

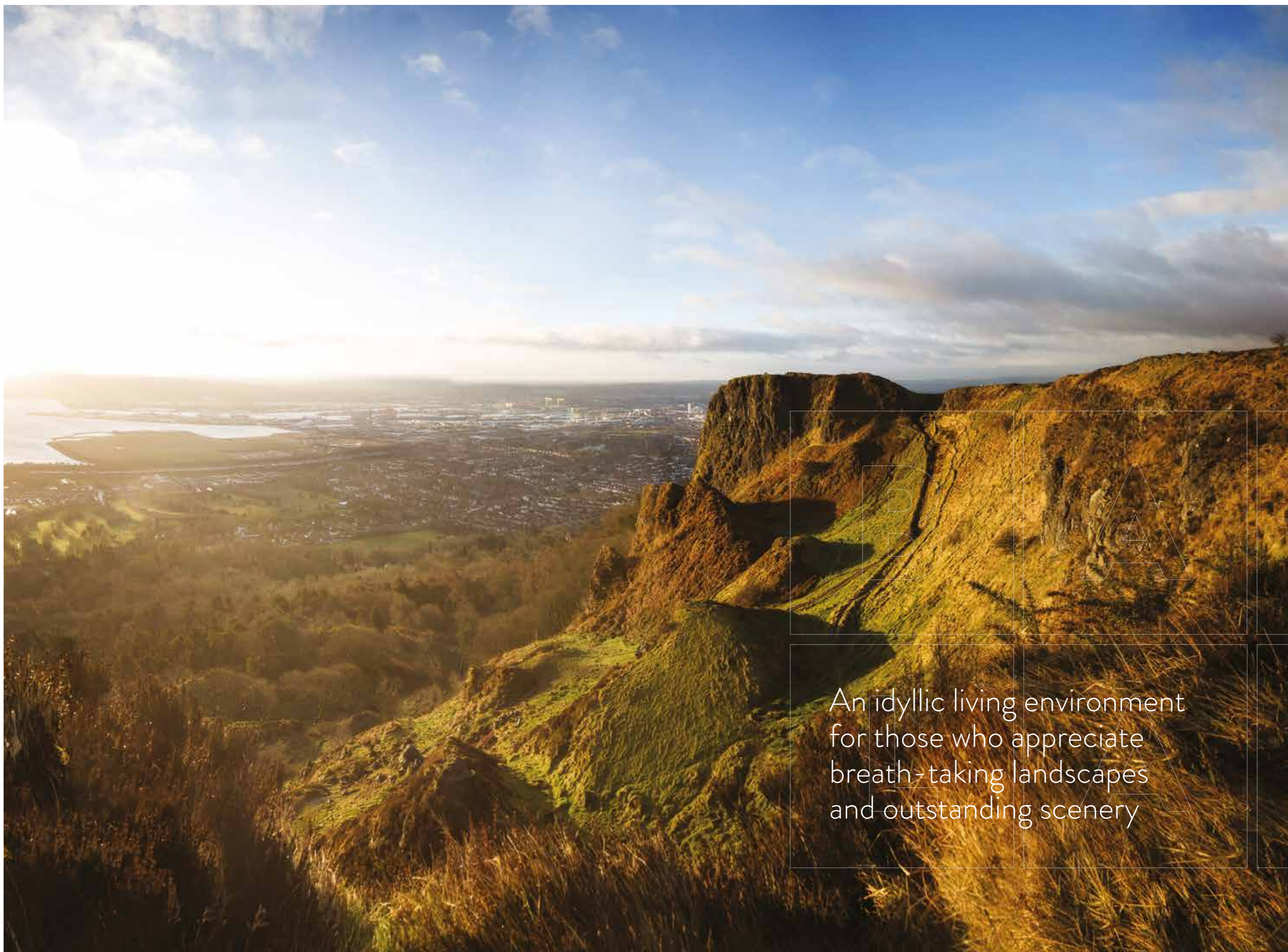
B A R O N L A N E

A N T R I M R O A D
B E L F A S T





Stunning homes surrounded
by exquisite views at the
core of Belfast City history



BREATH

An idyllic living environment
for those who appreciate
breath-taking landscapes
and outstanding scenery



Belfast Castle

Ideally positioned in the heart of Cavehill Country Park, the exclusive Baron Lane development offers a collection of beautiful detached homes



Fortwilliam Golf Club



Belfast Castle



Cavehill Country Park



Belfast Zoo

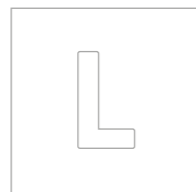
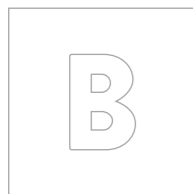
Nestled just off the Antrim Road in Belfast's thriving City, this ideal location boasts numerous benefits, striking the ideal balance between privacy and seclusion, all the while guaranteeing the excitement of city life.

