

FOXLEIGH MEADOW

Charlotte Street
Ballymoney
BT53 6FE

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we are not developers;
We are home builders.*



With over 35 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.

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Convenient living with everything on your doorstep

An unbeatable location, with a number of leading primary and secondary schools located just a short distance away.

Ballymoney Town Centre can be accessed in a brief five-minute stroll, home to an array of shops, cafés and restaurants.

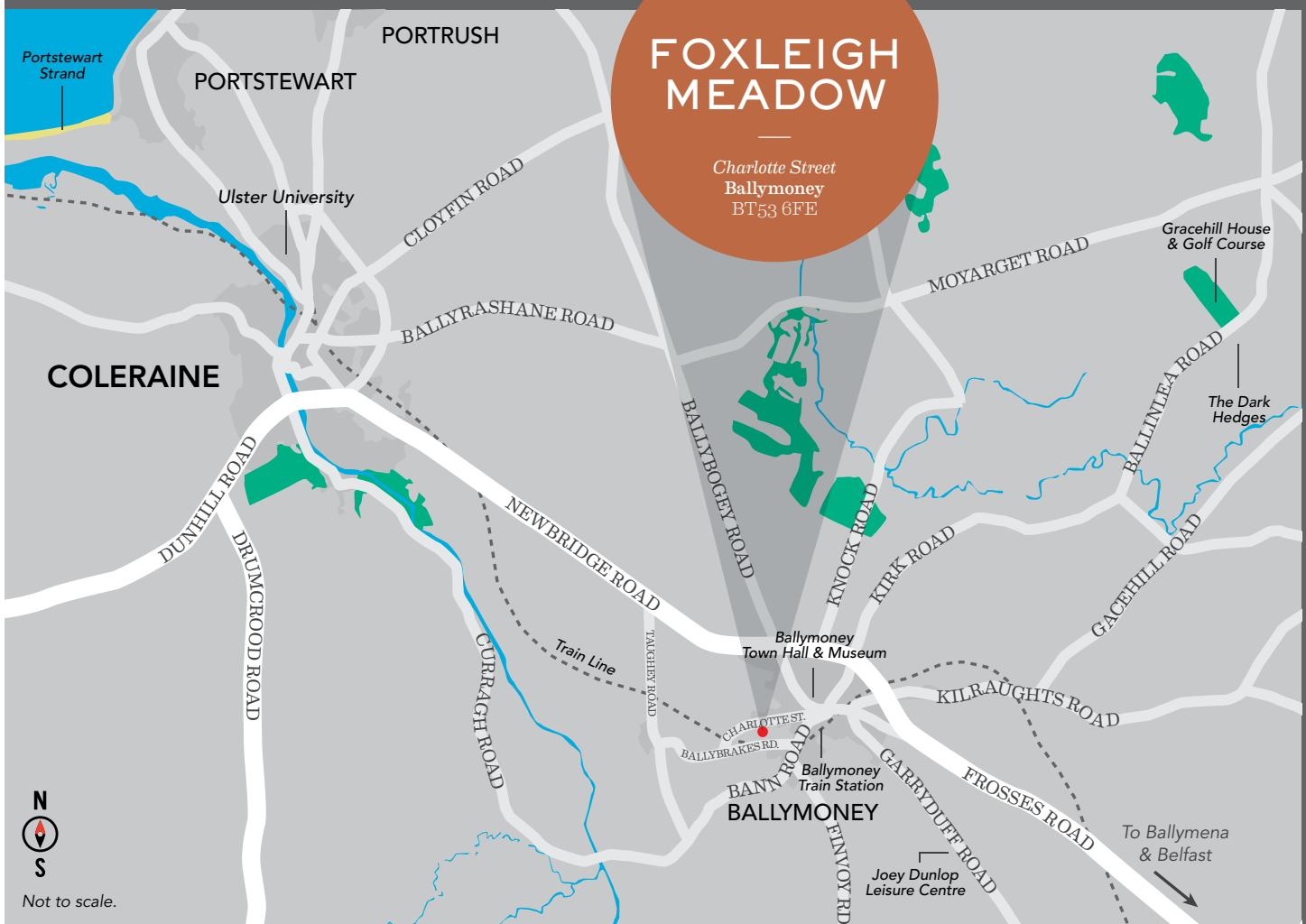
Foxleigh Meadow is positioned just one mile away from a Tesco Superstore which offers a Tesco Direct Click and Collect service for your convenience.

A wealth of nearby recreational facilities, including the Joey Dunlop Leisure Centre situated a short drive away, and the beautiful Gracehill Golf Course which can be found slightly further afield.

Coleraine Town Centre is positioned less than eight miles away from Foxleigh Meadow and offers a vast selection of shopping, recreational and leisure facilities for homeowners to enjoy.

Why not spend a family day out at the beautiful North Coast area, or visit Belfast's thriving City Centre? Exceptional rail links can be accessed via the Ballymoney Train Station, located just a fifteen-minute walk from Foxleigh Meadow.

Appreciate everything that the breath-taking North Coast has to offer with world-renowned attractions, including the Mussenden Temple and Giant's Causeway, accessed in a short fifteen-minute car journey.





