

FOXLEIGH MEADOW

Charlotte Street
Ballymoney
BT53 6FE

HAGAN 

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HOMES
SINCE 1988

www.haganhomes.co.uk

*At Hagan Homes
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.

Step by Step Guide

Download our **Step by Step** guide to buying a Hagan Home from our website.
www.haganhomes.co.uk





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.



*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

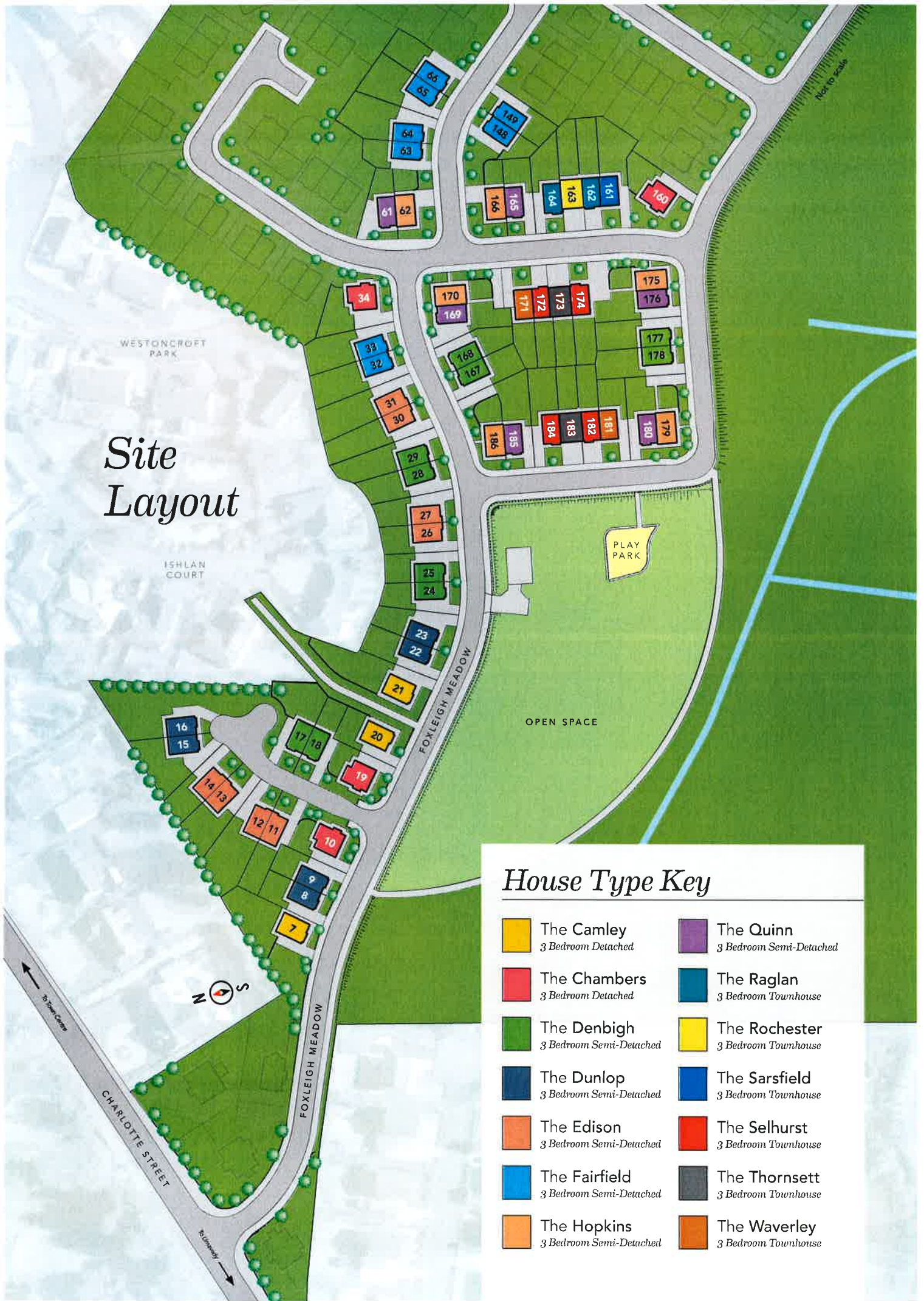
EXTERNAL FEATURES

- 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



House Type Key

 The Camley <i>3 Bedroom Detached</i>	 The Quinn <i>3 Bedroom Semi-Detached</i>
