



Lancaster Park

Cairnshill, Belfast 8



A new way of living by:
 **FRASER
MILLAR**



Lancaster Park
Passivhaus living

Lancaster Park

A CLEANER, GREENER, LEANER way of living!

219 Passivhaus homes in one of South Belfast's most sought after residential locations

cleaner

PROTECTING YOUR HEALTH

We take the outside air, pass it through our Nilan energy-efficient total indoor climate solution, which heats the air and filters it to ensure the inside air is free from bacteria, pollens and germs

greener

PROTECTING YOUR PLANET

We aren't using fossil fuels to heat your home. They are heated using the heat emitted by your appliances and some other very clever things! Moving towards a net zero operational carbon built house is achievable when new homes are built to Passivhaus standard.

leaner

PROTECTING YOUR WALLET

Because your home is so airtight, over 90% of the heat generated inside, stays inside! That's a huge saving on your annual energy spend! You can't make your own oil or gas but with our PV Solar Panels, you can make your own electricity!

...BUT YOU DON'T HAVE TO

TAKE OUR WORD

FOR IT

THIS IS WHAT THE EXPERTS SAY...

"It is fantastic to see a development aim for the highest standards of energy efficiency and quality in the world. Projects like this provide real leadership for the region and progressive examples like this will move the sector forward"

Barry McCarron,
Chairperson of the Passive House Association of Ireland

WE ARE LEADERS IN BUILDING QUALITY, PERFORMANCE TESTED HOMES GUARANTEED BY STRICT PASSIVHAUS CERTIFICATION AND WINNERS of a number of prestigious awards for Lancaster Park development which include:

- **WINNERS** of Construction Employers Federation **PRIVATE HOUSING PROJECT OF THE YEAR 2024**
- **WINNERS** of PropertyPal **DEVELOPER OF THE YEAR AWARD 2023**
- **WINNERS** of PropertyPal **GREEN DEVELOPMENT OF THE YEAR**
- **WINNERS** of Belfast Telegraph **CLIMATE COMPANY OF THE YEAR**

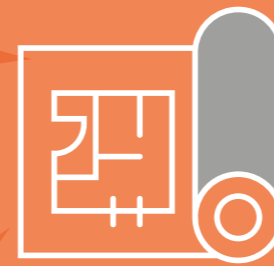
5 The key principles that make Passivhaus Homes

THESE AWARD WINNING HOMES SURPASS ALL NI BUILDING CONTROL REGULATIONS - WHY WOULD YOU CONSIDER BUYING ELSEWHERE!



1. INSULATION

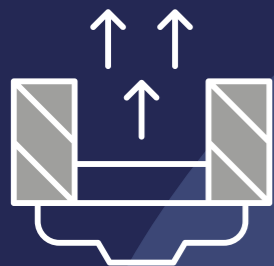
This is a key component of these homes. We use high spec materials which significantly improve the thermal performance of your home, reducing your heating bills and your carbon emissions.



2. HIGH QUALITY WINDOWS AND DOORS

High specification doors and accredited triple glazed windows ensure that the heat in your house stays in your house.

OVER **90%** of the heat generated inside your home stays inside your home



3. AIRTIGHTNESS

The Airtightness of our homes meet Passivhaus exacting standards preventing heat losses through the fabric of the building thus reducing heating costs.

CLEANER
GREENER
LEANER
WAY OF LIVING



4. MECHANICAL HEAT RECOVERY VENTILATOR

Our Mechanical Heat Recovery Ventilator ensures a daily air exchange with the removal of dust particles, smells and excess humidity in exchange for a pleasant and healthy indoor climate.

Our houses are heated by a Nilan Compact P complementary ventilation and heating system that provides ventilation, heat recovery and domestic hot water

NOT TO BE **SNIFFED**

We are building these homes with the world leading specification for healthy living **AT**



5. THERMAL BRIDGE-FREE DETAILING

Thermal bridges allow huge heat losses in houses through poor insulation and poor design. The Passivhaus Standard uses clever design and a continuous thermal building "envelope" to deliver radical energy efficiency and exceptional comfort.

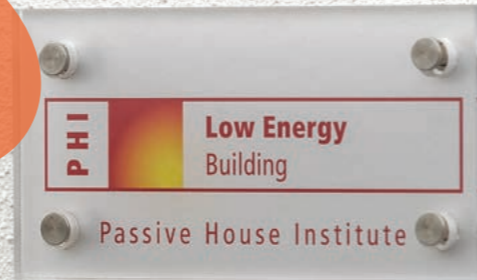
The Passivhaus model is an internationally recognised building standard delivering homes that require significantly reduced energy for heating or cooling. Incredibly, Passive Homes consume between 75%-90% less heating energy than a conventional house



Imagine...

...buying a passive house in a multi award winning development

...a home with virtually
NO HEAT LOSS



...solar PV panels



...heat from your appliances
HEATING YOUR HOME!



