

BEECH
HILL
SQUARE

CONTEMPORARY FAMILY LIVING



CGI shown for illustration purposes only



Welcome to
BEECH HILL SQUARE



The Famous Coast Road



Larne Leisure Centre



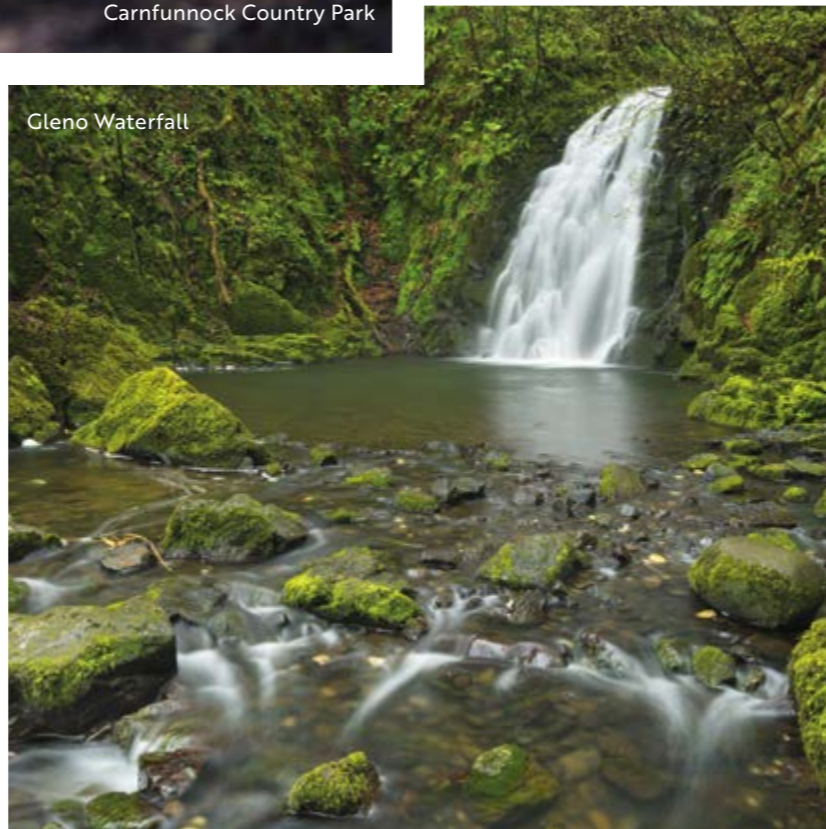
Carnfunnock Country Park



Black Arch Tunnel



Larne Tennis & Bowling Club



Gleno Waterfall

MODERN LIVING WITH AN IDYLIC SEMI-RURAL SETTING...

...that busy lifestyles crave

Beech Hill Square homes present the perfect combination of modern living with an idyllic semi-rural setting that busy lifestyles crave. Homeowners will enjoy a private development that fits seamlessly into leafy surroundings, yet is just 10 minutes from Larne's thriving town centre.

The Ballyboley Road offers easy access to Larne town and its excellent range of shopping and local amenities. An eclectic range of independent artisan and craft outlets sit comfortably alongside high-street retail names and superstores. A stone's throw from many of the best Antrim Coast attractions, Larne is home to some great pubs, restaurants and outdoor parks. Sailing and watersports for all abilities feature year round on the Lough. Situated at the gateway to the Nine Glens of Antrim, for those who love the outdoors and natural beauty, Larne is the perfect coastal location for weekend day trips into the beautiful valleys or along the stunning Causeway Coastal Route.



THE AULD



THE ARDARA



THE BECKFORD



THE FAIRLEY



THE GREENOCK



THE JONES



THE HAMPTON APTS



PERFECTLY PLACED

Site Layout & Location Map
(not to scale)

WELL EDUCATED!

Larne Grammar School	1.2 miles
St Anthony's PS	1.2 miles
Larne High School	1.9 miles
St MacNissi's PS	2.0 miles
Linn PS	2.2 miles
Moyle PS	2.1 miles

OUT & ABOUT

Ballygally Beach	4.6 miles
Carnfunnock Country Park	4.7 miles
Magheramourne Estate	6.2 miles
Glenarm Castle	11.4 miles

LEISURE

Larne Football Club	2.1 miles
Larne Leisure Centre	2.9 miles
Larne Rugby Club	4.6 miles
Cairndhu Golf Club	5.2 miles
Larne Golf Club	17.9 miles

RETAIL

Tesco Express	1.8 miles
Lidl	2 miles
Laharna Retail Park	2.1 miles
Asda Superstore	2.6 miles

WINING & DINING

The Curran Court Hotel	2.6 miles
Olderfleet Bar & Lounge	3.0 miles
Mattie's Meeting House	4.5 miles
Ballygally Castle Hotel	4.6 miles
Billy Andy's	4.7 miles
The Dairy	5.3 miles

