




# Springwater

A harmony of town and country  
Turnkey homes on Jubilee Road, Ballyclare BT39 8AT

**HAGAN**   
It begins at home

# Contents

 Click on number to go to the section

**haganhomes.co.uk**  
Contact: 028 9334 2234  
info@haganhomes.co.uk

[Book a viewing](#)

**01.**

**Modern, Serene,  
Connected.**

**3**

**02.**

**Created for  
living**

**15**

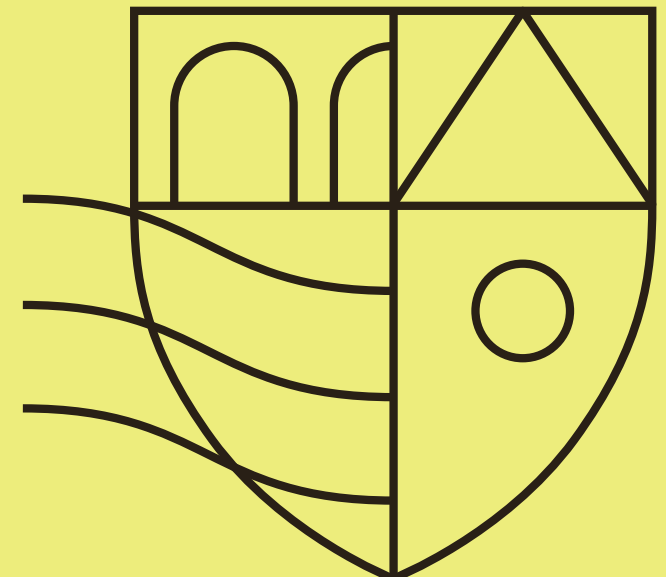
**03.**

**Your home  
matters**

**35**

Springwater

# Modern, Serene, Connected.



01.



# A harmony of town and country living



Computer visual



Springwater brings a harmony of town and country living to Jubilee Road, Ballyclare—77 A-rated EPC new homes designed for real life, in a setting that gives you room to grow and space to breathe.

A mix of townhouses, semi-detached and detached homes, this £18 million Hagan development combines modern design with proven construction, supporting 60 local jobs along the way.

Homes here are efficient, comfortable and well laid out—built for everyday ease and long-term peace of mind. Whether you're just starting out, upsizing or settling into something more manageable, Springwater offers the right kind of space in the right kind of place.

With Ballyclare town close by and green fields on your doorstep, it's a simple, well-balanced way to live.

# A handy and suitable location

## Beneficially located

Minutes from Ballyclare town, just 25 minutes from Belfast for work or study, and moments from peaceful countryside.

### Springwater

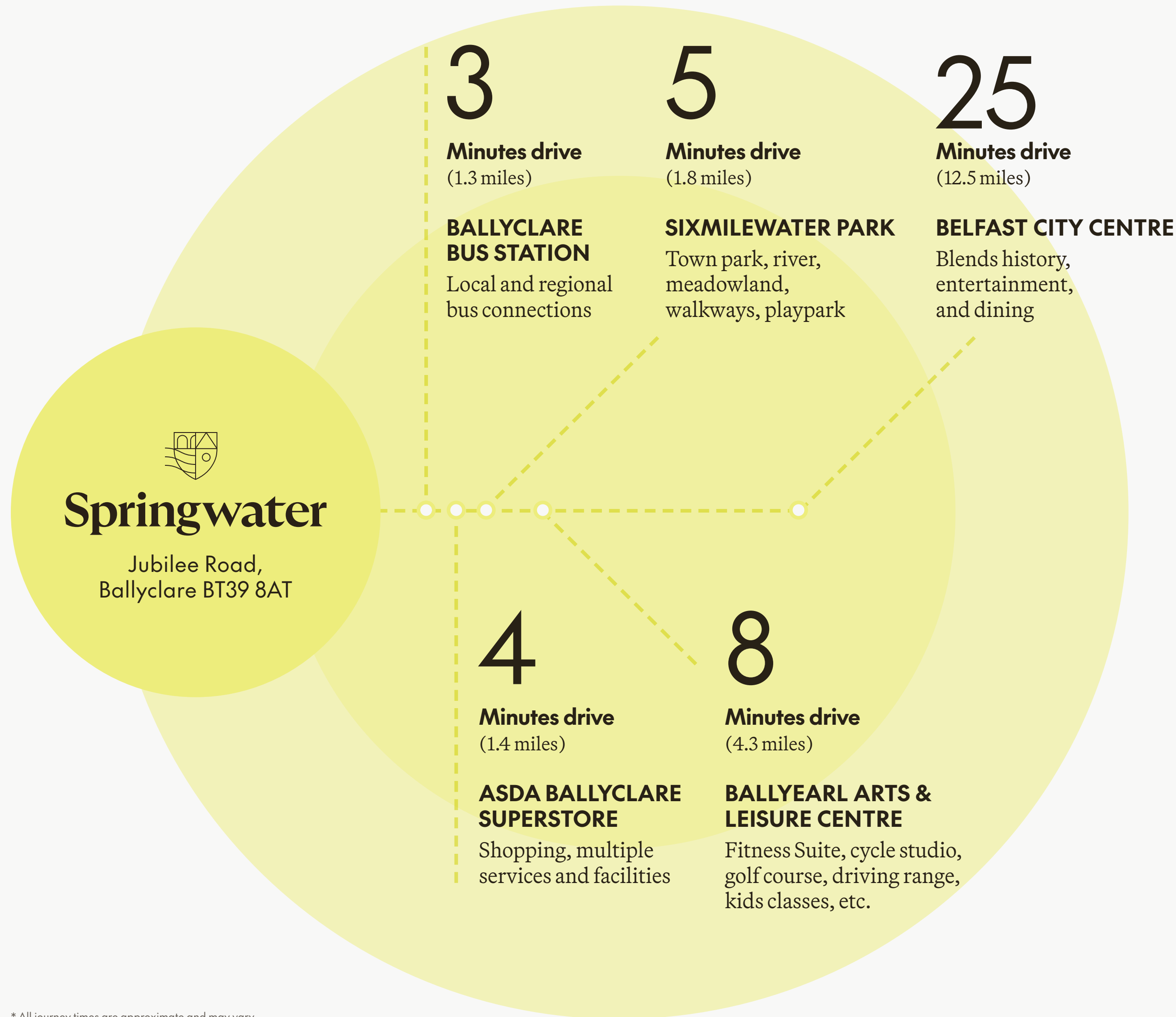
Jubilee Road,  
Ballyclare BT39 8AT

### Ballyclare

### Ballynure



# Getting around



\* All journey times are approximate and may vary

## TRANSPORT

### Springwater in Ballyclare is well connected by road



#### Connections to surrounding areas

- Ulsterbus Route 153  
Ballyclare to Belfast and Antrim
- Ulsterbus Route 149  
Ballyclare with Ballymena
- Ulsterbus Route 653A & B  
Direct services between Ballyclare and Belfast
- Route 653A  
Operates between Belfast's Laganside Buscentre and Ballyclare Bus Station.
- Route 653B  
Another service linking Belfast's Laganside Buscentre to Ballyclare Bus Station



**Belfast International Airport**  
10 miles / 15 min drive



#### Train Stations nearby

- Mossley West Train Station  
4.7 miles / 8 min drive  
(Belfast via Yorkgate & Lanyon Place, and Londonderry passing via Ballymena and Coleraine)
- Jordanstown Station, Newtownabbey  
7.3 miles / 14 mins drive  
(Belfast to Larne regular services)
- Antrim Train Station  
10.5 miles / 16 min drive  
(Connections to Belfast, Londonderry, Ballymena, Coleraine & Portrush, Lisburn)

## Close to everything that matters

### Hospitals & pharmacies

- 1** Boots Pharmacy  
1.3 miles / 4 min drive / 8 min cycle
- 2** Ballyclare Pharmacy Plus  
1.4 miles / 4 min drive / 8 min cycle
- 3** Clear Pharmacy  
1.4 miles / 4 min drive / 8 min cycle
- 4** Antrim Area Hospital  
9 miles / 13 min drive
- 5** Royal Victoria Hospital  
13.3 miles / 24 mins drive

### Supermarkets, supplies & services

- 6** Spar Ballyclare  
1.2 miles / 3 min drive / 7 min cycle
- 7** Asda Ballyclare Superstore  
1.4 miles / 4 min drive / 8 min cycle
- 8** Lidl Ballyclare  
1.6 miles / 4 min drive / 10 min cycle
- 9** Tesco Superstore  
5.5 miles / 11 mins drive
- 10** Abbey Centre  
7.9 miles / 17 min drive

### Petrol stations

- 20** Ballyclare Milestone  
0.7 mile / 1 min drive
- 21** Norman Watt & Son Filling  
1.4 miles / 4 min drive

### Local parks & green open areas

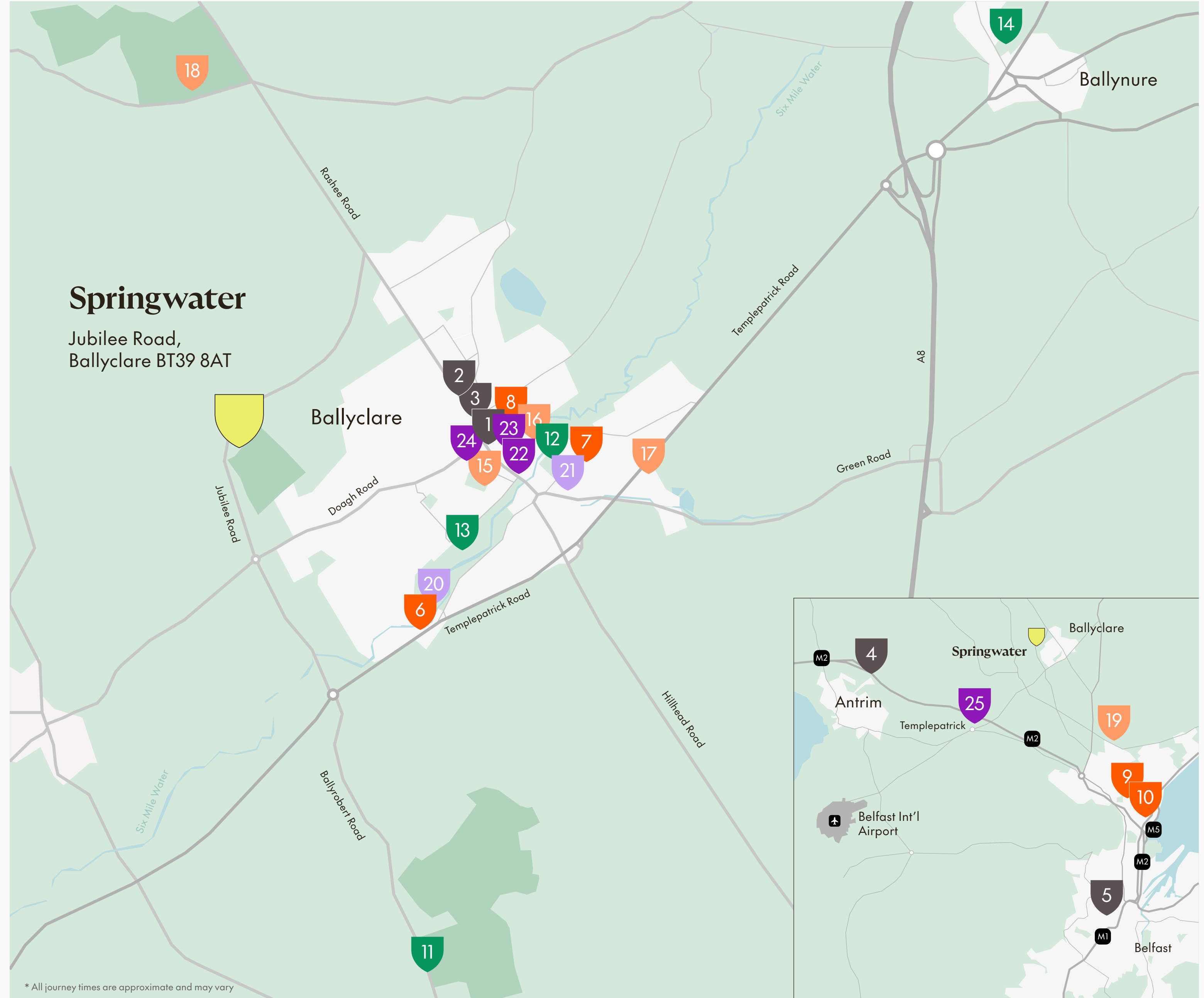
- 11** Ballyrobert Gardens  
1.4 miles / 2 min drive / 9 min cycle
- 12** Ballyclare Park  
1.5 miles / 3 min drive / 9 min cycle
- 13** Sixmilewater Park  
1.8 miles / 4 min drive / 6 min cycle
- 14** Ballynure Park  
3.8 miles / 6 min drive

### Recreation & wellness

- 15** Comrades Football Club  
1.6 miles / 4 min drive / 8 min cycle
- 16** Sixmile Leisure Centre  
1.8 miles / 5 min drive / 9 min cycle
- 17** The Soccer Shed  
1.9 miles / 5 min drive
- 18** Ballyclare Golf Club  
2.7 miles / 5 min drive
- 19** Theatre At The Mill  
4.8 miles / 10 min drive

### Local gems & artisan producers

- 22** Brown's Coffee Co.  
1.1 miles / 4 min drive / 7 min cycle
- 23** Abode Café  
1.1 miles / 4 min drive / 7 min cycle
- 24** Pots of Pleasure (Pots of Coffee)  
1.1 miles / 4 min drive / 7 min cycle
- 25** Coleman's Garden Centre  
Café, Templepatrick  
3.6 miles / 8 min drive



# GOOD FOR WELLIES, GOOD FOR HEELS, GOOD FOR SCHOOLS.



Springwater homes are designed for real life. A collection of 77 A-rated EPC townhouses, semi-detached and detached homes, this development blends modern living with the calm of nature. Ballyclare is right on your doorstep, with easy links to surrounding areas and the city.

Built around three simple ideas—modern, serene, and well-connected—Springwater is a place to call home. Located on the recently opened Jubilee Road, which links Templepatrick Road and Doagh Road around the edge of Ballyclare, it's a fresh start in a growing part of town.

Whether you're commuting, working from home, or on the school run, you're well connected by road, bus or bike. And with Belfast just 25 minutes away, the city is always within reach.

Every home is designed with living at its heart and built using trusted modern methods. Designed Efficient—making the right choices for you and the planet—these homes generate electricity, retain heat, and help reduce energy bills.

The smart 3 and 4 bedroom turnkey homes offer layouts to suit your lifestyle. High-spec kitchens and bathrooms come as standard, with some homes finished in either brick or render exteriors.

Springwater offers the perfect blend of modern life and natural surroundings. Whether you're a first-time buyer, downsizing or investing, these homes are made for living—because at Hagan, it begins at home.





## Ballyclare local guide

# Make your move, make Ballyclare home.



### Green spaces

Explore parks, riversides, and countryside paths just outside your door.



### Local living

Enjoy independent shops, cozy cafés, and a strong community feel.

A perfect harmony of town and country, Ballyclare gives you serene space to grow, connections that keep you close, and modern comforts that make everyday life work for you.



### Easy access

Well-connected with transport links to nearby towns and Belfast.



See for yourself.

[See Ballyclare Local Guide here](#)

# Discover Ballyclare



**For learning**  
Great options for education, from nursery to secondary, nearby.



**Family fun**  
Plenty of activities for all ages — perfect for family life.



**Dining and drinks**  
Enjoy local bars, restaurants, and cafés — ideal for unwinding after a busy day.



**Healthcare around the corner**  
Access to everyday healthcare and nearby hospitals for emergencies.

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

Designed Efficient

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

New homes built by Hagan:

Increase efficiency ✓

Reduce carbon footprint ✓

A-rated Energy Performance Certificate (EPC) ✓

High specification insulation and glazing ✓

Good for green mortgages ✓

Latest heating technology ✓

Modular construction and high performance ✓

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

\*energy provider tariff dependent



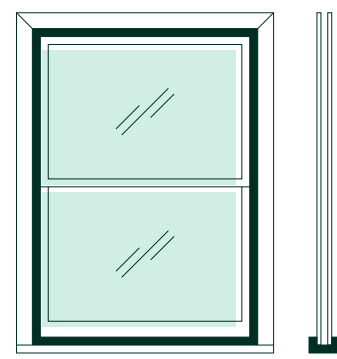
## Designed Efficient

# The right choices for you and the planet.



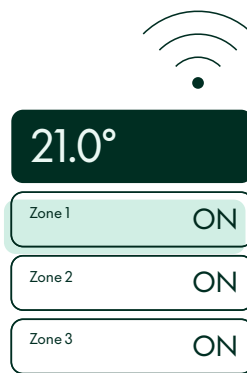
## Timber frame construction

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.



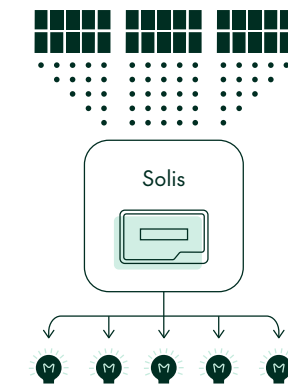
## High quality windows & doors

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.



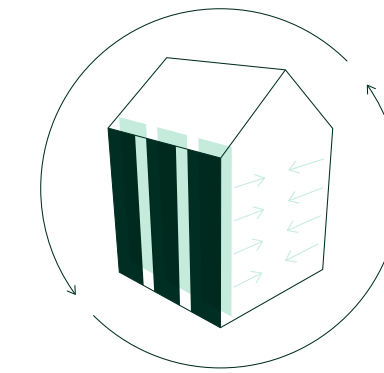
## Smart Heating Control System

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.



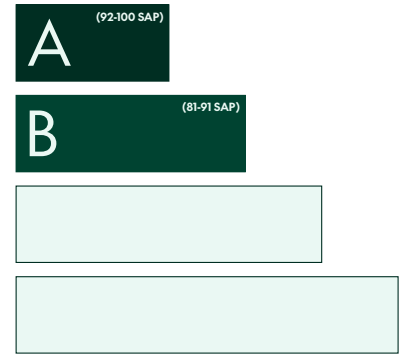
## Renewable PV solar panels

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 Springwater 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 Springwater show home yourself**

[Book viewing here](#)



### A-Rated Eco Living EPC

Highest rating meaning bills will be lower (EPC = Energy Performance Certificate).



### For modern living

Smartly designed flexible spaces for every lifestyle or family.



### Personalise your new home

Pick the fixtures and finishes you love. (subject to build programme).



### Specification

Best fixtures and fittings, from fitted kitchens and sanitary ware to tiling and appliances.



### High-spec and energy-efficient

Cheaper to run with fixtures, fittings and systems built for elegance and simplicity.



### 10 Year NHBC guarantee

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



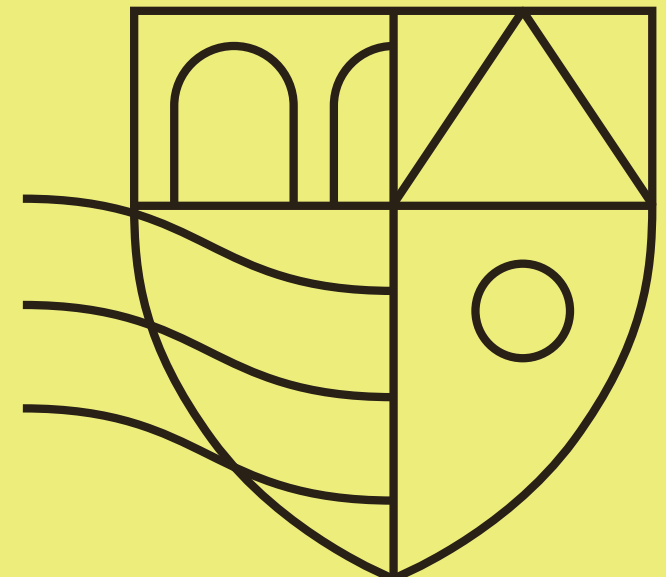
### Safe and sound

Built to advanced standards for security, insulation, fire safety, and comfort.

# Your home, covered.

Springwater

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



## 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)



Every home is turnkey and finished to the highest standards. Thoughtfully designed inside and out, each home features a refined palette of finishes and smart details that simplify everyday living.



# Enjoy your home from day one

Personalise your space with a range of options, from quality doors and worktops to handles, and create a kitchen that's truly yours.










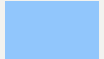







Speak to our Selling Agents about your options.

