




# Colemans Green

**Good for coast days and cosy stays.**  
Turnkey homes on Burn Road, Coleraine, BT52 2QB

**HAGAN**   
It begins at home



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[info@haganhomes.co.uk](mailto:info@haganhomes.co.uk)

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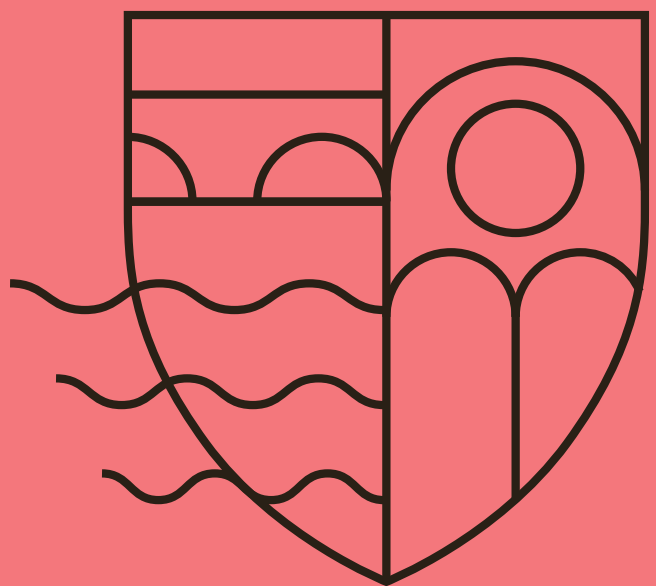
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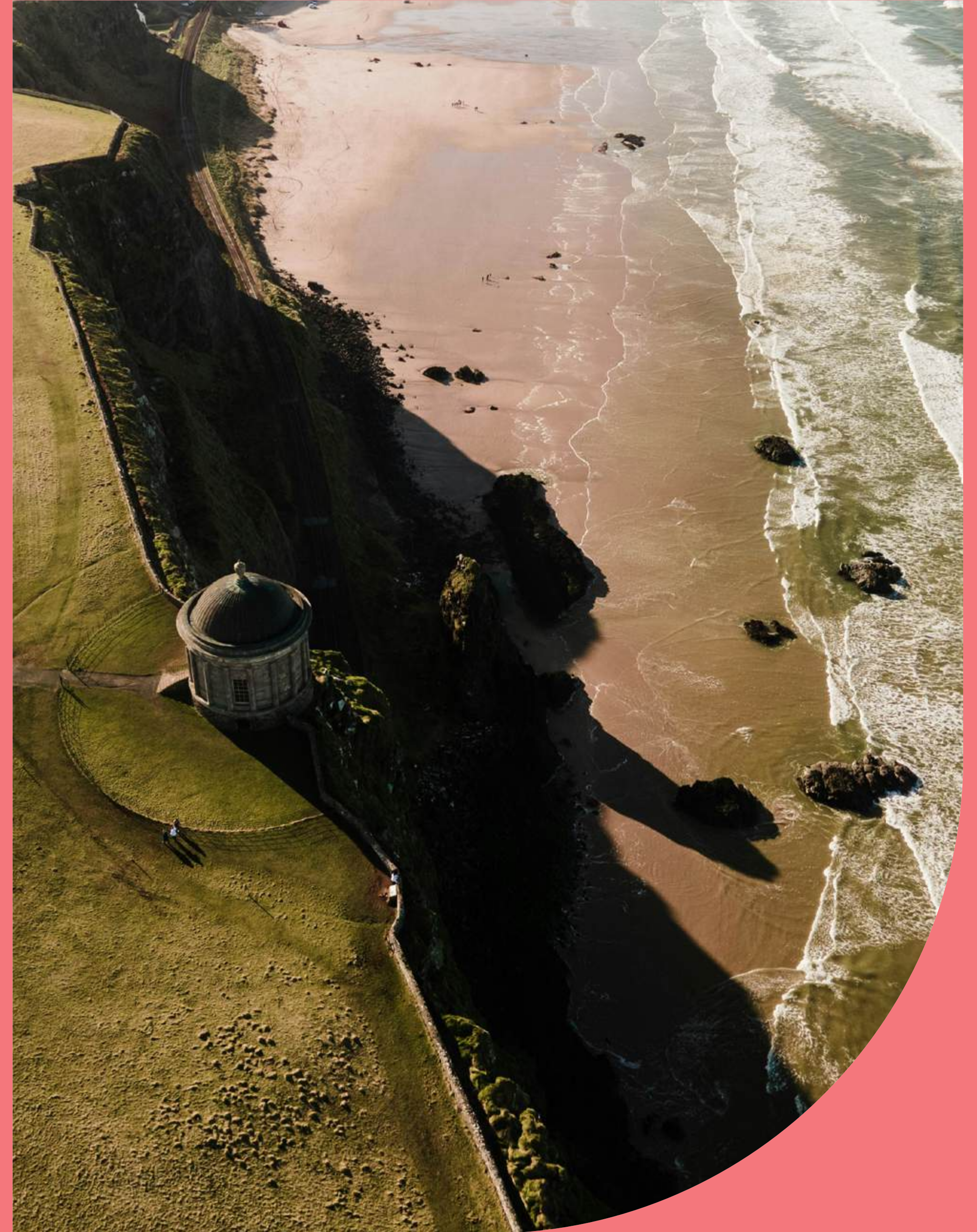


Colemans Green

# Relaxed, Riverside, Well-Linked.



01.





# Good for coast days and cosy stays.

**Colemans Green is a modern neighbourhood on the edge of Coleraine — where the coast is close, the town is on hand, and the pace of life finds its rhythm.**

Set just off Burn Road, these two and three-bedroom homes are designed for everyday ease and future flexibility. Whether you're stepping into your first home, starting fresh, or making space for something more, you'll find schools, handy shops and town cafés nearby — with Portstewart's waves and Castlerock's beach walks not far away.



Inside, the homes are calm, practical and finished with care. You'll find generous living areas, well-placed windows for natural light, clever storage, and a thoughtful flow between spaces. Kitchens come with an integrated fridge/freezer and are plumbed for washing machine, while bathrooms are designed with clean lines and contemporary white fittings.

Every home is A-rated EPC for energy efficiency, with high-spec insulation and glazing, Ember smart heating, and modular construction that performs well all year round. It's a home that works quietly in the background, warmer, smarter and better to run.

At Colemans Green, everything is built to last, a place to settle in, move forward, and feel right at home.



# Well placed for what matters.

**Close to coastlines, cafés and key routes, Colemans Green gives you a base that balances everyday ease with weekend potential.**

Schools, shops and shoreline walks are all within reach, making this a neighbourhood that feels connected from the start.

Castlerock

Portstewart

Portrush

**Colemans Green**

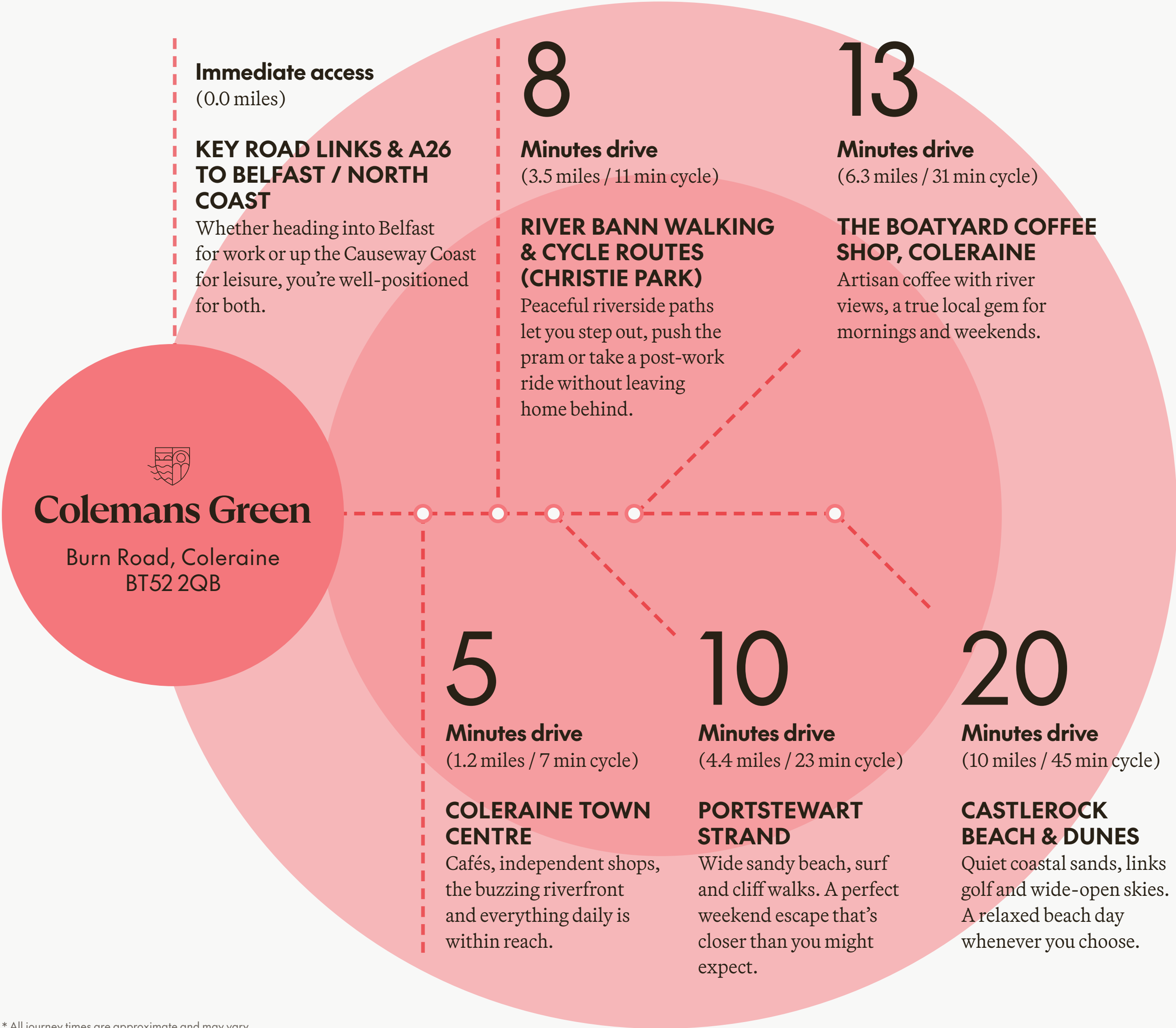
Burn Road, Coleraine BT52 2QB

Coleraine





# Getting around



\* All journey times are approximate and may vary

## TRANSPORT

**Colemans Green keeps you well connected — whether it's a morning school run, a Belfast commute, or a beach day just because.**



### Bus Services

Regular Ulsterbus services run along Burn Road and through Coleraine town centre, connecting to Portrush, Portstewart, Ballymoney, Limavady, and Belfast.

### Ulsterbus 171

Coleraine to Portstewart / Portrush

### Ulsterbus 178

Coleraine to Ballymoney

### Ulsterbus 234

Coleraine to Belfast (via Ballymena)

All services accessible from the town centre



### City of Derry Airport

Approx. 25 miles / 43 min drive

### Belfast International Airport

Approx. 44 miles / 55–60 min drive

### Belfast City Airport

Approx. 58 miles / 1 hr 9 min drive



### Coleraine Train Station

Approx. 1 miles / 4 min drive / 6 min cycle

Regular NI Railways services to:

**Portrush** (direct, 10 mins)

**Belfast Lanyon Place** (approx. 1 hr 24 mins)

**Derry~Londonderry** (approx. 1 hr 10 mins – one of the most scenic rail journeys in Europe)



### Cycle & Walk

Local cycle paths and quieter residential roads make cycling into Coleraine town easy and safe. Riverside walking routes and the Green Lane cycleway offer recreational options that link into town and beyond.

# Close to everything that matters

## Hospitals & pharmacies

- 1

Causeway Hospital  
2.8 miles / 8 min drive / 13 min cycle  
Main hospital for the region with A&E and specialist services.
- 2

Boots Pharmacy  
1.5 miles / 6 min drive / 7 min cycle  
Pharmacy & cosmetics and OTC services.
- 3

Henderson Pharmacy  
1.0 miles / 4 min drive / 5 min cycle  
Locally trusted pharmacy.

## Doctors & health services

- 4

Mountsandel Surgery  
1.8 miles / 7 min drive / 10 min cycle  
GP surgery with multiple services.
- 5

Coleraine Health Centre  
2.4 miles / 9 min drive / 12 min cycle  
Community health centre.
- 6

Causeway Physio & Pilates  
1.5 mile / 5 min drive / 8 min cycle  
Wellness and movement studio.

## Supermarkets, supplies & services

- 7

Tesco Superstore  
1.8 miles / 7 min drive / 12 min cycle  
Large-scale grocery and shopping.
- 8

Lidl, Riverside Retail Park  
3.5 miles / 9 min drive / 18 min cycle  
Discount groceries and essential items.
- 9

SPAR, Harpurs Hill  
1.5 miles / 4 min drive / 8 min cycle  
Multiple services and grocery.

## Supermarkets, supplies & services

- 10

M&S Foodhall  
1.2 miles / 4 min drive / 6 min cycle  
Quality groceries and fresh produce.

## Recreation & wellness

- 11

Jet Centre Coleraine  
4.0 miles / 10 min drive / 16 min cycle  
Cinema, bowling, soft play & mini-golf.
- 12

Coleraine Leisure Centre  
1.5 miles / 4 min drive / 8 min cycle  
Leisure hub with pool, gym, classes & courts.
- 13

PureGym  
~ 3.7 miles / 10 min drive / 17 min cycle  
Contract free, selection of state-of-the-art equipment & classes.
- 14

Bann Rowing Club  
~ 2.2 miles / 7 min drive / 10 min cycle  
One of the oldest & most successful clubs.
- 15

Coleraine Tennis Club  
1.4 miles / 5 min drive / 8 min cycle  
Local tennis club.
- 16

Royal Portrush Golf Club  
4.8 miles / 10 min drive  
Iconic, world-renowned with great views.

## Local parks & green open areas

- 17

Anderson Park  
1.5 miles / 4 min drive / 9 min cycle  
Green space, trees, flowers & seating.
- 18

Christie Park  
2.1 miles / 7 min drive / 10 min cycle  
Riverside walking trails, space & picnic.

