



FAIRVIEW FARM CLOSE

OFF DOAGH ROAD
BALLYCLARE

Seventh
DEVELOPMENTS

THOUGHTFULLY DESIGNED. NATURALLY PLACED.

Set amid the rolling countryside of Ballyclare, Fairview Farm Close offers the calm of rural living while remaining well connected to everyday amenities and commuter routes. This sought-after town centre location provides a rare balance of open surroundings and convenience, ideal for modern family life.

Positioned just off the Doagh Road, Fairview Farm Close enjoys close proximity to Ballyclare's wide range of amenities, including schools, leisure facilities, cafés and shops. The town centre is within comfortable walking distance, making it easy to pick up everyday essentials without the need for a car – a convenience not always found in more outlying developments. Belfast and Antrim are also easily reached via nearby arterial routes and motorway links.

Ballyclare offers an excellent mix of everyday convenience and leisure, with facilities such as Sixmile Leisure Centre, Greenacres Golf Centre, local cafés and shops, and the wider retail and dining options at The Junction just a short drive away.

Comprising just nine thoughtfully designed homes, Fairview Farm Close is a small and carefully considered development, offering a sense of privacy and individuality rarely found in new-build settings. The collection includes one detached home and eight semi-detached properties, each designed with comfort, practicality and long-term living in mind.

With spacious interiors, quality finishes and an emphasis on light and layout, the homes at Fairview Farm Close provide a welcoming setting for everyday life – where modern living meets a more relaxed pace in a location that continues to appeal year after year.



Antrim Castle Gardens



Greenacres Golf Centre



Ballyclare Town Hall

Seventh
DEVELOPMENTS

SUPERBLY FINISHED
MODERN HOMES, PERFECTLY
PLACED IN BALLYCLARE



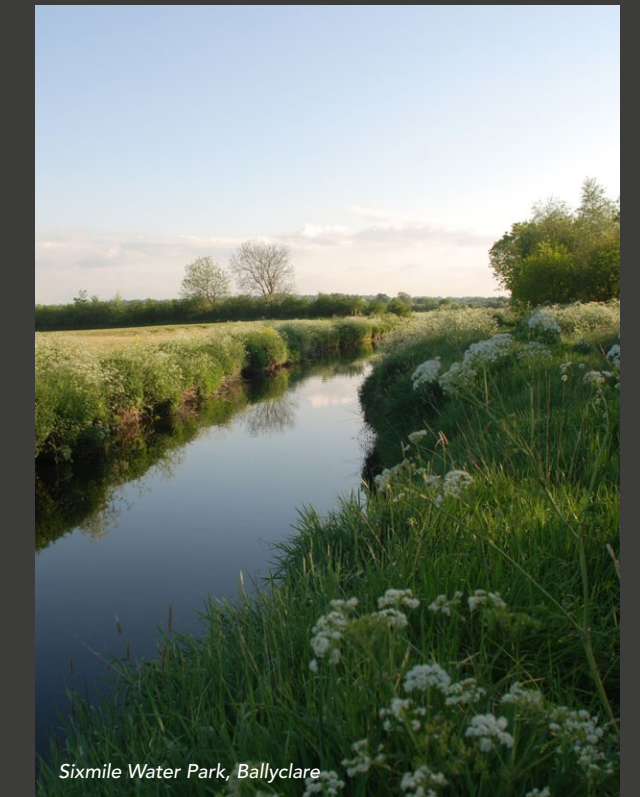
Clotworthy House & Gardens, Antrim



The Junction Shopping Complex, Antrim



DoubleTree by Hilton, Templepatrick



Sixmile Water Park, Ballyclare



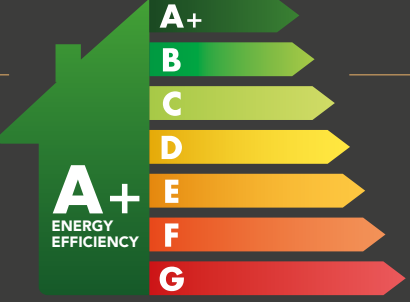
Computer Visual

DESIGNED FOR EFFICIENT, SUSTAINABLE MODERN LIVING

Fairview Farm Close offers beautifully designed A+ rated energy-efficient homes, helping you enjoy lower running costs and reduced energy bills from day one.