# A development that matters



## House type key

- |   |   |   |   |
|---|---|---|---|
|  The Acton<br>3 Bedroom Detached    |  The Clarendon<br>4 Bedroom Detached     |  The Garrett<br>3 Bedroom Semi-Detached  |  The James<br>3 Bedroom Townhouse  |
|  The Berriman<br>3 Bedroom Detached |  The Dockley<br>3 Bedroom Detached       |  The Glenmore<br>3 Bedroom Semi-Detached |  The Kenton<br>3 Bedroom Townhouse |
|  The Cadogan<br>4 Bedroom Detached  |  The Edgeley<br>4 Bedroom Semi-Detached  |  The Hale<br>3 Bedroom Semi-Detached     |  Optional Garage                   |
|  The Cairns<br>4 Bedroom Detached   |  The Fairholt<br>3 Bedroom Semi-Detached |  The Hartwell<br>3 Bedroom Semi-Detached |   |



# Springwater



# The Acton (Brick)

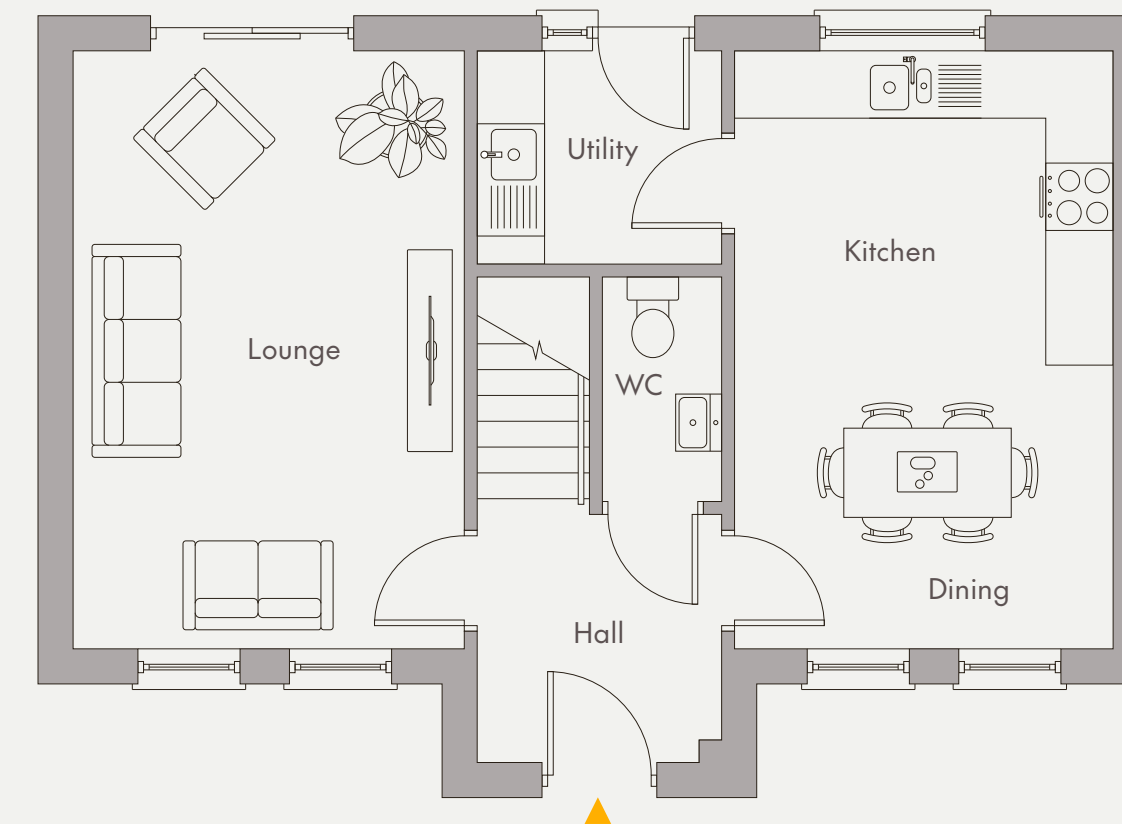
3 Bedroom Detached

Total floor area: 1,109 sq ft



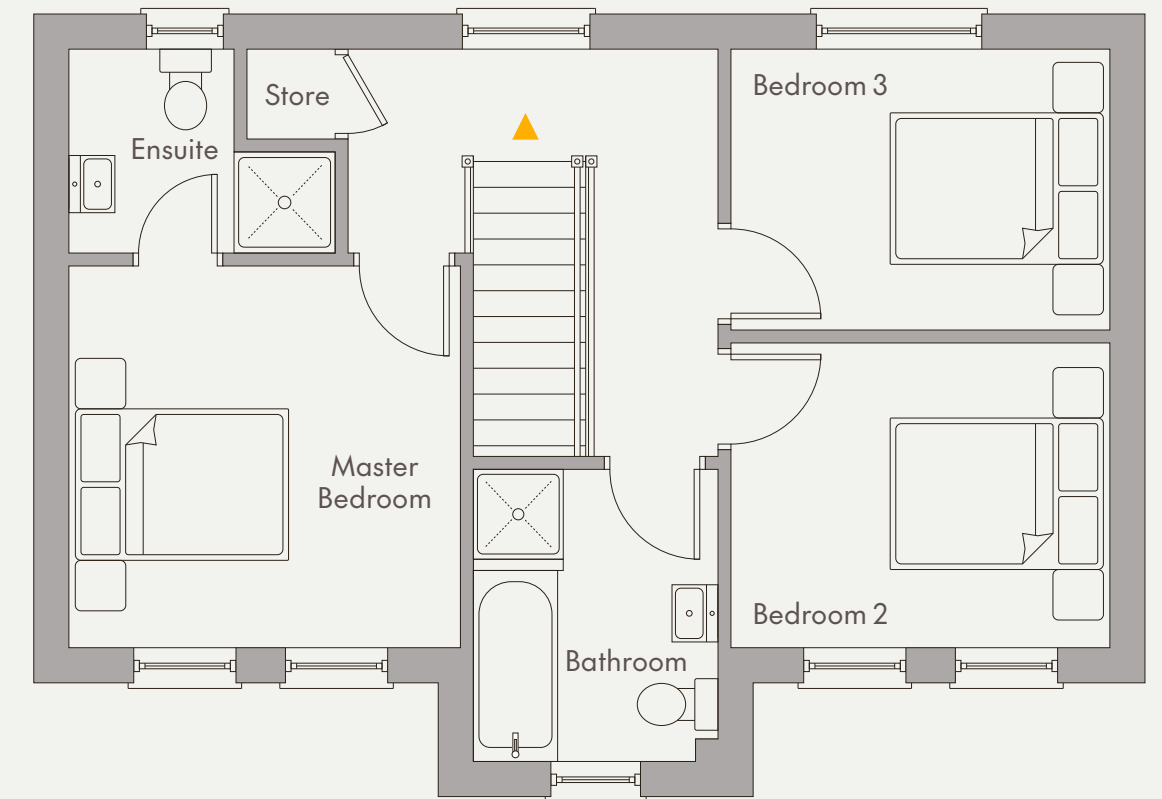
Computer visual

Sites: 19, 73 & 75



Ground floor

Lounge	17'6" x 11'5"
Kitchen / Dining	17'6" x 11'1"
Utility	7'2" x 6'3"
WC	6'7" x 3'6"



First floor

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

# The Acton (Render)

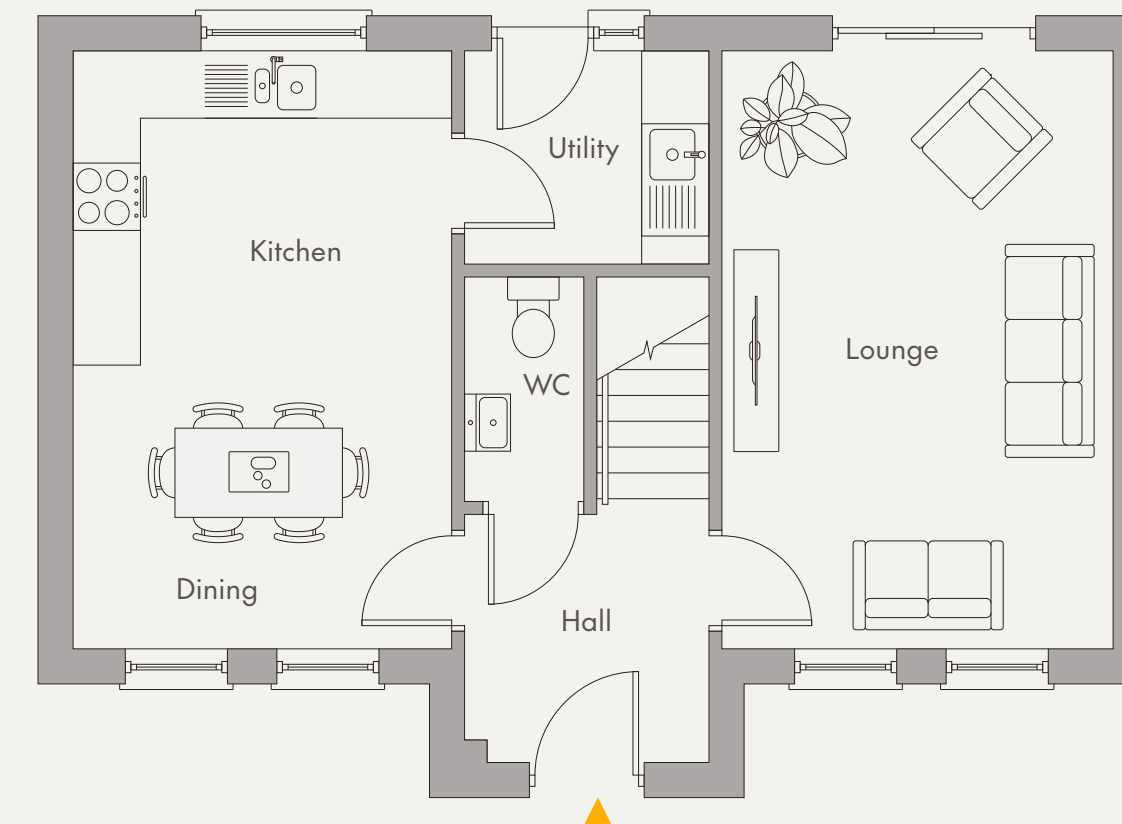
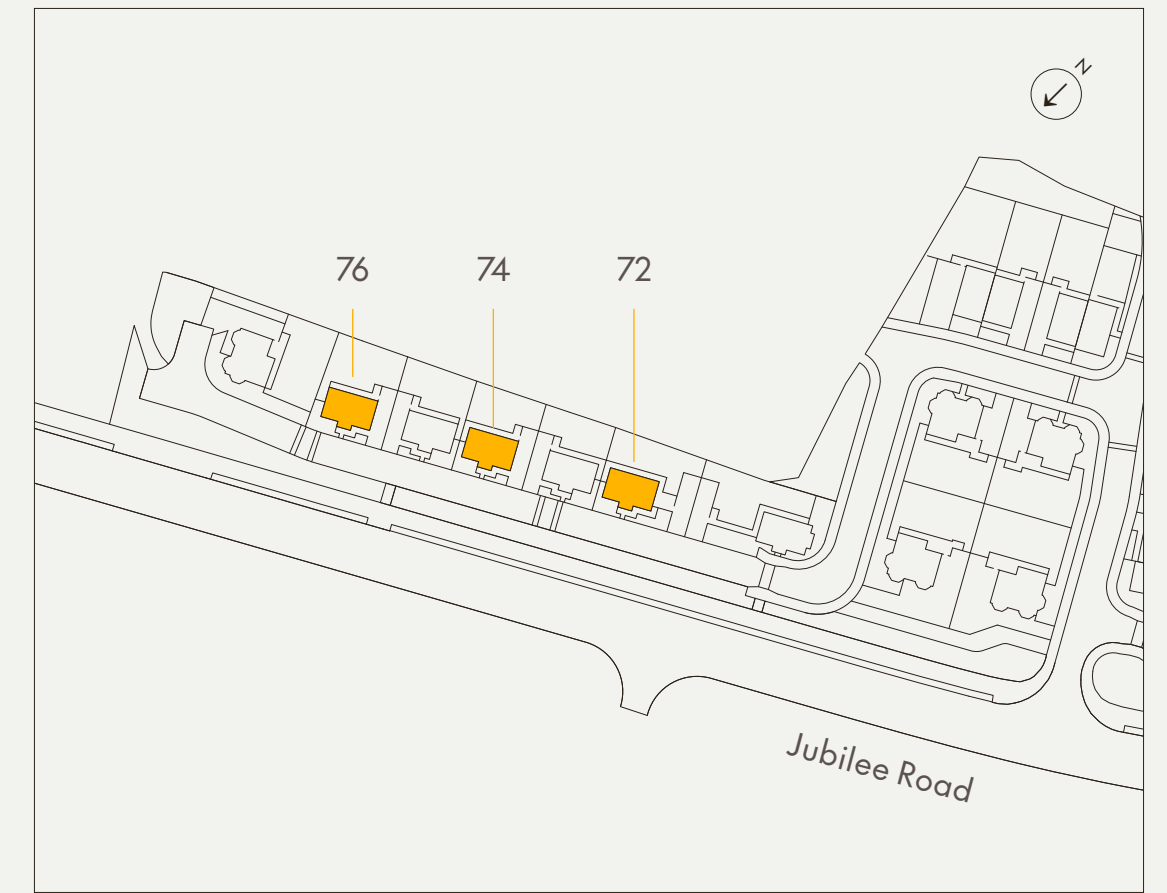
3 Bedroom Detached

Total floor area: 1,109 sq ft



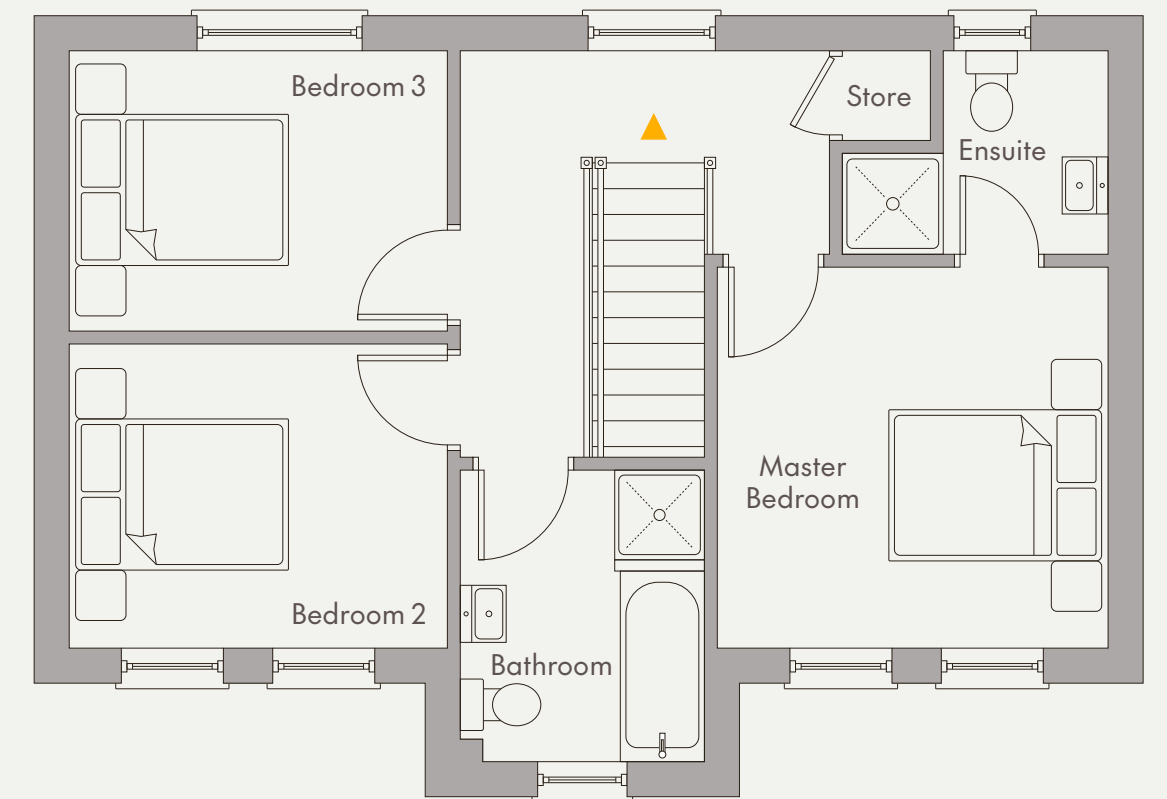
Computer visual

Sites: 72, 74 & 76



Ground floor

Lounge	17'6" × 11'5"
Kitchen / Dining	17'6" × 11'1"
Utility	7'2" × 6'3"
WC	6'7" × 3'6"



First floor

Master Bedroom	11'5" × 11'2"
Ensuite	7'9" × 5'11" (max)
Bedroom 2	11'1" × 8'11"
Bedroom 3	11'1" × 8'2"
Bathroom	8'6" × 7'2"

# The Berriman (Brick)

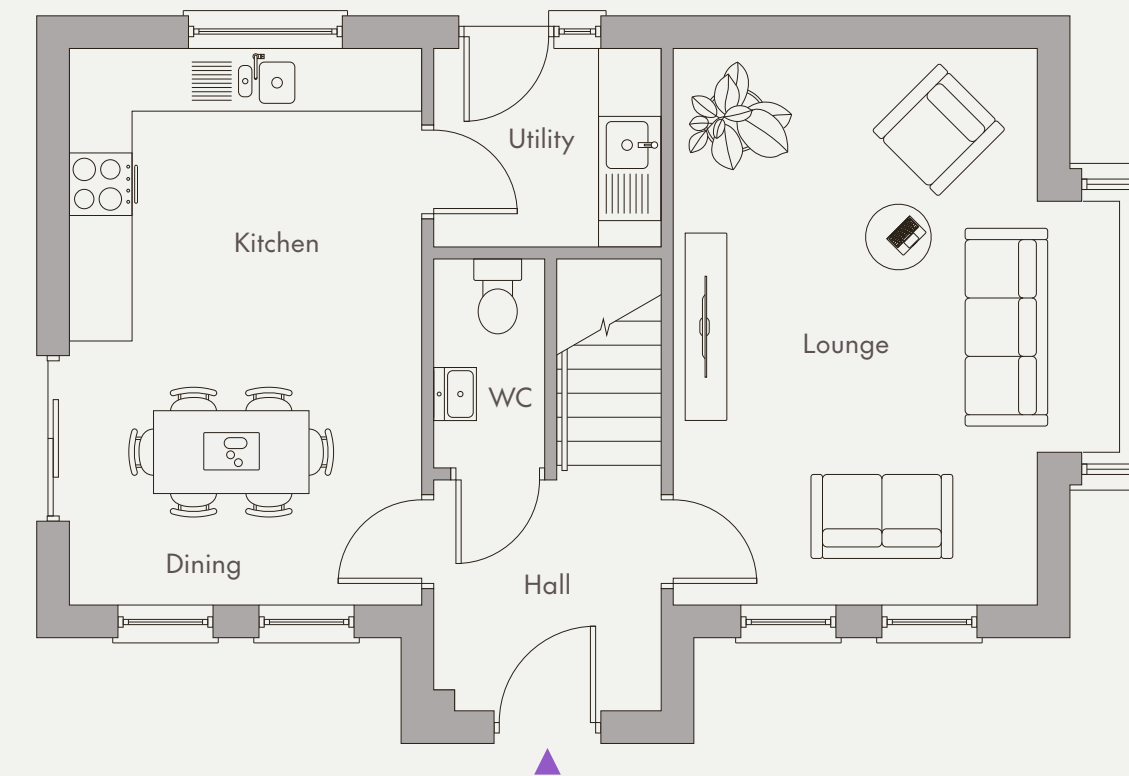
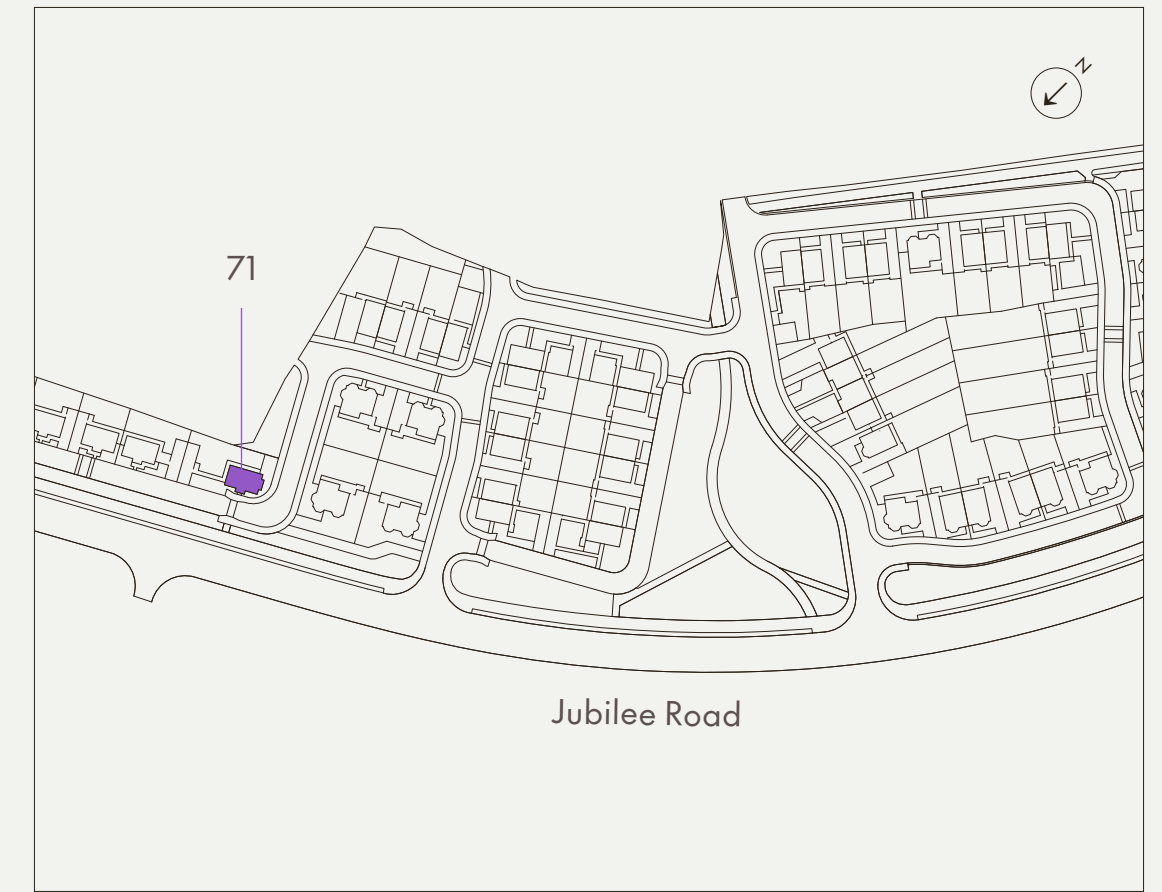
3 Bedroom Detached

Total floor area: 1,130 sq ft



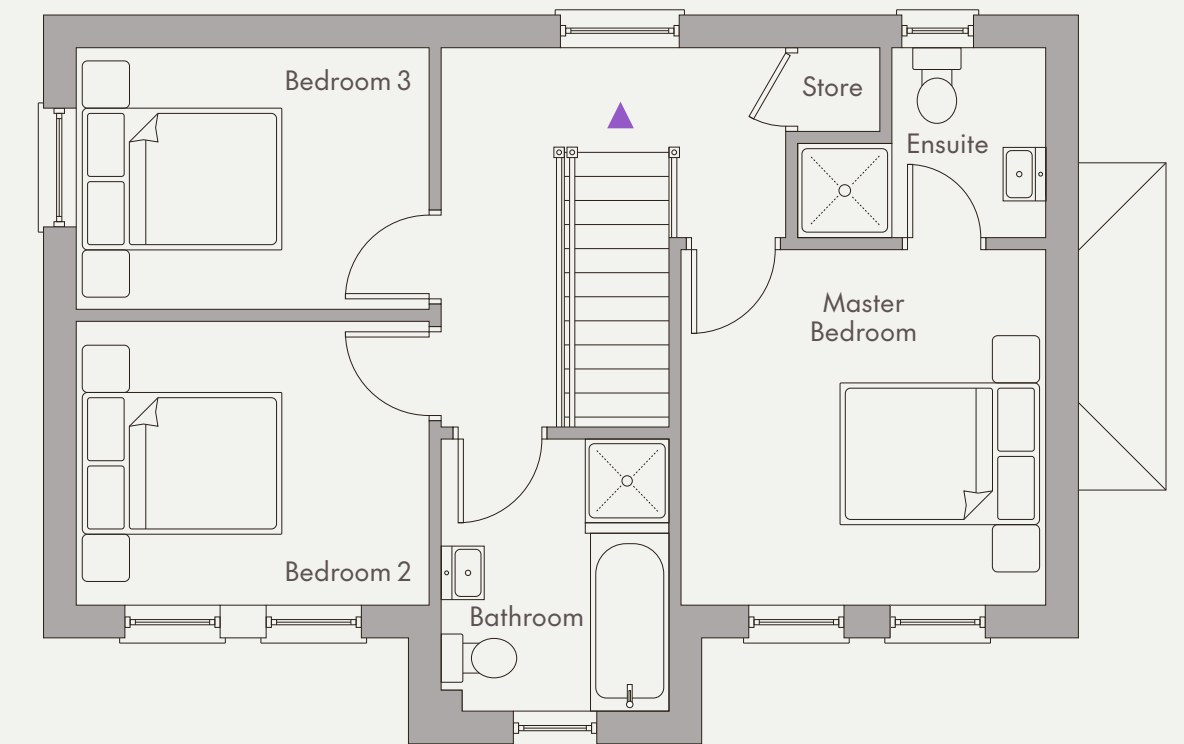
Computer visual

Site: 71



### Ground floor

Lounge	17'6" x 14'0" (including Bay)
Kitchen / Dining	17'6" x 11'1"
Utility	7'2" x 6'3"
WC	6'7" x 3'6"