## Local parks & green open areas

- 19

Portstewart Strand (National Trust)  
4.2 miles / 9 min drive  
Beach & dunes, wildlife & coastal views.
- 20

Mountsandel Forest  
3.7 miles / 9 min drive  
Ancient woodland with riverside walks.

## Local gems

- 21

Lost & Found Café  
4.1 miles / 9 min drive / 24 min cycle  
Artisan coffee and homemade cakes.
- 22

Elliot's Bistro  
2.2 miles / 6 min drive / 12 min cycle  
Modern dishes with local ingredients.
- 23

Fidela Coffee Roasters  
1.8 miles / 6 min drive / 9 min cycle  
Ethically sourced speciality coffee.
- 24

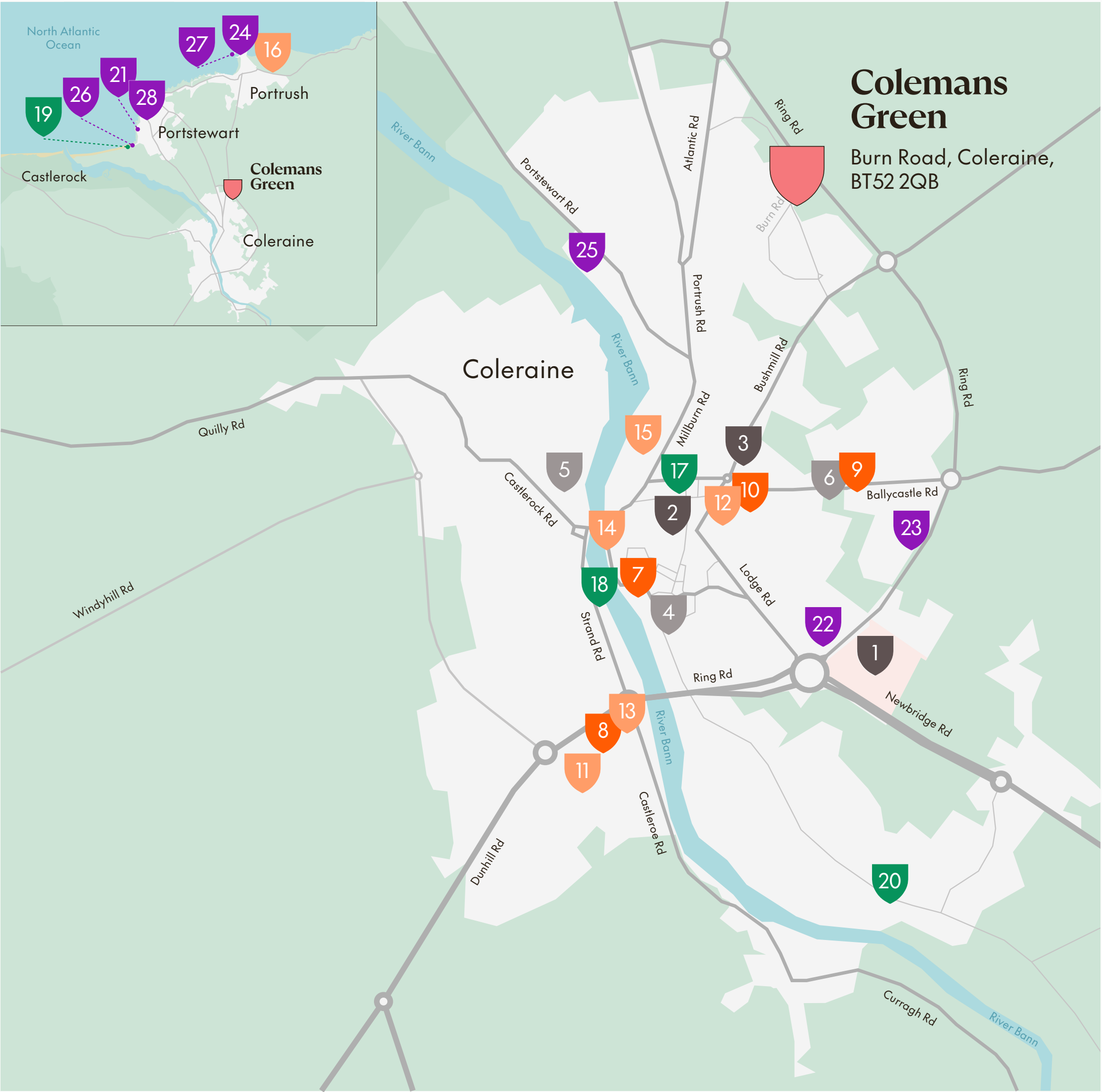
Babushka Café  
4.5 miles / 9 min drive  
Quality food and coffee accessible to all.
- 25

LIR  
1.8 miles / 5 min drive / 9 min cycle  
Sustainably sourced wild Irish seafood.
- 26

Harry's Shack  
4.4 miles / 10 min drive  
Delicious cuisine and breathtaking views.
- 27

Harbour Bar  
4.7 miles / 10 min drive  
One of the oldest bars on the North Coast.
- 28

The Top House/Portstewart Arms  
4.3 miles / 9 min drive  
Great Guinness & super local good times.



\* All journey times are approximate and may vary





# TOWN WEEKDAYS. BEACHY WEEKENDS. CITY CONNECTIONS.

Coleraine is a place of contrast and character. Georgian rooftops meet the buzz of campus life. The River Bann rolls past independent shops and coffee spots. And just beyond town, the surf breaks at Portstewart and the dunes shift with the breeze at Castlerock.

Colemans Green fits right in. On Burn Road, it's close to everyday essentials and open spaces alike — ideal for morning rush, Friday dinners, or unplanned drives up the coast. You're never far from what matters, but always far enough for a bit of calm.

There's history here too, if you know where to look. From Mountsandel, the oldest known settlement on the island,

to the heritage station at Waterside, this is a town that's shaped by its surroundings, and by the people who call it home.

That same balance of place and purpose runs through the homes at Colemans Green. They're designed for real life: space where you need it, simplicity where it helps, and thoughtful details that make everyday living feel easier. Whether you're starting out, settling in, or looking for a change of pace, there's room here to make it your own.

Because living well doesn't have to mean going far. Sometimes it's just about finding the right spot, and building a future that fits.



# For bright futures



Schools	Distance (Approx.)	Drive
Pre-school / Nursery		
Kylemore Nursery School	3.9 miles	10 min
Primary / Grammar		
Milburn Primary School	1.0 miles	3 min
Harpurs Hill Primary School	1.6 miles	5 min
DH Christie Memorial Primary School	4.5 miles	N/A
Ballysally Primary School	0.2 miles	2 min
Coleraine Grammar School	2.8 miles	11 min

Catchment areas and admissions can change, we recommend checking with each school for the most accurate and up-to-date information.

The town is also home to **Ulster University's Coleraine campus** - around 5 minutes away by car — offering a range of undergraduate and postgraduate courses across health, science, media and the arts.

\* All journey times are approximate and may vary



# The town that looks both ways.

Coleraine has always done things a little differently. A market town with one foot in the countryside and the other near the sea, it knows how to balance pace and perspective. Colemans Green sits in that rhythm, close enough to the centre to stay connected, far enough out to breathe a little deeper.

**A quiet confidence, built over time**  
There’s a reason people come back here - not just for the beaches or the Bann, but because Coleraine’s rooted. Families grow here, students pass through, and independents keep showing up with something new to offer. It’s a town with legacy, from its rowing club and railway to coffee shops in converted warehouses but it never stands still.



Image credit Lir



**In step with how people live now**  
You’ll find yoga studios in old shopfronts, local bakers beside global names, and Pilates classes down the road from farm shops. Culture here isn’t put on, it’s part of the everyday. Whether you’re walking the river, watching a film, or meeting for lunch at a spot that knows your name, it’s a place where things are easy but still interesting.



# Discover the area



**From tidal edges to town markets**  
Head one way and you're at the shoreline, sand underfoot and surf in view. Head the other and you're in town, picking up groceries, grabbing a coffee or catching a show. It's this blend of coast and town, tradition and momentum that gives Coleraine its particular pull. The surf lifestyle revolving around Portstewart Strand has a relaxed atmosphere, attracting a mix of year-round surfers and families for a peaceful coastal experience.



**More than a base, a way of life**  
Colemans Green isn't just close to what matters, it's part of a place that moves with intention. Schools, shops, sea air, slow mornings and steady roots. If you're after a town that makes sense of the everyday, with space to grow and calm that doesn't isolate you, this is it.

**Make your base somewhere that already feels like it's in step with your future.**





## 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



**A** RATED  
Eco living



Computer visual



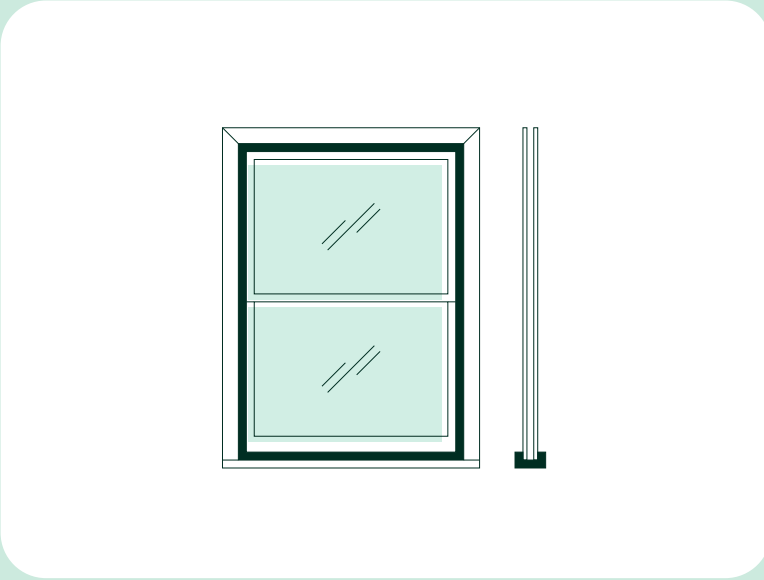
Designed Efficient

# The right choices for you and the planet.



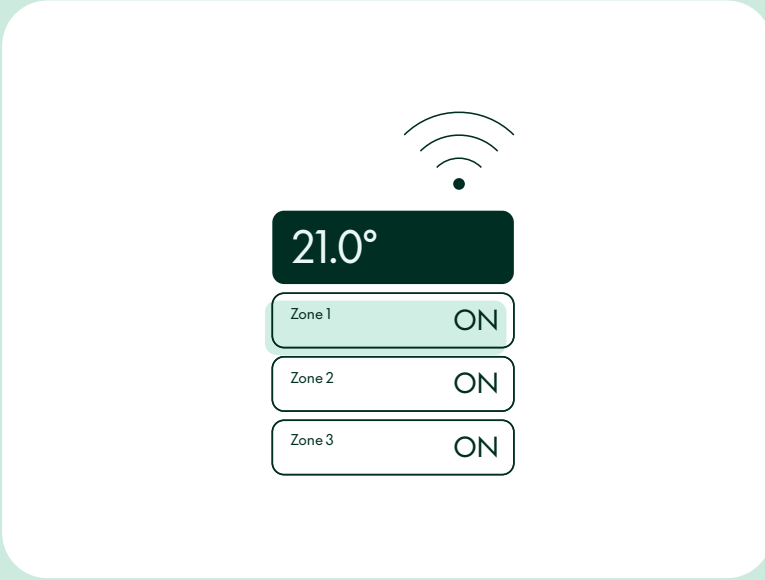
## Timber frame construction

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.



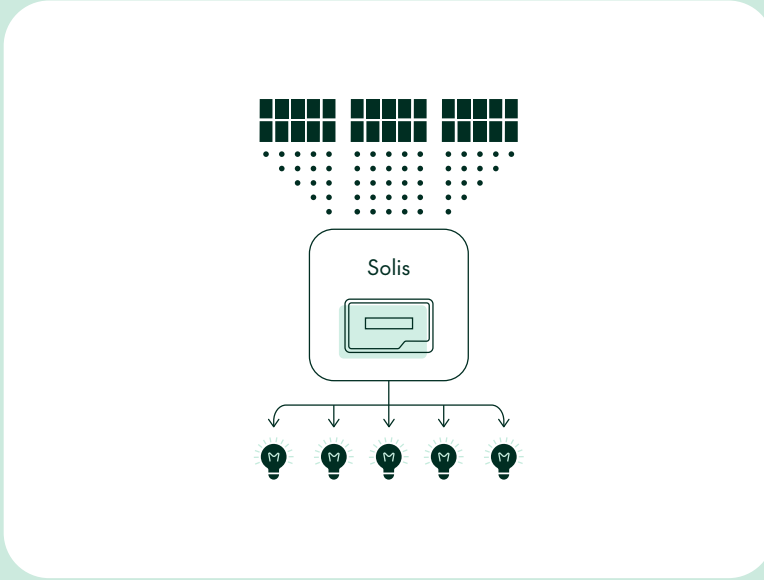
## High quality windows & doors

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.



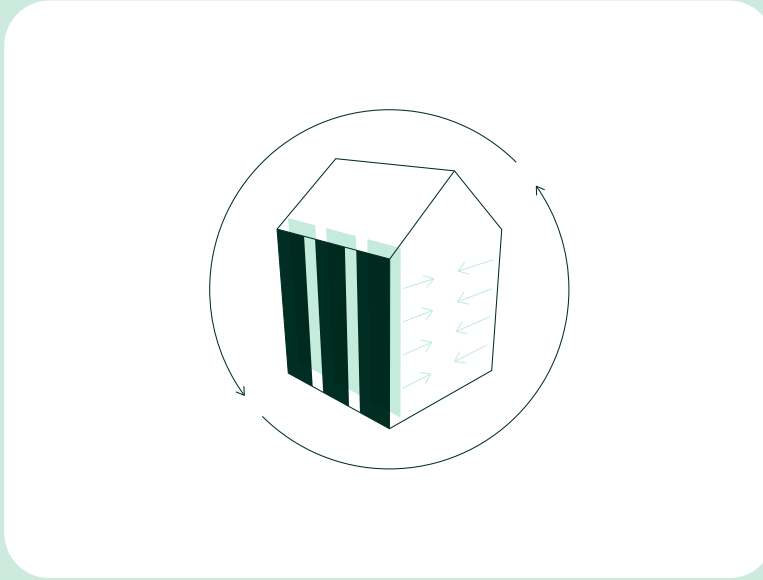
## Smart Heating Control System

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.