Thanks to spectacular views stretching across the tranquil Belfast Lough and bustling City Centre, it's easy to see why this area is considered an idyllic living environment for those who appreciate breath-taking landscapes and outstanding scenery. Ideal for young professionals seeking close ties to Belfast City Centre, or growing families wishing to lay down roots in an area with a tight-knit community feel, it goes without saying that these homes are sure to appeal to a wide variety of prospective buyers.

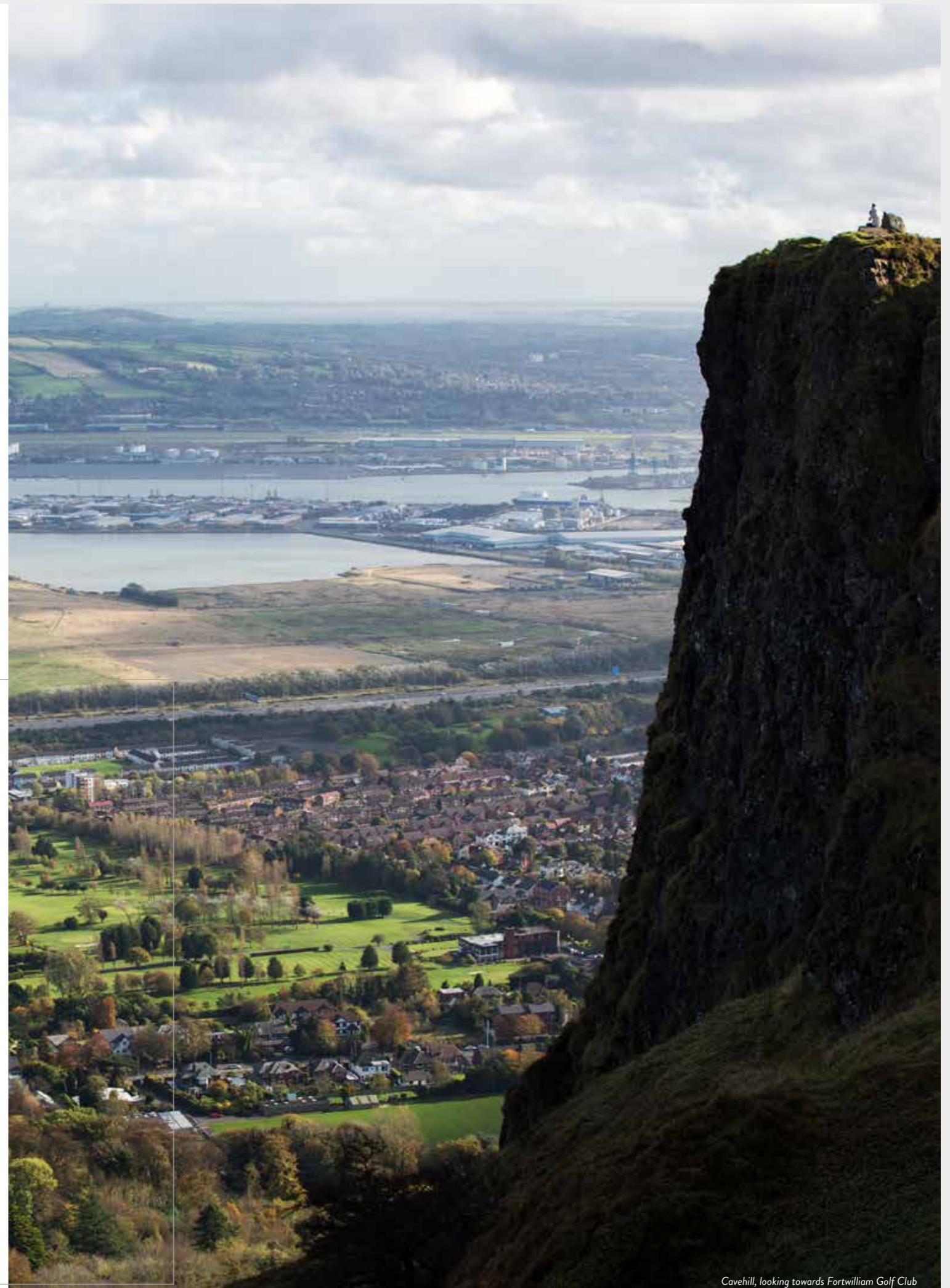
Providing a hub of activity, residents of Baron Lane will be spoilt for choice when it comes to exciting things to see and do within the local area. Why not delve into the past at the historic Belfast Castle, or experience the very best in retail therapy at the multitude of exceptional shopping opportunities located in Belfast City Centre? For those hoping to kick back and relax at the end of a long day, first-class eateries can be found in abundance, all situated just a stone's throw away. Whatever your preference, Baron Lane guarantees its residents hassle-free access to it all.