### First floor

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

# The Cadogan (Render)

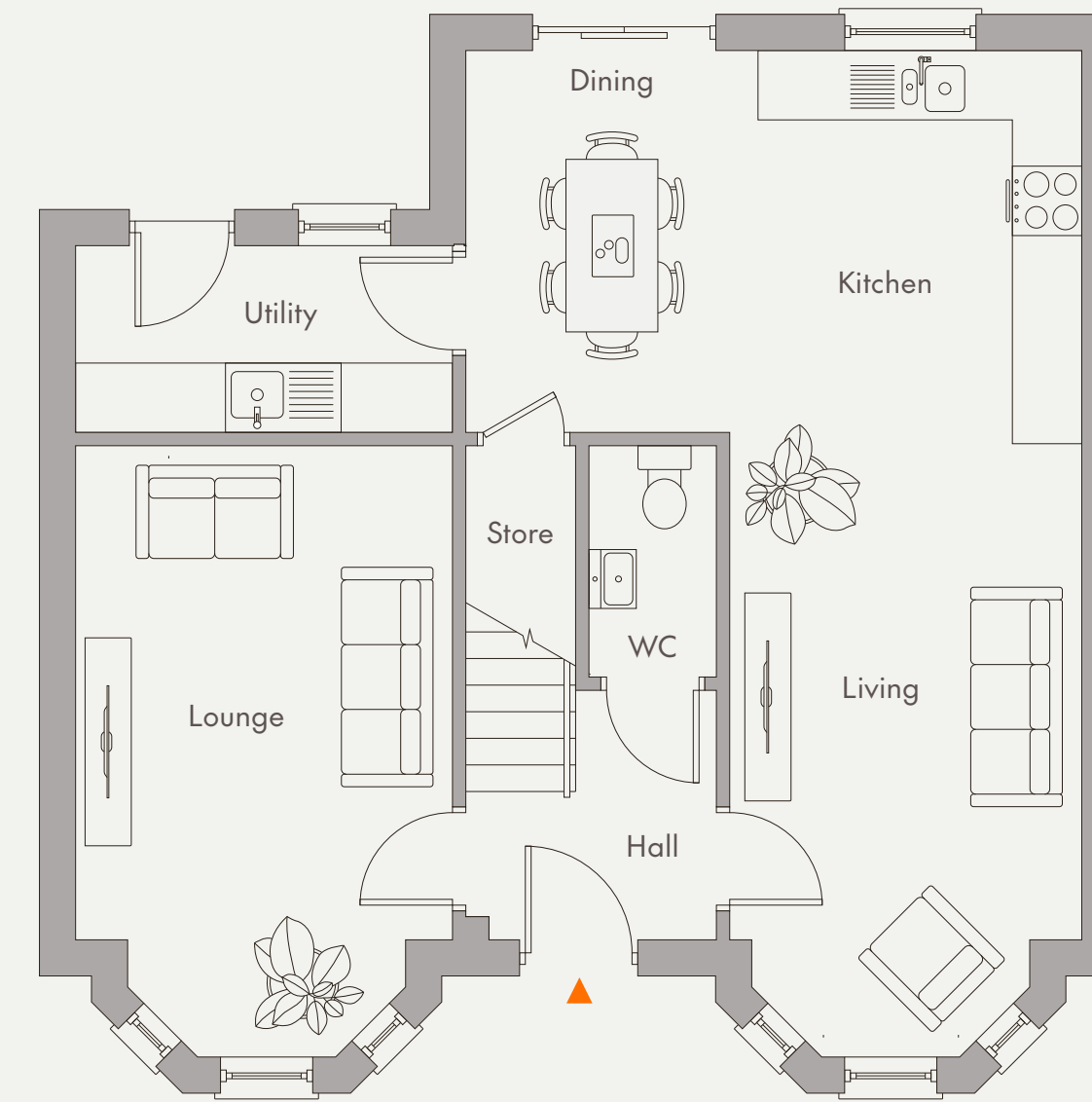
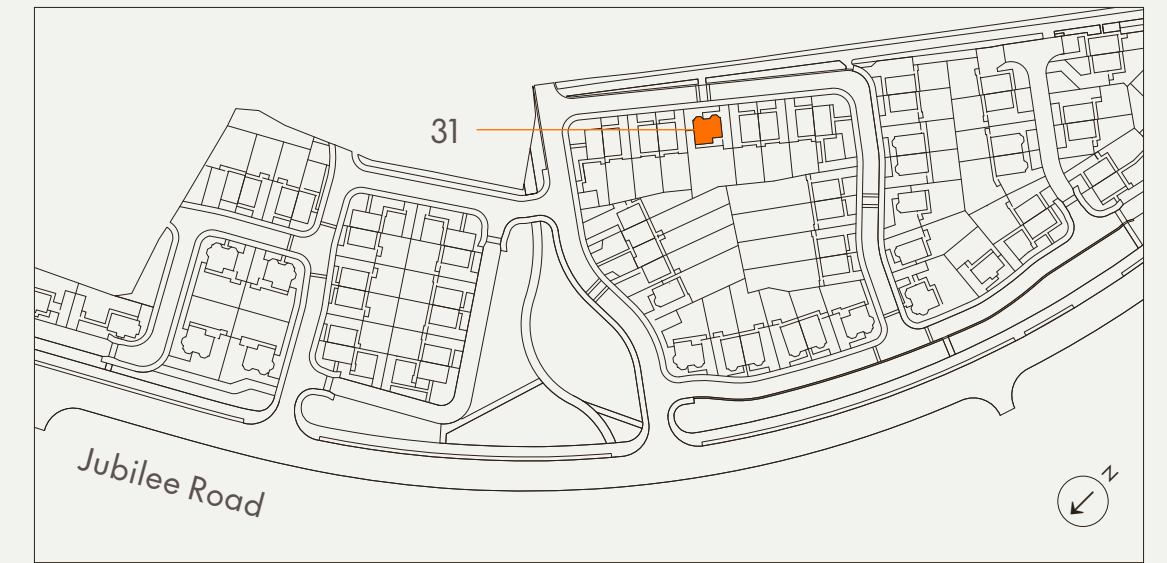
4 Bedroom Detached

Total floor area: 1,362 sq ft



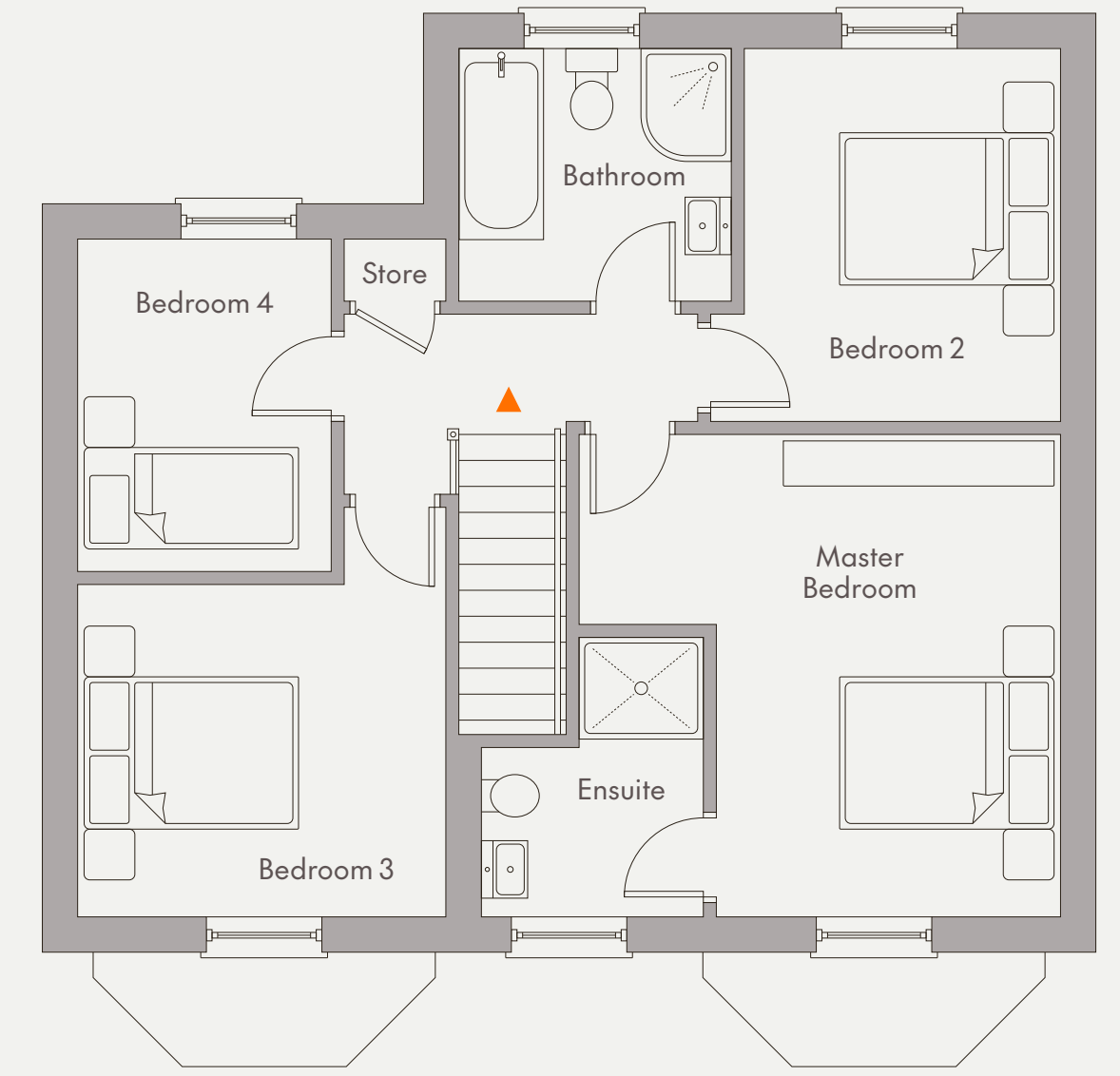
Computer visual

Site: 31



### Ground floor

Lounge	17'4" x 10'8" (including Bay)
Kitchen / Dining	17'6" x 10'10"
Living Area	17'9" x 10'0" (including Bay)
Utility	10'8" x 5'4"
WC	6'7" x 3'7"



### First floor

Master Bedroom	14'0" x 14'0" (max)
Ensuite	8'1" x 6'5" (max)
Bedroom 2	10'10" x 10'2" (max)
Bedroom 3	11'11" x 10'8" (max)
Bedroom 4	9'8" x 7'4"
Bathroom	7'11" x 7'4"

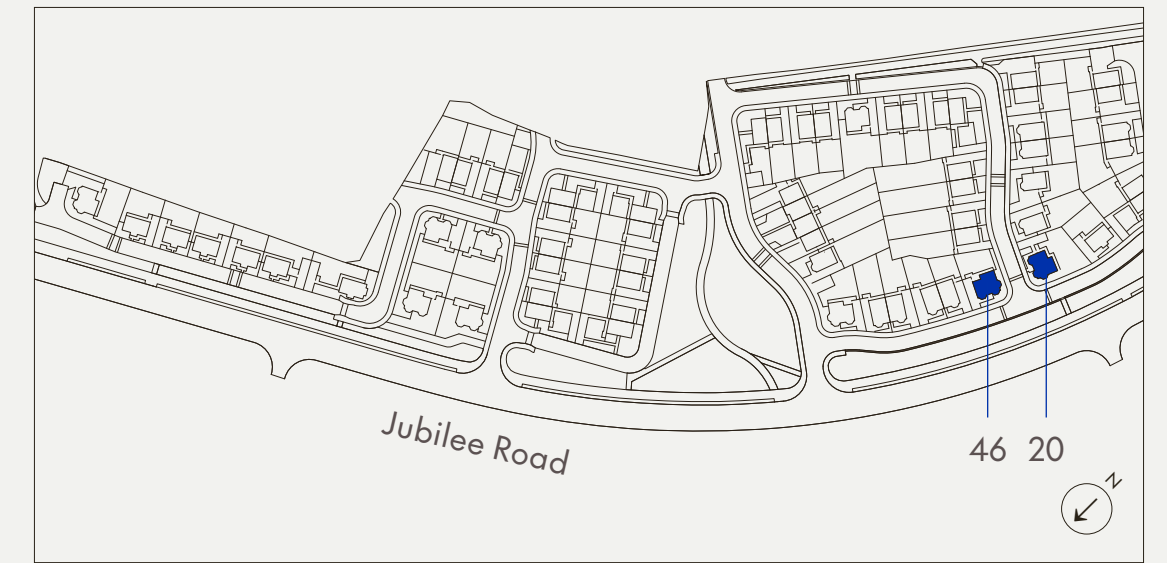
# The Cairns (Brick)

4 Bedroom Detached

Total floor area: 1,384 sq ft



Sites: 20 & 46

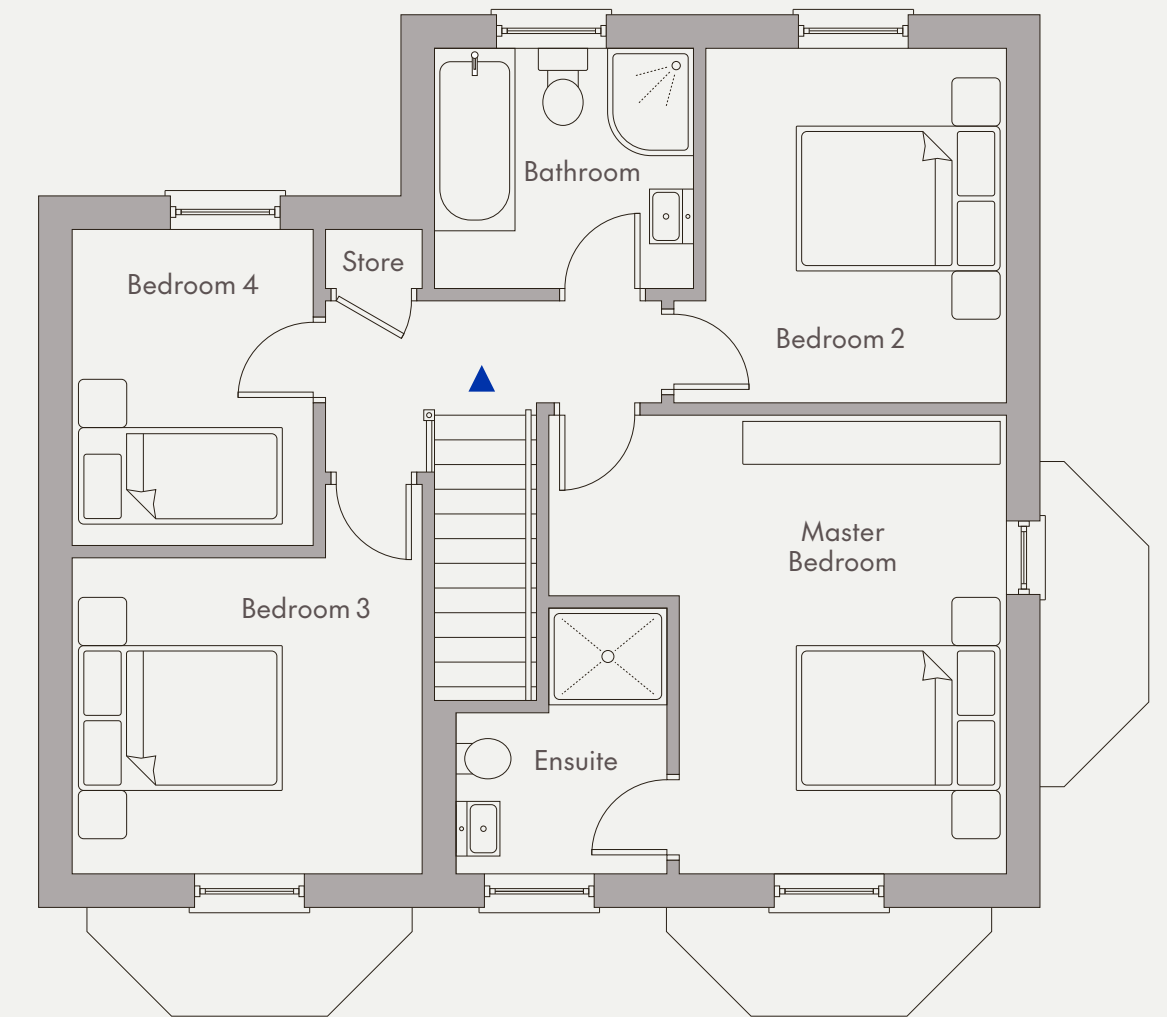


Computer visual



### Ground floor

Lounge	17'4" x 10'8" (including Bay)
Kitchen / Dining	17'6" x 10'10"
Living Area	17'9" x 13'4" (including Bay)
Utility	10'8" x 5'4"
WC	6'7" x 3'6"



### First floor

Master Bedroom	14'0" x 14'0" (max)
Ensuite	8'1" x 6'5" (max)
Bedroom 2	10'10" x 10'2" (max)
Bedroom 3	11'11" x 10'8" (max)
Bedroom 4	9'8" x 7'4"
Bathroom	7'11" x 7'4"



# The Cairns (Render)

4 Bedroom Detached

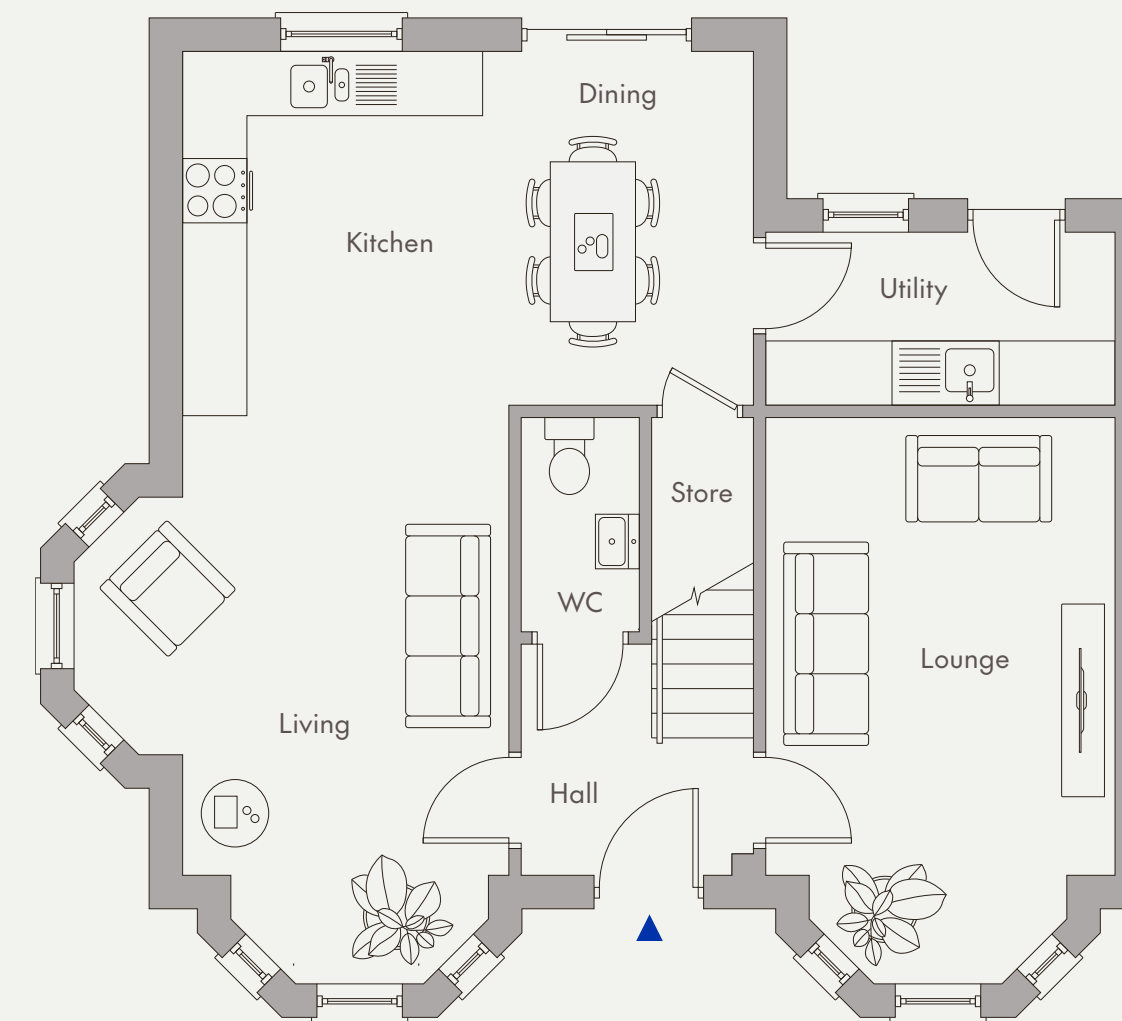
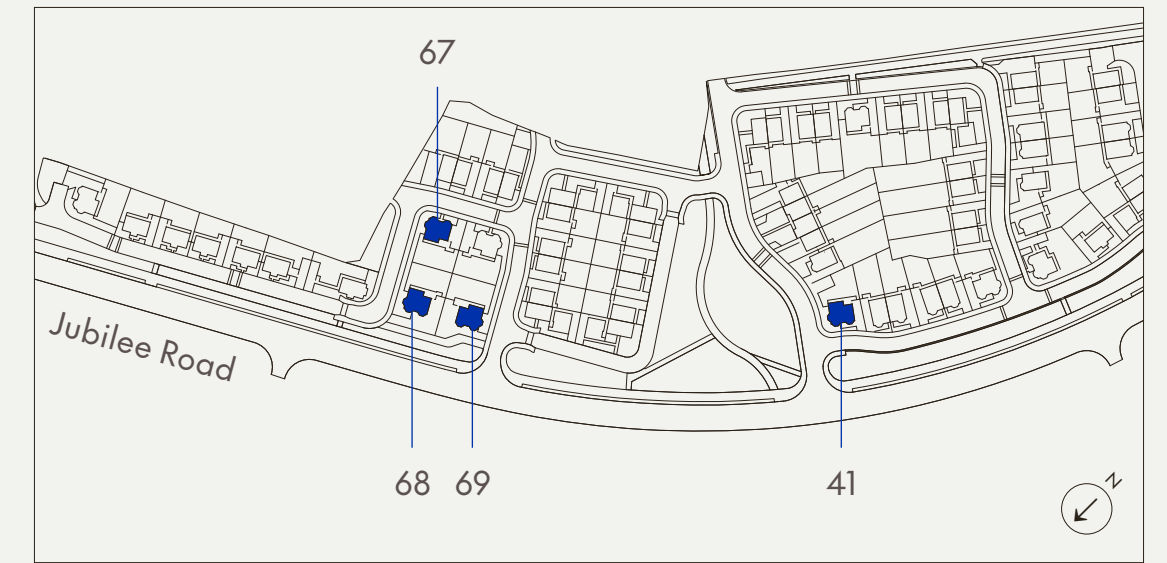
Total floor area: 1,384 sq ft



Computer visual

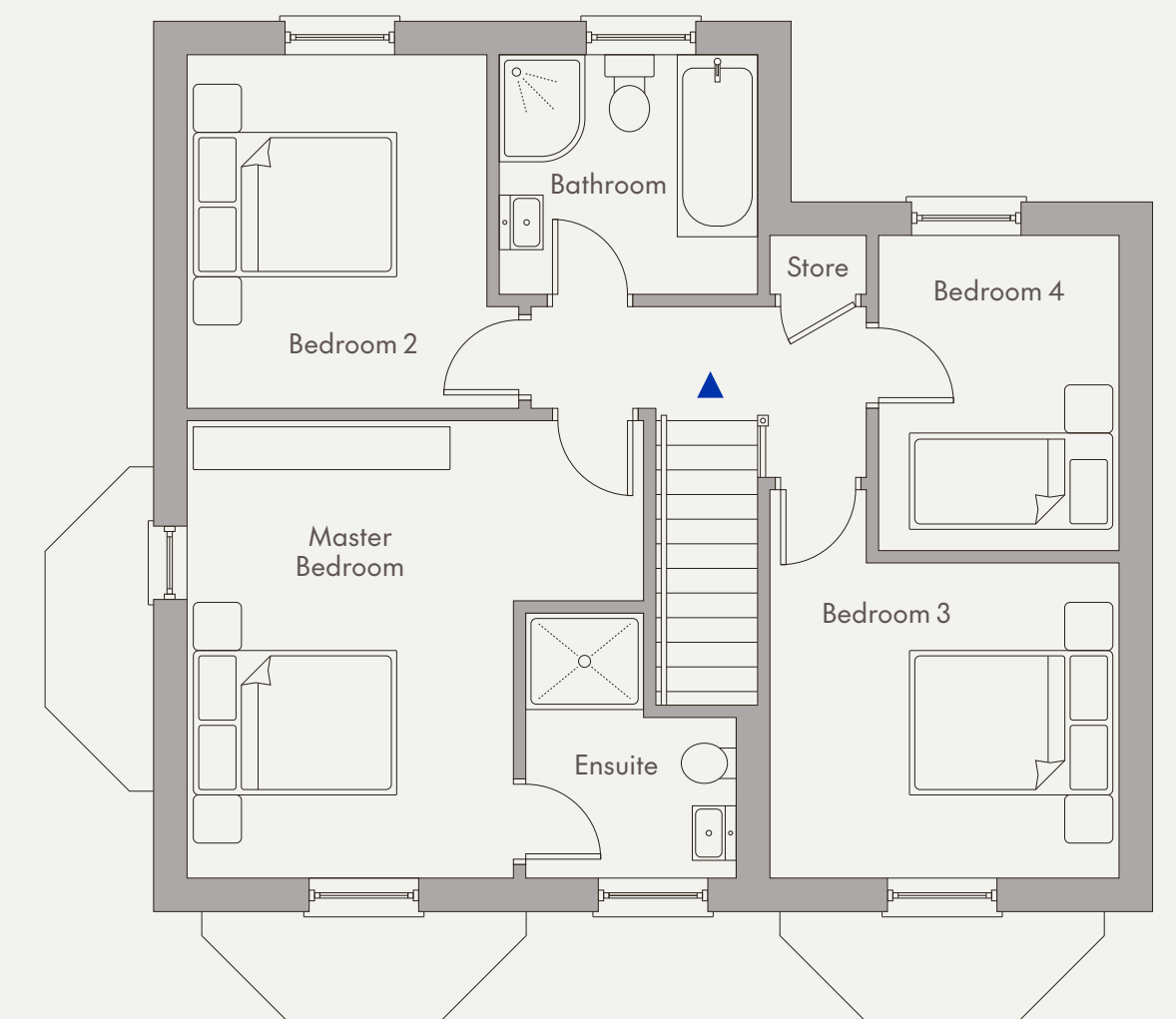
Sites: 41 & 68

Handed version on sites:  
67 & 69



### Ground floor

Lounge	17'4" x 10'8" (including Bay)
Kitchen / Dining	17'6" x 10'10"
Living Area	17'9" x 13'4" (including Bay)
Utility	10'8" x 5'4"
WC	6'7" x 3'6"