With features such as solar PV panels, high-performance insulation and energy-efficient windows and appliances, every home is built to maximise comfort while minimising environmental impact.

Finished to a high turnkey standard and backed by a 10-year structural warranty, these homes also qualify for green mortgage benefits, adding even greater long-term value.



- PV SOLAR PANELS
- EXPERTLY INSULATED
- EFFICIENT APPLIANCES
- SMART HEATING CONTROL



SITE LAYOUT

HOUSE TYPE KEY

- THE AMWELL
- THE BETHWYN
- THE CHARNWOOD
- THE DURNFORD

THE AMWELL

Site Numbers: 1 & 2
Total Floor Area: 1,009 ft² approx.



Computer-Visual

Type A

Type B



Computer-Visual

THE BETHWYN

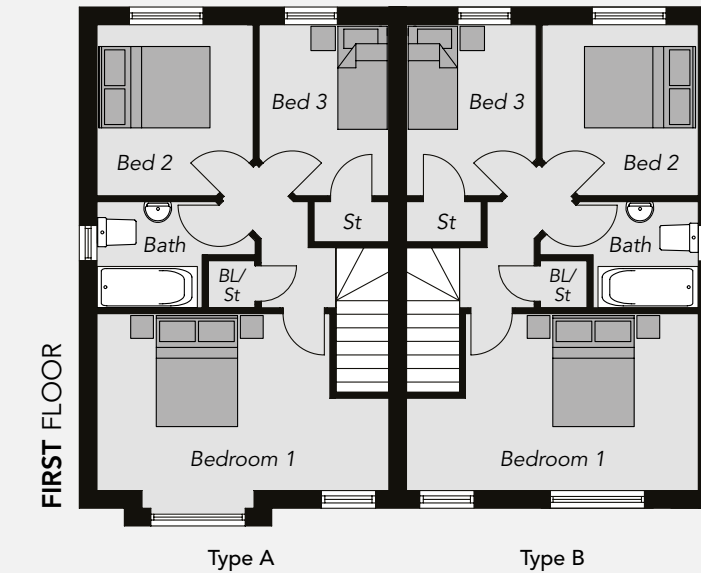
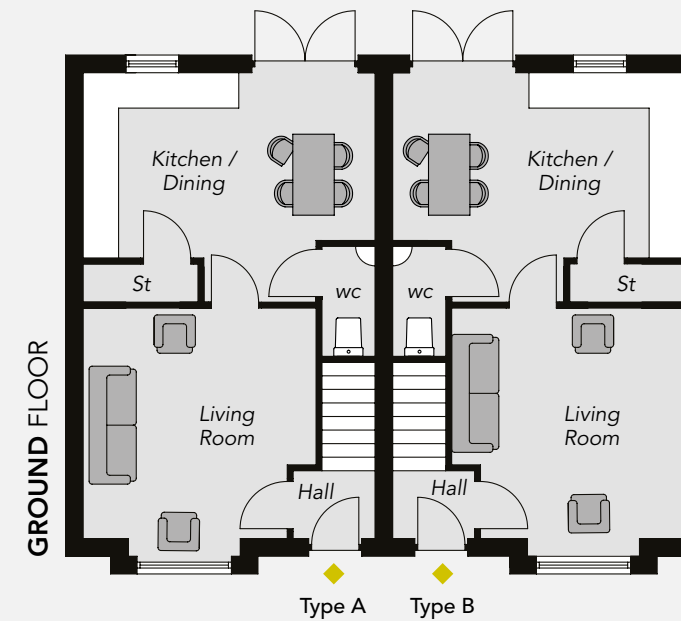
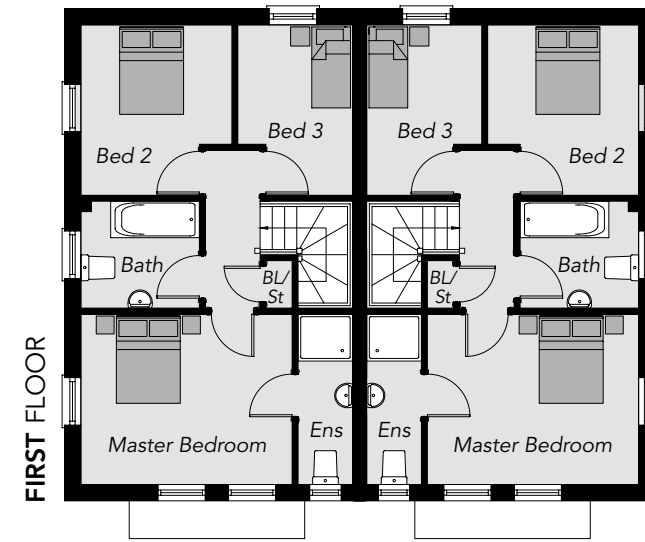
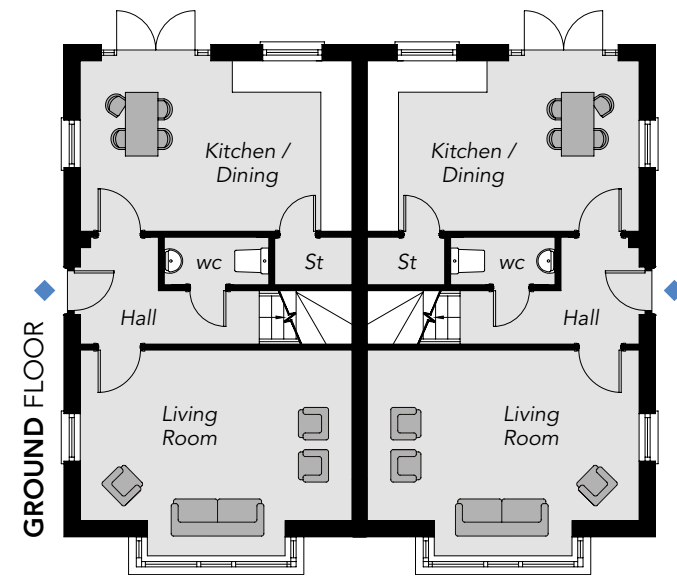
Site Numbers: 7 & 8
Total Floor Area: 850 ft² approx.