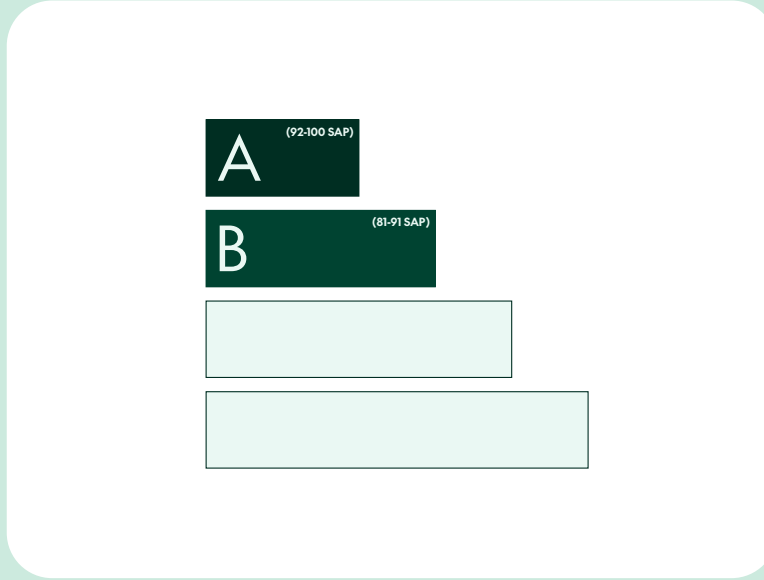
## Renewable PV solar panels

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  
Colemans Green home is designed by our  
in-house architects and creative team.  
For over 37 years, Hagan has been making  
high-quality, competitively priced homes  
and building thriving communities.

**Experience the Colemans Green  
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**

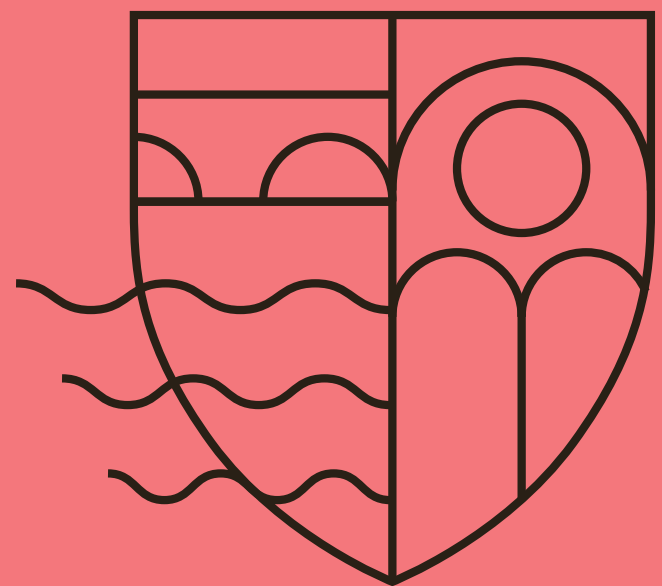
NHBC provides a 10-year structural  
warranty, supporting better building  
standards and protecting homeowners.

Your home, covered.



Colemans Green

# 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 solid doors with chrome handles
- 1x 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 Sky Q
- 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



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



## Other features

- External lighting to front and rear doors
- Rear gardens 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 home with a range of options, from quality doors and worktops to handles, and create a kitchen that's truly yours.



Interior from a different Hagan show home.



Speak to our Selling Agents about your options.



# A development that matters



## House type key

<div></div> The Adwell 3 Bedroom Semi-Detached	<div></div> The Bayard 3 Bedroom Semi-Detached	<div></div> The Carlton 3 Bedroom Detached	<div></div> The Eaton 2 Bedroom Apartments	<div></div> The Fulham 3 Bedroom Townhouse
<div></div> The Alden 3 Bedroom Semi-Detached	<div></div> The Bayham 3 Bedroom Semi-Detached	<div></div> The Dean 3 Bedroom Semi-Detached	<div></div> The Finley 3 Bedroom Townhouse	<div></div> The Fullerton 3 Bedroom Townhouse
<div></div> The Barrow 3 Bedroom Detached	<div></div> The Carlisle 3 Bedroom Detached	<div></div> The Duke 2 Bedroom Apartments	<div></div> The Finsbury 3 Bedroom Townhouse	



# Coleman's Green







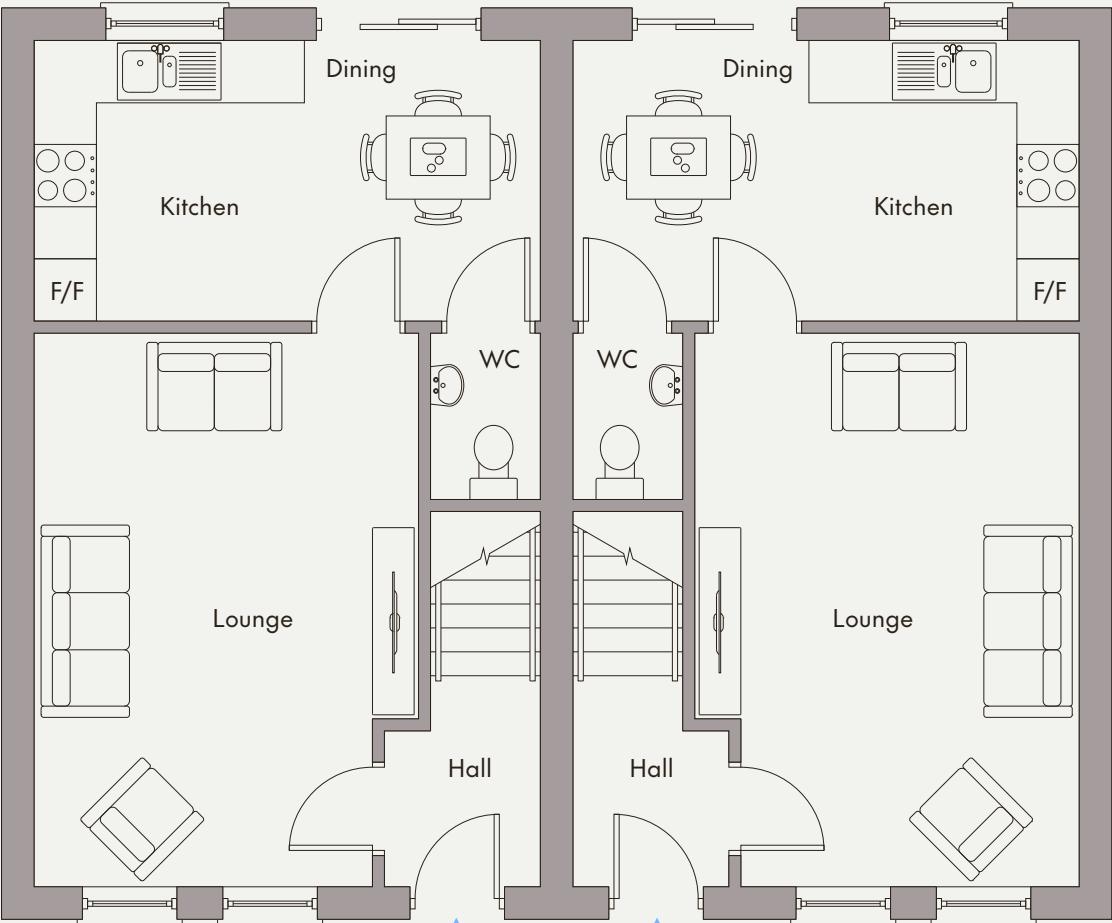
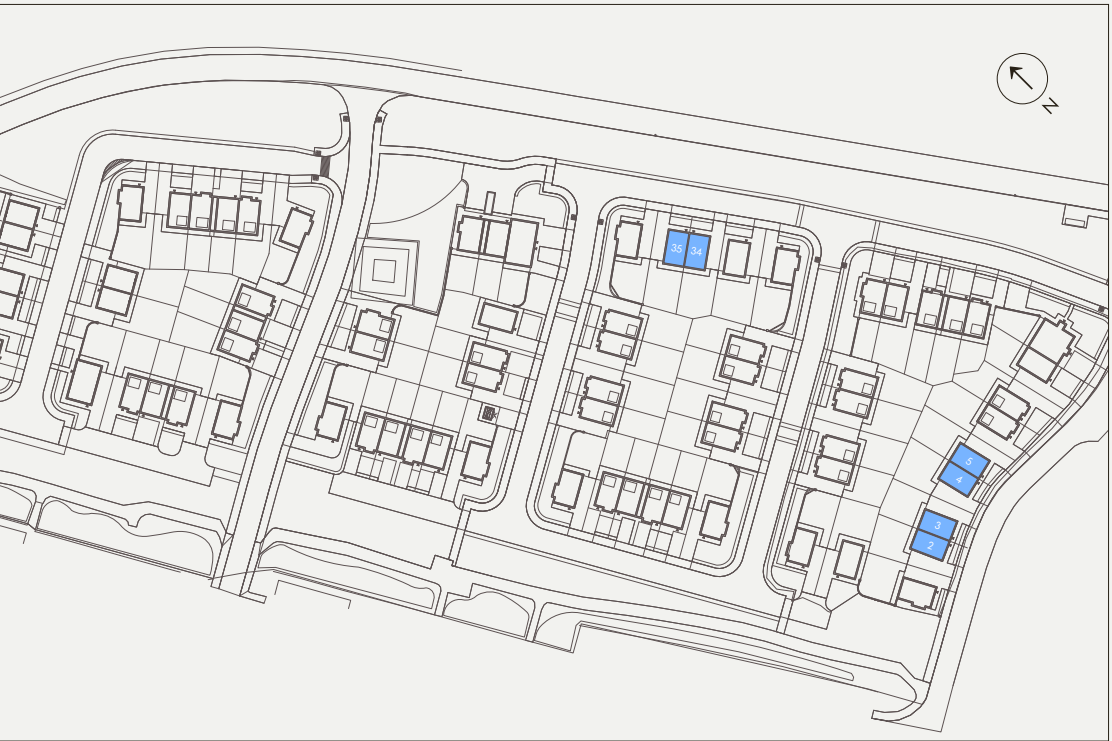
# The Adwell

3 Bedroom Semi-Detached  
Total floor area: 855 sq ft



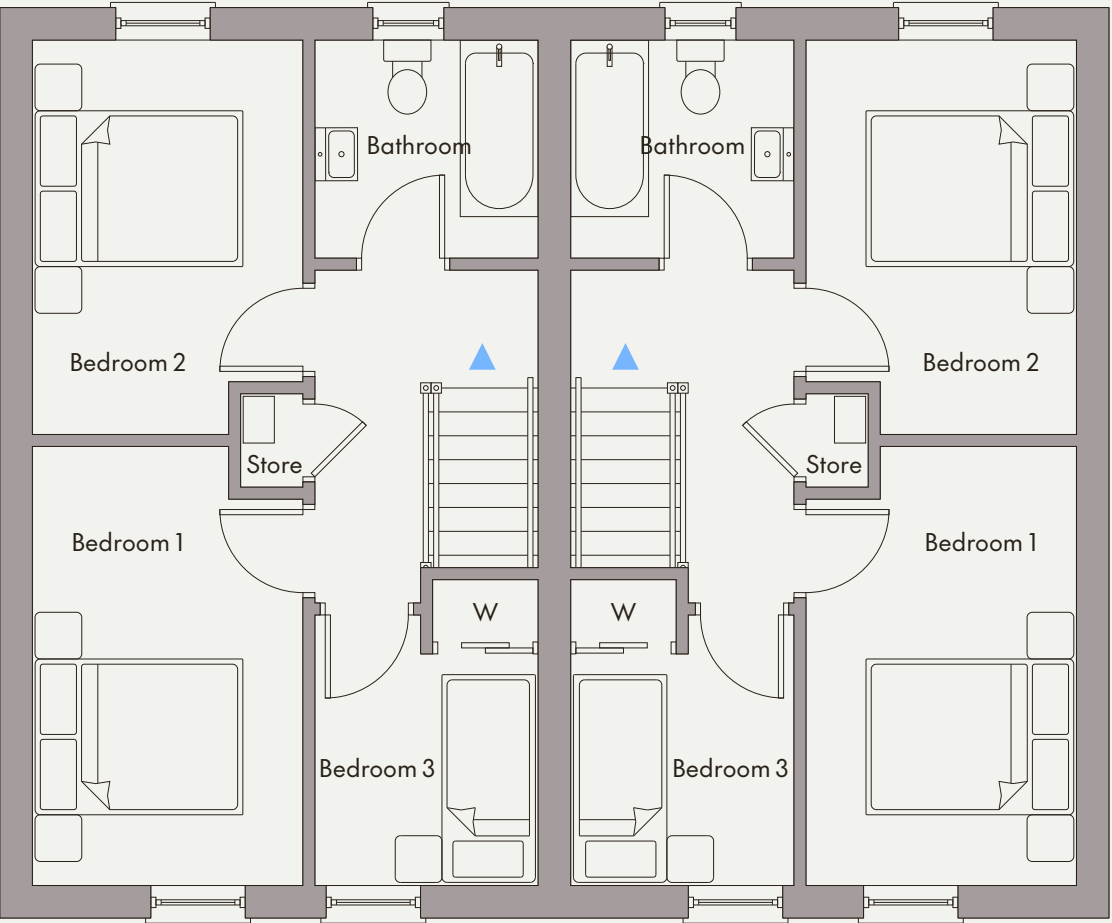
Computer visual

Sites: 2, 3, 4, 5, 34 & 35



Ground floor

Lounge	17'6" x 12'2" (max)
Kitchen / Dining	16' x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	13'10" x 8'7" (max)
Bedroom 2	12'6" x 8'7" (max)
Bedroom 3	8'7" x 7'1" (max)
Bathroom	7'1" x 6'11"



