max) |
| Ensuite        | 7'6" x 3'7"         |
| Bedroom 2      | 13'3" x 10'3"       |
| Bedroom 3      | 7'10" x 7'6"        |
| Bathroom       | 8'7" x 6'1"         |



Second floor

|           |               |
|-----------|---------------|
| Bedroom 4 | 17'4" x 13'1" |
| Ensuite   | 9'5" x 4'5"   |

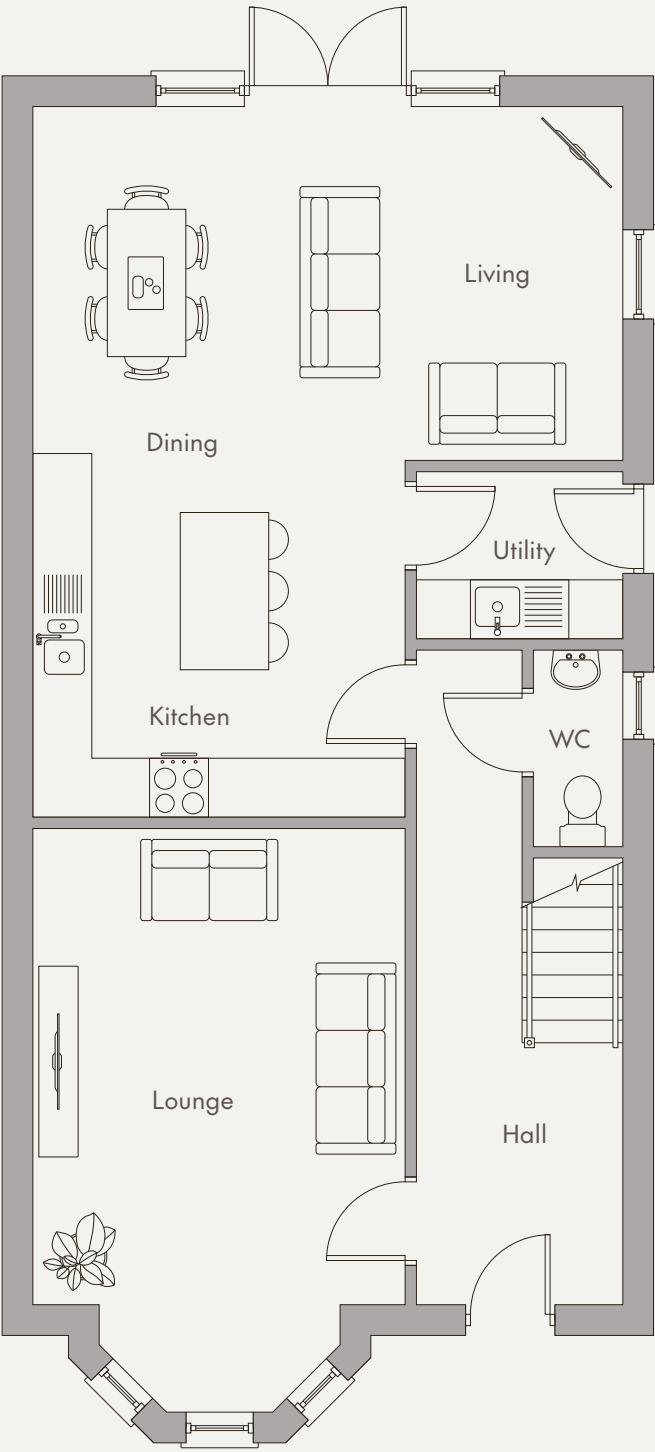
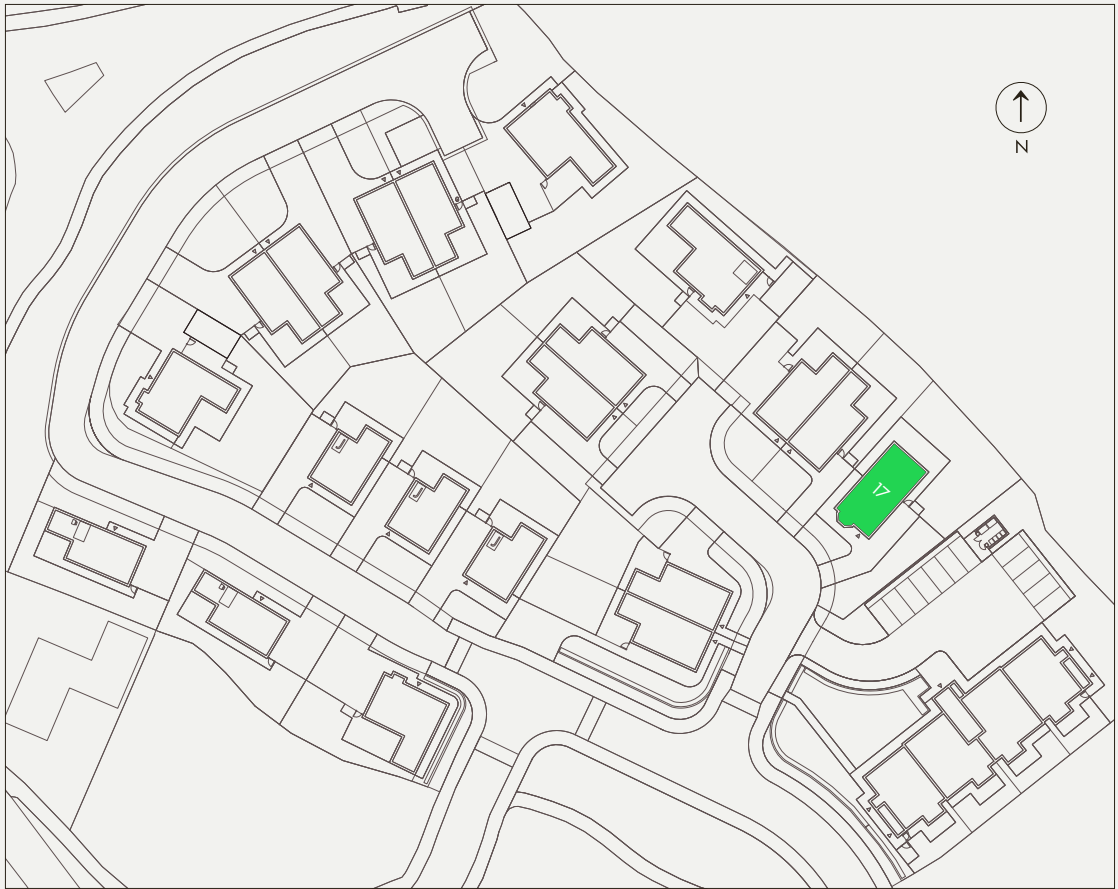
# The Kinnaird

