



# WATSONS FORT

WATSONS ROAD, NEWRY

A stunning range of 3, 4 & 5 bedroom detached and semi-detached homes and 2 bedroom apartments with modern turnkey finish.







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Watsons Fort is set to become a distinguished addition to the charming landscape of Newry, located on Dorans Hill/Watsons Road overlooking the stunning Bernish Viewpoint.

With a legacy of creating award-winning homes in sought-after locations, Lotus Homes introduces this exceptional development, bringing a new standard of stylish living to the area. Watsons Fort promises contemporary elegance, high-quality new homes, and an unparalleled living experience in a vibrant and well-connected setting.

Nestled in the heart of Newry, Watsons Fort benefits from the city's unique blend of historical richness, modern convenience, and natural beauty. With its bustling shopping districts, renowned schools, and excellent transport links, strategically situated between Dublin and Belfast.



## Energy Efficient Homes

From superior internal and external finishes to the magnificent choice of quality kitchens, bathrooms, tiling and flooring, every Lotus home is built with comfort, style and elegance in mind. No two homes will be finished the same as you stay at the forefront of tailoring your new home to reflect your own style.

Our commitment to excellence shines through in every detail, including our A-rated energy-efficient homes.

Designed with the environment and your pocket in mind, featuring advanced solar panels, high efficiency appliances and energy efficient insulation, our homes offer substantial annual energy savings. From lower energy bills to a healthier indoor environment, our A-rated homes offer a multitude of benefits for both your family and the planet.







## Life & Leisure

Newry, a dynamic city at the heart of Northern Ireland, offers the perfect blend of urban convenience and natural beauty. Framed by the Slieve Gullion Mountain, Ring of Gullion and the serene waters of Carlingford Lough, Newry is a place where history, culture, and modern living intertwine.

Watsons Fort enjoys an enviable location beside the motorway, providing effortless access to both Dublin and Belfast. Whether commuting for work or planning a weekend getaway, residents can reach Belfast in just 50 minutes and Dublin in around 1 hour. This prime location makes Watson's Fort an ideal choice for those seeking excellent transport links without compromising on scenic surroundings.

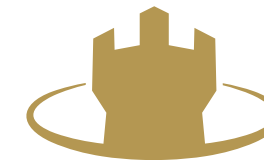
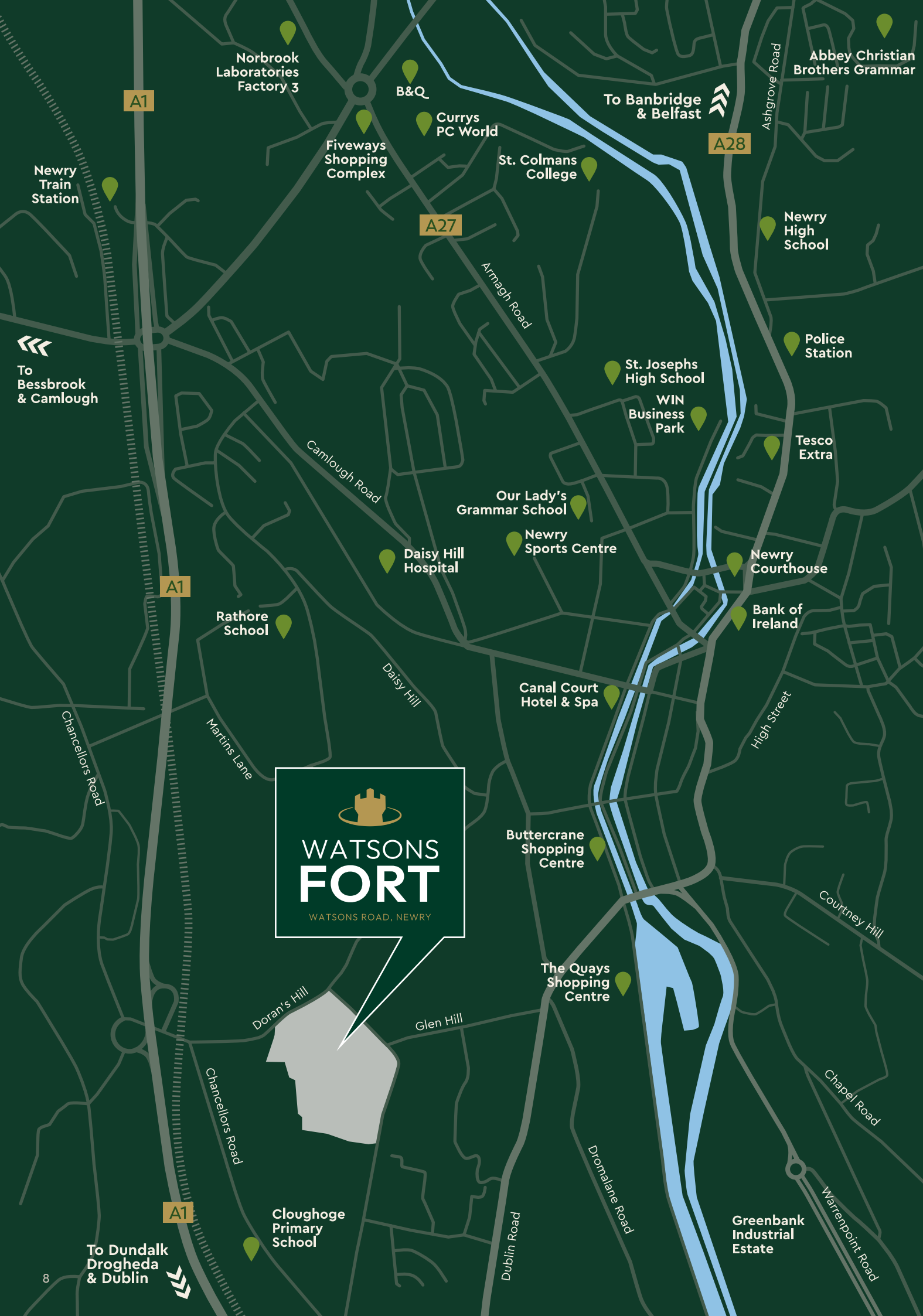


Strolling through the city, you'll encounter a vibrant mix of independent boutiques, stylish cafes, and bustling markets. Newry's welcoming atmosphere is matched by its rich heritage, with landmarks like Bagenal's Castle and Newry Cathedral standing as proud testaments to its storied past.

For those who love the great outdoors, Newry is a gateway to adventure. The nearby Slieve Gullion, Cooley, Camlough Lake, and Mourne Mountains offer an idyllic escape, with scenic hiking trails, breathtaking views, and opportunities for cycling and climbing. Meanwhile, the tranquil waters of Carlingford Lough invite water sports enthusiasts to enjoy sailing, kayaking, and paddleboarding against a backdrop of dramatic coastal scenery.

With its unparalleled location, rich cultural scene, and breathtaking natural surroundings, Newry offers a lifestyle that is as fulfilling as it is exciting. Watson's Fort places you at the heart of it all, ensuring that every day is filled with new experiences and endless possibilities.





# Newry Local Amenities

## Parks & Recreational

- 1 MINS Thomas Davis GAA
- 6 MINS Newry Leisure Centre
- 6 MINS Derrymore House
- 8 MINS Ring of Gullion
- 9 MINS Slieve Gullion
- 11 MINS Newry Cathedral

## Social & Eating Out

- 4 MINS Flagstaff Lodge
- 5 MINS Gather & Brew
- 5 MINS The Oliver Restaurant
- 6 MINS Canal Court Hotel & Spa
- 6 MINS Saponi Italiani
- 6 MINS Courtney's Steakhouse
- 7 MINS Bellini's
- 8 MINS The Bank Bar & Restaurant
- 8 MINS Carrickdale Hotel & Spa
- 8 MINS The Bridge Bar
- 9 MINS Cobbles Bar
- 11 MINS Killeavy Castle Estate

## The School Run

- 2 MINS St. Moninna's Primary School
- 3 MINS Rathore School
- 5 MINS Mullaglass Primary School
- 8 MINS Our Lady's Grammar School
- 8 MINS Abbey C.B. Grammar School
- 9 MINS St. Colmans College

## Retail Therapy

- 4 MINS Buttercrane Shopping Centre
- 5 MINS The Quays Shopping Centre
- 5 MINS Damolly Retail Park
- 5 MINS Fiveways Shopping Complex
- 9 MINS Tesco Extra Belfast Road

## Transport

- 5 MINS Newry Train Station
- 6 MINS Newry Bus Station
- 54 MINS Belfast International Airport
- 55 MINS Belfast City Airport
- 58 MINS Dublin Airport

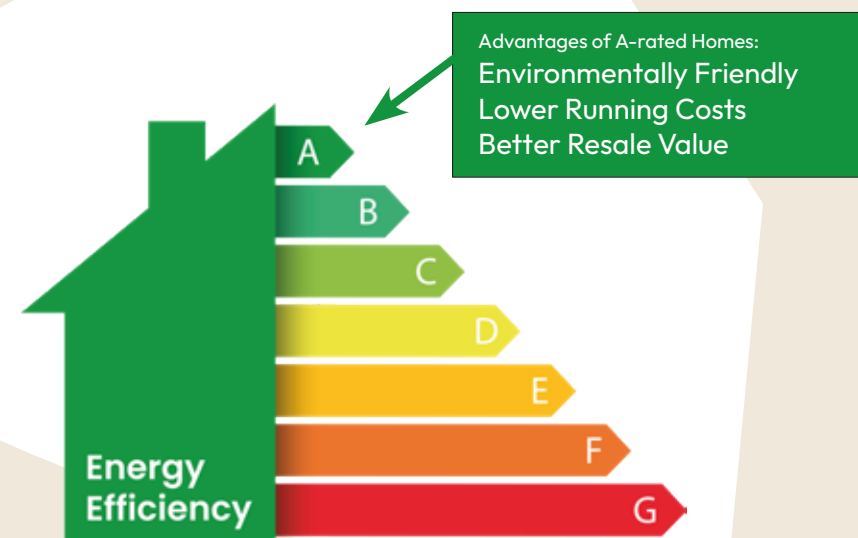


# Discover **A-rated** energy efficient homes at Watsons Fort

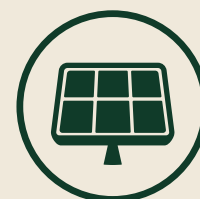
Substantial savings through reduced maintenance and lower running costs.

At Watsons Fort, we offer A-rated energy-efficient homes designed to significantly cut your utility bills. Featuring advanced solar panels, high efficiency appliances and energy efficient insulation, our homes offer substantial annual energy savings.

Our commitment to sustainability and environmental responsibility is evident in every home we build. Each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners. At Watsons Fort, we take pride in the quality of our turnkey homes ensuring each one meets the highest standards. For your peace of mind, all our homes come with a 10-year structural warranty.



Floor & Wall Insulation



Solar Panels



Car Charging Upgrade

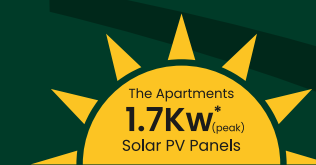
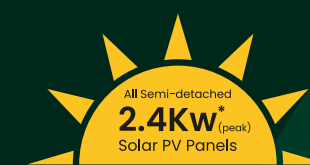
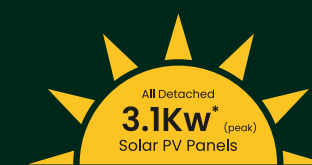


Energy Efficient Appliances



## Solar PV Panels

Every home at Watsons Fort comes equipped with Solar PV panels as a standard feature. The placement and quantity of panels are tailored to each home's orientation, ensuring maximum energy output while also reducing your carbon footprint. (Savings will be dependent on energy provider, tariff, house type and orientation).



## Energy Efficiency

At Watsons Fort, each property will be constructed to achieve a minimum A-rating on the BER scale, incorporating energy efficient insulation. Our dedication to building sustainable homes extends beyond minimising environmental impact - Lotus Homes are designed with energy efficiency in mind offering substantial cost savings for you as the homeowner.

## Green Mortgages

Equipped with features like standard solar panels - all our homes at Watsons Fort qualify for green mortgages making these properties even more appealing. On top of your monthly energy savings, green mortgages offer attractive benefits like cashback and better interest rates. Consult your financial advisor to check your eligibility and see how you can benefit.

