



Lisnacastle Gardens

Modern homes in a place where connections run deep.

Energy efficient turnkey homes on Lisnamonaghan Road, Castlecaulfield, BT70 3FJ

HAGAN

It begins at home

Contents

Click on number to go to the section

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Book a viewing

- | | | |
|------------|--------------------------------------------|-----------|
| 01. | Neighbourly, Rooted,
Welcoming. | 3 |
| 02. | Created for
living | 15 |
| 03. | Your home
matters | 29 |

Neighbourly, Rooted, Welcoming.



01.



Modern homes in a place where connections run deep.



Life moves differently here. There's a rhythm to Castlecaulfield, one shaped by the seasons, quiet mornings and familiar faces. At Lisnacastle Gardens, you're close to everything that matters; the local primary school, the village shop and pub when you need one.

Dungannon is just a few miles away for everything else. These 3 and 4-bedroom detached and semi-detached homes are built for everyday ease. With A-rated EPCs, high-spec insulation, Ember PS smart heating, solar panels and turnkey finishes, they're ready for green mortgages and lower running costs. Whether you're cooking for the family, working from home or simply slowing down, there's space to do it your way.

Among open fields and welcoming neighbours, Lisnacastle Gardens is a place to put down roots and build a life that lasts.

Where the pace is steadier and the ties are stronger.

Neighbourly streets, wide skies and a backdrop of rolling green.

Lisnacastle Gardens offers the calm of country living with everyday connections close by; schools, shops and the spirit of a village where life has always run a little more gently. A place to grow, ground yourself, and feel part of something lasting.

Dungannon

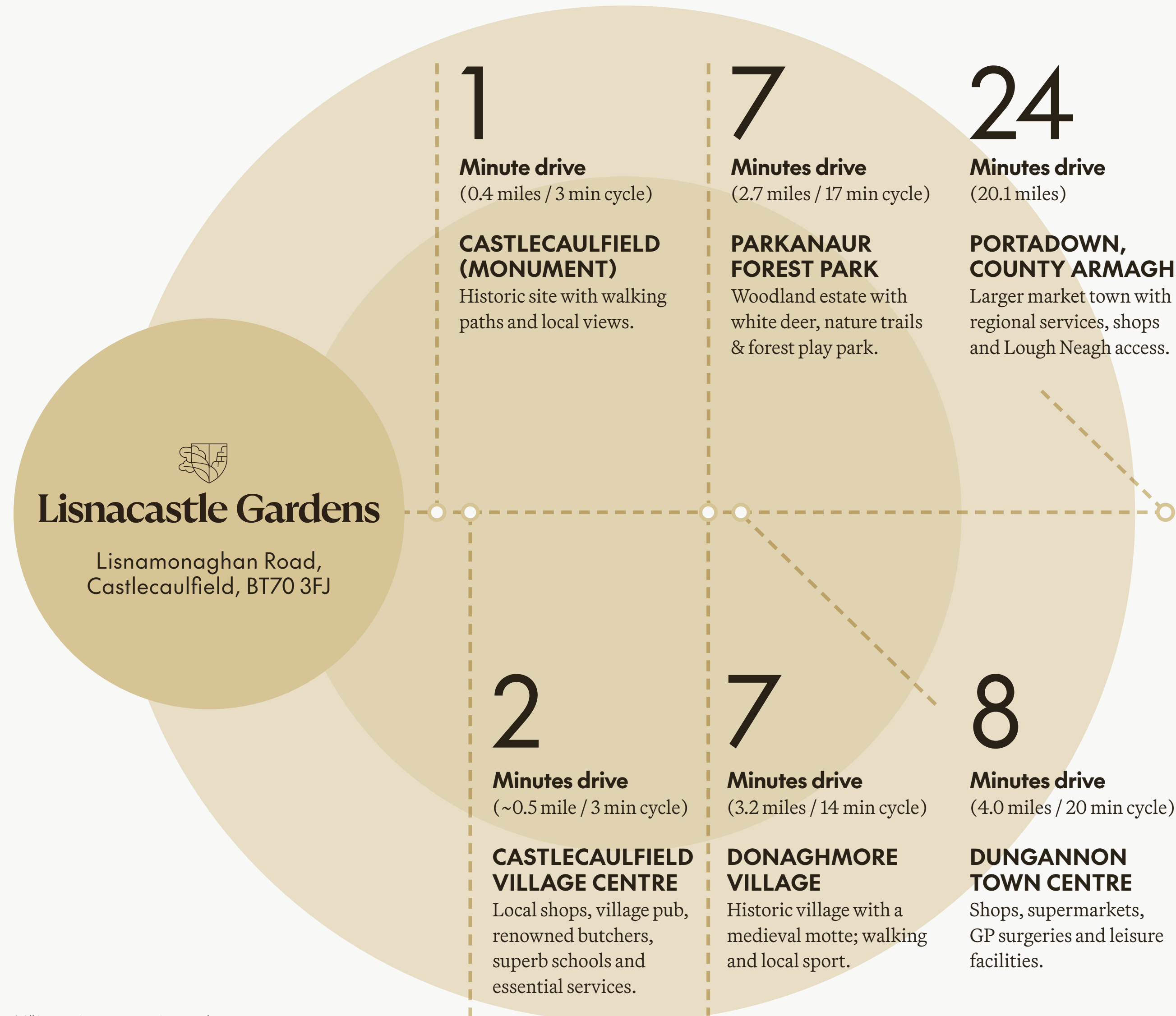
Lisnacastle Gardens

Lisnamonaghan Road,
Castlecaulfield, BT70 3FJ

Castlecaulfield



Getting around



* All journey times are approximate and may vary

TRANSPORT

Lisnacastle Gardens is well-connected by road, with local bus links and nearby train access



By Bus

Local Ulsterbus services connect Castlecaulfield with Dungannon Bus Station for wider regional routes.

Castlecaulfield to Dungannon – around 20 mins

From Dungannon, Translink's bus and coach network provides onward travel across Northern Ireland.



Belfast International Airport

43.9 miles / 48 min drive

Belfast City Airport

48.1 miles / 50 min drive



Portadown Station

Approx. 20 mins drive

Portadown is the nearest rail station, offering regular services to Belfast, Bangor and Dublin.



By Car

Well placed for everyday travel, with quick links into Dungannon and onward access to the A29 and M1.

Dungannon ~ 3.1 miles / 8 min

Armagh ~ 16.3 miles / 24 min

Cookstown ~ 11.7 miles / 23 min

Portadown ~ 20.1 miles / 24 min

Belfast ~ 45.1 miles / 50 min via M1



By Cycle

Well placed for everyday travel, with quick links into Dungannon and onward access to the A29 and M1.

Hospitals & pharmacies

- 1** South Tyrone Hospital
3.1 miles / 8 mins drive
Rehabilitation & outpatient care.
- 2** Boots Pharmacy
3.5 miles / 10 mins drive
Pharmacy services, premium cosmetics.
- 3** MediCare - Medichem Pharmacy
3.0 miles / 7 mins drive
Local pharmacy in Dungannon.

Doctors & health services

- 4** Campbell Surgery
2.6 miles / 7 mins drive
GP and patient services.
- 5** Ardmore Medical Practice
3.1 miles / 8 mins drive
GP surgery in Dungannon.
- 6** Parkview Surgery
3.1 miles / 8 mins drive
GP services on South Tyrone Hospital.

Supermarkets, supplies & services

- 7** Tener's Butchers
1.0 mile / 3 min drive
Quality meat in Castlecaulfield.
- 8** Castlecaulfield Food Centre
0.5 mile / 2 min drive
Local grocery and convenience.
- 9** Tesco Superstore
2.9 miles / 8 mins drive
Full services, groceries & essentials.
- 10** Newell Stores, Dungannon
2.7 miles / 6 mins drive
Grocery, local produce and post office.

Supermarkets, supplies & services

- 11** Lidl, Dungannon
2.7 miles / 6 min drive
Quality low price grocery.

Recreation & wellness

- 12** Dungannon Leisure Centre
3.2 miles / 9 min drive
Top leisure and sporting venue.
- 13** HD Fitness
2.7 miles / 7 min drive
Boutique style gym and fitness.
- 14** Move Reformer Pilates
2.6 miles / 6 min drive
Inclusive space with love of pilates.
- 15** PureGym, Dungannon
3.5 miles / 10 min drive
For everyone - all ages, all abilities.
- 16** Dungannon Golf Club
3.1 miles / 9 min drive
Modern and friendly club with facilities.
- 17** Garvaghey GAA Centre
17.4 miles / 21 min drive
Home of Tyrone GAA.
- 18** Dungannon Rugby Club
6.2 miles / 9 min drive
A rugby union club.
- 19** Dungannon Swifts FC
5.8 miles / 8 min drive
Semi-professional football club in the NIFL Premiership.

Local parks & green open areas

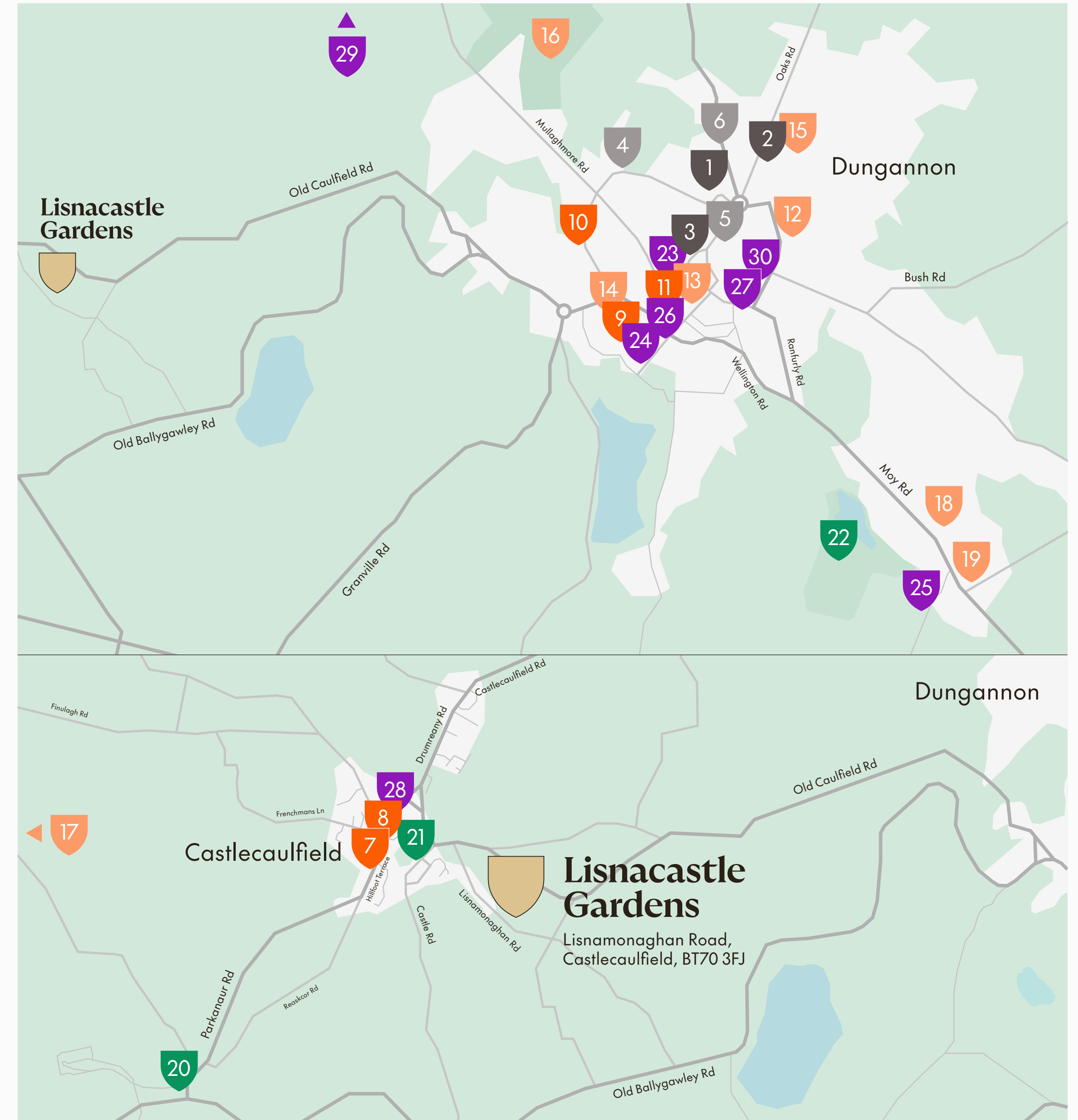
- 20** Parkanaur Forest Park
2.7 miles / 7 min drive
Park, walking trails, mixed woodlands, wildlife pond.