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THE AULD (A1)

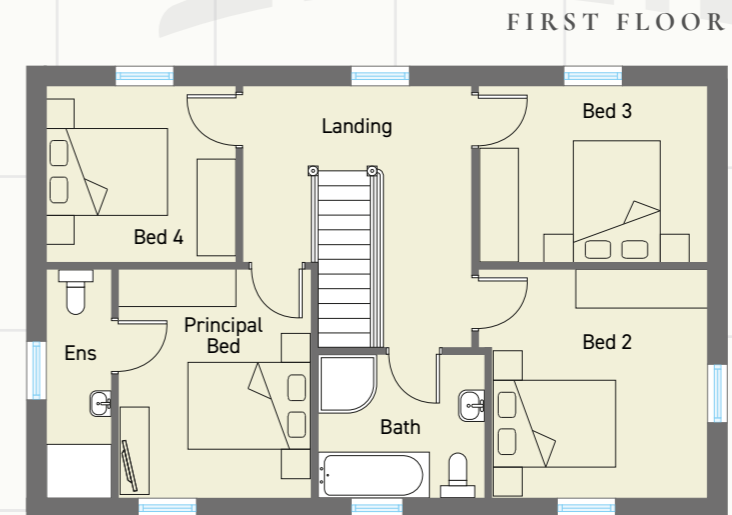
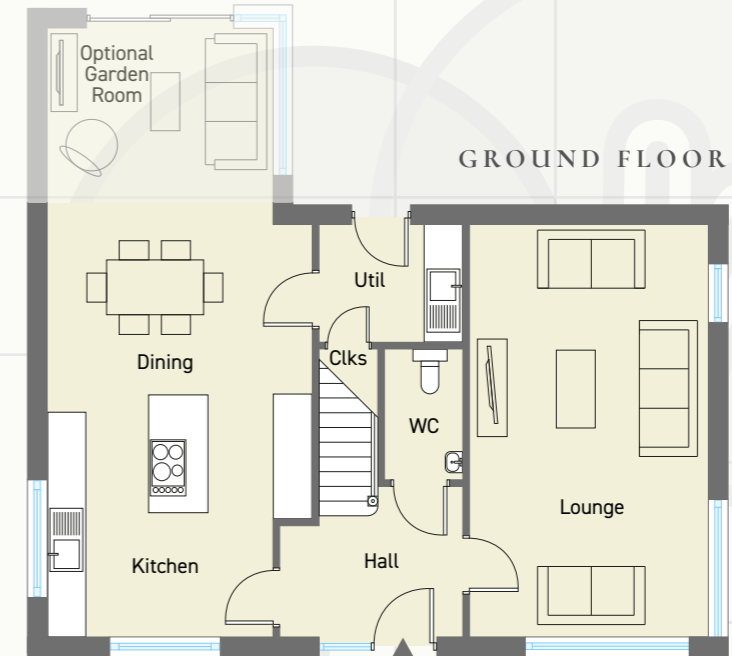


SITE Nos.
6, 23 & 93

THE AULD (A1) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1377 sq ft approx (exc Garden Room)

Floor Area 1477 sq ft approx (inc Garden Room)



Site nos. 9 & 23 will be handed versions of these plans.

GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	20'7" x 11'10"	m	6.30 x 3.65
Kitchen Dining	ft	20'7" x 13'3"	m	6.30 x 4.05
Optional Garden Room	ft	11'4" x 8'10"	m	3.45 x 2.70
Utility	ft	7'2" x 5'9"	m	2.20 x 1.80

FIRST FLOOR

Principal Bedroom	ft	11'5" x 10'4"	m	3.50 x 3.15
Ensuite	ft	11'5" x 3'3"	m	3.50 x 1.00
Bedroom 2	ft	11'5" x 11'2"	m	3.50 x 3.30
Bedroom 3	ft	11'5" x 8'10"	m	3.50 x 2.70
Bedroom 4	ft	9'6" x 8'10"	m	2.90 x 2.70
Bathroom	ft	8'4" x 7'2"	m	2.55 x 2.20

THE ARDARA (A2)