### First floor

Master Bedroom	14'0" x 14'0" (max)
Ensuite	8'1" x 6'5" (max)
Bedroom 2	10'10" x 10'2" (max)
Bedroom 3	11'11" x 10'8" (max)
Bedroom 4	9'8" x 7'4"
Bathroom	7'11" x 7'4"

# The Clarendon

4 Bedroom Detached

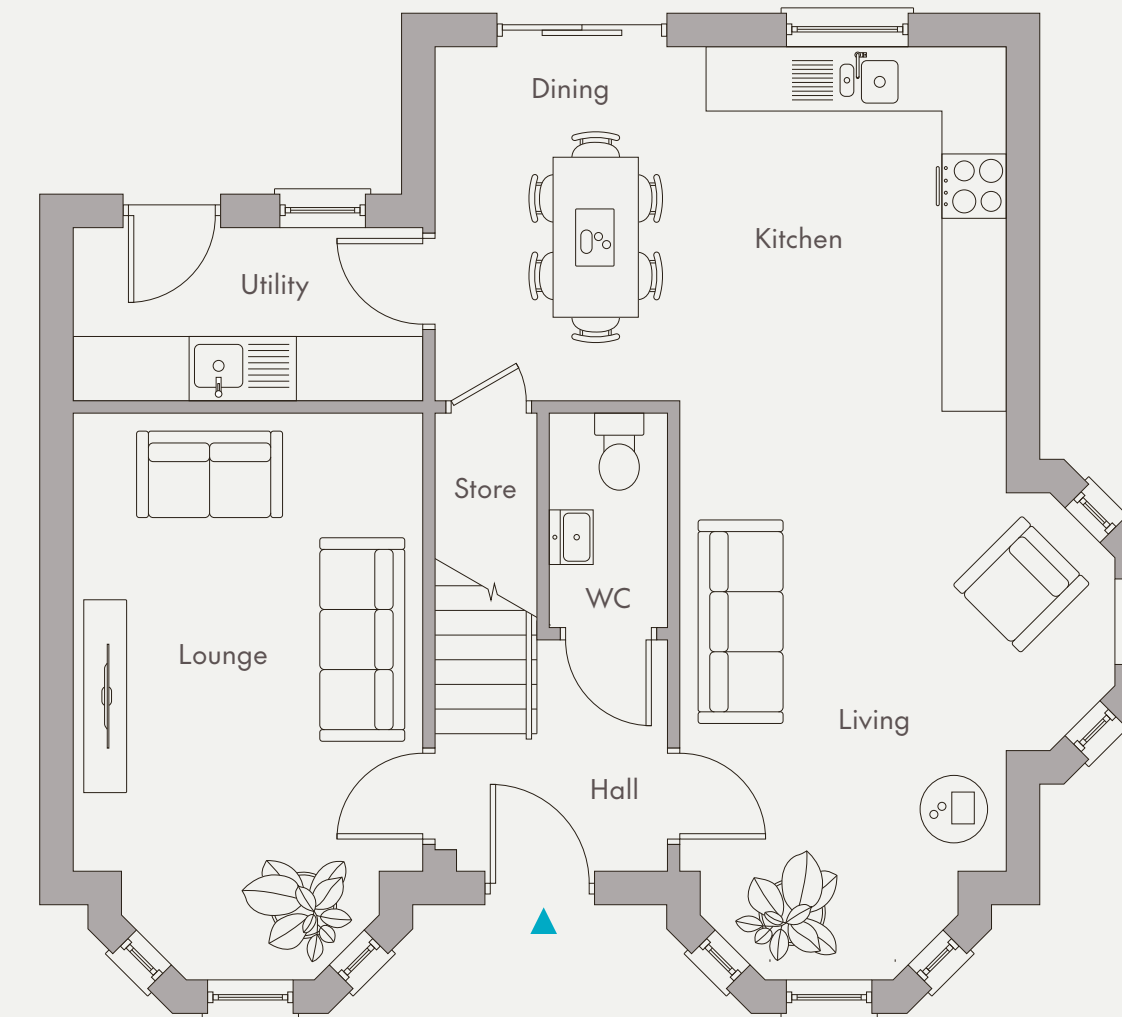
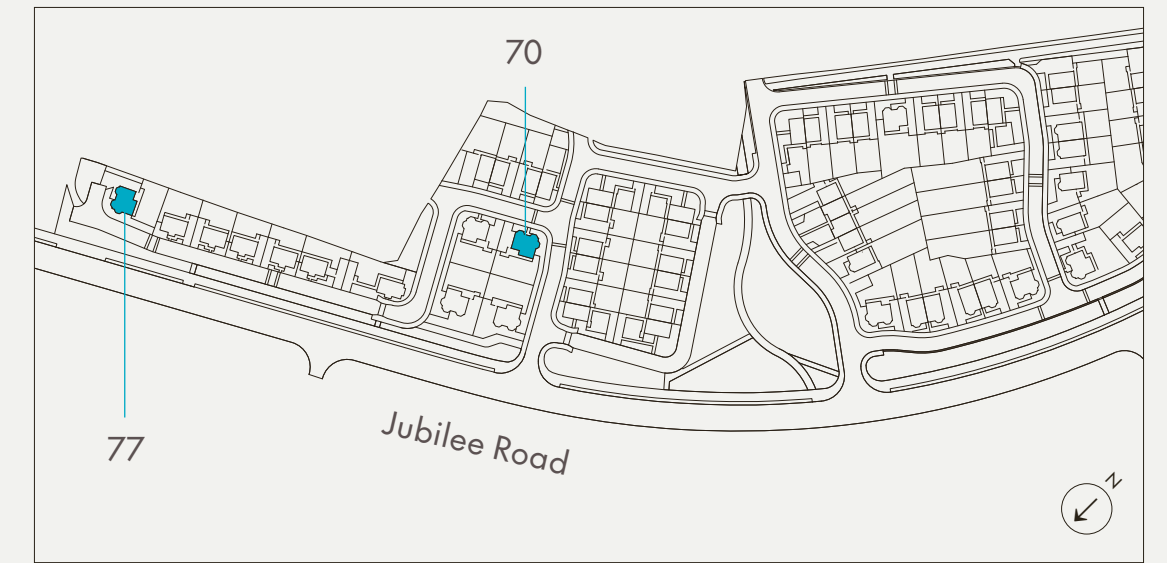
Total floor area: 1,384 sq ft



Computer visual

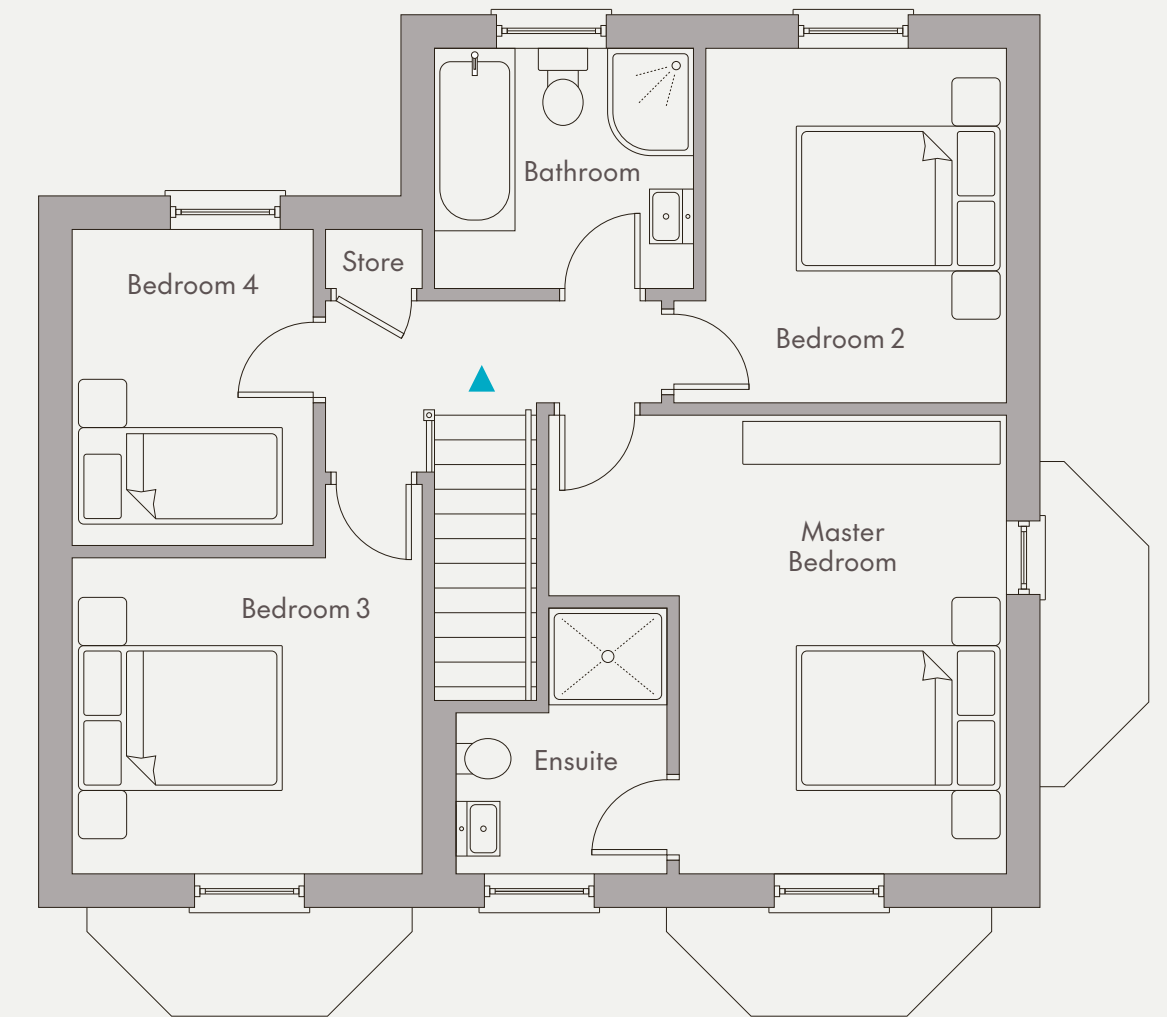
Site: 77

Handed version on site:  
70



### Ground floor

Lounge	17'4" x 10'8" (including Bay)
Kitchen / Dining	17'6" x 10'10"
Living Area	17'9" x 13'4" (including Bay)
Utility	10'8" x 5'4"
WC	6'7" x 3'6"



### First floor

Master Bedroom	14'0" x 14'0" (max)
Ensuite	8'1" x 6'5" (max)
Bedroom 2	10'10" x 10'2" (max)
Bedroom 3	11'11" x 10'8" (max)
Bedroom 4	9'8" x 7'4"
Bathroom	7'11" x 7'4"

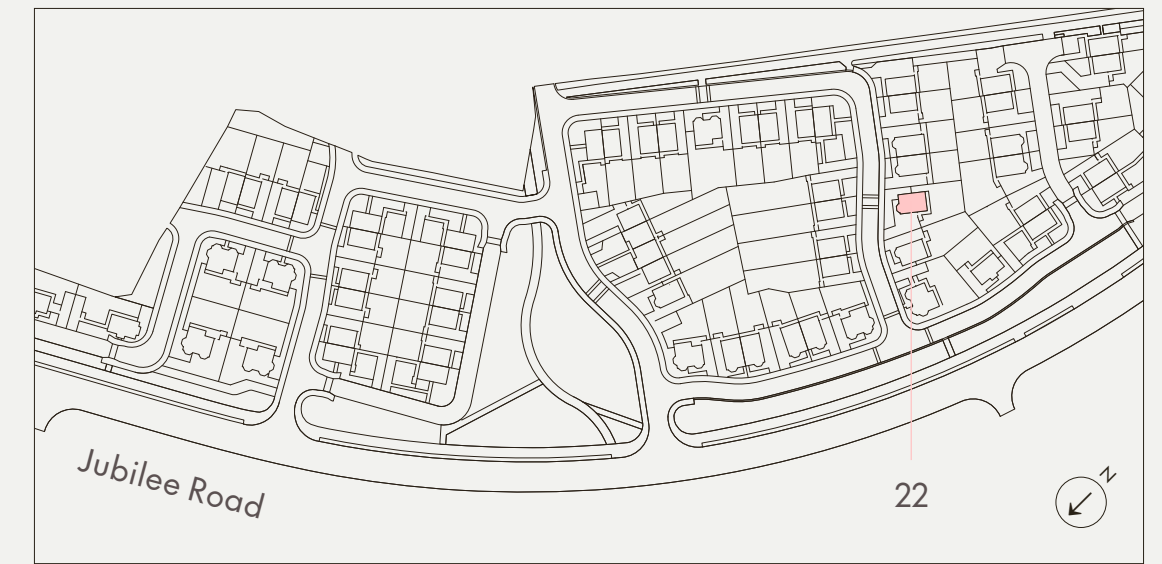
# The Dockley (Brick)

3 Bedroom Detached

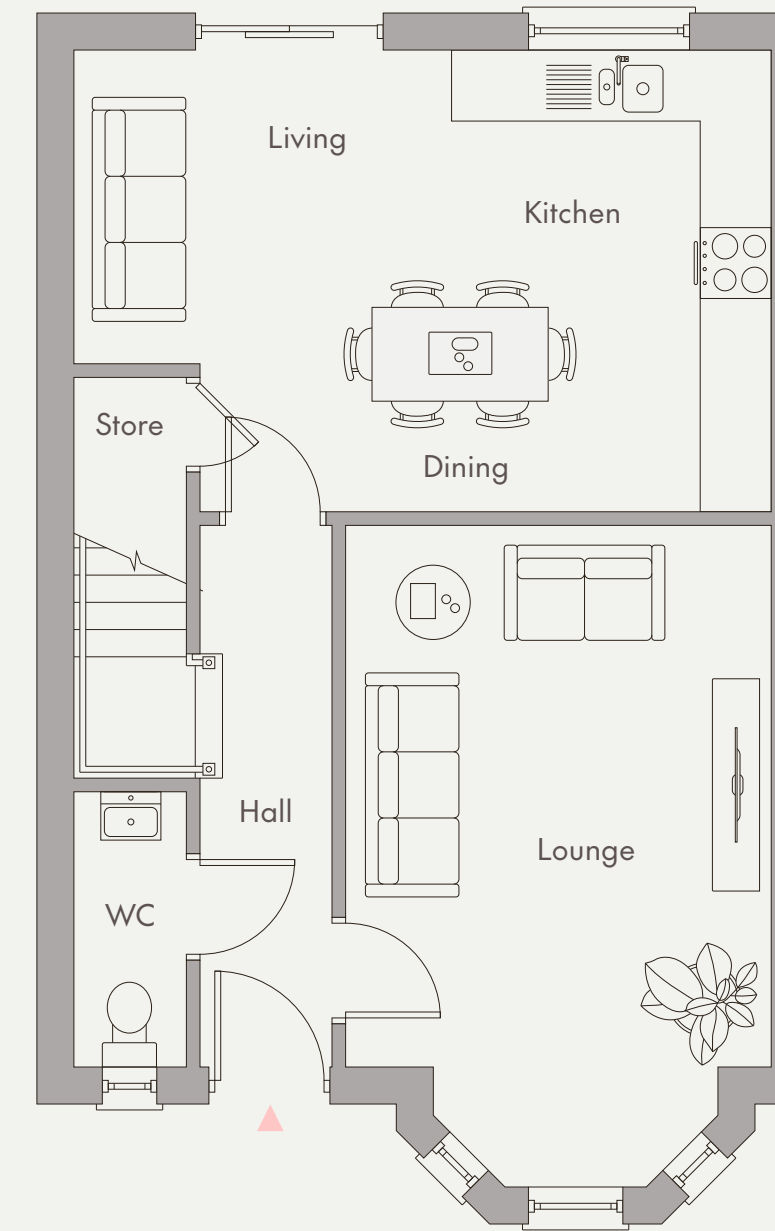
Total floor area: 1,111 sq ft



Sites: 22

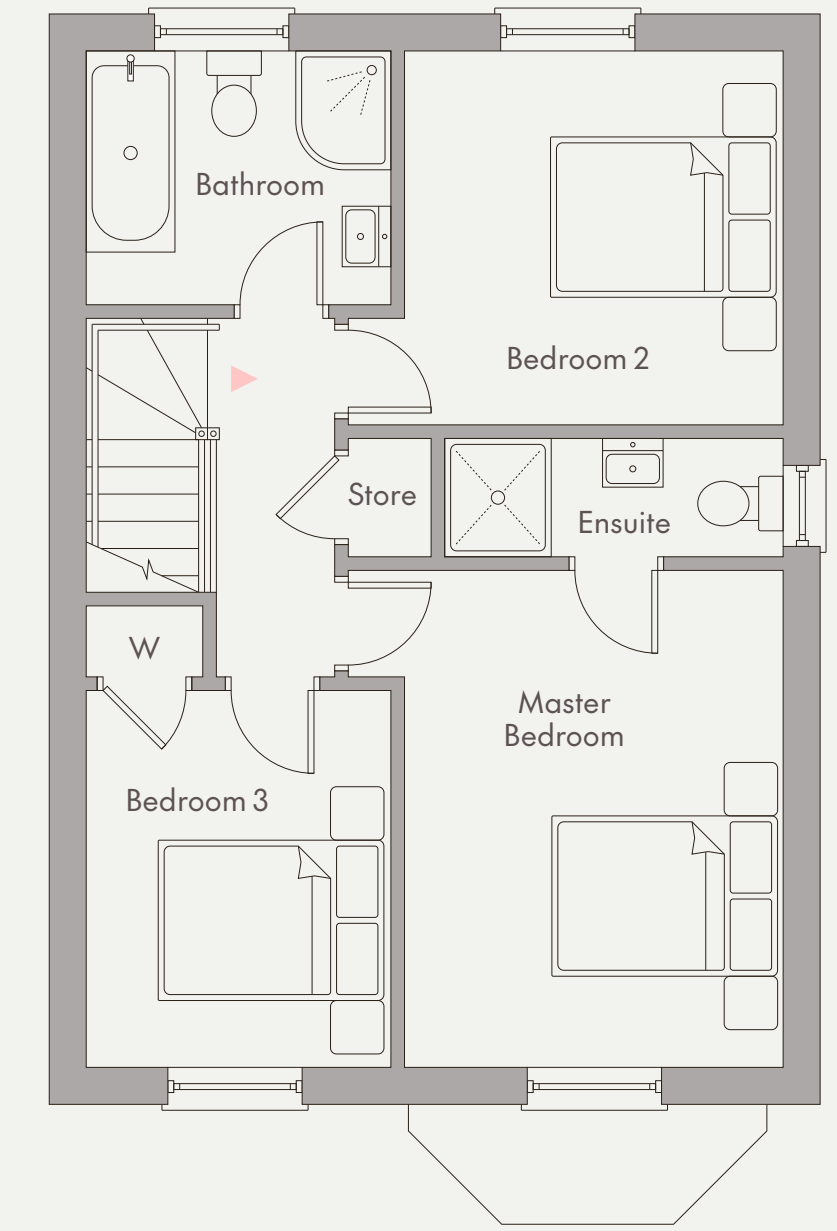


Computer visual



### Ground floor

Lounge	18'4" × 11'10" (including Bay)
Kitchen / Dining / Living	19'4" × 12'10" (max)
WC	7'8" × 3'1"



### First floor

Master Bedroom	13'9" × 12'1" (max)
Ensuite	9'5" × 3'3"
Bedroom 2	12'1" × 10'4" (max)
Bedroom 3	10'5" × 8'5"
Bathroom	8'5" × 7'0"

# The Dockley (Render)

3 Bedroom Detached

Total floor area: 1,111 sq ft

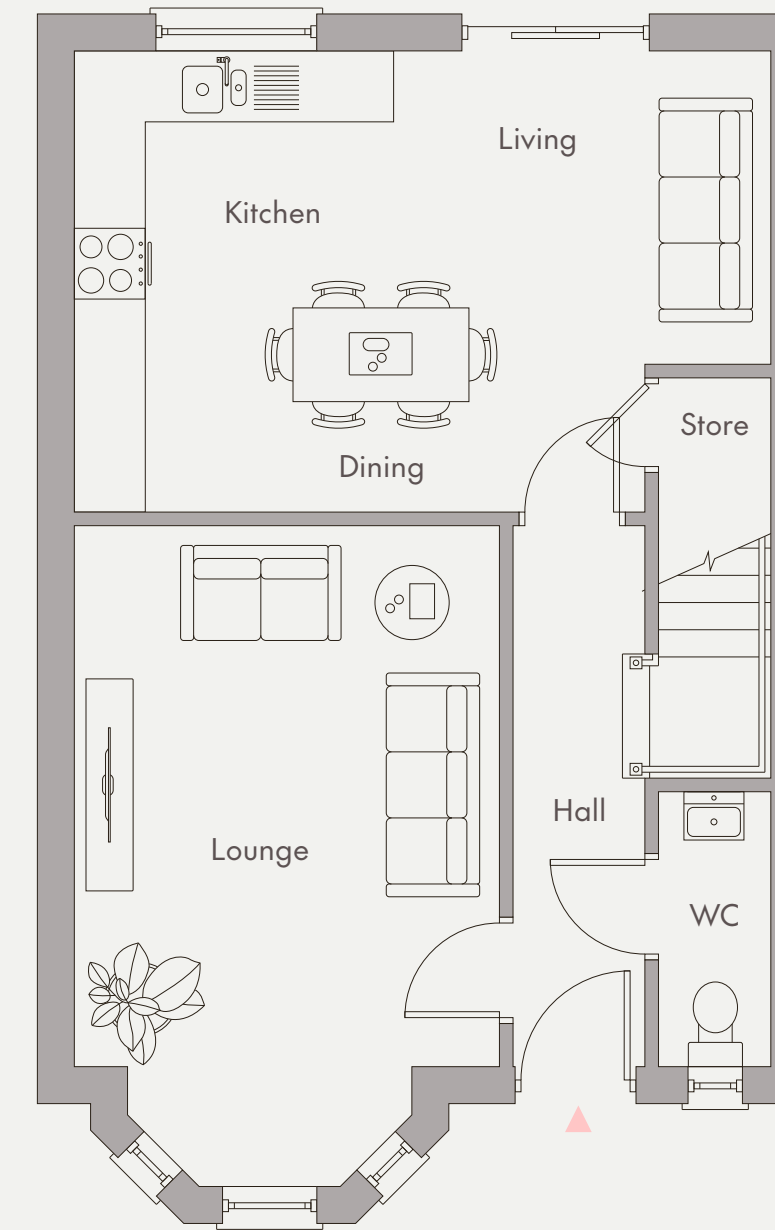
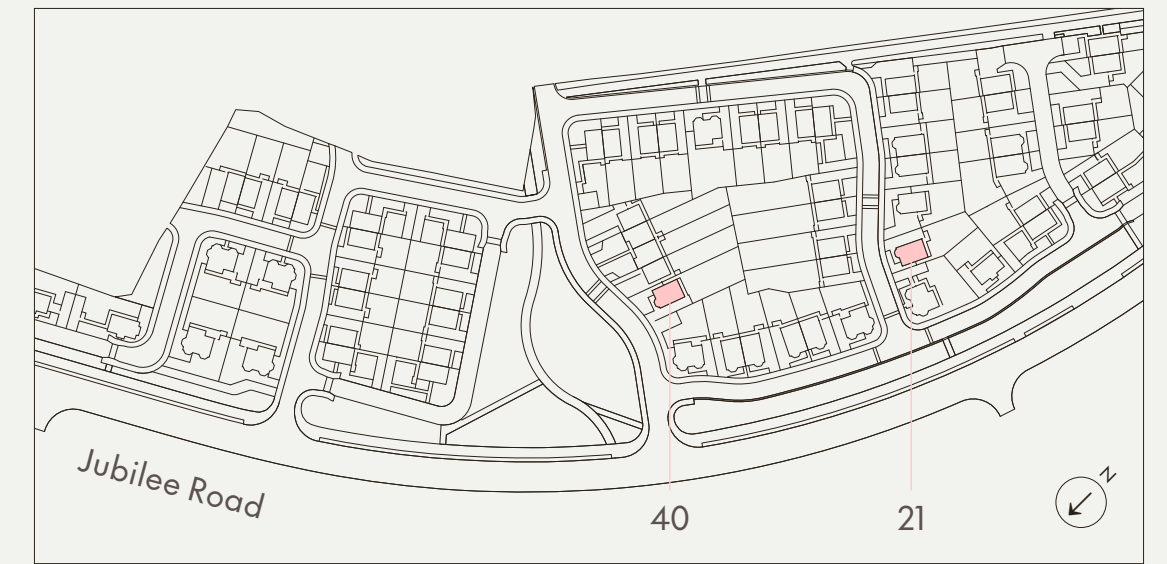