Local parks & green open areas

- 21** Castle Caulfield Castle Ruins
0.4 miles / 1 min drive / 2 min cycle
17th-century ruined mansion built by Sir Toby Caulfield.
- 22** Dungannon Park
5.5 miles / 12 min drive
Walk, tennis, children's play, trails, BBQ.

Local gems

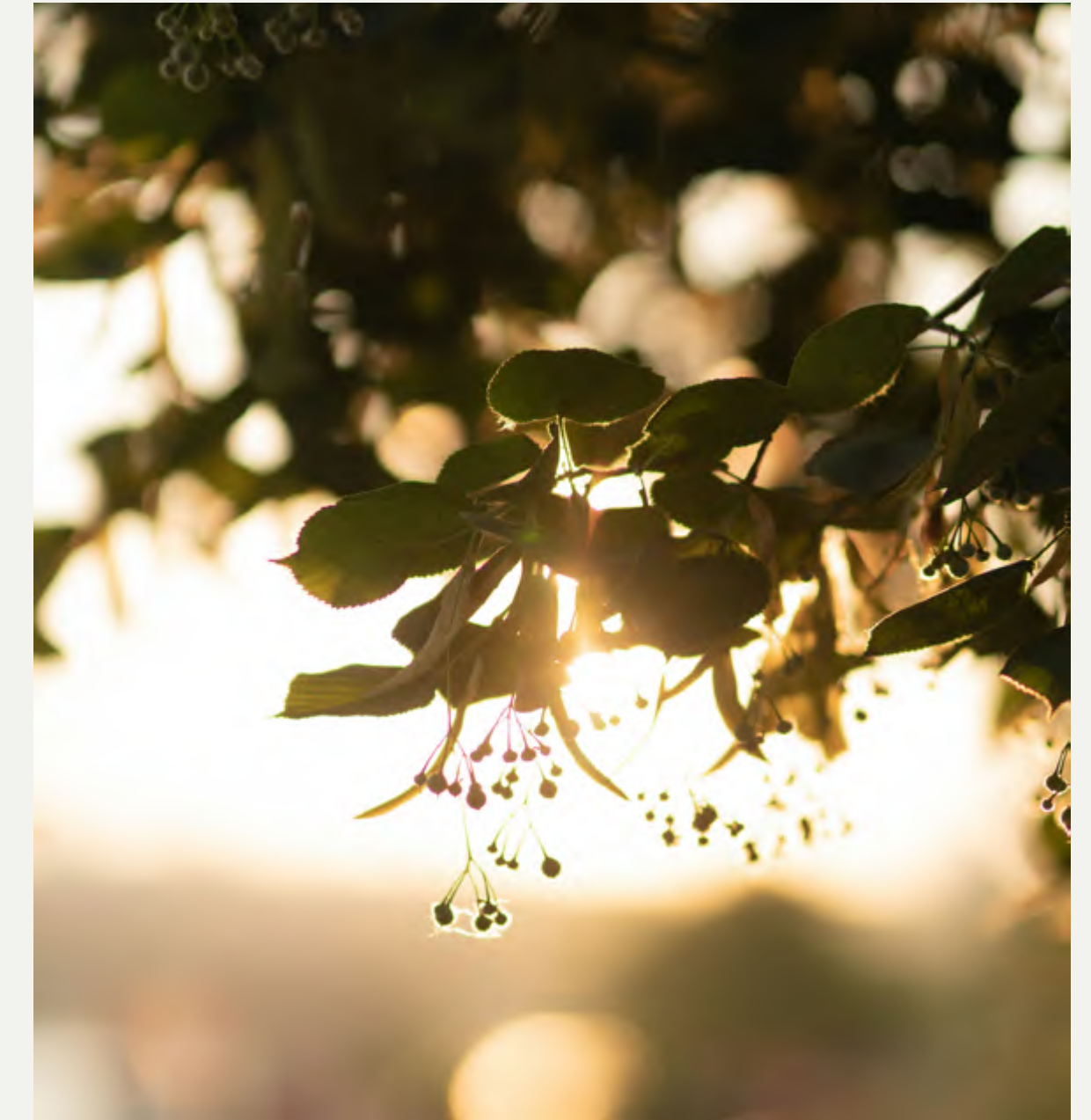
- 23** Grind House Coffee Co.
3.0 miles / 8 min drive
Local coffee and tasty treats.
- 24** Deli on the Green
2.7 miles / 7 min drive
Cafe, restaurant, bistro in Dungannon.
- 25** The Linen Green
5.5 miles / 8 min drive
Shopping village, stores, coffee.
- 26** Saturday Farmers Market, Dungannon
2.9 miles / 7-8 mins drive
1st and 3rd Saturday in Tesco Carpark.
- 27** The Gasworks, Dungannon
3.2 miles / 9 min drive
Bar and grill and seasonal dishes.
- 28** Davison's pub
1.1 mile / 4 min drive
Local pub with family feel.
- 29** The Brewer's House Restaurant
2.9 miles / 7 min drive
Gastropub with something for everyone.
- 30** Viscounts Restaurant
3.5 miles / 10 min drive
Great food with locally sourced ingredients.



Close to everything that matters

* All journey times are approximate and may vary

FAMILIAR FIELDS, FRESH FOUNDATIONS, GOOD COMPANY.



Castlecaulfield holds its history in the land. The ruins of Castle Caulfield still overlook the village, a 17th-century manor built on older ground, where stone walls and old boundaries still shape the fields and roads. It's a place that holds memory well — of gardens tended, paths walked often, and a rhythm that hasn't rushed.

That continuity lives on in the people. Castlecaulfield Horticultural Society has helped the village bloom, while football, angling and walking groups keep the community close. There's time here for growing things, knowing people, and settling in.

Lisnacastle Gardens is part of that story. These A-rated EPC homes bring modern living into step with a place that's long known how to last. Considered, enduring, and quietly connected.

For bright futures

In a village where roots run deep and community matters, Lisnacastle Gardens is surrounded by schools that feel part of something bigger. From welcoming pre-schools to respected secondaries, this is a place **where learning grows naturally, and children grow with confidence.**



	Distance	Drive
Pre-school / Nursery		
Panda Cross Community Playgroup	4 miles	7 min
Windmill Integrated Primary School Nursery Unit, Dungannon	~ 3.0 miles	7 min
Primary School		
Blessed Patrick O'Loughran	0.6 mile	2 min
Walker Memorial Primary School	0.7 miles	2 min
Donaghmore Primary School	2.5 miles	6 min
Secondary / Post Primary / High Schools		
Drumglass High School, Dungannon	3.4 miles	9 min
Integrated College, Dungannon	4.1 miles	11 min
St. Patrick's College	4.6 miles	13 min
Selective Grammar Schools		
St. Joseph's Convent	2.7 miles	6 min
Royal School Dungannon	3.6 miles	10 min
St. Patrick's Acadamy	4.6 miles	12 min
University		
South West College, Dungannon Campus	~ 3.2 miles	9 min

This is a small selection, with other schools in the area available. Catchment areas and admissions can change, we recommend checking with each school directly for the most accurate and up-to-date information.

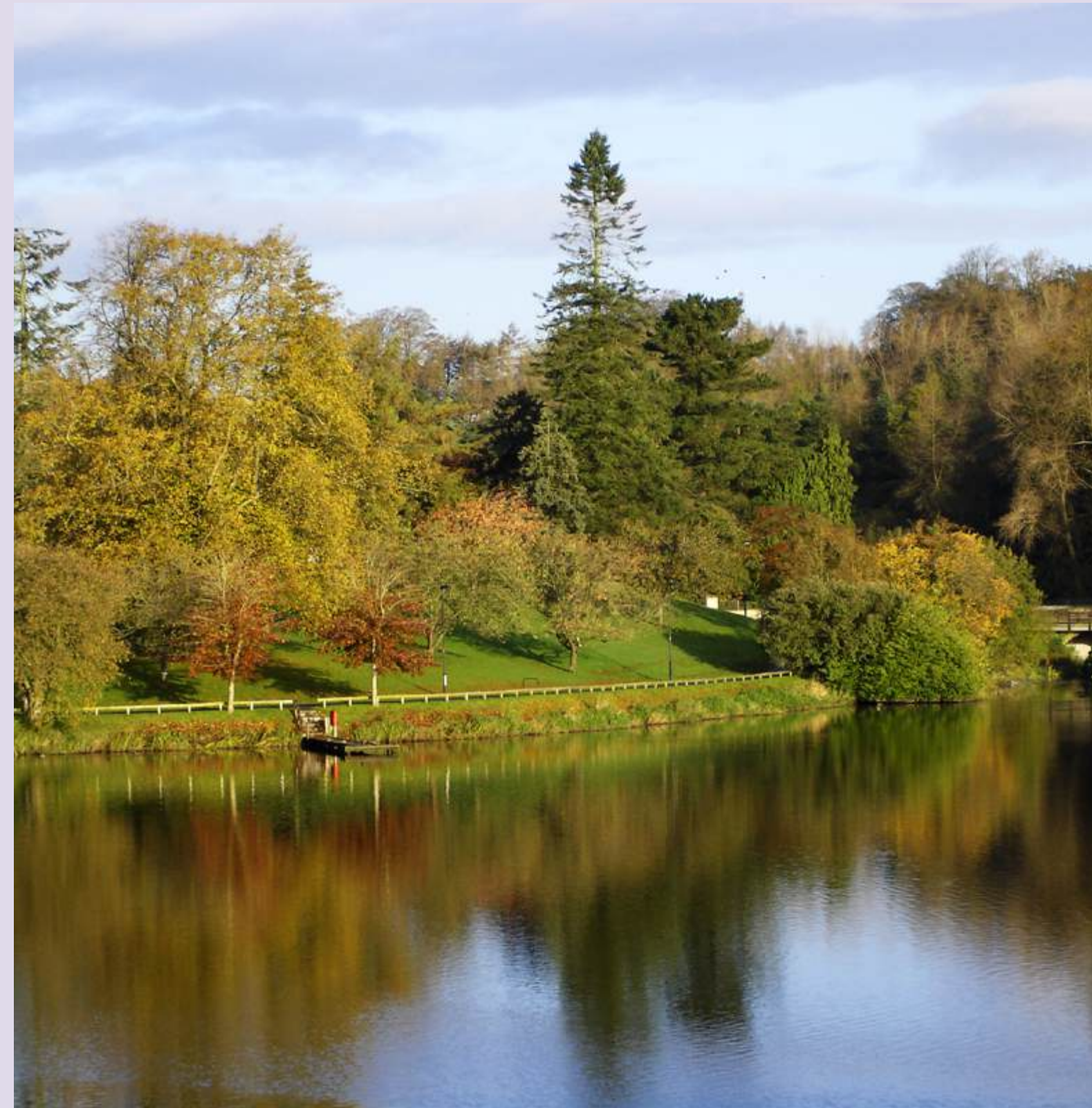
* All journey times are approximate and may vary

Castlecaulfield and Dungannon local guide

Make yourself at home in Castlecaulfield.

The village that holds its shape

Castlecaulfield isn't trying to be anything other than itself, and that's the appeal. A small village with deep roots, it keeps things steady and familiar. Close to the countryside, and just far enough from the rush. Lisnacastle Gardens sits gently in that pattern - among fields, families and local fixtures that make everyday life feel well-shaped.



Where connection still means something

This is the kind of place where people stay. Not just for the setting, but for the neighbours, the local football teams, the garden shows, and the shared sense that community is something you tend to. Dungannon is just up the road, but Castlecaulfield has its own rhythm. Slower, quieter, and stitched together with care.