GROUND FLOOR

Entrance Hall			
Living Room <i>Plus Bay</i>	5.20 x 3.24m	17'0" x 10'5"	
Kitchen / Dining	5.20 x 3.26m	17'0" x 10'6"	
WC			

FIRST FLOOR

Master Bedroom	4.05 x 3.24m	13'1" x 10'5"
Ensuite	3.24 x 1.00m	10'5" x 3'2"
Bedroom 2 <i>Max</i>	3.24 x 2.89m	10'5" x 9'3"
Bedroom 3 <i>Max</i>	3.24 x 2.21m	10'5" x 7'1"
Bathroom		



GROUND FLOOR

Entrance Hall		
Living Room <i>Plus Bay</i>	3.95 x 3.95m	12'8" x 12'8"
Kitchen / Dining	4.95 x 3.10m	16'1" x 10'0"
WC		

FIRST FLOOR

Bedroom 1 <i>Max</i>	3.95 x 2.86m	12'8" x 9'2"
Bedroom 2 <i>Max</i>	3.08 x 2.65m	10'0" x 8'5"
Bedroom 3 <i>Max</i>	3.08 x 2.20m	10'0" x 7'1"
Bathroom <i>Min</i>	1.88 x 1.80m	6'0" x 5'8"

THE CHARNWOOD

Site Numbers: 3, 4, 5 & 6
Total Floor Area: 850 ft² approx.