# The Alden

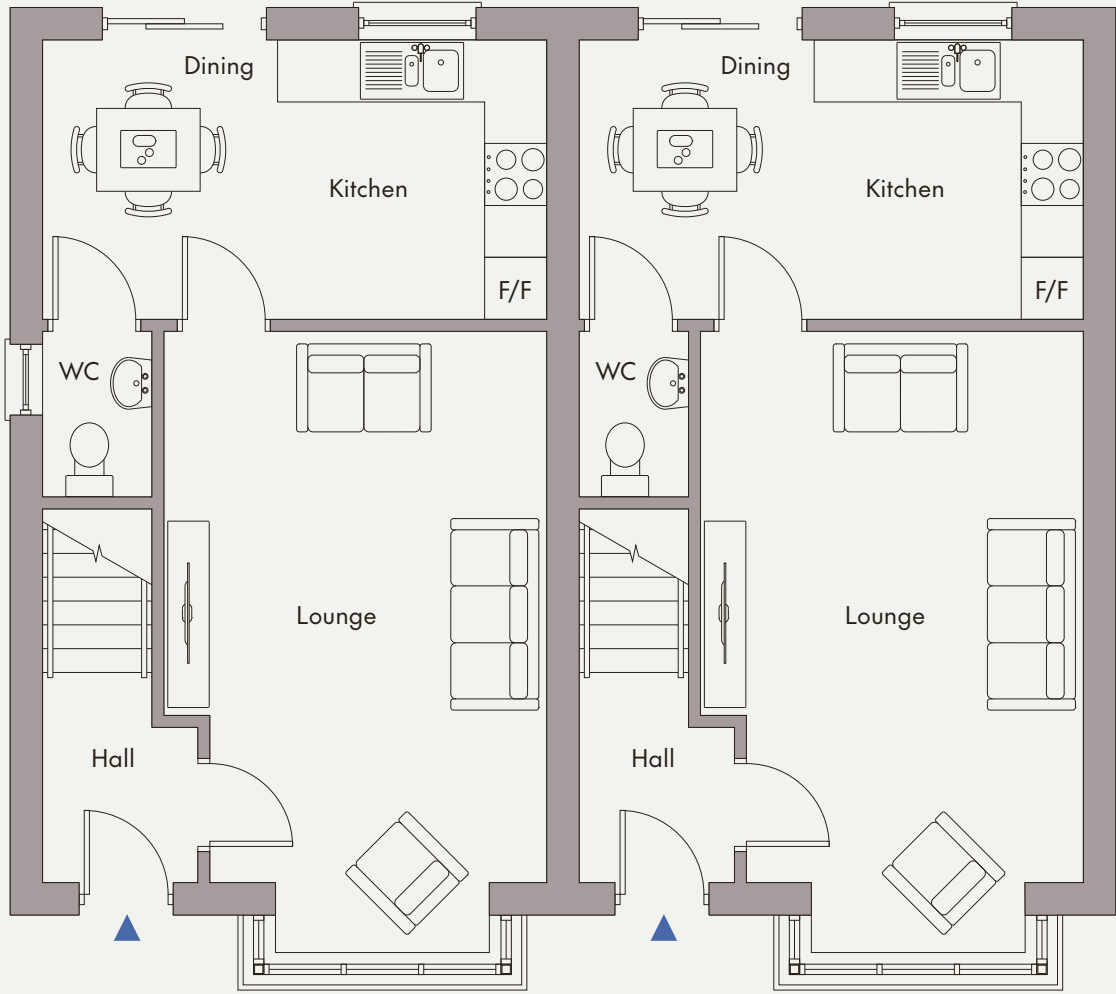
3 Bedroom Semi-Detached  
Total floor area: 871 sq ft



Computer visual

Sites: 6, 7, 28, 29, 30, 31, 47 & 48

Handed version on sites:  
16, 17, 18, 19, 37, 38, 39 & 40



Ground floor

Lounge	19'8" x 12'2" (max)
Kitchen / Dining	16' x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	13'10" x 8'7" (max)
Bedroom 2	12'6" x 8'7" (max)
Bedroom 3	8'7" x 7'1" (max)
Bathroom	7'1" x 6'11"



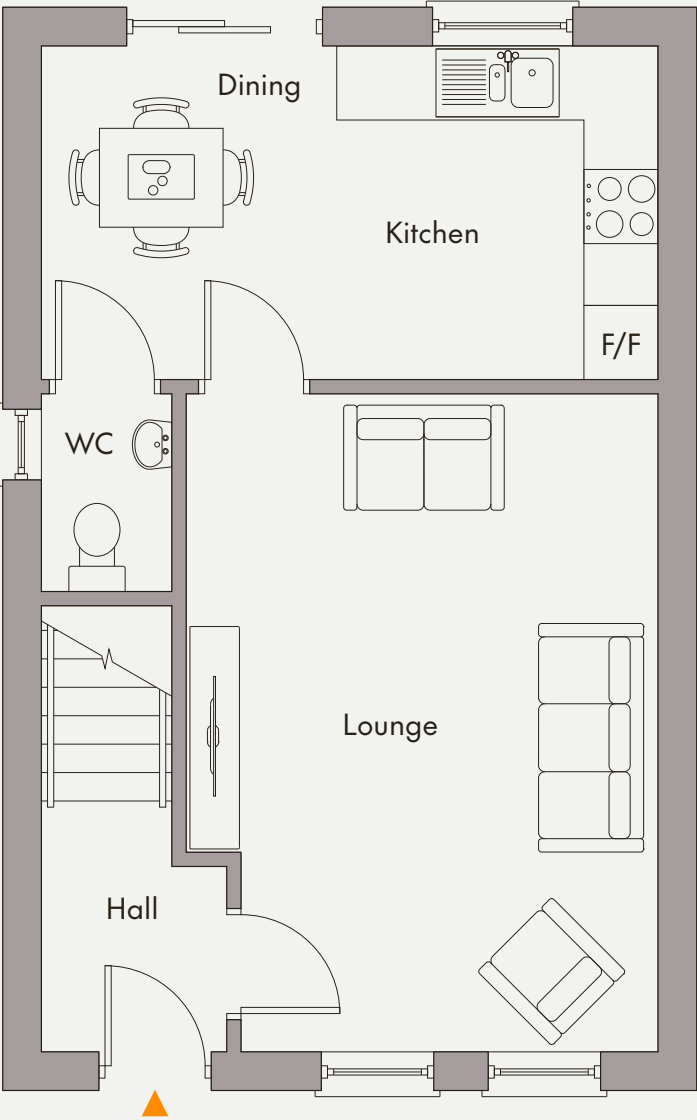
# The Barrow

3 Bedroom Detached  
Total floor area: 874 sq ft



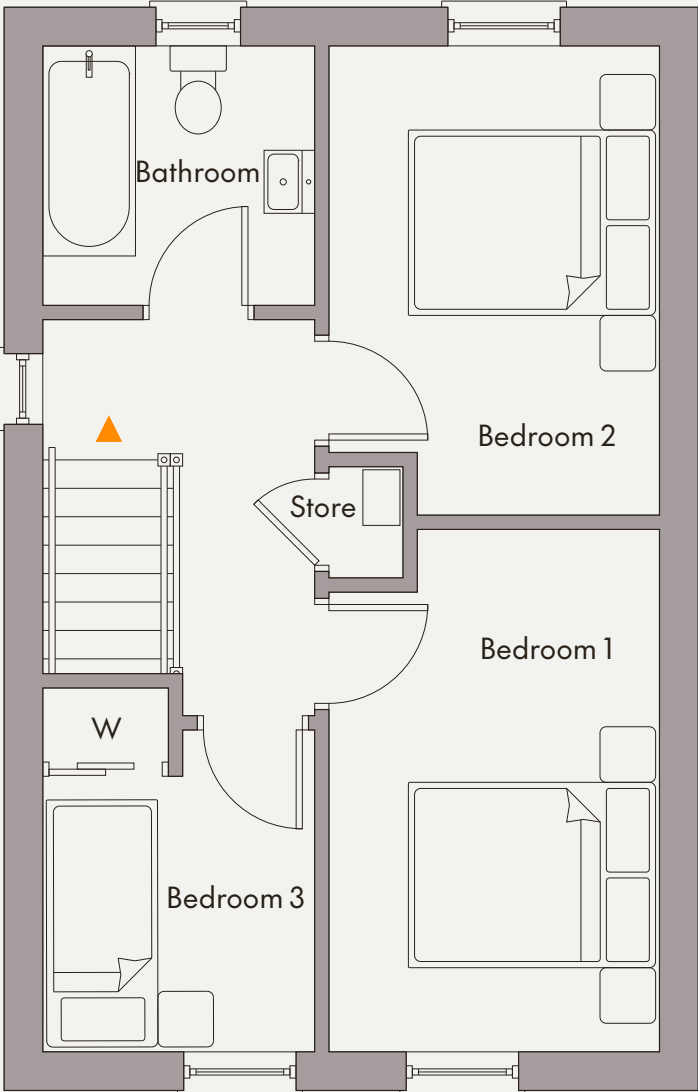
Computer visual

Sites: 21, 33 & 49



Ground floor

Lounge	17'6" x 12'6" (max)
Kitchen / Dining	16'4" x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	13'10" x 8'9" (max)
Bedroom 2	12'6" x 8'9" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"