What's more, with this unparalleled development providing unique access to the renowned Fortwilliam Golf Club, homeowners can surely benefit from a peaceful round of golf on the lush fairways of this exceptional course and admire the beauty of the great outdoors.

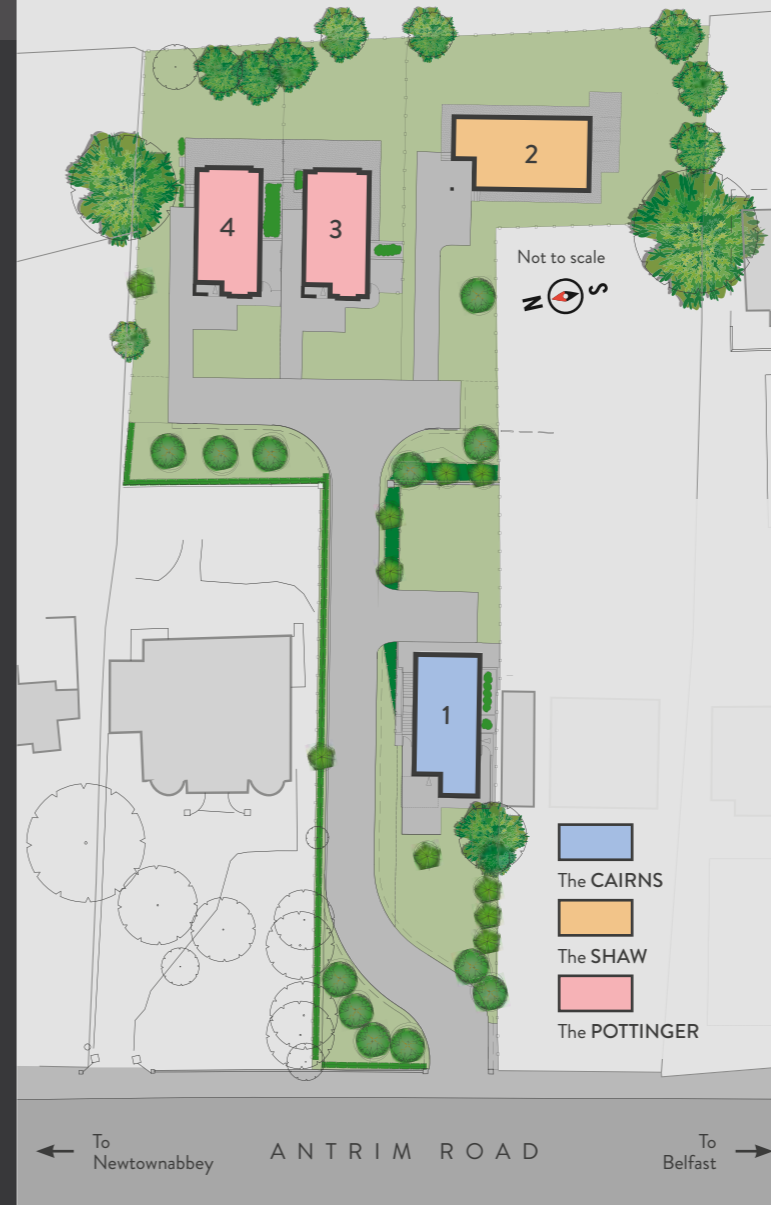
Baron Lane proudly commemorates the monumental historic landmarks which previously called this beautiful location home.



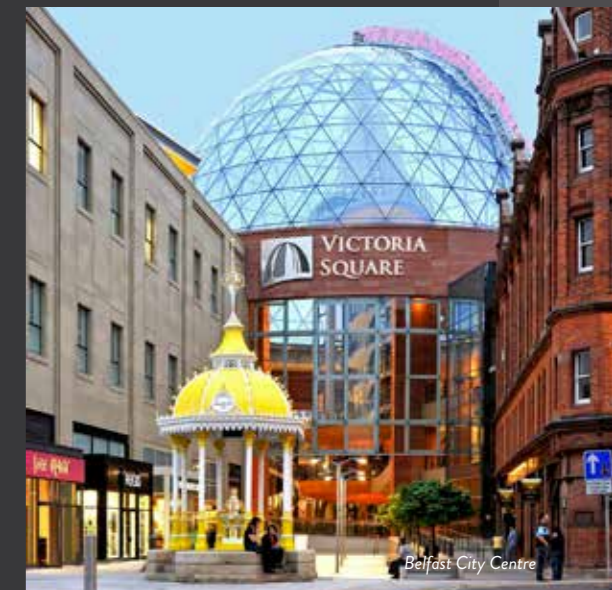
With a name steeped in history and culture, the archaic site of Baron Lane honourably commemorates the prestigious castles which once stood in this place. Dating back to Norman construction in the late 12th century, Belfast's first Castle reflected prestige and nobility. The historic association with this site continued to prevail with the construction of a second impressive Castle in 1611 by the respected Sir Arthur Chichester, Baron of Belfast. Almost a century later, this influential landmark sadly burned down, leaving behind only street names to mark its position. Today, with the development of Baron Lane, this integral part of Belfast history and culture still remains, highlighting the prominent landmarks which resided in this scenic area.