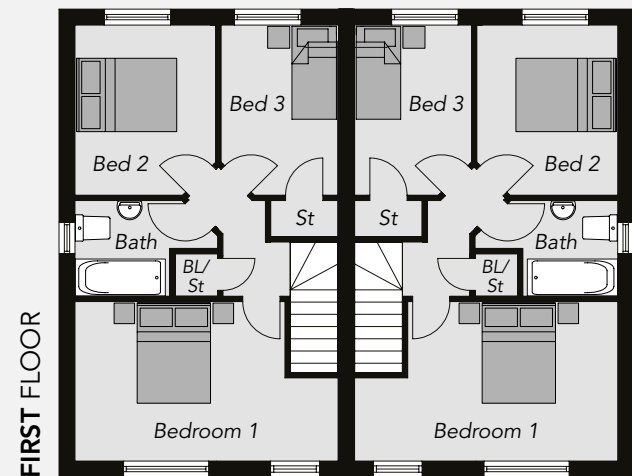
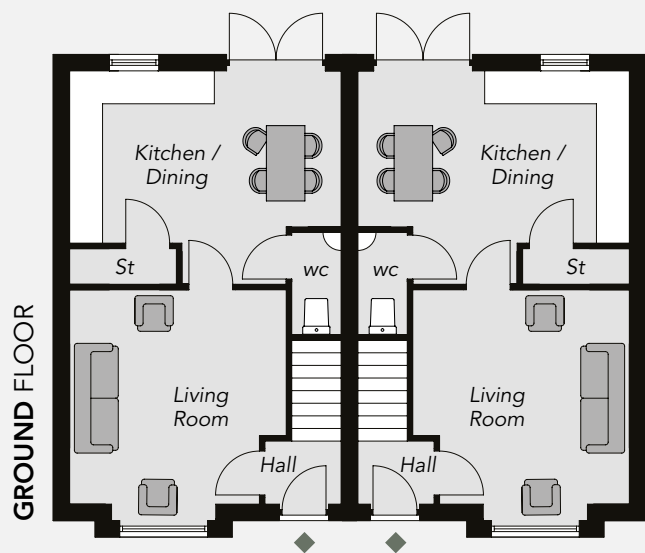
Computer Visual

GROUND FLOOR

Entrance Hall	
Living Room <i>Plus Bay</i>	3.95 x 3.95m 12'8" x 12'8"
Kitchen / Dining	4.95 x 3.10m 16'1" x 10'0"
WC	

FIRST FLOOR

Bedroom 1 <i>Max</i>	3.95 x 2.86m 12'8" x 9'2"
Bedroom 2 <i>Max</i>	3.08 x 2.65m 10'0" x 8'5"
Bedroom 3 <i>Max</i>	3.08 x 2.20m 10'0" x 7'1"
Bathroom <i>Min</i>	1.88 x 1.80m 6'0" x 5'8"



Computer Visual

THE DURNFORD

Site Number: 9
Total Floor Area: 1,131 ft² approx.

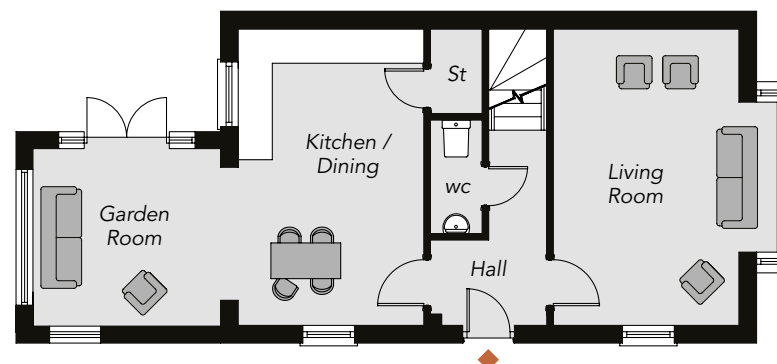
GROUND FLOOR

Entrance Hall	
Living Room <i>Plus Bay</i>	5.20 x 3.24m 17'0" x 10'5"
Kitchen / Dining	5.20 x 3.26m 17'0" x 10'6"
Garden Room	3.30 x 3.10m 10'7" x 10'0"
WC	