4 Bedroom Detached  
Total floor area: 1,622 sq ft (approx)

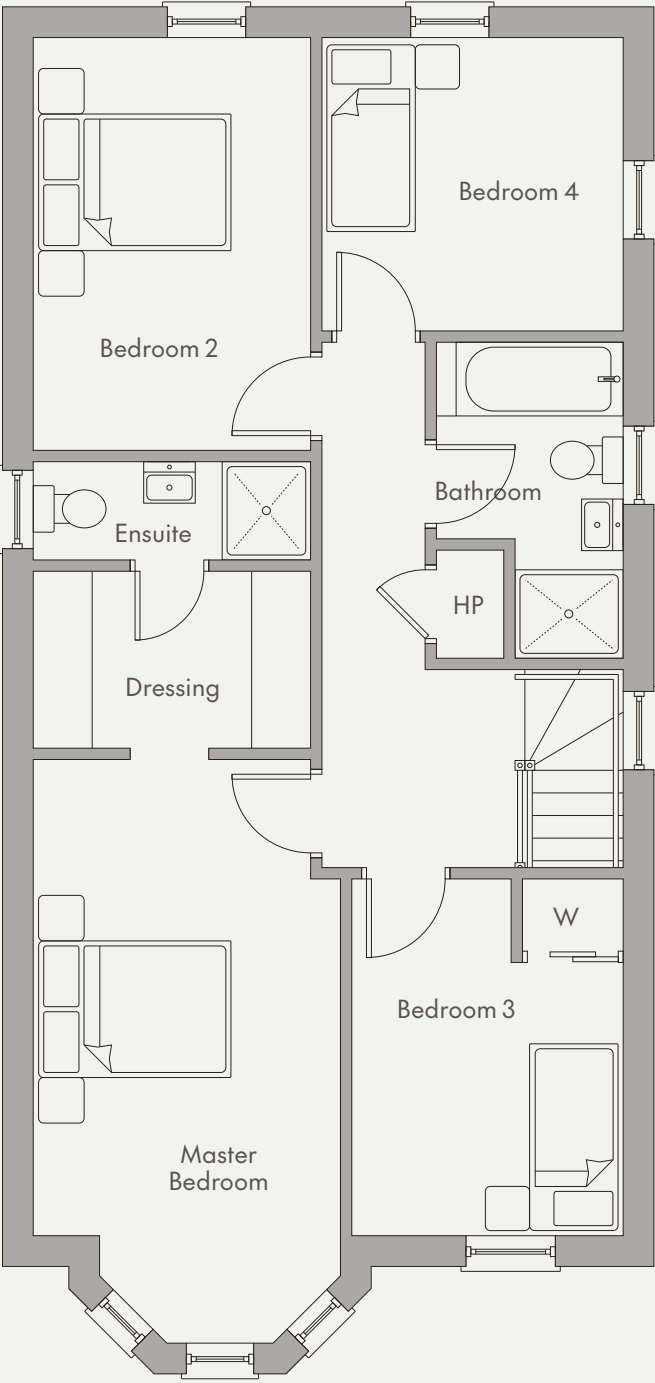


Computer visual

Site: 17



Ground floor



First floor

### Ground floor

|                 |                     |
|-----------------|---------------------|
| Lounge          | 19'6" × 12'5" (max) |
| Kitchen         | 12'5" × 11'11"      |
| Living / Dining | 19'8" × 11'10"      |
| Utility room    | 6'11" × 5'7"        |
| WC              | 6'7" × 3'0"         |