Cavehill, looking towards Fortwilliam Golf Club



Find everything
you need just a
stone's throw away



Tailored to meet the needs of modern buyers, these immaculate homes boast style and sophistication whilst promising accessibility and ease of living.

Consisting of spacious, immaculately designed homes, Baron Lane is perfect for those seeking comfort, style and exclusivity. Designed with your needs in mind, each home provides striking exteriors, chic interiors, and features high-quality fixtures and fittings throughout. Ensuring practicality and durability, yet not sacrificing elegance or flair, the properties at Baron Lane truly lend themselves to easy maintenance and modern family living.

Situated just minutes away from every amenity a homeowner could possibly need, Baron Lane guarantees easy access to Belfast's very best facilities. From a wealth of leading primary and secondary schools, variety of supermarkets and an array of boutique shopping opportunities, to Belfast's finest cafés, bars and restaurants, and superb entertainment and leisure facilities, this area showcases convenience and accessibility. With excellent rail and road links to stretching across Belfast City Centre and beyond, Baron Lane is perfectly positioned to ensure that travel has never been easier for those making the daily commute.





SITE 1

SITE 3

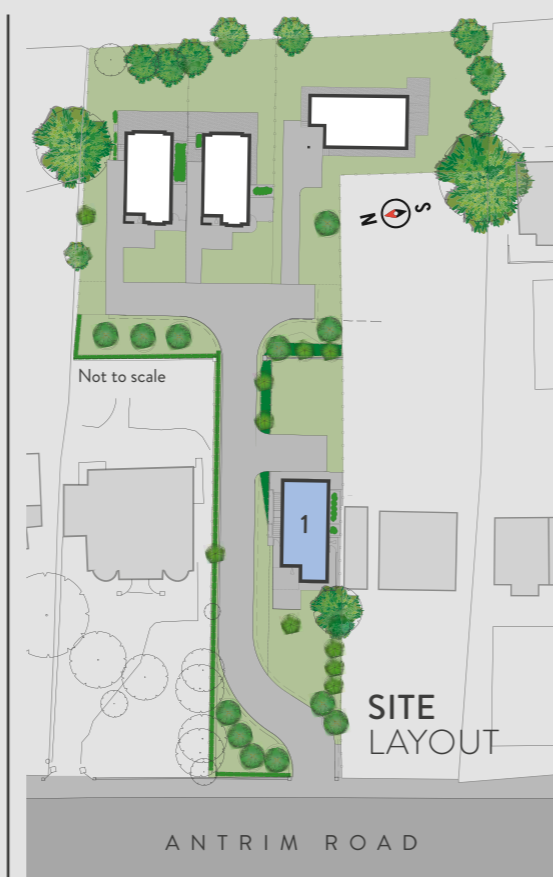


Computer Visual

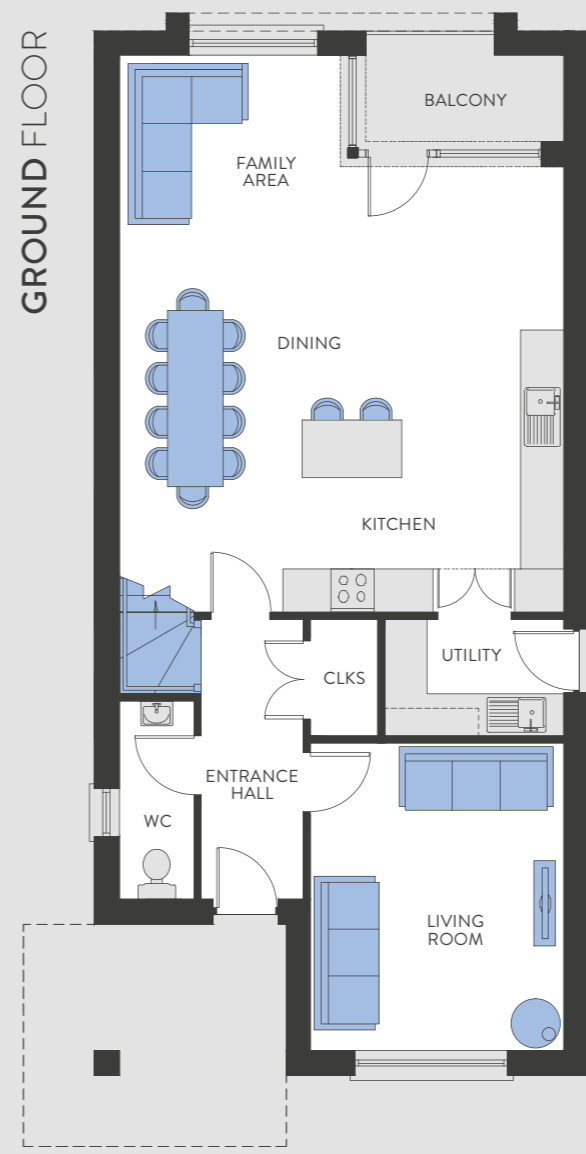
THE CAIRNS

SITE NUMBER - ONE

TOTAL FLOOR AREA - 189 M² / 2,040 FT² APPROX.