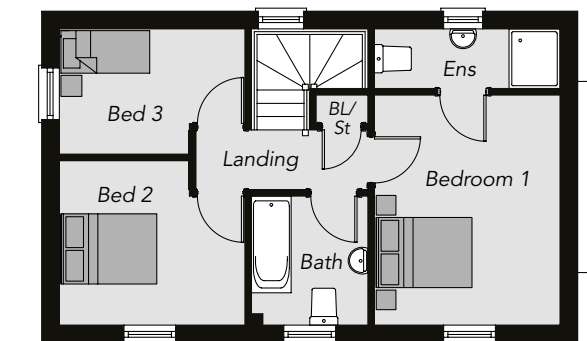
FIRST FLOOR

Master Bedroom	4.05 x 3.24m 13'1" x 10'5"
Ensuite	3.24 x 1.00m 10'5" x 3'2"
Bedroom 2 <i>Max</i>	3.24 x 2.89m 10'5" x 9'3"
Bedroom 3 <i>Max</i>	3.24 x 2.21m 10'5" x 7'1"
Bathroom	

GROUND FLOOR



FIRST FLOOR



LUXURY TURNKEY SPECIFICATION

Fairview Farm Close features A+ rated energy efficient homes, designed to retain heat and reduce energy use. High levels of insulation, energy-efficient windows and doors, modern heating systems, and solar photovoltaic (PV) panels all work together to lower running costs and improve sustainability.

KITCHEN

- Appliances to include electric oven, hob and extractor hood, integrated fridge freezer, washing machine and dishwasher
- Underlighting to kitchen units

BATHROOM & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower with screen
- Heated towel rail
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with shower (where applicable)
- Feature vanity unit in main bathroom

ELECTRICAL FEATURES

- Extensive electrical specification to include pre-wire for BT and Sky+
- Ethernet port in one room of your choice (depending on the stage of construction at the time of booking)
- x1 USB double socket in kitchen and all bedrooms
- Mains supply smoke, heat and carbon monoxide detectors
- Smart Heating Control

INTERNAL FEATURES

- Tiled hallway
- Gas fired central heating
- Thermostatically controlled radiators

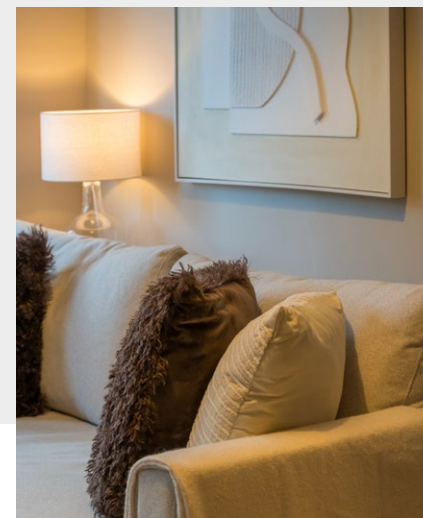
- Internal white panelled doors with quality handles
- Contemporary skirting and architrave to match
- Internal walls, ceilings and woodwork painted in neutral colours throughout
- uPVC energy efficient double glazed windows

EXTERNAL FEATURES

- Black Composite entrance door with 5 point locking system
- External lighting to front and rear door
- Outside water tap
- All front and back gardens to be grassed
- Decorative flagged path around the house with bitmac parking (where applicable)
- Landscaping to open space

BUILDING WARRANTY

- 10 year NHBC structural warranty



Personalise your home with a range of superior turnkey options

Kitchen

- Choice of kitchen doors, worktop colours and handles
- Choice of ceramic floor and partial wall tiling fitted