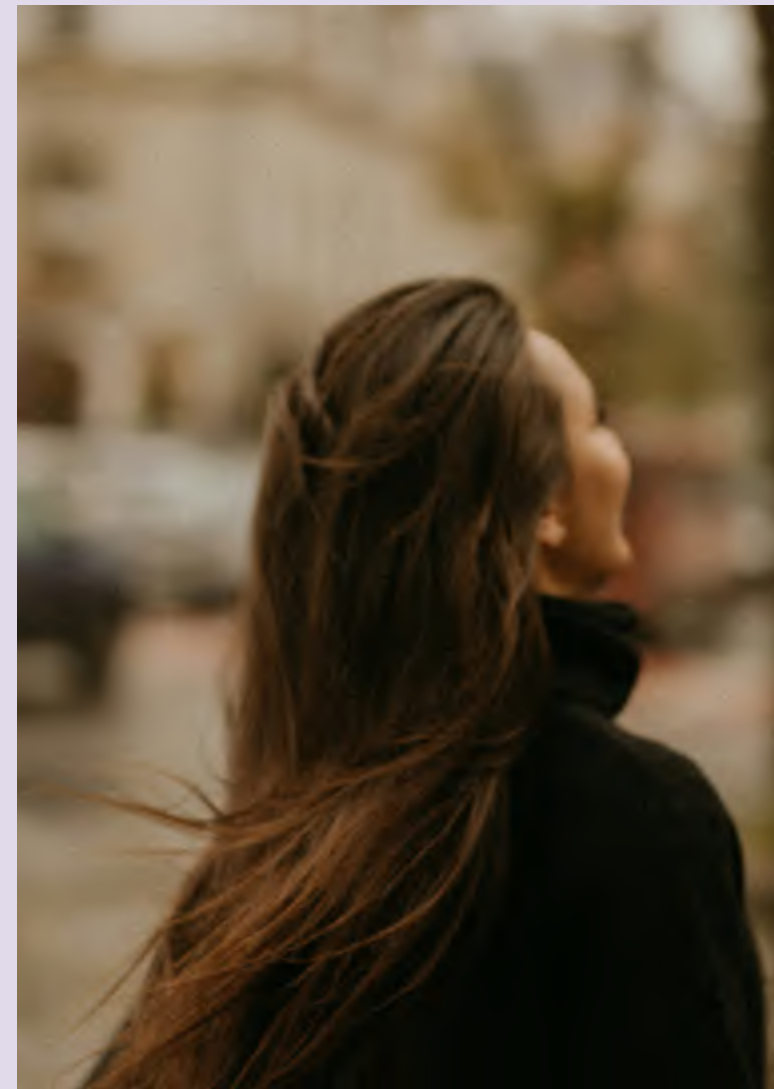
Built on care, not clutter

There's no big statement here, and that's what makes it work. You'll find everyday essentials in easy reach - school, shop, village pub - and weekend breathing space all around. Angling clubs, walking routes and a strong horticultural tradition shape village life, while Dungannon adds retail, supermarkets and services when you need them.

Discover Castlecaulfield and Dungannon



Field lines, footpaths and a few local fixtures
You'll walk into the village, not through it. Gateposts, garden walls and old routes hold their place, while life carries on around them. Quiet, steady, and built on mutual understanding. You don't need much here to feel like you belong.



More than just rural, this is rooted
Lisnacastle Gardens isn't just well placed, it's part of a place that knows who it is. With open space around you and strong connections nearby, it's somewhere that holds its shape while giving you room to grow.



Make your next move somewhere already grounded in what matters.

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

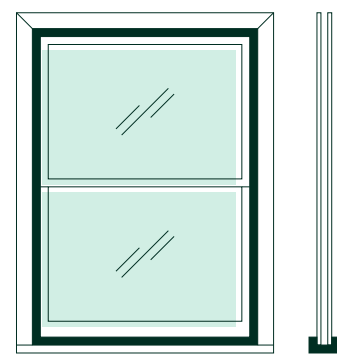
Designed Efficient

The right choices for you and the planet.



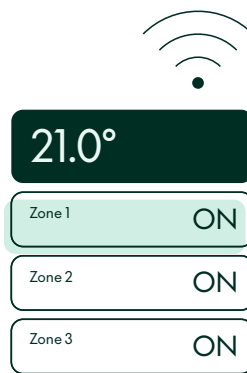
Timber frame construction

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.



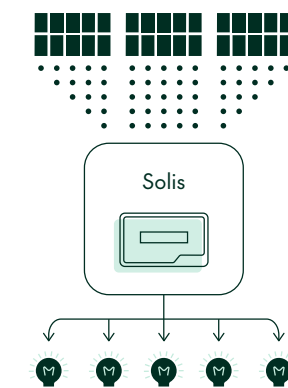
High quality windows & doors

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.



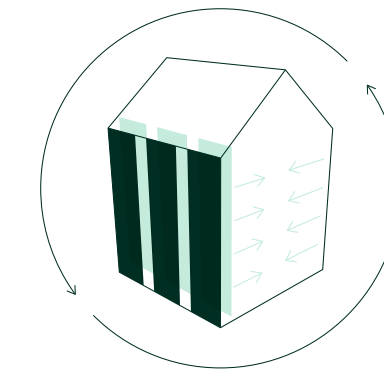
Smart Heating Control System

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.



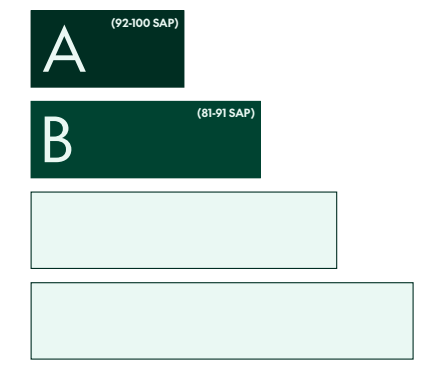
Renewable PV solar panels

Each low-profile roof is integrated with a minimum of five 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 Lisnacastle Gardens 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.

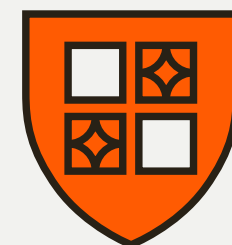
**Experience the Lisnacastle Gardens
show home yourself**

[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).



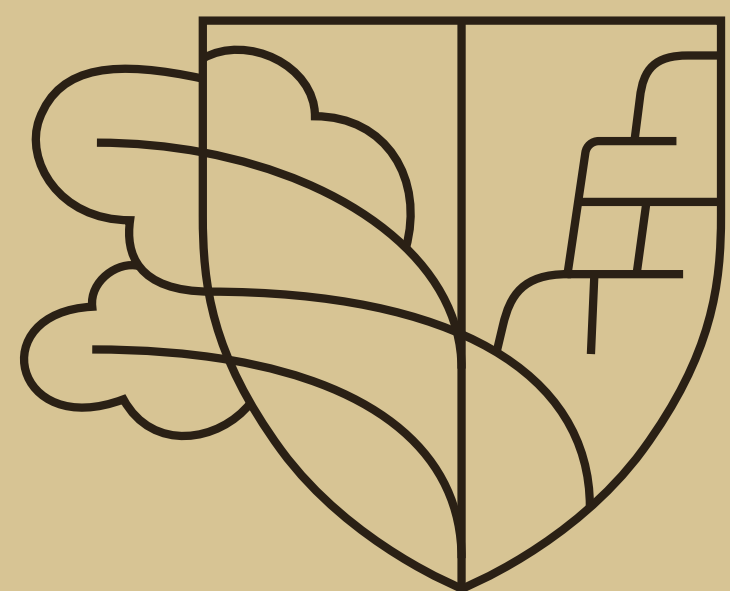
10 Year ICW guarantee

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

Your home, covered.

Lisnacastle Gardens

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
- 1x USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Oil fired central heating system with high efficiency boiler and 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 ICW 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



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 space 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.



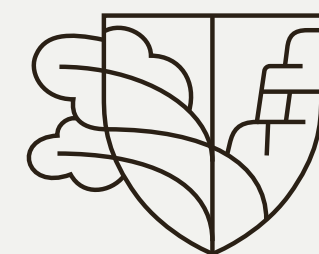
Speak to our Selling Agents about your options.

A development that matters



House type key

- | | | |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|  The Darlan
4 Bedroom Detached |  The Diamond (Brick)
3 Bedroom Detached |  The Salter
3 Bedroom Semi-Detached |
|  The Darnley
3 Bedroom Detached |  The Diamond (Render)
3 Bedroom Detached |  The Sarsfield (Brick)
3 Bedroom Semi-Detached |
|  The Darrell
3 Bedroom Detached |  The Salisbury
3 Bedroom Semi-Detached |  The Sarsfield (Render)
3 Bedroom Semi-Detached |



Lisnacastle Gardens



The Darlan

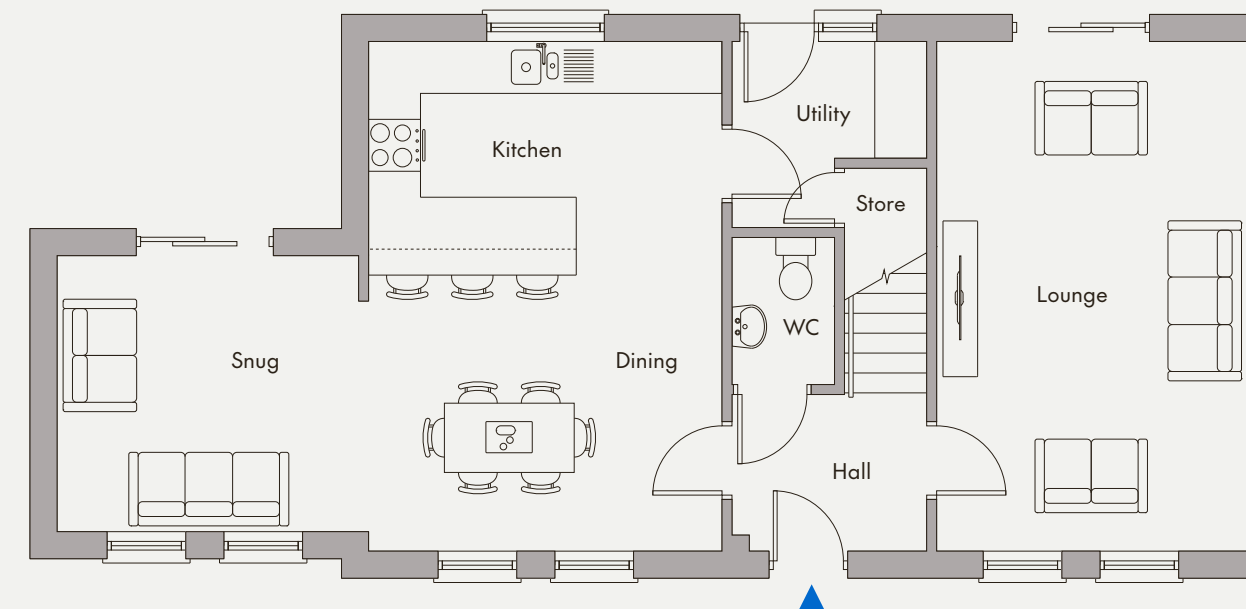
4 Bedroom Detached

Total floor area: 1,412 sq ft



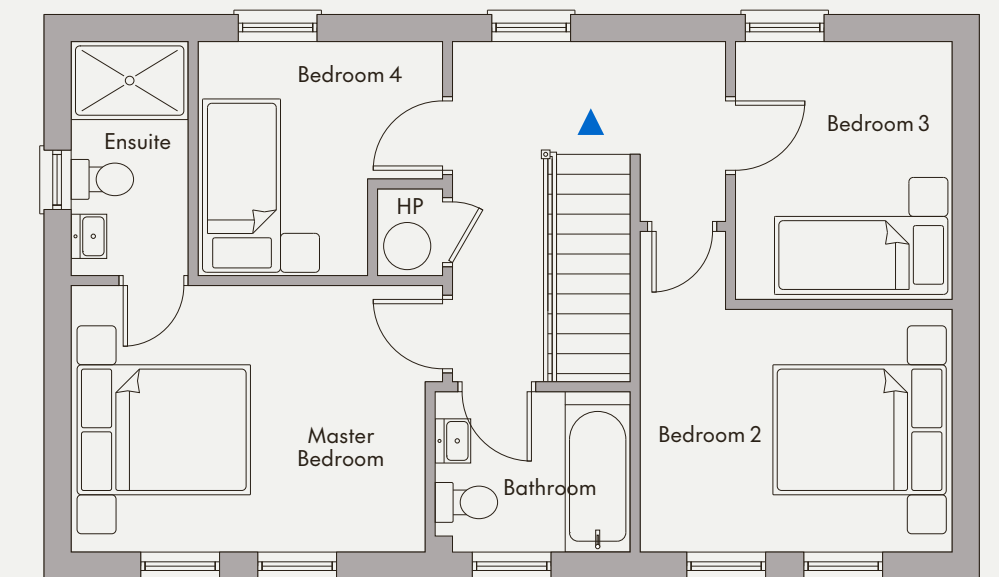
Computer visual

Site: 1



Ground floor

Lounge	19'4" x 11'10"
Kitchen / Dining	19'4" x 13'5"
Snug	11'5" x 10'6"
Utility	7'5" x 7'1" (max)
WC	5'7" x 3'11"



