

**BLACKBERRY HILL**

MAGHERA



FPMCCANNHOMES





Maghera Town Centre



Mid Ulster Garden Centre



Maghera Leisure Centre



Drumnaph Nature Reserve



St Lurach's Church

## LOCATION, LOCATION, LOCATION

The picturesque town of Maghera is the perfect location for young professionals and growing families.

Blackberry Hill is a two minute walk from the town's excellent leisure and recreation facilities, and a five minute walk from the town centre which hosts a variety of boutique shops, eateries and cinema.

With exemplary primary schools in close proximity and the award winning St. Patrick's College a three minute walk away, Blackberry Hill is exceptionally well located for first class education.

Maghera's excellent transport links ensure a drive time of under 45 minutes to our two main cities and a less than 30 minute drive to the scenic Causeway Coast.



# BLACKBERRY HILL

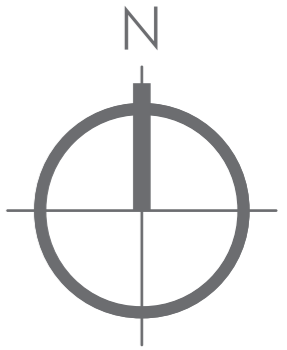
Computer Generated Image indicative only

## A BEAUTIFUL PLACE TO CALL HOME

Blackberry Hill is a modern development of three and four bedroom contemporary homes in the heart of Maghera, well connected via excellent transport links and in close proximity to both the town centre and the surrounding countryside.



Computer Generated Images indicative only



# FUTURE PHASES

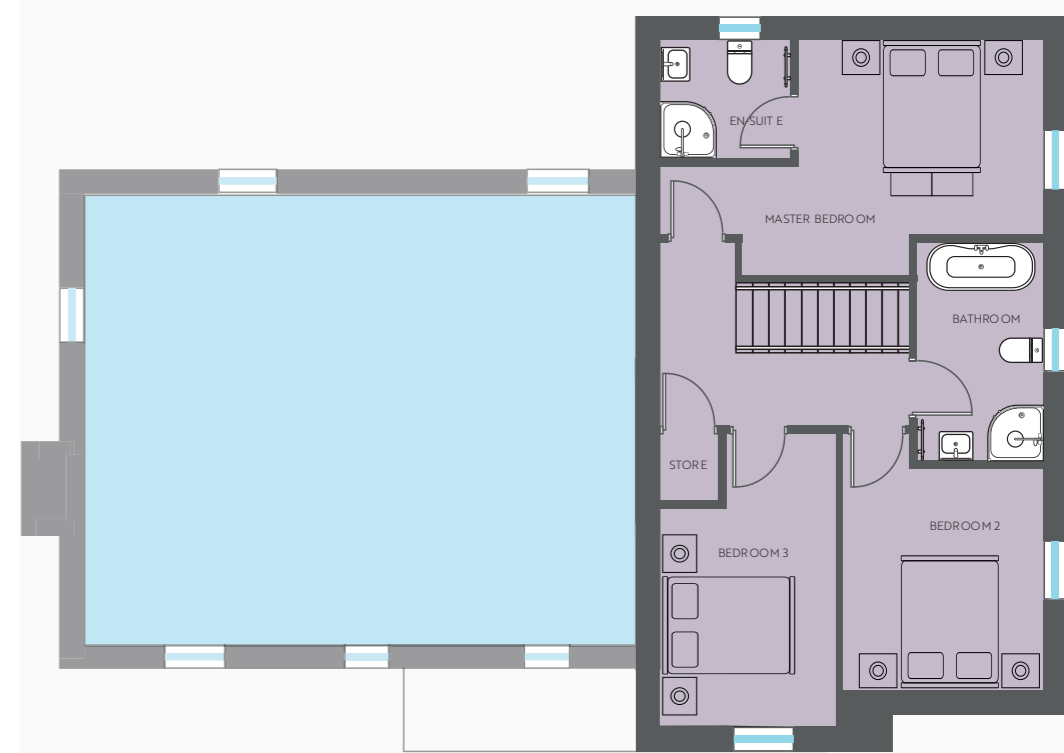
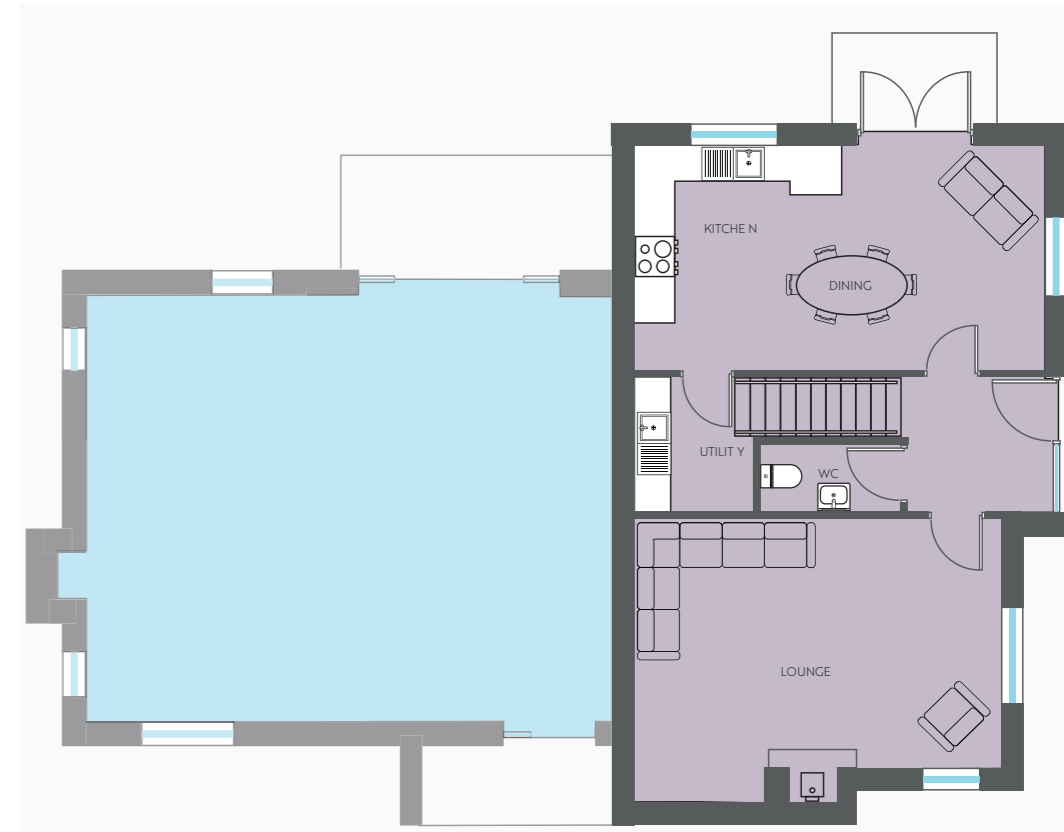
COLERAINE ROAD