...a healthier family lifestyle



...the first large development to achieve an
EPC A rating

...the **GOLD STANDARD** of energy efficient homes







The Coniston (D19)

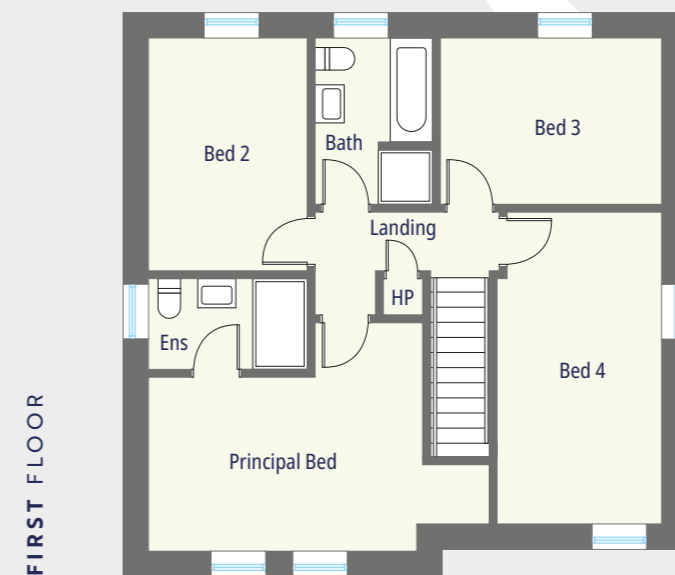
4 Bedroom Detached Home

Floor area: c. 1664 sq ft



GROUND FLOOR

Reception Hall with WC	
Lounge	
ft 14'11" x 14'11"	m 4.56 x 4.55
Kitchen Dining (max)	
ft 28'0" x 12'7"	m 8.54 x 3.86
Family (max)	
ft 12'1" x 11'8"	m 3.68 x 3.59
Utility (max)	
ft 8'11" x 5'1"	m 2.72 x 1.54



FIRST FLOOR

Principal Bedroom (max)	
ft 18'6" x 12'6"	m 5.66 x 3.80
Ensuite	
ft 8'7" x 4'10"	m 2.65 x 1.50
Bedroom 2	
ft 12'8" x 8'7"	m 3.88 x 2.65
Bedroom 3	
ft 12'1" x 9'2"	m 3.68 x 2.78
Bedroom 4 (max)	
ft 17'0" x 9'0"	m 5.18 x 2.75
Bathroom	
ft 9'2" x 6'4"	m 2.78 x 1.95

Note: Selected sites may have a handed version of The Coniston. Check with our selling agents to confirm the orientation on specific sites.

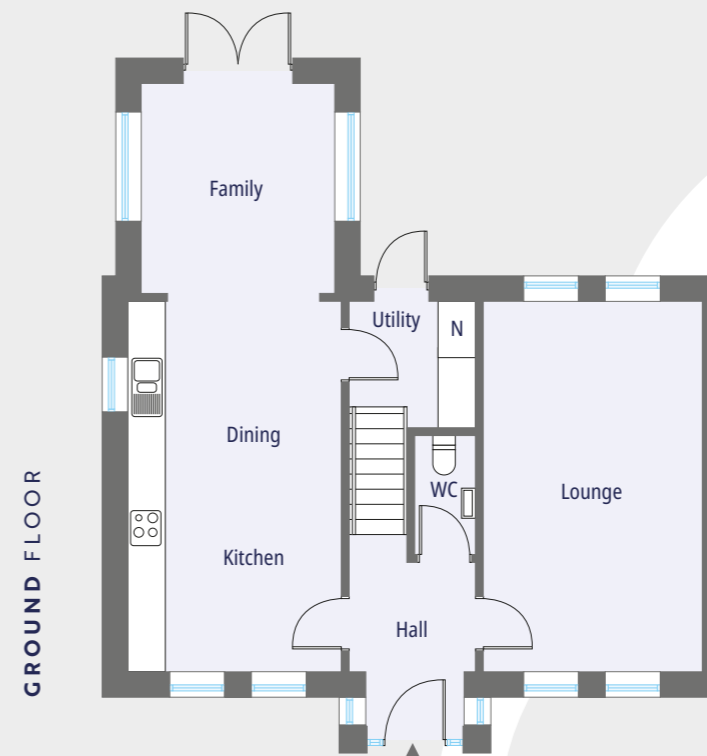
CGI shown for illustration purposes only. Floor plans are not to scale



The Beaufort (D18)

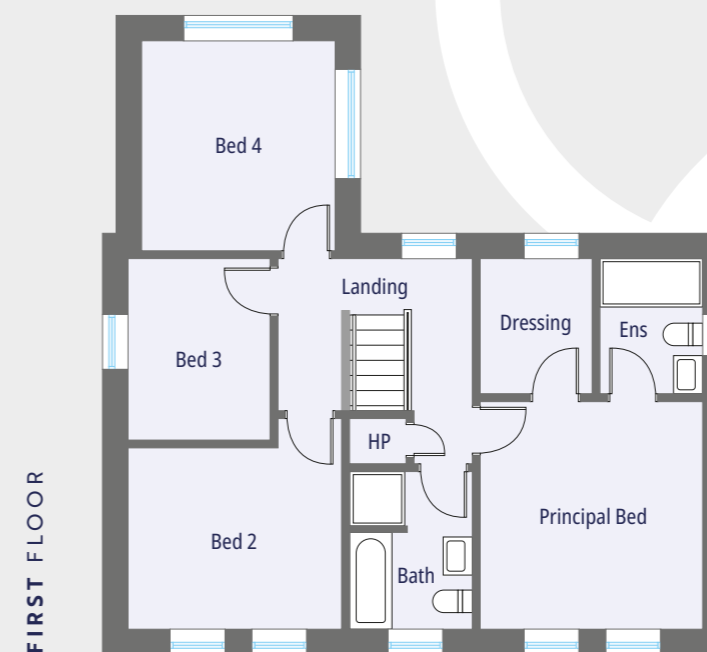
4 Bedroom Detached Home

Floor area: c. 1537 sq ft




GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft	20'3" x 11'8"
m	6.18 x 3.58
Kitchen Dining	
ft	20'3" x 11'9"
m	6.18 x 3.62
Family	
ft	11'9" x 10'7"
m	3.60 x 3.25
Utility (max)	
ft	7'2" x 6'9"
m	2.17 x 2.09