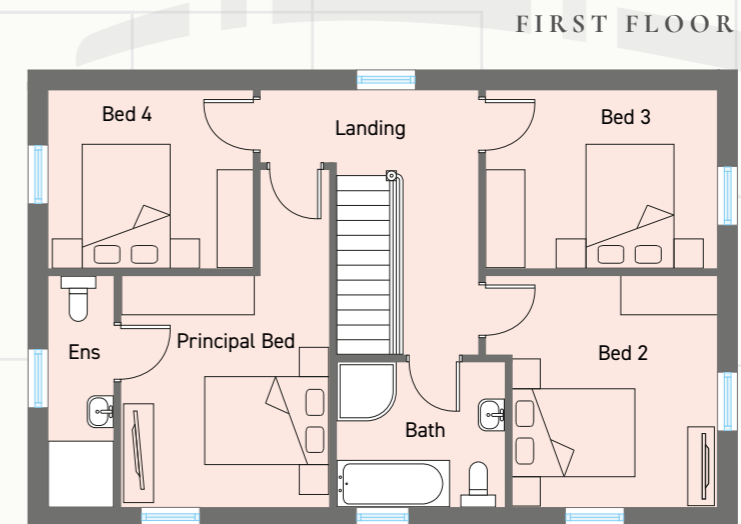
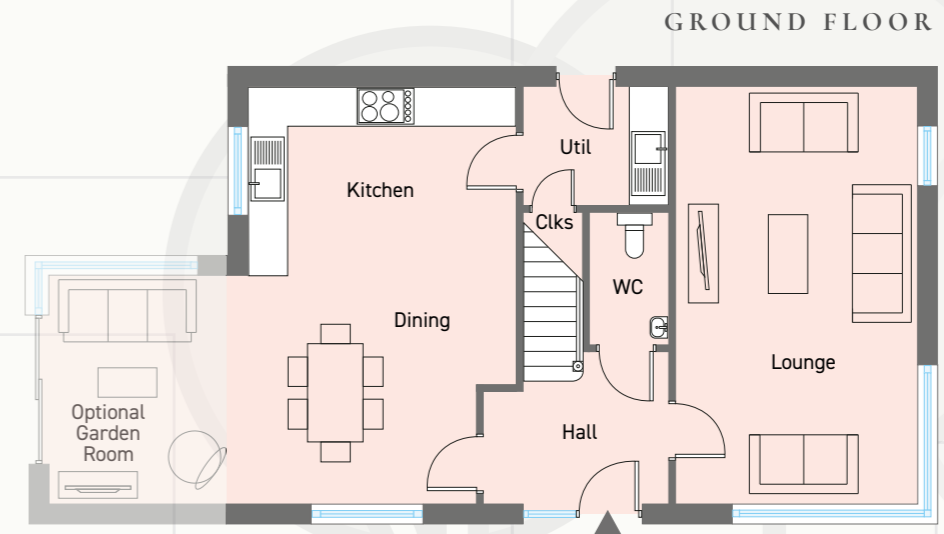
SITE Nos.

15, 16,
24 & 90

THE ARDARA (A2) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1377 sq ft approx (exc Garden Room)

Floor Area 1477 sq ft approx (inc Garden Room)



Site nos. 15 & 24 will be handed versions of these plans.

GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	20'7" x 11'10"	m	6.30 x 3.65
Kitchen Dining	ft	20'7" x 13'3"	m	6.30 x 4.05
Optional Garden Room	ft	11'4" x 9'8"	m	3.45 x 3.00
Utility	ft	7'2" x 5'9"	m	2.20 x 1.80

FIRST FLOOR

Principal Bedroom	ft	11'5" x 10'4"	m	3.50 x 3.15
Ensuite	ft	11'5" x 3'3"	m	3.50 x 1.00
Bedroom 2	ft	11'5" x 10'2"	m	3.50 x 3.10
Bedroom 3	ft	11'5" x 8'10"	m	3.50 x 2.70
Bedroom 4	ft	10'2" x 8'10"	m	3.10 x 2.70
Bathroom	ft	8'4" x 7'2"	m	2.55 x 2.20

THE BECKFORD (B)



BEECH HILL SQUARE



BEECH HILL SQUARE



SITE Nos.

4, 5, 25, 26, 27, 91 & 92

THE BECKFORD (B) - 4 BEDROOM DETACHED HOME

Floor Area 1240 sq ft approx (exc Garden Room). Floor Area 1336 sq ft approx (inc Garden Room)

We are using complementary brick colours and render throughout Beech Hill Square to ensure that the street scapes are varied and individual. These CGIs are for illustrative purposes only.



Site nos. 91 & 92 will be handed versions of these plans.

GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 16'4" x 13'8"	m 5.00 x 4.20	
Kitchen Dining	ft 18'1" x 10'8"	m 5.50 x 3.30	
Optional Garden Room	ft 9'8" x 9'8"	m 3.00 x 3.00	
Utility	ft 7'6" x 4'0"	m 2.30 x 1.20	

FIRST FLOOR

Principal Bedroom	ft 12'2" x 11'3"	m 3.70 x 3.45
Ensuite	ft 7'7" x 3'10"	m 2.35 x 1.20
Bedroom 2	ft 10'8" x 9'2"	m 3.30 x 2.80
Bedroom 3	ft 10'8" x 8'6"	m 3.30 x 2.60
Bedroom 4	ft 10'8" x 6'4"	m 3.30 x 1.95
Bathroom	ft 10'2" x 6'4"	m 3.10 x 1.95





BEECH HILL SQUARE



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THE FAIRLEY (F & F1)



THE FAIRLEY (F/F1) - 4 BEDROOM SEMI DETACHED FAMILY HOME (with optional second floor conversion)

Floor Area 1446 sq ft approx (exc Garden Room). Floor Area 1523 sq ft approx (inc Garden Room)

THE FAIRLEY (F/F1) - 3 BEDROOM SEMI DETACHED FAMILY HOME (standard two storey version)

Floor Area 1150 sq ft approx (exc Garden Room). Floor Area 1240 sq ft approx (inc Garden Room)

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SITE Nos.