Computer visual

Sites: 21

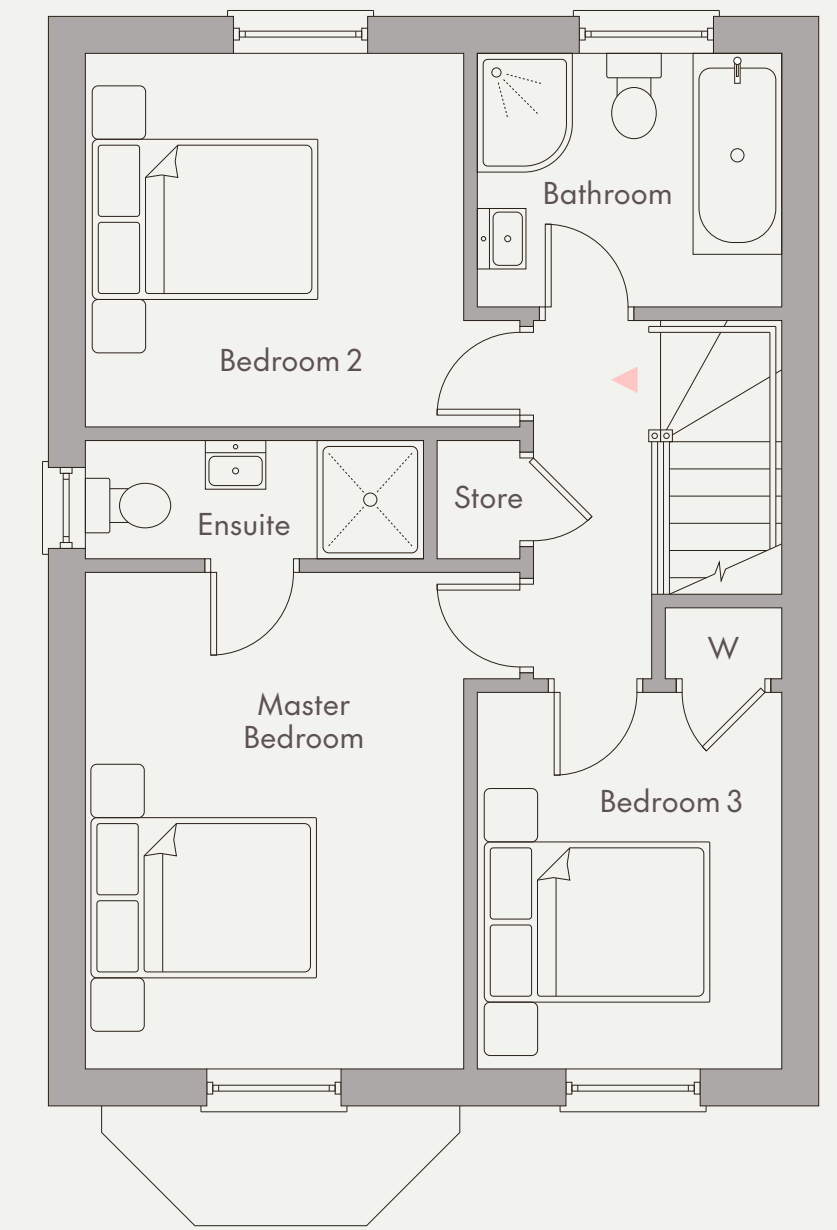
Handed version on site:

40



### Ground floor

Lounge	18'4" × 11'10" (including Bay)
Kitchen / Dining / Living	19'4" × 12'10" (max)
WC	7'8" × 3'1"



### First floor

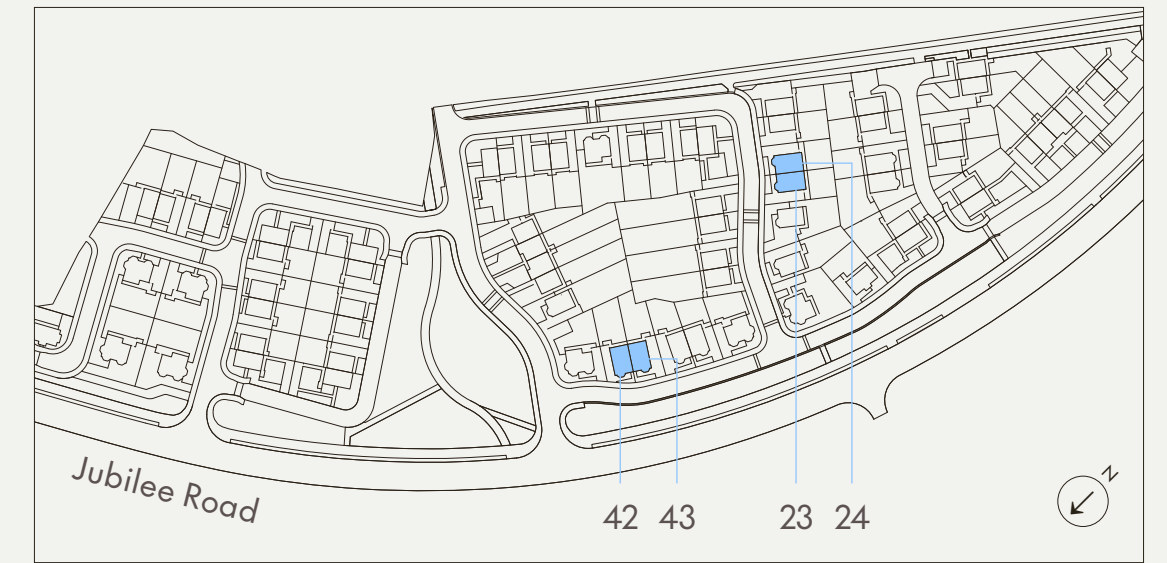
Master Bedroom	13'9" × 12'1" (max)
Ensuite	9'5" × 3'3"
Bedroom 2	12'1" × 10'4" (max)
Bedroom 3	10'5" × 8'5"
Bathroom	8'5" × 7'0"

# The Edgeley (Brick)

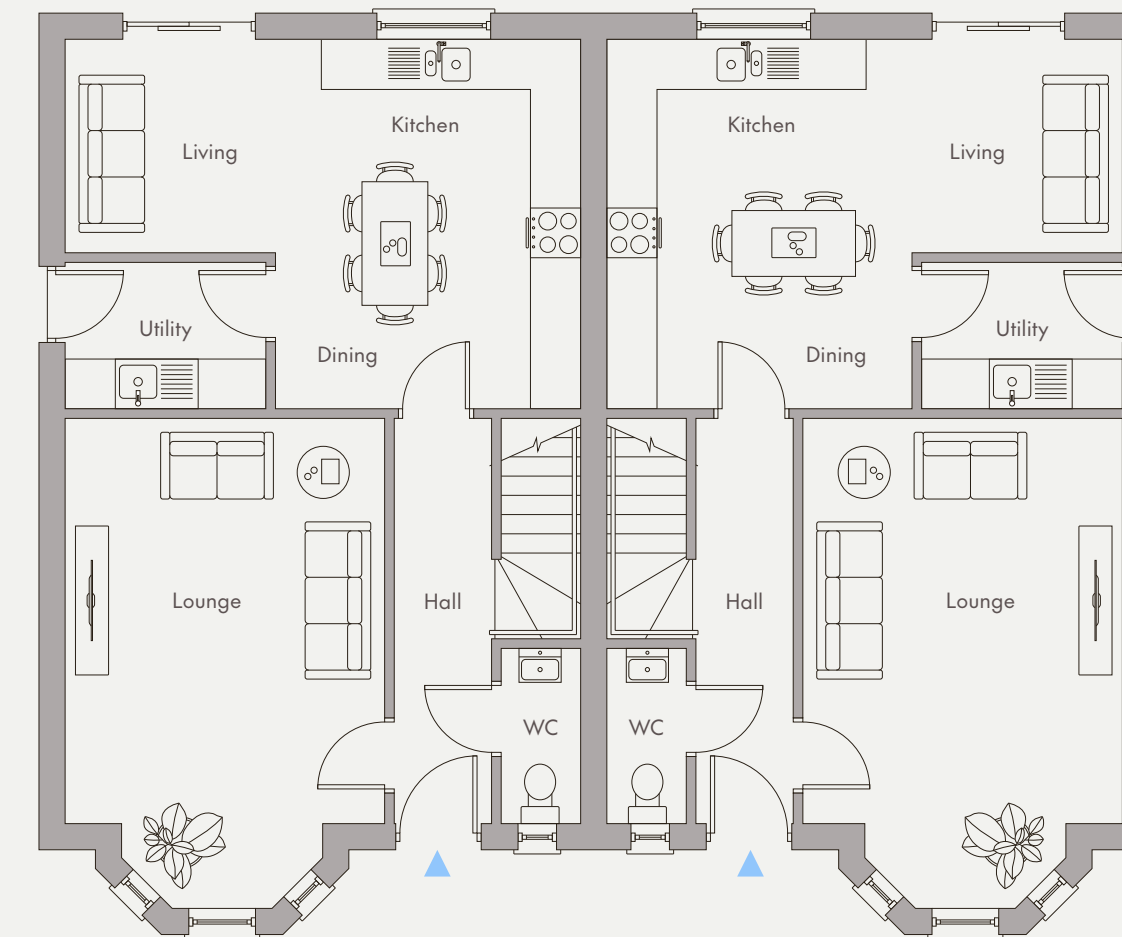
4 Bedroom Semi-Detached  
Total floor area: 1,266 sq ft



Sites: 23, 24, 42 & 43

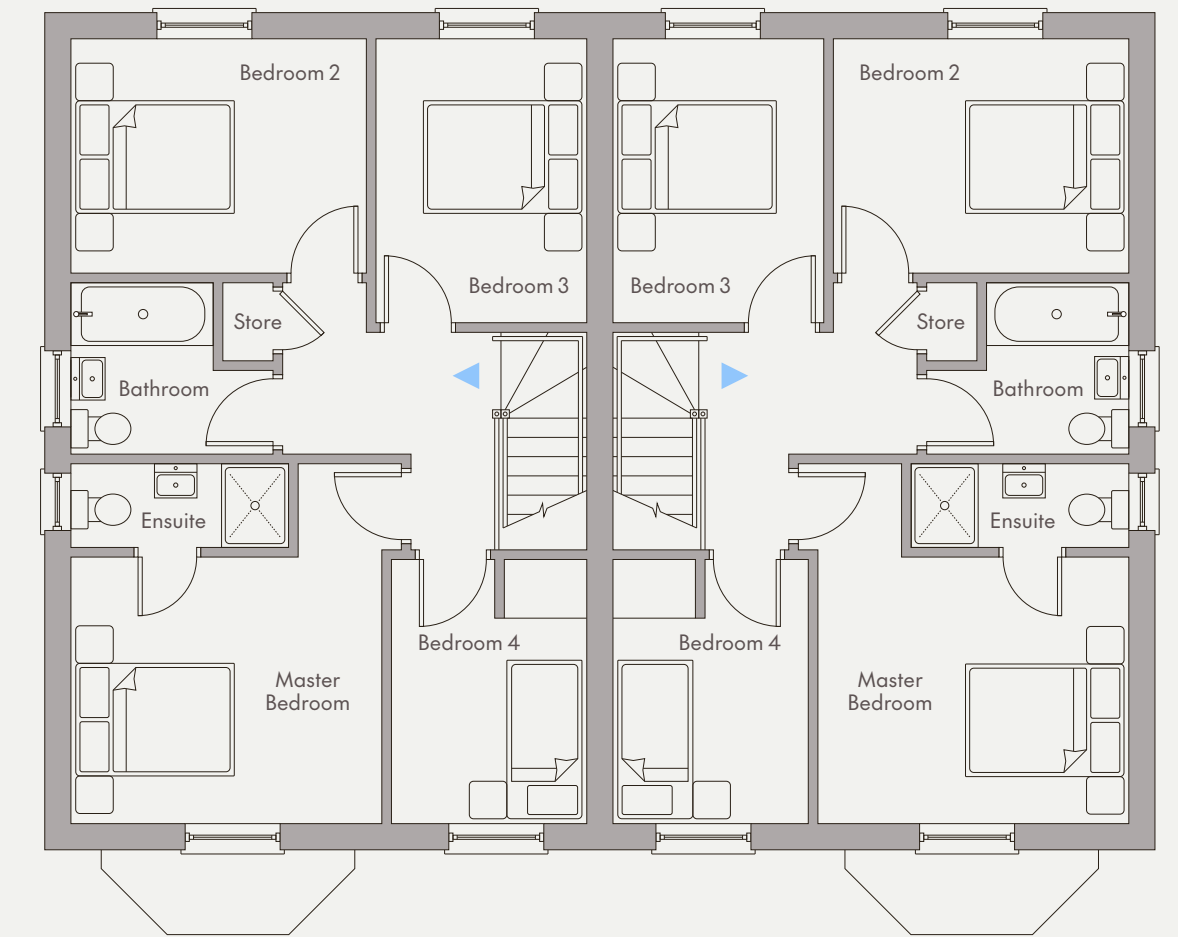


Computer visual



### Ground floor

Lounge	19'3" × 12'6" (including Bay)
Kitchen / Dining / Living	20'3" × 14'6" (max)
Utility	7'10" × 5'9"
WC	6'10" × 3'1"



### First floor

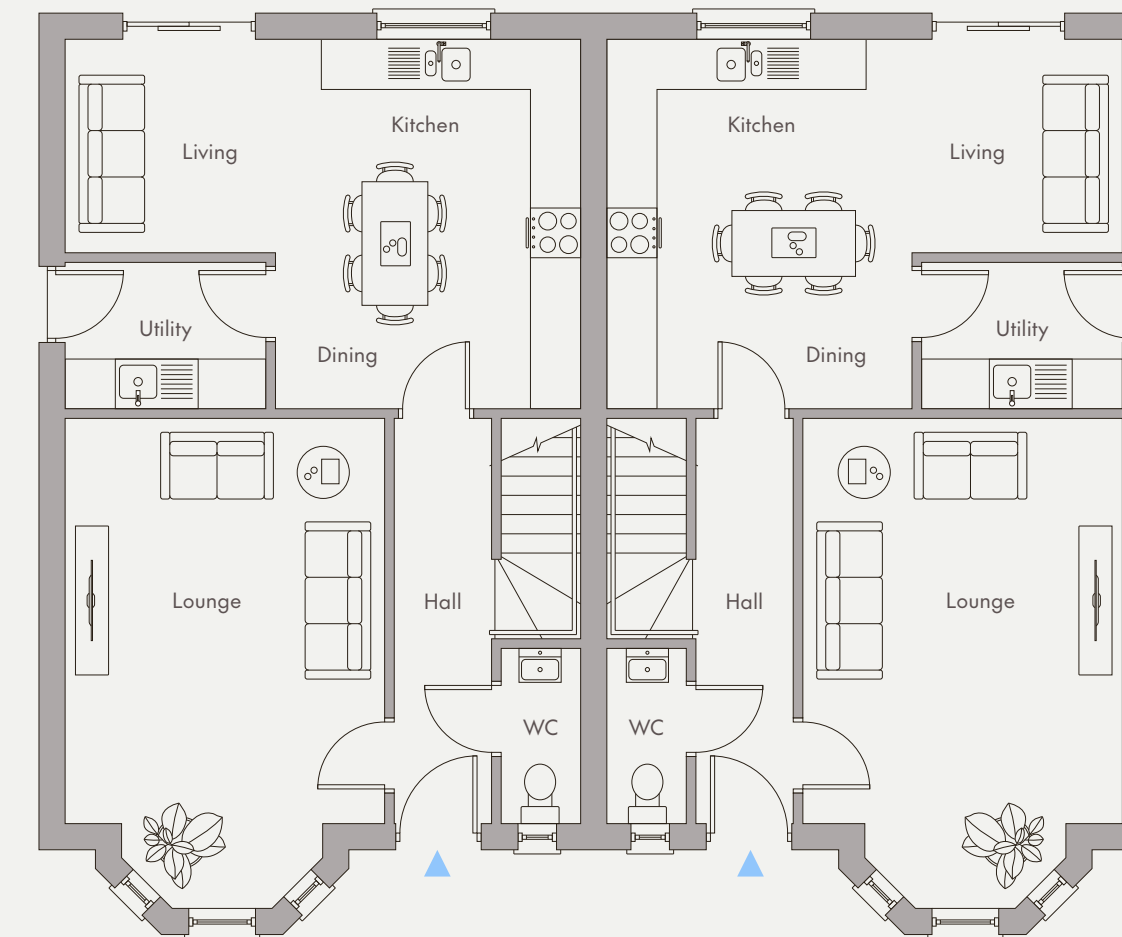
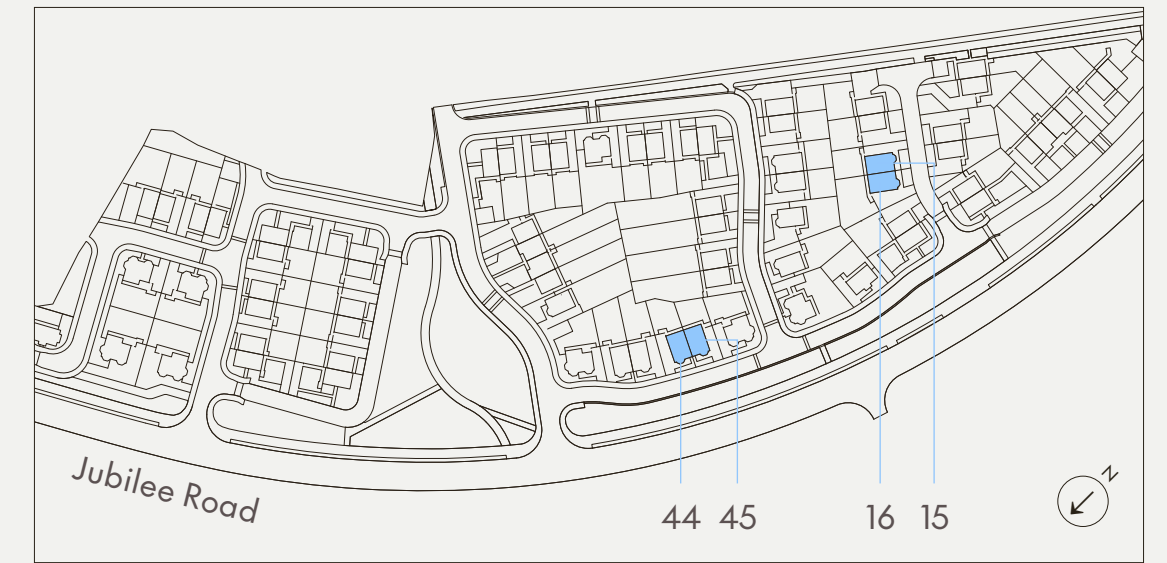
Master Bedroom	14'1" × 12'2" (max)
Ensuite	8'6" × 3'3"
Bedroom 2	11'7" × 9'2"
Bedroom 3	11'2" × 8'3"
Bedroom 4	10'4" × 7'8" (max)
Bathroom	7'11" × 6'9" (max)

# The Edgeley (Render)

4 Bedroom Semi-Detached  
Total floor area: 1,266 sq ft

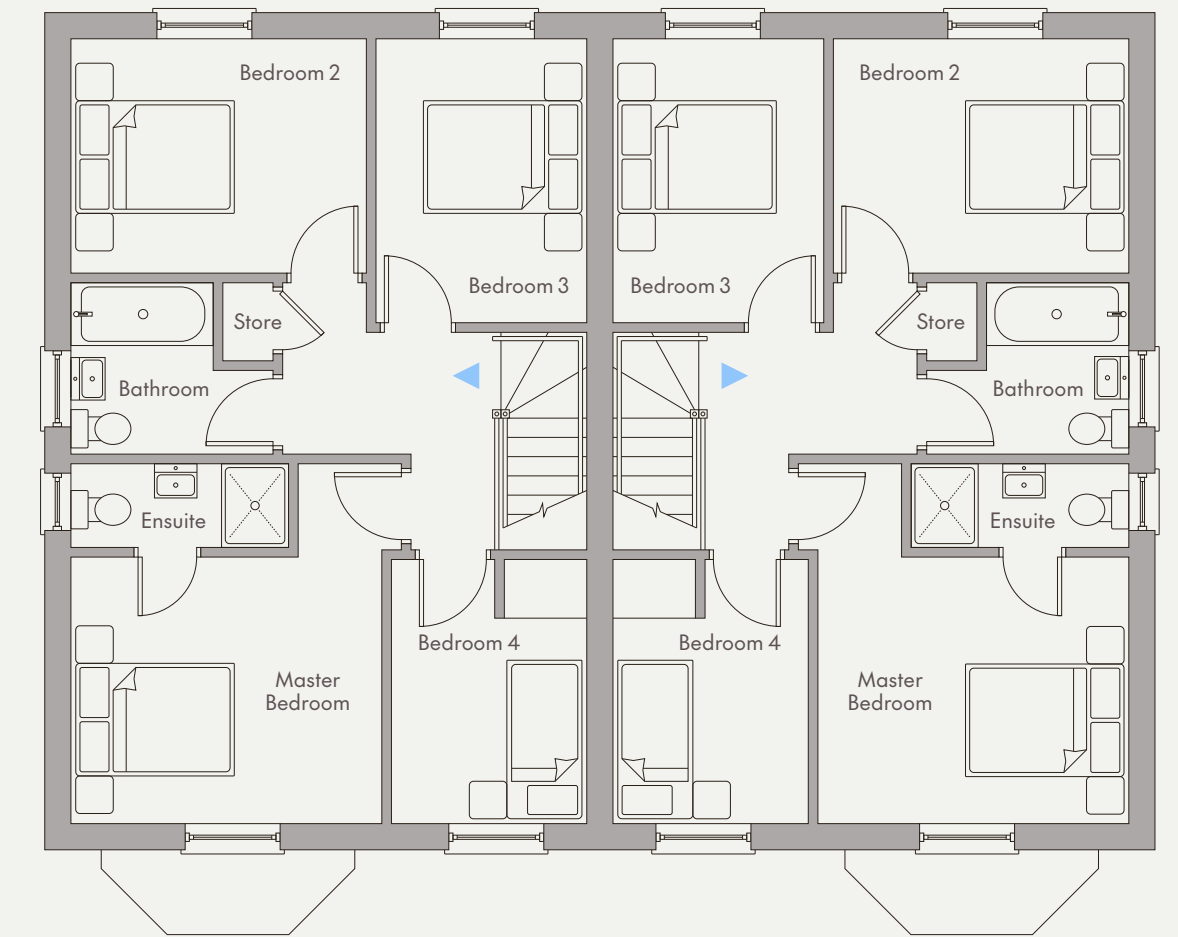


Sites: 15, 16, 44 & 45



### Ground floor

Lounge	19'3" × 12'6" (including Bay)
Kitchen / Dining / Living	20'3" × 14'6" (max)
Utility	7'10" × 5'9"
WC	6'10" × 3'1"