\* Solar panels positioned according to orientation of house.  
Number of panels on images are indicative only.





# Specification

Each home in Watsons Fort comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

## External Features:

- > Energy efficient traditional masonry construction with a mixture of brick, render and stone on selected house types
- > 10 Year structural warranty cover
- > Double glazed high performance lockable uPVC windows
- > GRP Composite front doors with a 5-point locking system
- > Front garden includes feature landscaping with turfed lawn
- > Rear and side gardens are top soiled and seeded
- > Tarmac driveway
- > Timber fencing to rear garden boundaries
- > Feature light to front and rear
- > Outside tap

## Internal Features:

- > High speed broadband up to gigafast speeds (depending on provider and package chosen)
- > Comprehensive range of electrical sockets throughout, including TV and telephone point
- > Feature electric focal fire in selected homes
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirting, architraves, stair handrails and balustrades
- > Smoke, heat and CO detectors fitted as standard



## Kitchen

- > A choice of fully fitted kitchens including doors, handles and worktops
- > Integrated appliances including electric hob, extractor hood, dishwasher, fridge freezer and washing machine
- > Feature downlighters to the kitchen

## Bathrooms, Ensuites & WC's

- > Contemporary white sanitary ware and chrome fittings
- > Feature vanity unit in main bathroom
- > Thermostatic rain shower to main bathroom and ensuite
- > Heated towel rail in main bathroom
- > Feature down lighters to main bathroom and ensuite



## Floor Coverings & Tiles

- > Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- > Ceramic wall tiling to shower enclosures and around bath
- > Splash back tiling to hand basins
- > Carpet and underlay to lounge, family room\*, stairs, landing and all bedrooms

\* where applicable





# Elevate Your Living Experience

## Customise Your Home

At Lotus Homes, we understand our customers and take pride in delivering a high-quality turnkey experience. However, for those desiring extra luxury we offer a selection of bespoke upgrades allowing you to tailor your home to your individual style and preferences. From elegant finishes to cutting-edge features, why not indulge in the opportunity to make your Lotus Home truly your own?

### Kitchen Options

**Quartz Worktops:** Available in various colours including quartz upstands, splashback surfaces and a bespoke sink selection.

**High-Spec Appliances:** Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalist aesthetic.

**Door Selection:** Explore our extensive range of solid and painted doors in various colours, with a variety of door handles available.

**Optimise Your Space:** Fully customise your kitchen layout and add extra units such as a larder or an elegant island (where applicable).



### Carpet Options

Elevate the quality and comfort of your home with our luxurious carpet range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

### Tiling Options

Choose from our superior floor and wall tiling options to add elegance to any room. Our collection features uniquely crafted designs and high-quality materials to enhance your kitchen, bathroom, or living areas.

### Electrical Options\*

Personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points, extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

### Alarm System

Enhance your security by installing an advanced alarm system, offering added protection and greater peace of mind.

### Bathroom Options

Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

### Garden Room

Expand your living space with a beautiful garden room to create a more spacious open plan kitchen, living, or dining area (See Page 44).

### Garage\*

Our garages are designed to integrate seamlessly with your home. Whether you need additional storage or a place to keep your vehicles (See Page 45).

### Car Charging Port

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Homes Co-ordinator to discuss.

### Solar Panel Battery\*

Unlock the potential of solar energy for extended use day and night. With a battery pack upgrade you can maximise your solar investment and provide uninterrupted power regardless of the weather.

\* Where applicable





### The Aspen

Living Room & Family Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1760 SQ. FT.



### The Spruce

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1560 SQ. FT.



### The Ash

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1420 SQ. FT.



### The Hawthorn

Living Room  
Open Plan Kitchen/Dining  
Three Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

3 BED DETACHED - 1225 SQ. FT.



### The Ivy

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1555 SQ. FT.



### The Beech

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1520 SQ. FT.



### The Olive

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED SEMI-DETACHED - 1330 SQ. FT.



### The Elm

Living Room  
Open Plan Kitchen/Dining  
Three Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

3 BED SEMI-DETACHED - 1140 SQ. FT.



### The Cherry

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1485 SQ. FT.



### The Rowan

Living Room  
Open Plan Kitchen/Dining  
Four Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

4 BED DETACHED - 1470 SQ. FT.



### The Rose

Living Room  
Open Plan Kitchen/Dining  
Three Bedrooms / Main Bedroom with Ensuite  
Bathroom & Separate W.C.

3 BED SEMI-DETACHED - 1100 SQ. FT.



### The Apartments

Open Plan Living/Kitchen/Dining  
Two Bedrooms, Bathroom & Separate W.C.  
Main Bedroom with Ensuite\*  
(\*Ensuite only available in First Floor Apts)

2 BED APARTMENTS - 760-905 SQ. FT.

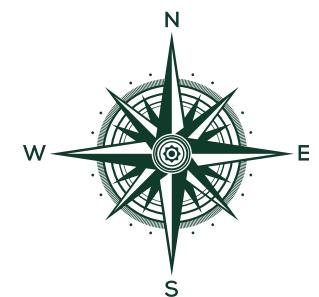
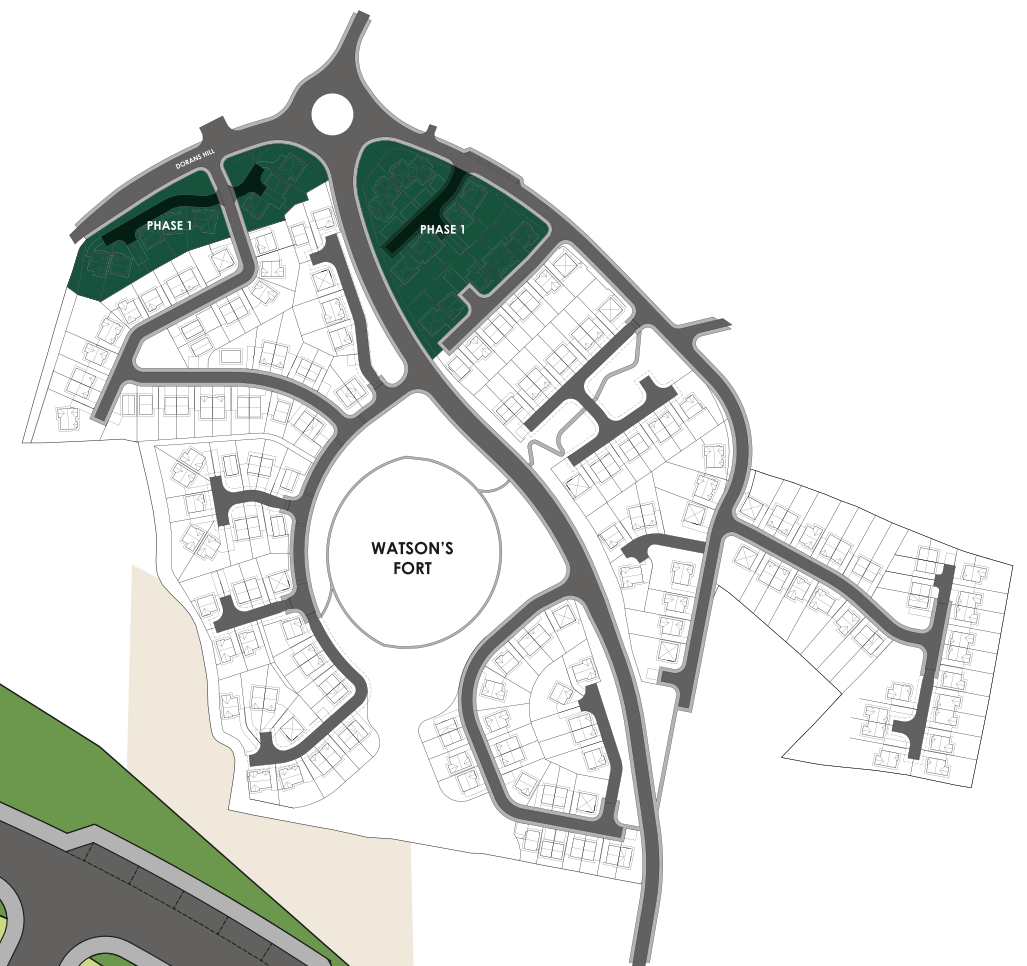




# WATSONS FORT

WATSONS ROAD, NEWRY

## Site Plan

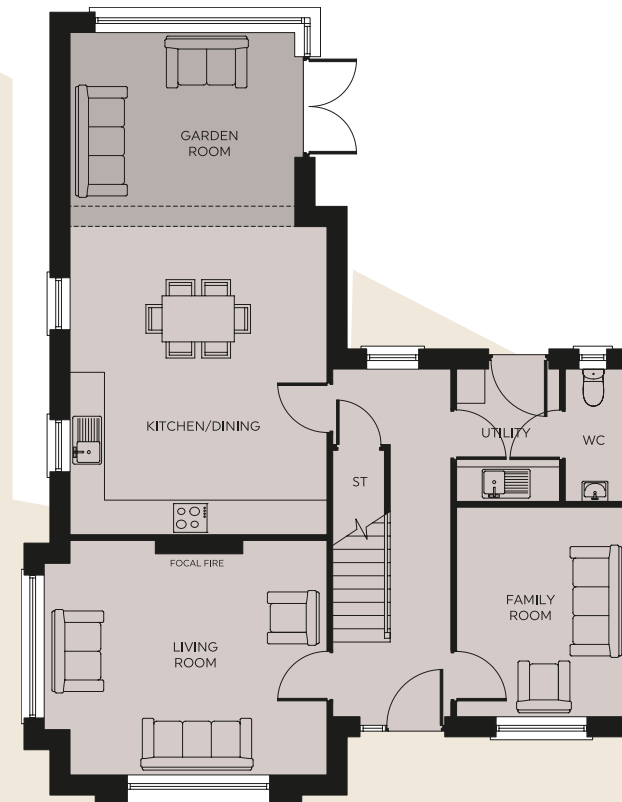


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## Ground Floor



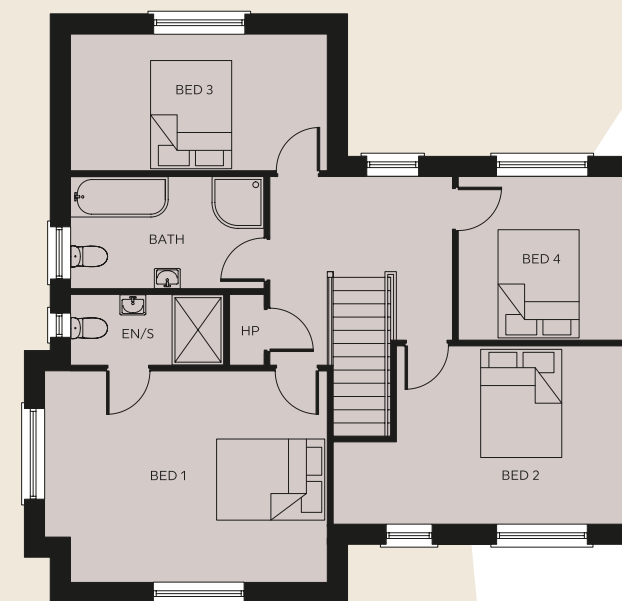
### GROUND FLOOR

LIVING ROOM	16'1" x 13'1"	4.9m x 4.0m
KITCHEN / DINING	17'5" x 14'5"	5.3m x 4.4m
FAMILY ROOM	11'10" x 9'6"	3.6m x 2.9m
GARDEN ROOM	12'10" x 10'10"	3.9m x 3.3m
UTILITY	7'7" x 5'7"	2.3m x 1.7m
WC	7'7" x 3'3"	2.3m x 1.0m

### OPTIONAL EXTRAS

GARAGE  
Available on selected plots.