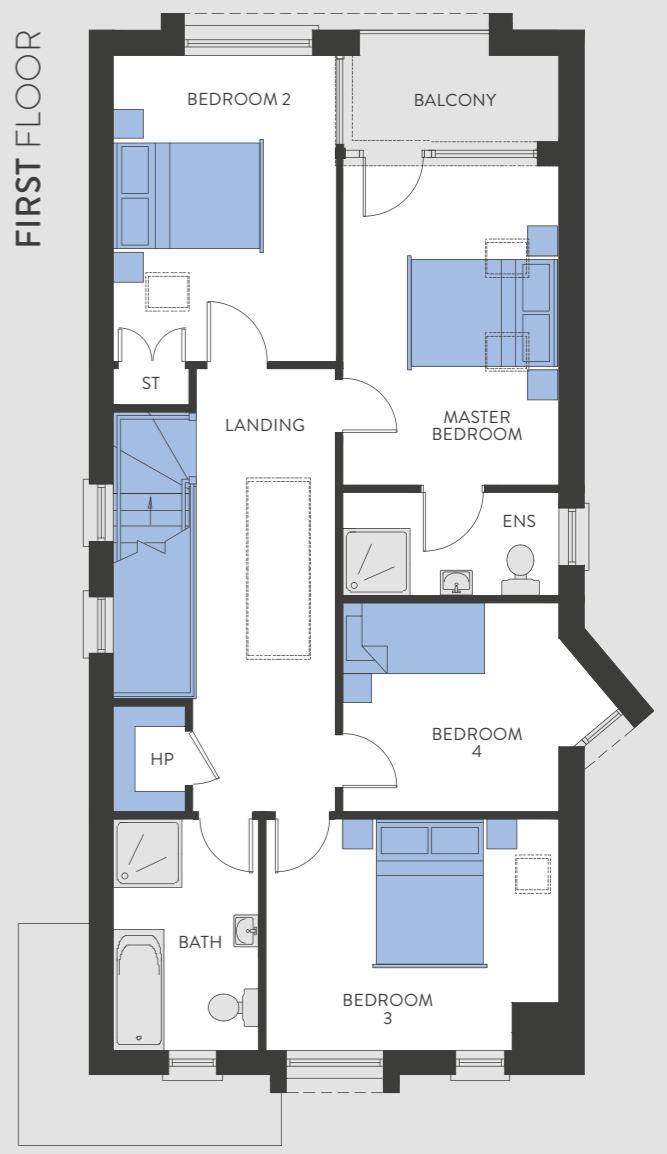
GROUND FLOOR



GROUND FLOOR

Entrance Hall		
Living Room	4.30 x 3.50m	14'1" x 11'5"
Kitchen / Dining / Family Area <i>Max</i>	7.80 x 6.20m	25'7" x 20'4"
Utility Room	2.50 x 1.60m	8'2" x 5'2"
WC	2.80 x 1.10m	9'2" x 3'7"