# The Bayard & The Bayham



**The Bayard**  
3 Bedroom Semi-Detached  
Total floor area: 863 sq ft

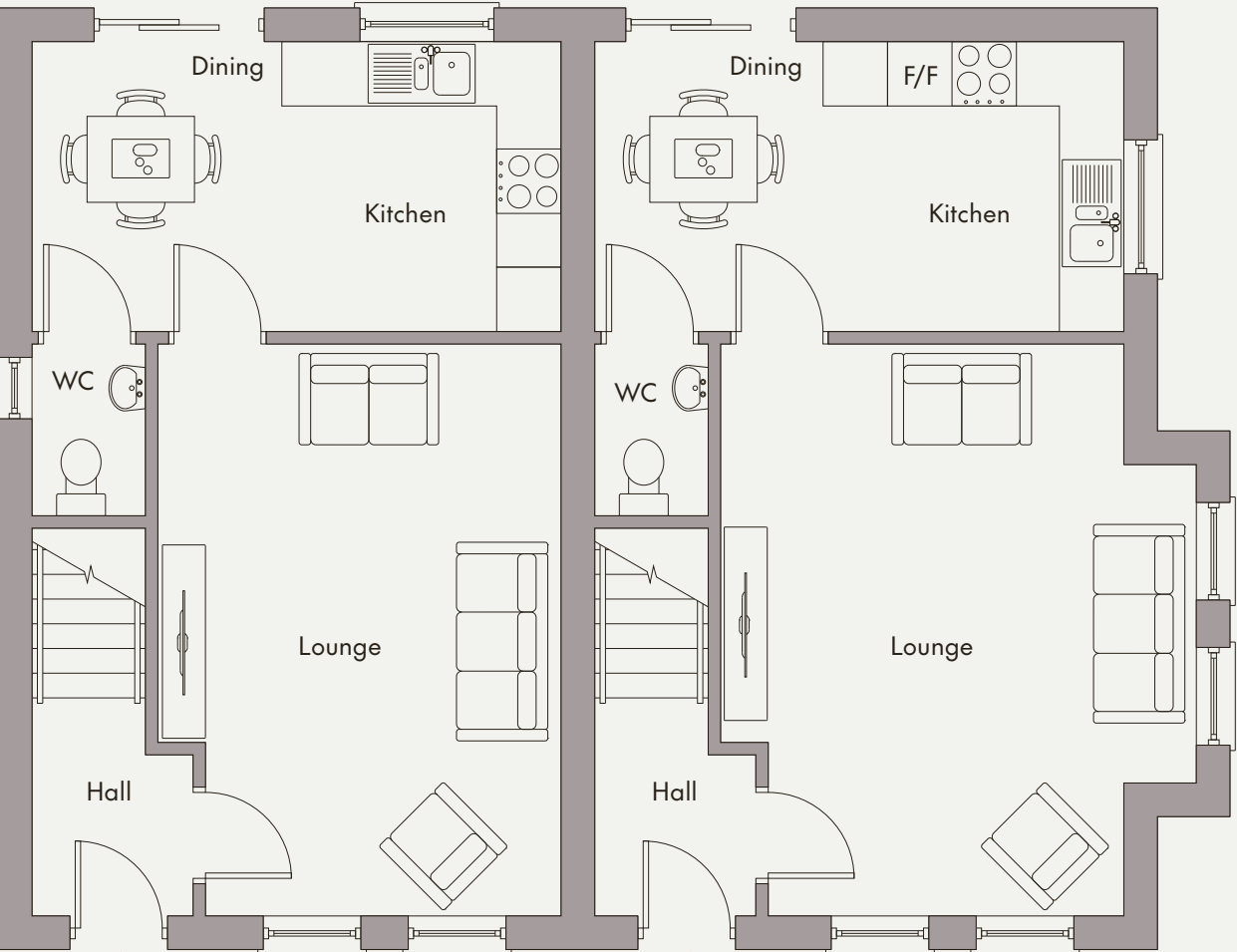
Site: 14  
Handed version on site:  
55

**The Bayham**  
3 Bedroom Semi-Detached  
Total floor area: 906 sq ft

Site: 15  
Handed version on site:  
54

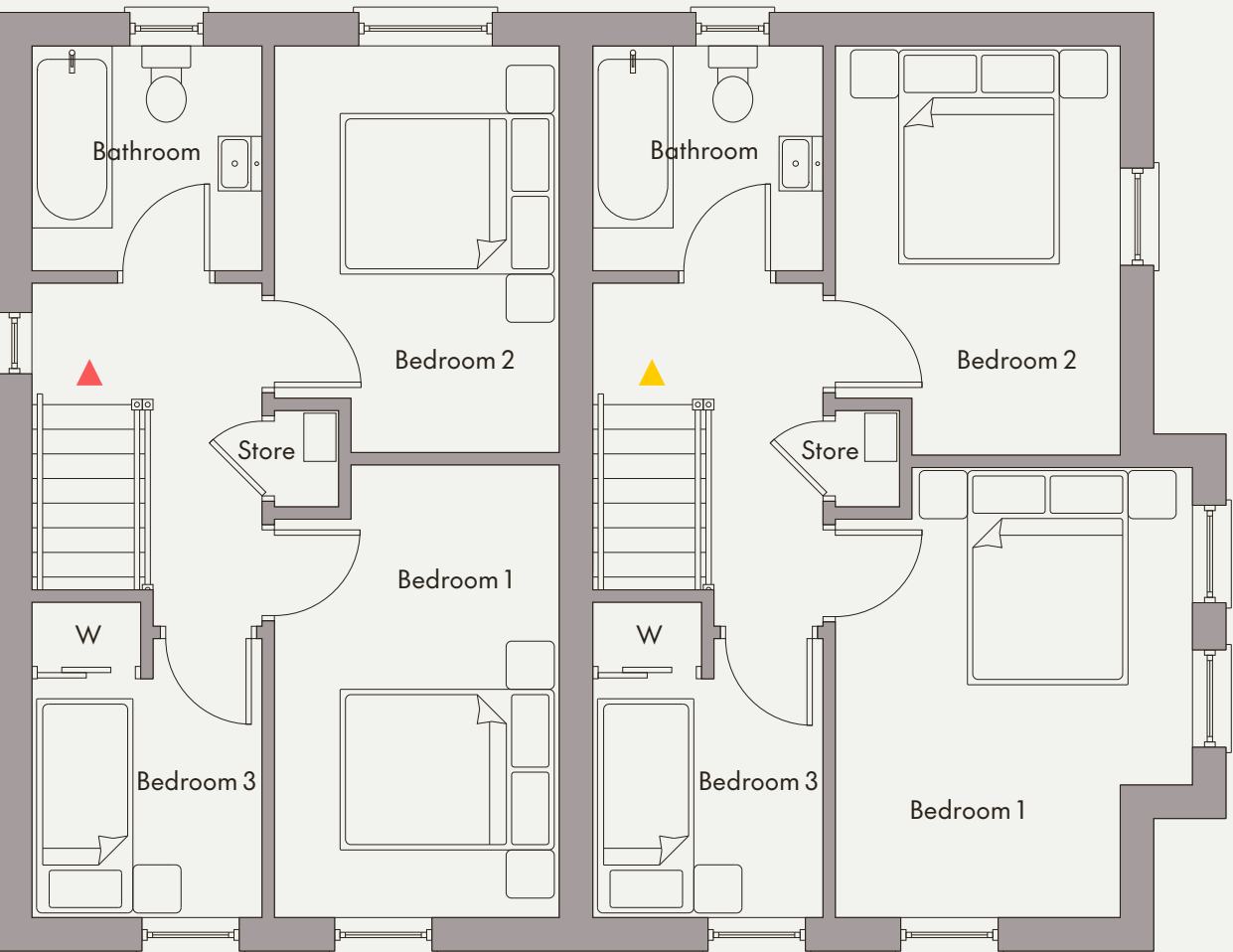


Ground floor



The BayardThe Bayham

First floor



## The Bayard

Ground floor		First floor	
Lounge	17'6" x 12'4" (max)	Bedroom 1	13'10" x 8'9" (max)
Kitchen / Dining	16'2" x 8'10"	Bedroom 2	12'6" x 8'9" (max)
WC	5'3" x 3'6"	Bedroom 3	8'7" x 7'1" (max)
		Bathroom	7'1" x 6'11"

## The Bayham

Ground floor		First floor	
Lounge	17'6" x 14'6" (max)	Bedroom 1	13'9" x 10'11" (max)
Kitchen / Dining	16'2" x 8'10"	Bedroom 2	12'6" x 8'9" (max)
WC	5'3" x 3'6"	Bedroom 3	8'7" x 7'1" (max)
		Bathroom	7'1" x 6'11"



# The Carlisle

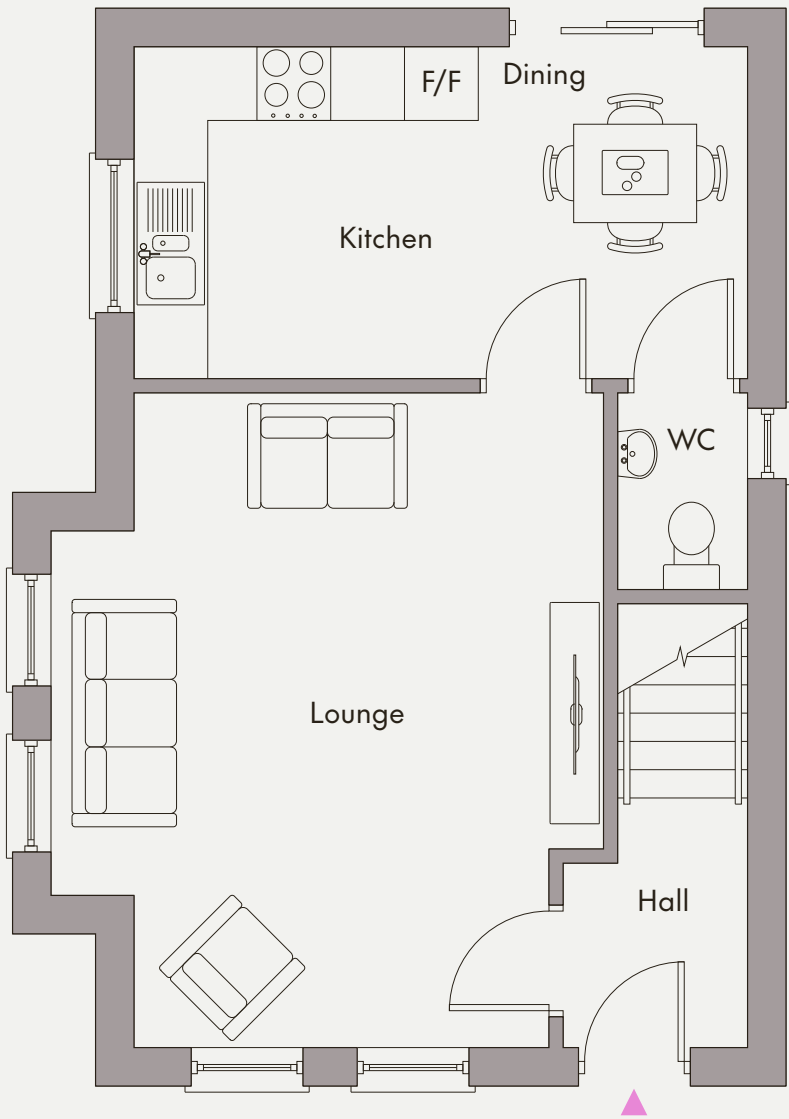
3 Bedroom Detached  
Total floor area: 917 sq ft



Computer visual

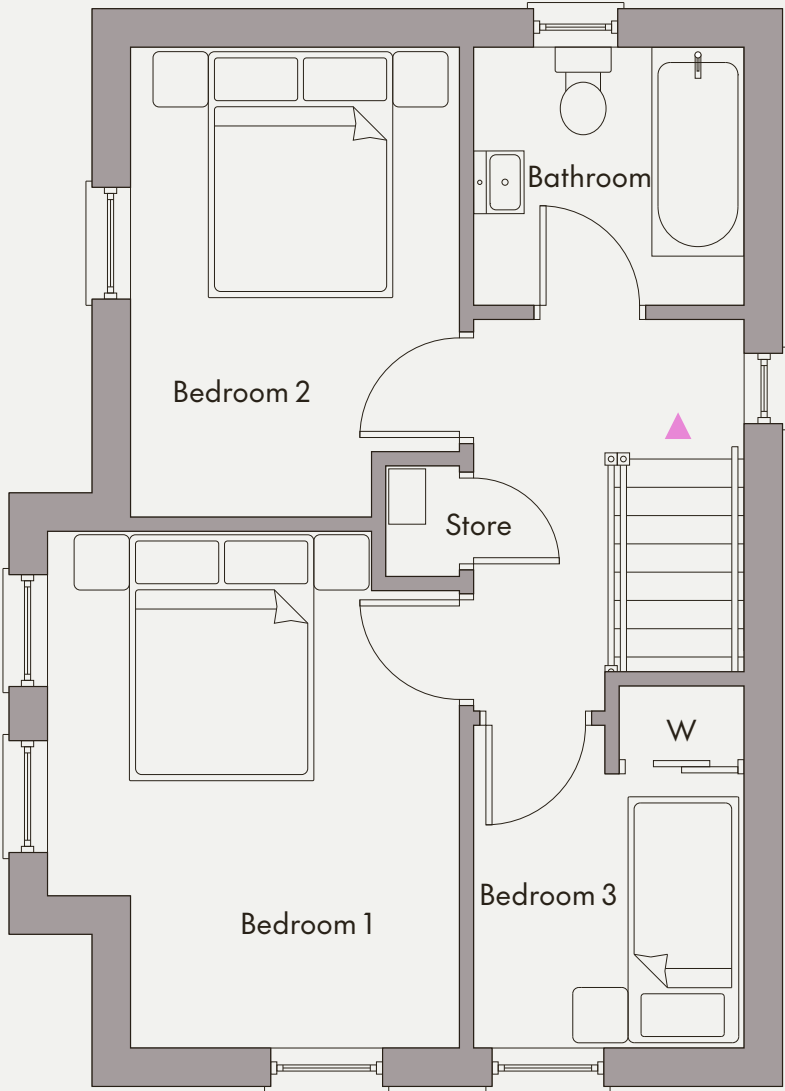
Sites: 1, 22 & 65

Handed version on site:  
46



Ground floor

Lounge	17'6" x 14'9" (max)
Kitchen / Dining	16'4" x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	13'9" x 11' (max)
Bedroom 2	12'6" x 8'9" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"



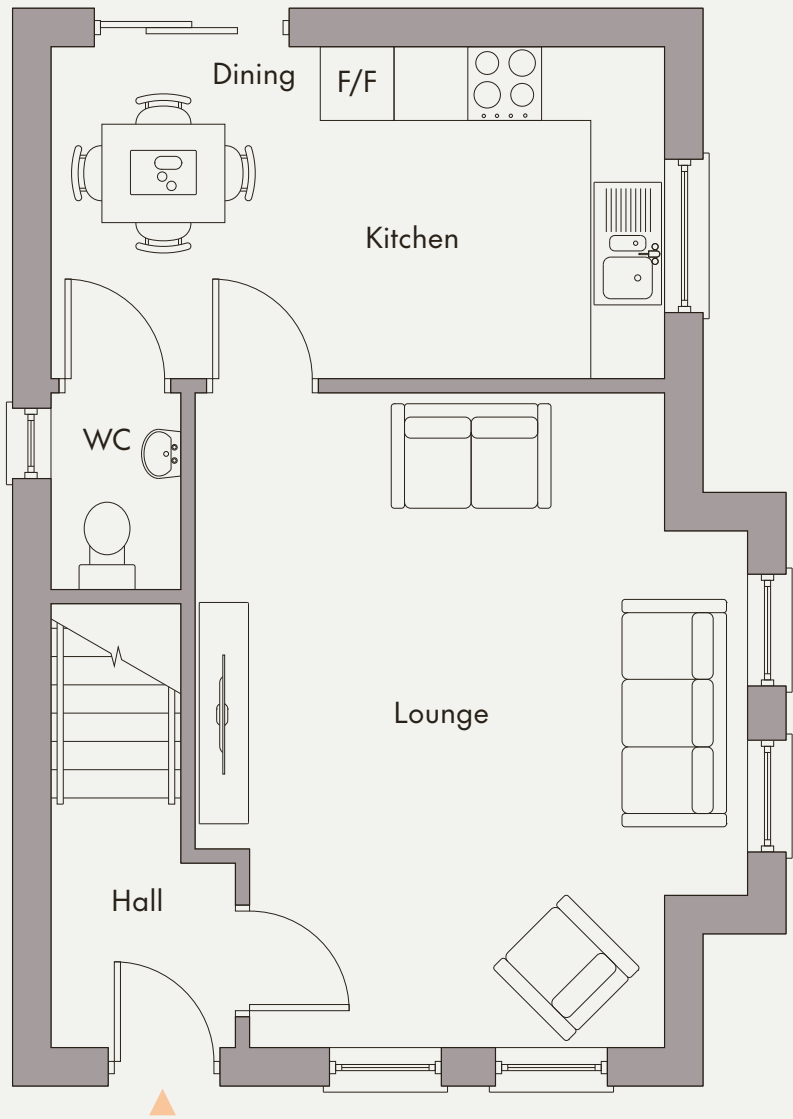
# The Carlton

3 Bedroom Detached  
Total floor area: 917 sq ft



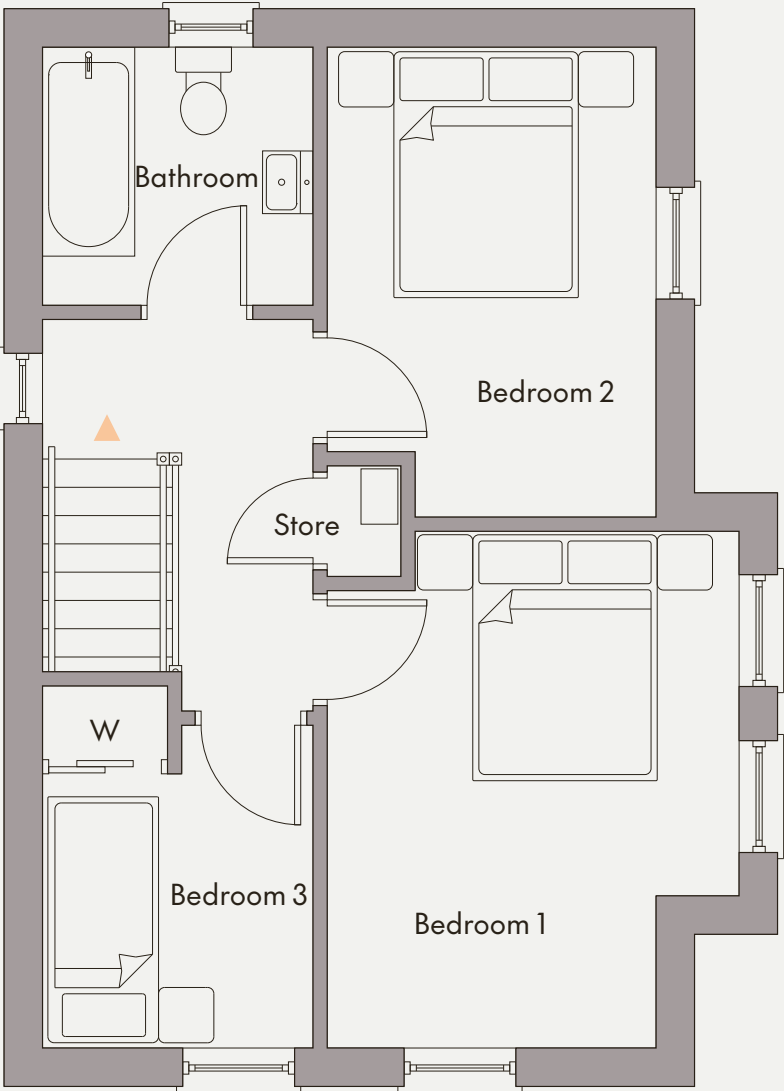
Computer visual

Sites: 27, 36, 61 & 70  
Handed version on sites:  
20, 32 & 41



Ground floor

Lounge	17'6" x 14'9" (max)
Kitchen / Dining	16'4" x 8'10"
WC	5'3" x 3'6"