Horse riding, Downhill Beach



Riverside Park



Ballymoney Town Centre



Cows Grazing, Stranocum

Travelling Distances...

Dalriada School	<i>0.5 miles</i>
Ballymoney Town Centre	<i>0.7 miles</i>
Our Lady of Lourdes School	<i>0.8 miles</i>
Riverside Park	<i>1.0 miles</i>
Ballymoney High School	<i>1.1 miles</i>
Joey Dunlop Leisure Centre	<i>1.6 miles</i>
Gracehill Golf Course	<i>8.4 miles</i>
Coleraine	<i>7.8 miles</i>
Portrush	<i>12.6 miles</i>
Portstewart	<i>13.1 miles</i>
Ballycastle	<i>16.2 miles</i>
Ballymena	<i>19.1 miles</i>
Limavady	<i>20.3 miles</i>
Magherafelt	<i>26.7 miles</i>
Antrim	<i>31.9 miles</i>
Belfast	<i>48.0 miles</i>
George Best Belfast City Airport	<i>50.9 miles</i>
Belfast International Airport	<i>35.3 miles</i>



Gracehill Golf Course



Ballymoney Train Station



Ballymoney Show



Riverside Park

Homes designed and built with you in mind

Situated at the gateway to the breath-taking views of the North Coast area, the charming town of Ballymoney provides the opportunity to settle down in one of Northern Ireland's most sought-after places to live. Ideally located, Foxleigh Meadow guarantees the perfect balance between rural living whilst maintaining easy access to a host of amenities and unbeatable attractions.

The homes at Foxleigh Meadow showcase the definition of modern, family living. Featuring striking exteriors and spacious interiors, guaranteeing high-quality fixtures and fittings throughout, it goes without saying that Hagan Homes' meticulous attention to detail is what makes these properties so special. Thanks to an open, green space positioned within the development, residents of Foxleigh Meadow can benefit from all that this unique natural paradise has to offer. It goes without saying that this expansive space offers an exceptional outdoor area for all of the family to appreciate.

Perfectly positioned with much to see and do, Foxleigh Meadow provides a wealth of activities for prospective residents to enjoy. Whether it's spending an idyllic afternoon delving into the past at the historic Lissanoure Castle, hitting a ball on the lush fairways of Gracehill Golf Course, or kicking back and relaxing at one of the many outstanding eateries located within Ballymoney's quaint town centre, Foxleigh Meadow certainly boasts an exciting undertaking for all of the family to experience. What's more, situated just a mere stone's throw away lies the opportunity for a peaceful, yet beautiful stroll through the world-renowned dark hedges.

With a selection of Northern Ireland's much-loved tourist destinations located just a short distance away, the nearby Ballymoney Train Station affords easy access to Coleraine, Portstewart or Portrush. With an array of picturesque, sandy beaches, and prominent attractions including the notorious Giant's Causeway and historic Mussenden Temple, it goes without saying that homeowners will be spoilt for choice when it comes to stunning landscapes and spectacular scenery.

Ballymoney Town Centre is home to a multitude of all-important amenities. With the town comprising of an excellent museum situated within the impressive town hall, outstanding recreational facilities found within the nearby Joey Dunlop Leisure Centre, and a convenient Tesco Superstore, residents of Foxleigh Meadow will find themselves with everything they may need located right on the doorstep. The tranquil woodlands of Riverside Park and a number of leading primary and secondary schools are also situated within close proximity.



Joey Dunlop Memorial Garden



Lissanoure Castle

*Foxleigh Meadow strikes
the perfect balance between
convenience and comfort*



Computer Visual





Making your new house a home

Careful attention to detail has been given in every element of design and construction at Foxleigh Meadow, giving these homes a distinct charm.

Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available



Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



Images used are taken from the Foxleigh Meadow Show Home.

Making your new house a home

Bathroom & Ensuite



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range



External

- External lighting to front and rear doors
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company



The finer details

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining area floors tiled
- Carpets to lounge and bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC double glazed windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel and glass extractor hood
- Integrated washing machine
- Integrated dishwasher
- Integrated fridge / freezer

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Ensuite (where applicable) with thermostatically controlled shower mixer and screen

EXTERNAL FEATURES

- External lighting to front and rear doors
- Rear gardens to be grassed
- Decorative flagged path around dwellings with bitmac parking area (where applicable)
- Outside water tap
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company - Management fee to be confirmed



Images used are taken from the Foxleigh Meadow Show Home.

Site Layout





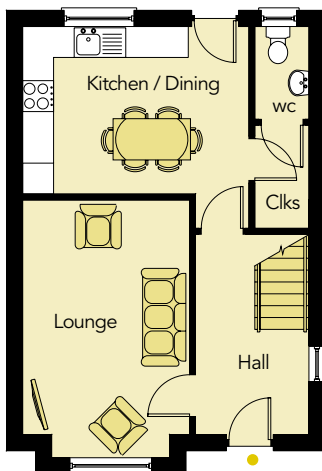
Computer Visual

The Camley

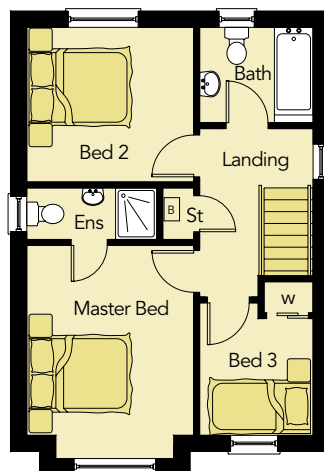
3 Bedroom Detached

Total Floor Area: 968 sq.ft approx.