FIRST FLOOR



FIRST FLOOR

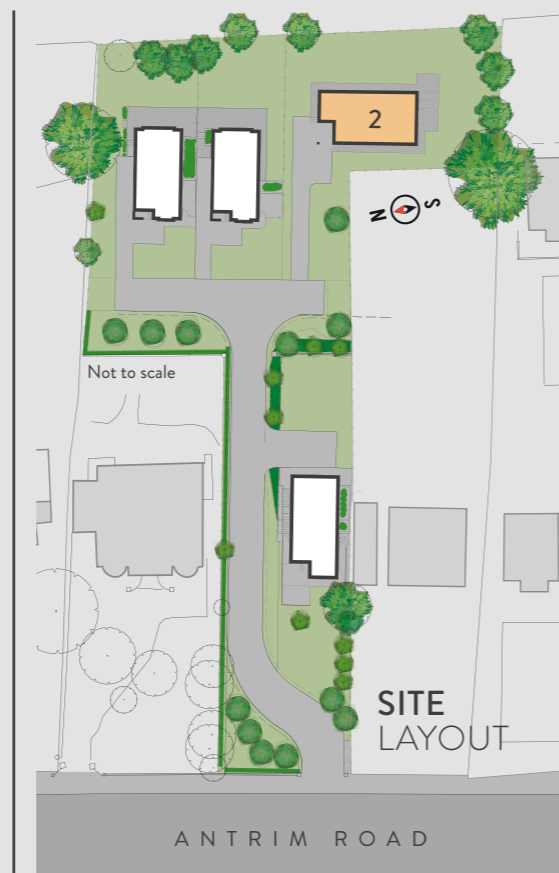
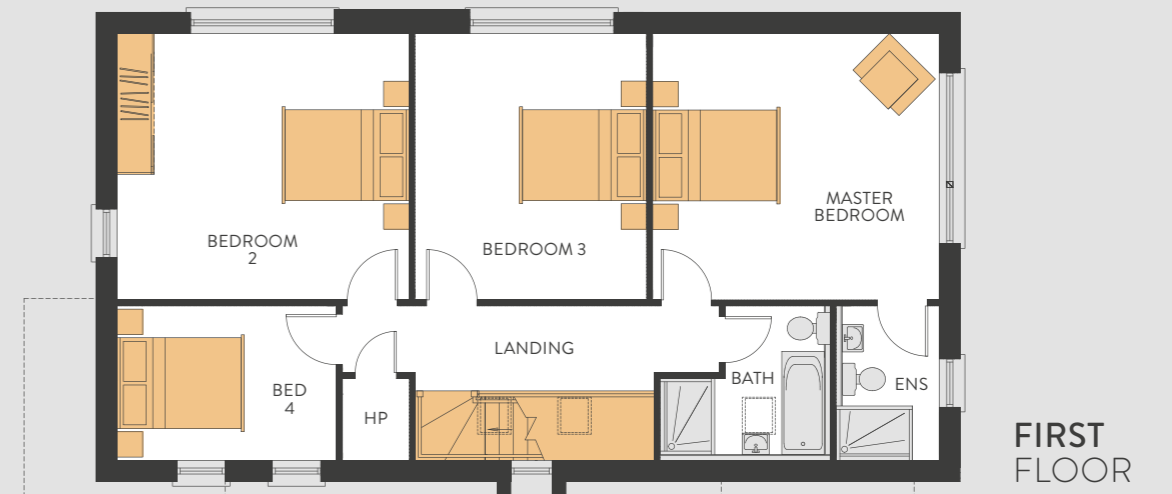
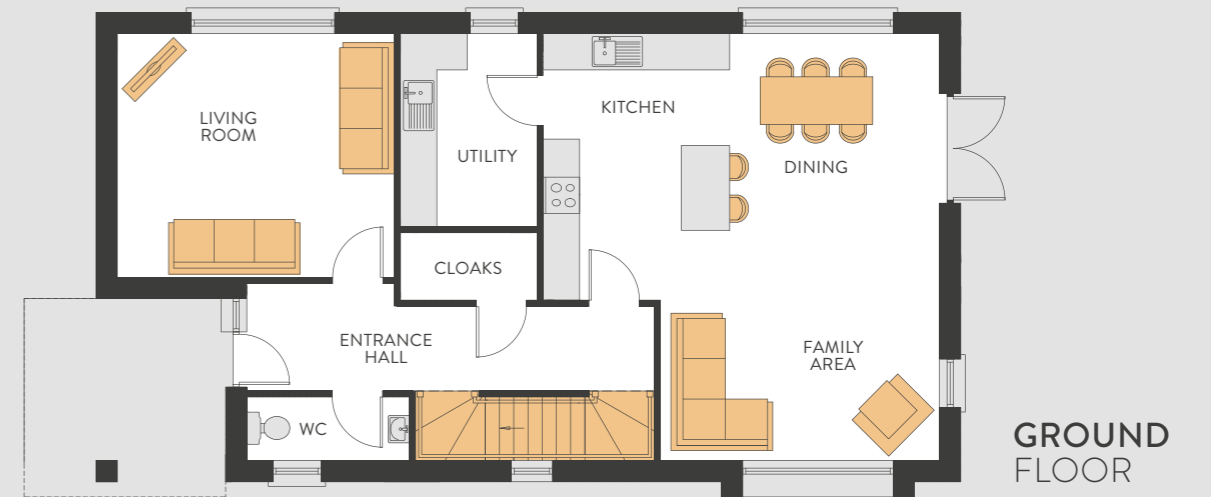
Master Bedroom <i>Max</i>	4.50 x 3.00m	14'9" x 9'10"
Ensuite	3.00 x 1.50m	9'10" x 4'11"
Bedroom 2	4.30 x 3.20m	14'1" x 10'5"
Bedroom 3	4.10 x 3.30m	13'5" x 10'9"
Bedroom 4	3.00 x 3.00m	9'10" x 9'10"
Bathroom	3.30 x 2.00m	10'9" x 6'6"



THE SHAW

SITE NUMBER - TWO

TOTAL FLOOR AREA - 204 M² / 2,198 FT² APPROX.



