

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

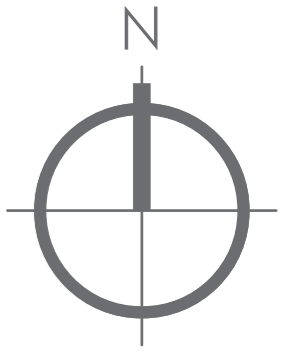
Computer Generated Image indicative only



Computer Generated Images 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.



FUTURE PHASES

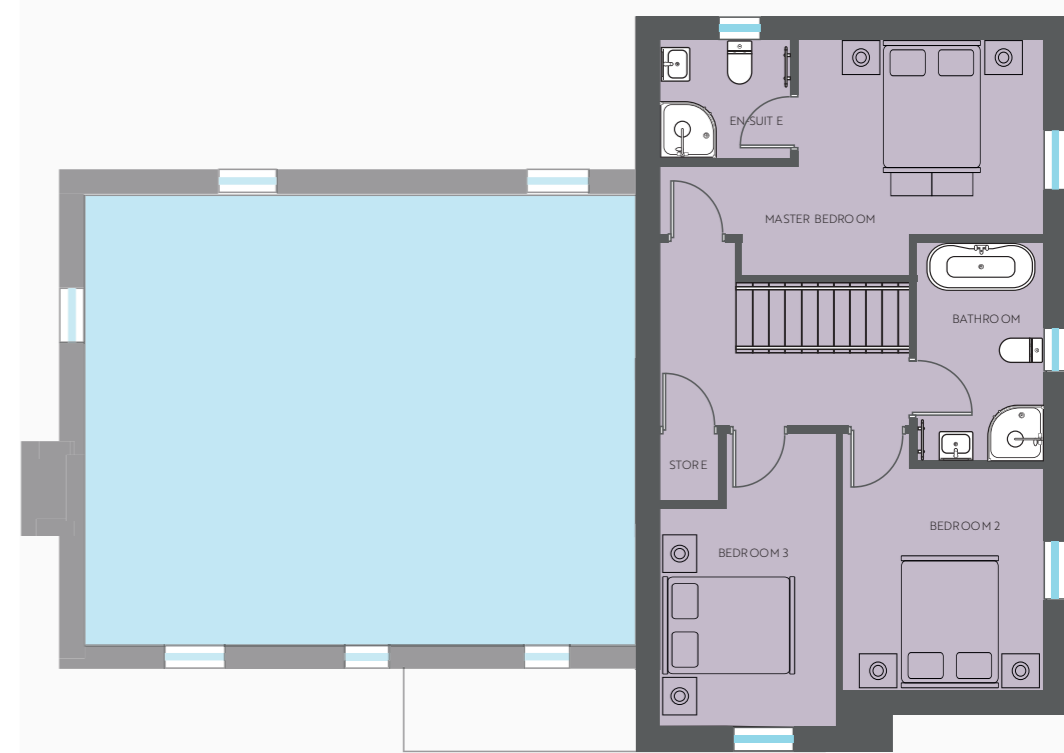
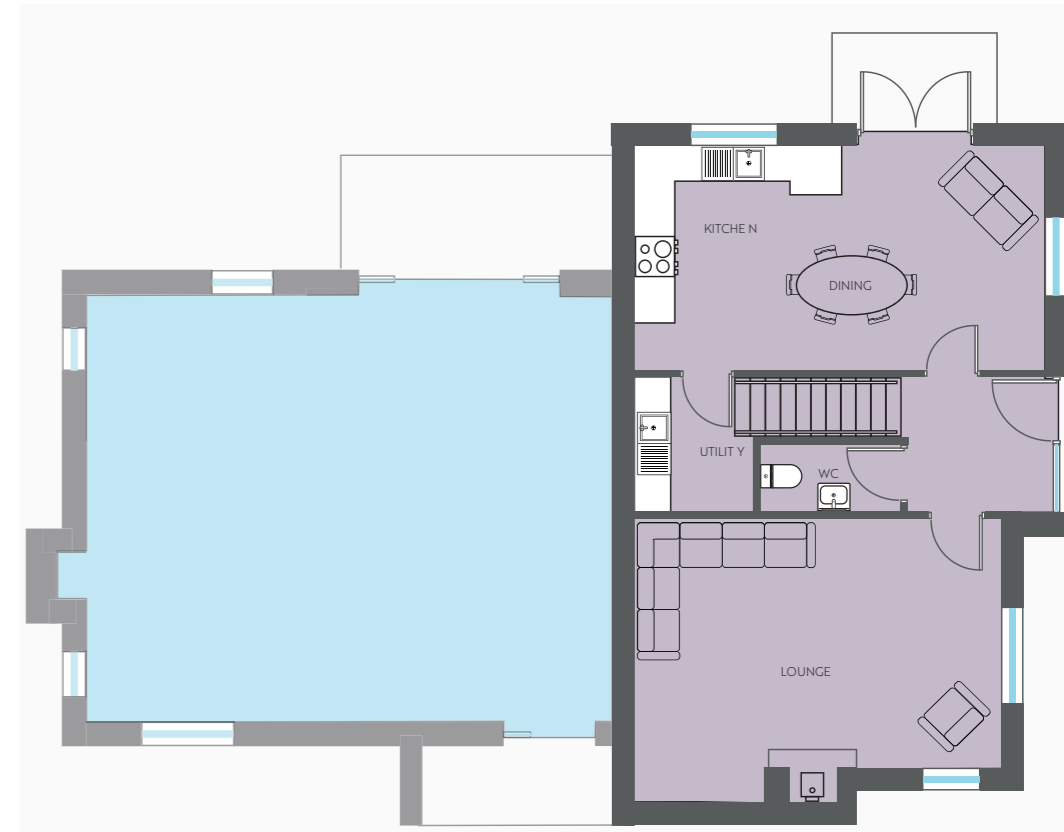
COLERAINE ROAD