The information and images contained in this brochure are intended to convey the concept and vision for Blackberry Hill. They are for guidance only as final construction design may alter from the CGIs shown. Please speak to FP McCann Homes for details about specific plots. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its employees, Agents or to Blackberry Hill development or any related developments.



**THE WALSH**  
 Plots 1-7  
 Three Bed Semi-Detached  
 circa. 1250 sq ft



Computer Generated Images and Floor Plans indicative only

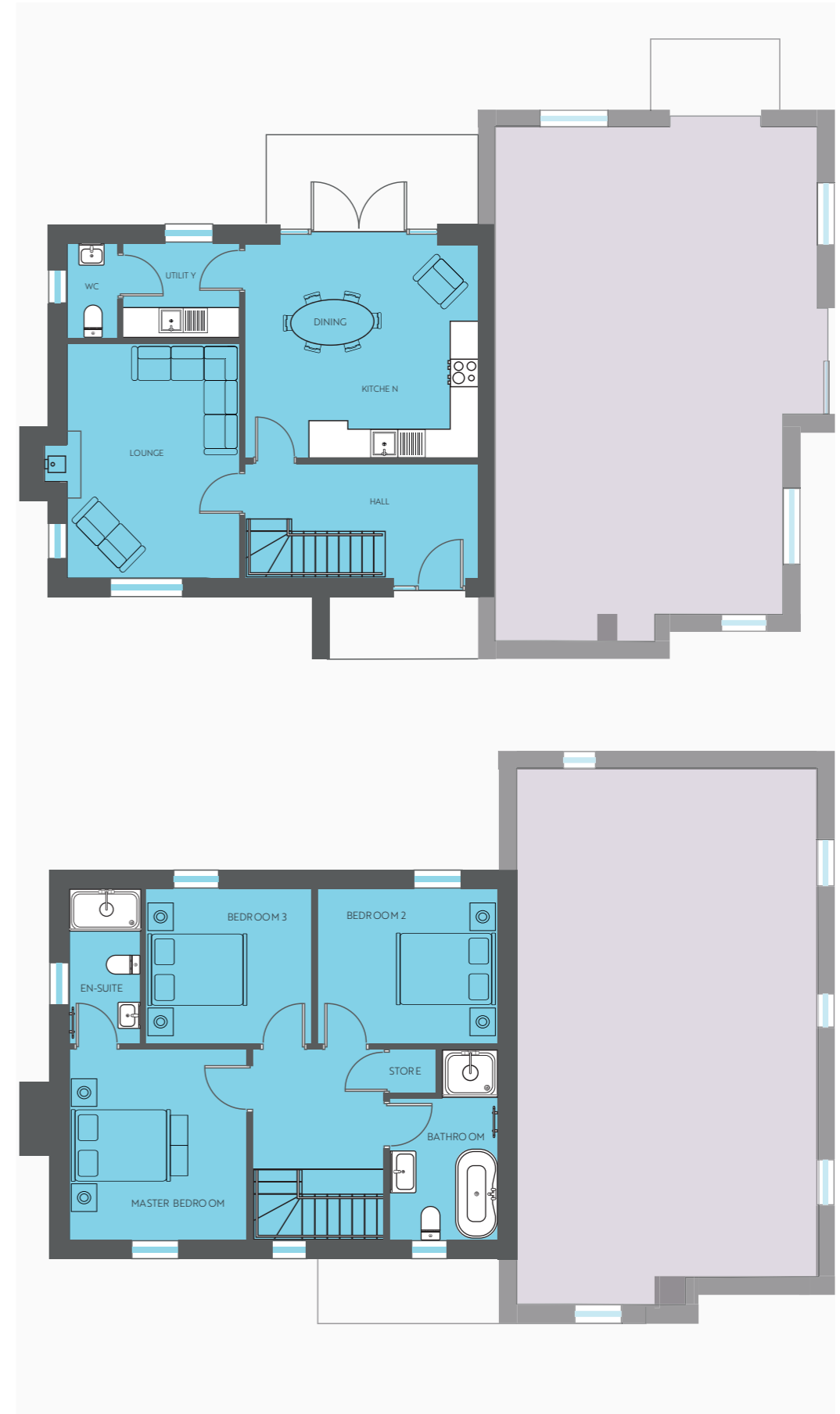


**THE HEANEY**

Plots 2 8

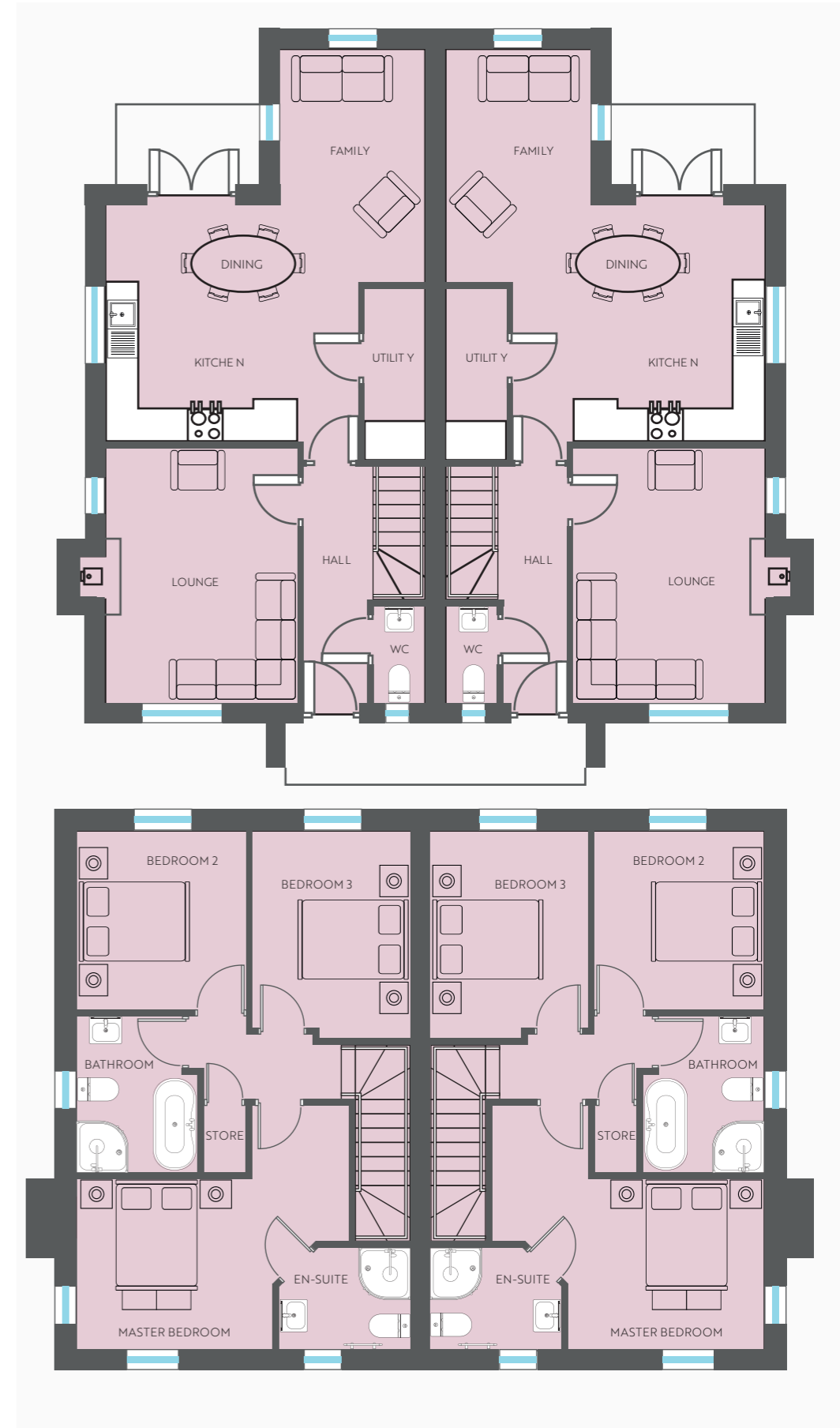
Three Bed Semi-Detached

circa.  
1190 sq ft



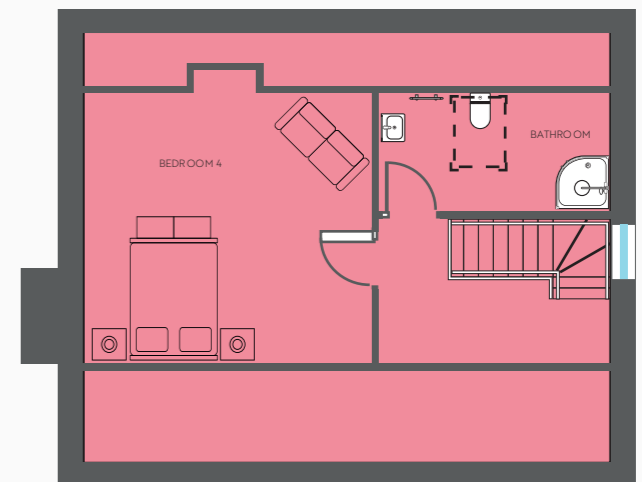
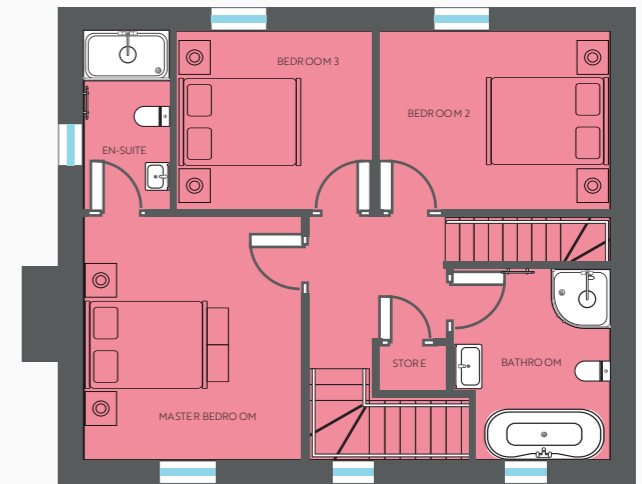
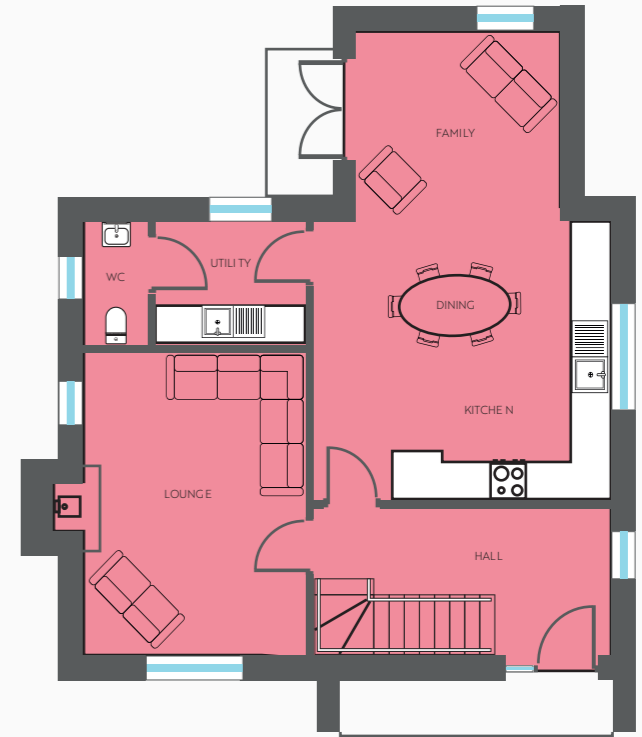