### First floor

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

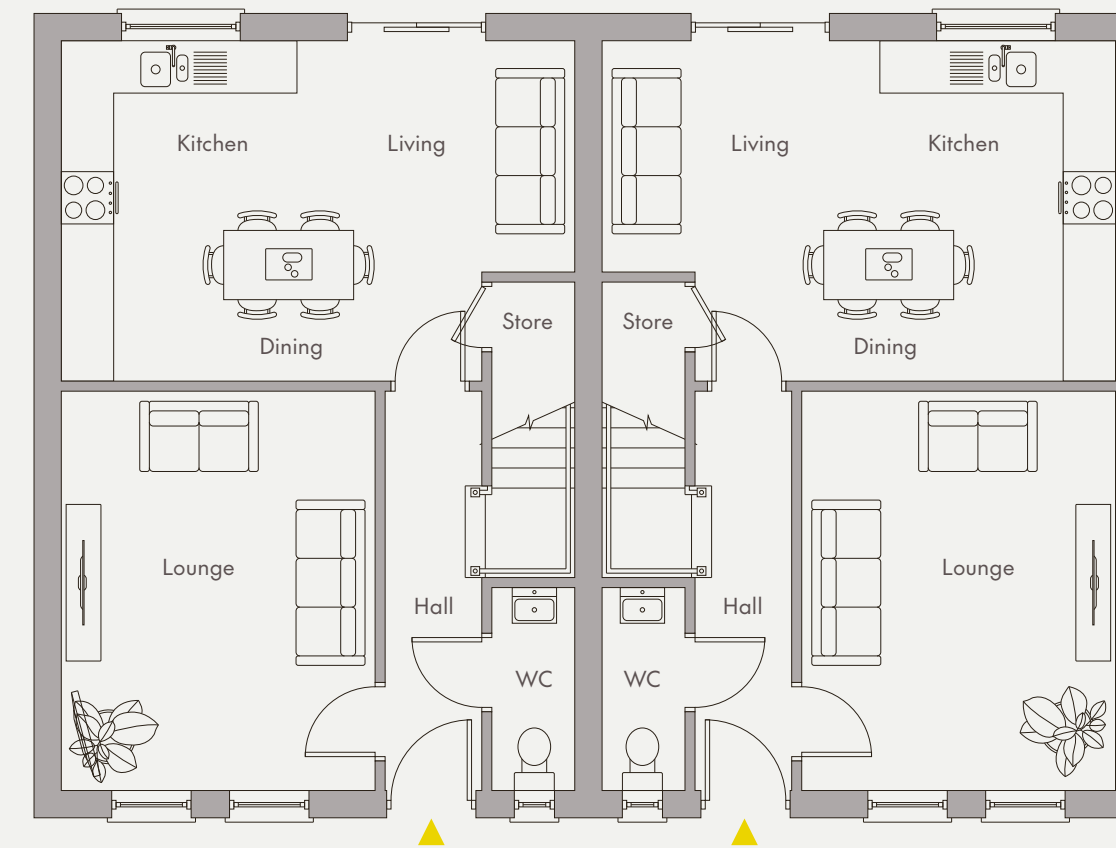
# The Fairholt (Brick)

3 Bedroom Semi-Detached  
Total floor area: 1,087 sq ft



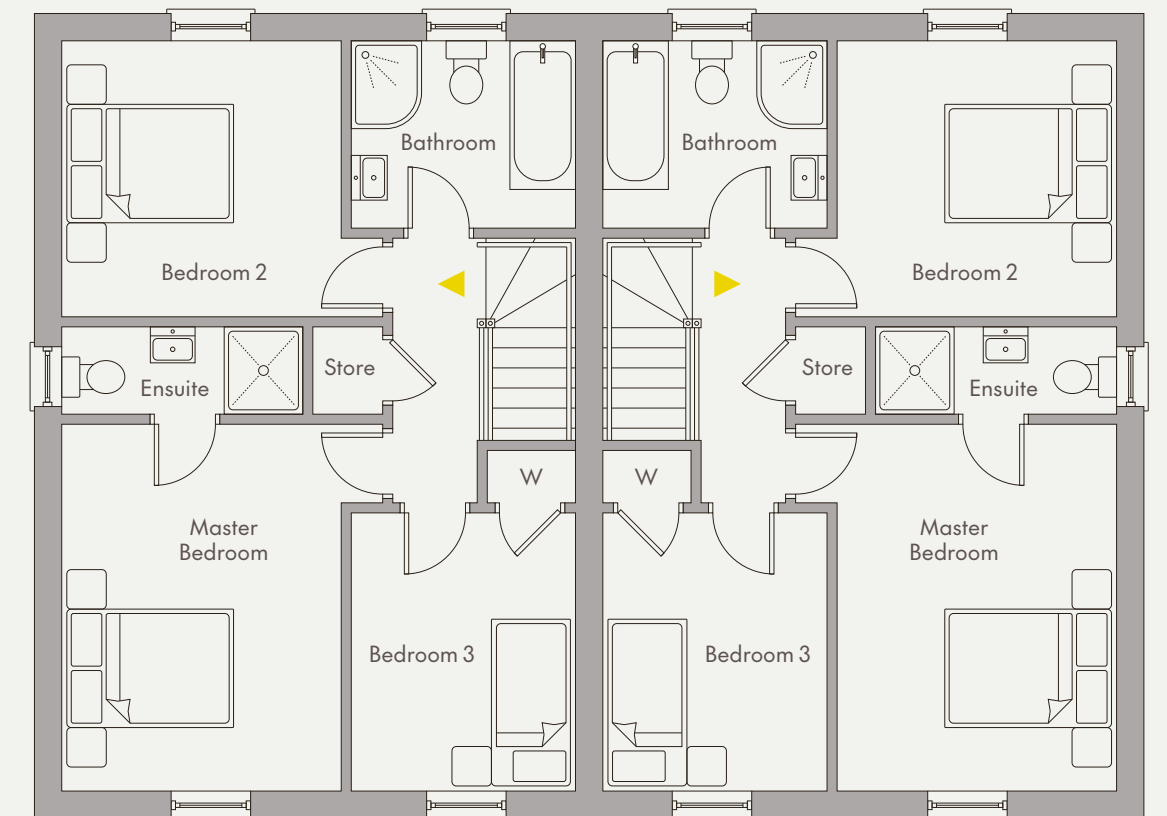
Computer visual

Sites: 29, 30, 32, 33, 49 & 50



## Ground floor

Lounge	15'0" × 11'10"
Kitchen / Dining / Living	19'4" × 12'10" (max)
WC	7'8" × 3'1"



## First floor

Master Bedroom	13'9" × 12'1" (max)
Ensuite	9'1" × 3'3"
Bedroom 2	12'1" × 10'4" (max)
Bedroom 3	10'5" × 8'5"
Bathroom	8'5" × 7'0"

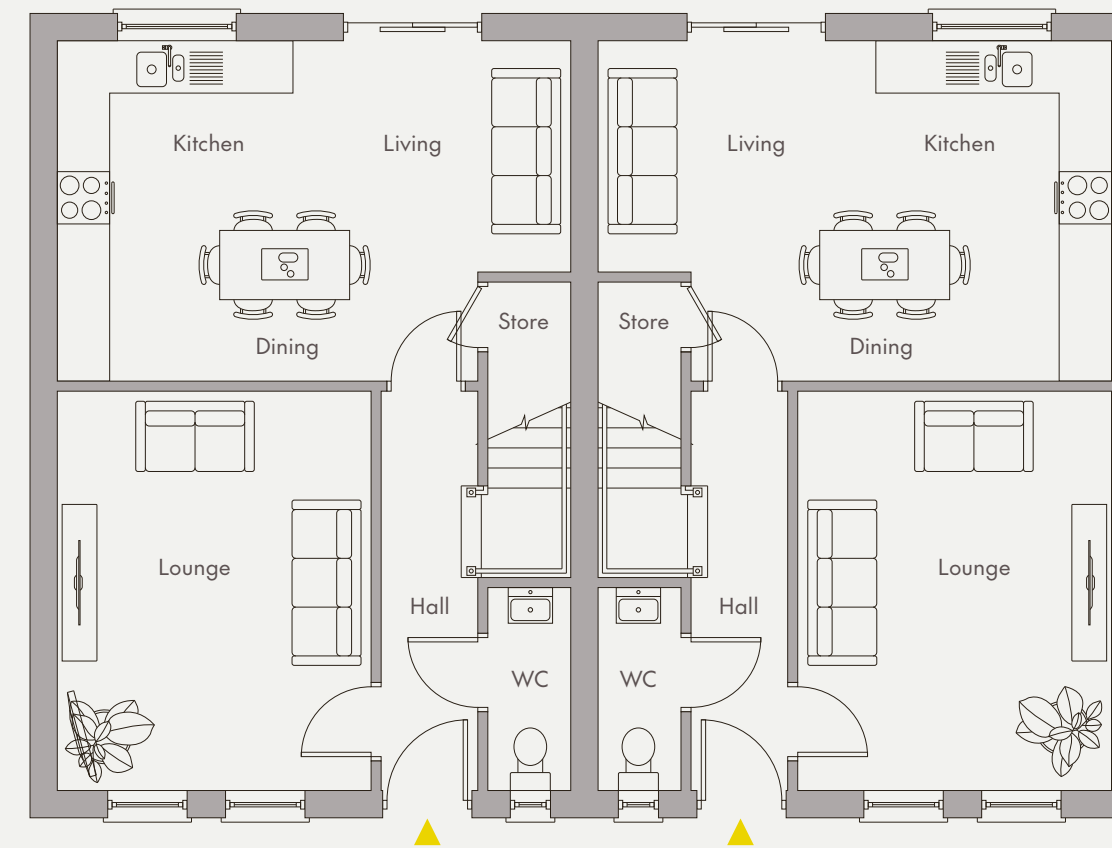
# The Fairholt (Render)

3 Bedroom Semi-Detached  
Total floor area: 1,087 sq ft



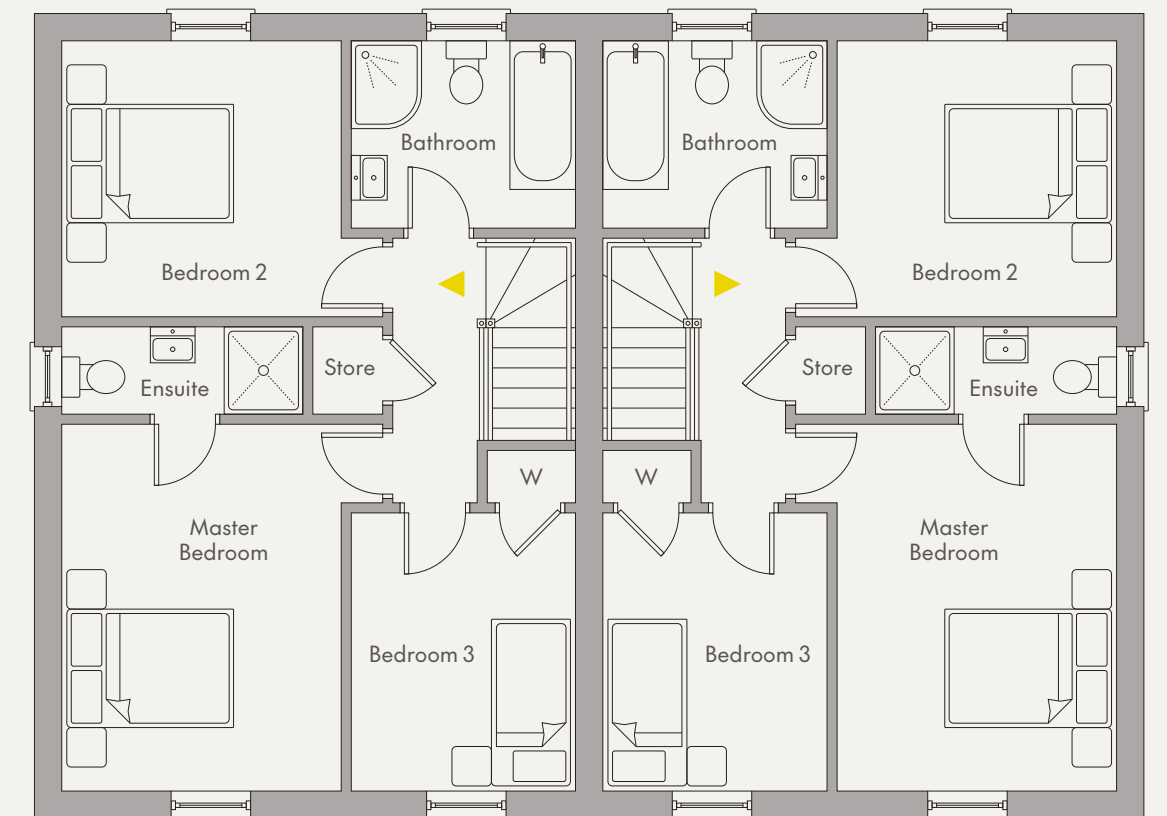
Computer visual

Sites: 47, 48, 53, 54, 59 & 60  
Elevation will be split on some sites



## Ground floor

Lounge	15'0" × 11'10"
Kitchen / Dining / Living	19'4" × 12'10" (max)
WC	7'8" × 3'1"



## First floor

Master Bedroom	13'9" × 12'1" (max)
Ensuite	9'1" × 3'3"
Bedroom 2	12'1" × 10'4" (max)
Bedroom 3	10'5" × 8'5"
Bathroom	8'5" × 7'0"



# The Garrett & The Hale (Brick)



**The Garrett**  
3 Bedroom Semi-Detached  
Total floor area: 1,018 sqft

Site: 14  
Handed version on sites:  
9, 11 & 17

**The Hale**  
3 Bedroom Semi-Detached  
Total floor area: 1,058 sq ft

Site: 13  
Handed version on sites:  
10, 12 & 18

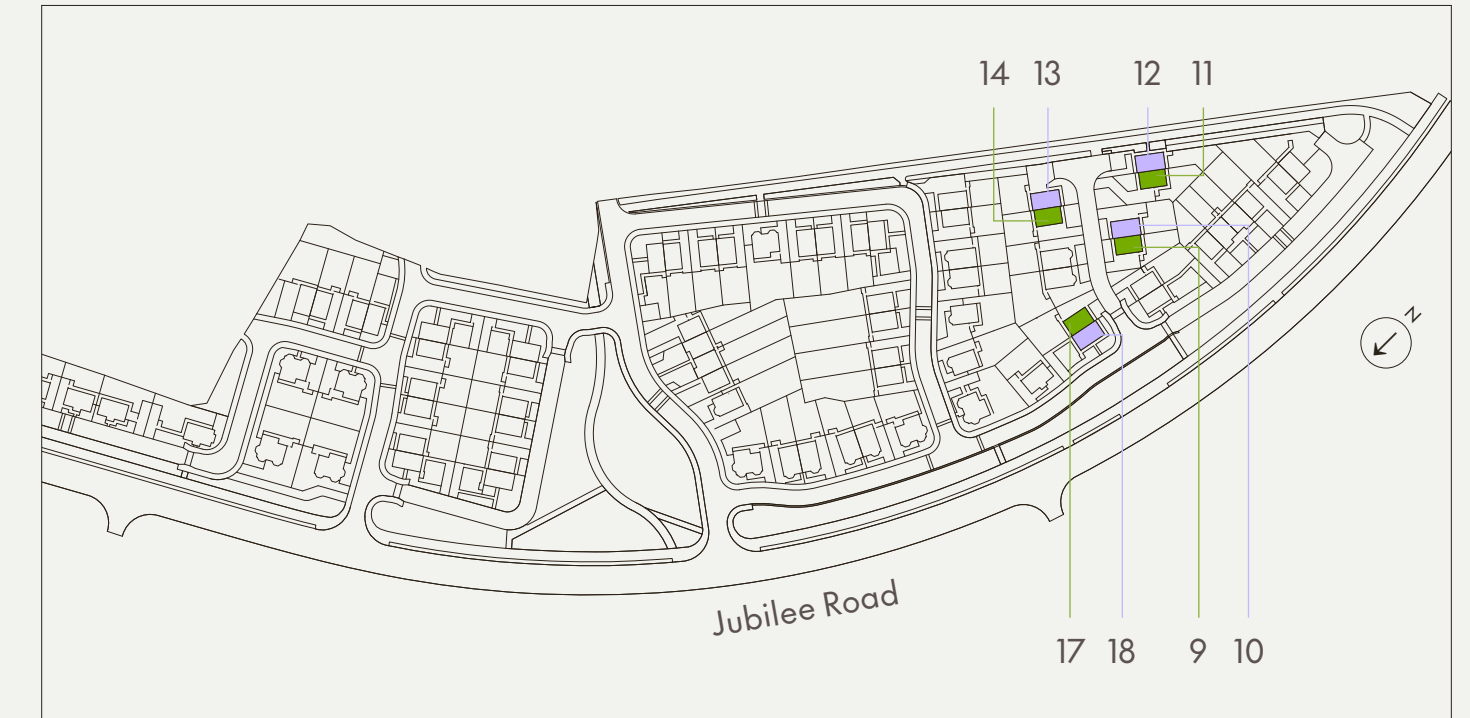
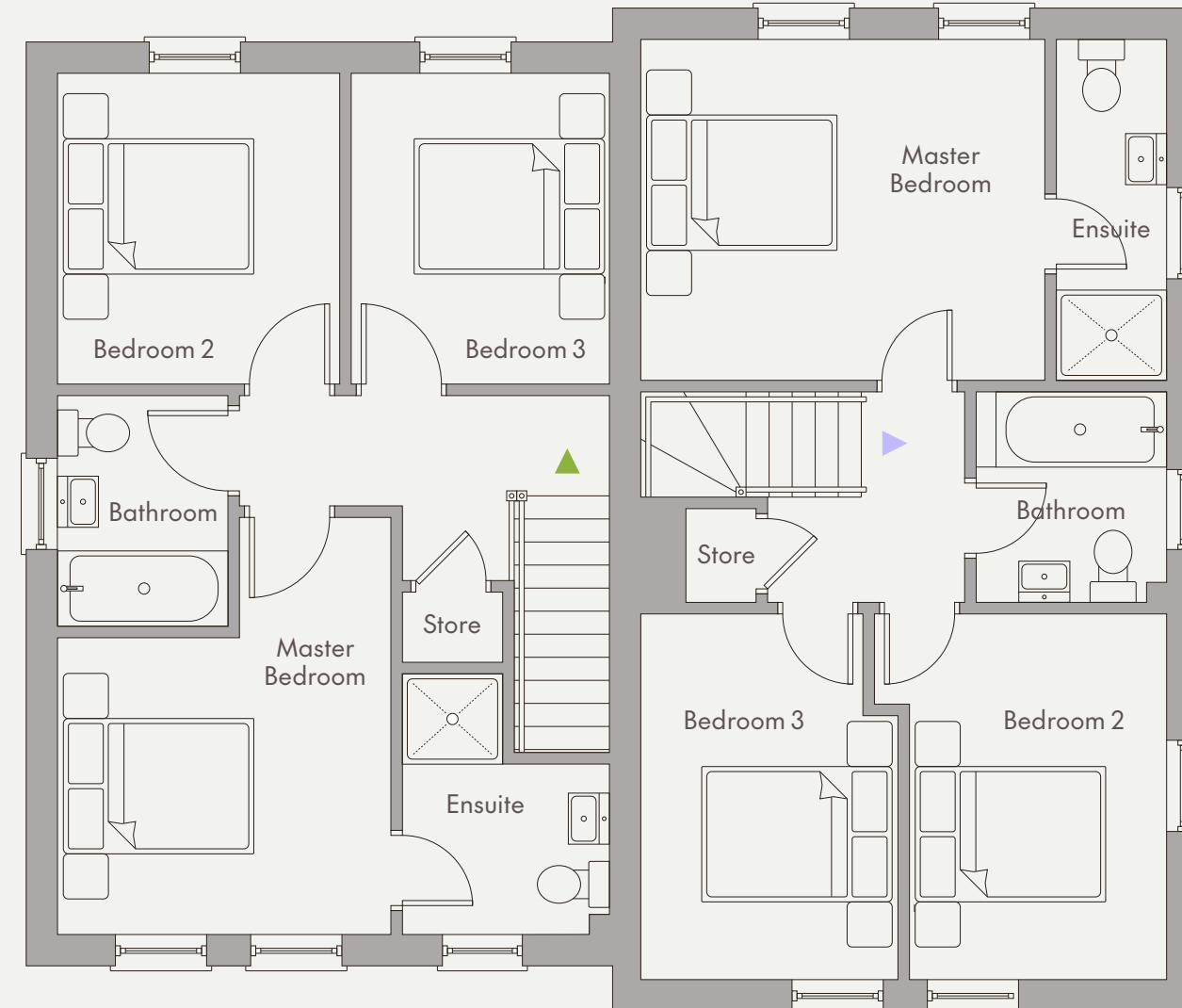


Computer visual

## Ground floor



## First floor



## The Garrett

### Ground floor

Lounge	17'8" × 10'9"
Kitchen / Dining	18'1" × 10'2"
WC	6'5" × 3'1"

### First floor

Master Bedroom	13'8" × 10'11" (max)
Ensuite	8'6" × 6'9" (max)
Bedroom 2	10'2" × 9'3"
Bedroom 3	10'2" × 8'5"
Bathroom	7'7" × 5'7"

## The Hale

### Ground floor

Lounge	17'3" × 12'0"
Kitchen / Dining	17'3" × 11'2"
WC	6'5" × 3'1"

### First floor

Master Bedroom	13'3" × 11'2"
Ensuite	11'2" × 3'7"
Bedroom 2	12'0" × 9'7" (max)
Bedroom 3	12'0" × 8'5" (max)
Bathroom	6'11" × 6'3"