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





THE HEANEY

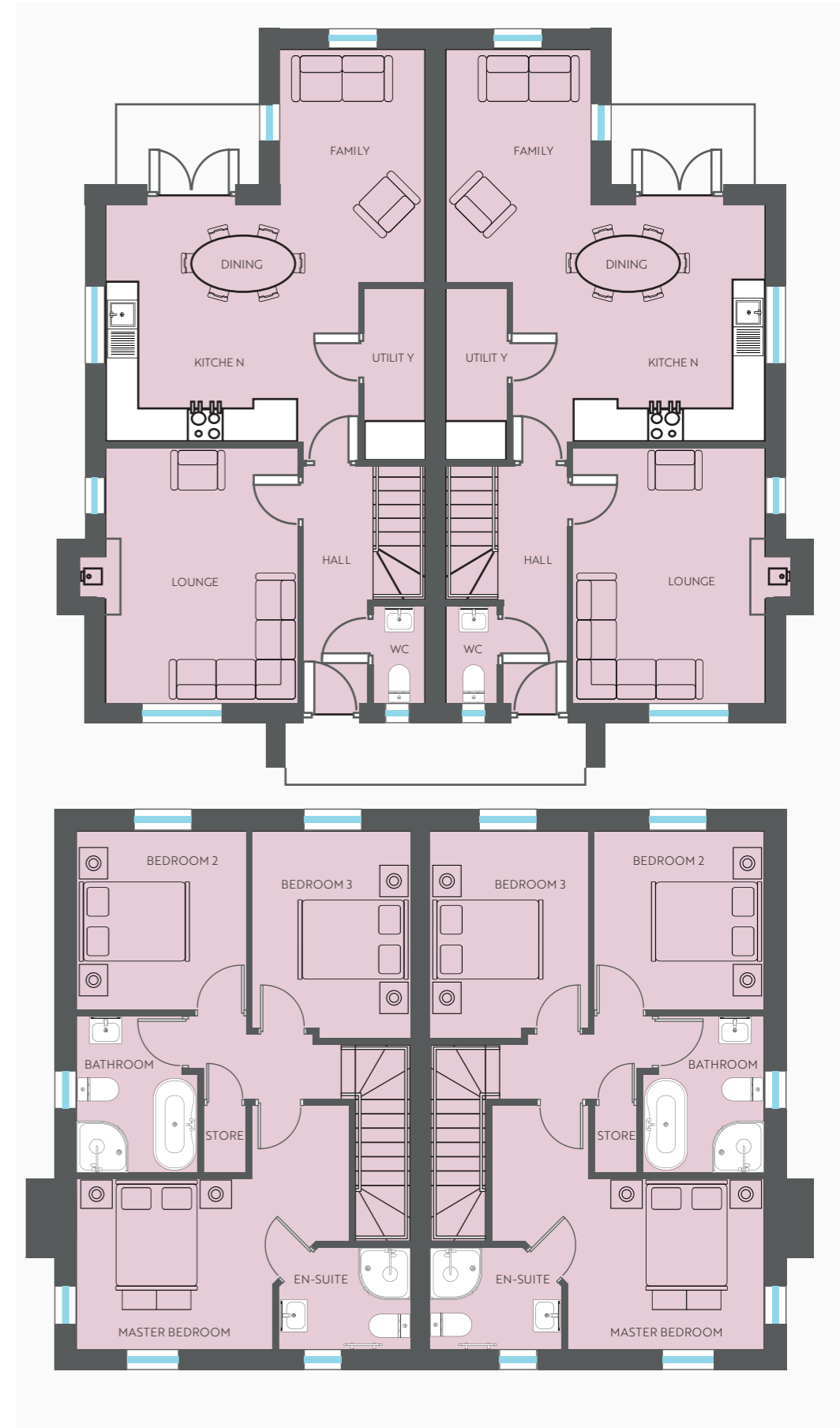
Plots 2 8
Three Bed Semi-Detached