First floor

Bedroom 1	13'9" x 11' (max)
Bedroom 2	12'6" x 8'9" (max)
Bedroom 3	8'7" x 7'3" (max)
Bathroom	7'3" x 6'11"



# The Dean & The Duke Apartments



**The Dean**  
3 Bedroom Semi-Detached  
Total floor area: 863 sq ft

Site: 8

**The Duke Apartments**  
2 Bedroom Apartments

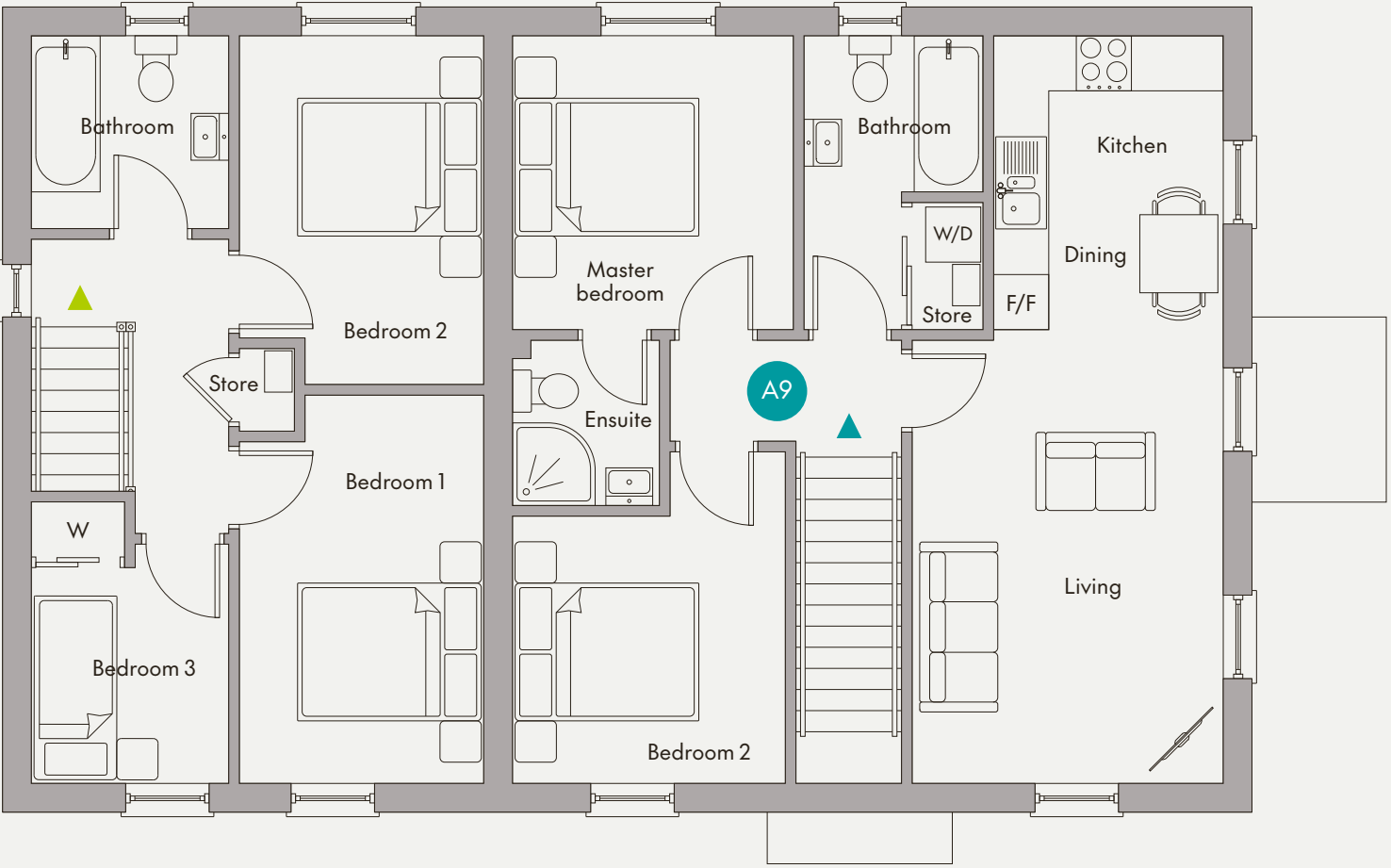
Sites: 9/10



Ground floor



First floor



## The Dean

Ground floor

Lounge	17'6" x 12'4" (max)
Kitchen / Dining	16'2" x 8'10"
WC	5'3" x 3'6"

First floor

Bedroom 1	13'10" x 8'9" (max)
Bedroom 2	12'6" x 8'9" (max)
Bedroom 3	8'7" x 7'1" (max)
Bathroom	7'1" x 6'11"

## The Duke Apartments

Ground floor  
Apartment 10

<b>Total Floor Area:</b>	628 sq ft
Living /	
Kitchen / Dining	26'8" x 10'6" (max)
Master Bedroom	10'6" x 10'
Ensuite	5'11" x 5'3"
Bedroom 2	11'10" x 9'1" (max)
Bathroom	10'6" x 6'5" (max)

First floor  
Apartment 9

<b>Total Floor Area:</b>	689 sq ft
Living /	
Kitchen / Dining	26'8" x 11'1" (max)
Master Bedroom	10'6" x 10'
Ensuite	5'11" x 5'3"
Bedroom 2	11'10" x 9'9" (max)
Bathroom	10'6" x 6'5" (max)



# The Finsbury & The Fullerton



**The Finsbury**  
3 Bedroom Townhouse  
Total floor area: 977 sq ft

Site: 52

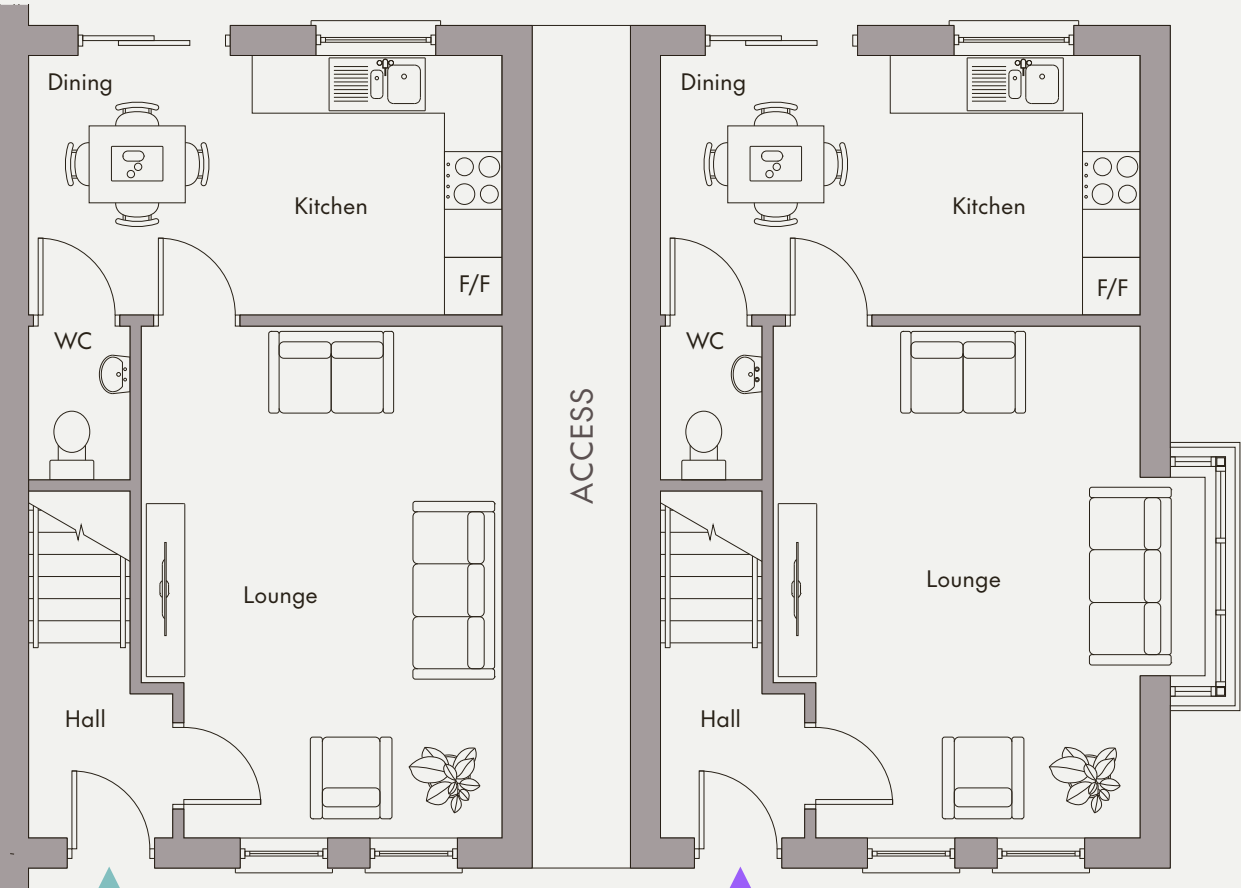
**The Fullerton**  
3 Bedroom Townhouse  
Total floor area: 892 sq ft

Site: 53



Computer visual

Ground floor



The Finsbury

The Fullerton



## The Finsbury

Ground floor		First floor	
Lounge	17'6" x 12'4" (max)	Master Bedroom	13' x 10'10"
Kitchen / Dining	16'2" x 8'10"	Ensuite	10'8" x 2'11"
WC	5'3" x 3'6"	Bedroom 2	13' x 12'2" (max)
		Bedroom 3	8'10" x 8'7" (max)
		Bathroom	7'1" x 6'11"

## The Fullerton

Ground floor		First floor	
Lounge	17'6" x 14'9" (max)	Bedroom 1	13'10" x 9'1" (max)
Kitchen / Dining	16'4" x 8'10"	Bedroom 2	12'6" x 9'1" (max)
WC	5'3" x 3'6"	Bedroom 3	8'7" x 7'1" (max)
		Bathroom	7'1" x 6'11"



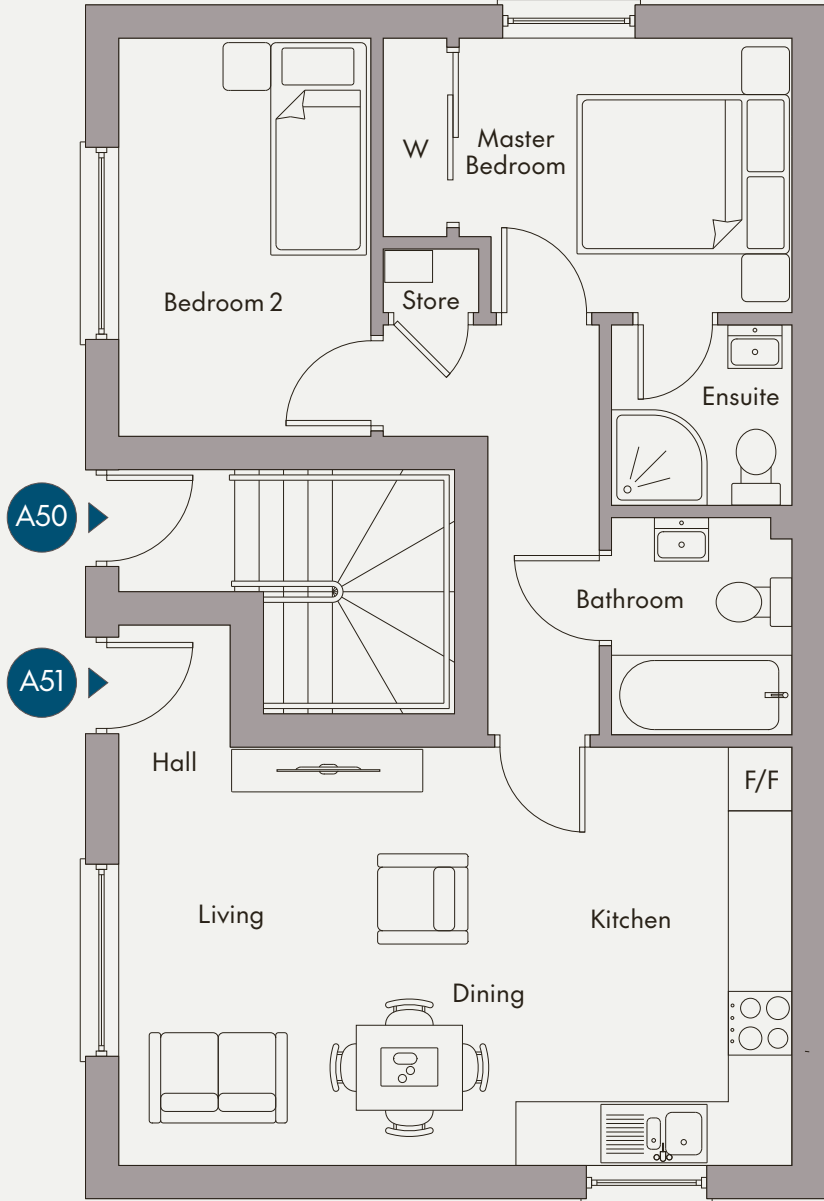
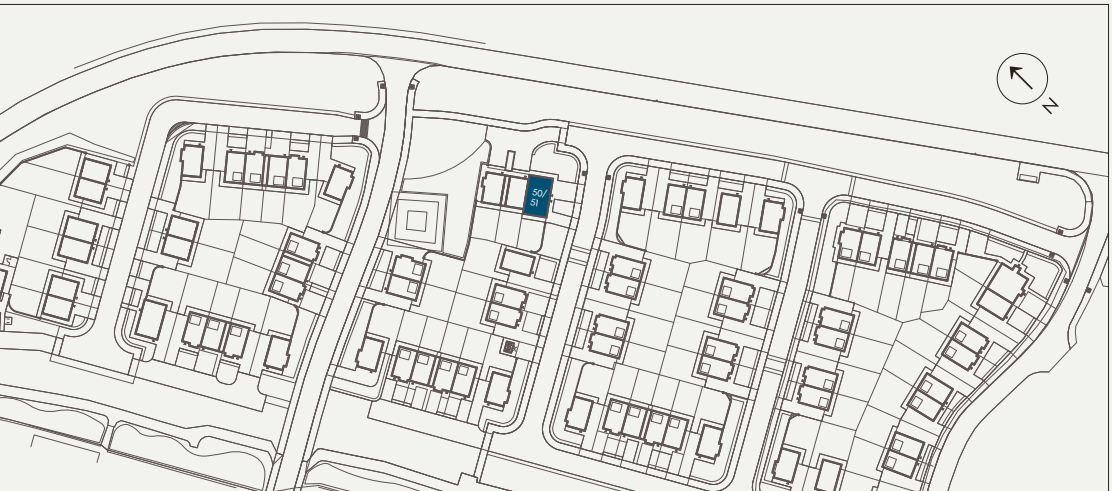
# The Eaton Apartments