**THE CRAWFORD**  
 Plots 3 4 5 6                      circa.  
 Three Bed Semi-Detached            1210 sq ft





**THE LURCAN**  
 Plots 9 10 16 17  
 Four Bed Detached  
 circa.  
 1680 sq ft





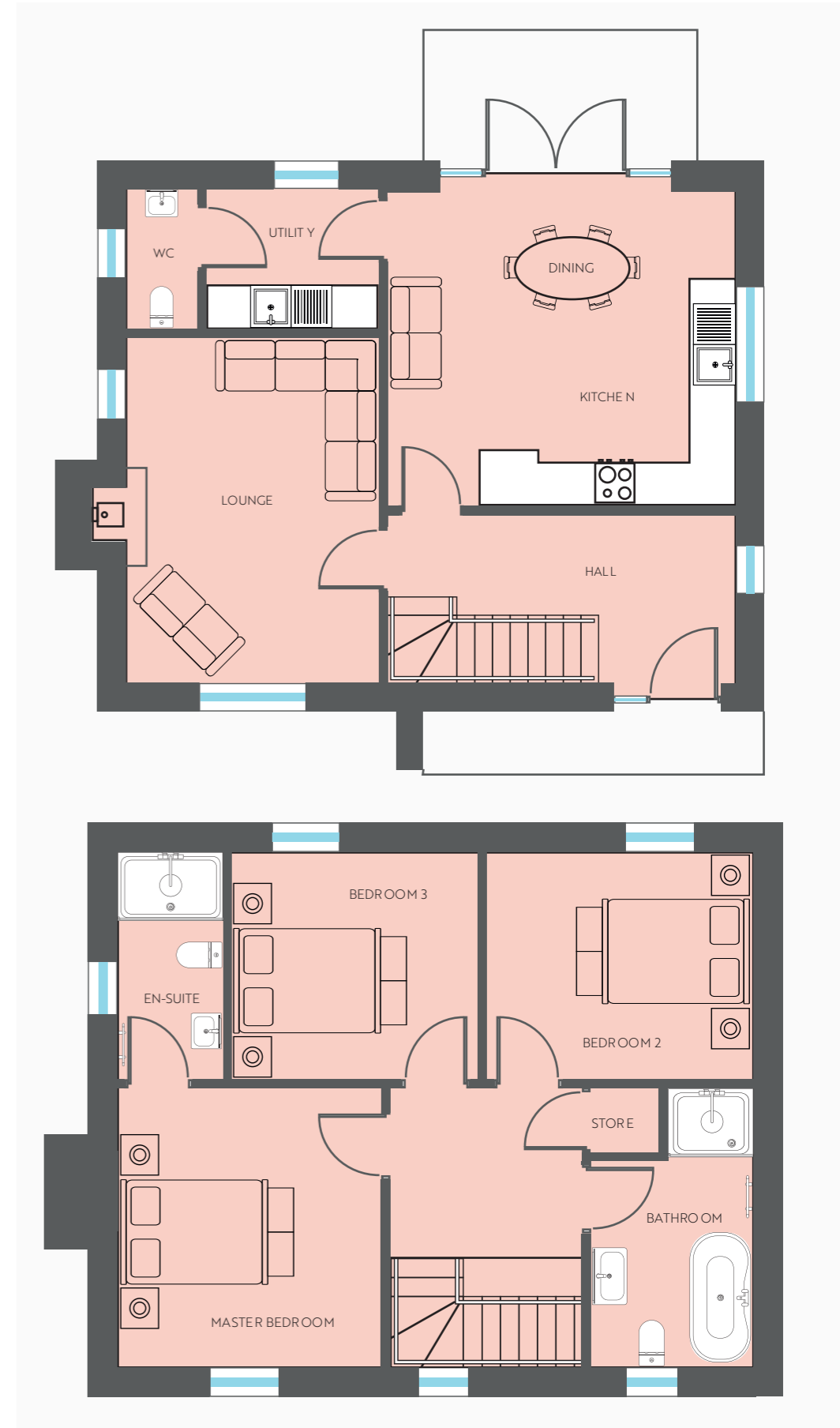


**THE CLARK**

Plots 11 13 20

Three Bed Detached

circa.  
1210 sq ft



Computer Generated Images and Floor Plans indicative only

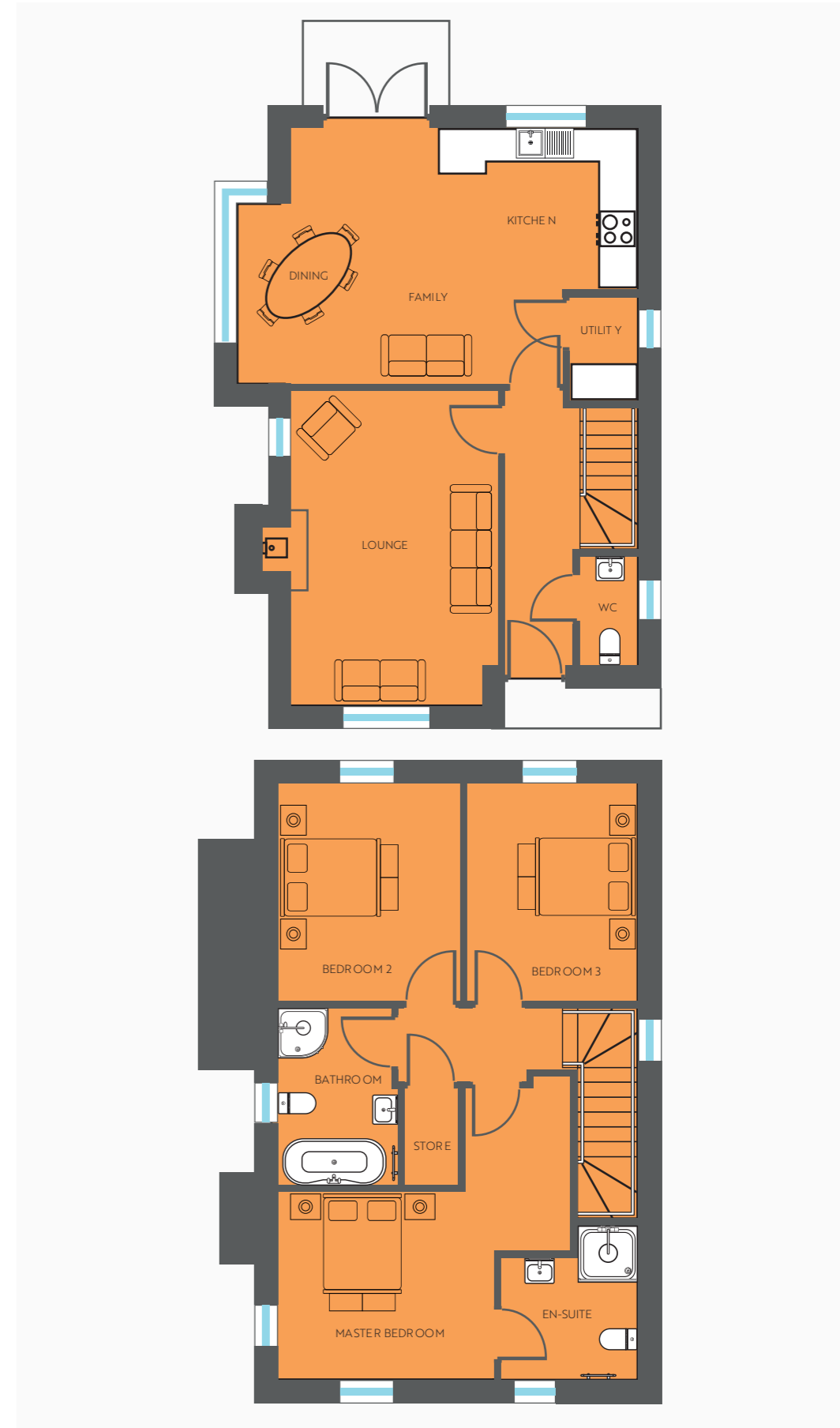