FIRST FLOOR

Principal Bedroom (max)	
ft	12'5" x 11'8"
m	3.79 x 3.59
Ensuite	
ft	7'5" x 5'6"
m	2.26 x 1.70
Dressing	
ft	7'4" x 5'9"
m	2.26 x 1.75
Bedroom 2 (max)	
ft	11'9" x 11'7"
m	3.62 x 3.56
Bedroom 3	
ft	9'10" x 7'9"
m	3.02 x 2.38
Bedroom 4 (max)	
ft	11'4" x 10'7"
m	3.47 x 3.25
Bathroom	
ft	8'9" x 6'9"
m	2.70 x 2.09

 = Nilan Unit

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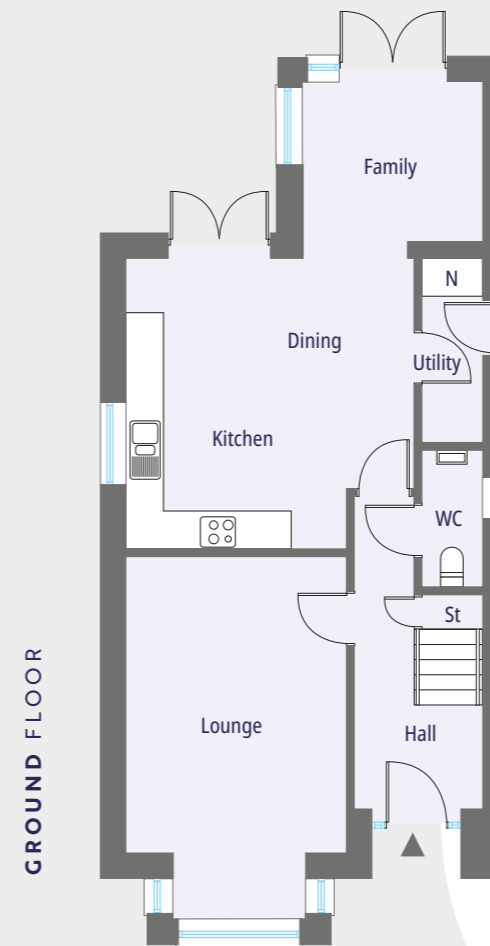
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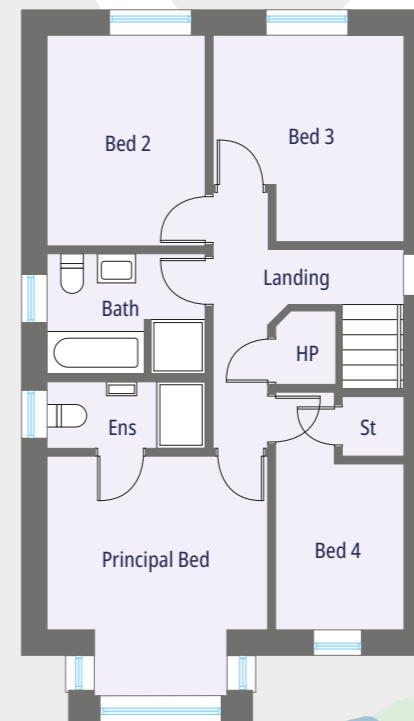
The Derwent (D21)

4 Bedroom Detached Home

Floor area: c. 1382 sq ft



GROUND FLOOR



FIRST FLOOR

N = Nilan Unit

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GROUND FLOOR

Entrance Hall with WC and Cloakroom

Lounge

ft 19'9" x 12'2" m 6.05 x 3.70

Kitchen | Dining (max)

ft 15'9" x 15'8" m 4.83 x 4.81

Family (max)

ft 10'0" x 9'7" m 3.03 x 2.93

Utility

ft 10'3" x 3'3" m 3.13 x 1.00

FIRST FLOOR

Principal Bedroom (max)

ft 13'9" x 12'3" m 4.22 x 3.73

Ensuite

ft 8'9" x 3'7" m 2.70 x 1.12

Bedroom 2

ft 11'6" x 8'9" m 3.50 x 2.70

Bedroom 3 (max)

ft 11'6" x 10'3" m 3.50 x 3.12

Bedroom 4 (max)