 The Chambers <i>3 Bedroom Detached</i>	 The Raglan <i>3 Bedroom Townhouse</i>
 The Denbigh <i>3 Bedroom Semi-Detached</i>	 The Rochester <i>3 Bedroom Townhouse</i>
 The Dunlop <i>3 Bedroom Semi-Detached</i>	 The Sarsfield <i>3 Bedroom Townhouse</i>
 The Edison <i>3 Bedroom Semi-Detached</i>	 The Selhurst <i>3 Bedroom Townhouse</i>
 The Fairfield <i>3 Bedroom Semi-Detached</i>	 The Thornsett <i>3 Bedroom Townhouse</i>
 The Hopkins <i>3 Bedroom Semi-Detached</i>	 The Waverley <i>3 Bedroom Townhouse</i>

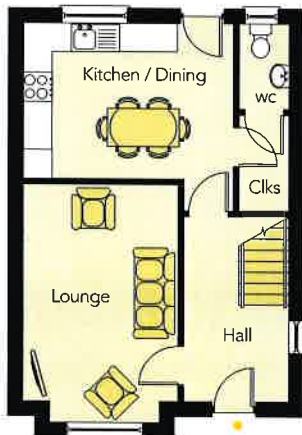


The Camley

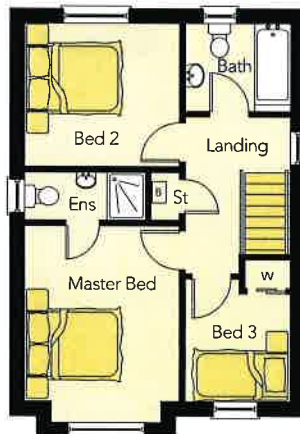
3 Bedroom Detached

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

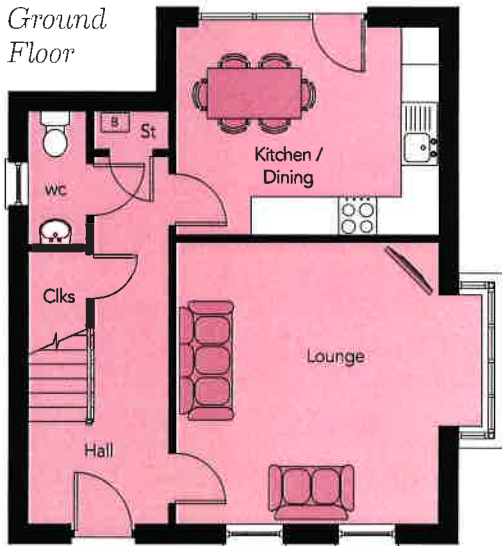
7'3" x 6'1"