## First Floor

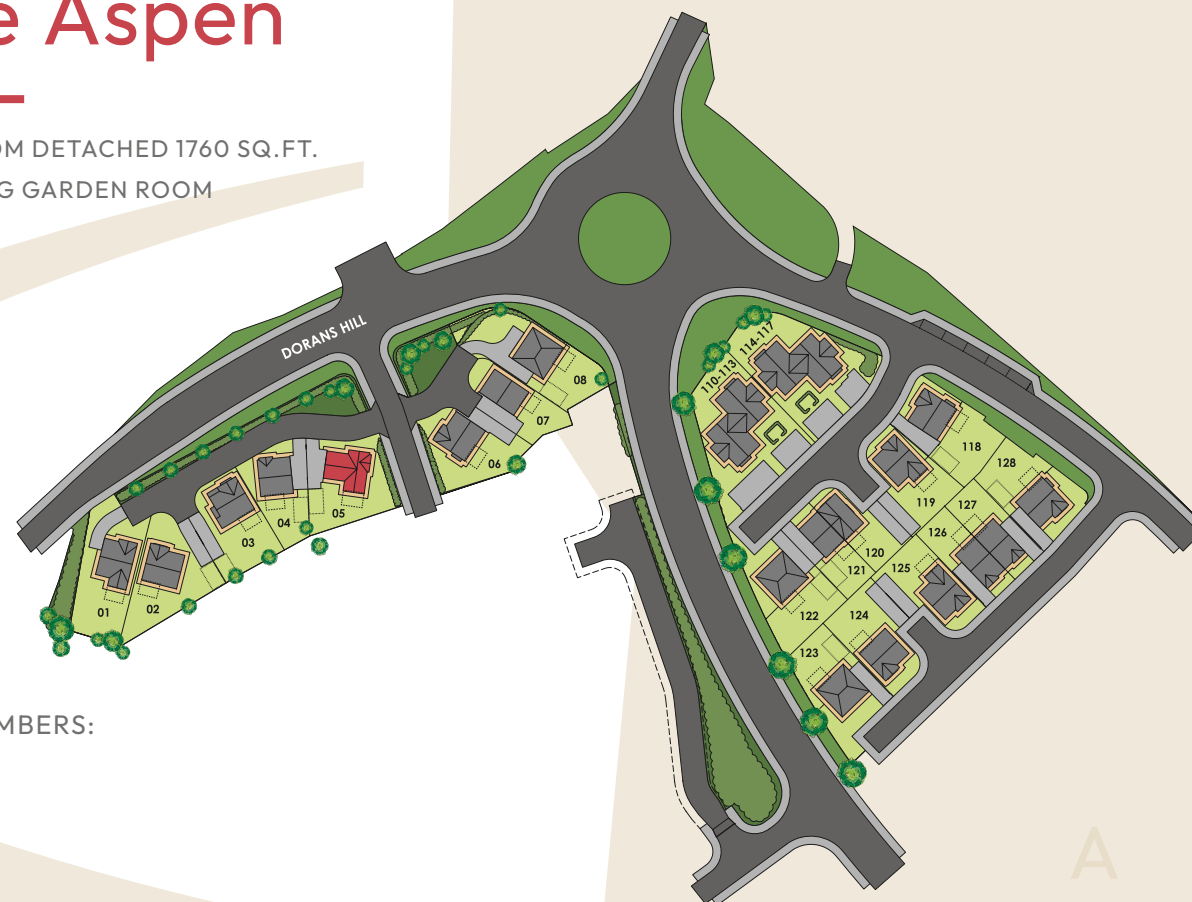


### FIRST FLOOR

BEDROOM 1	16'1" x 11'10"	4.9m x 3.6m
ENSUITE	8'6" x 3'11"	2.6m x 1.2m
BEDROOM 2	16'1" x 10'2"	4.9m x 3.1m
BEDROOM 3	14'5" x 7'7"	4.4m x 2.3m
BEDROOM 4	9'6" x 9'2"	2.9m x 2.8m
BATHROOM	10'10" x 6'3"	3.3m x 1.9m

## The Aspen

4 BEDROOM DETACHED 1760 SQ.FT.  
INCLUDING GARDEN ROOM



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05

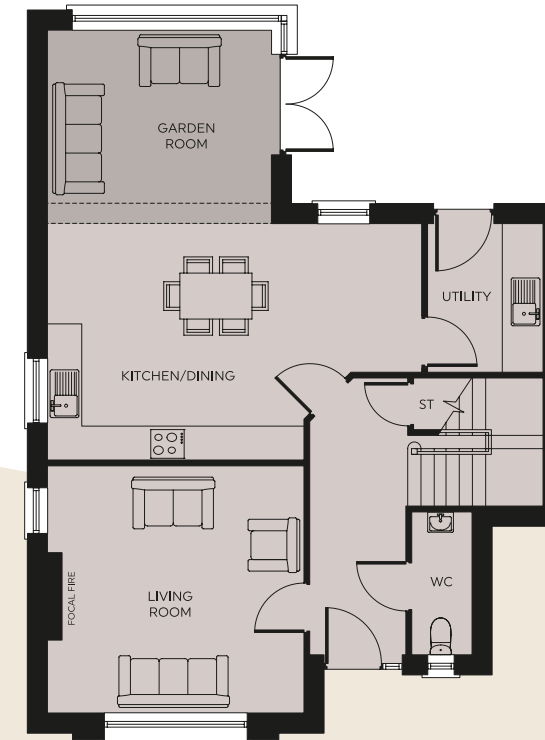
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All measurements are maximum measurements.





## Ground Floor



### GROUND FLOOR

LIVING ROOM  
14'5" x 14'1" 4.4m x 4.3m

KITCHEN / DINING / SNUG  
21'4" x 13'5" 6.5m x 4.1m

GARDEN ROOM  
12'10" x 10'10" 3.9m x 3.3m

UTILITY  
8'2" x 6'7" 2.5m x 2.0m

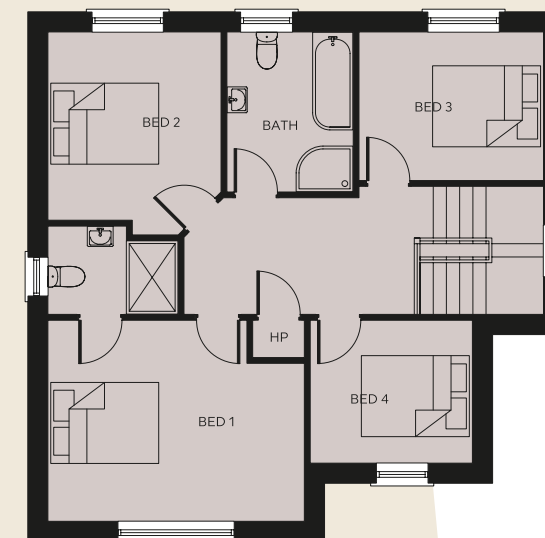
WC  
7'10" x 3'3" 2.4m x 1.0m

### OPTIONAL EXTRAS

GARAGE

Available on selected plots.

## First Floor



### FIRST FLOOR

BEDROOM 1  
14'5" x 11'6" 4.4m x 3.5m

ENSUITE  
7'3" x 4'11" 2.2m x 1.5m

BEDROOM 2  
10'6" x 9'10" 3.2m x 3.0m

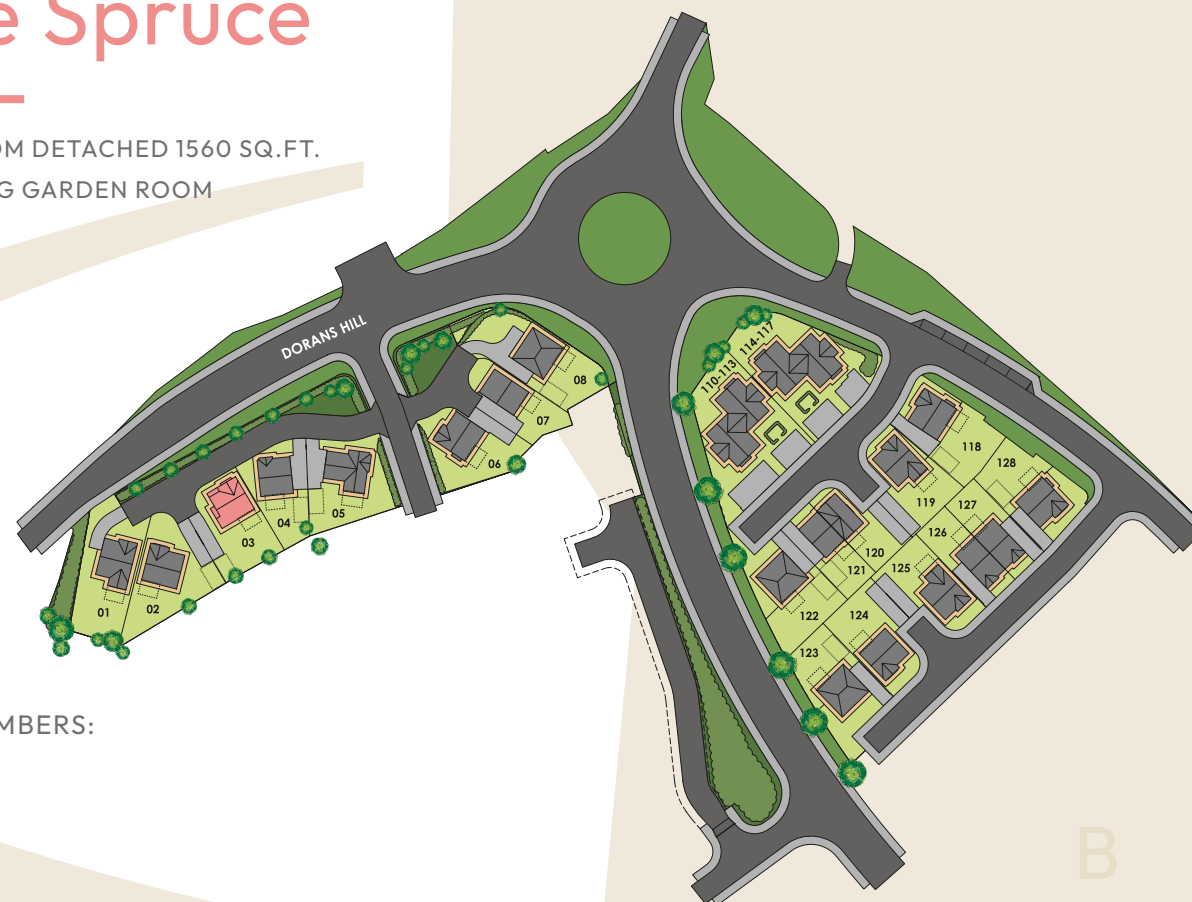
BEDROOM 3  
10'6" x 8'2" 3.2m x 2.5m

BEDROOM 4  
9'2" x 7'10" 2.8m x 2.4m

BATHROOM  
8'10" x 7'3" 2.7m x 2.2m

# The Spruce

4 BEDROOM DETACHED 1560 SQ.FT.  
INCLUDING GARDEN ROOM



PLOT NUMBERS:

03

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## The Ivy

4 BEDROOM DETACHED 1555 SQ.FT.  
ADDITIONAL GARDEN ROOM 140 SQ.FT.

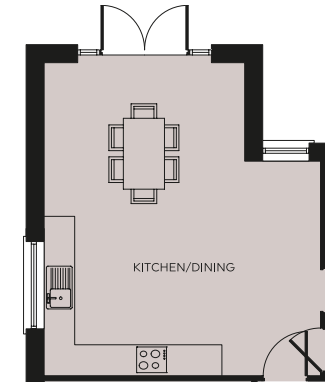
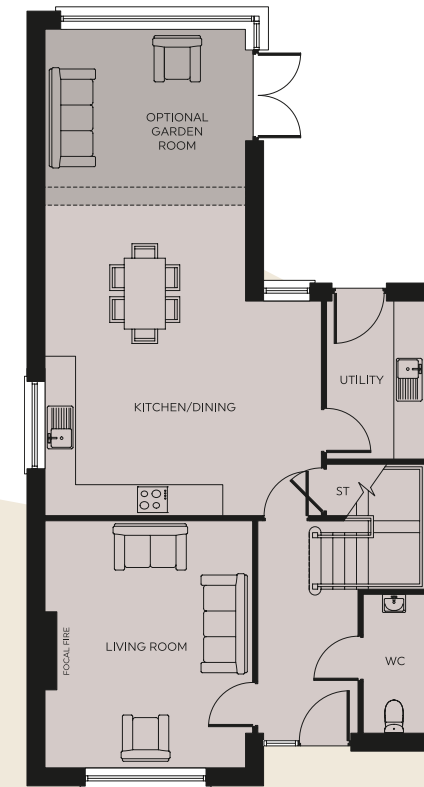
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### Ground Floor



KITCHEN / DINING WITHOUT  
GARDEN ROOM OPTION

#### GROUND FLOOR

LIVING ROOM  
15'9" x 13'1" 4.8m x 4.0m

KITCHEN / DINING  
19'8" x 17'5" 6.0m x 5.3m

UTILITY  
9'10" x 6'3" 3.0m x 1.9m

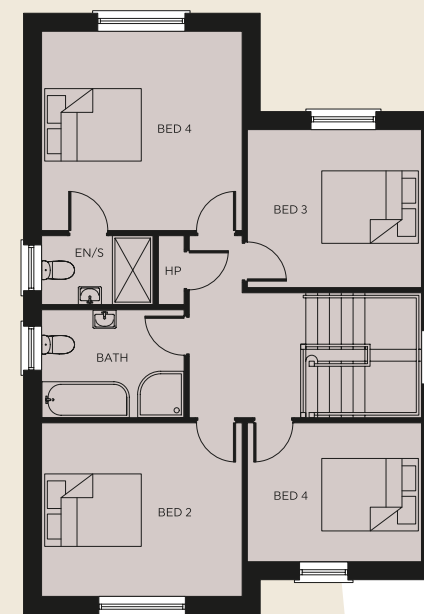
WC  
8'10" x 3'11" 2.7m x 1.2m

#### OPTIONAL EXTRAS

GARDEN ROOM  
12'10" x 10'10" 3.9m x 3.3m

GARAGE  
Available on selected plots.