ft 13'0" x 6'9" m 3.96 x 2.09

Bathroom

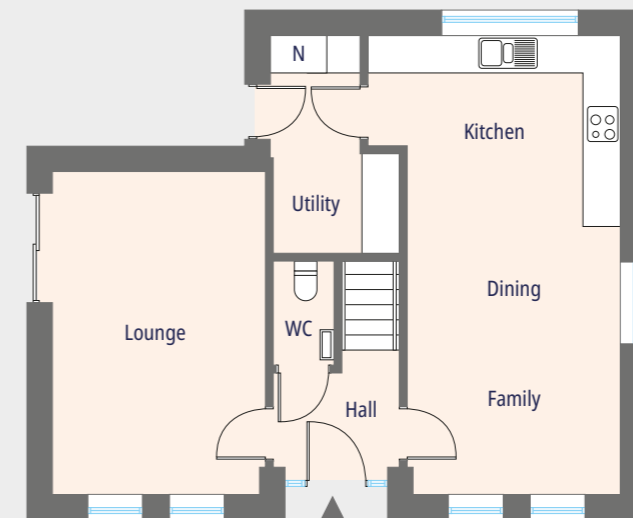
ft 8'9" x 6'7" m 2.70 x 2.00



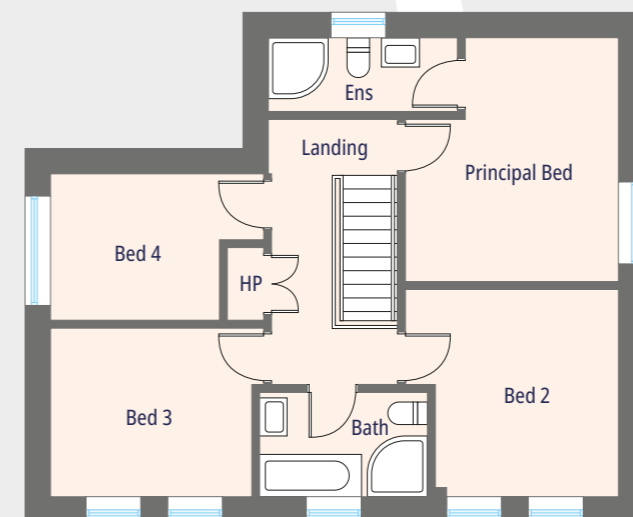
The Blenheim (D17a)

4 Bedroom Detached Home

Floor area: c. 1365 sq ft



GROUND FLOOR




FIRST FLOOR

GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft	17'7" x 11'7"
m	5.39 x 3.56
Kitchen (max)	
ft	13'8" x 9'2"
m	4.20 x 2.80
Dining Family	
ft	15'9" x 11'7"
m	4.84 x 3.56
Utility (max)	
ft	11'10" x 6'7"
m	3.63 x 2.06

FIRST FLOOR

Principal Bedroom (max)	
ft	13'4" x 11'7"
m	4.06 x 3.55
Ensuite	
ft	10'5" x 4'2"
m	3.17 x 1.25
Bedroom 2 (max)	
ft	11'7" x 11'4"
m	3.55 x 3.45
Bedroom 3 (max)	
ft	11'7" x 9'3"
m	3.56 x 2.81
Bedroom 4 (max)	
ft	11'4" x 8'0"
m	3.47 x 2.45
Bathroom	
ft	9'2" x 5'7"
m	2.78 x 1.73

 = Nilan Unit

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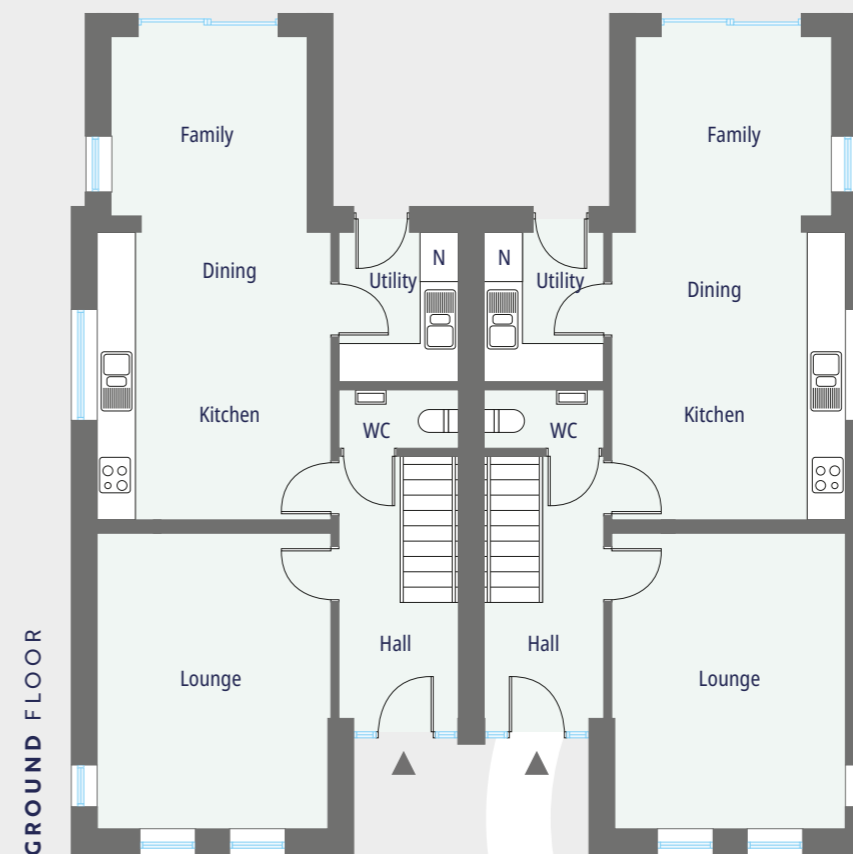
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The Langley (D14)