Ground Floor



First Floor



Ground Floor

ENTRANCE HALL

LOUNGE

16'5" x 10'7" max

KITCHEN / DINING

14'5" x 12'10" max

WC

5'11" x 3'5"

First Floor

MASTER BEDROOM

13'7" x 10'7" max

ENSUITE

8'3" x 3'3"

BEDROOM 2

10'7" x 9'10"

BEDROOM 3

8'5" x 7'3" max

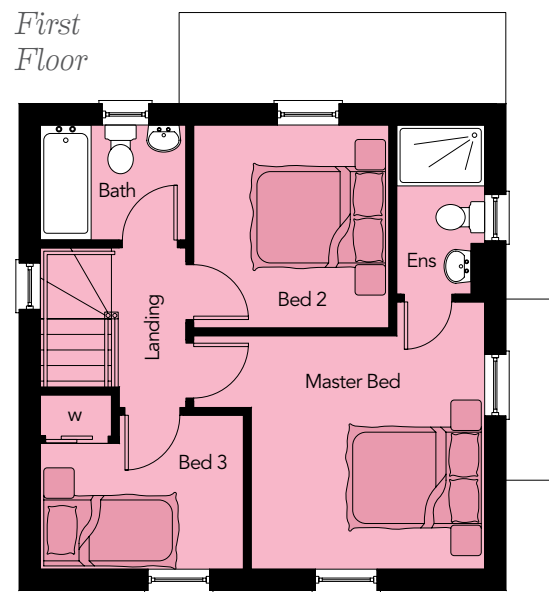
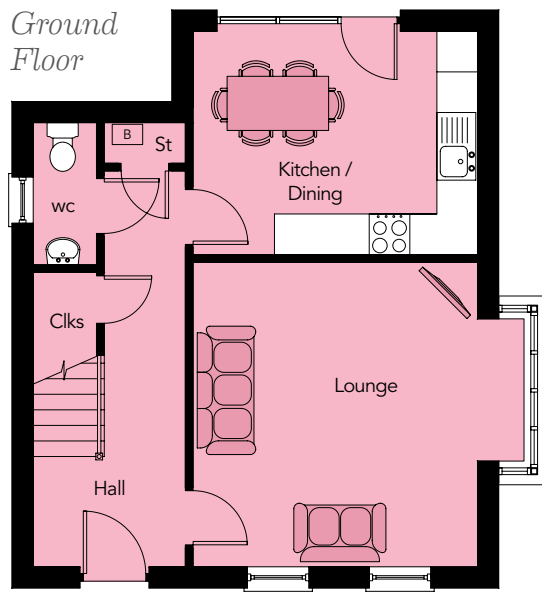
BATHROOM

7'3" x 6'1"

Note - Site 20 will be a handed version of this CGI and these floor plans.



Computer Visual



Ground Floor

ENTRANCE HALL

LOUNGE
16'1" x 14'9" max

KITCHEN / DINING
13'9" x 10'10"

WC
6'11" x 3'1"

First Floor

MASTER BED
14'1" x 13'0" max

ENSUITE
8'2" x 4'3"

BEDROOM 2
9'10" x 9'6"

BEDROOM 3
9'10" x 7'6" max

BATHROOM
7'1" x 5'7"

The Chambers

3 Bedroom Detached

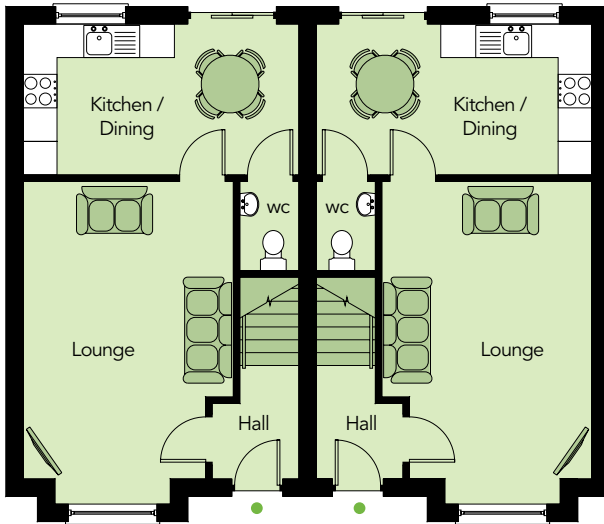
Total Floor Area: 1003 sq.ft approx.

Note - Sites 19 & 160 will be handed versions of this CGI and these floor plans.