### First Floor



#### FIRST FLOOR

BEDROOM 1  
12'10" x 12'6" 3.9m x 3.8m

ENSUITE  
6'11" x 4'3" 2.1m x 1.3m

BEDROOM 2  
12'10" x 10'10" 3.9m x 3.3m

BEDROOM 3  
10'10" x 9'10" 3.3m x 3.0m

BEDROOM 4  
10'10" x 8'10" 3.3m x 2.7m

BATHROOM  
8'10" x 6'11" 2.7m x 2.1m

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## The Beech

4 BEDROOM DETACHED 1520 SQ.FT.  
ADDITIONAL GARDEN ROOM 140 SQ.FT.

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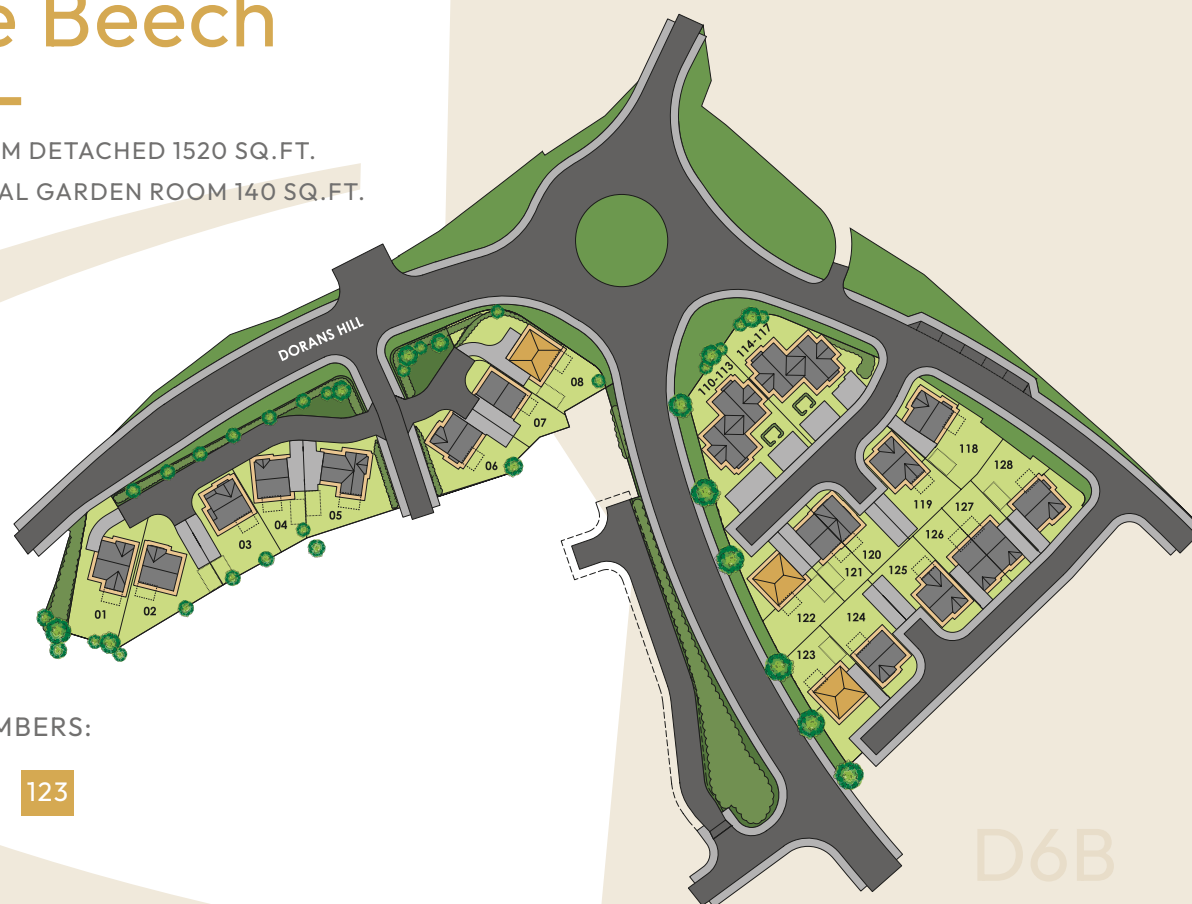
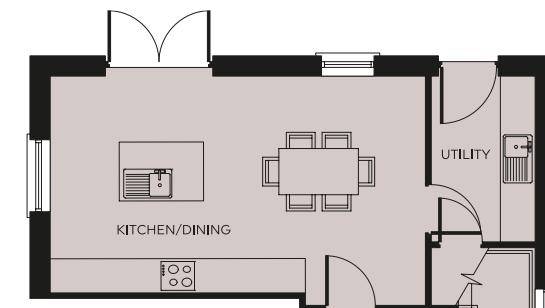


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### Ground Floor



KITCHEN / DINING WITHOUT  
GARDEN ROOM OPTION

#### GROUND FLOOR

LIVING ROOM  
14'9" x 14'1" 4.5m x 4.3m

KITCHEN / DINING  
21'4" x 12'10" 6.5m x 3.9m

UTILITY  
9'2" x 5'11" 2.8m x 1.8m

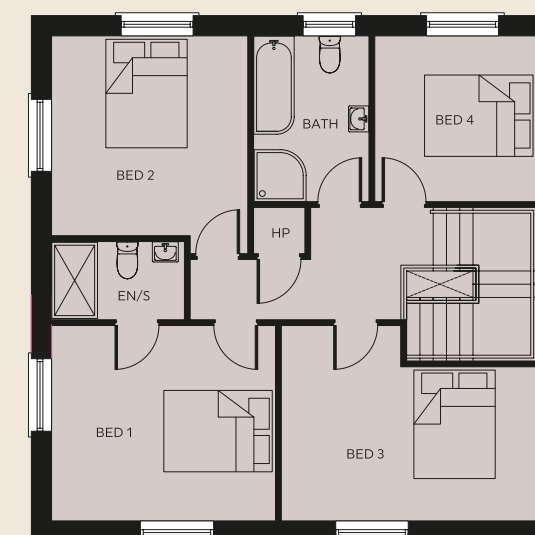
WC  
6'3" x 4'7" 1.9m x 1.4m

#### OPTIONAL EXTRAS

GARDEN ROOM  
12'10" x 10'10" 3.9m x 3.3m

GARAGE  
Available on selected plots.

### First Floor



#### FIRST FLOOR

BEDROOM 1  
12'6" x 11'2" 3.8m x 3.4m

ENSUITE  
7'7" x 4'3" 2.3m x 1.3m

BEDROOM 2  
12'2" x 11'2" 3.7m x 3.4m

BEDROOM 3  
14'5" x 11'2" 4.4m x 3.4m

BEDROOM 4  
9'2" x 9'2" 2.8m x 2.8m

BATHROOM  
9'2" x 6'7" 2.8m x 2.0m

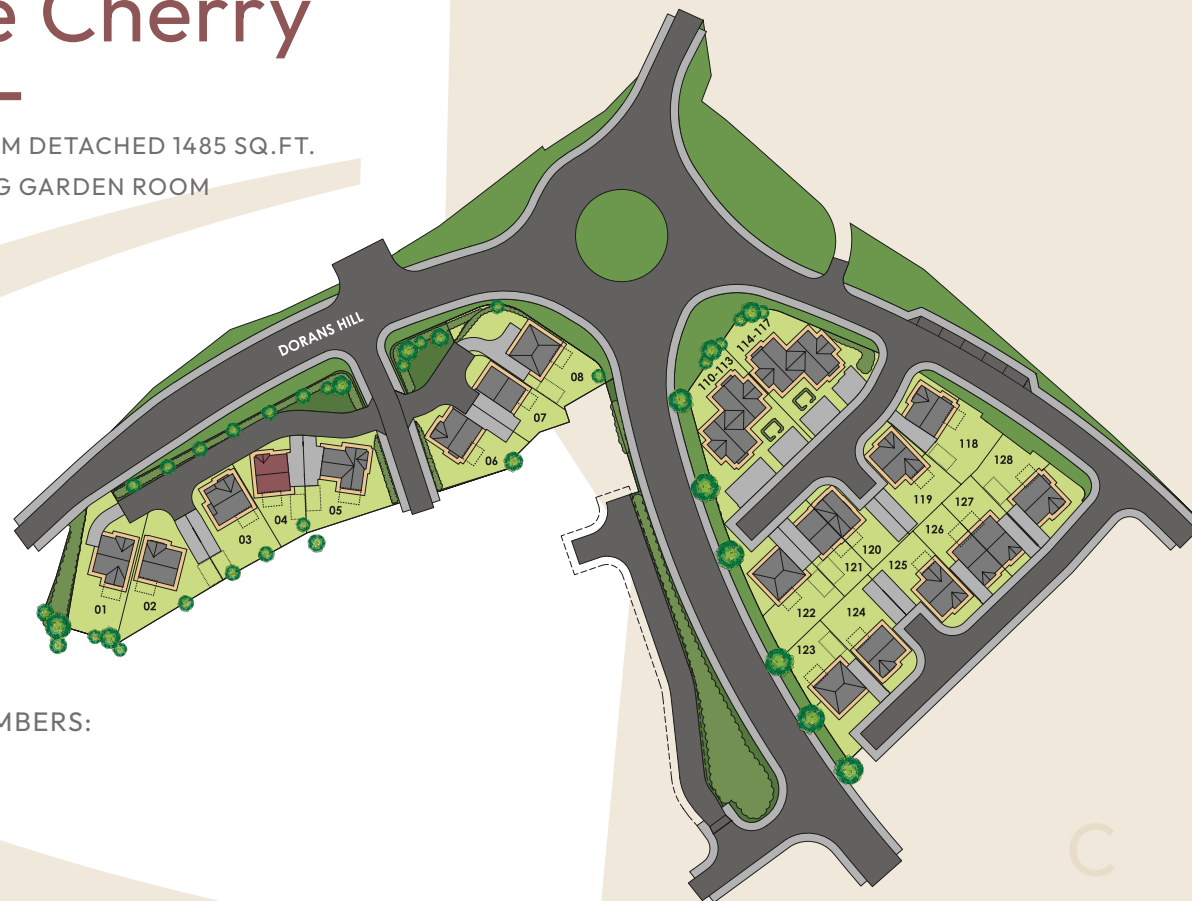
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## The Cherry