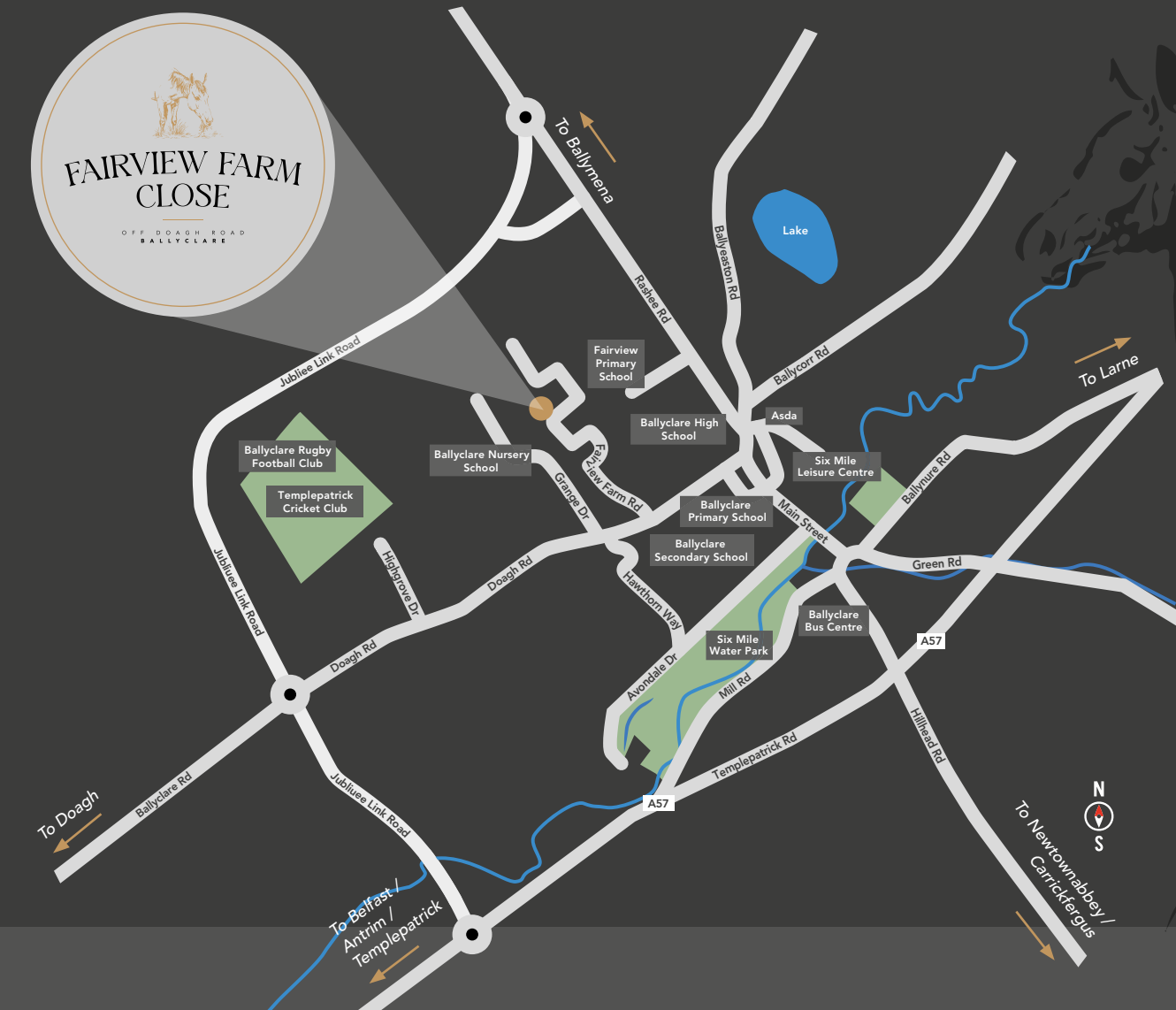
Floor Covering

- Choice of carpets to living room, stairs, landing and bedrooms

Bathroom, Ensuite & Cloakroom

- Choice of ceramic floor and partial wall tiling

LOCATION MAP



NEED TO COMMUTE?

Sixmile Leisure Centre	0.5 miles
Asda Superstore	1 mile
Town Centre	1 mile
Sixmile Water Park	1.5 miles
Carrickfergus	10 miles
Larne	12 miles
Antrim	11.5 miles
Belfast	14 miles
Ballymena	15 miles
Belfast International Airport	12 miles
George Best Belfast City Airport	17 miles

ENJOY THE EASE OF VILLAGE LIFE, WITH COUNTRYSIDE VIEWS AND TOWN AMENITIES CLOSE AT HAND.

PERSONAL SERVICE,
EXCEPTIONAL HOMES

Seventh
DEVELOPMENTS

With over 20 years experience in new development construction and sales, Seventh Developments was founded by Jamesy Hagan and specialises in building homes that appeal to the discerning buyers.

Seventh Development brings extensive experience to this project, with a team highly skilled in delivering quality homes. A modern approach to building, combined with strong partnerships, ensures homeowners benefit from a wealth of expertise throughout every stage.

seventhdevelopments.co.uk

JOINT SELLING AGENTS

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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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