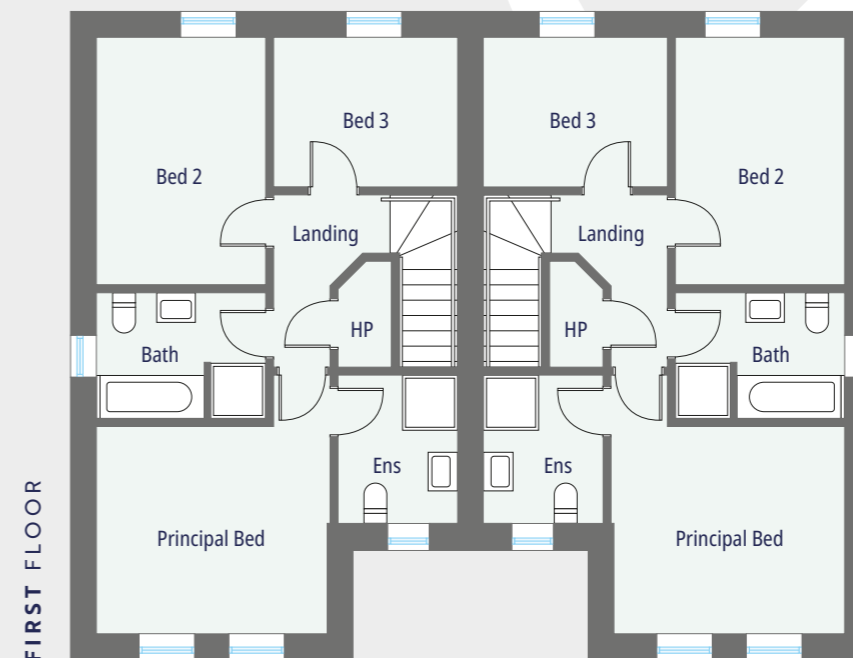
3 Bedroom Semi Detached Home

Floor area: c. 1273 sq ft



GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft 16'2" x 12'6"	m 4.94 x 3.82
Kitchen Dining	
ft 15'5" x 12'6"	m 4.71 x 3.82
Family	
ft 10'7" x 10'4"	m 3.25 x 3.15
Utility	
ft 8'1" x 6'6"	m 2.47 x 1.97



FIRST FLOOR

Principal Bedroom (max)	
ft 13'10" x 12'6"	m 4.24 x 3.82
Ensuite	
ft 8'10" x 6'6"	m 2.44 x 1.97
Bedroom 2	
ft 13'4" x 9'2"	m 4.06 x 2.70
Bedroom 3	
ft 9'9" x 8'1"	m 3.00 x 2.47
Bathroom	
ft 9'2" x 6'8"	m 2.79 x 2.05

N = Nilan Unit

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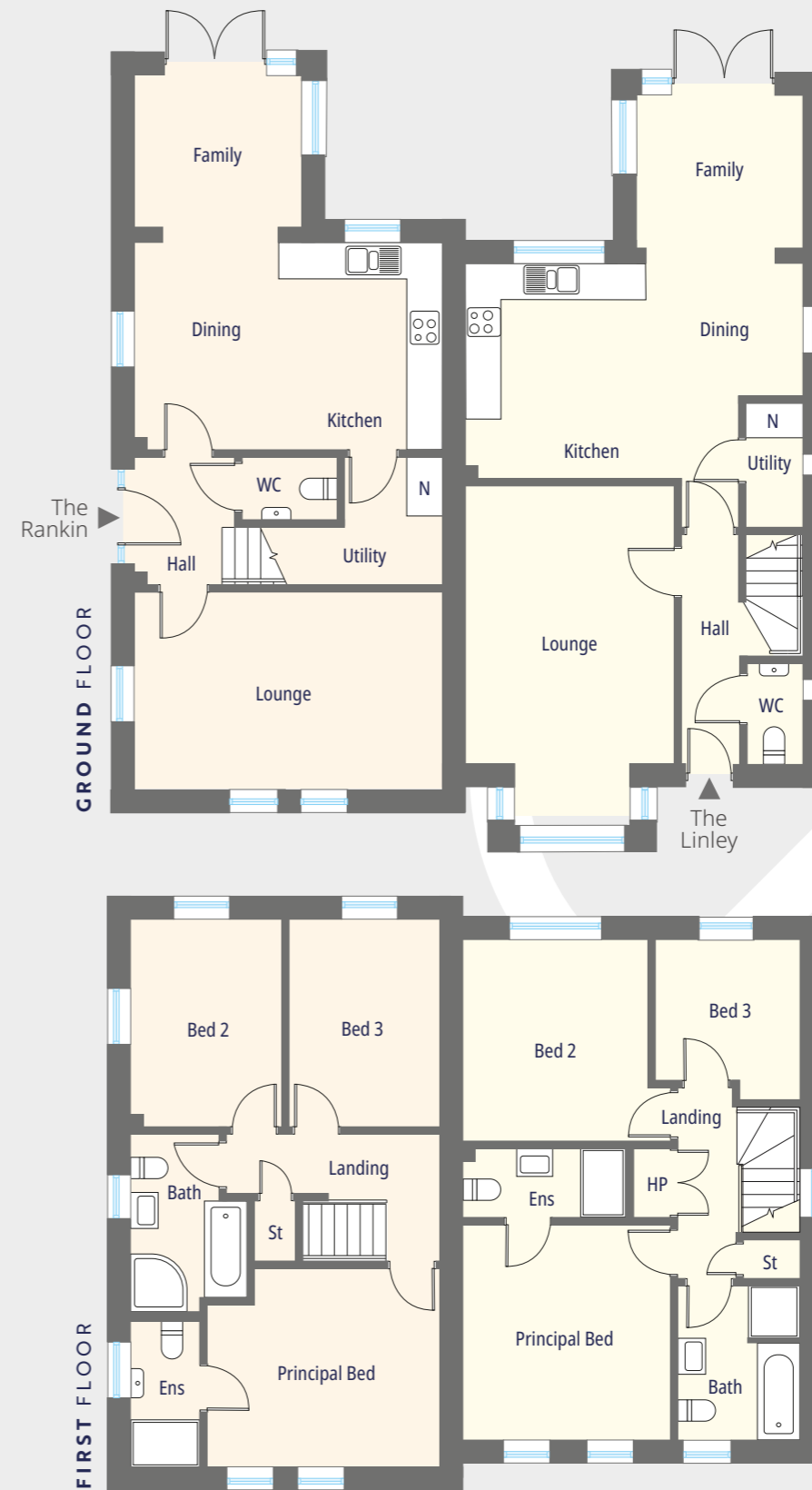
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The Rankin (D12) & The Linley (D11)