circa.
1190 sq ft



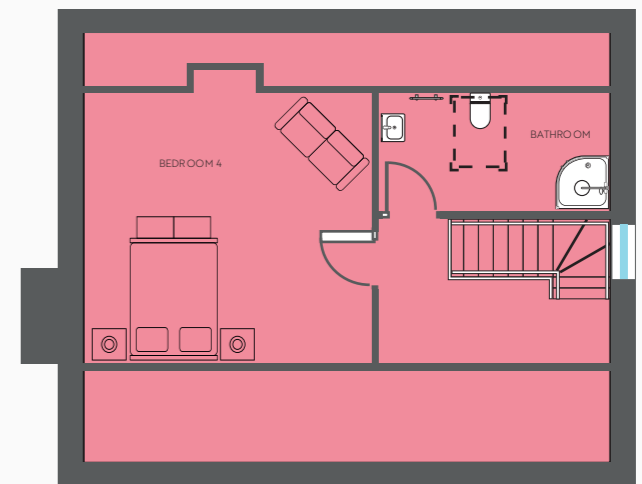
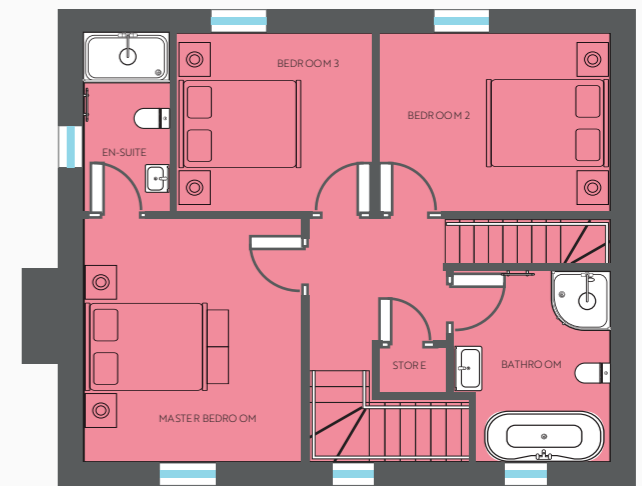
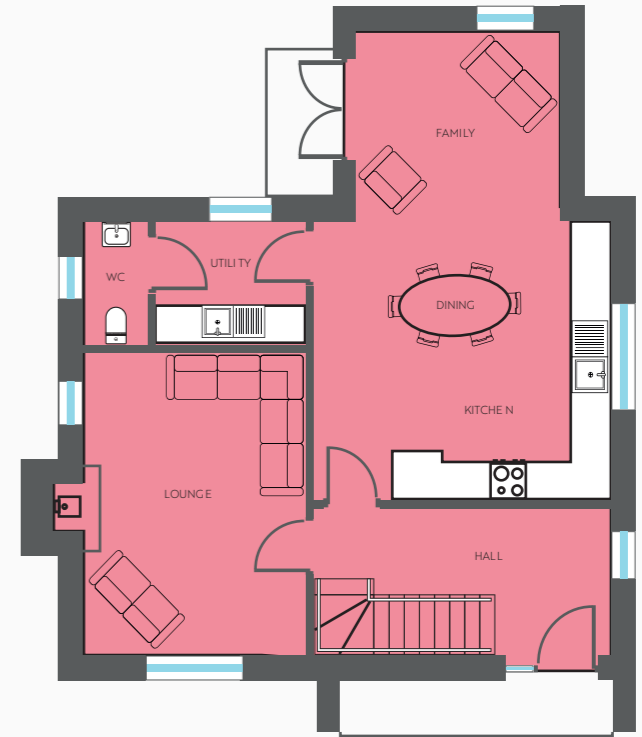