First floor

Master Bedroom	14'1" x 10'1" (max)
Ensuite	8'10" x 4'5"
Bedroom 2	12'2" x 11'10" (max)
Bedroom 3	9'9" x 8'2"
Bedroom 4	9'3" x 8'10" (max)
Bathroom	7'5" x 6'1"

The Darnley

3 Bedroom Detached

Total floor area: 1,196 sq ft

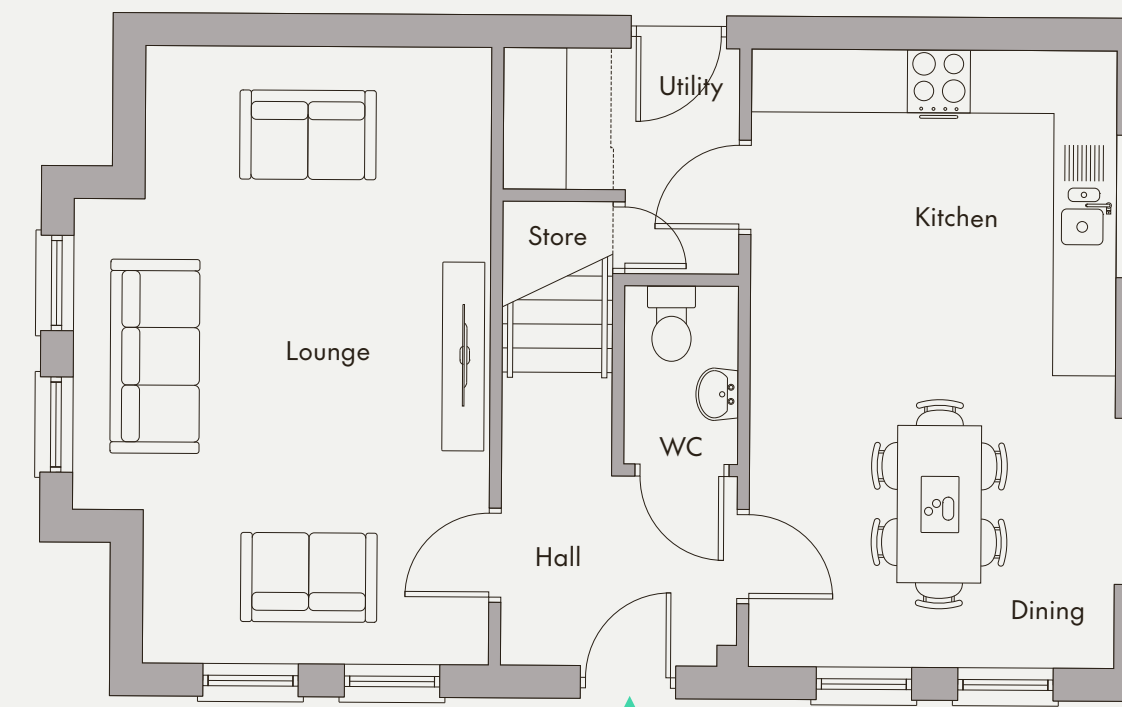
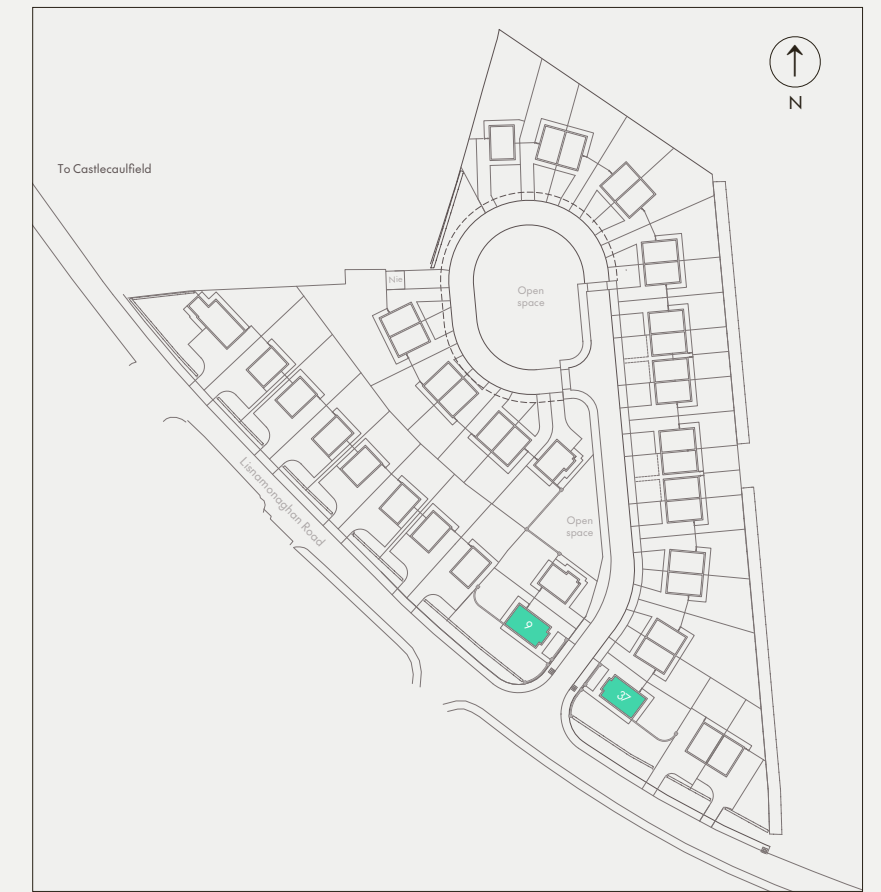


Computer visual

Site: 37

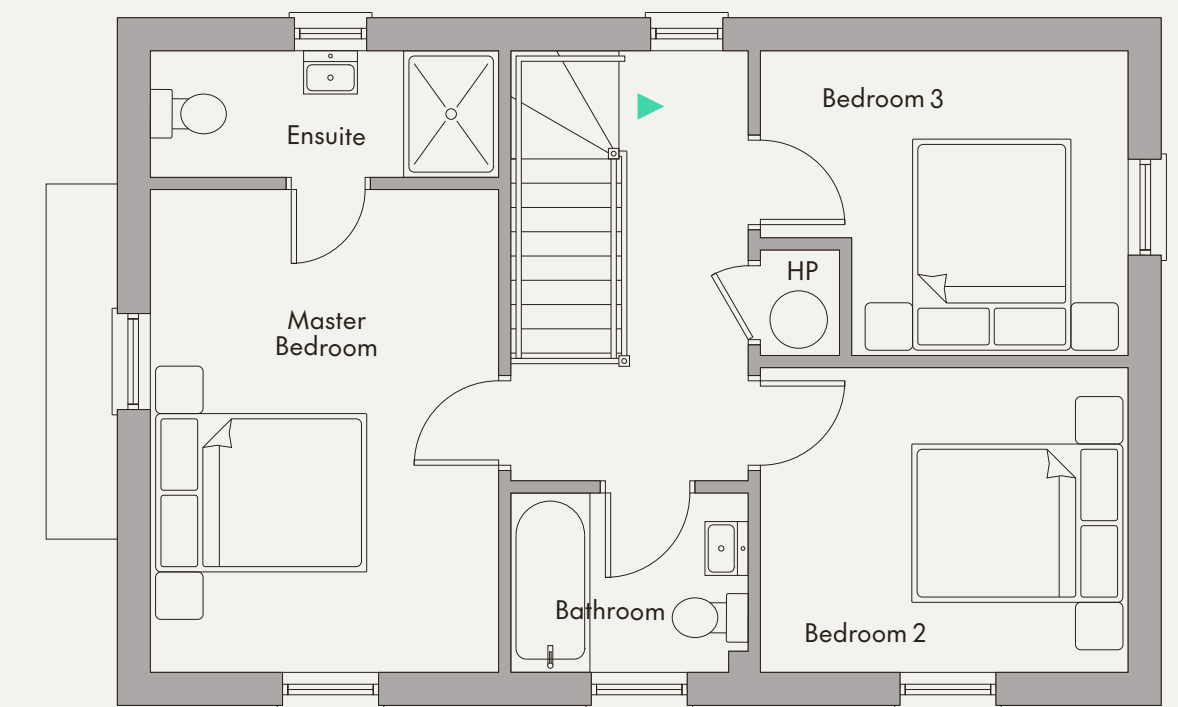
Handed version on site:

9



Ground floor

Lounge	19'4" × 13'0" (max)
Kitchen / Dining	19'4" × 11'5"
Utility	7'5" × 7'1" (max)
WC	5'7" × 3'7"



First floor

Master Bedroom	15'0" × 10'10"
Ensuite	10'10" × 3'11"
Bedroom 2	11'5" × 9'6"
Bedroom 3	11'5" × 9'6" (max)
Bathroom	7'5" × 5'7"

The Darrell

3 Bedroom Detached

Total floor area: 1,008 sq ft

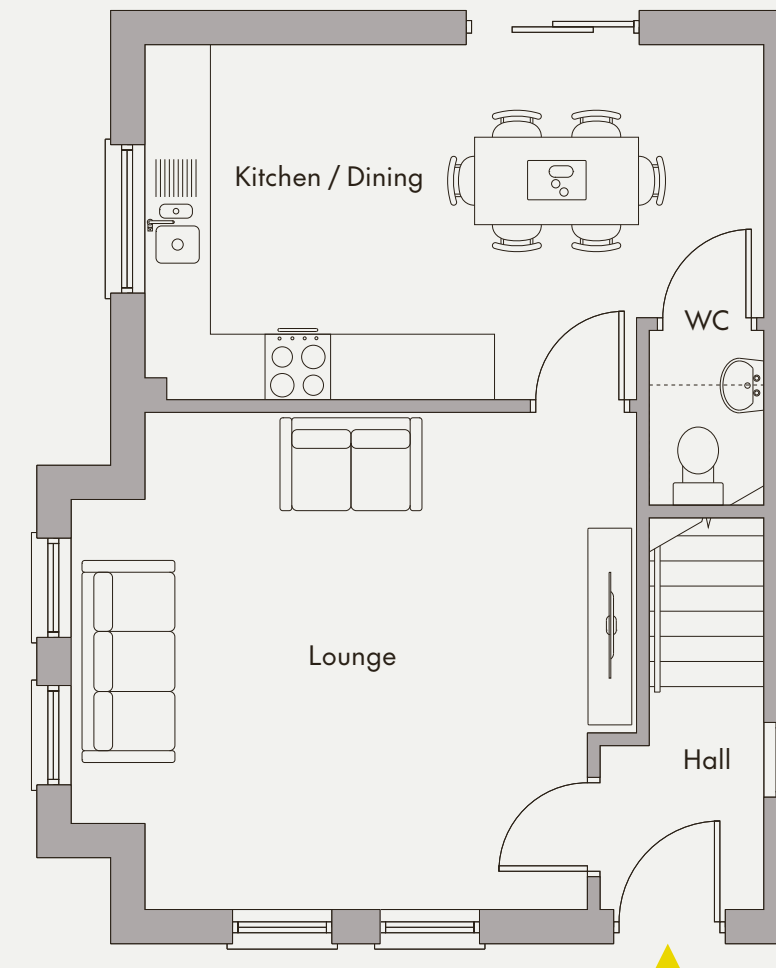


Computer visual

Site: 11

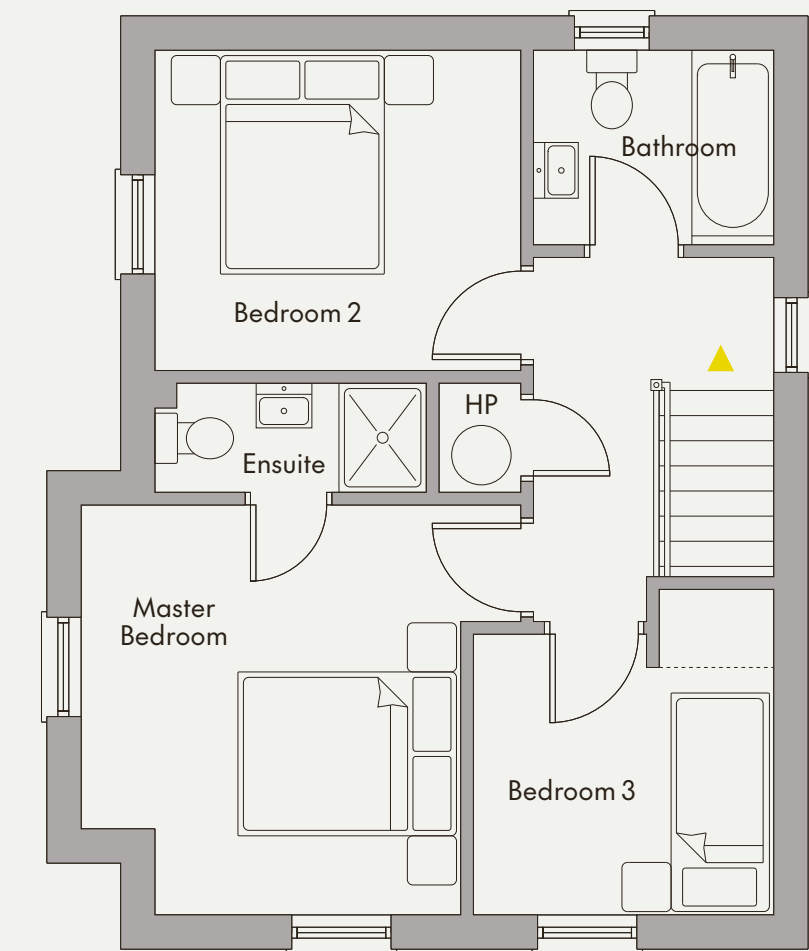
Handed version on site:

10



Ground floor

Lounge	17'0" × 14'11" (max)
Kitchen / Dining	18'7" × 10'8" (max)
WC	5'3" × 3'5"



First floor

Master Bedroom	13'2" × 12'4" (max)
Ensuite	8'2" × 3'3"
Bedroom 2	11'0" × 9'7"
Bedroom 3	9'0" × 8'5" (max)
Bathroom	7'3" × 5'10"

The Diamond (Brick)

3 Bedroom Detached

Total floor area: 945 sq ft

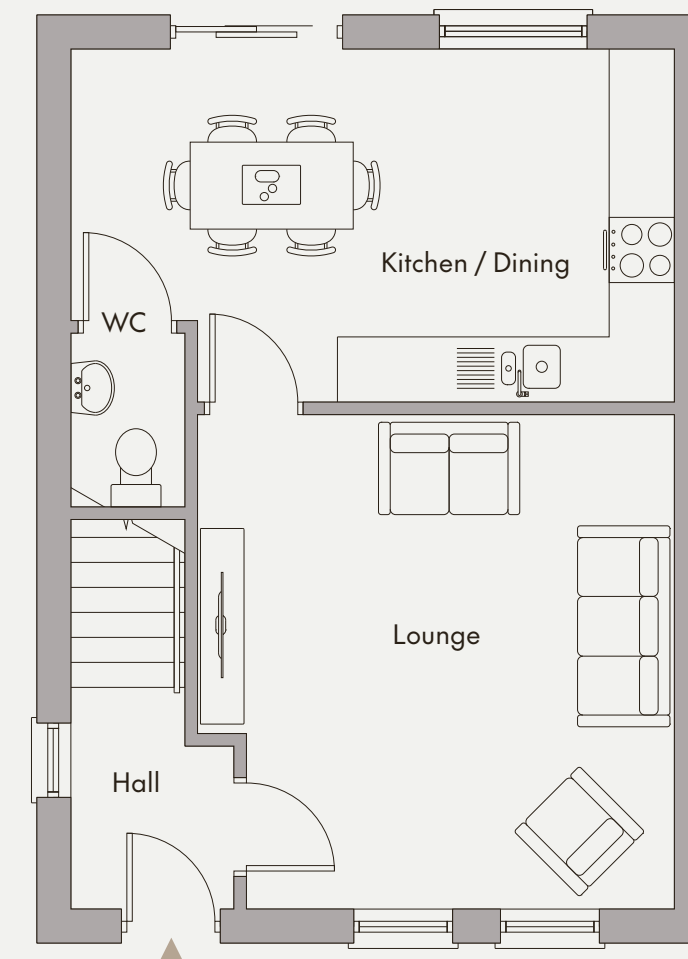


Computer visual

Sites: 2, 6 & 18

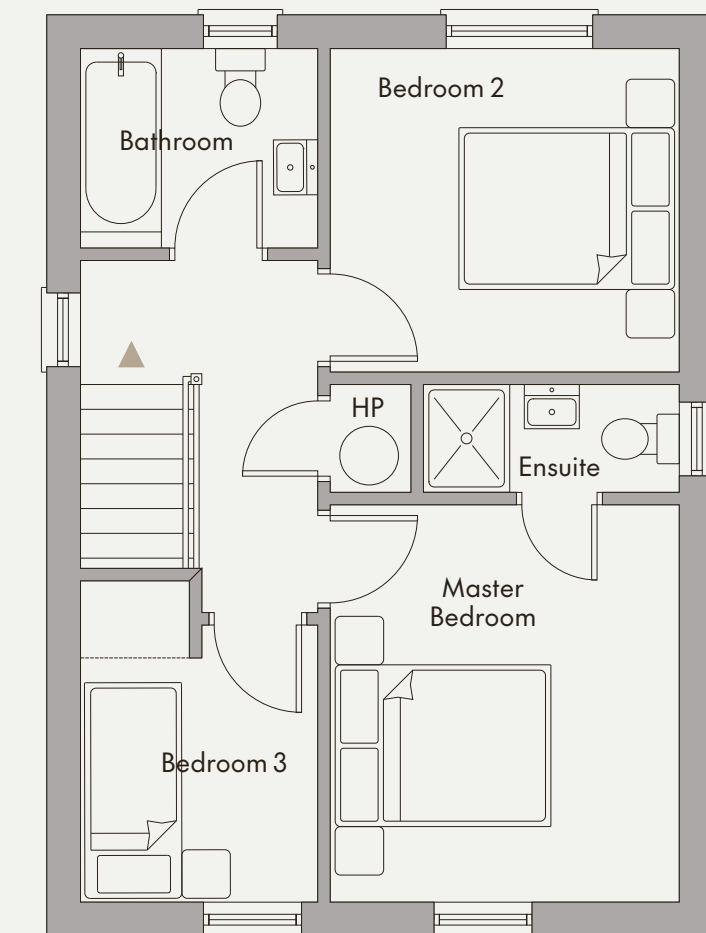
Handed version on site:

5



Ground floor

Lounge	14'5" × 14'1" (max)
Kitchen / Dining	18'3" × 10'8" (max)
WC	5'3" × 3'5"



First floor

Master Bedroom	12'1" × 10'7"
Ensuite	7'9" × 3'3"
Bedroom 2	10'7" × 9'10"
Bedroom 3	8'5" × 7'3" (max)
Bathroom	7'3" × 6'1"

The Diamond (Render)

3 Bedroom Detached

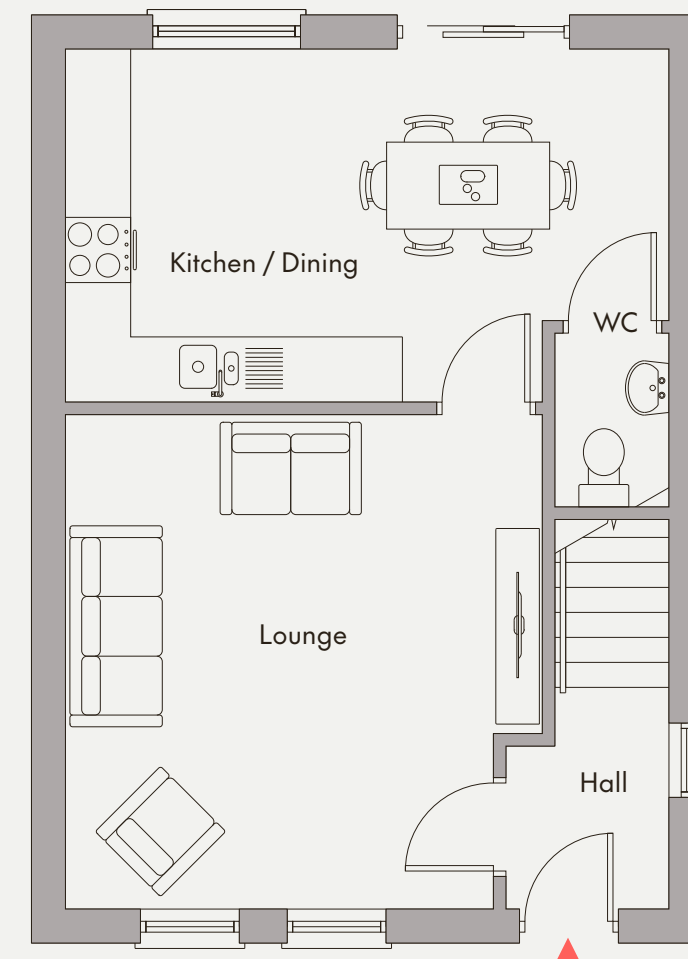
Total floor area: 945 sq ft



Computer visual

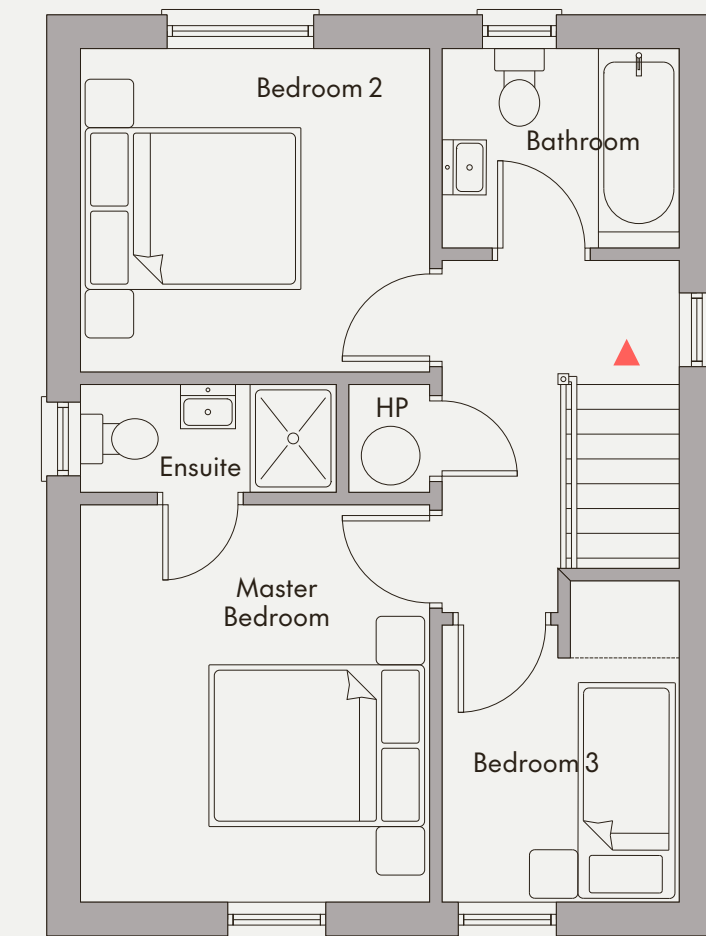
Sites: 3 & 7

Handed version on sites:
4 & 8



Ground floor

Lounge	14'5" × 14'1" (max)
Kitchen / Dining	18'3" × 10'8" (max)
WC	5'3" × 3'5"



First floor

Master Bedroom	12'1" × 10'7"
Ensuite	7'9" × 3'3"
Bedroom 2	10'7" × 9'10"
Bedroom 3	8'5" × 7'3" (max)
Bathroom	7'3" × 6'1"