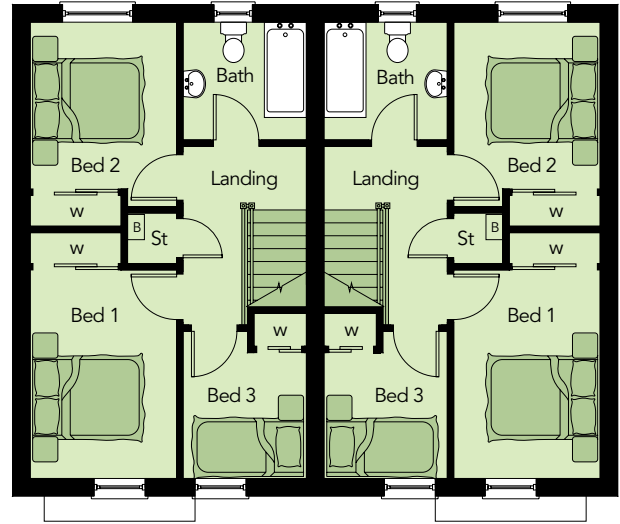


Computer Visual

Ground Floor



First Floor



The Denbigh

3 Bedroom Semi-Detached

Total Floor Area: 873 sq.ft approx.

Ground Floor

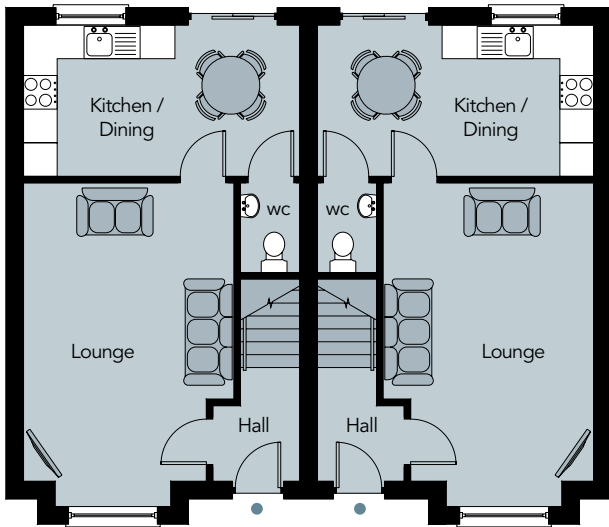
- ENTRANCE HALL
- LOUNGE
18'11" x 12'4" max
- KITCHEN / DINING
16'2" x 8'10"
- WC
5'3" x 3'6"

First Floor

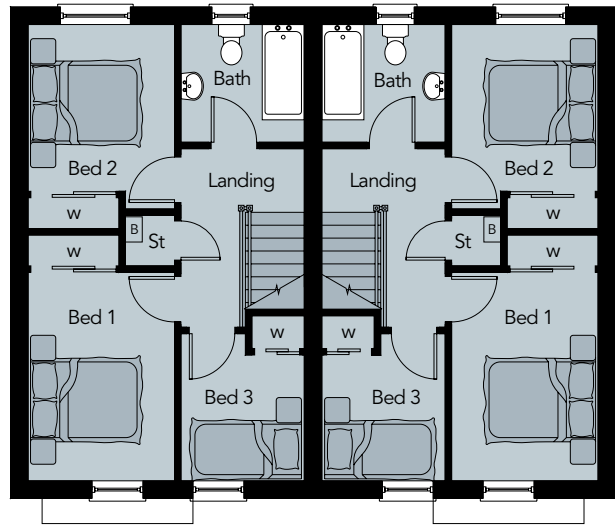
- BEDROOM 1
12'2" x 8'7"
- BEDROOM 2
9'9" x 8'7"
- BEDROOM 3
8'7" x 7'3" max
- BATHROOM
7'3" x 6'11"



Ground Floor



First Floor



Ground Floor

ENTRANCE HALL
LOUNGE
 18'11" x 12'4" max
KITCHEN / DINING
 16'2" x 8'10"
WC
 5'3" x 3'6"

First Floor

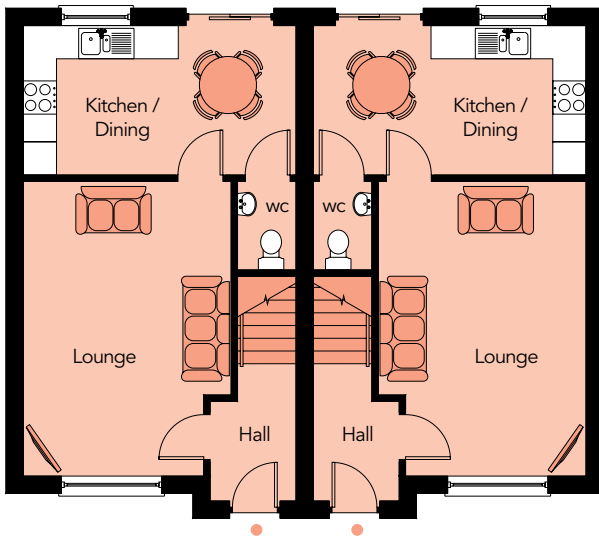
BEDROOM 1
 12'2" x 8'7"
BEDROOM 2
 9'9" x 8'7"
BEDROOM 3
 8'7" x 7'3" max
BATHROOM
 7'3" x 6'11"

The Dunlop
 3 Bedroom Semi-Detached
 Total Floor Area: 873 sq.ft approx.