17, 18, 19,
20, 21 & 22

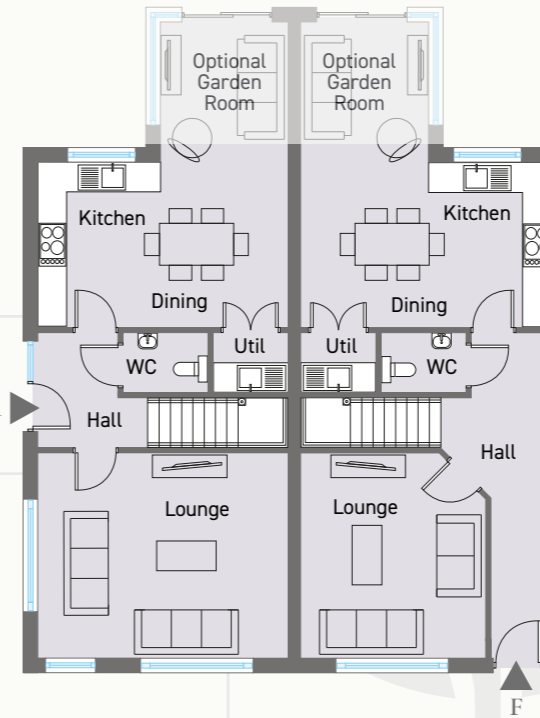


GROUND FLOOR

F1

FIRST FLOOR

OPTIONAL SECOND FLOOR

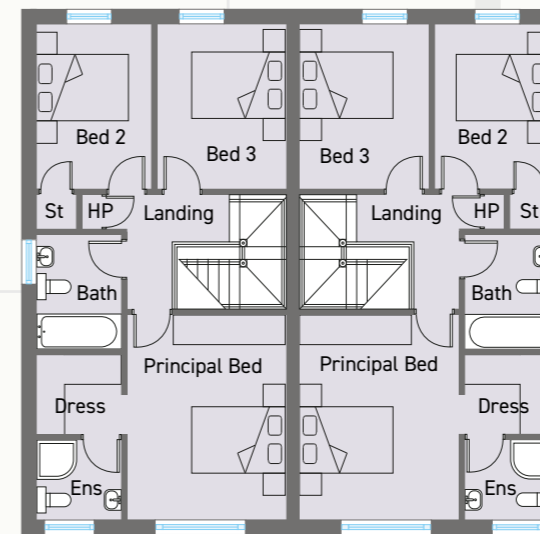


GROUND FLOOR - F1

Entrance Hall with separate WC			
Lounge	ft	16'4" x 13'5"	m 5.00 x 4.10
Kitchen Dining	ft	16'4" x 10'8"	m 5.00 x 3.30
Optional Garden Room	ft	9'2" x 8'4"	m 2.80 x 2.55
Utility	ft	4'10" x 3'10"	m 1.50 x 1.20

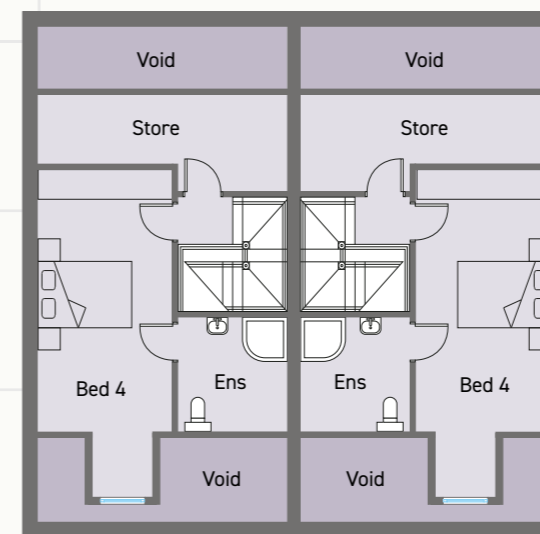
GROUND FLOOR - F

Entrance Hall with separate WC			
Lounge	ft	13'5" x 12'2"	m 4.10 x 3.70
Kitchen Dining	ft	16'4" x 10'8"	m 5.00 x 3.30
Optional Garden Room	ft	9'2" x 8'4"	m 2.80 x 2.55
Utility	ft	4'10" x 3'10"	m 1.50 x 1.20



FIRST FLOOR - F & F1

Principal Bedroom	ft	13'5" x 10'5"	m 4.10 x 3.20
Ensuite	ft	5'6" x 5'3"	m 1.70 x 1.60
Dressing Room	ft	5'6" x 5'3"	m 1.70 x 1.60
Bedroom 2	ft	10'8" x 7'6"	m 3.30 x 2.30
Bedroom 3	ft	10'8" x 8'5"	m 3.30 x 2.60
Bathroom	ft	10'2" x 5'6"	m 3.10 x 1.70



SECOND FLOOR - F & F1

Bedroom 4 (max)	ft	17'3" x 8'10"	m 5.25 x 2.70
Ensuite	ft	9'2" x 7'6"	m 2.80 x 2.30
Store	ft	16'5" x 6'4"	m 5.00 x 1.95

Measurements are into eaves with reduced ceiling height.