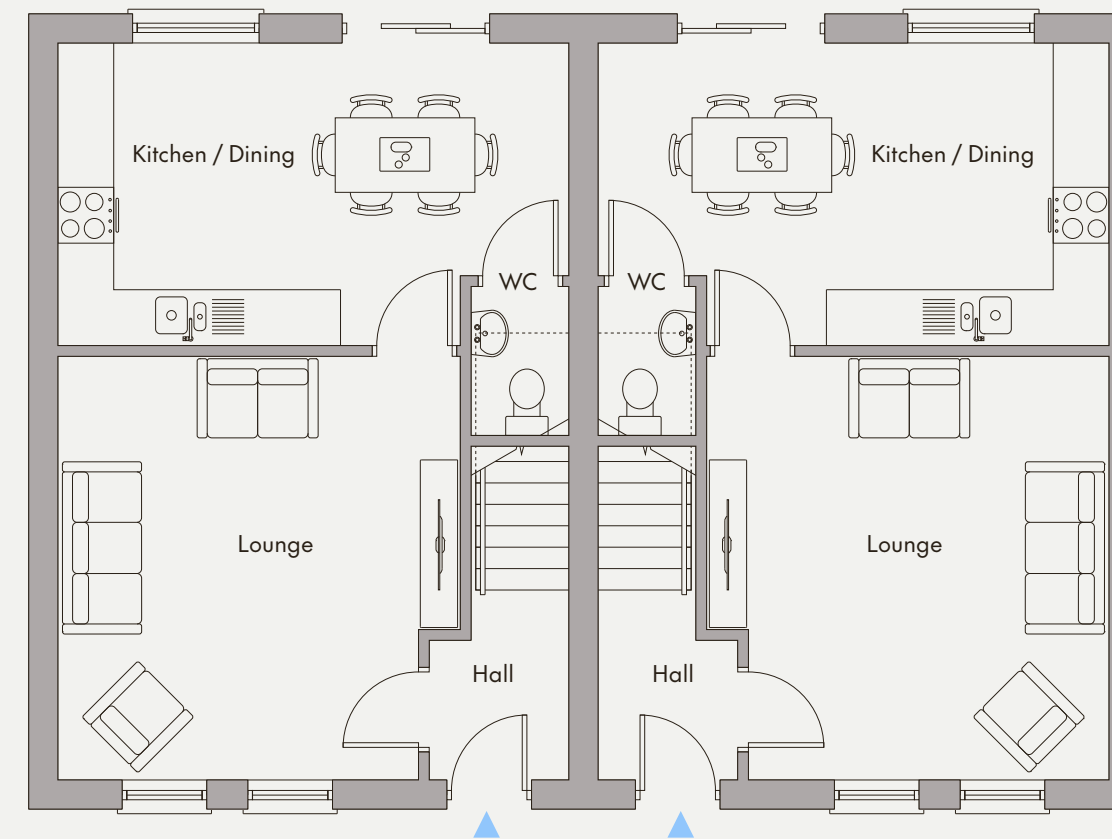
The Salisbury

3 Bedroom Semi-Detached
Total floor area: 935 sq ft



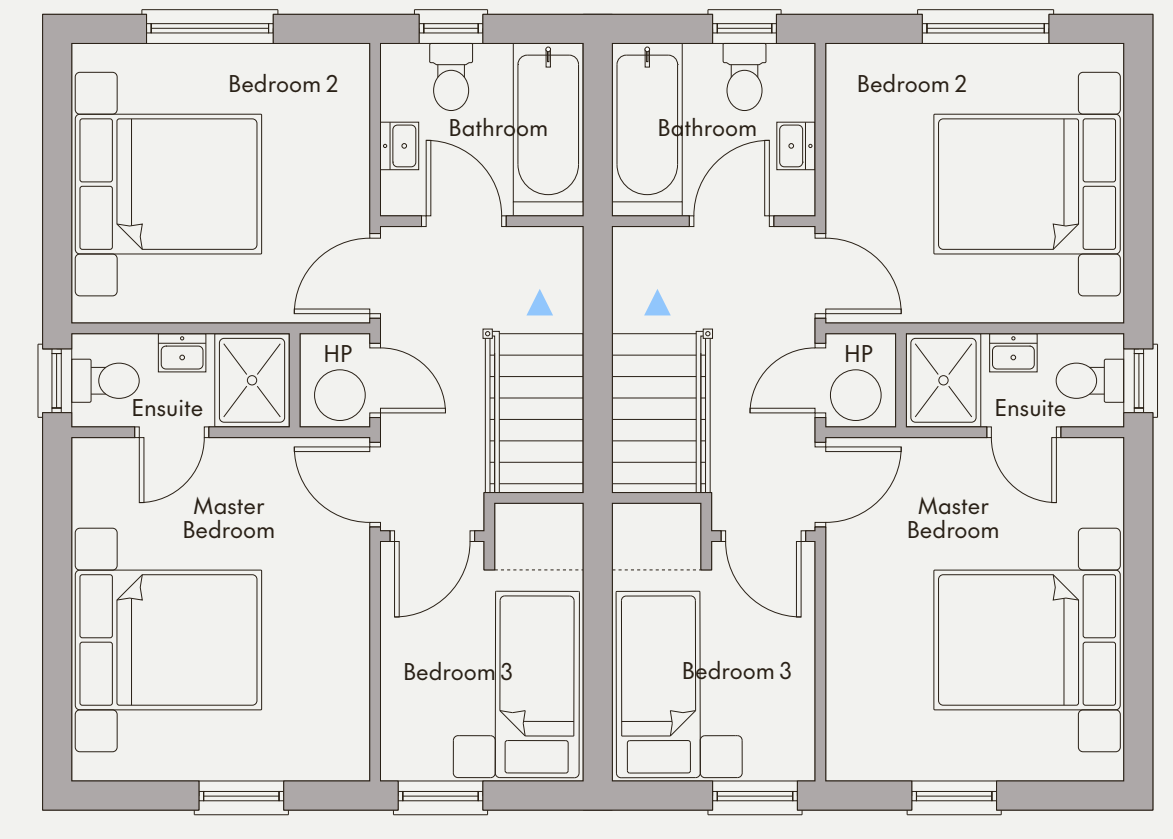
Computer visual

Sites: 38 & 39



Ground floor

Lounge	14'11" × 14'2" (max)
Kitchen / Dining	18'0" × 10'8" (max)
WC	5'3" × 3'5"



First floor

Master Bedroom	12'1" × 10'6"
Ensuite	7'8" × 3'3"
Bedroom 2	10'6" × 9'10"
Bedroom 3	8'5" × 7'2" (max)
Bathroom	7'2" × 6'1"

The Salter

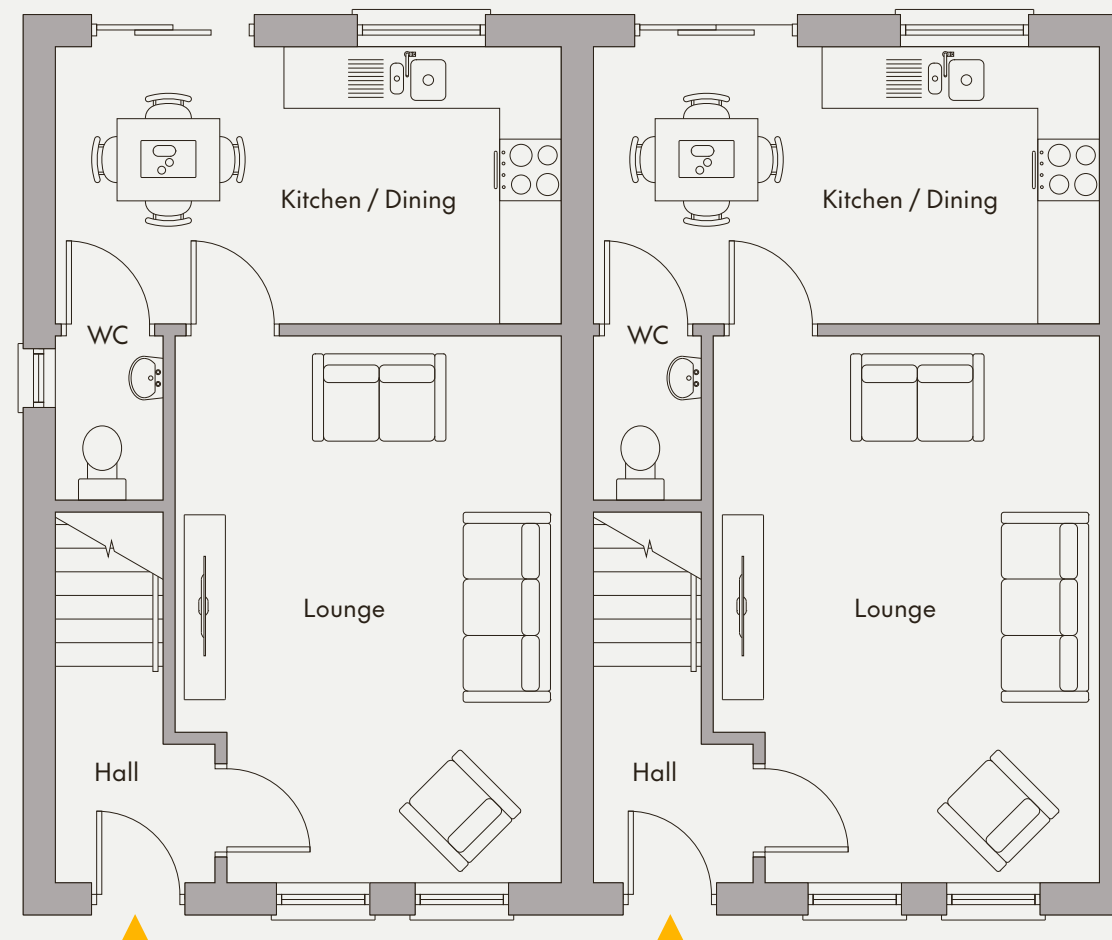
3 Bedroom Semi-Detached
Total floor area: 863 sq ft



Sites: 27, 28, 29, 30, 31 & 32 are split level
Sites: 25 & 26 are level



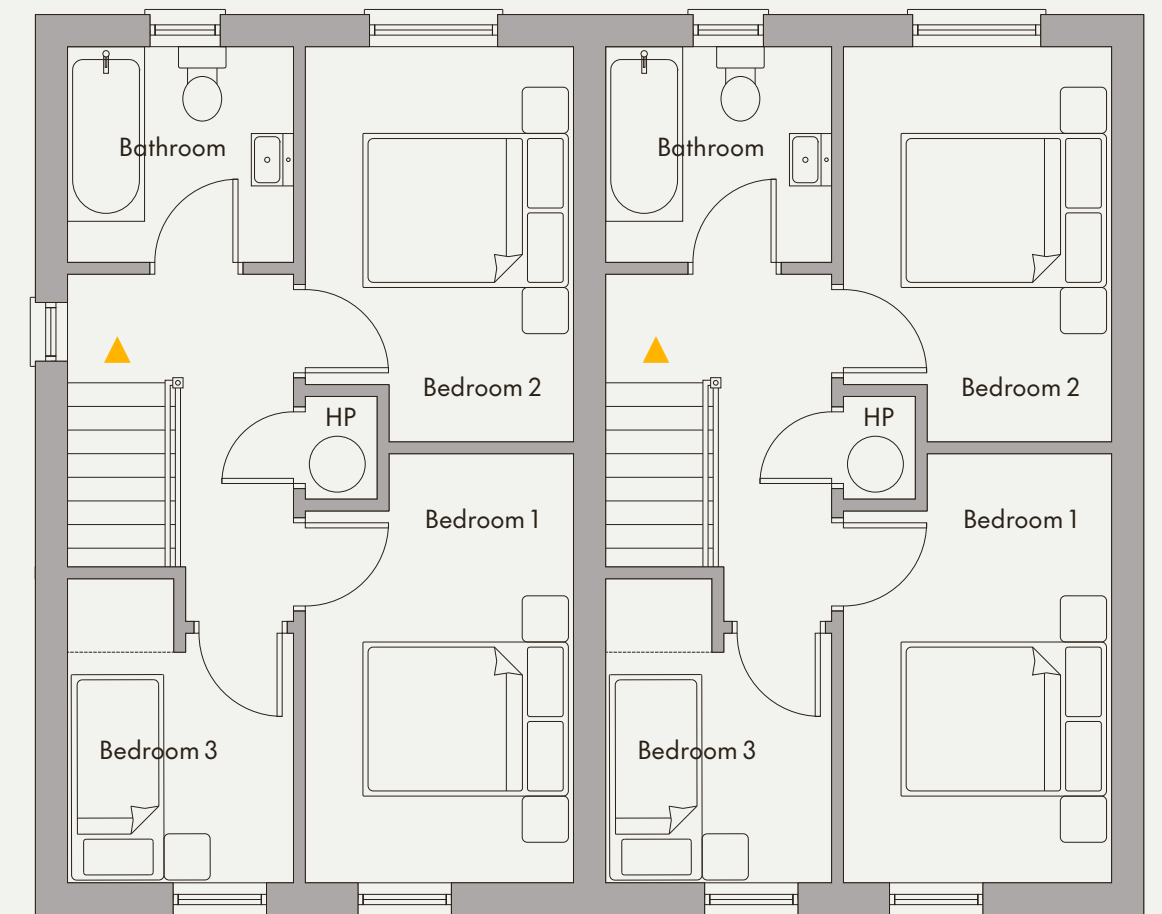
Gable window on sites 25 & 29 only



Ground floor

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

Gable window on sites 25 & 29 only



First floor

Bedroom 1	13'8" × 8'7" (max)
Bedroom 2	12'7" × 8'7" (max)
Bedroom 3	8'0" × 7'3" (max)
Bathroom	7'3" × 6'11"