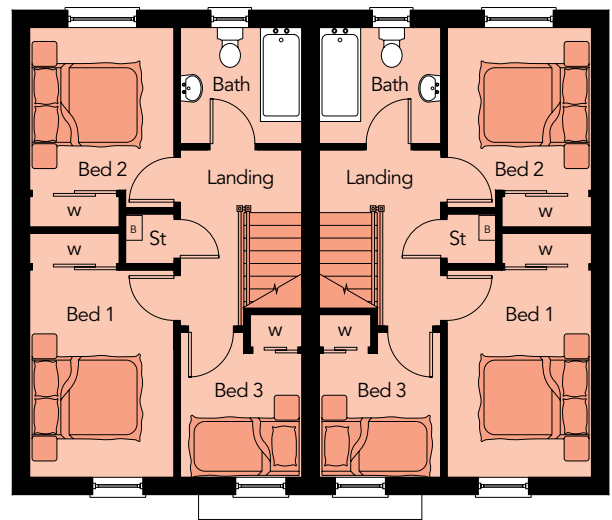


Computer Visual

Ground Floor



First Floor



The Edison

3 Bedroom Semi-Detached

Total Floor Area: 870 sq.ft approx.

Ground Floor

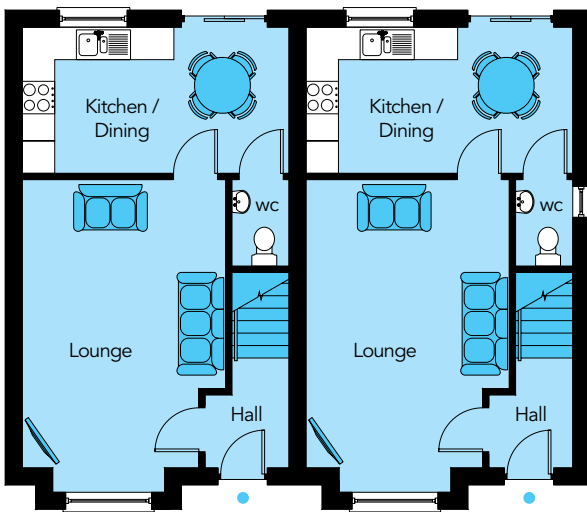
- ENTRANCE HALL
- LOUNGE
17'6" x 12'4" max
- KITCHEN / DINING
16'2" x 8'10"
- WC
5'3" x 3'6"

First Floor

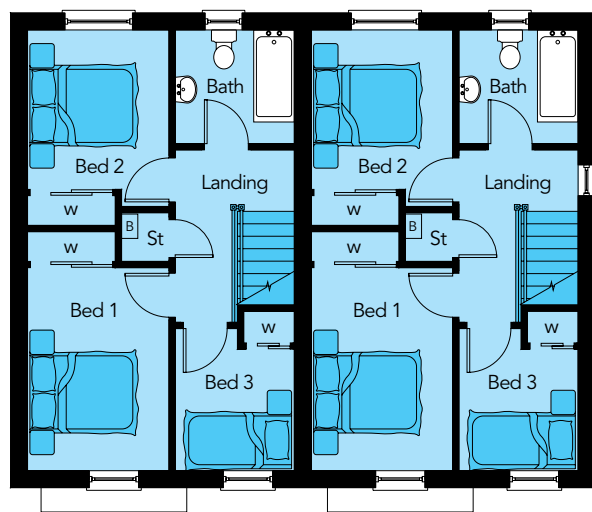
- BEDROOM 1
12'4" x 8'7"
- BEDROOM 2
10'8" x 8'7" max
- BEDROOM 3
8'7" x 7'3" max
- BATHROOM
7'3" x 6'11"



Ground Floor



First Floor



Ground Floor

- ENTRANCE HALL**
- LOUNGE**
18'11" x 12'4" max
- KITCHEN / DINING**
16'2" x 8'10"
- WC**
5'3" x 3'6"

First Floor

- BEDROOM 1**
12'2" x 8'7"
- BEDROOM 2**
10'8" x 8'7" max
- BEDROOM 3**
8'7" x 7'3" max
- BATHROOM**
7'3" x 6'11"

The Fairfield

3 Bedroom Semi-Detached

Total Floor Area: 873 sq.ft approx.

Note - Sites 148 & 149 will be handed versions of this CGI and these floor plans.



Note - Sites 61 / 62, 175 / 176 & 179 / 180 will be handed versions of this CGI and these floor plans.