Sites 21 & 22 will both be house type F versions of The Fairley.

THE GREENOCK (G)

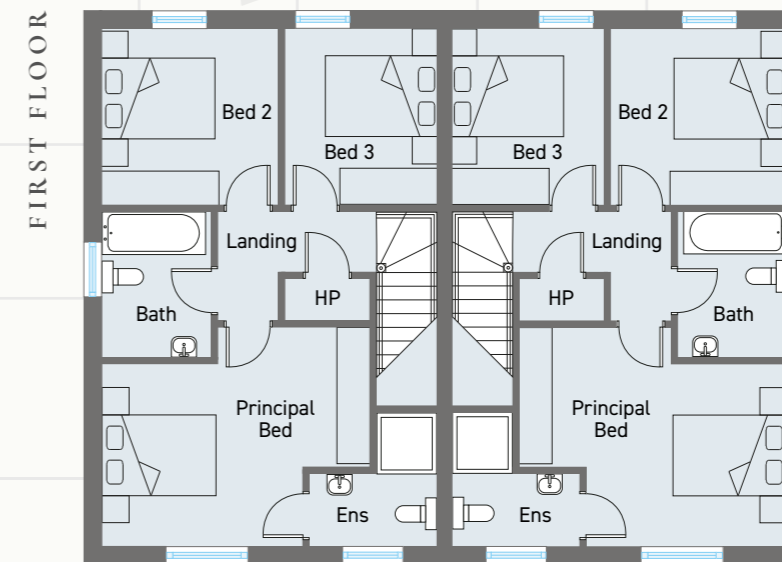
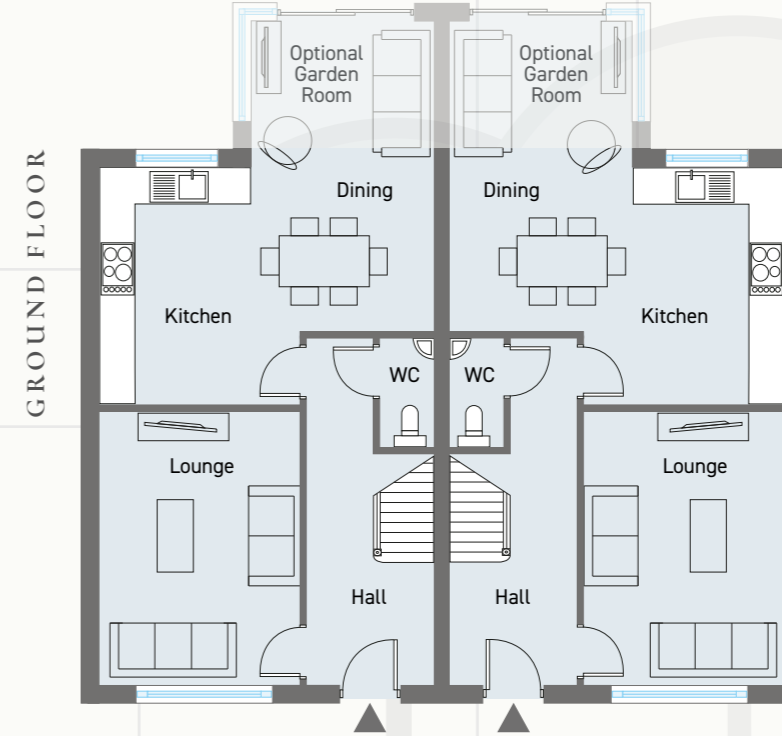


SITE Nos.
7, 8, 9, 10, 11,
12, 13 & 14

THE GREENOCK (G) - 3 BEDROOM SEMI DETACHED FAMILY HOME

Floor Area 1009 sq ft approx (exc Garden Room). Floor Area 1084 sq ft approx (inc Garden Room)

We are using complementary brick colours and render throughout Beech Hill Square to ensure that the street scapes are varied and individual. These CGIs are for illustrative purposes only.



GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 14'8" x 10'8"	m 4.50 x 3.30	
Kitchen Dining	ft 18'1" x 12'8"	m 5.50 x 3.90	
Optional Garden Room	ft 9'8" x 7'9"	m 3.00 x 2.40	

FIRST FLOOR

Principal Bedroom	ft 14'5" x 9'8"	m 4.40 x 3.00
Ensuite	ft 6'10" x 3'10"	m 2.10 x 1.20
Bedroom 2	ft 9'5" x 9'5"	m 2.90 x 2.90
Bedroom 3	ft 9'5" x 8'2"	m 2.90 x 2.50
Bathroom	ft 7'9" x 5'9"	m 2.40 x 1.80

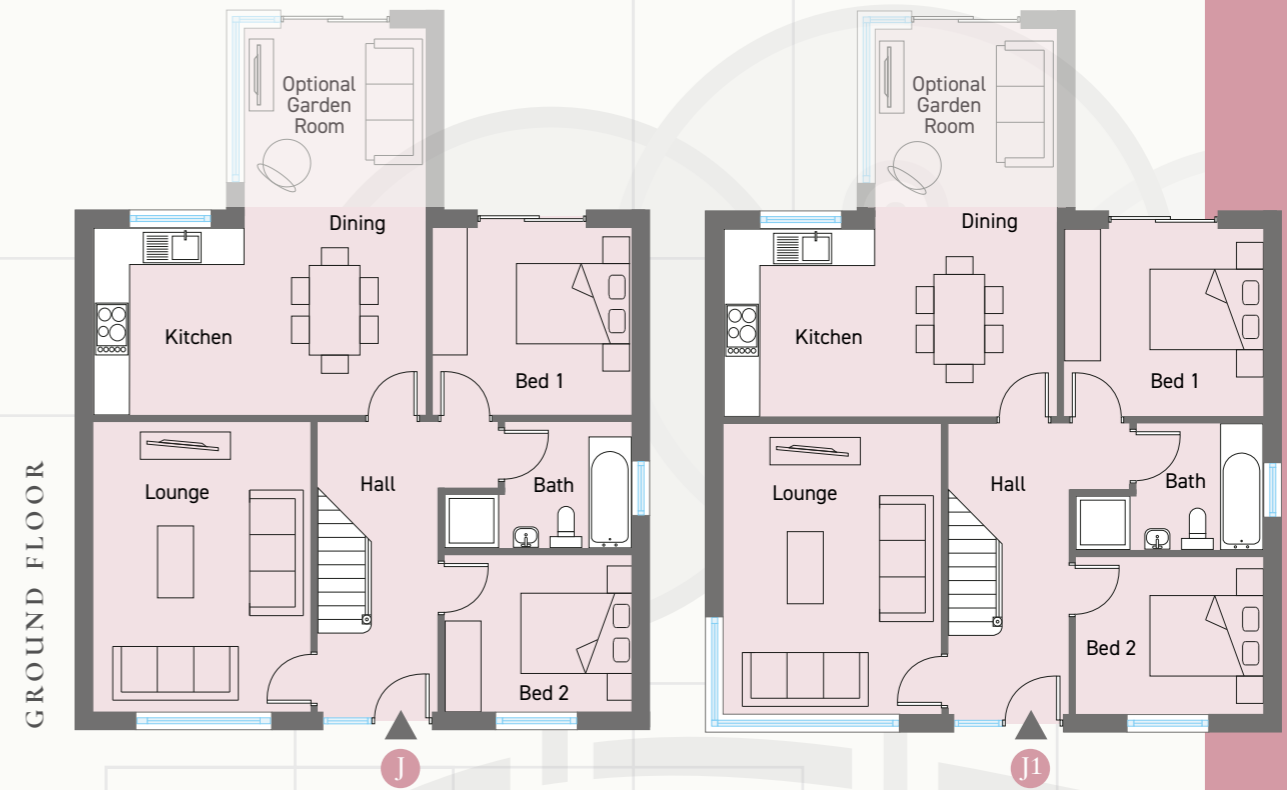
THE JONES (J & J1)



BEECH HILL SQUARE



BEECH HILL SQUARE



GROUND FLOOR - J

Entrance Hall				
Lounge	ft	15'7" x 11'8"	m	4.80 x 3.60
Kitchen Dining	ft	18'0" x 10'2"	m	5.50 x 3.10
Bedroom 1	ft	10'8" x 10'2"	m	3.30 x 3.10
Bedroom 2	ft	10'2" x 8'6"	m	3.10 x 2.60
Bathroom	ft	10'2" x 6'10"	m	3.10 x 2.10
Optional Garden Room	ft	10'8" x 9'8"	m	3.30 x 3.00

GROUND FLOOR - J1

Entrance Hall				
Lounge	ft	15'7" x 11'8"	m	4.80 x 3.60
Kitchen Dining	ft	18'0" x 10'2"	m	5.50 x 3.10
Bedroom 1	ft	10'8" x 10'2"	m	3.30 x 3.10
Bedroom 2	ft	10'2" x 8'6"	m	3.10 x 2.60
Bathroom	ft	10'2" x 6'10"	m	3.10 x 2.10
Optional Garden Room	ft	10'8" x 9'8"	m	3.30 x 3.00