The Rankin:
3 Bedroom Semi Detached Home
Floor area: c. 1205 sq ft

The Linley:
3 Bedroom Semi Detached Home
Floor area: c. 1230 sq ft



N = Nilan Unit

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The Rankin

GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft 17'6" x 11'4"	m 5.35 x 3.46
Kitchen Dining	
ft 17'6" x 12'0"	m 5.35 x 3.63
Family	
ft 9'6" x 8'8"	m 2.90 x 2.67
Utility	
ft 7'4" x 5'7"	m 2.25 x 1.71

FIRST FLOOR

Principal Bedroom	
ft 13'3" x 11'4"	m 4.04 x 3.46
Ensuite	
ft 8'4" x 4'0"	m 2.54 x 1.21
Bedroom 2	
ft 12'0" x 8'7"	m 3.63 x 2.64
Bedroom 3	
ft 12'0" x 8'7"	m 3.63 x 2.62
Bathroom	
ft 7'9" x 6'6"	m 2.40 x 1.98

The Linley

GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	
ft 18'9" x 12'0"	m 5.75 x 3.65
Kitchen Dining (max)	
ft 19'6" x 12'5"	m 5.92 x 3.78
Family (max)	
ft 9'7" x 9'7"	m 2.92 x 2.91
Utility	
ft 7'1" x 3'3"	m 2.16 x 1.00

FIRST FLOOR

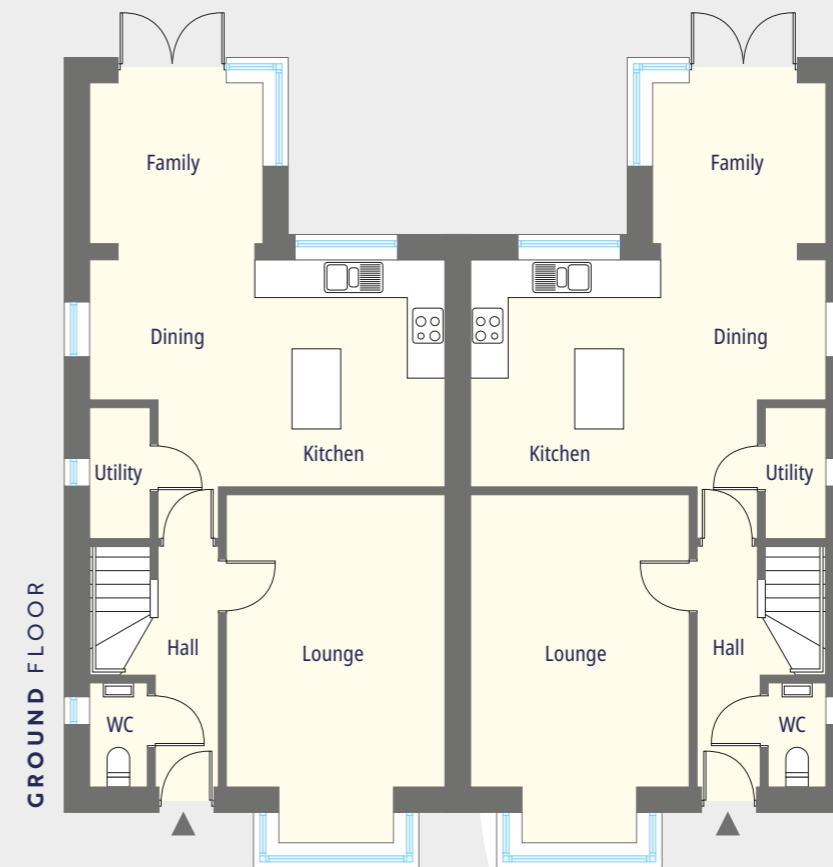
Principal Bedroom	
ft 12'4" x 11'11"	m 3.77 x 3.63
Ensuite	
ft 9'5" x 3'11"	m 2.88 x 1.20
Bedroom 2 (max)	
ft 11'11" x 11'7"	m 3.63 x 3.53
Bedroom 3 (max)	
ft 9'3" x 8'3"	m 2.80 x 2.52
Bathroom	
ft 8'11" x 7'1"	m 2.72 x 2.15



The Linley (D11)