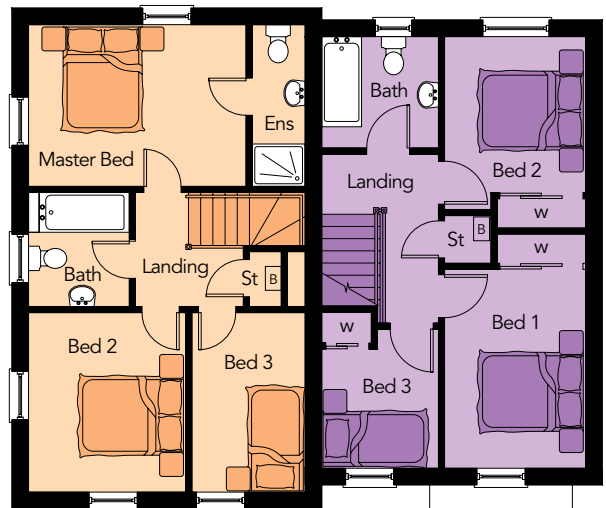
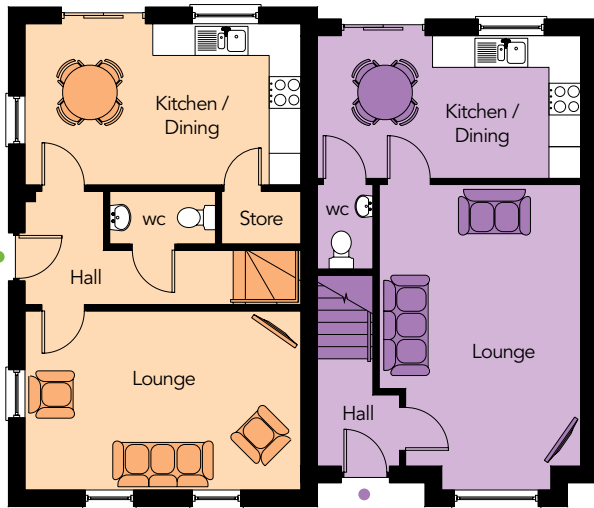
Computer Visual

The Hopkins & The Quinn

3 Bedroom Semi-Detached

Ground Floor

First Floor



The Hopkins

The Quinn

The Hopkins

The Quinn

Ground Floor

First Floor

ENTRANCE HALL

MASTER BED

LOUNGE

13'5" x 10'0"

17'1" x 11'1"

ENSUITE

KITCHEN / DINING

17'1" x 10'0"

10'0" x 3'3"

BEDROOM 2

11'1" x 9'9"

WC