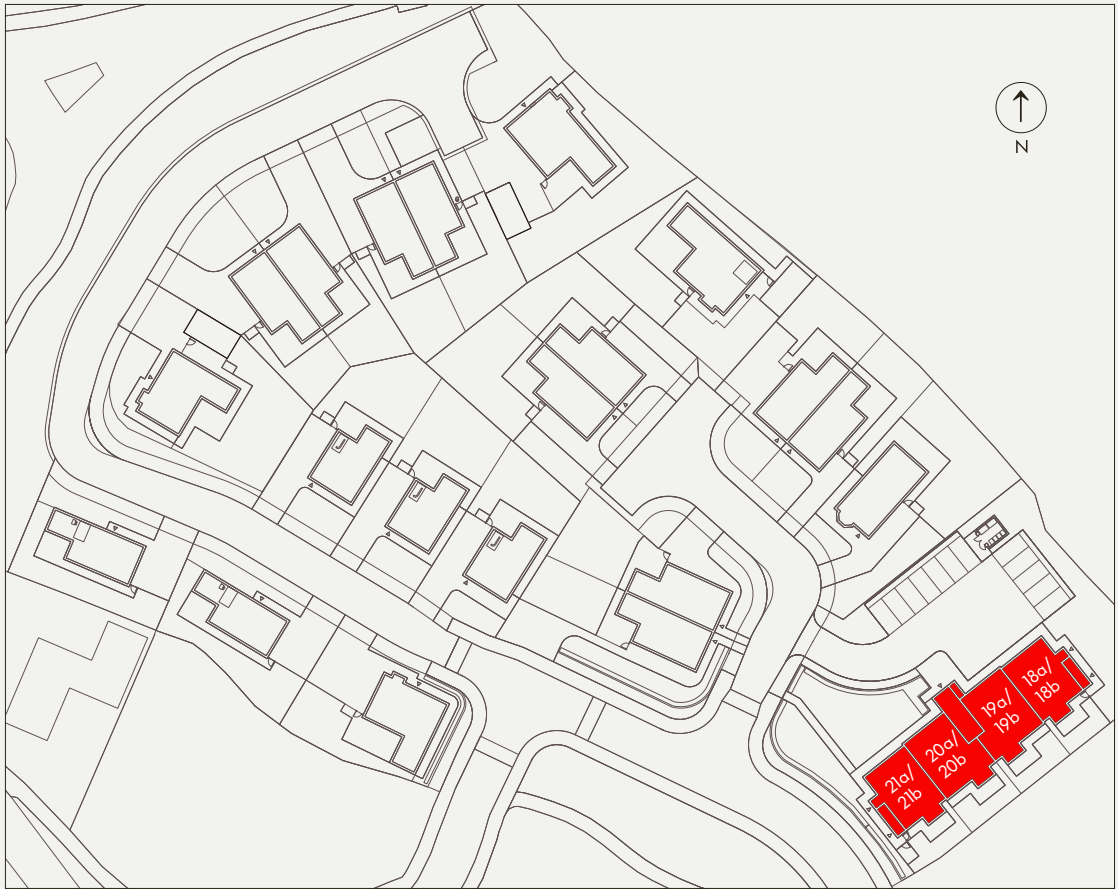
### First floor

|                |                     |
|----------------|---------------------|
| Master Bedroom | 19'6" × 10'3" (max) |
| Ensuite        | 9'3" × 3'3"         |
| Dressing       | 9'3" × 5'11"        |
| Bedroom 2      | 13'9" × 9'3"        |
| Bedroom 3      | 11'11" × 9'1" (max) |
| Bedroom 4      | 10'1" × 9'10"       |
| Bathroom       | 10'7" × 6'3" (max)  |