## 2 Bedroom Apartments



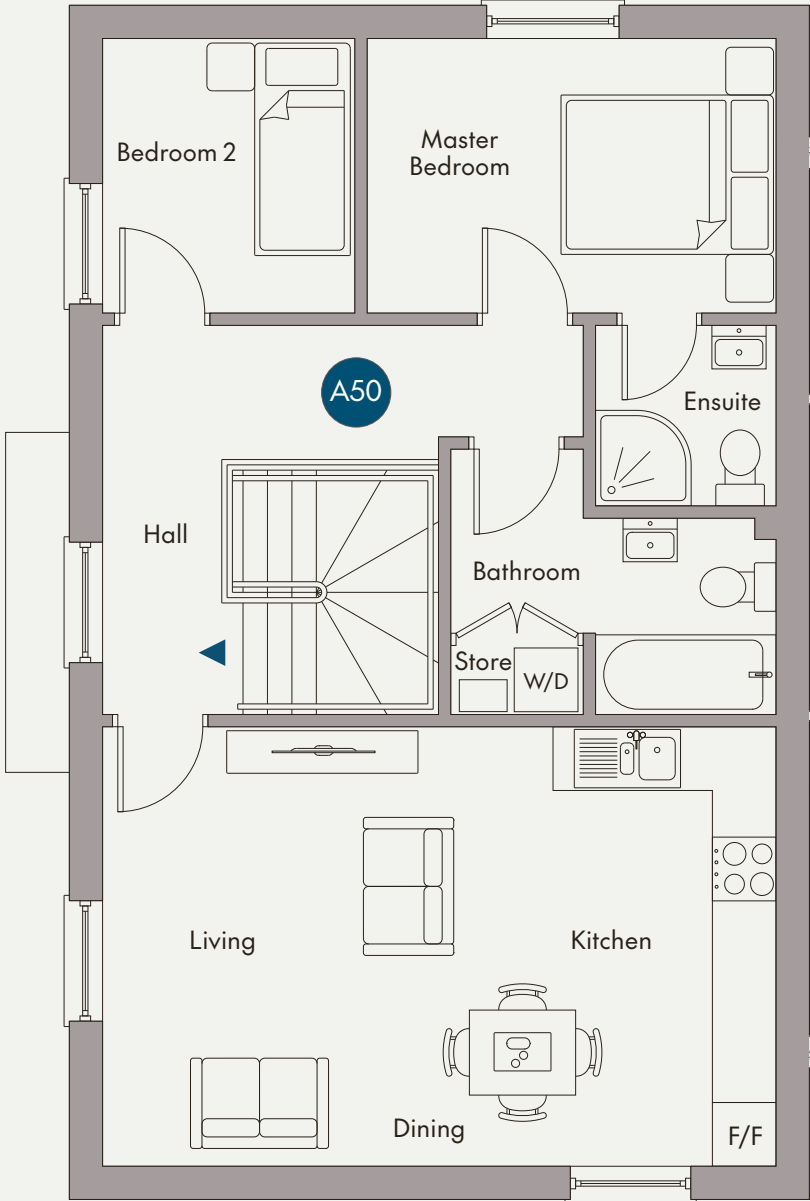
Computer visual

Sites: 50/51



Ground floor  
Apartment 51

Total Floor Area:	627 sq ft
Living /	
Kitchen / Dining	20'10" x 16'8" (max)
Master Bedroom	10'3" x 8'6" (max)
Ensuite	5'7" x 5'7"
Bedroom 2	12'4" x 7'10"
Bathroom	6'9" x 5'7"

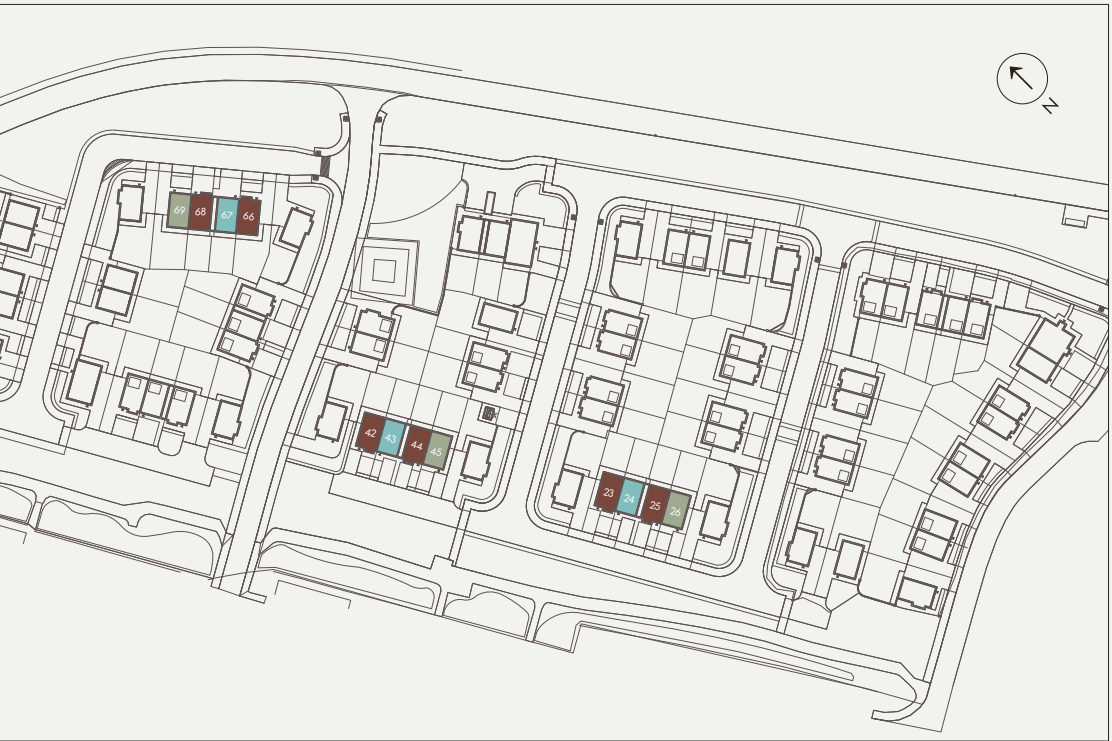


First floor  
Apartment 50

Total Floor Area:	785 sq ft
Living /	
Kitchen / Dining	20'10" x 13'7"
Master Bedroom	12'8" x 8'6"
Ensuite	5'7" x 5'7"
Bedroom 2	8'6" x 7'10"
Bathroom	10'1" x 6'1" (max)



# The Fulham, The Finsbury & The Finley



Computer visual

## The Fulham

3 Bedroom Townhouses  
Total floor area: 878 sq ft

Sites: 23, 42 & 66

## The Finsbury

3 Bedroom Townhouses  
Total floor area: 977 sq ft

Sites: 24, 43 & 67

## The Fulham

3 Bedroom Townhouses  
Total floor area: 880 sq ft

Sites: 25, 44 & 68

## The Finley

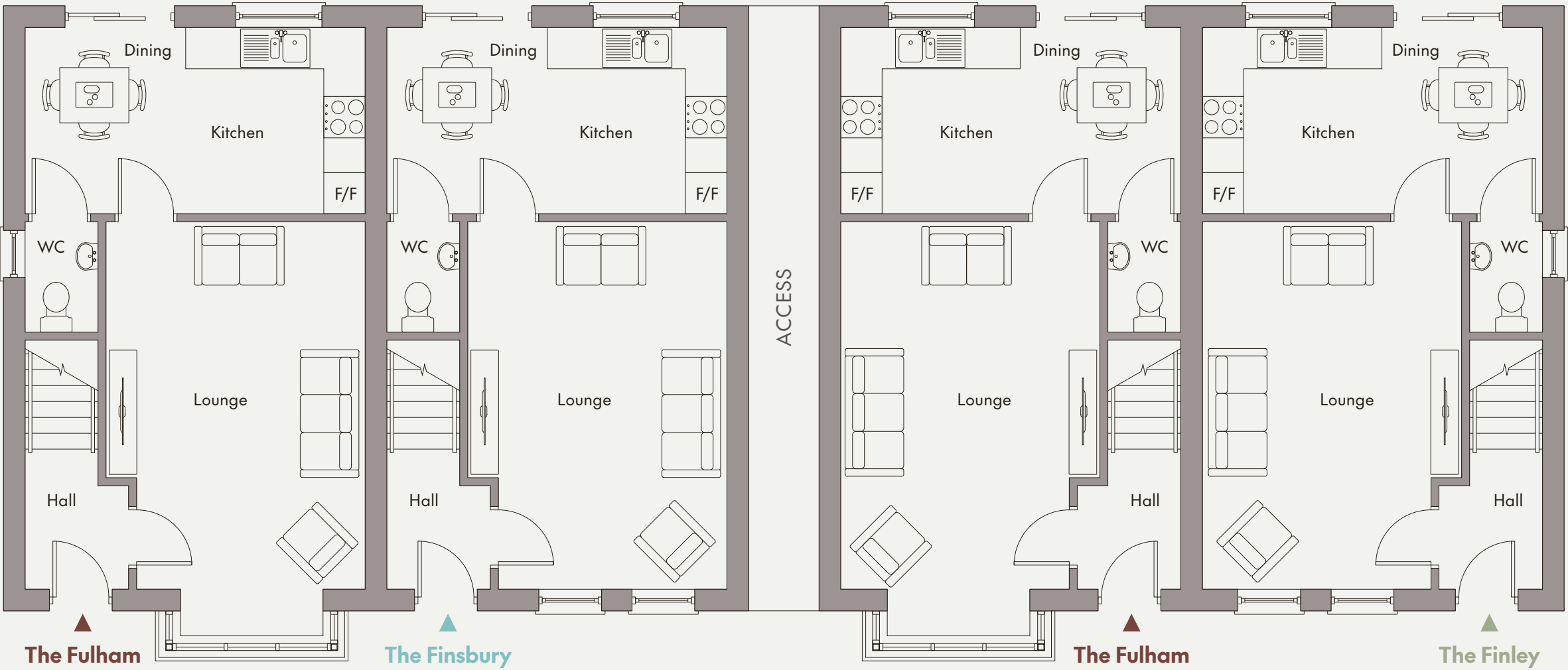
3 Bedroom Townhouses  
Total floor area: 863 sq ft

Sites: 26, 45 & 69

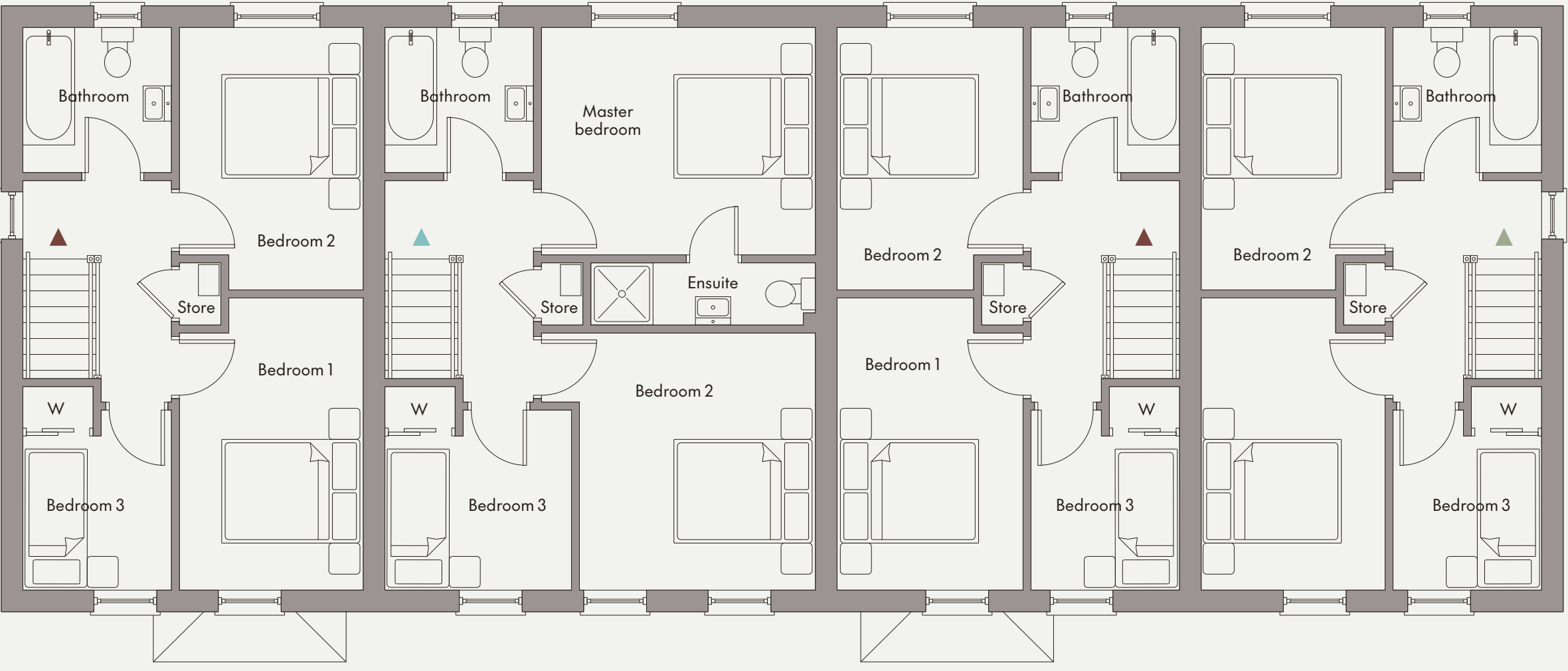


# The Fulham, The Finsbury & The Finley

Ground floor



First floor



## The Fulham

Ground floor		First floor	
Lounge	19'8" x 12'4" (max)	Bedroom 1	13'10" x 8'9" (max)
Kitchen/		Bedroom 2	12'6" x 8'9" (max)
Dining	16'2" x 8'10"	Bedroom 3	8'7" x 7'1"
WC	5'3" x 3'6"	Bathroom	7'1" x 6'11"