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

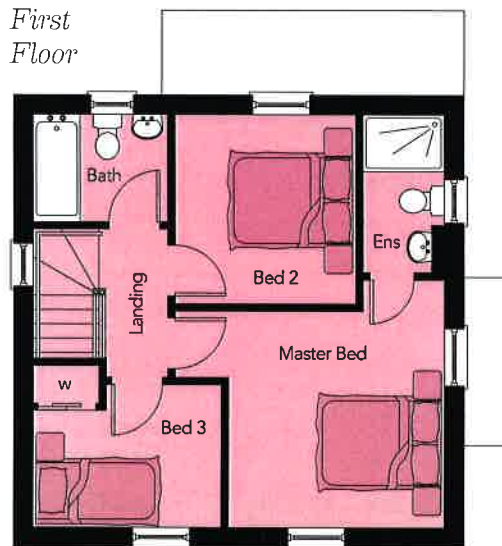


Computer Visual

Ground Floor



First Floor



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

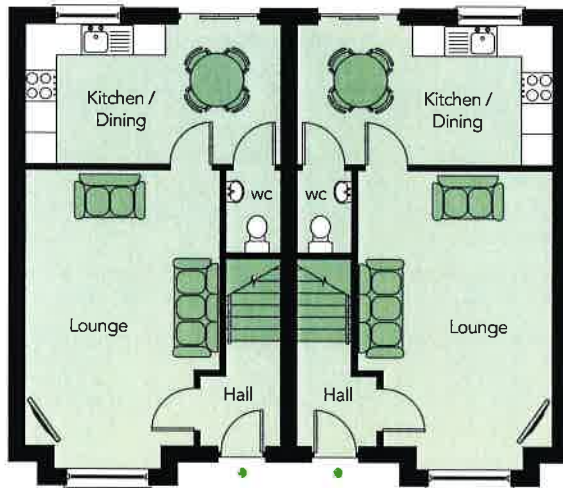
3 Bedroom Detached

Total Floor Area: 1003 sq ft approx.

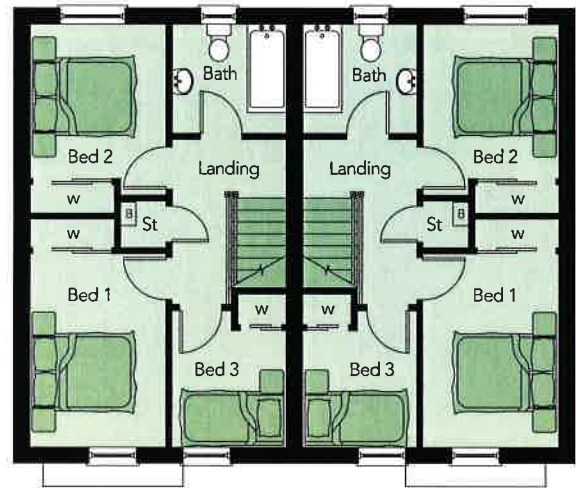
Note - Sites 19 & 160 will be handed versions of this CGI and these floor plans.



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

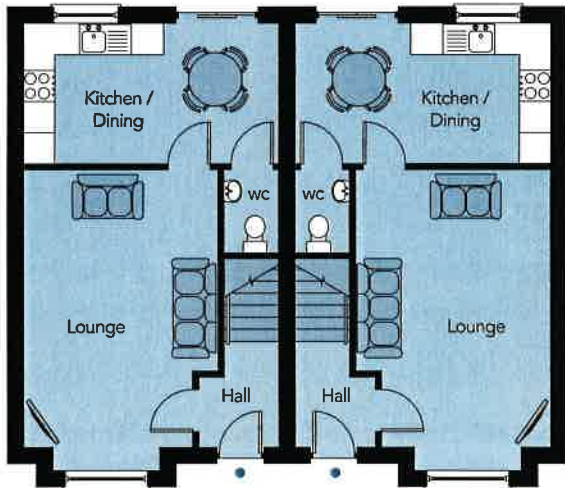
8'7" x 7'3" max

BATHROOM

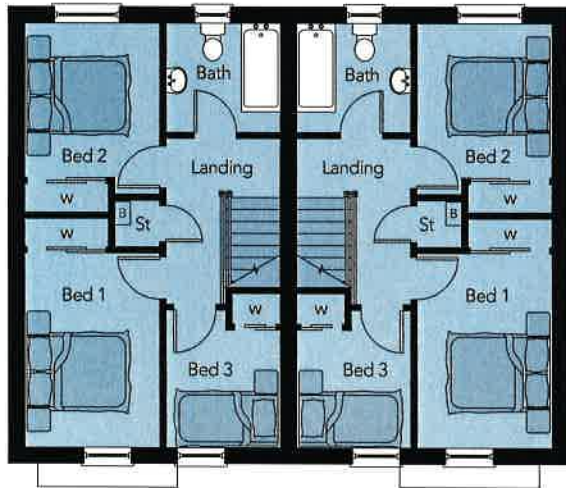
7'3" x 6'11"



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"