6'7" x 3'3"

BEDROOM 3

11'1" x 7'0"

BATHROOM

7'1" x 6'3"

Total Floor Area: 989 sq.ft approx.

Ground Floor

First Floor

ENTRANCE HALL

BEDROOM 1

LOUNGE

18'11" x 12'6" max

12'4" x 8'9"

KITCHEN / DINING

16'4" x 8'10"

BEDROOM 2

10'8" x 8'9" max

BEDROOM 3

8'7" x 7'3" max

WC

5'3" x 3'6"

BATHROOM

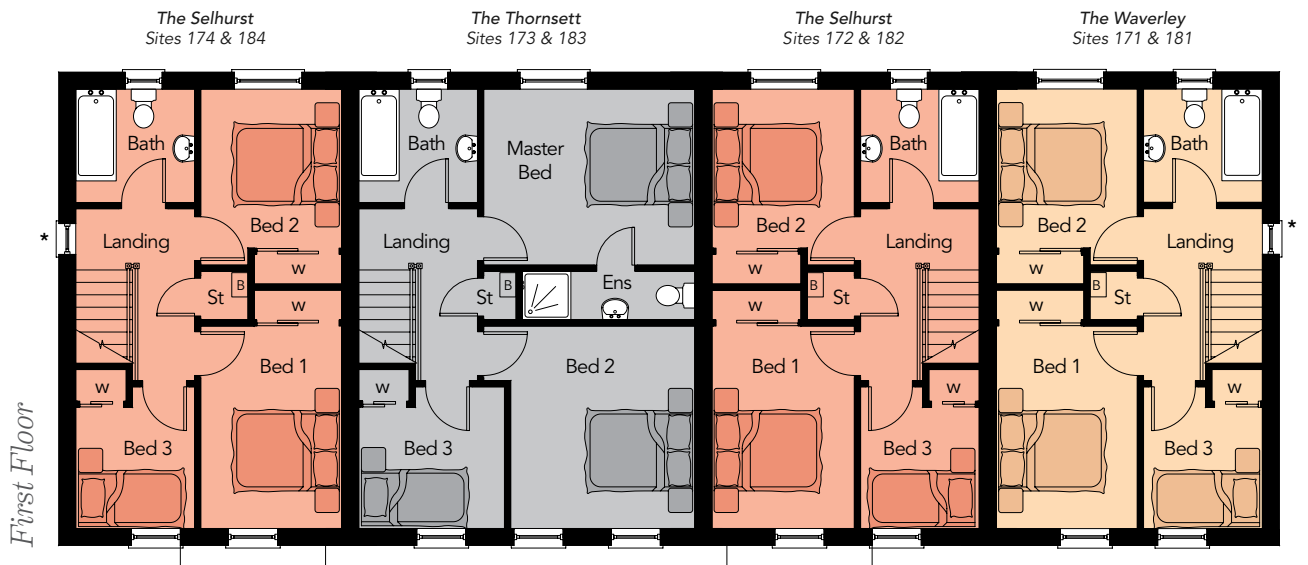
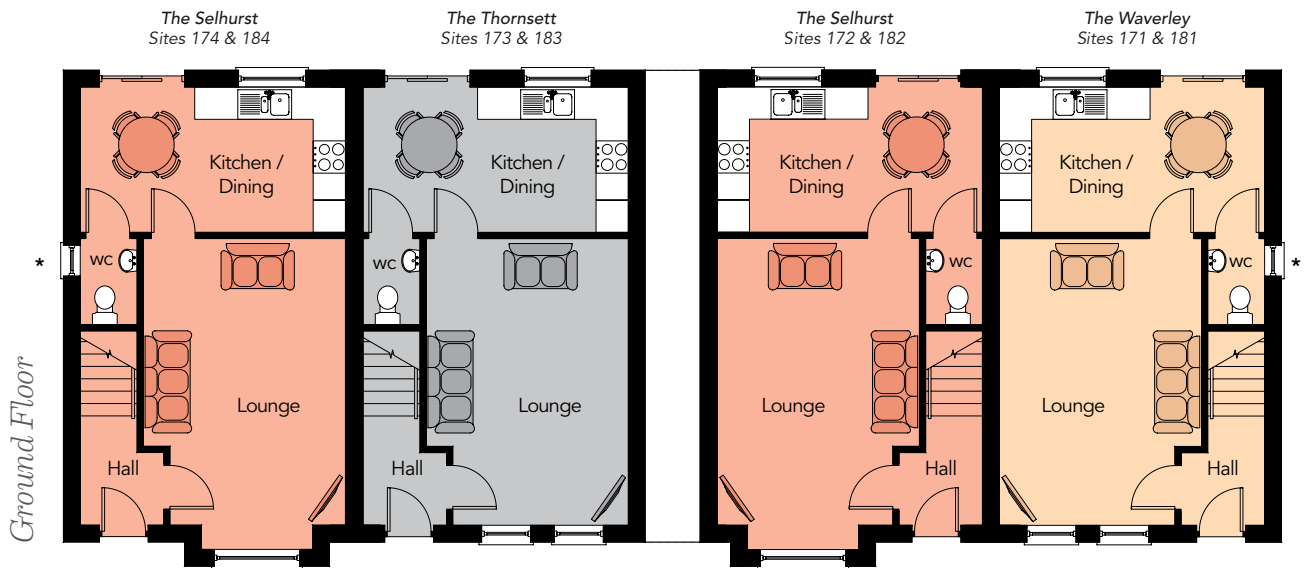
7'3" x 6'11"