4 BEDROOM DETACHED 1485 SQ.FT.  
INCLUDING GARDEN ROOM

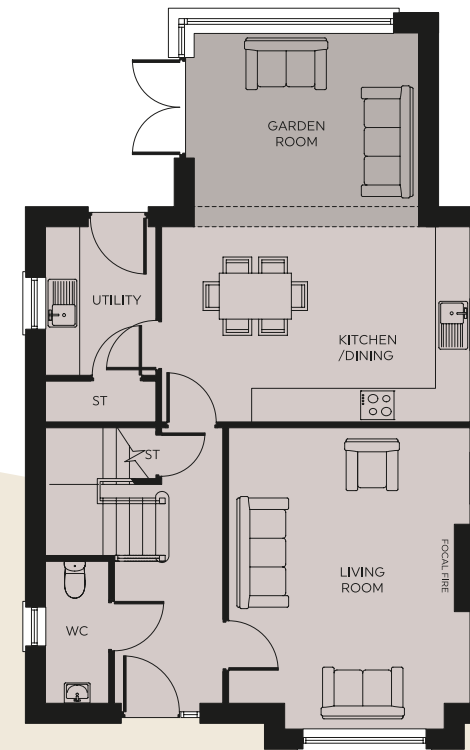


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### Ground Floor



#### GROUND FLOOR

LIVING ROOM  
17'1" x 13'9" 5.2m x 4.2m

KITCHEN / DINING  
17'5" x 10'10" 5.3m x 3.3m

GARDEN ROOM  
12'10" x 10'10" 3.9m x 3.3m

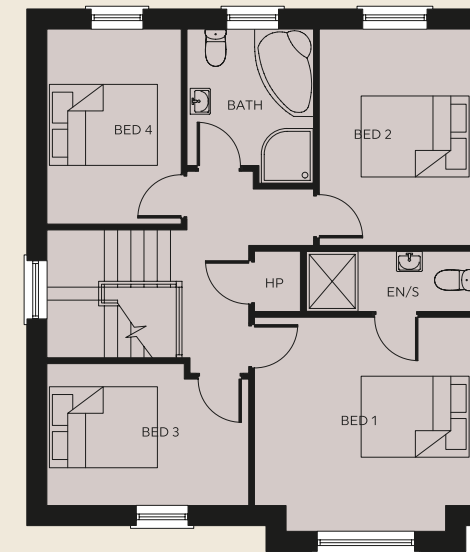
UTILITY  
8'2" x 6'3" 2.5m x 1.9m

WC  
7'10" x 3'7" 2.4m x 1.1m

#### OPTIONAL EXTRAS

GARAGE  
Available on selected plots.

### First Floor



#### FIRST FLOOR

BEDROOM 1  
12'2" x 12'2" 3.7m x 3.7m

ENSUITE  
9'2" x 3'3" 2.8m x 1.0m

BEDROOM 2  
12'2" x 8'6" 3.7m x 2.6m

BEDROOM 3  
10'10" x 7'7" 3.3m x 2.3m

BEDROOM 4  
11'6" x 7'10" 3.5m x 2.4m

BATHROOM  
8'6" x 7'3" 2.6m x 2.2m

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## The Rowan

4 BEDROOM DETACHED 1470 SQ.FT.  
ADDITIONAL GARDEN ROOM 140 SQ.FT.

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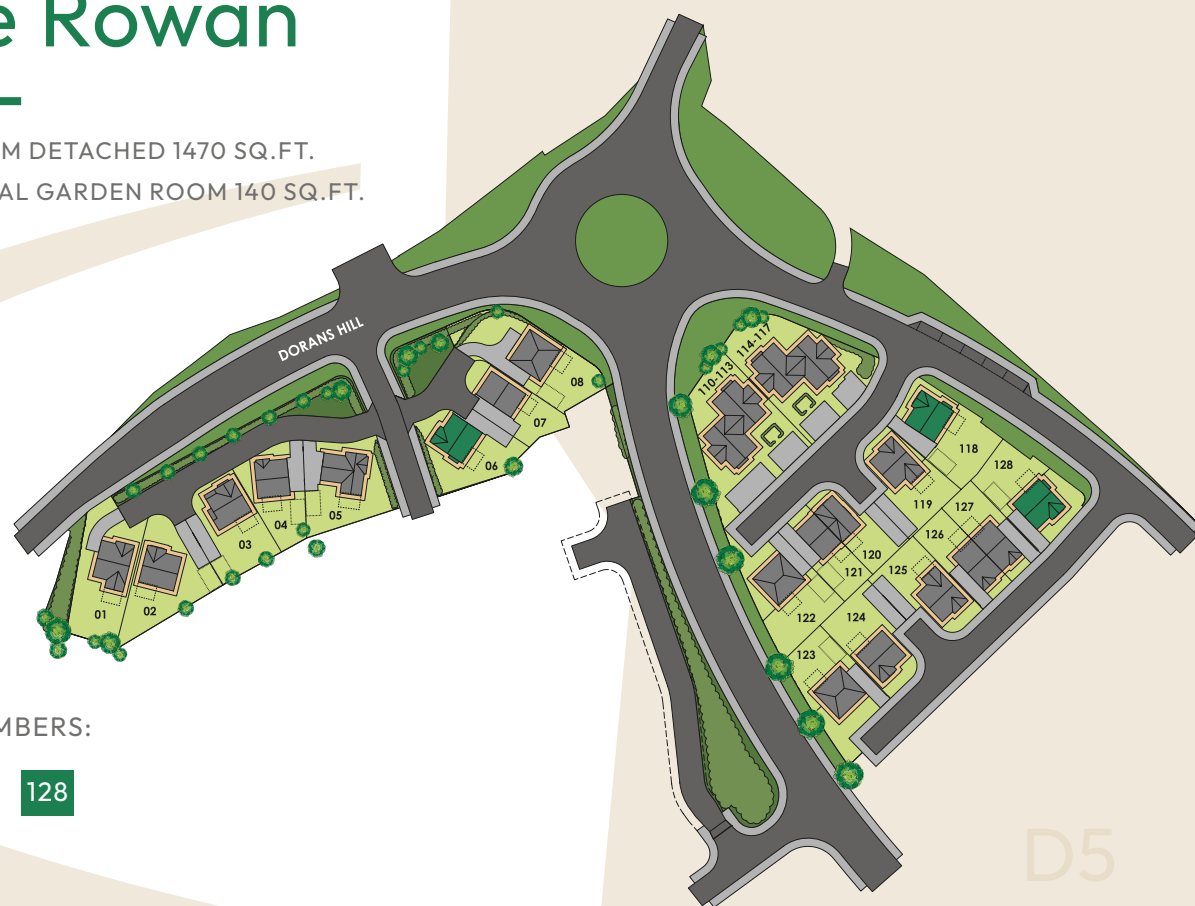
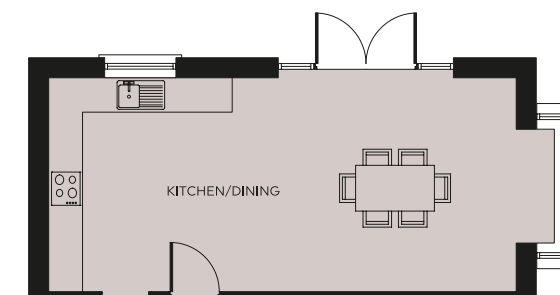
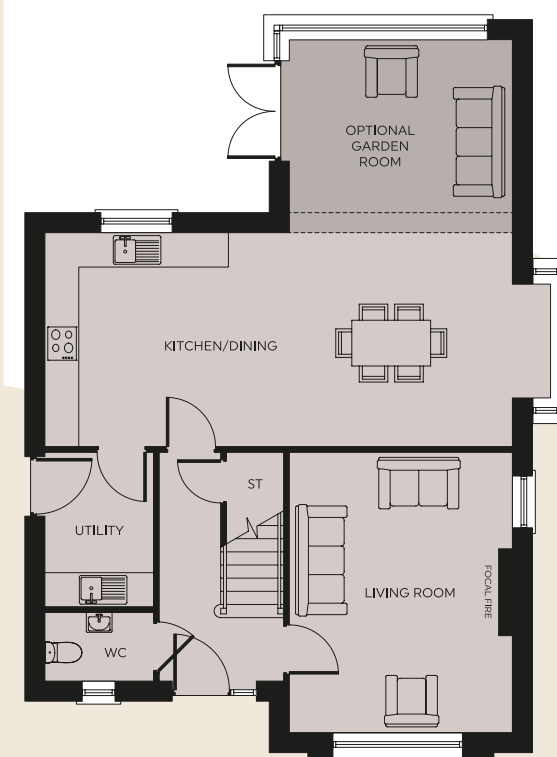


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### Ground Floor



KITCHEN / DINING WITHOUT  
GARDEN ROOM OPTION

#### GROUND FLOOR

LIVING ROOM  
16'1" x 12'10" 4.9m x 3.9m

KITCHEN / DINING  
26'7" x 12'2" 8.1m x 3.7m

UTILITY  
8'10" x 6'3" 2.7m x 1.9m

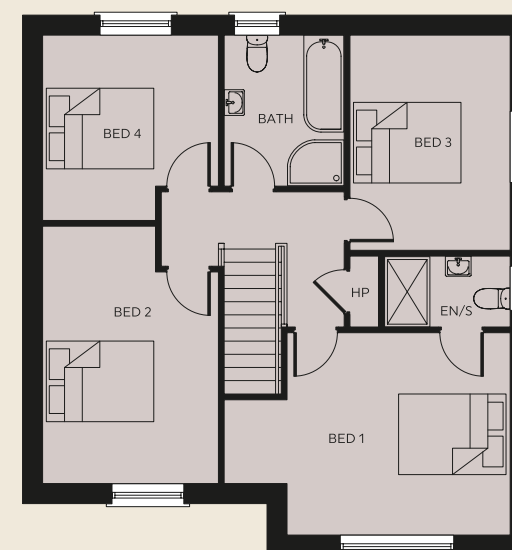
WC  
6'3" x 3'11" 1.9m x 1.2m

#### OPTIONAL EXTRAS

GARDEN ROOM  
12'10" x 10'10" 3.9m x 3.3m

GARAGE  
Available on selected plots.

### First Floor



#### FIRST FLOOR

BEDROOM 1  
16'5" x 11'6" 5.0m x 3.5m

ENSUITE  
7'3" x 3'11" 2.2m x 1.2m

BEDROOM 2  
14'1" x 9'10" 4.3m x 3.0m

BEDROOM 3  
12'2" x 9'2" 3.7m x 2.8m

BEDROOM 4  
10'6" x 9'10" 3.2m x 3.0m

BATHROOM  
8'6" x 6'11" 2.6m x 2.1m

Plans are not to scale, dimensions are approximate. Imagery in this brochure is for illustrative purposes only.  
All measurements are maximum measurements.





## The Ash

4 BEDROOM DETACHED 1420 SQ.FT.  
ADDITIONAL GARDEN ROOM 140 SQ.FT.

PLOT NUMBERS:

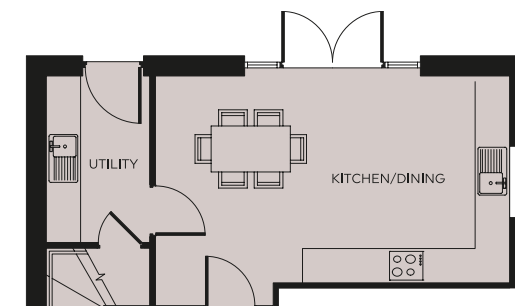
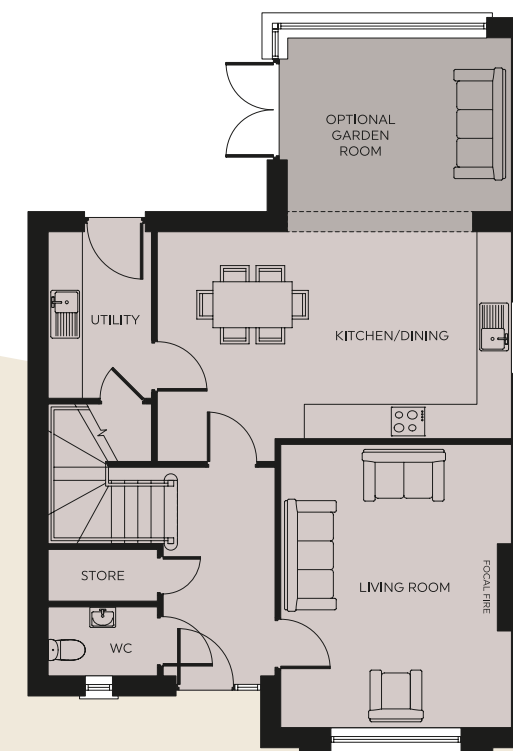
02 124



D4

Image for illustration purposes only

### Ground Floor



KITCHEN / DINING WITHOUT  
GARDEN ROOM OPTION

#### GROUND FLOOR

LIVING ROOM  
16'1" x 13'1" 4.9m x 4.0m

KITCHEN / DINING  
20'0" x 12'10" 6.1m x 3.9m

UTILITY  
9'2" x 5'11" 2.8m x 1.8m

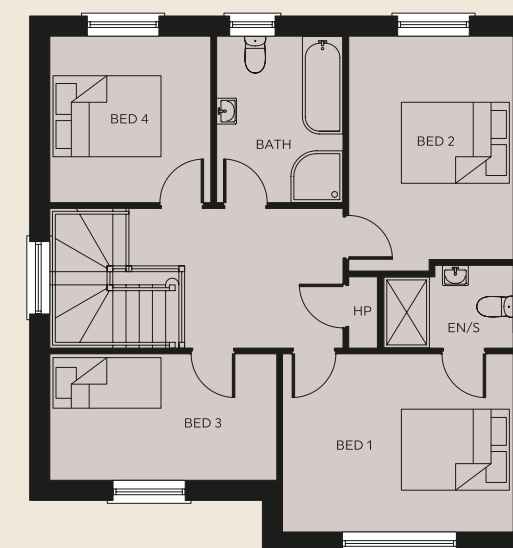
WC  
6'3" x 3'11" 1.9m x 1.2m

#### OPTIONAL EXTRAS

GARDEN ROOM  
12'10" x 10'10" 3.9m x 3.3m

GARAGE  
Available on selected plots.