# The Hale & The Garrett (Render)



**Note:** Elevation will be split on some sites

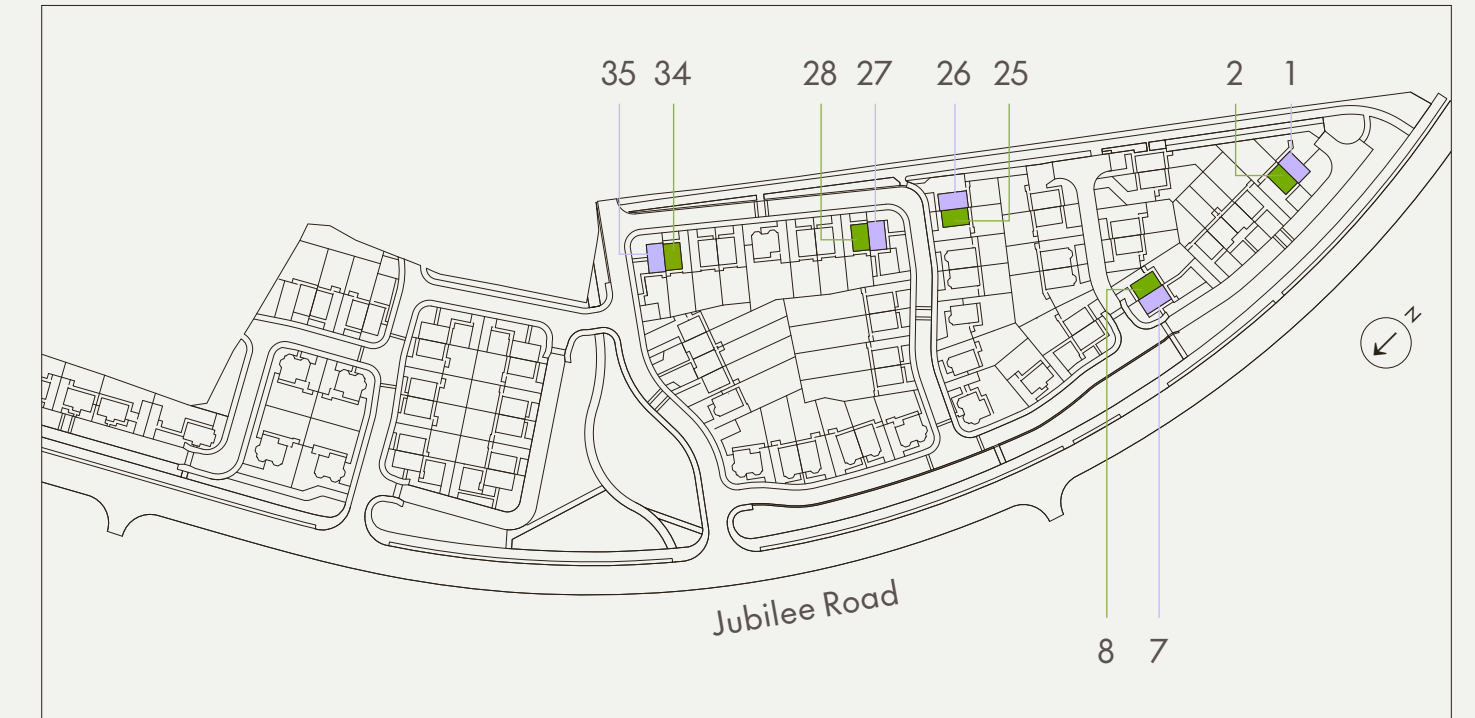
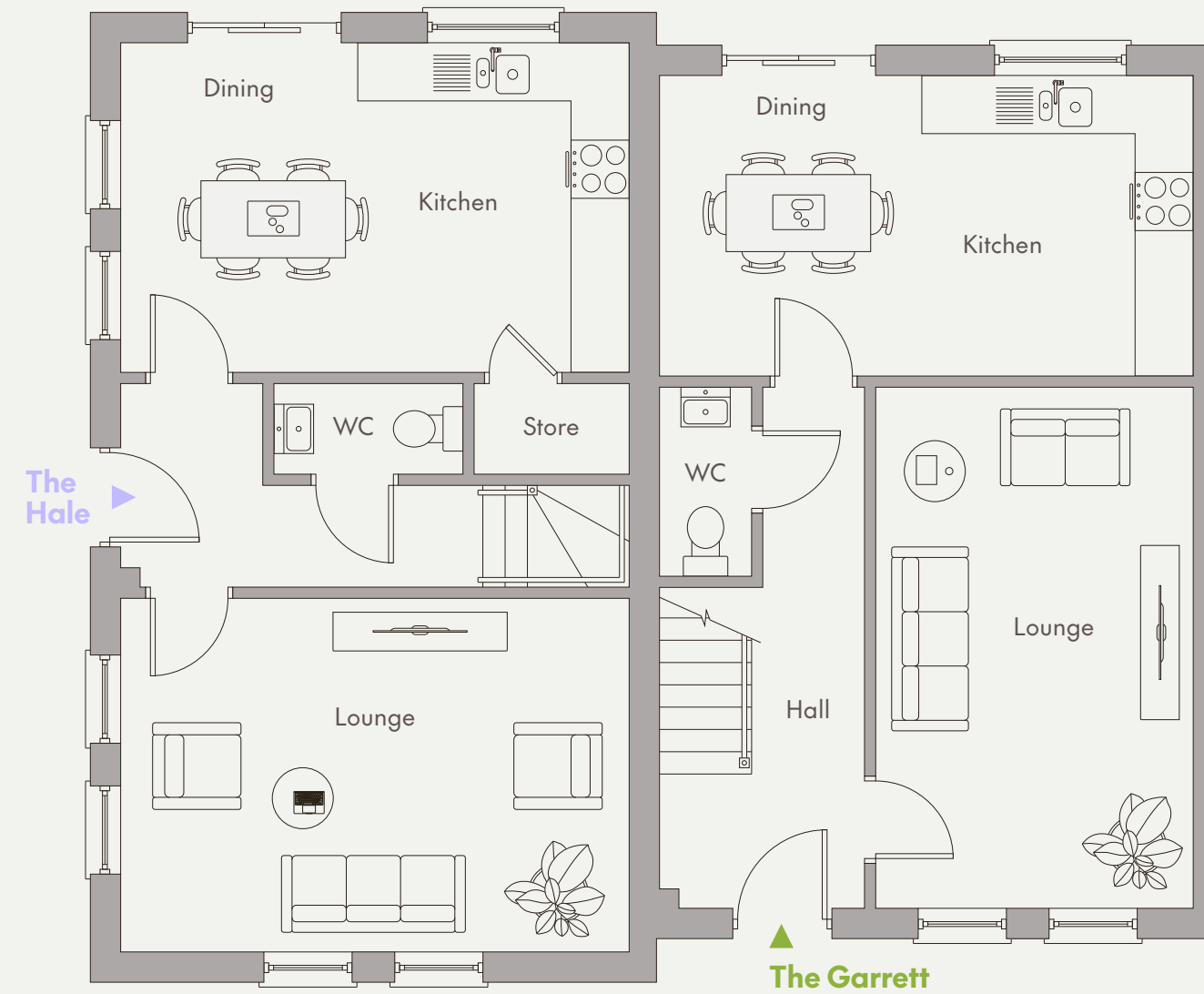
**The Hale**  
3 Bedroom Semi-Detached  
Total floor area: 1,058 sq ft

Sites: 26 & 27  
Handed version on sites:  
1, 7 & 35

**The Garrett**  
3 Bedroom Semi-Detached  
Total floor area: 1,018 sqft

Sites: 25 & 28  
Handed version on sites:  
2, 8 & 34

## Ground floor



## The Hale

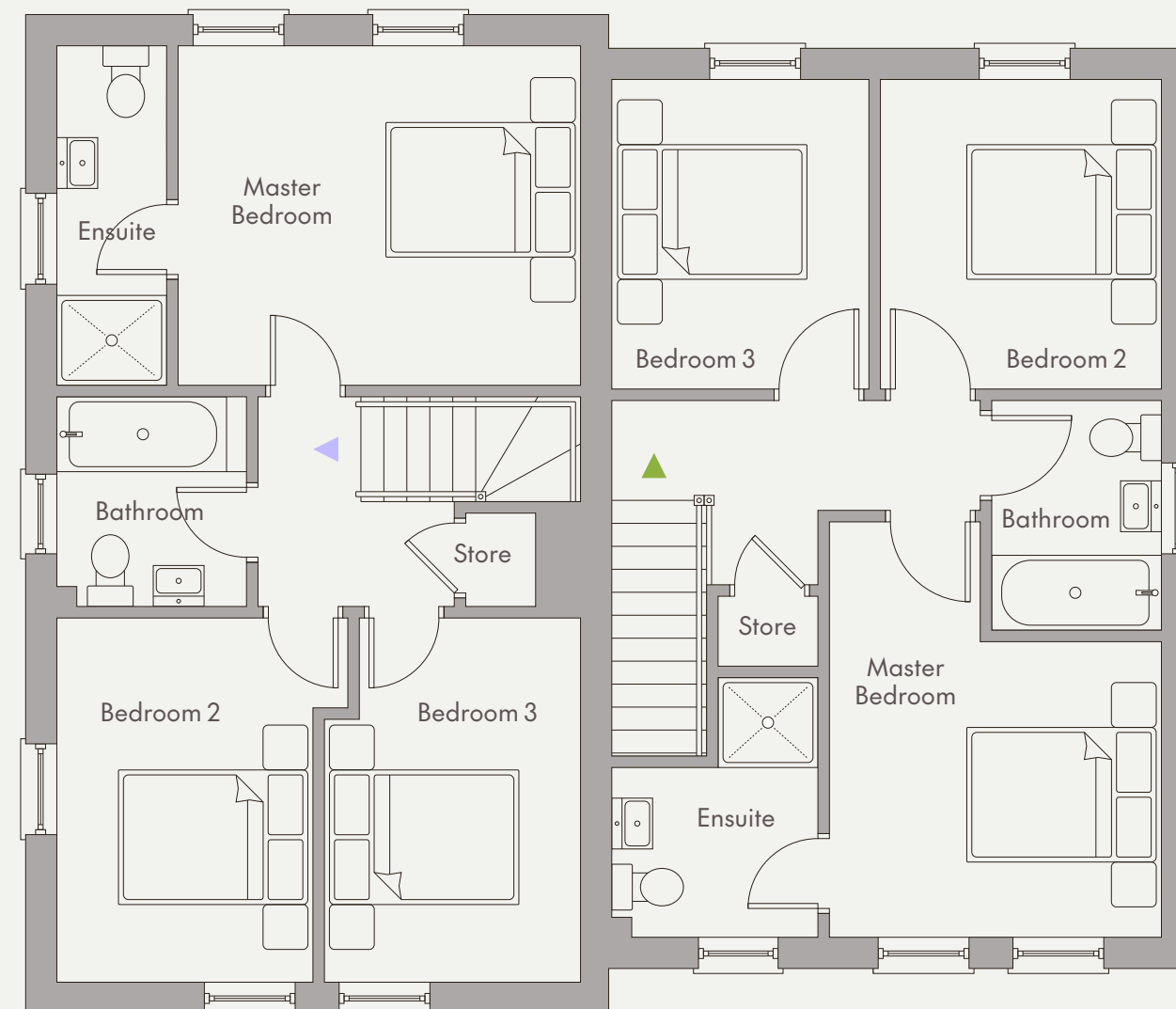
### Ground floor

Lounge	17'3" x 12'0"
Kitchen / Dining	17'3" x 11'2"
WC	6'5" x 3'1"

### First floor

Master Bedroom	13'3" x 11'2"
Ensuite	11'2" x 3'7"
Bedroom 2	12'0" x 9'7" (max)
Bedroom 3	12'0" x 8'5" (max)
Bathroom	6'11" x 6'3"

## First floor



## The Garrett

### Ground floor

Lounge	17'8" x 10'9"
Kitchen / Dining	18'1" x 10'2"
WC	6'5" x 3'1"

### First floor

Master Bedroom	13'8" x 10'11" (max)
Ensuite	8'6" x 6'9" (max)
Bedroom 2	10'2" x 9'3"
Bedroom 3	10'2" x 8'5"
Bathroom	7'7" x 5'7"



Computer visual

# The Glenmore & The Hartwell (Brick)



**Note:** Elevation will be split on some sites

## The Glenmore

3 Bedroom Semi-Detached  
Total floor area: 1,018 sqft

Sites: 52 & 58

Handed version on site:  
55, 61 & 65

## The Hartwell

3 Bedroom Semi-Detached  
Total floor area: 1,058 sq ft

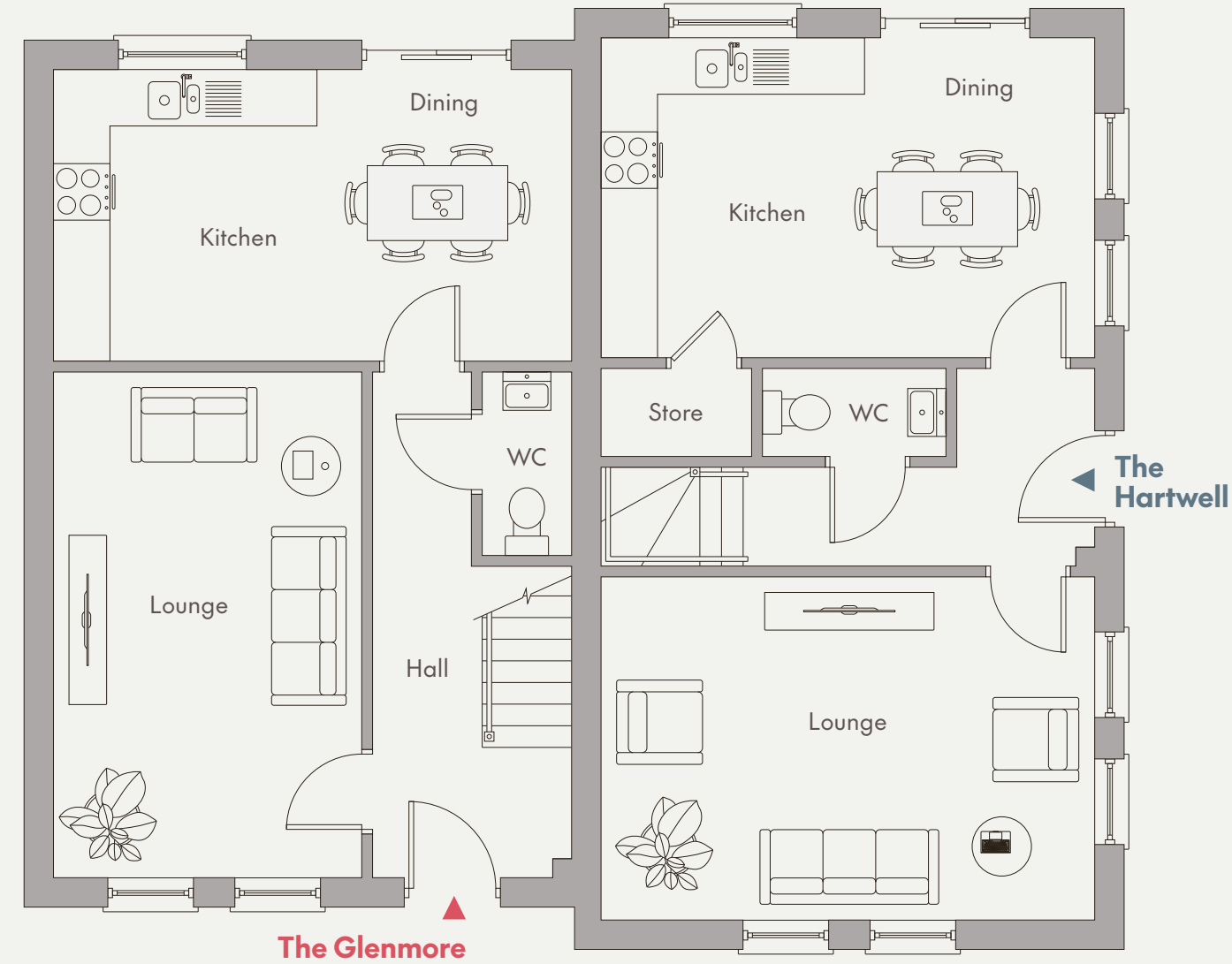
Sites: 51 & 57

Handed version on site:  
56, 62 & 66

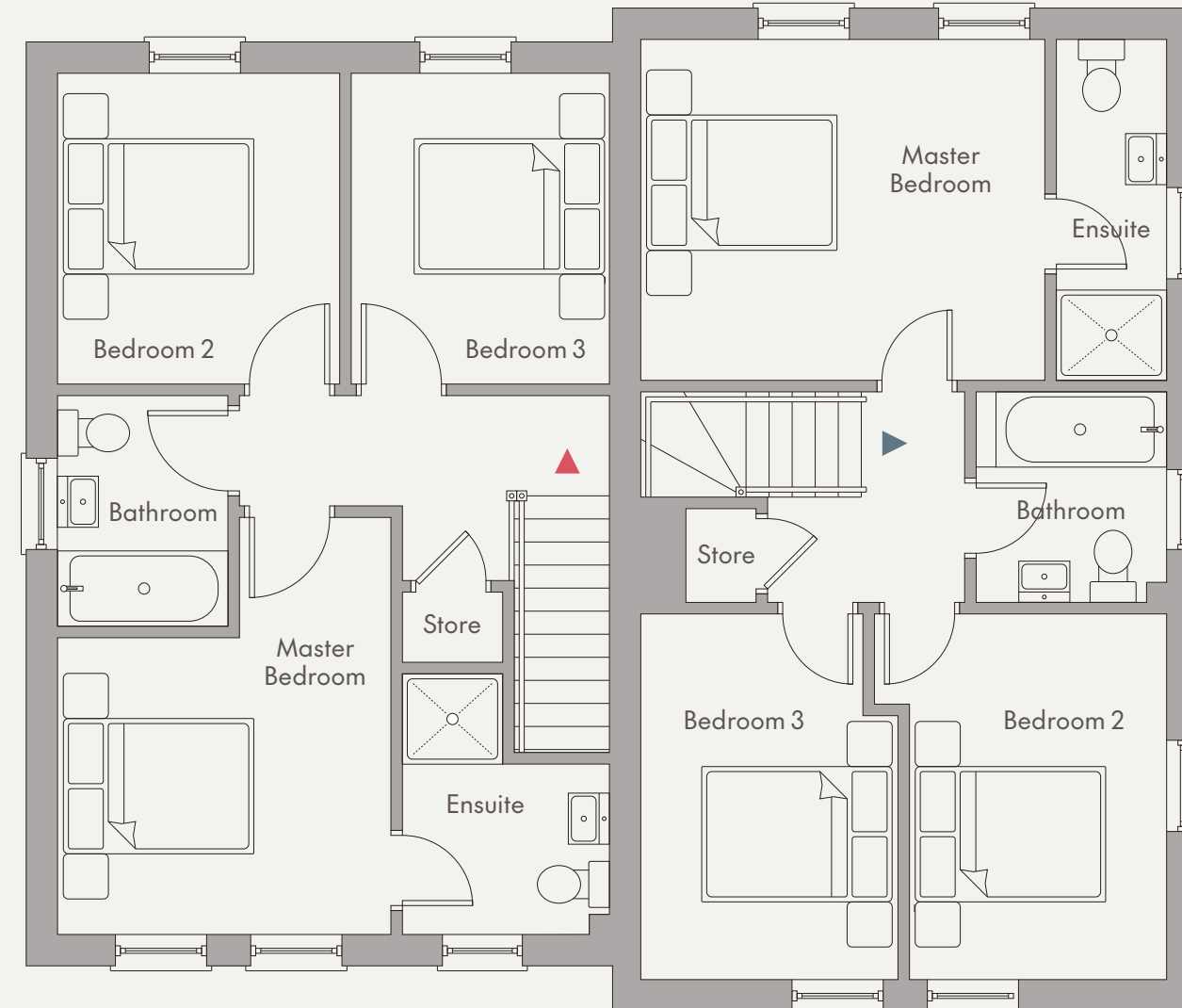


Computer visual

### Ground floor



### First floor



## The Glenmore

### Ground floor

Lounge	17'8" × 10'9"
Kitchen / Dining	18'1" × 10'2"
WC	6'5" × 3'1"

### First floor

Master Bedroom	13'8" × 10'11" (max)
Ensuite	8'6" × 6'9" (max)
Bedroom 2	10'2" × 9'3"
Bedroom 3	10'2" × 8'5"
Bathroom	7'7" × 5'7"

## The Hartwell

### Ground floor

Lounge	17'3" × 12'0"
Kitchen / Dining	17'3" × 11'2"
WC	6'5" × 3'1"

### First floor

Master Bedroom	13'3" × 11'2"
Ensuite	11'2" × 3'7"
Bedroom 2	12'0" × 9'7" (max)
Bedroom 3	12'0" × 8'5" (max)
Bathroom	6'11" × 6'3"

# The Glenmore & The Hartwell (Render)



**Note:** Elevation will vary slightly as homes are split level

## The Glenmore

3 Bedroom Semi-Detached  
Total floor area: 1,018 sqft

Site: 64

## The Hartwell

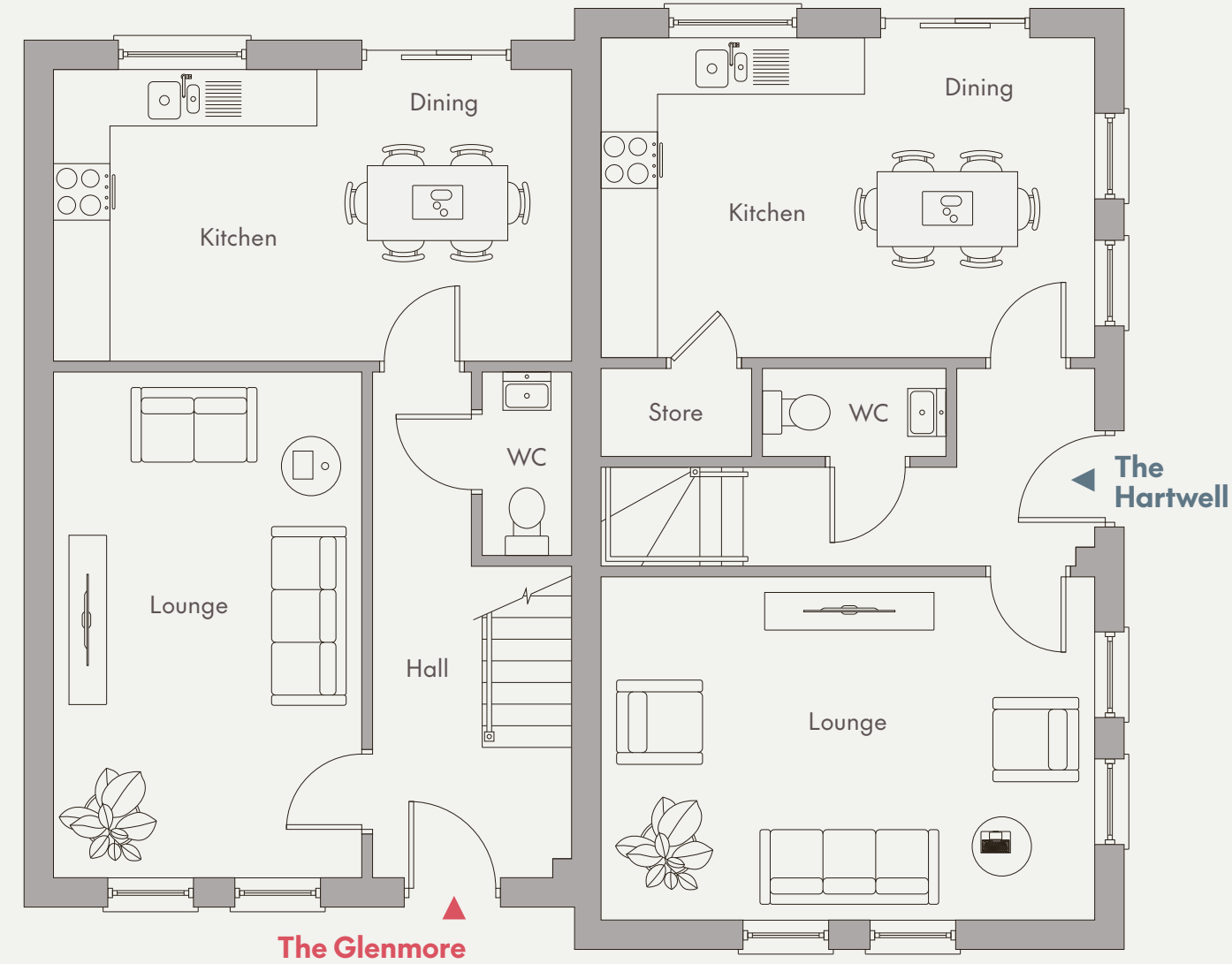
3 Bedroom Semi-Detached  
Total floor area: 1,058 sq ft