GROUND FLOOR

Entrance Hall		
Living Room	4.50 x 4.0m	14'9" x 13'1"
Kitchen / Dining	6.50 x 4.40m	21'3" x 14'5"
Family Area	4.60 x 2.60m	15'1" x 8'6"
Utility Room	3.10 x 2.20m	10'2" x 7'2"
WC	2.60 x 1.00m	8'6" x 3'3"

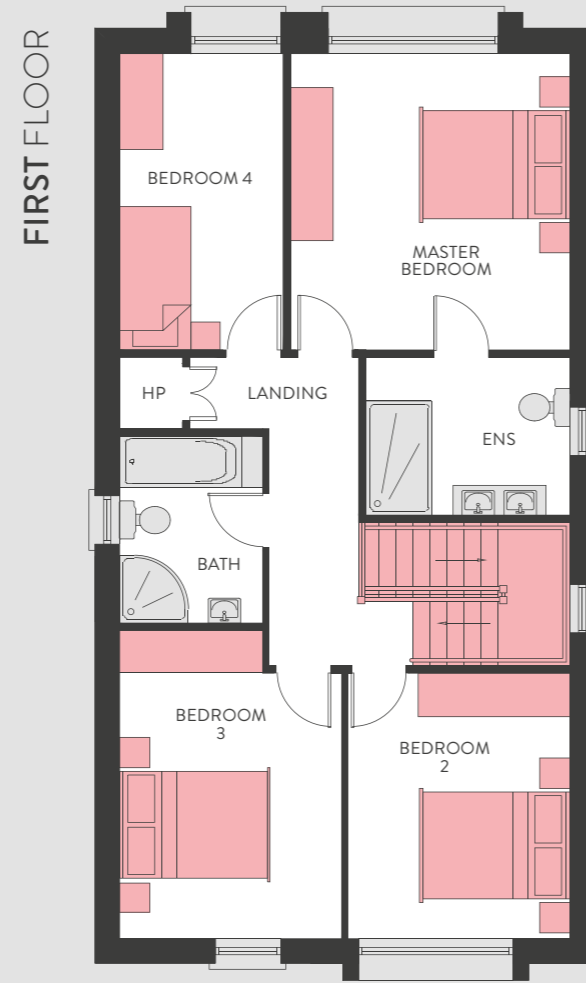
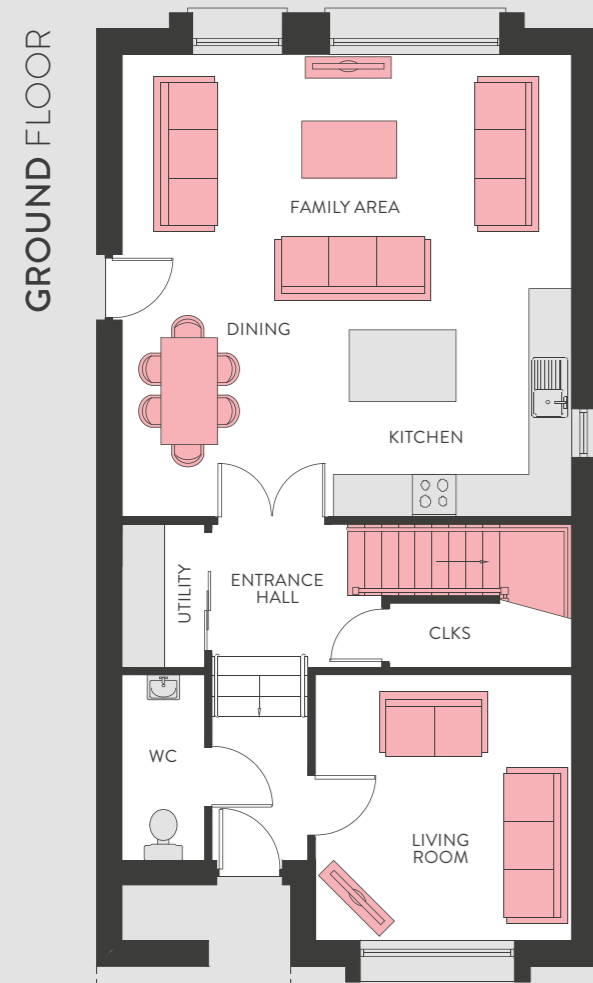
FIRST FLOOR

Master Bedroom	4.60 x 4.40m	15'1" x 14'5"
Ensuite	2.60 x 1.70m	8'6" x 5'6"
Bedroom 2	4.80 x 4.40m	15'8" x 14'5"
Bedroom 3	4.40 x 4.00m	14'5" x 13'1"
Bedroom 4	3.60 x 2.60m	11'9" x 8'6"
Bathroom	2.80 x 2.60m	9'2" x 8'6"

THE POTTINGER

SITE NUMBERS - THREE & FOUR

TOTAL FLOOR AREA - 205 M² / 2,145 FT² APPROX.