## The Finsbury

Ground floor		First floor	
Lounge	17'6" x 12'4" (max)	Master Bedroom	13' x 10'10"
Kitchen/		Ensuite	10'8" x 2'11"
Dining	16'2" x 8'10"	Bedroom 2	13' x 12'2" (max)
WC	5'3" x 3'6"	Bedroom 3	8'10" x 8'7" (max)
		Bathroom	7'1" x 6'11"

## The Fulham

Ground floor		First floor	
Lounge	19'8" x 12'4" (max)	Bedroom 1	13'10" x 8'10" (max)
Kitchen/		Bedroom 2	12'6" x 8'10" (max)
Dining	16'2" x 8'10"	Bedroom 3	8'7" x 7'1" (max)
WC	5'3" x 3'6"	Bathroom	7'1" x 6'11"

## The Finley

Ground floor		First floor	
Lounge	17'6" x 12'4" (max)	Bedroom 1	13'10" x 8'9" (max)
Kitchen/		Bedroom 2	12'6" x 8'9" (max)
Dining	16'2" x 8'10"	Bedroom 3	8'7" x 7'1" (max)
WC	5'3" x 3'6"	Bathroom	7'1" x 6'11"



# The Fulham & The Finsbury



**The Fulham** Sites: 11, 58 & 62

3 Bedroom Townhouses  
Total floor area: 878 sq ft

**The Finsbury** Sites: 12, 59 & 63

3 Bedroom Townhouses  
Total floor area: 977 sq ft

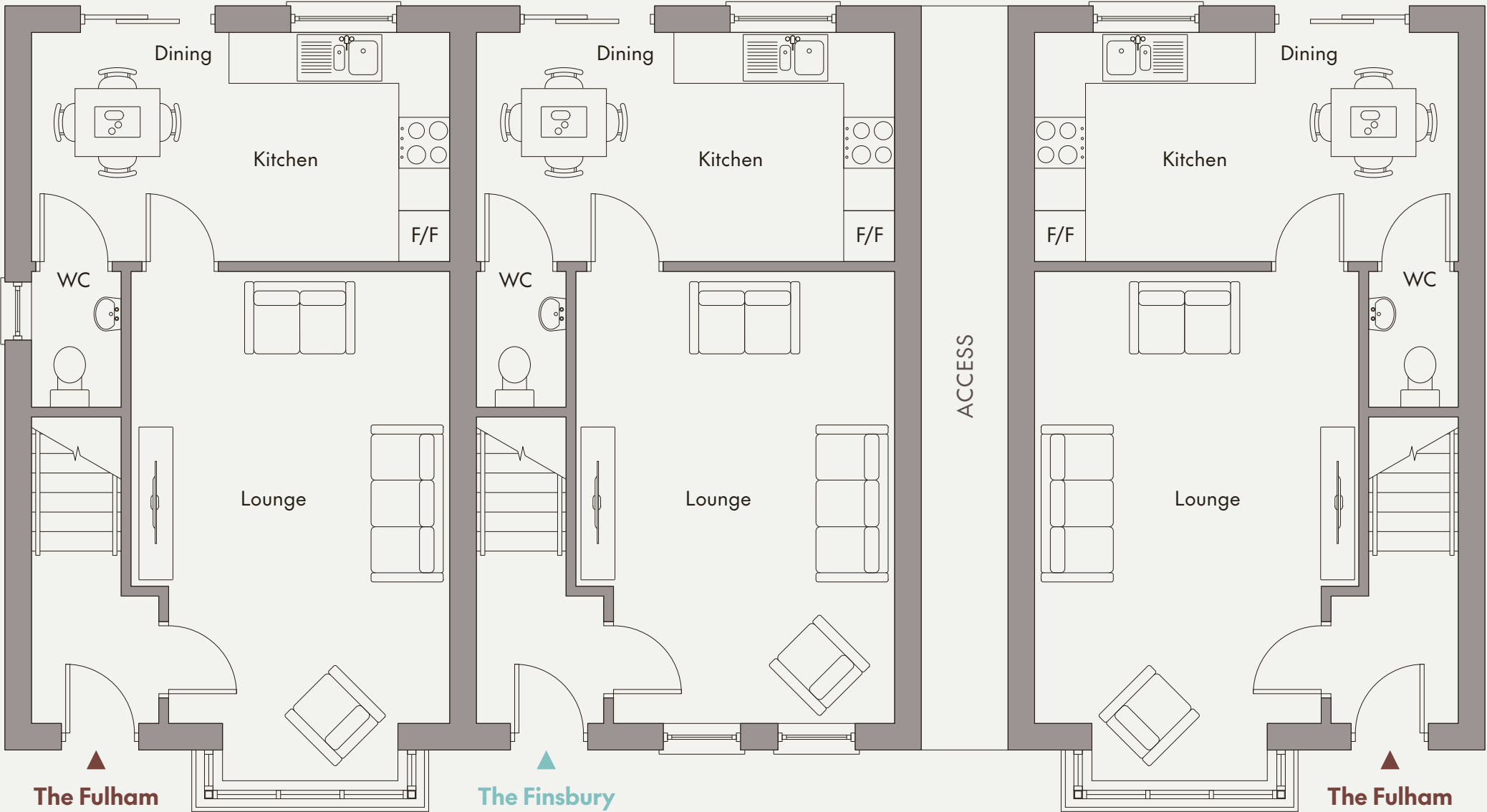
**The Fulham** Sites: 13, 60 & 64

3 Bedroom Townhouses  
Total floor area: 892 sq ft

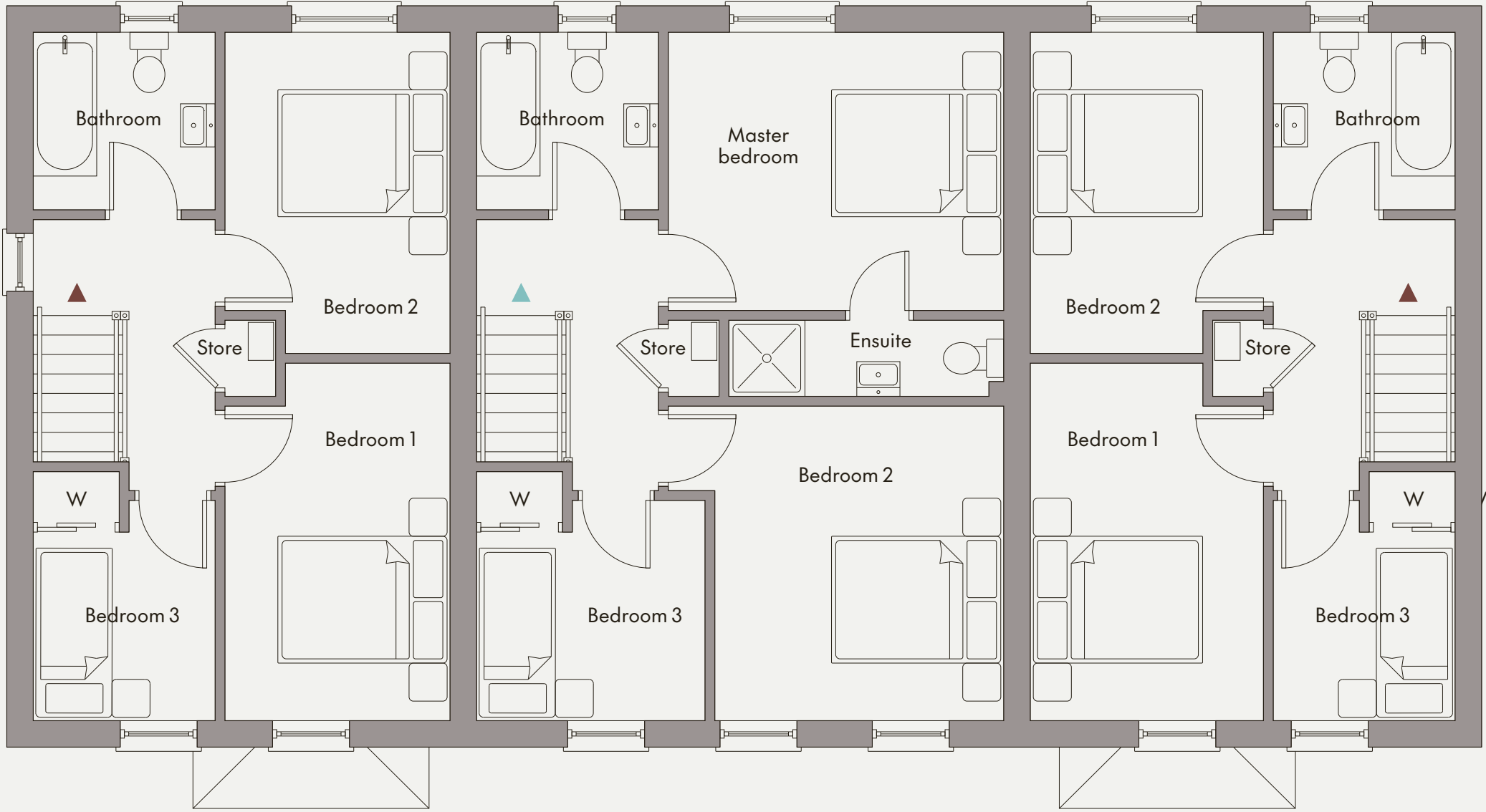


# The Fulham & The Finsbury

Ground floor



First floor



## The Fulham

Ground floor		First floor	
Lounge	19'8" x 12'4" (max)	Bedroom 1	13'10" x 8'9" (max)
Kitchen / Dining	16'2" x 8'10"	Bedroom 2	12'6" x 8'9" (max)
WC	5'3" x 3'6"	Bedroom 3	8'7" x 7'1" (max)
		Bathroom	7'1" x 6'11"

## The Finsbury

Ground floor		First floor	
Lounge	17'6" x 12'4" (max)	Master Bedroom	13' x 10'10"
Kitchen / Dining	16'2" x 8'10"	Ensuite	10'8" x 2'11"
WC	5'3" x 3'6"	Bedroom 2	13' x 12'2" (max)
		Bedroom 3	8'10" x 8'7" (max)
		Bathroom	7'1" x 6'11"

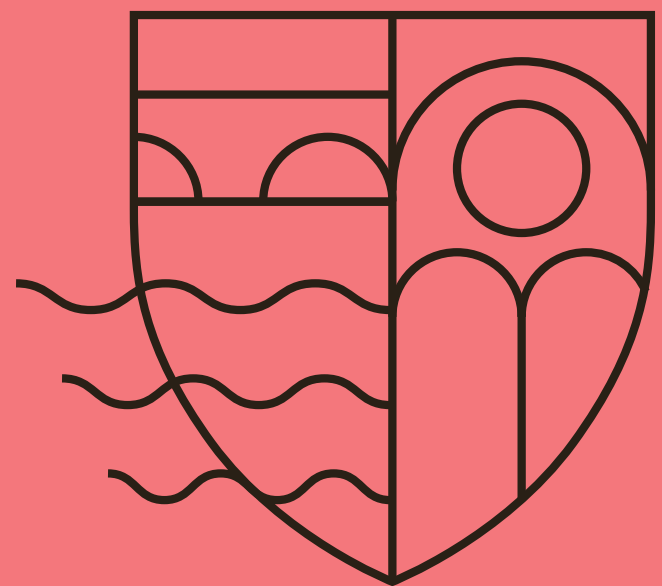
## The Fulham

Ground floor		First floor	
Lounge	19'8" x 12'6" (max)	Bedroom 1	13'10" x 9'1" (max)
Kitchen / Dining	16'4" x 8'10"	Bedroom 2	12'6" x 9'1" (max)
WC	5'3" x 3'6"	Bedroom 3	8'7" x 7'1" (max)
		Bathroom	7'1" x 6'11"



Colemans Green

# 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.

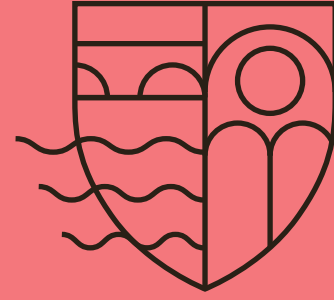
You're covered too. We take responsibility for any defects in workmanship or materials for the first two years, with NHBC structural protection through to year ten. Appliance warranties are also included.



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.**





# Colemans Green

Visit: [haganhomes.co.uk](https://haganhomes.co.uk)

Contact: **028 9334 2234**

**Book a viewing**



**HAGAN**   
It begins at home

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[pauline@bensonsni.com](mailto:pauline@bensonsni.com)



### **Mortgage Property**

10 Dunmore Street,  
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Telephone 028 7032 0220  
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[james@mortgageproperty.net](mailto:james@mortgageproperty.net)

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