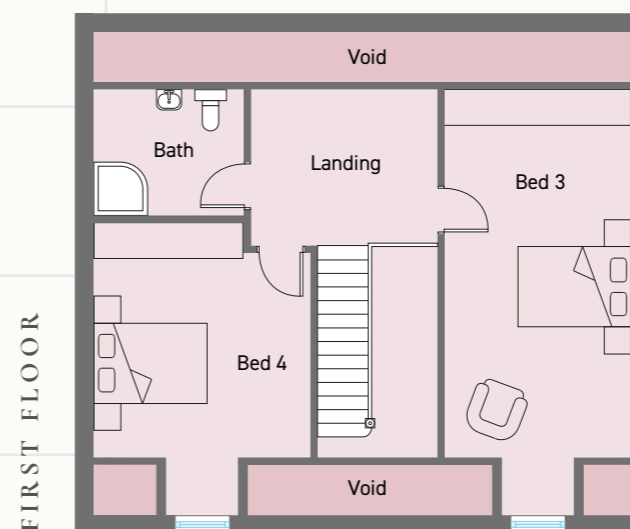
SITE Nos.

1, 2, 3,
28 & 29

THE JONES (J & J1) - 4 BEDROOM DETACHED FAMILY HOME

Floor Area 1376 sq ft approx (exc Garden Room). Floor Area 1482 sq ft approx (inc Garden Room)

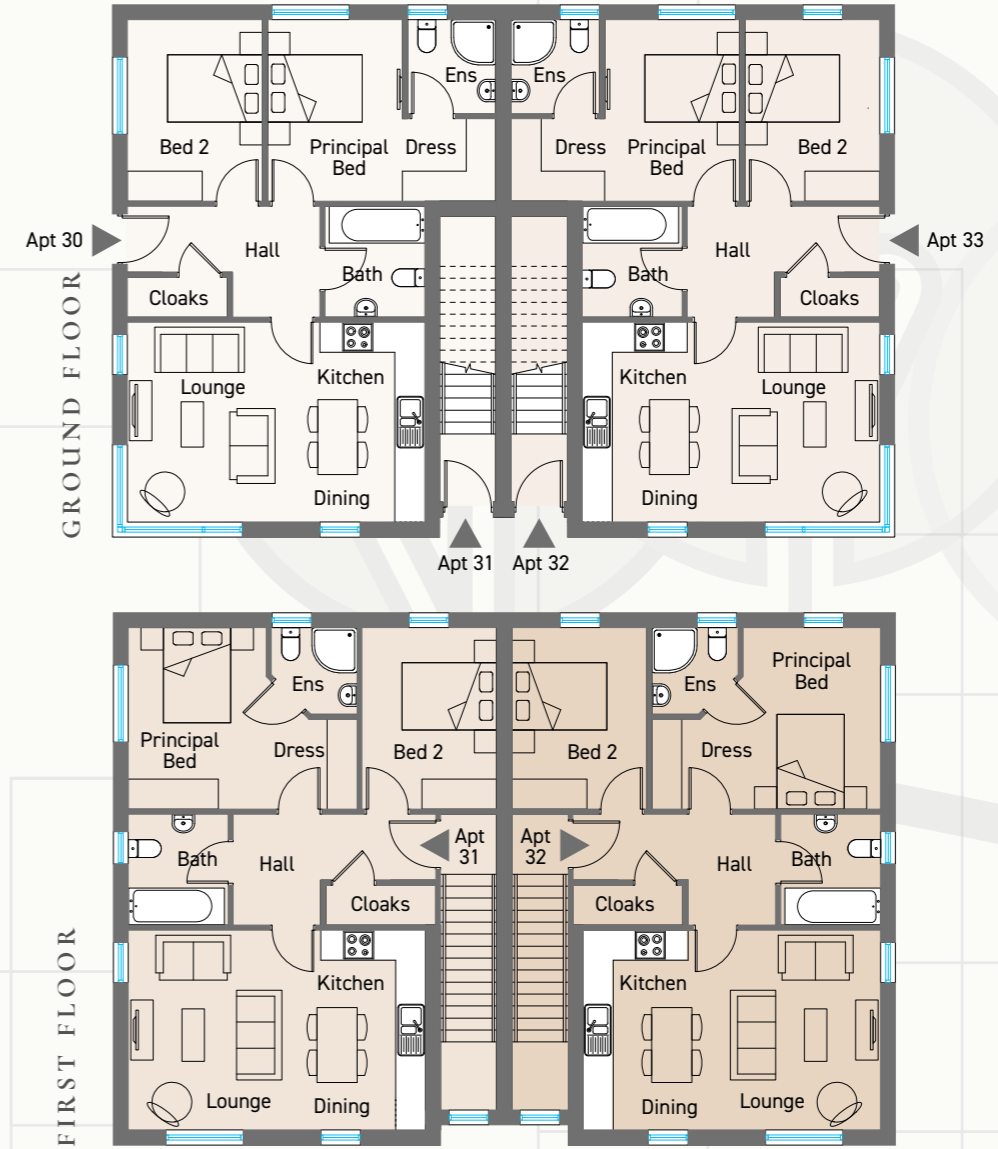
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FIRST FLOOR - J & J1