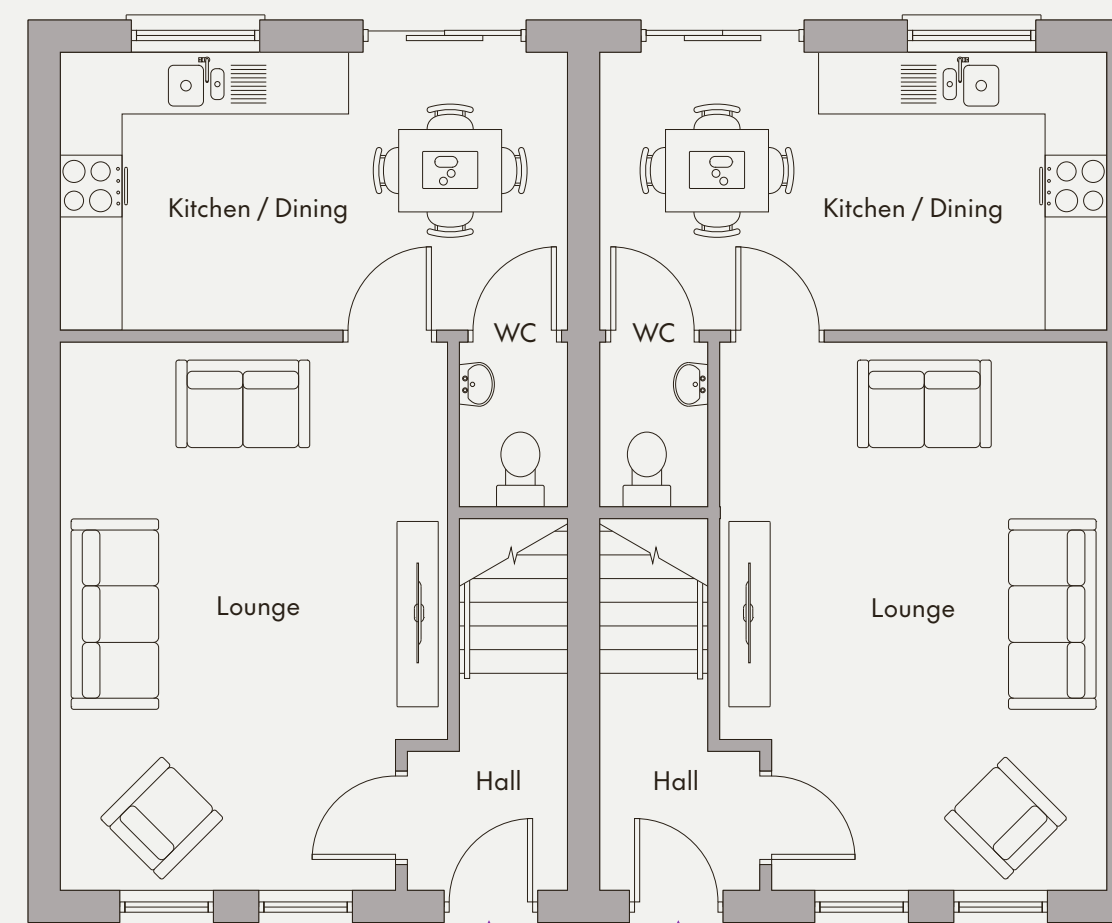
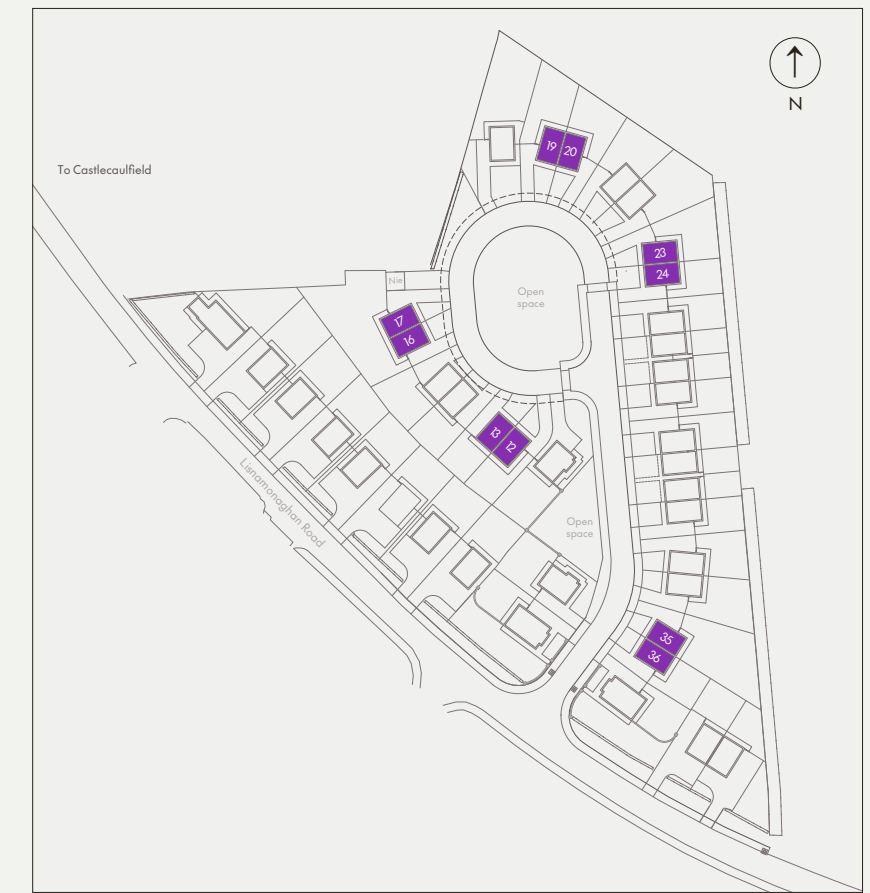
The Sarsfield (Brick)

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



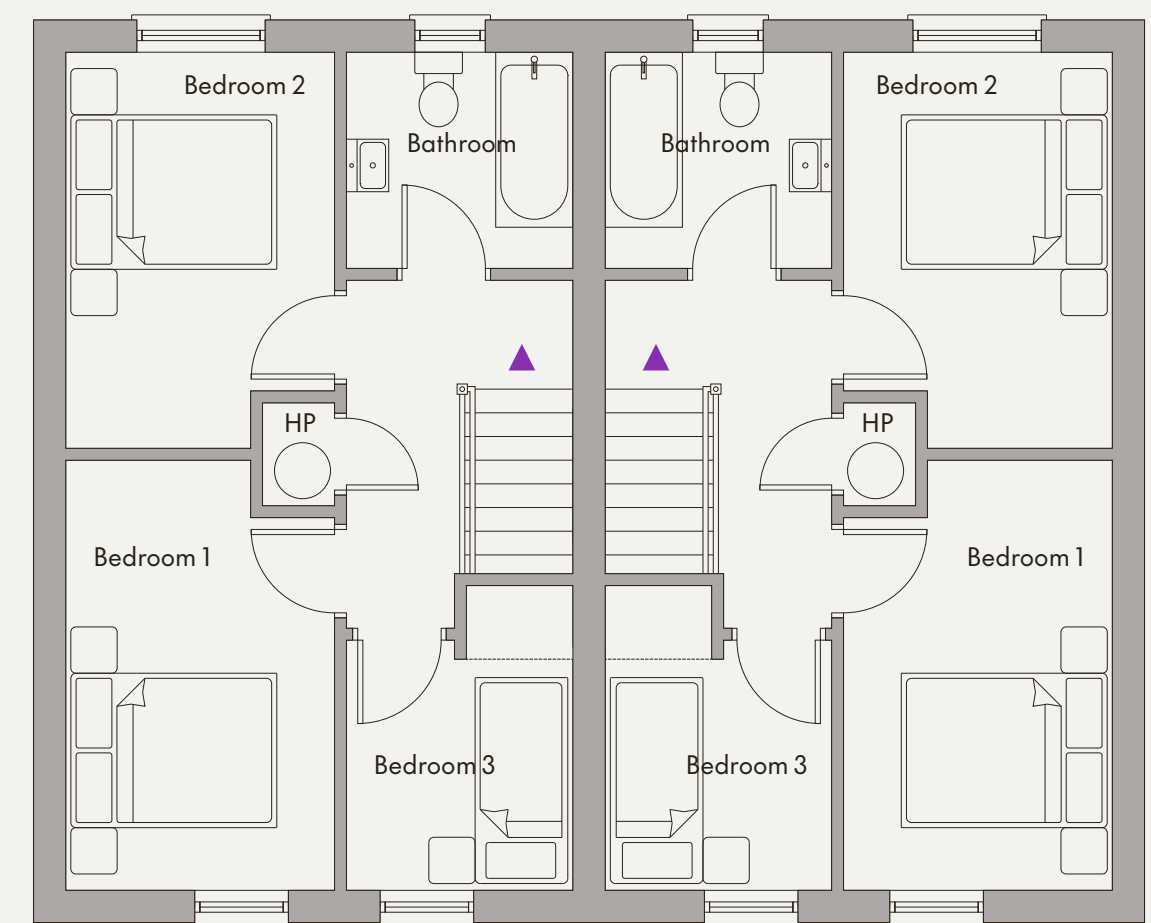
Computer visual

Sites: 12, 13, 16, 17, 19, 20, 23, 24, 35 & 36



Ground floor

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



First floor

Bedroom 1	13'8" × 8'7" (max)
Bedroom 2	12'7" × 8'7" (max)
Bedroom 3	8'0" × 7'3" (max)
Bathroom	7'3" × 6'11"