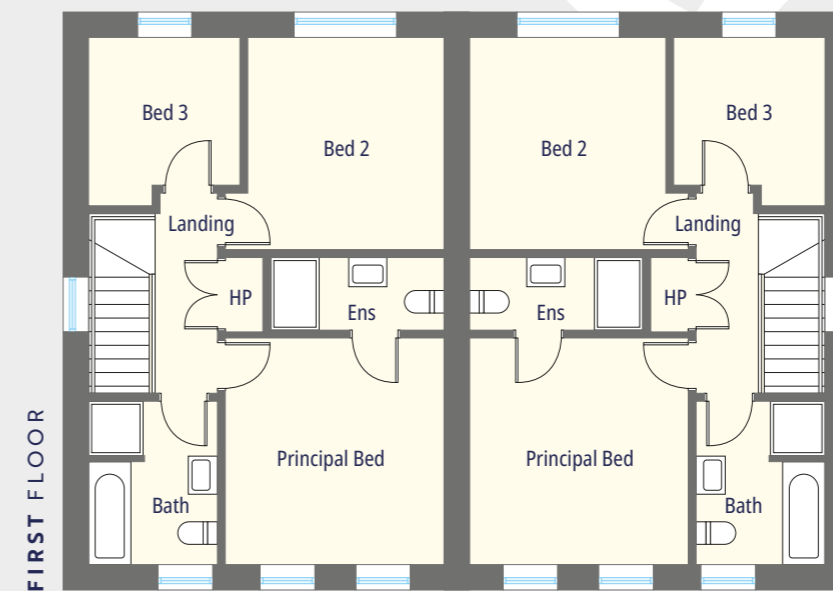
3 Bedroom Semi Detached Home

Floor area: c. 1230 sq ft



GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	
ft 18'9" x 12'0"	m 5.75 x 3.65
Kitchen Dining (max)	
ft 19'6" x 12'5"	m 5.92 x 3.78
Family (max)	
ft 9'7" x 9'7"	m 2.92 x 2.91
Utility	
ft 7'1" x 3'3"	m 2.16 x 1.00



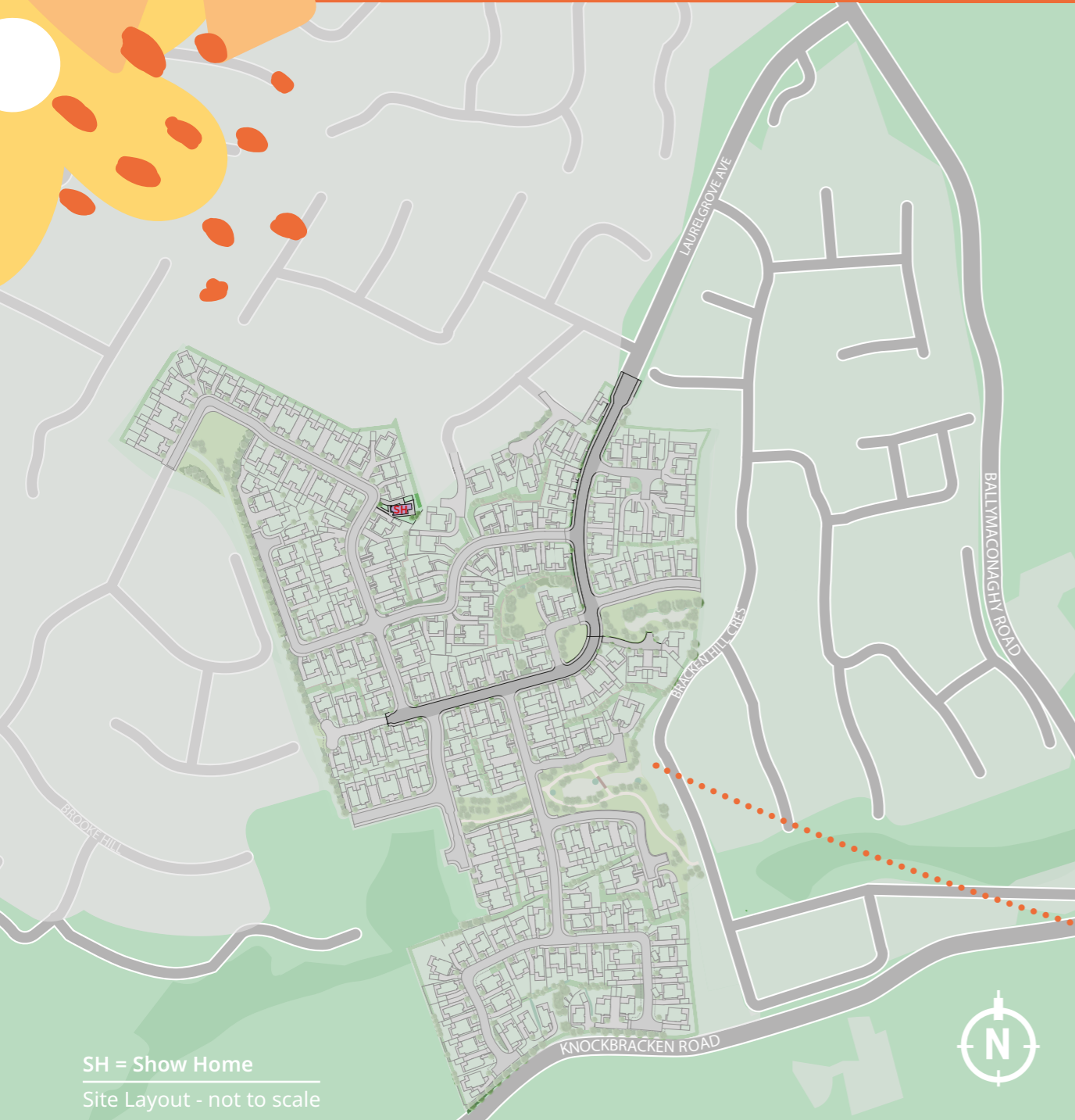
FIRST FLOOR

Principal Bedroom	
ft 12'4" x 11'11"	m 3.77 x 3.63
Ensuite	
ft 9'5" x 3'11"	m 2.88 x 1.20
Bedroom 2 (max)	
ft 11'11" x 11'7"	m 3.63 x 3.53
Bedroom 3 (max)	
ft 9'3" x 8'3"	m 2.80 x 2.52
Bathroom	
ft 8'11" x 7'1"	m 2.72 x 2.15