**THE SHIELDS**

Plot 12 21

Three Bed Detached

circa.  
1215 sq ft



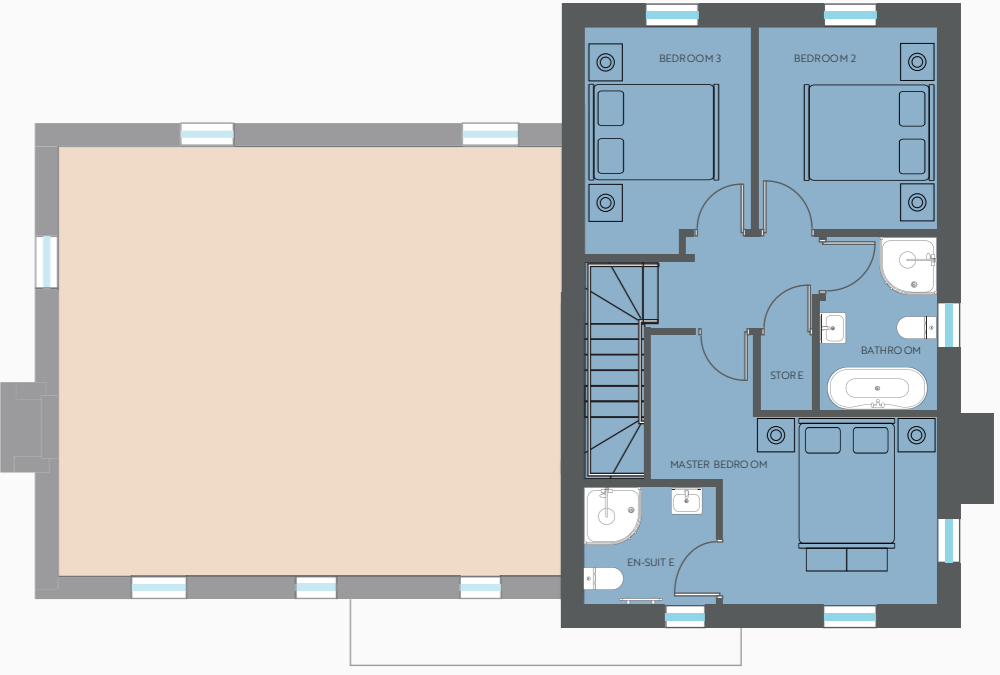
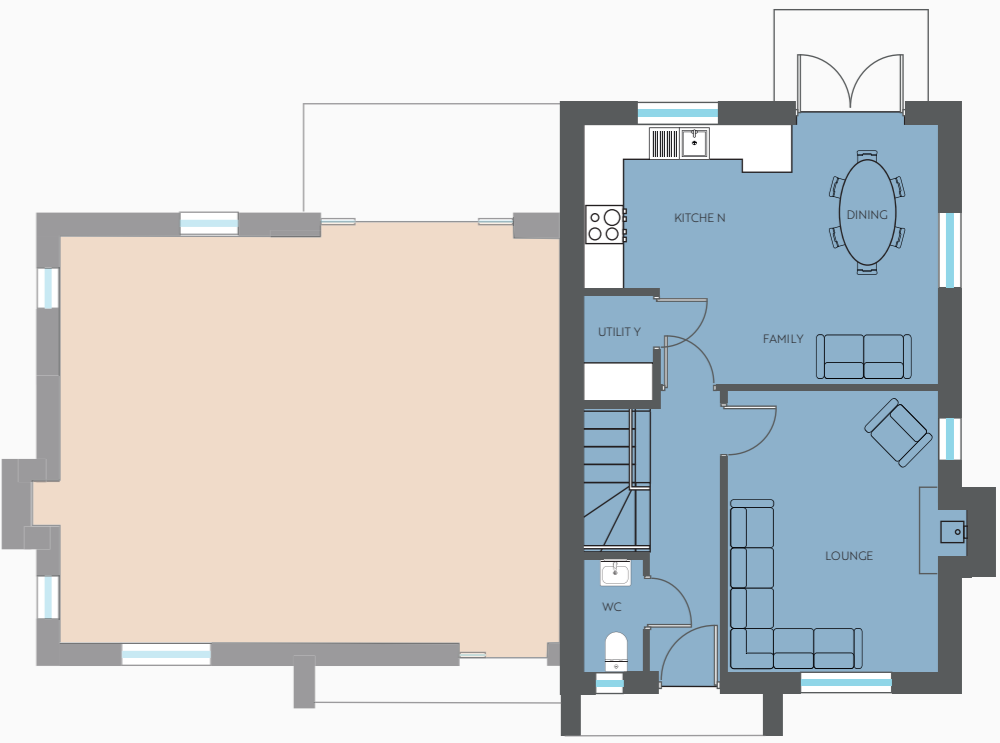
Computer Generated Images and Floor Plans indicative only



# THE GLEN

Plot 14/19  
Three Bed Semi-Detached

circa.  
1120 sq ft





**THE ARDTARA**

Plot 1518 circa.  
 Three Bed Semi-Detached 1190 sq ft



# STYLISH INSIDE AND OUT

This exciting, turnkey development consists of generously proportioned three and four bedroom homes, designed with convenient, relaxed living in mind.

Clean lines, large windows, stylish interiors and premium quality finishes are a fantastic canvas upon which to create the home of your dreams.

Attention to detail is at the heart of what we do and our Blackberry Hill development is no exception, offering a modern, homely environment to enjoy.