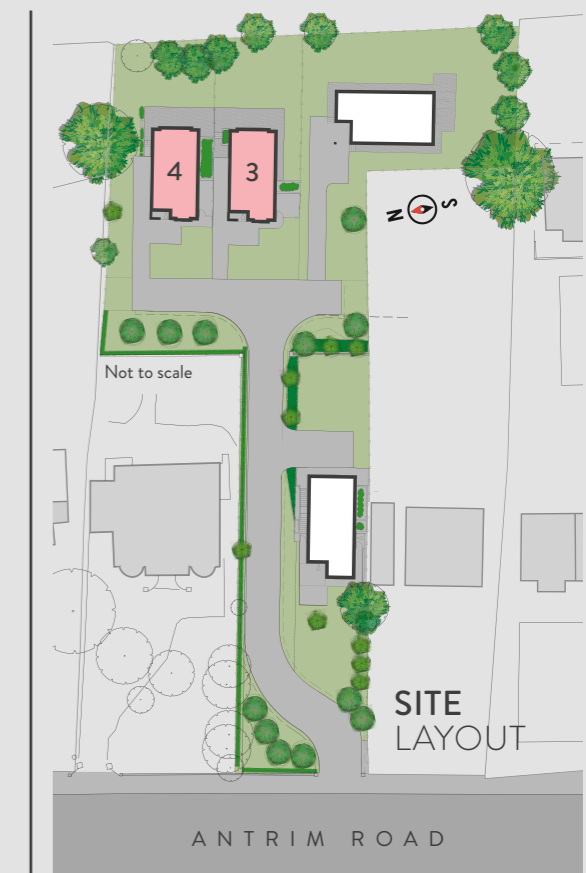


GROUND FLOOR

Entrance Hall		
Living Room	3.70 x 3.50m	12'1" x 11'5"
Kitchen / Dining / Family Area	6.40 x 6.20m	20'11" x 20'4"
Utility	2.00 x 1.10m	6'6" x 3'7"
WC	2.50 x 1.10m	8'2" x 3'7"

FIRST FLOOR

Master Bedroom <i>Max</i>	4.10 x 3.80m	13'5" x 12'5"
Ensuite	2.80 x 1.60m	9'2" x 5'2"
Bedroom 2	4.30 x 3.00m	14'1" x 9'10"
Bedroom 3	3.70 x 3.00m	12'1" x 9'10"
Bedroom 4	4.10 x 2.20m	13'5" x 7'2"
Bathroom	2.60 x 1.90m	8'6" x 6'2"



LUXURY SPECIFICATION

Prestigious Homes,
Finished Perfectly

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

EXTERNAL FEATURES

- Exterior elevation finished with brick, render, tegral, or stone effect cladding depending on the house type
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazed windows
- Bitmac driveways
- Rear gardens top soiled
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door
- Homes wired for future installation of solar panels and for car charging port - Either can be supplied and fitted now at additional cost

FLOOR COVERS & TILING

- Ceramic floor tiling to hall, kitchen / dining areas, bathrooms, en-suites (where applicable) and WCs
- Full tiling to shower enclosures and around baths
- Splash back tile to bathroom, ensuite and WC wash hand basins
- Lounge, bedrooms, stairs and landings carpeted

INTERNAL FEATURES

- TV / Data connections to lounge, kitchen / dining and all bedrooms
- TV/satellite co-axial cable terminated at external location and distributed from a central zone located in the store - leaving your TV installer to connect for whichever option you choose
- Internal décor - Walls and ceilings (painted one colour) along with the internal woodwork
- Moulded skirting and architrave
- Panelled internal doors with quality ironmongery
- Comprehensive range of electrical sockets with USB connections fitted to the kitchen and master bedroom
- Smoke, heat and carbon monoxide detectors
- Homes heated with energy efficient air source heat pumps giving homeowners significant cost savings in running costs over fossil fuels like gas or oil
- Highly efficient underfloor heating to both ground and first floor areas
- Thermostatically controlled radiators
- Zoned security alarm
- Energy efficient LED downlighting to kitchen, bathroom and en-suite (where applicable)

KITCHEN & UTILITY

- A choice of quality kitchen doors, granite worktops and handles
- Matching upstands to worktop
- Integrated appliances to include hob, electric oven, extractor unit, fridge / freezer, dishwasher and combined washer / dryer
- Concealed under unit lighting

BATHROOM, WC & ENSUITE

- Contemporary designer white sanitary ware with chrome fittings
- LED mirrors to bathroom, WC & ensuite
- Heated towel rails to bathroom, WC & ensuite

Images are merely indicative of the style of finish that can be achieved at Baron Lane and are for illustrative purposes only.



Aerial view of Baron Lane looking across Belfast Lough



BARON
LANE
ANTRIM ROAD
BELFAST

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