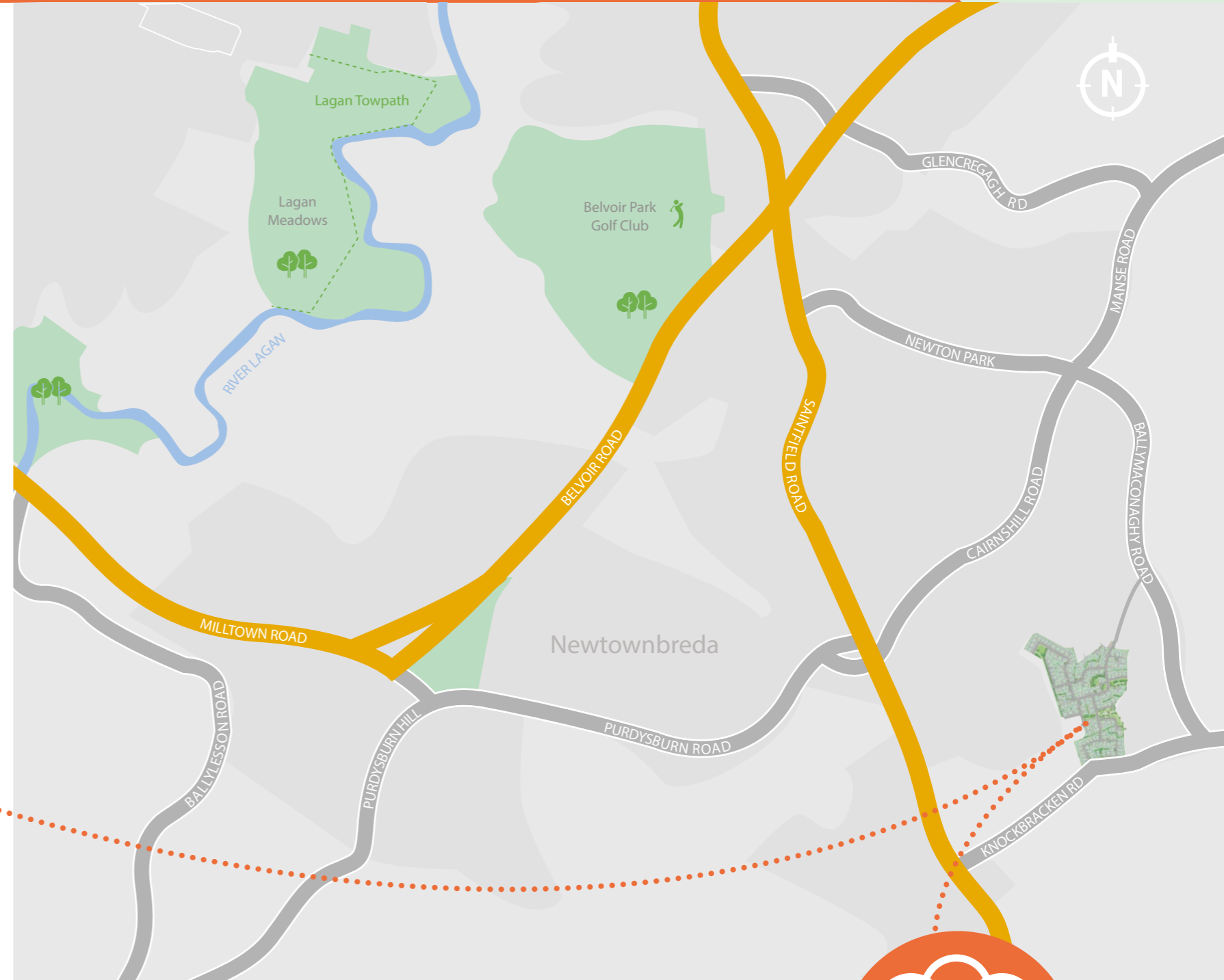


feel connected...

Location Map - not to scale



SH = Show Home
Site Layout - not to scale



RETAIL THERAPY

- Forestside 2.1 miles
- Tesco Extra 2.2 miles
- Ormeau Road 2.5 miles
- Lisburn Road 4.6 miles

PARKS & RECREATION

- Belvoir Park Golf Club 2.3 miles
- Carryduff GAC 2.4 miles
- Let's Go Hydro 2.6 miles
- Bredagh GAC 2.7 miles
- Affidea Stadium 2.8 miles
- Ormeau Park Golf Club 3.2 miles
- Lagan Valley 3.5 miles
- Instonians & Cooke RFC 3.6 miles

SOCIALS & EATING OUT

- The Four Winds 0.7 mile
- Market Cafe 1.4 miles
- Shed Bistro 2.7 miles
- Errigle Inn 2.8 miles
- Bengal Brasserie 2.9 miles
- General Merchants 2.9 miles

THE SCHOOL RUN

- Lagan College 1.4 miles
- Cairnshill PS 1.5 miles
- St Joseph's PS 2.3 miles
- St Bernards PS 2.7 miles
- Lisnasharragh PS 2.7 miles
- Knockbreda PS & Nursery 2.7 miles
- St Joseph's College 2.9 miles

THE SCHOOL RUN

- Aquinas GS 3.0 miles
- Methodist College 4.4 miles
- RBAI 4.9 miles
- Campbell College 4.9 miles



Lancaster Park

On your doorstep



- 1. Belvoir Park Forest
- 2. Bredagh GAC
- 3. Belvoir Park Golf Course
- 4. Let's Go Hydro
- 5. Let's Go Padel
- 6. The Four Winds Restaurant & Bar
- 7. Affidea Stadium
- 8. Minnowburn Beeches
- 9. Forestside Shopping Centre









J
P

Joint Selling Agent:



028 9067 3777
ampmni.com



028 9066 8888
simonbrien.com

A new way of living by
multi award winning developer



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