# The Poynter Apartments



Computer visual



2 Bedroom Apartments  
Ground floor

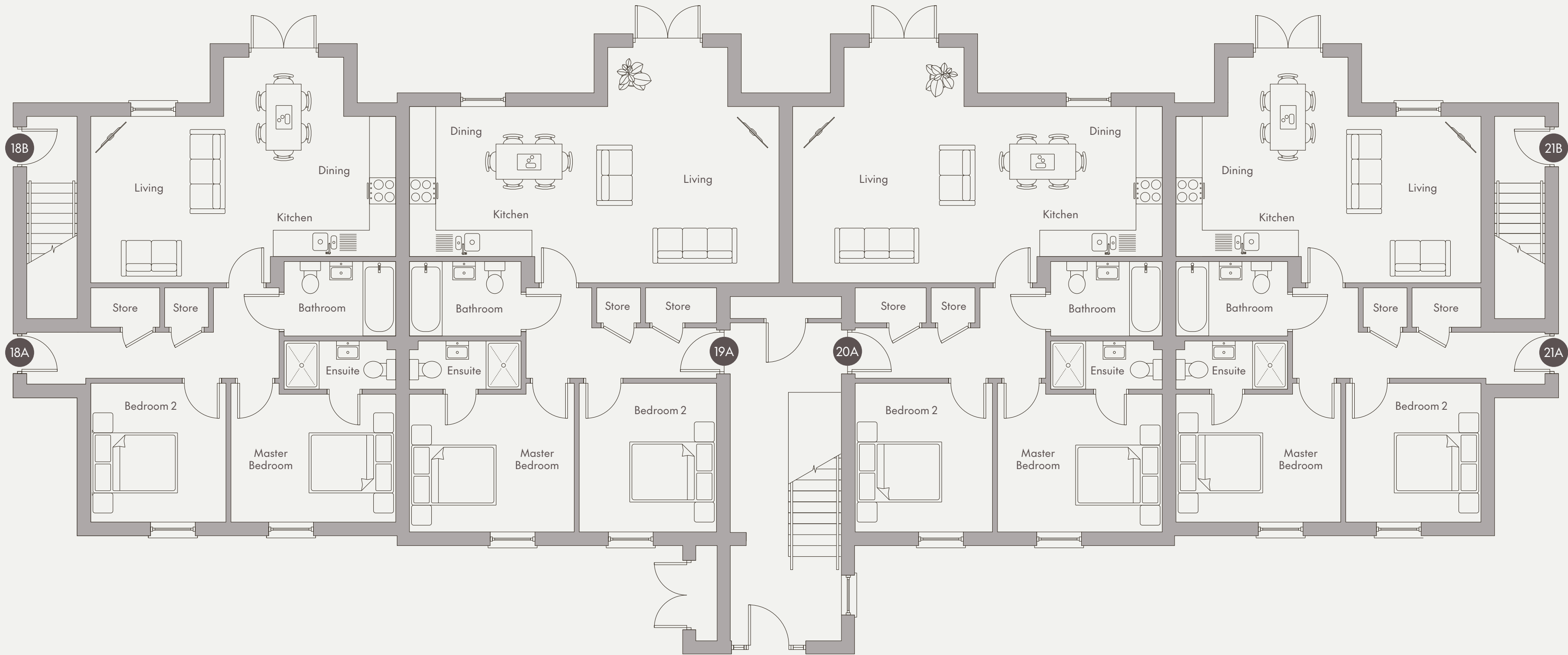
Sites: 18a, 19a, 20a, & 21a

2 Bedroom Apartments  
First floor

Sites: 18b, 19b, 20b, & 21b

# The Poynter Apartments

## Ground floor

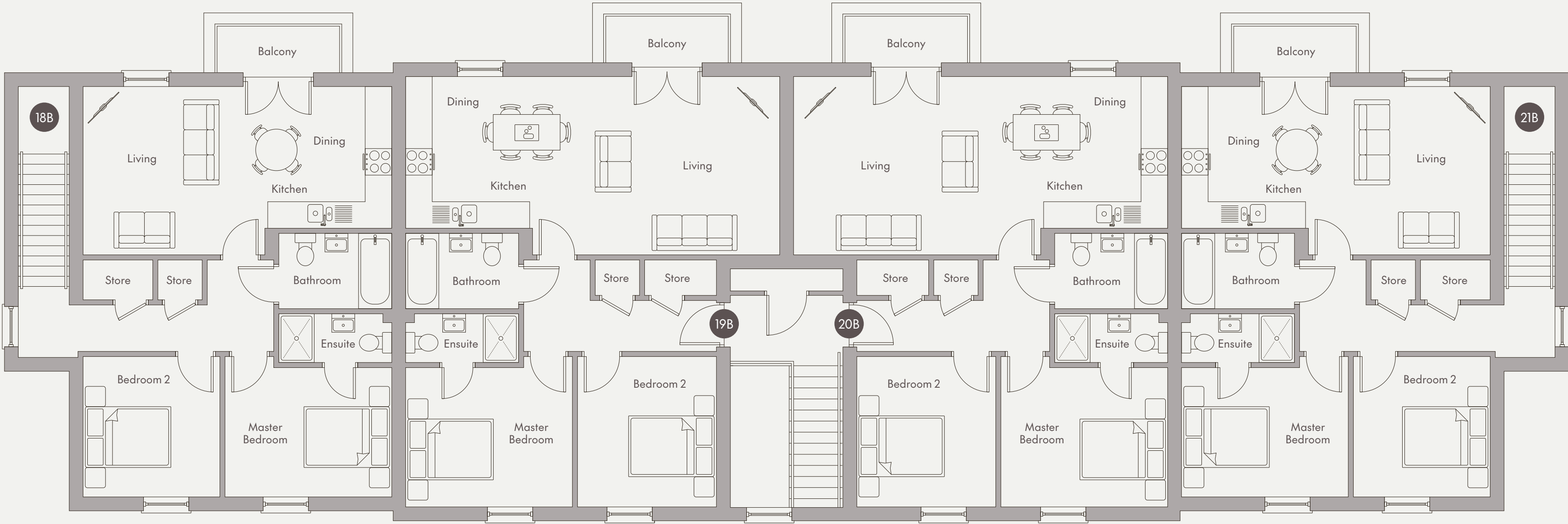


Ground floor apartments have their own private garden

| Apartment 18a             |                       | Apartment 19a             |                     | Apartment 20a             |                     | Apartment 21a             |                       |
|---------------------------|-----------------------|---------------------------|---------------------|---------------------------|---------------------|---------------------------|-----------------------|
| Total Floor Area:         | 753 sq ft (approx)    | Total Floor Area:         | 835 sq ft (approx)  | Total Floor Area:         | 835 sq ft (approx)  | Total Floor Area:         | 753 sq ft (approx)    |
| Living / Kitchen / Dining | 22'10" x 16'11" (max) | Living / Kitchen / Dining | 27'8" x 17'8" (max) | Living / Kitchen / Dining | 27'8" x 17'8" (max) | Living / Kitchen / Dining | 22'10" x 16'11" (max) |
| Master bedroom            | 12'4" x 10'5" (max)   | Master bedroom            | 12'4" x 11'2" (max) | Master bedroom            | 12'4" x 11'2" (max) | Master bedroom            | 12'4" x 10'5" (max)   |
| Ensuite                   | 8'4" x 3'7"           | Ensuite                   | 8'4" x 3'7"         | Ensuite                   | 8'4" x 3'7"         | Ensuite                   | 8'4" x 3'7"           |
| Bedroom 2                 | 10'5" x 10'2"         | Bedroom 2                 | 11'2" x 10'3"       | Bedroom 2                 | 11'2" x 10'3"       | Bedroom 2                 | 10'5" x 10'2"         |
| Bathroom                  | 8'4" x 5'7"           | Bathroom                  | 8'4" x 5'7"         | Bathroom                  | 8'4" x 5'7"         | Bathroom                  | 8'4" x 5'7"           |