Total Floor Area: 881 sq.ft approx.

The Selhurst, The Thornsett & The Waverley

3 Bedroom Townhouses

* **Note** - These windows to the WC and Landing are on the end gable townhouses only.





Computer Visual

*The Selhurst -
Sites 174 & 184*

Ground Floor

LOUNGE max 19'0" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
873 sq.ft approx.*

*The Thornsett -
Sites 173 & 183*

Ground Floor

LOUNGE max 17'6" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

MASTER BED 12'10" x 10'8"
ENSUITE 10'6" x 2'11"
BED 2 max 12'10" x 12'4"
BED 3 max 8'10" x 8'7"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
977 sq.ft approx.*

*The Selhurst -
Sites 172 & 182*

Ground Floor

LOUNGE max 19'0" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
875 sq.ft approx.*

*The Waverley -
Sites 171 & 181*

Ground Floor

LOUNGE max 17'6" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

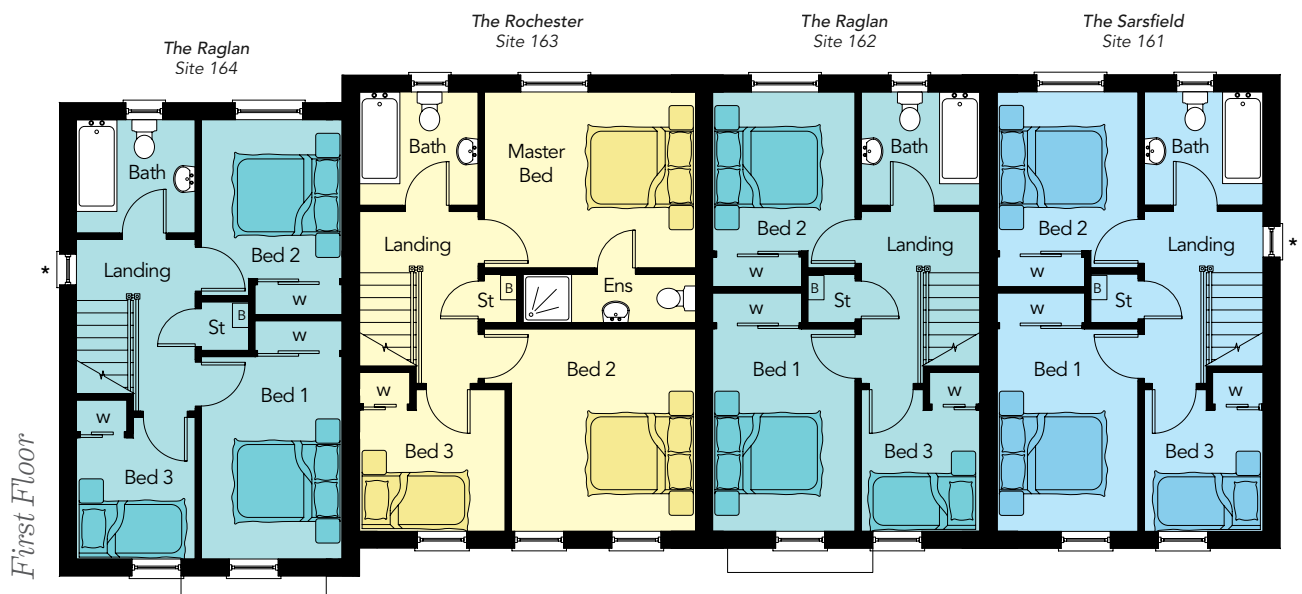
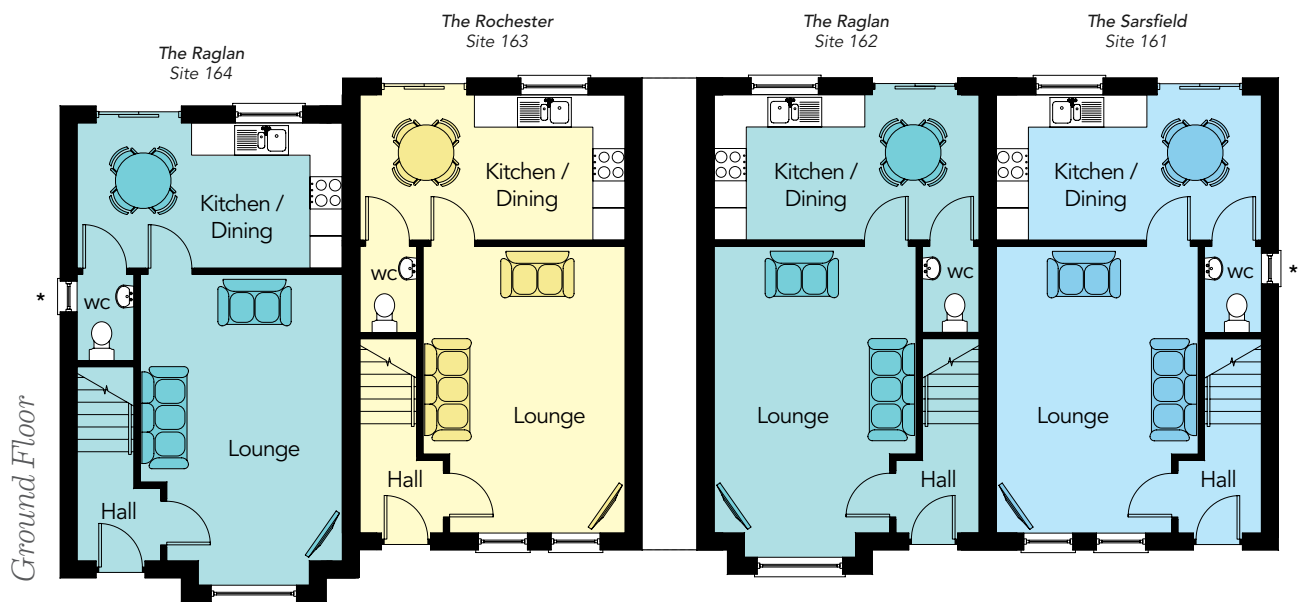
BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
863 sq.ft approx.*

The Raglan, The Rochester & The Sarsfield

3 Bedroom Townhouses

* Note - These windows to the WC and Landing are on the end gable townhouses only.





Computer Visual

*The Raglan -
Sites 164*

Ground Floor

LOUNGE max 19'0" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
873 sq ft approx.*

*The Rochester -
Sites 163*

Ground Floor

LOUNGE max 17'6" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

MASTER BED 12'10" x 10'8"
ENSUITE 10'6" x 2'11"
BED 2 max 12'10" x 12'4"
BED 3 max 8'10" x 8'7"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
977 sq ft approx.*

*The Raglan -
Sites 162*

Ground Floor

LOUNGE max 19'0" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
875 sq ft approx.*

*The Sarsfield -
Sites 161*

Ground Floor

LOUNGE max 17'6" x 12'4"
KITCHEN / DINING 16'2" x 8'10"
WC 5'3" x 3'6"

First Floor

BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*Total Floor Area:
863 sq ft approx.*

Current Developments



ASHDENE WOOD
Dundonald BT16 1XS



BYRON HALT
Holywood BT18 9JQ



MULBERRY
Coleraine BT52 2QB



EBRINGTON HALL
Belfast BT4 3HX



ENLER VILLAGE
Comber BT23 5ZP



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2022 & 2021

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Community Award
Winner 2020

Business Eye
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Belfast Telegraph
Property Marketing
Award 2022 & 2018

Residential
Development
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Highly Commended
2022

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Daily Telegraph
What House?
Award Winner

Sunday Express
National House Builder
Award

Daily Express
British National House
Builder Award



The Dark Hedges



Raising Standards. Protecting Homeowners



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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JOINT SELLING AGENTS



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