### First Floor



#### FIRST FLOOR

BEDROOM 1  
13'1" x 10'2" 4.0m x 3.1m

ENSUITE  
7'3" x 4'7" 2.2m x 1.4m

BEDROOM 2  
13'1" x 9'2" 4.0m x 2.8m

BEDROOM 3  
12'10" x 7'3" 3.9m x 2.2m

BEDROOM 4  
9'2" x 9'2" 2.8m x 2.8m

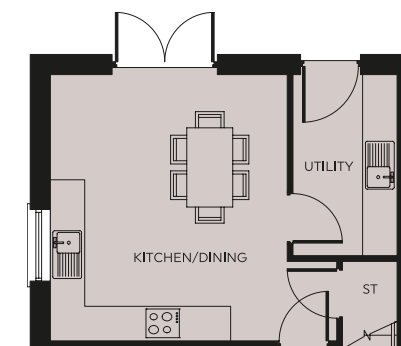
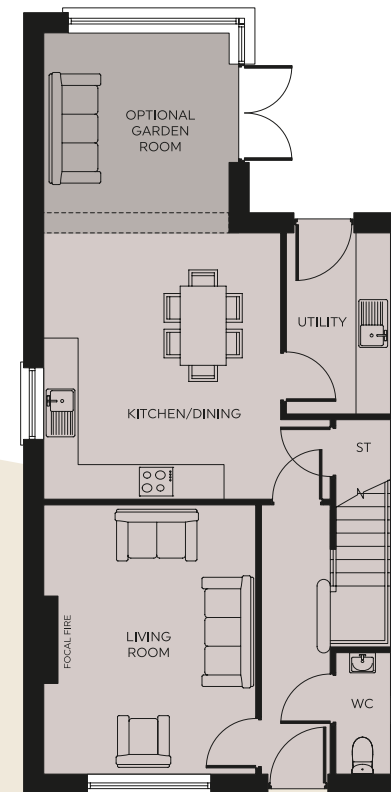
BATHROOM  
9'2" x 7'3" 2.8m x 2.2m

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All measurements are maximum measurements.





## Ground Floor



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION

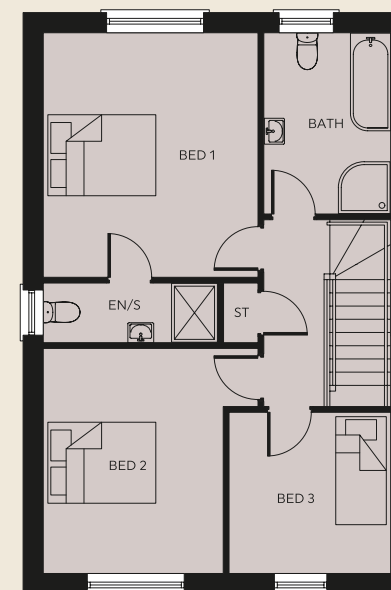
### GROUND FLOOR

LIVING ROOM	
15'1" x 12'2"	4.6m x 3.7m
KITCHEN / DINING	
16'1" x 15'1"	4.9m x 4.6m
UTILITY	
10'2" x 5'11"	3.1m x 1.8m
WC	
6'11" x 2'11"	2.1m x 0.9m

### OPTIONAL EXTRAS

GARDEN ROOM	
11'2" x 10'6"	3.4m x 3.2m
GARAGE	
Available on selected plots.	

## First Floor

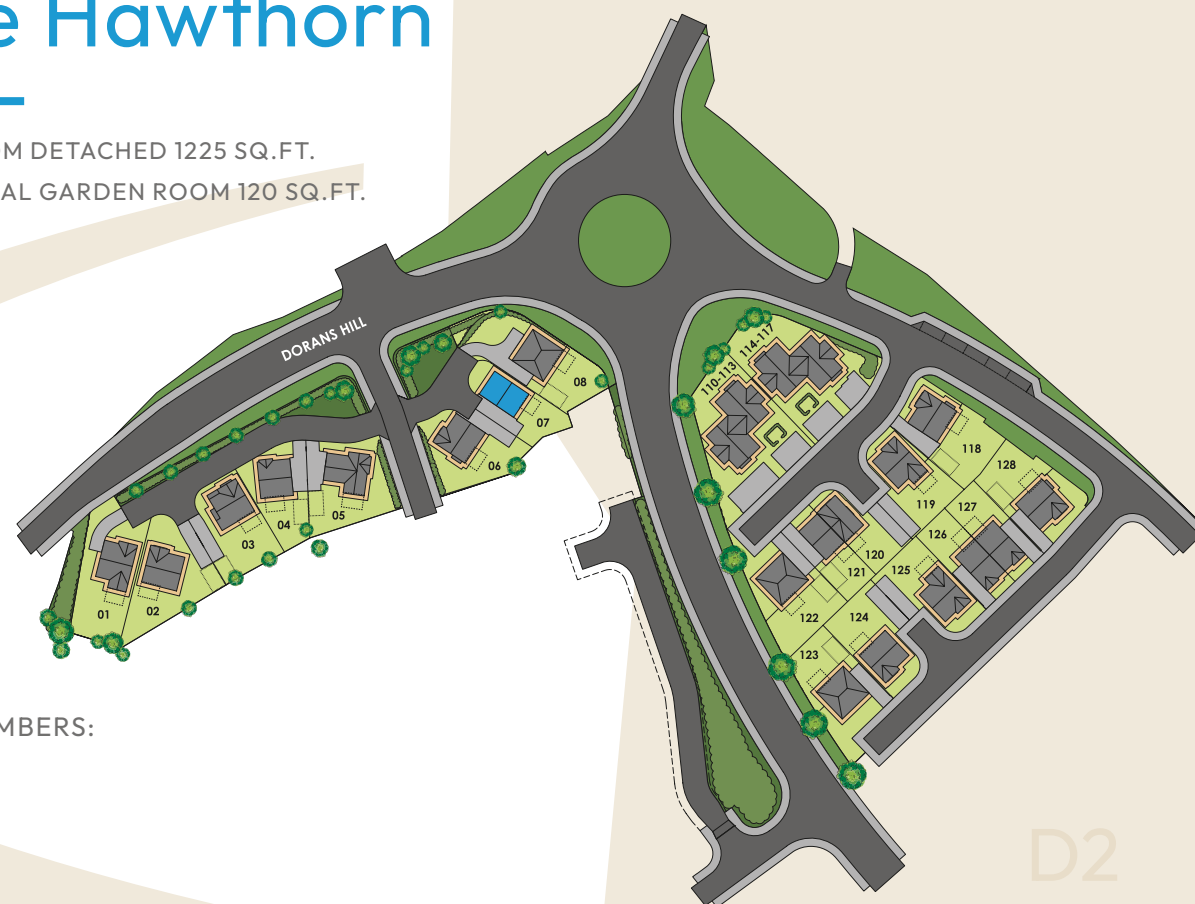


### FIRST FLOOR

BEDROOM 1	
13'9" x 12'2"	4.2m x 3.7m
ENSUITE	
9'10" x 3'3"	3.0m x 1.0m
BEDROOM 2	
12'10" x 12'2"	3.9m x 3.7m
BEDROOM 3	
9'2" x 9'2"	2.8m x 2.8m
BATHROOM	
10'2" x 7'3"	3.1m x 2.2m

# The Hawthorn

3 BEDROOM DETACHED 1225 SQ.FT.  
ADDITIONAL GARDEN ROOM 120 SQ.FT.



PLOT NUMBERS:

07

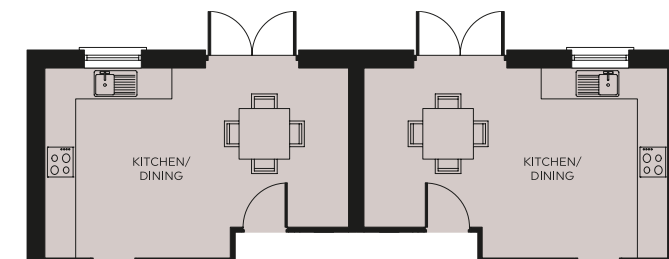
Image for illustration purposes only

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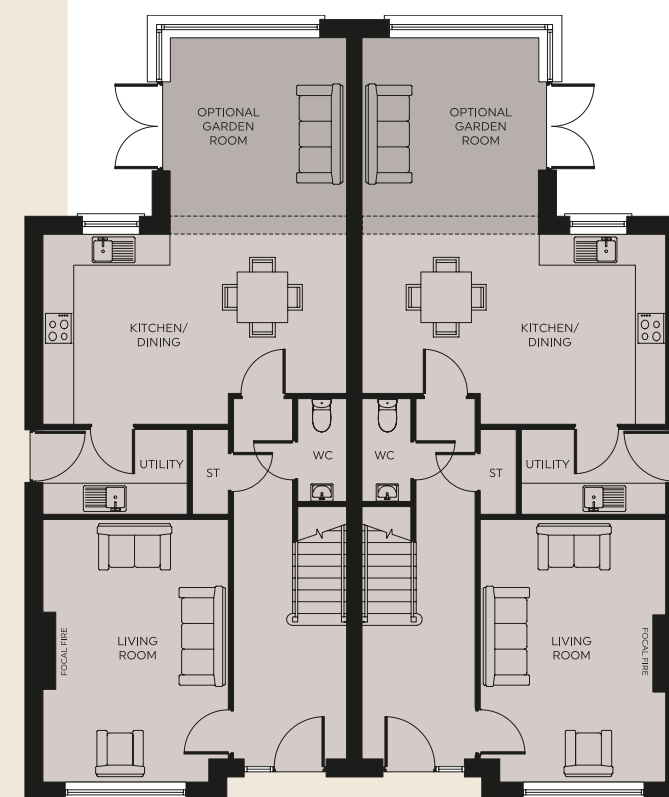




## Ground Floor



KITCHEN / DINING WITHOUT  
GARDEN ROOM OPTION



### GROUND FLOOR

LIVING ROOM  
16'9" x 11'10" 5.1m x 3.6m

KITCHEN / DINING  
19'4" x 11'10" 5.9m x 3.6m

UTILITY  
9'2" x 5'3" 2.8m x 1.6m

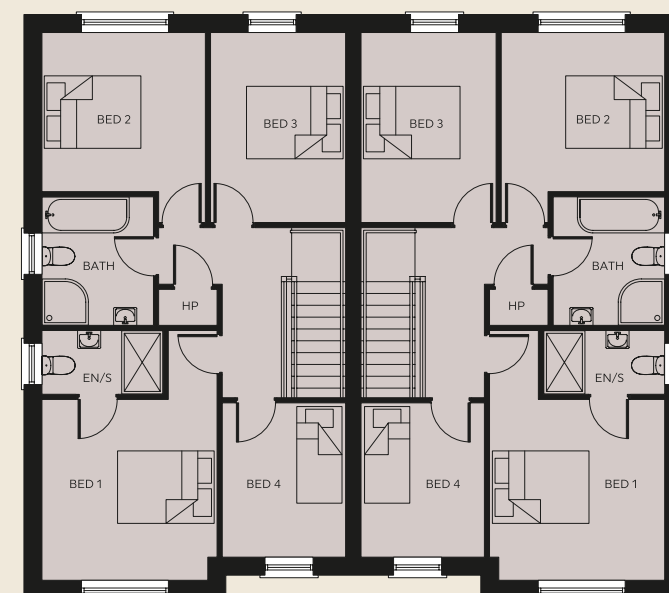
WC  
6'7" x 2'11" 2.0m x 0.9m

### OPTIONAL EXTRAS

GARDEN ROOM  
12'6" x 11'2" 3.8m x 3.4m

GARAGE  
Available on selected plots.