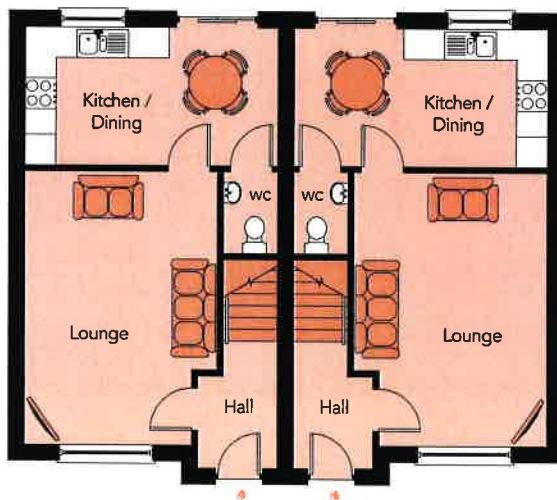
The Dunlop

3 Bedroom Semi-Detached

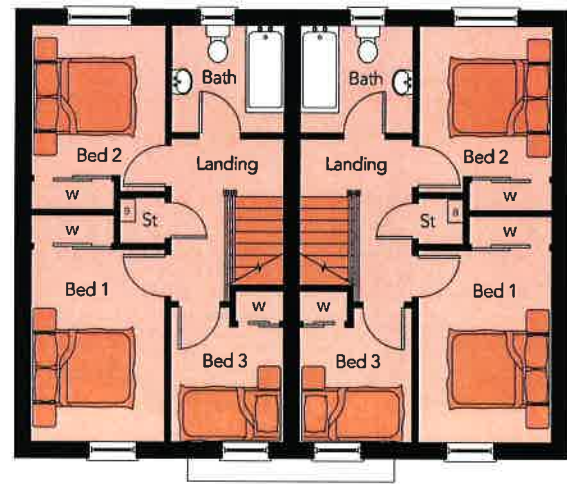
Total Floor Area: 873 sq.ft approx.



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

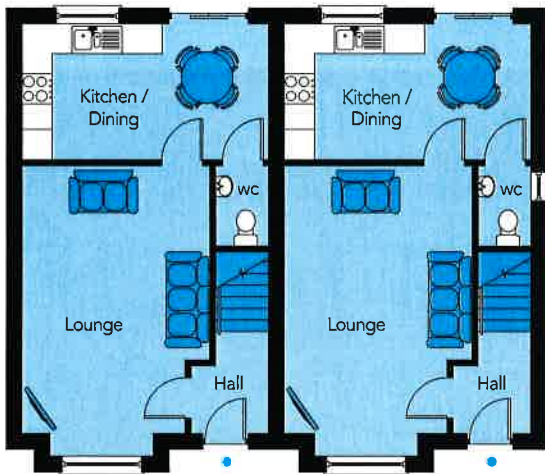
8'7" x 7'3" max

BATHROOM

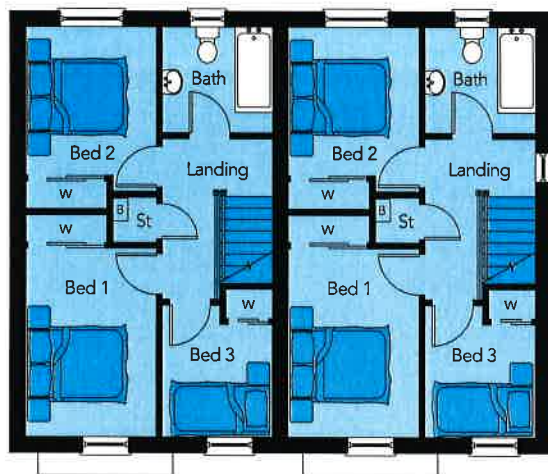
7'3" x 6'11"



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.