Site: 63

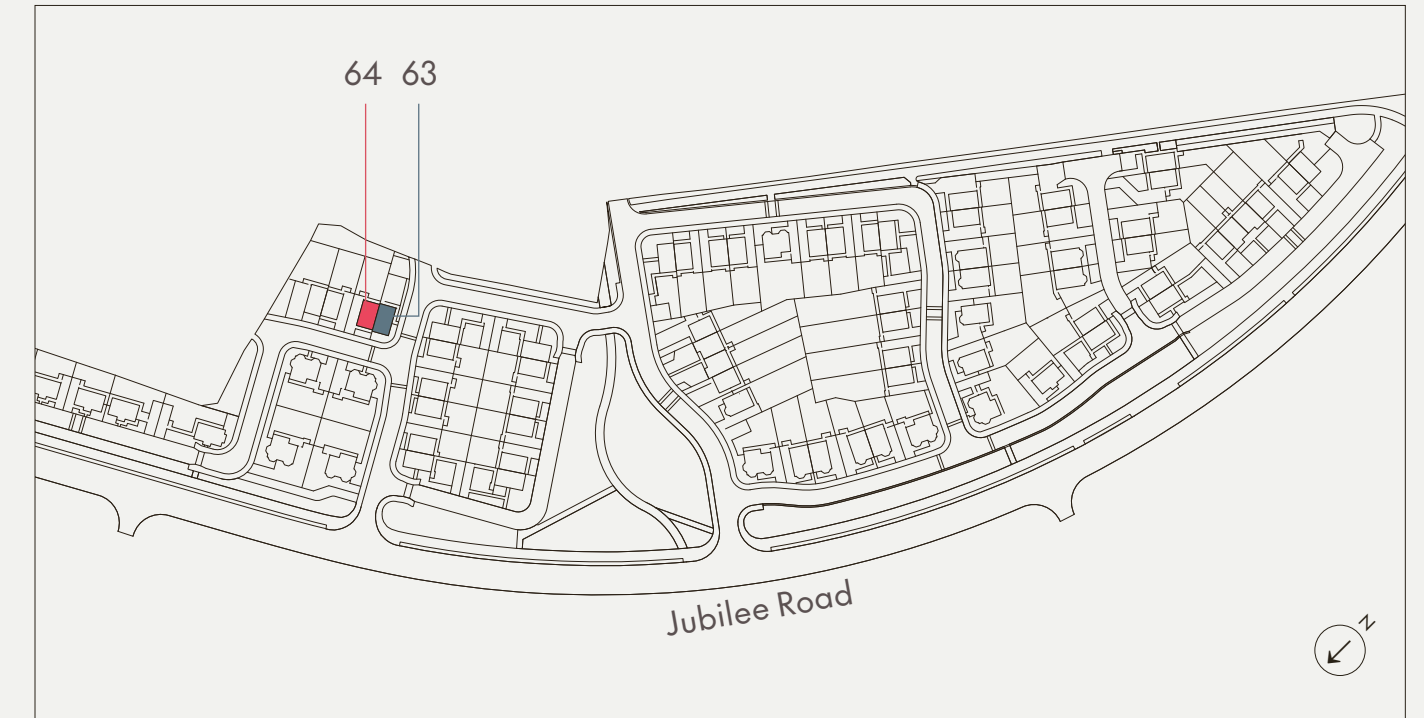
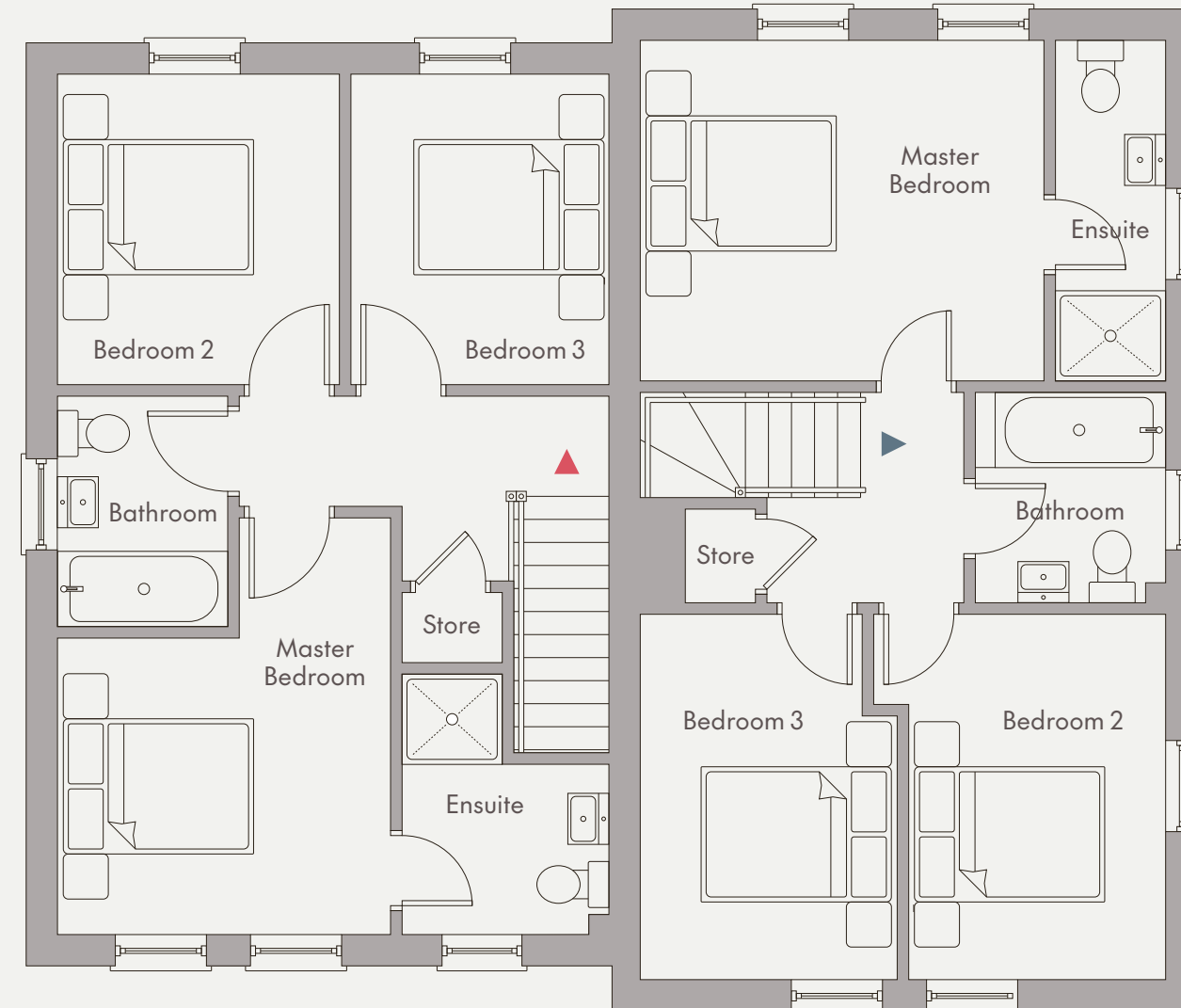


Computer visual

### Ground floor



### First floor



## The Glenmore

### Ground floor

Lounge	17'8" × 10'9"
Kitchen / Dining	18'1" × 10'2"
WC	6'5" × 3'1"

### First floor

Master Bedroom	13'8" × 10'11" (max)
Ensuite	8'6" × 6'9" (max)
Bedroom 2	10'2" × 9'3"
Bedroom 3	10'2" × 8'5"
Bathroom	7'7" × 5'7"

## The Hartwell

### Ground floor

Lounge	17'3" × 12'0"
Kitchen / Dining	17'3" × 11'2"
WC	6'5" × 3'1"

### First floor

Master Bedroom	13'3" × 11'2"
Ensuite	11'2" × 3'7"
Bedroom 2	12'0" × 9'7" (max)
Bedroom 3	12'0" × 8'5" (max)
Bathroom	6'11" × 6'3"

# The James & The Kenton



**The James**  
3 Bedroom Townhouse  
Total floor area: 939 sq ft

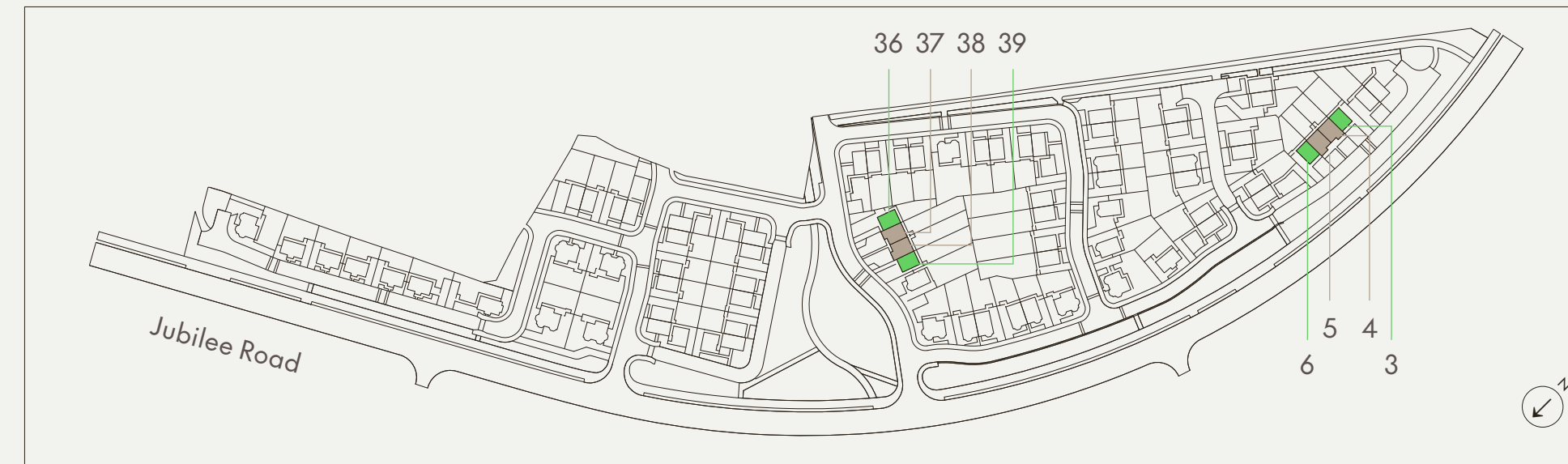
Site: 3, 6, 36 & 39

**The Kenton**  
3 Bedroom Townhouse  
Total floor area: 1,081 sq ft

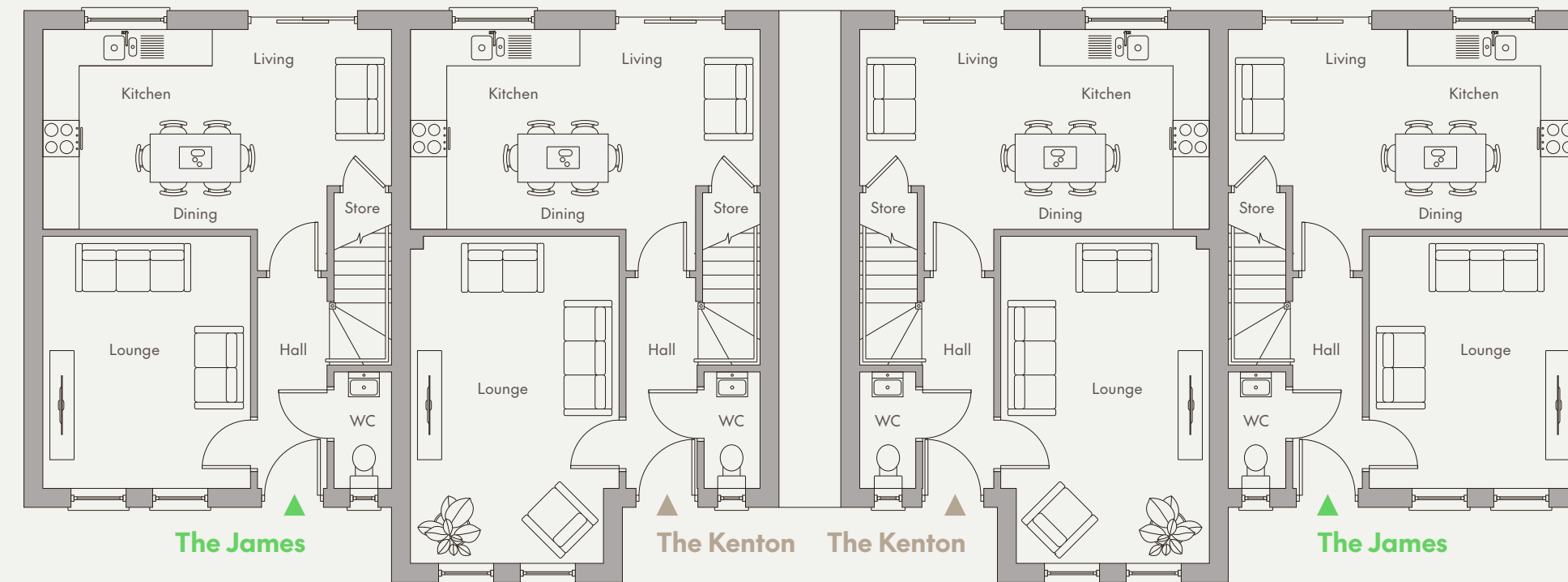
Site: 4, 5, 37 & 38



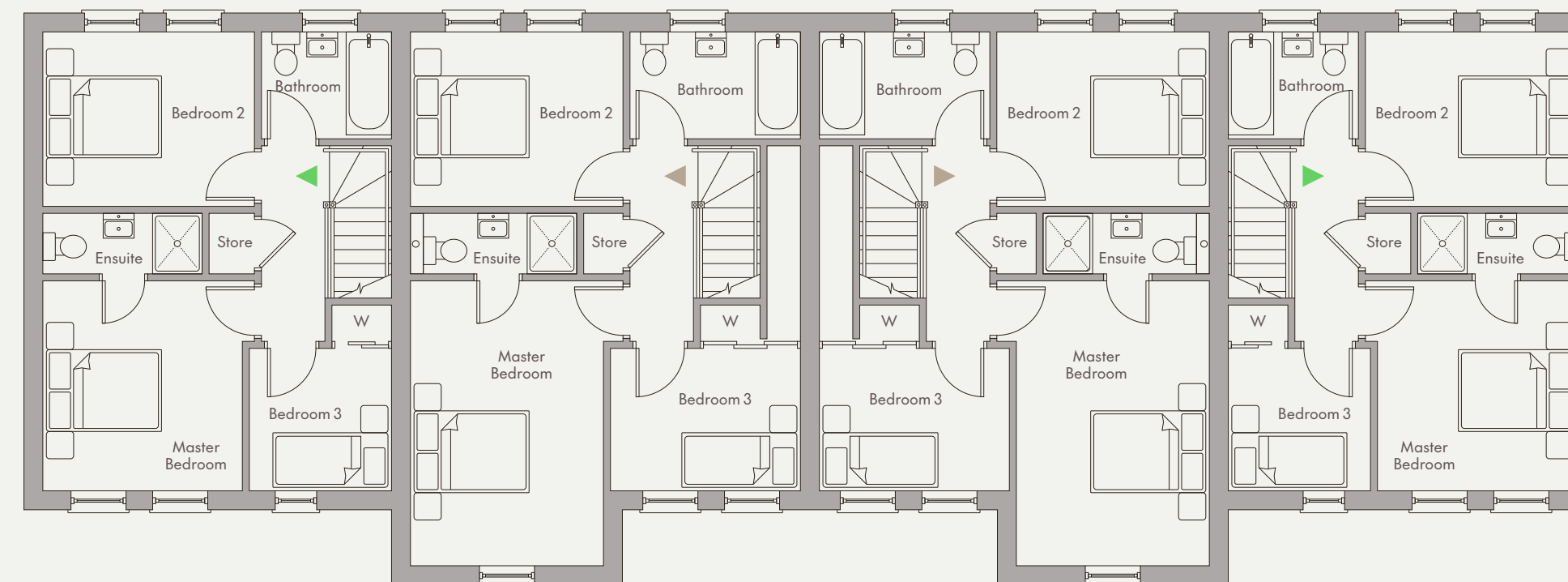
Computer visual



### Ground floor



### First floor



## The James

### Ground floor

Lounge	13'8" × 11'3"
Living / Kitchen / Dining	18'11" × 13'1" (max)
WC	6'4" × 3'1"

### First floor

Master Bedroom	11'6" × 11'5" (max)
Ensuite	8'8" × 3'3"
Bedroom 2	11'6" × 9'5"
Bedroom 3	7'9" × 7'9"
Bathroom	7'1" × 5'9"

## The Kenton

### Ground floor

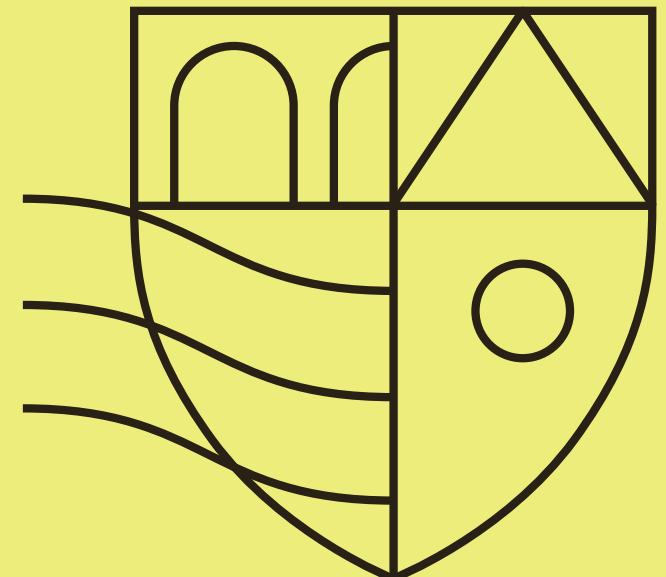
Lounge	17'9" × 11'4" (max)
Living / Kitchen / Dining	18'11" × 13'1" (max)
WC	6'4" × 3'0"

### First floor

Master Bedroom	15'5" × 11'6" (max)
Ensuite	8'4" × 3'3"
Bedroom 2	11'6" × 9'5"
Bedroom 3	10'4" × 7'9"
Bathroom	9'3" × 5'9"

Springwater

# 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**

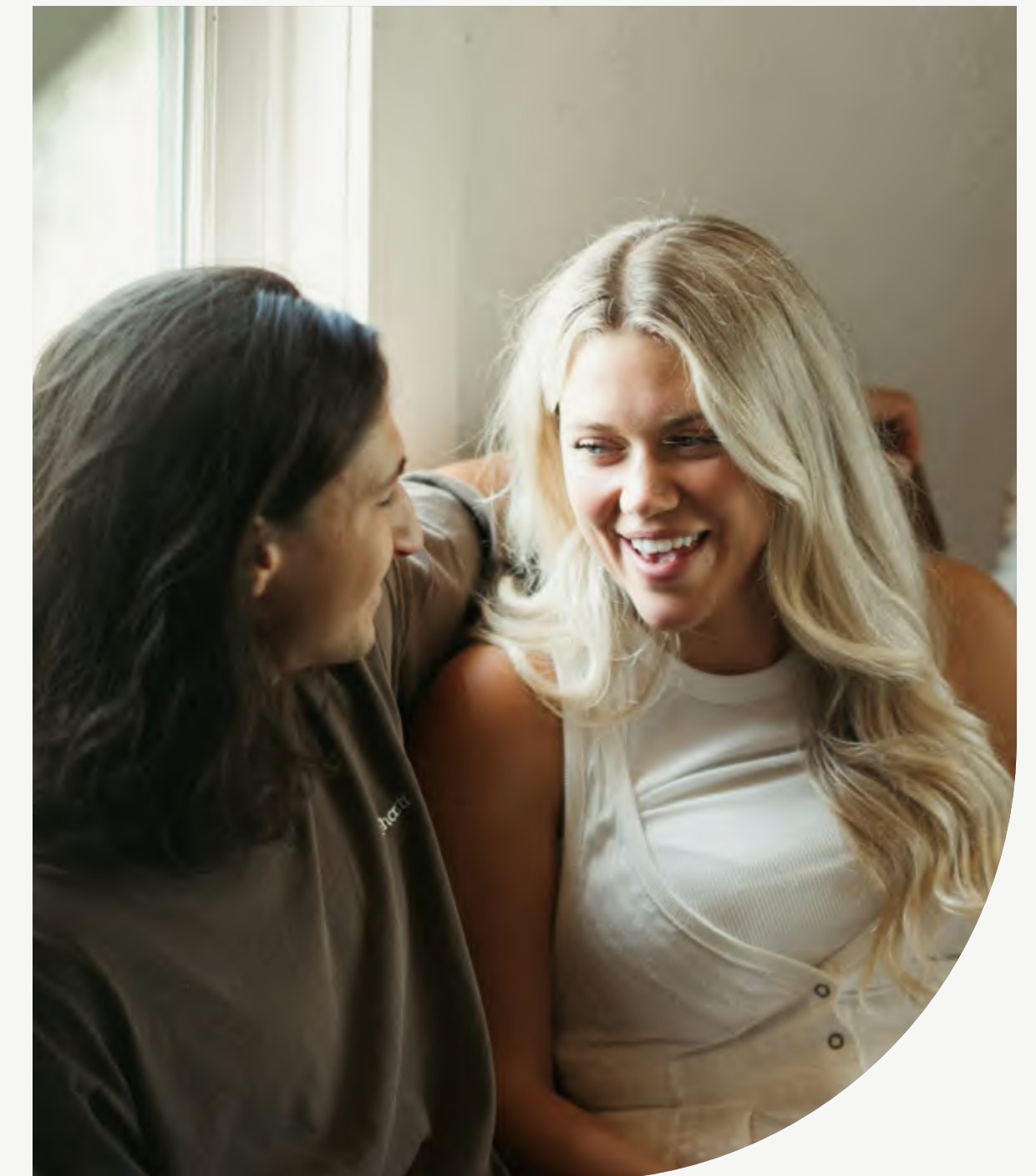
Choose from a wide range of finishes—from worktops to handles and doors. Our visualiser helps you picture your space before it's built.

**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.

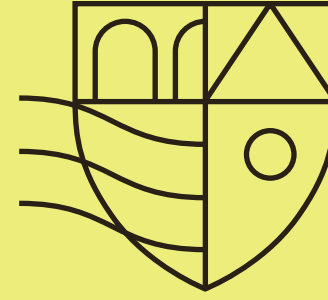
Every home is carefully inspected before you move in. If anything needs attention, we'll handle it—promptly, with a straightforward process and someone real to talk to.

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.**



# Springwater

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

Contact: **028 9334 2234**

**Book a viewing**



**HAGAN**   
It begins at home

Hagan Business Park,  
181 Templepatrick Road,  
Ballyclare, Antrim, BT39 0RA

## JOINT SELLING AGENTS



**Colin Graham Residential**  
319 Antrim Road,  
Newtownabbey  
Telephone 028 90 832 832  
[www.colingrahamresidential.com](http://www.colingrahamresidential.com)  
[office@colingrahamresidential.com](mailto:office@colingrahamresidential.com)



**Country Estates**  
51 Main Street,  
Ballyclare BT39 9AA  
Telephone 028 9334 0726  
[www.country-estates.com](http://www.country-estates.com)  
[ballyclare@country-estates.com](mailto:ballyclare@country-estates.com)

**Please note** that any visual or pictorial representations featured in this brochure including 3D computer generated images are intended for illustrative, concept purposes only and are often subject to change. Floor plans and site layouts are not to scale and all dimensions are approximate and subject to change. This brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details (chosen plot/immediate boundaries etc.) should be checked with a selling agent, developer, or your legal advisor prior to purchase. Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from Hagan Homes Ltd.