THE CRAWFORD
 Plots 3 4 5 6 circa.
 Three Bed Semi-Detached 1210 sq ft





THE LURCAN
 Plots 9 10 16 17
 Four Bed Detached
 circa. 1670 sq ft



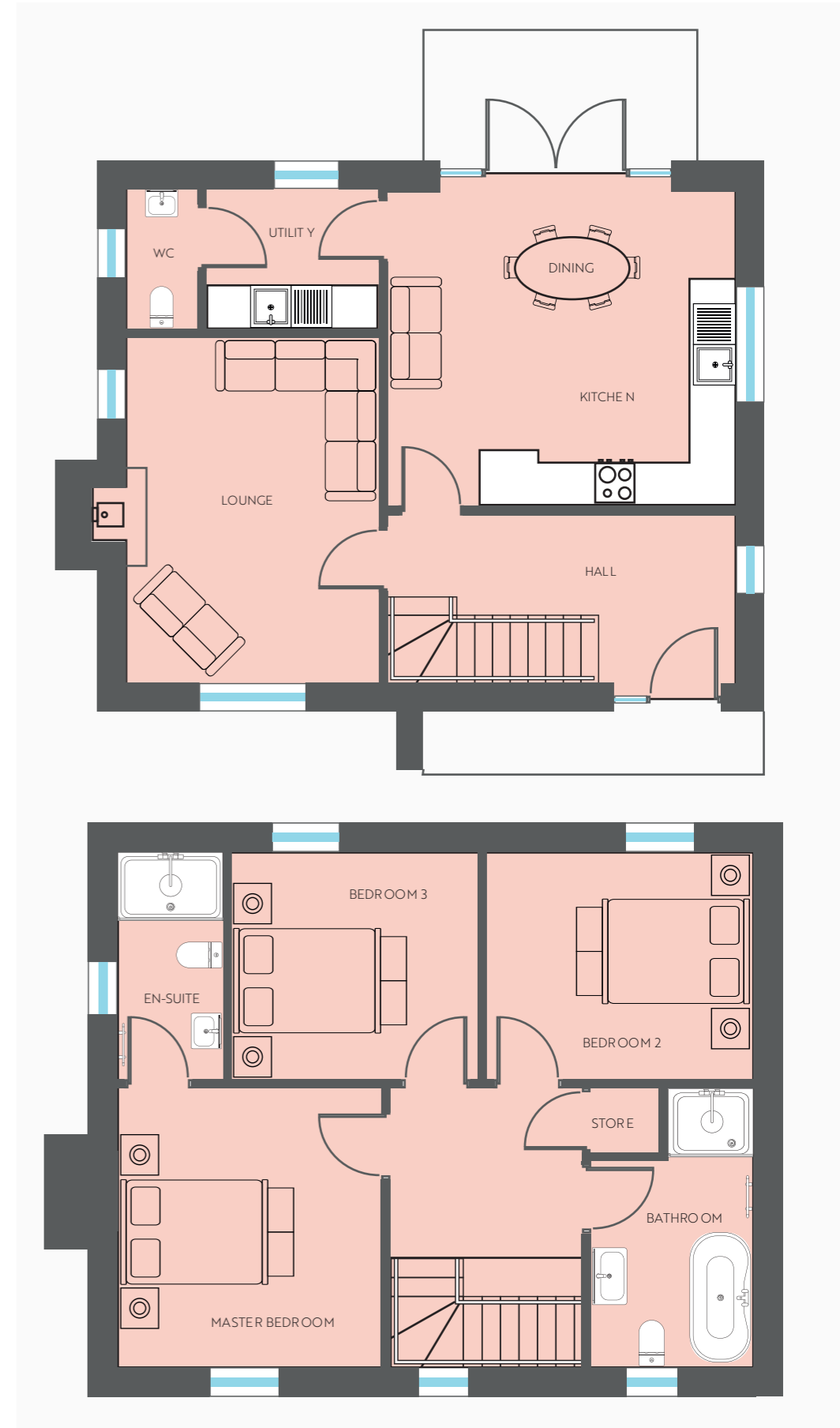