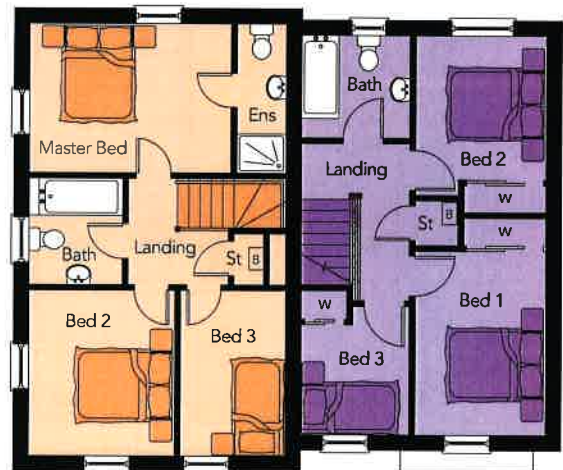
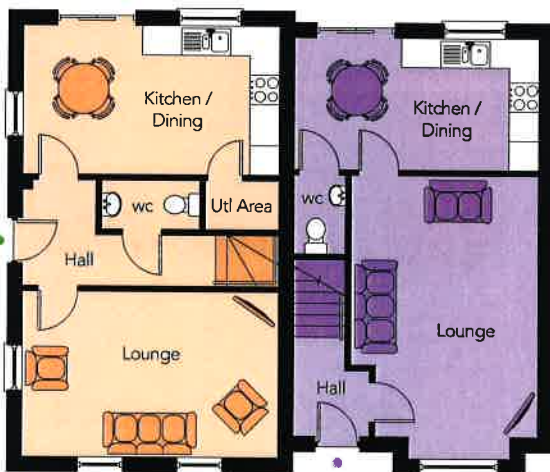
Note - Sites 61 / 62, 175 / 176 & 179 / 180 will be handed versions of this CGI and these floor plans.

The Hopkins & The Quinn

3 Bedroom Semi-Detached

Ground Floor

First Floor



The Hopkins

The Quinn

The Hopkins

Ground Floor

ENTRANCE HALL
LOUNGE
 17'1" x 11'1"
KITCHEN / DINING
 17'1" x 10'0"
WC
 6'7" x 3'3"

First Floor

MASTER BED
 13'5" x 10'0"
ENSUITE
 10'0" x 3'3"
BEDROOM 2
 11'1" x 9'9"
BEDROOM 3
 11'1" x 7'0"
BATHROOM
 7'1" x 6'3"

Total Floor Area: 989 sq.ft approx.