## First Floor



### FIRST FLOOR

BEDROOM 1  
15'9" x 11'2" 4.8m x 3.4m

ENSUITE  
7'7" x 3'11" 2.3m x 1.2m

BEDROOM 2  
11'10" x 10'6" 3.6m x 3.2m

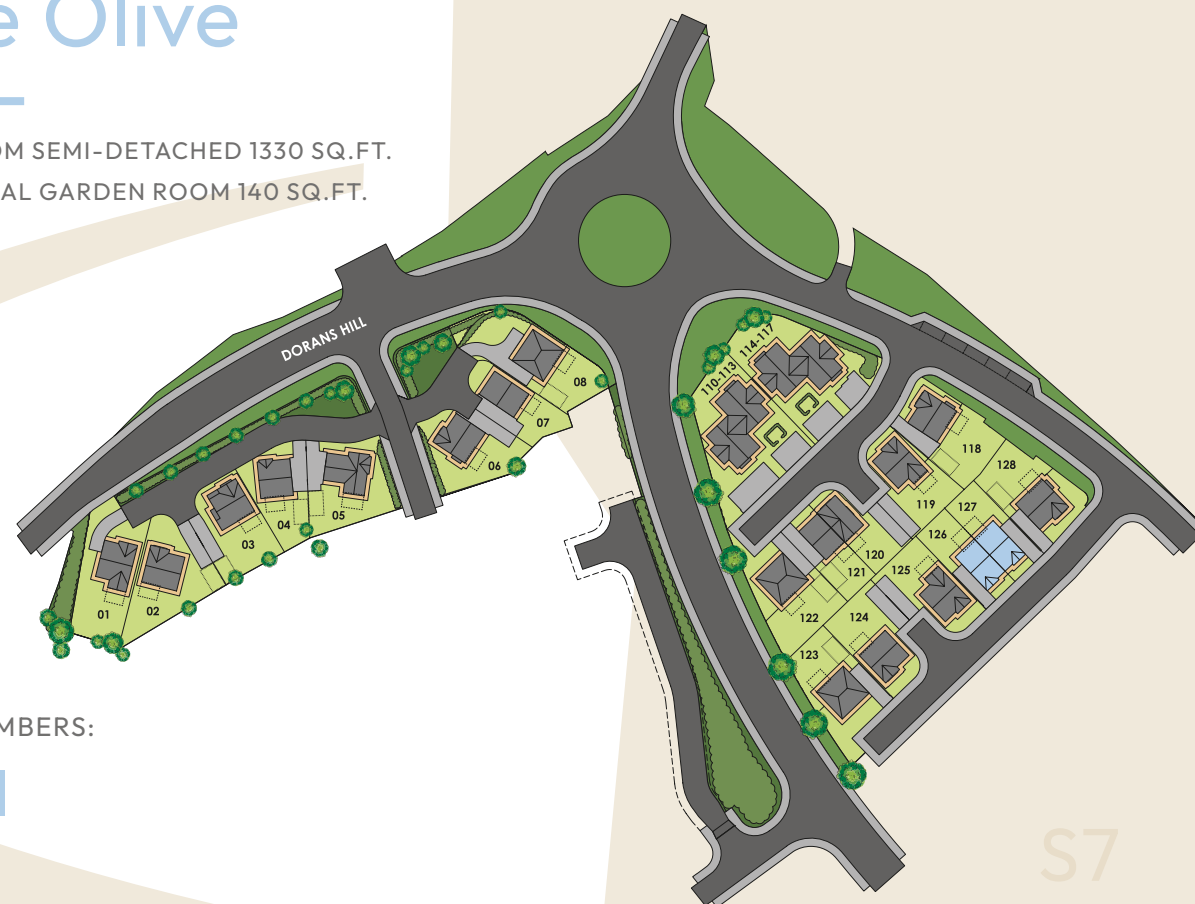
BEDROOM 3  
11'10" x 8'6" 3.6m x 2.6m

BEDROOM 4  
9'10" x 7'10" 3.0m x 2.4m

BATHROOM  
8'2" x 6'11" 2.5m x 2.1m

## The Olive

4 BEDROOM SEMI-DETACHED 1330 SQ.FT.  
ADDITIONAL GARDEN ROOM 140 SQ.FT.



PLOT NUMBERS:

126 127

S7

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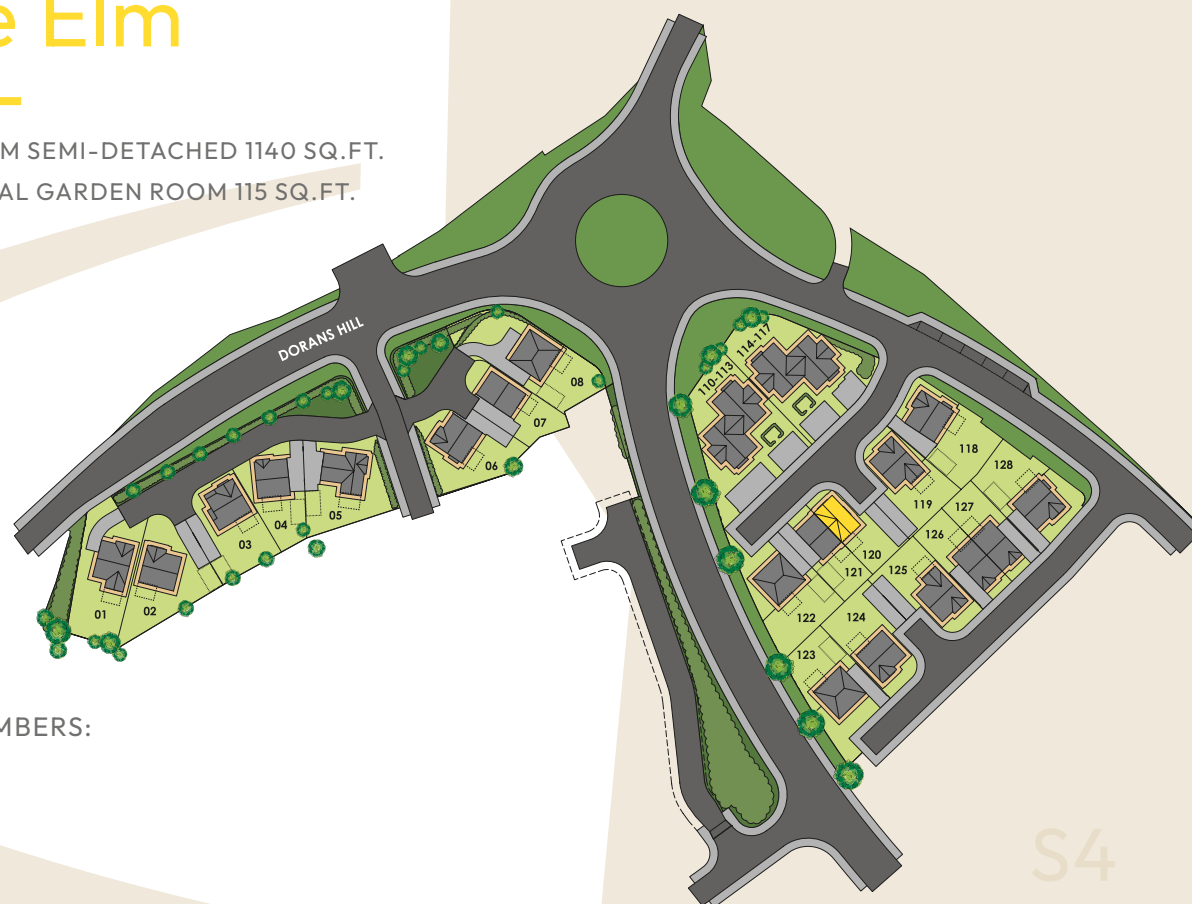


## The Elm

3 BEDROOM SEMI-DETACHED 1140 SQ.FT.  
ADDITIONAL GARDEN ROOM 115 SQ.FT.

PLOT NUMBERS:

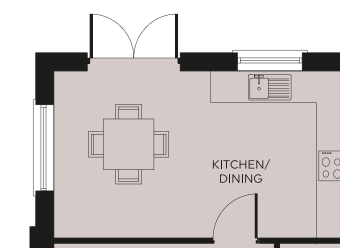
120



S4

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### Ground Floor



KITCHEN / DINING WITHOUT  
GARDEN ROOM OPTION

#### GROUND FLOOR

LIVING ROOM  
18'8" x 12'2" 5.7m x 3.7m  
KITCHEN / DINING  
18'8" x 10'6" 5.7m x 3.2m  
WC  
6'11" x 4'3" 2.1m x 1.3m

#### OPTIONAL EXTRAS

GARDEN ROOM  
11'2" x 10'2" 3.4m x 3.1m  
GARAGE  
Available on selected plots.

### First Floor



#### FIRST FLOOR

BEDROOM 1  
14'9" x 8'10" 4.5m x 2.7m  
ENSUITE  
8'10" x 3'3" 2.7m x 1.0m  
BEDROOM 2  
10'6" x 9'2" 3.2m x 2.8m  
BEDROOM 3  
10'6" x 8'10" 3.2m x 2.7m  
BATHROOM  
10'2" x 8'10" 3.1m x 2.7m

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All measurements are maximum measurements.





## Ground Floor



### GROUND FLOOR

LIVING ROOM  
15'9" x 11'2" 4.8m x 3.4m

KITCHEN / DINING  
18'8" x 12'10" 5.7m x 3.9m

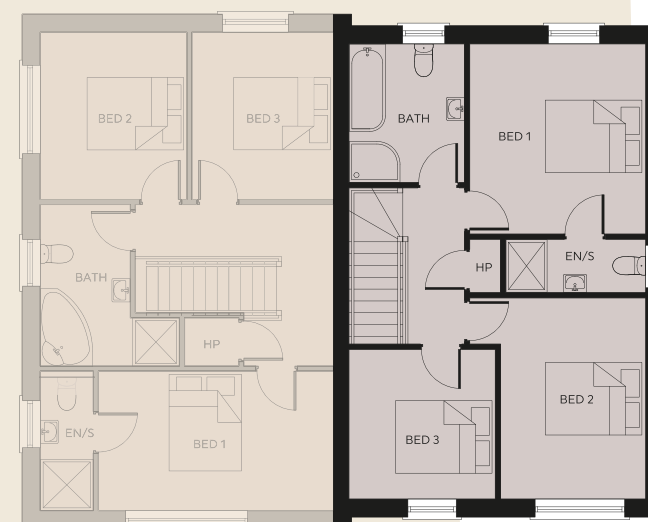
WC  
6'7" x 3'3" 2.0m x 1.0m

#### OPTIONAL EXTRAS

GARDEN ROOM  
11'2" x 9'10" 3.4m x 3.0m

GARAGE  
Available on selected plots.