THE CLARK

Plots 11 13 20

Three Bed Detached

circa.
1210 sq ft

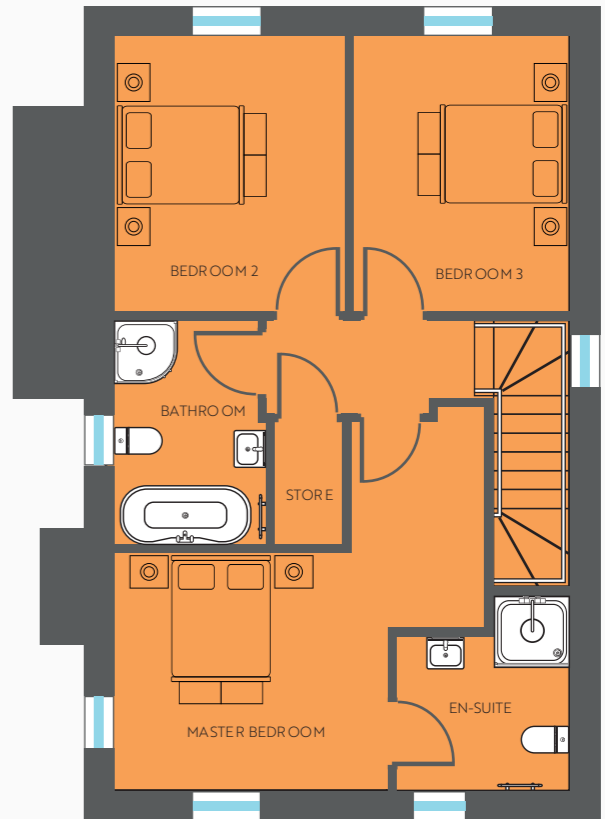
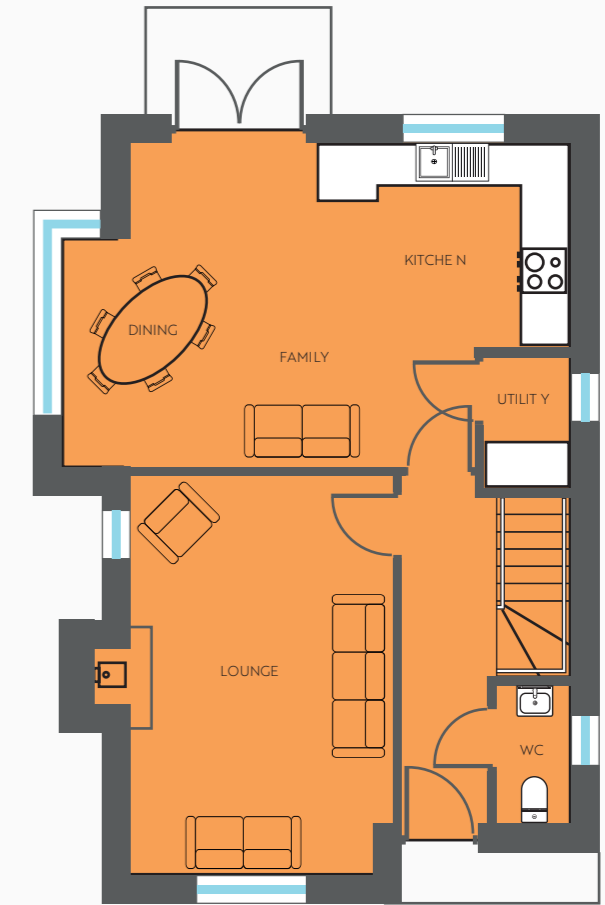