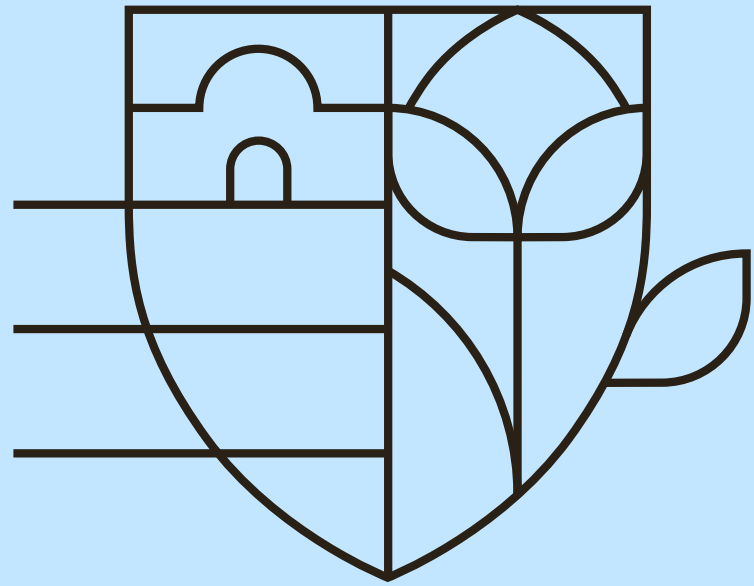
# The Poynter Apartments

## First floor



| Apartment 18b             |                      | Apartment 19b             |                     | Apartment 20b             |                     | Apartment 21b             |                      |
|---------------------------|----------------------|---------------------------|---------------------|---------------------------|---------------------|---------------------------|----------------------|
| Total Floor Area:         | 791 sq ft (approx)   | Total Floor Area:         | 795 sq ft (approx)  | Total Floor Area:         | 795 sq ft (approx)  | Total Floor Area:         | 791 sq ft (approx)   |
| Living / Kitchen / Dining | 22'10" x 12'6" (max) | Living / Kitchen / Dining | 27'8" x 13'2" (max) | Living / Kitchen / Dining | 27'8" x 13'2" (max) | Living / Kitchen / Dining | 22'10" x 12'6" (max) |
| Master bedroom            | 12'4" x 10'5" (max)  | Master bedroom            | 12'4" x 11'2" (max) | Master bedroom            | 12'4" x 11'2" (max) | Master bedroom            | 12'4" x 10'5" (max)  |
| Ensuite                   | 8'4" x 3'7"          | Ensuite                   | 8'4" x 3'7"         | Ensuite                   | 8'4" x 3'7"         | Ensuite                   | 8'4" x 3'7"          |
| Bedroom 2                 | 10'5" x 10'2"        | Bedroom 2                 | 11'2" x 10'3"       | Bedroom 2                 | 11'2" x 10'3"       | Bedroom 2                 | 10'5" x 10'2"        |
| Bathroom                  | 8'4" x 5'7"          | Bathroom                  | 8'4" x 5'7"         | Bathroom                  | 8'4" x 5'7"         | Bathroom                  | 8'4" x 5'7"          |

# 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.

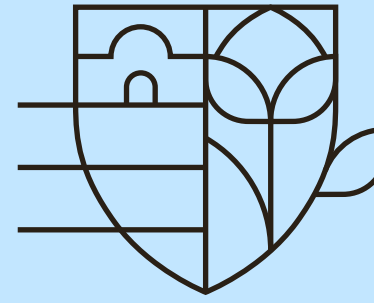
Every home is carefully inspected before you move in. If anything needs attention, we'll handle it—promptly, with a straightforward process and someone real to talk to.

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.**



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