Images are for illustrative purposes only



# LUXURY TURNKEY SPECIFICATION

## KITCHEN & UTILITY

- High quality kitchen with a choice of doors, worktops and handles
- Stainless steel sink with chrome mixer tap
- Recessed downlights to kitchen
- Integrated appliances including ceramic hob, electric oven, fridge freezer, dishwasher, washing machine / tumble drier (in utility)

## BATHROOMS, EN-SUITES & WC.

- Deluxe sanitary ware with chrome fittings to Bathrooms, En-suites and WC.
- Heated chrome towel radiators in bathrooms and ensuites
- Vanity sink units in bathrooms and ensuites
- Splashback tiling above all sinks
- Thermostatically controlled showers with chrome fittings

## FLOORING

- Choice of floor tiling to entrance hall, kitchen, family / dining, bathroom, en-suite and WC.
- Choice of laminate flooring or luxury carpet with high quality underlay to lounge
- Choice of luxury carpets with high quality underlay to stairs, landing and bedrooms

## INTERNALS

- Direct air intake wood burning stove
- Contemporary solid internal doors with bespoke chrome handles
- Full décor paint throughout (all walls and ceilings)
- USB charging points in kitchens and master bedrooms

## ENERGY EFFICIENCY

- Thermostatically controlled oil central heating ensuring lower energy bills
- High spec wall, floor and roof insulation insuring high quality thermal performance
- Clever zone heating via separate Ground and First Floor thermostats
- Energy efficient condensing boiler

## EXTERNALS

- Grey double glazed PVC windows, front, rear and French doors
- Paved outdoor dining area and pathways
- Turf laid gardens to both front and rear
- Box hedging and planting on each plot
- Independently managed open space areas with extensive landscaping
- Premier close-board wooden fencing (rear gardens and site boundaries)
- Bitmac driveway
- External lighting to front and rear
- Outside tap

## WARRANTY

- Grade A1 NHBC registered builder with ten year structural warranty.

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## LOCATION

Blackberry Hill is located just a mile from the A6, offering a convenient transport route to our two major cities, key airport and transport hubs, and to other major towns and destinations throughout Northern Ireland.

Belfast	40 minutes
Londonderry / Derry	40 minutes
Belfast International Airport	30 minutes
George Best Belfast City Airport	40 minutes
Magherafelt	15 minutes
Cookstown	25 minutes
Ballymena	35 minutes
Causeway Coast	30 minutes

## LOCAL SCHOOLS

### PRIMARY

Maghera Primary School	0.5 miles
St. Mary's Primary School	0.5 miles
St. Patrick's Glen Primary School	2.0 miles
Bunscoil Naomh Brid	2.5 miles

### SECONDARY

St. Patrick's College	350 metres
St. Colm's High School, Draperstown	7.0 miles
Rainey Endowed School, Magherafelt	8.5 miles
St. Mary's Grammar School, Magherafelt	8.5 miles
Sperrin Integrated College, Magherafelt	9.0 miles
Magherafelt High School	9.5 miles
St. Pius X College, Magherafelt	9.5 miles

## WHERE WE LIVE MATTERS

An excellent local network of designated footpaths ensures all future Blackberry Hill residents will benefit from easy walking access to Maghera town centre and local amenities. Excellent transport links provides convenient access to the surrounding countryside, as well as other local villages and towns.



Ballyrobert Manor, Ballyclare

## MEET THE BUILDER

With 30 years of experience the award winning DLane Construction are leaders in their field in building prestigious homes.

As locally based residential and commercial construction experts, their knowledge, experience and skills are implemented into each and every home.

Over the past decade DLane have partnered with FP McCann Homes on a number of prestigious developments including Manor Lane, Magherafelt and Ballyrobert Manor, Ballyclare (pictured above)





Computer Generated Image indicative only



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## WHY FP MCCANN HOMES?

FP McCann has been building prestigious new homes in prime locations for many years and we are proud of the care and dedication to detail that goes into each and every one.

Having built thousands of homes throughout Northern Ireland we understand the complexities and difficulties in getting the job done right. Our strength lies in our people, from experienced innovative architects and designers to the skilled meticulous craftspeople on site.

Quality is paramount at FP McCann Homes ensuring our superb and varied selection of stylish homes are an easy choice for the widest range of customers from first-time buyers to growing families.



## FPMCCANNHOMES

[www.fpmccannhomes.com](http://www.fpmccannhomes.com)

T: 028 7964 2558

E: [homes@fpmccann.co.uk](mailto:homes@fpmccann.co.uk)



**BURNS**

17 Meeting St, Magherafelt

028 7963 3719

[burnshomes.co.uk](http://burnshomes.co.uk)