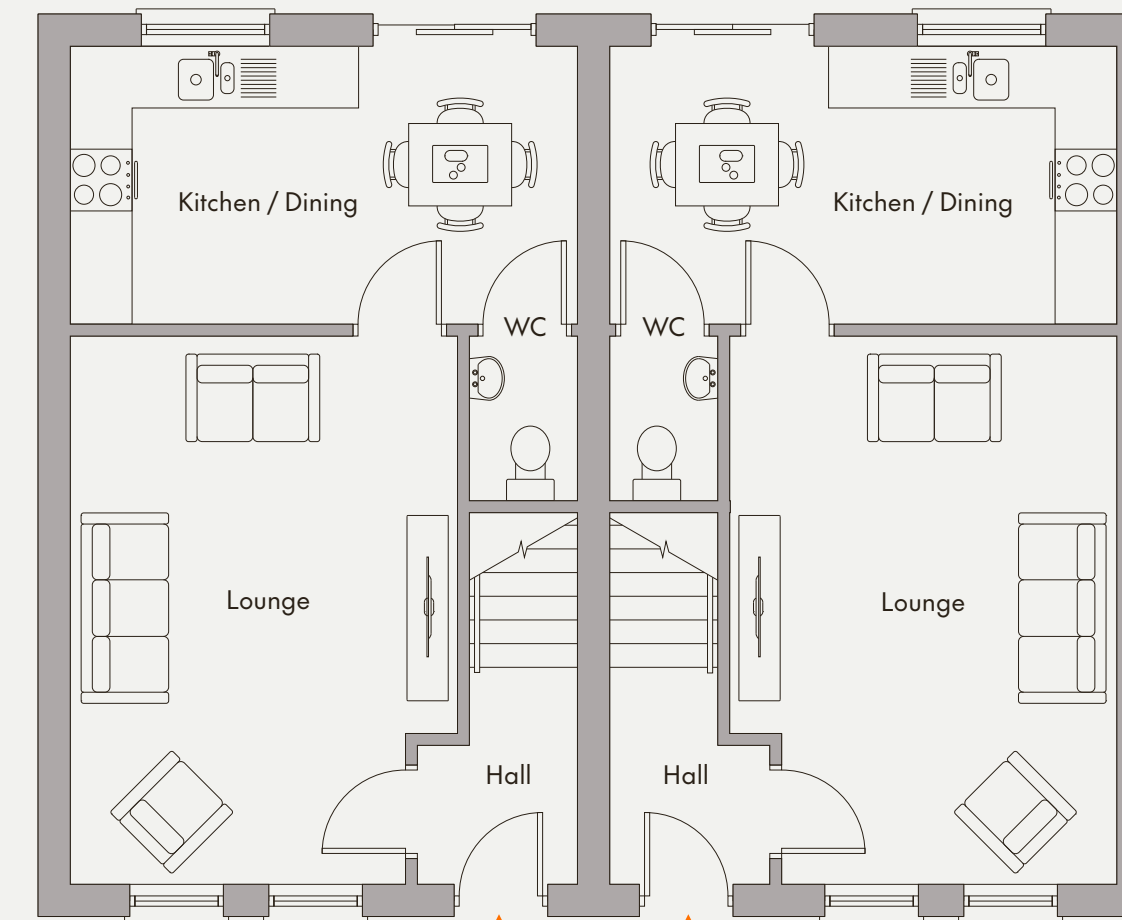
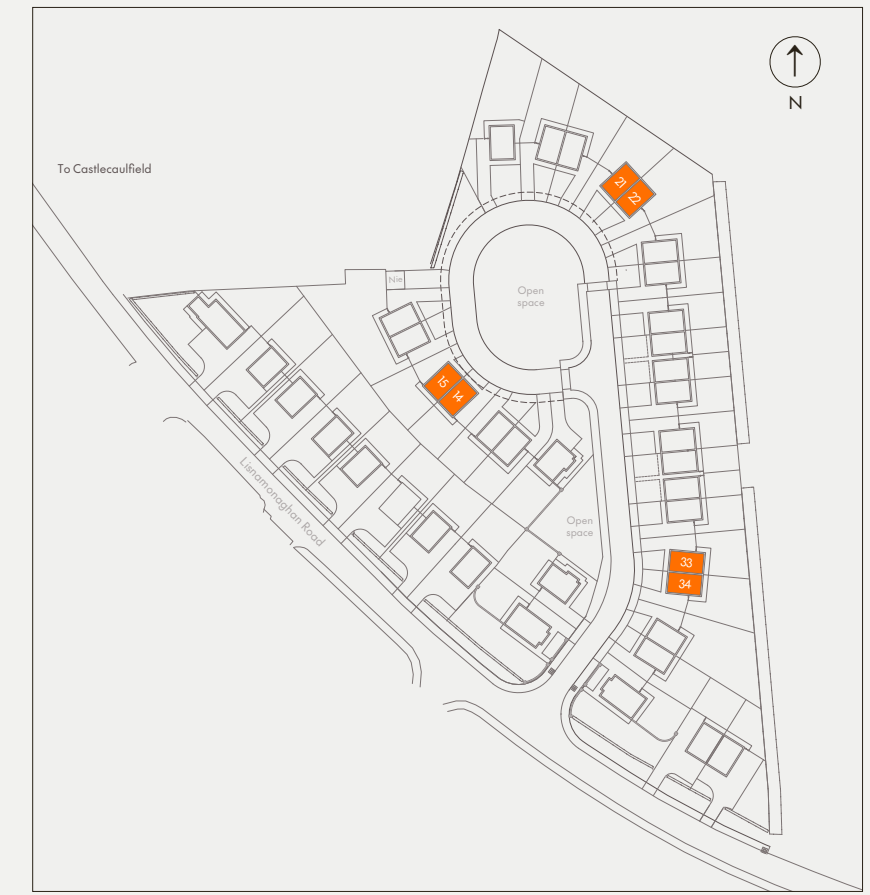
The Sarsfield (Render)

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



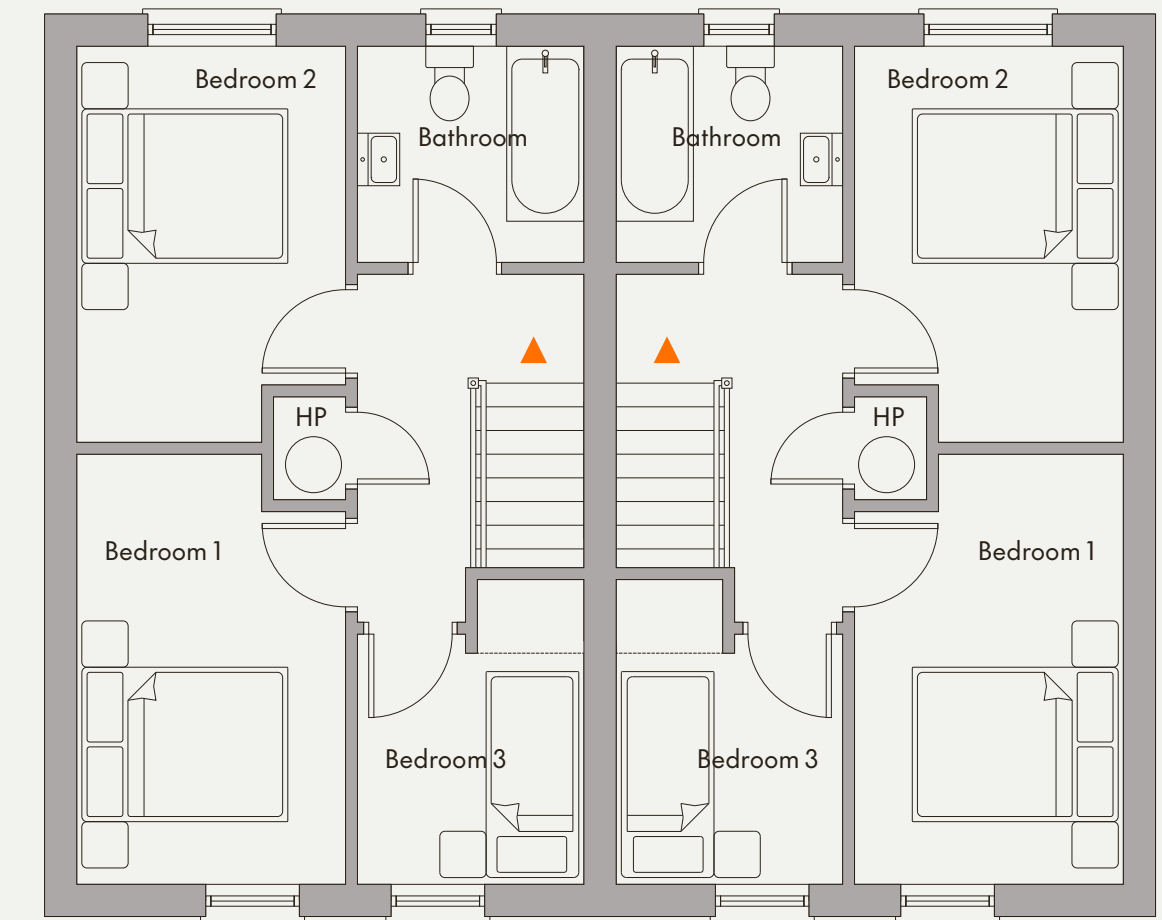
Computer visual

Sites: 14, 15, 21, 22, 33 & 34



Ground floor

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

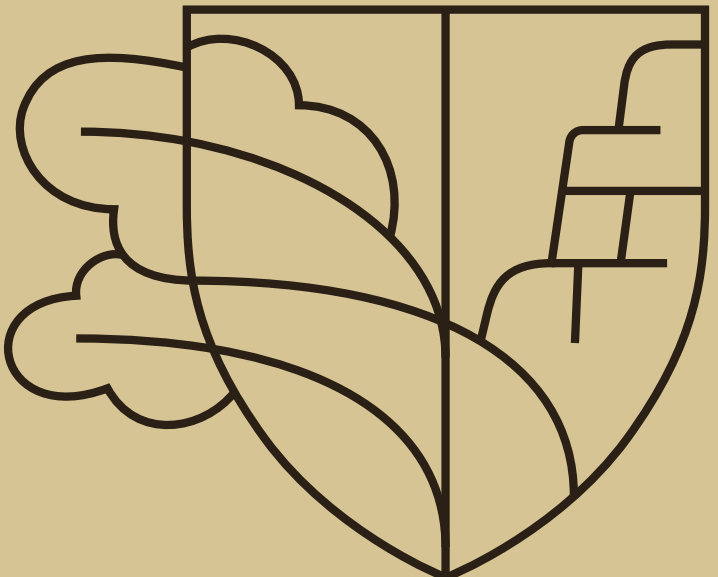


First floor

Bedroom 1	13'8" × 8'7" (max)
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Lisnacastle Gardens

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 ICW 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**

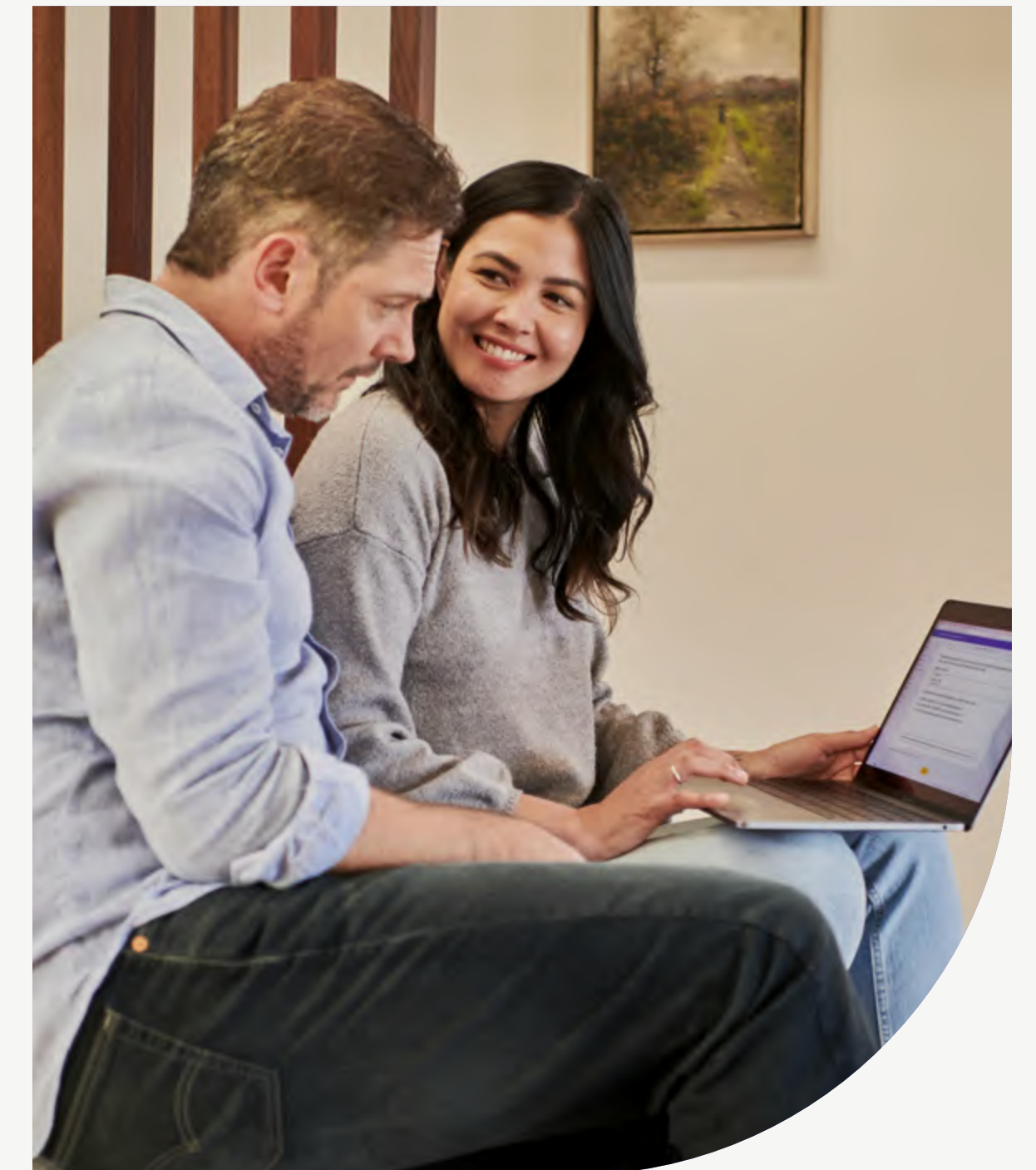
Choose from a wide range of finishes—from worktops to handles and doors. Our AI visualiser helps you picture your space before it's built.

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 ICW 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.



Lisnacastle Gardens

Visit: haganhomes.co.uk

Contact: **028 9334 2234**

Book a viewing



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It begins at home

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Telephone 028 8772 7799
www.maneely.com

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