The Quinn

Ground Floor

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

First Floor

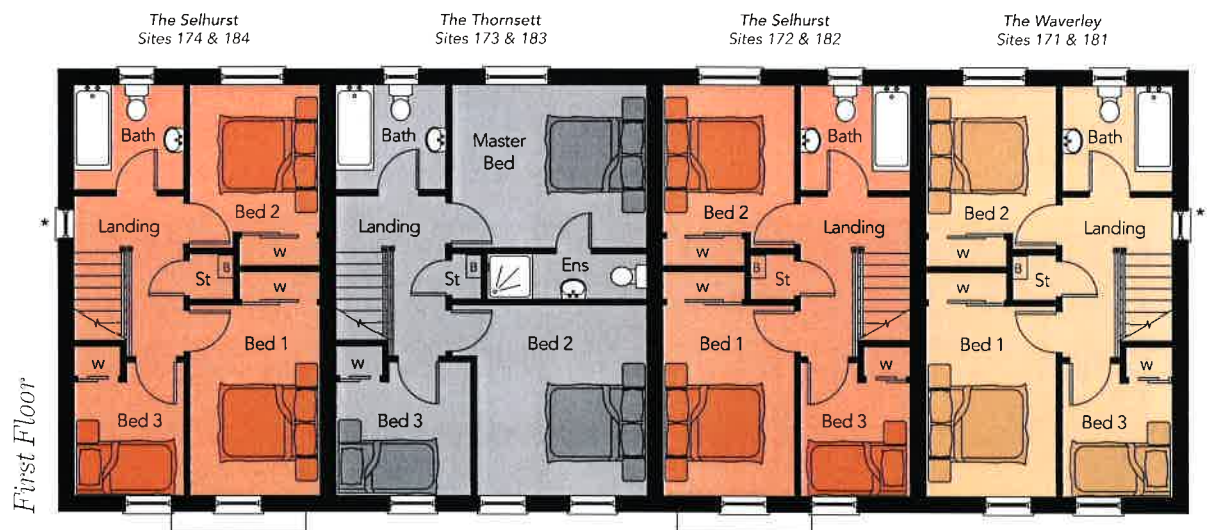
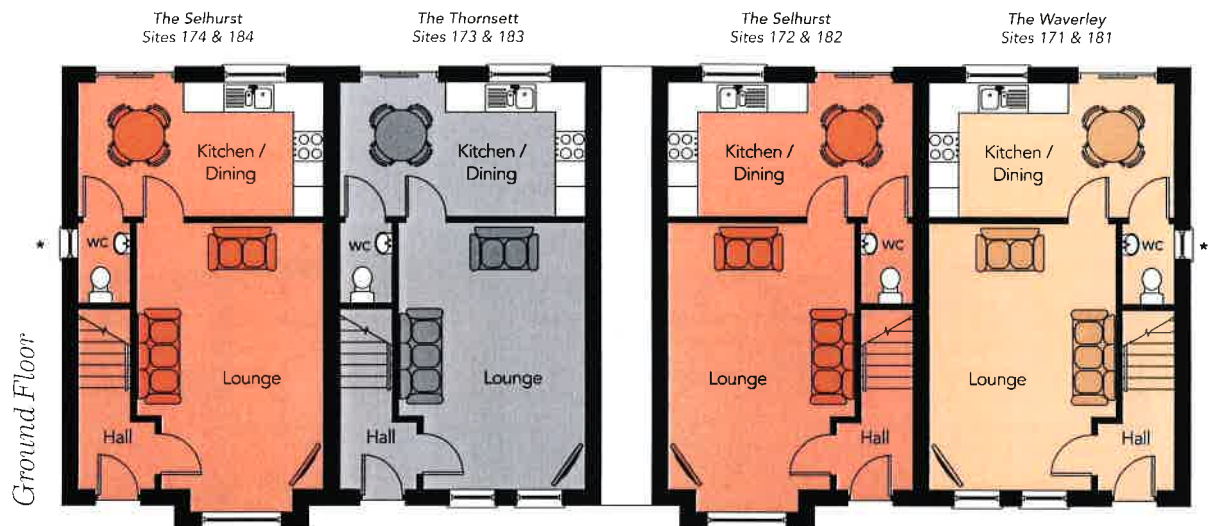
BEDROOM 1
 12'4" x 8'9"
BEDROOM 2
 10'8" x 8'9" max
BEDROOM 3
 8'7" x 7'3" max
BATHROOM
 7'3" x 6'11"

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.