## First Floor



### FIRST FLOOR

BEDROOM 1  
12'2" x 11'2" 3.7m x 3.4m

ENSUITE  
8'10" x 3'3" 2.7m x 1.0m

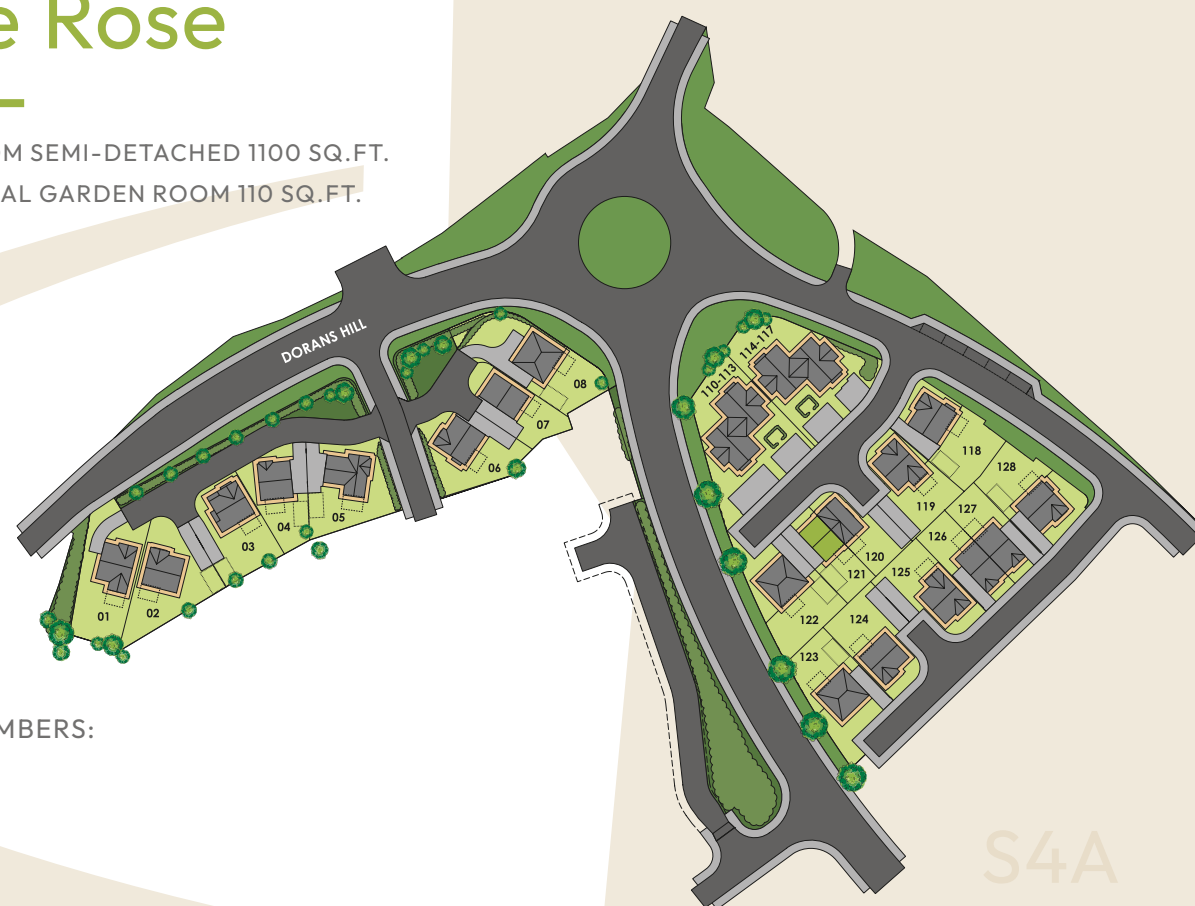
BEDROOM 2  
12'10" x 11'2" 3.9m x 3.4m

BEDROOM 3  
9'6" x 9'2" 2.9m x 2.8m

BATHROOM  
8'10" x 7'3" 2.7m x 2.2m

# The Rose

3 BEDROOM SEMI-DETACHED 1100 SQ.FT.  
ADDITIONAL GARDEN ROOM 110 SQ.FT.



PLOT NUMBERS:

121

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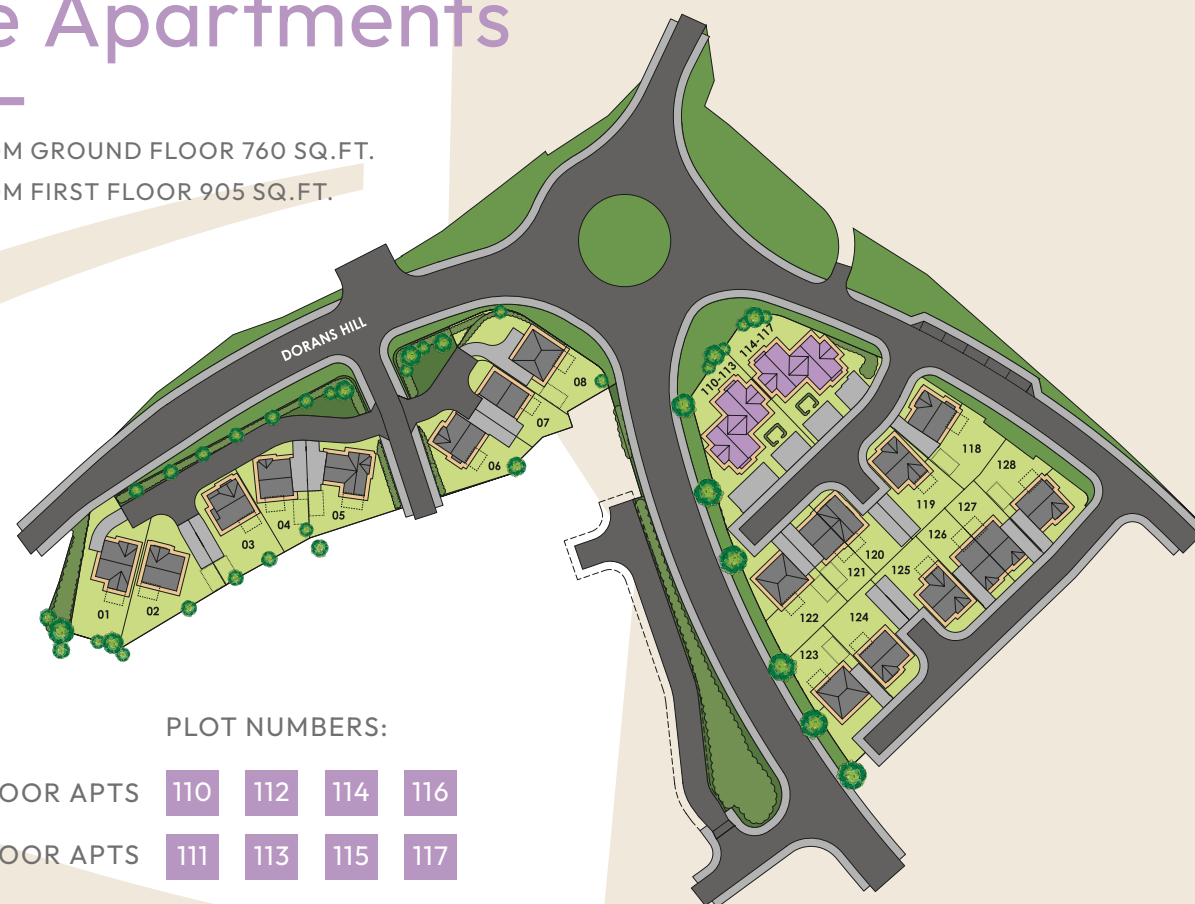
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## The Apartments

2 BEDROOM GROUND FLOOR 760 SQ.FT.  
2 BEDROOM FIRST FLOOR 905 SQ.FT.



PLOT NUMBERS:

GROUND FLOOR APTS 110 112 114 116  
FIRST FLOOR APTS 111 113 115 117

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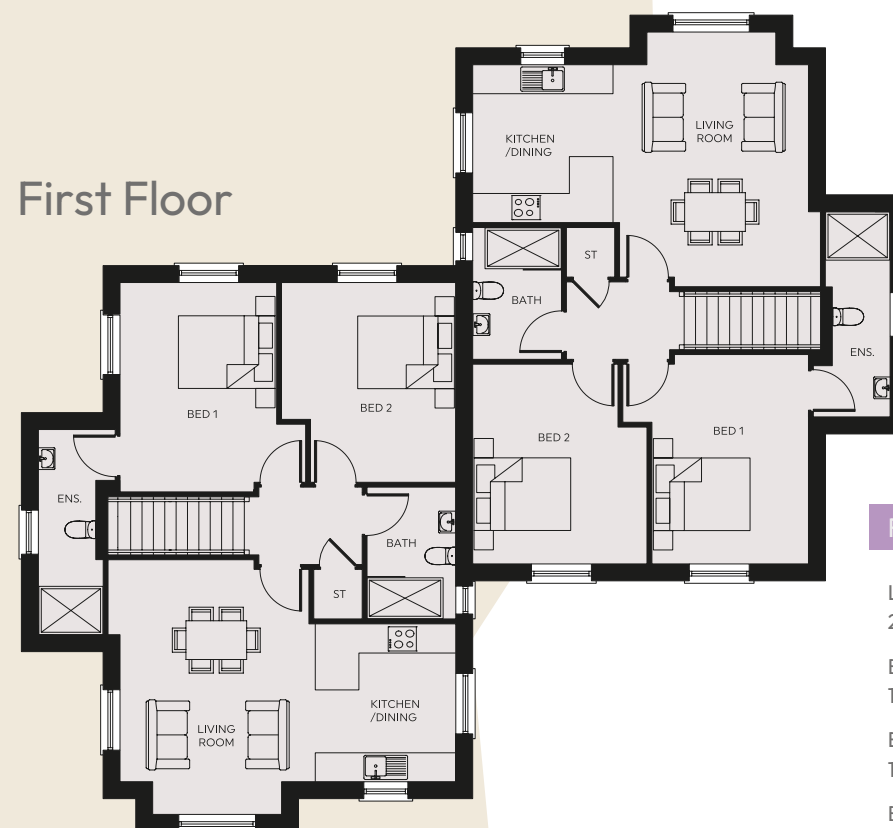
### Ground Floor



#### GROUND FLOOR APTS

LIVING ROOM / KITCHEN / DINING  
22'8" x 16'5" 6.9m x 5.0m  
BEDROOM 1  
13'5" x 12'6" 4.1m x 3.8m  
BEDROOM 2  
13'5" x 11'10" 4.1m x 3.6m  
BATHROOM  
8'6" x 5'11" 2.6m x 1.8m

### First Floor



#### FIRST FLOOR APTS

LIVING ROOM / KITCHEN / DINING  
22'8" x 14'9" 6.9m x 4.5m  
BEDROOM 1  
14'1" x 12'6" 4.3m x 3.8m  
ENSUITE  
13'9" x 4'11" 4.2m x 1.5m  
BEDROOM 2  
14'1" x 11'10" 4.3m x 3.6m  
BATHROOM  
8'10" x 5'11" 2.7m x 1.8m

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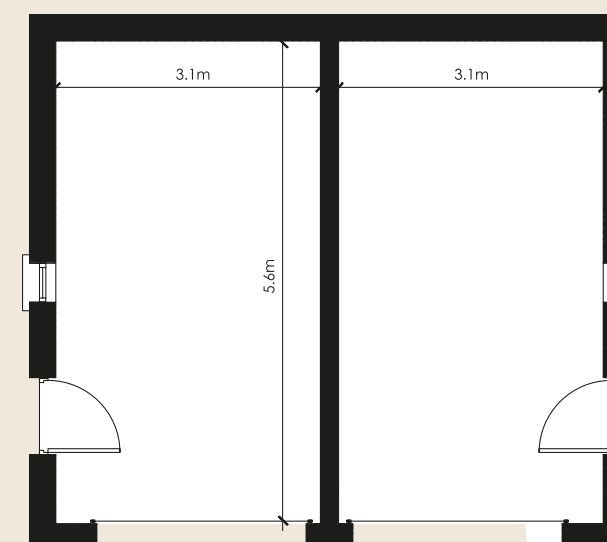




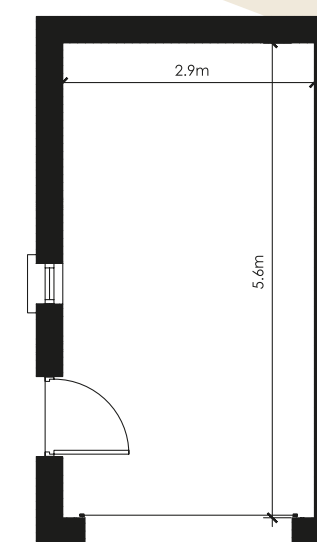
## Garages



PAIRED GARAGE



SINGLE GARAGE



All garages will be finished in render. Images for illustration purposes only.



## Enjoy a stunning garden room as a standard feature in your home!

Every home now includes a spacious garden room, creating a larger open-plan kitchen, living, and dining area - perfect for modern living.

### PLEASE NOTE:

\* Garden room plans & sizes are shown on each individual house type page.

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