THE SHIELDS

Plot 12 21
Three Bed Detached

circa.
1200 sq ft

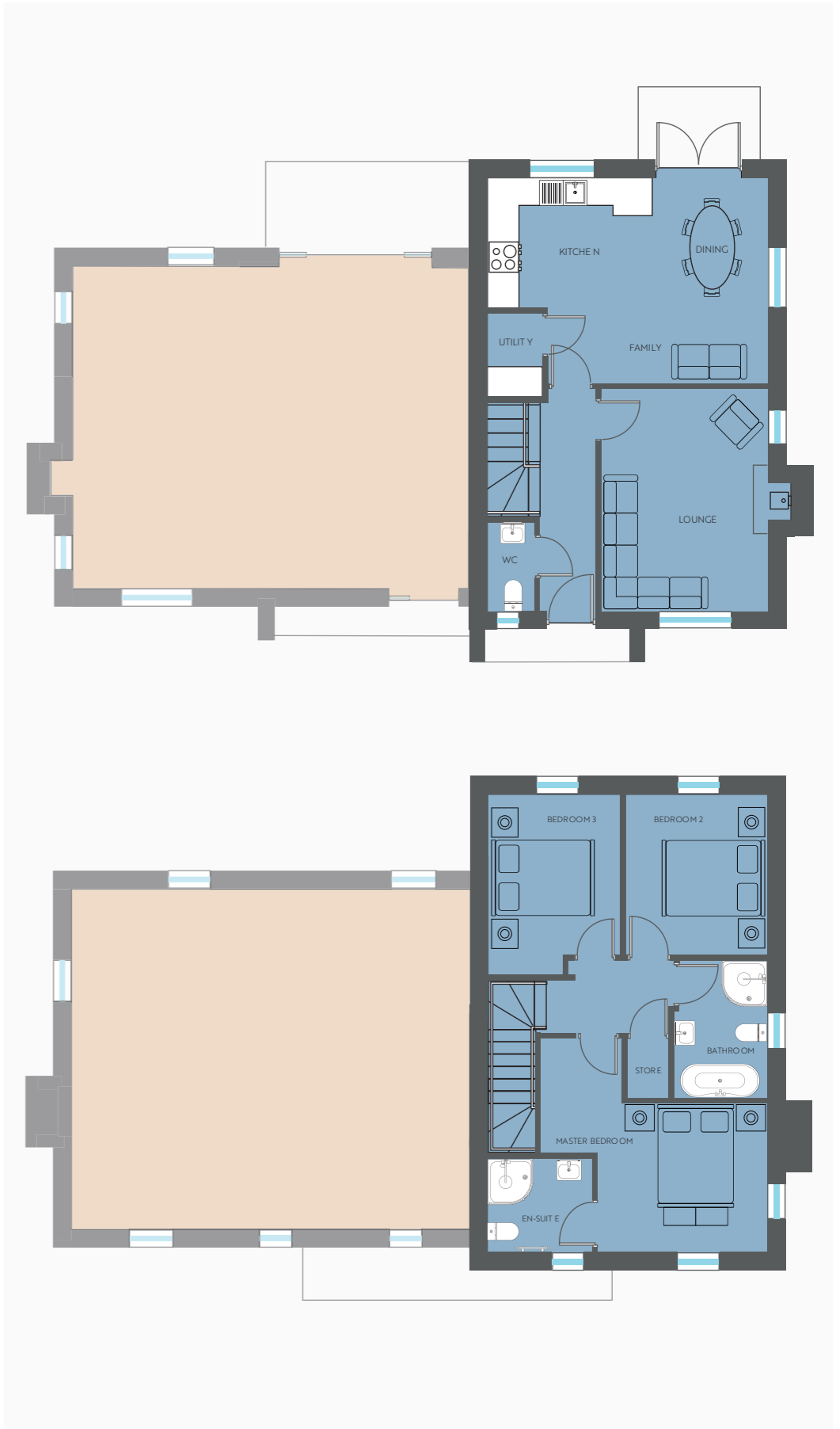




THE GLEN

Plot 14/19
Three Bed Semi-Detached

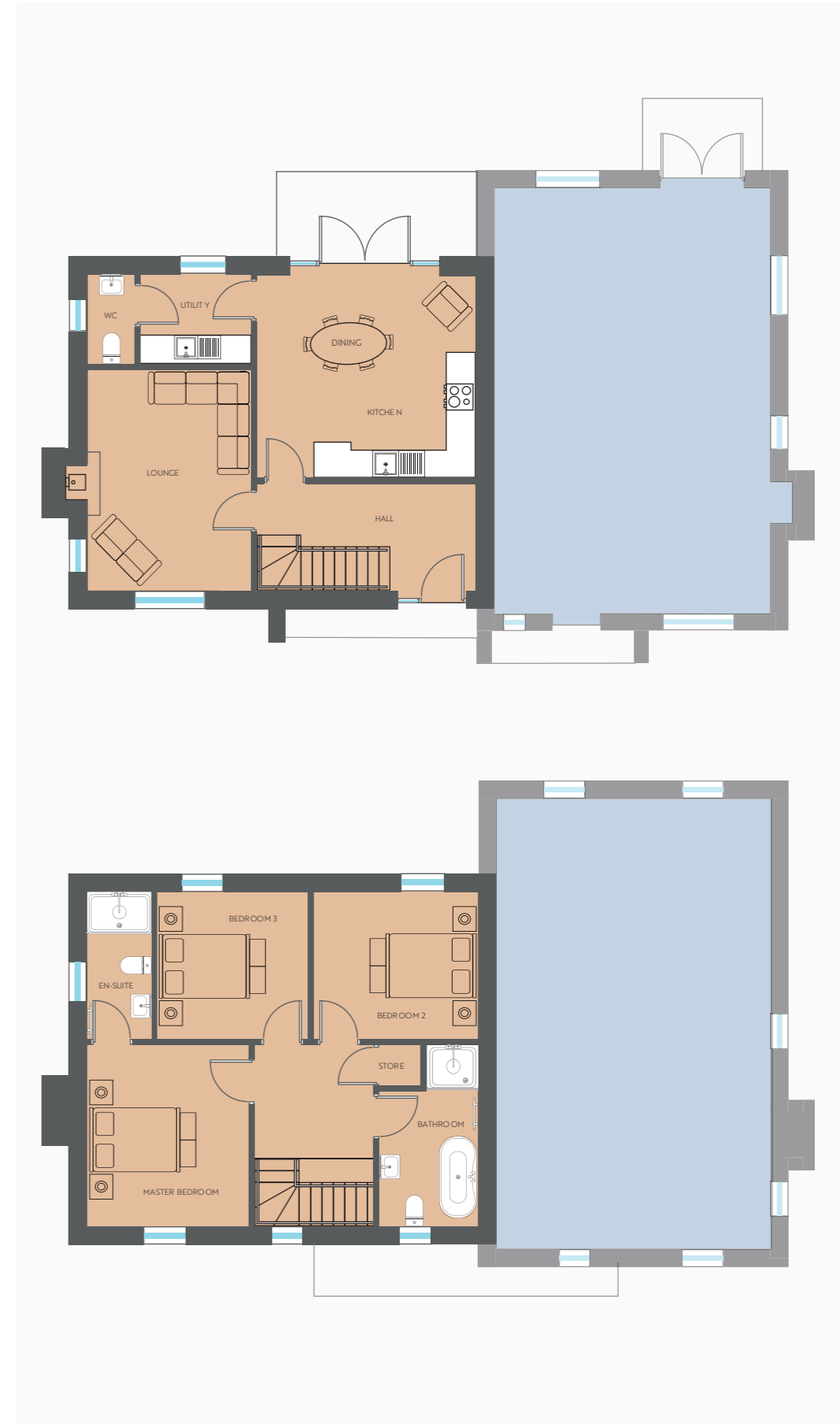
circa.
1120 sq ft





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

- Wood burning stove
- Multi-zone thermostatically controlled oil central heating
- Energy efficient boiler
- Contemporary solid internal doors with bespoke chrome handles
- Full décor paint throughout (all walls and ceilings)
- USB charging points in kitchens and master bedrooms

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.

*UPGRADES AVAILABLE THROUGHOUT ALL HOMES

Images are for illustrative purposes only



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



Computer Generated Image indicative only

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

T: 028 7964 2558

E: homes@fpmccann.co.uk



BURNS

17 Meeting St, Magherafelt

028 7963 3719

burnshomes.co.uk