*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

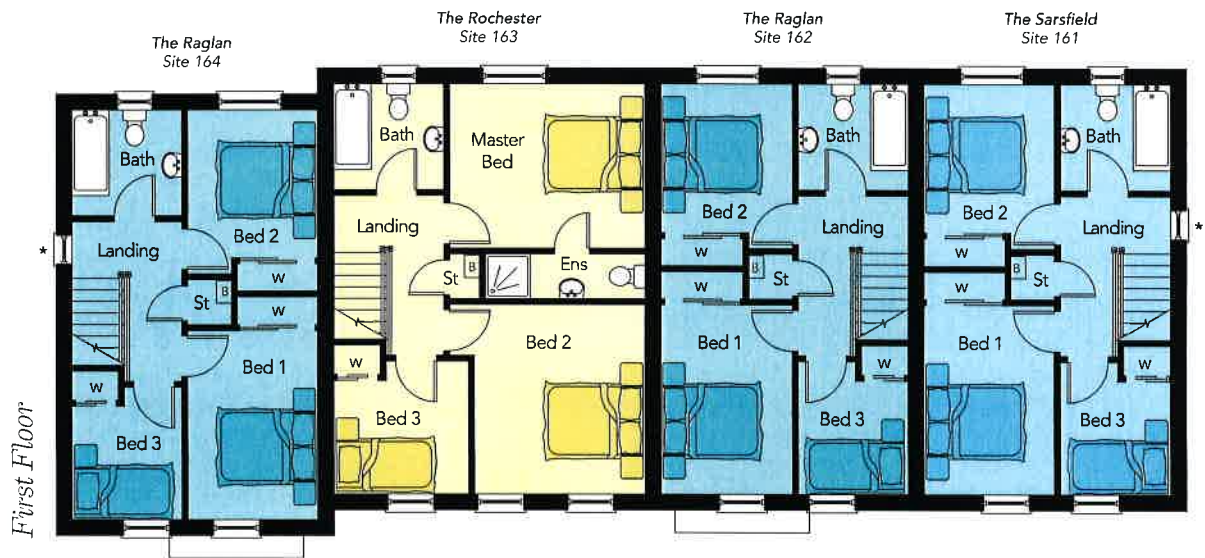
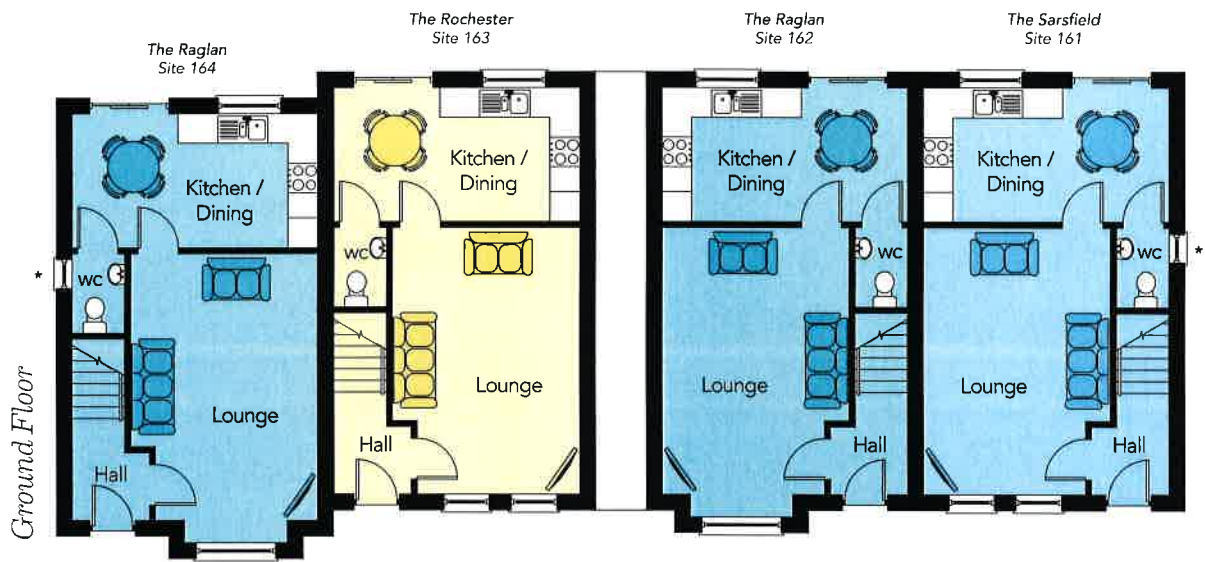
BED 1 12'4" x 8'7"
BED 2 max 10'8" x 8'7"
BED 3 max 8'7" x 7'3"
BATHROOM 7'3" x 6'11"

*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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Award Winner 2022

**Best Property
Marketing Campaign
of Year**
Award Winner 2022

**AIB Business Eye
Community (CSR)**
Award Winner
2022 & 2021

**FSB Small Business
Community Award**
Winner 2020

Business Eye
Business Awards 2018
Highly Commended

Belfast Telegraph
Property Marketing
Award 2022 & 2018

**Residential
Development
of the Year -**
Highly Commended
2022

**CEF - Private Housing
Development**
Award Winner 2008,
2012, 2014 & 2015

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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Raising Standards. Protecting Homeowners



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JOINT SELLING AGENTS



9 Dunmore Street,
Coleraine BT52 1EL
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www.bensonsni.com



51 Main Street,
Ballymoney BT53 6AN
028 2766 7676
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