Bedroom 3 (max)	ft	20'0" x 10'2"	m	6.10 x 3.10
Bedroom 4 (max)	ft	12'9" x 11'8"	m	3.90 x 3.60
Bathroom (max)	ft	8'2" x 6'10"	m	2.50 x 2.10

Measurements are into eaves with reduced ceiling height.



SITE Nos.
30 - 33

THE HAMPTON APARTMENTS (D) - 2 BEDROOM HOME

Ground Floor Total Floor Area 739 sq ft approx
First Floor Total Floor Area 789 sq ft approx



GROUND FLOOR - APT 30

Entrance Hall with separate cloakroom			
Living Kitchen Dining	ft	19'4" x 13'3"	m 5.90 x 4.05
Principal Bedroom	ft	12'2" x 8'9"	m 3.70 x 2.70
Dressing	ft	5'9" x 5'6"	m 1.80 x 1.70
Ensuite	ft	6'3" x 5'9"	m 3.70 x 2.70
Bedroom 2	ft	7'3" x 6'3"	m 2.20 x 1.90
Bathroom	ft	7'3" x 6'3"	m 2.20 x 1.90

GROUND FLOOR - APT 33

Entrance Hall with separate cloakroom			
Living Kitchen Dining	ft	19'4" x 13'3"	m 5.90 x 4.05
Principal Bedroom	ft	12'2" x 8'9"	m 3.70 x 2.70
Dressing	ft	5'9" x 5'6"	m 1.80 x 1.70
Ensuite	ft	6'3" x 5'9"	m 3.70 x 2.70
Bedroom 2	ft	7'3" x 6'3"	m 2.20 x 1.90
Bathroom	ft	7'3" x 6'3"	m 2.20 x 1.90

FIRST FLOOR - APT 31

Entrance Hall with separate cloakroom			
Living Kitchen Dining	ft	19'4" x 13'3"	m 5.90 x 4.05
Principal Bedroom	ft	12'2" x 8'9"	m 3.70 x 2.70
Dressing	ft	5'9" x 5'6"	m 1.80 x 1.70
Ensuite	ft	6'3" x 5'9"	m 3.70 x 2.70
Bedroom 2	ft	7'3" x 6'3"	m 2.20 x 1.90
Bathroom	ft	7'3" x 6'3"	m 2.20 x 1.90

FIRST FLOOR - APT 32

Entrance Hall with separate cloakroom			
Living Kitchen Dining	ft	19'4" x 13'3"	m 5.90 x 4.05
Principal Bedroom	ft	12'2" x 8'9"	m 3.70 x 2.70
Dressing	ft	5'9" x 5'6"	m 1.80 x 1.70
Ensuite	ft	6'3" x 5'9"	m 3.70 x 2.70
Bedroom 2	ft	7'3" x 6'3"	m 2.20 x 1.90
Bathroom	ft	7'3" x 6'3"	m 2.20 x 1.90

QUALITY DESIGN WITH YOU IN MIND

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Detached and semi detached houses will feature integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Apartments will feature integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and washer/dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas
- Tiled splashback to kitchen

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathrooms, ensuite and WC ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom, ensuite and WC wash hand basins

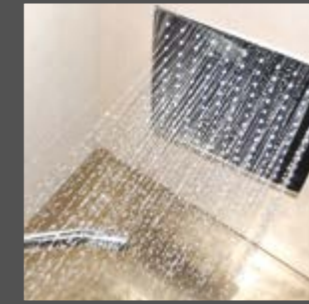


INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- White painted handrail and spindles to stairs
- Interior painted finish to all walls (Skimming Stone) and ceilings (white)
- White painted interior doors
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen and bathroom floors and sun lounge (where applicable)
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Gas fired central heating with high efficiency boiler

EXTERNAL FEATURES

- Decorative gravel driveway (tarmac available as optional extra)
- 10 year warranty
- Front gardens turfed and rear gardens topsoiled (where applicable)
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room and garages available as optional extra (where applicable)
- Paved patio area to rear (where applicable)
- Exterior light to rear door



THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE SPECIFICATION AT ANY TIME



BEECH HILL SQUARE

TAP OR SCAN OUR QR CODES BELOW
WITH YOUR CAMERA AND LOOK
AROUND OUR VIRTUAL SHOW HOMES



TAP OR SCAN



VIRTUAL TOUR

TAP OR SCAN



HOUSE TYPES

TAP OR SCAN



VIDEO





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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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BEECH HILL SQUARE