

# CARNCORMICK MEADOW

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*Gortnageeragh Road*  
Cargan  
BT43 7JU

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[www.haganhomes.co.uk](http://www.haganhomes.co.uk)

*At Hagan Homes  
we are not developers;  
We are home builders.*

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*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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## *Step by Step Guide*

Download our **Step by Step** guide to buying a Hagan Home from our website.  
[www.haganhomes.co.uk](http://www.haganhomes.co.uk)



# Convenient living with everything on your doorstep

With a bus stop situated just a few minutes away by foot from Carncormick Meadow, commuting has never been easier. Bus routes provide regular transportation to Ballymena and beyond, in addition to travelling North along coastal routes.

Excellent road links to Ballymena, Antrim and Belfast City Centre guarantee hassle-free travel for homeowners required to undertake a daily commute. For those planning to travel further afield, Belfast International Airport and George Best City Airport can be reached in under an hour by car

Carncormick Meadow provides easy access to multiple supermarkets including Tesco, Sainsburys and Lidl in just a short twenty-minute drive, all offering an abundance of choice when it comes to everyday necessities.

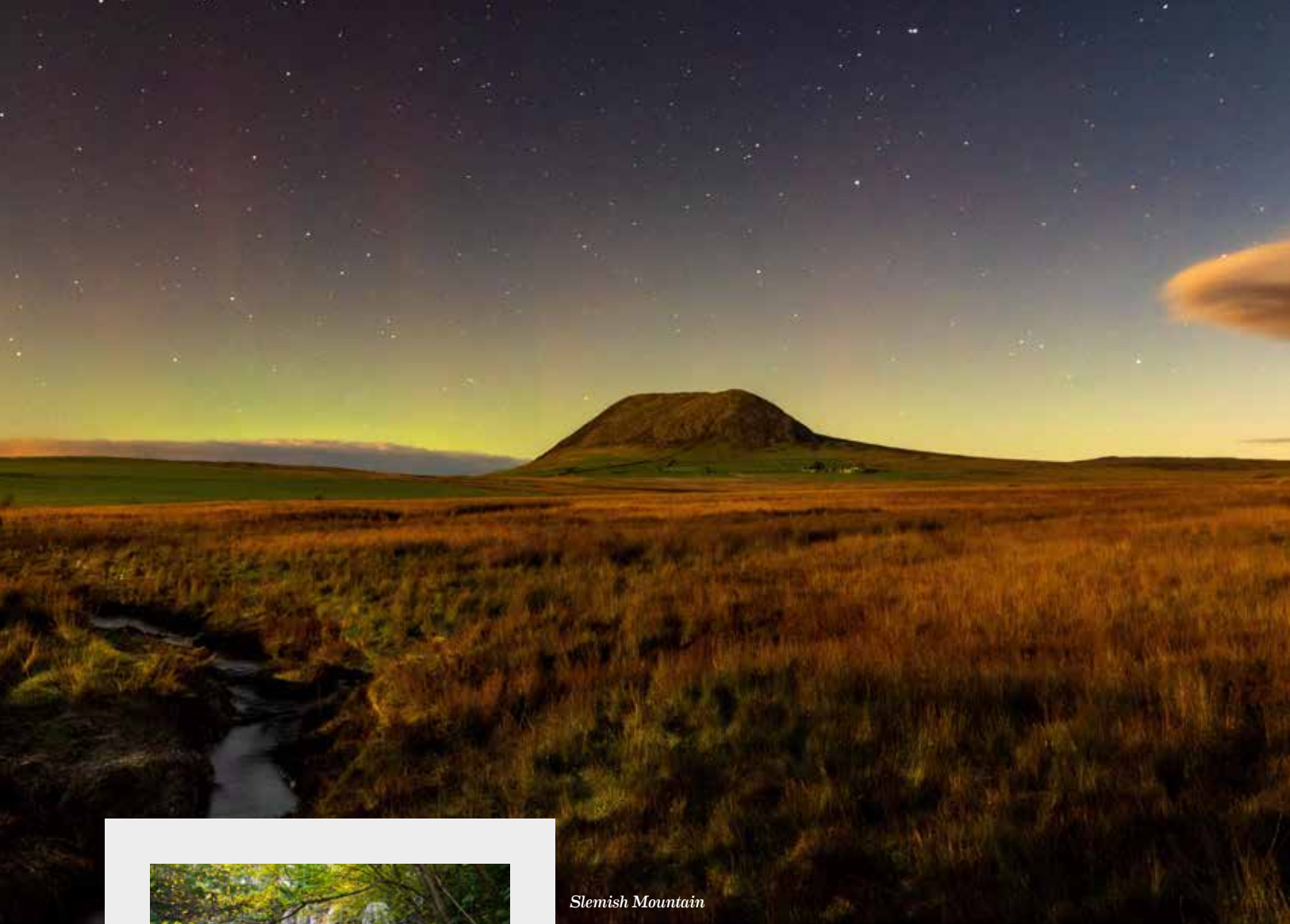
The renowned Glenariff Forest Park can be found in under ten minutes by car. Covering over one thousand hectares with planted woodland, lakes, outdoor recreation spaces and conservation areas, Glenariff Forest Park is the perfect choice for a fun-filled family day out.

Based in the heart of the beautiful Glens of Antrim, Cushendall Golf Club can be found only nine miles away.

A number of notable landmarks, including the historic Dark Hedges, Carnfunnock Country Park and picturesque Broughshane, are situated just a short drive away.

Designed and built with your needs in mind, no detail has been overlooked in the pursuit to ensure a beautiful, contemporary home. Guaranteeing easy access to every amenity a homeowner may require, Carncormick Meadow is sure to appeal to any prospective buyer hoping to settle down in an unparalleled location.





*Slemish Mountain*



*Glenariff Forest Park*



*Ould Lammas Fair, Ballycastle*



*Galgorm Resort & Spa*

## *Travelling Distances...*

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Glenariff Forest Park	<i>4.5 miles</i>
Waterfoot	<i>8 miles</i>
Broughshane	<i>9 miles</i>
Cushendall	<i>9 miles</i>
Ballymena	<i>10.5 miles</i>
Galgorm Resort & Spa	<i>13.5 miles</i>
Dark Hedges	<i>16 miles</i>
Carnlough	<i>16.5 miles</i>
Ballymoney	<i>17.5 miles</i>
Ballycastle	<i>21 miles</i>
Carnfunnock Country Park	<i>24 miles</i>
Coleraine	<i>25 miles</i>
Larne	<i>27 miles</i>
Belfast City Centre	<i>38 miles</i>
George Best Belfast City Airport	<i>42 miles</i>
Belfast International Airport	<i>26.5 miles</i>

*Carlough Harbour*



*Cushendun*



*Kearney's Petrol Station and Mace, Cargan*



*Mary queen of peace Primary School, Cargan*



*Sheans Horse Farm, Ballymoney*



# Homes designed and built with you in mind

Surrounded by picturesque landscapes in the beautiful countryside of County Antrim, Carncormick Meadow offers an outstanding collection of detached and semi-detached homes. Ensuring the harmonious blend between rural tranquillity and modern family life, Carncormick Meadow is the perfect choice for families hoping to settle down in a peaceful and secluded haven, all the while being situated within close proximity to everyday amenities and attractions.

Positioned within a prime rural location, Carncormick Meadow offers the unique appeal of countryside living, without sacrificing convenience and accessibility to neighbouring towns and villages. With a number of local attractions situated just a stone's throw away, homeowners are spoilt for choice when it comes to nearby things to see and do. Glenariff Forest Park, fondly nicknamed the Queen of the Glens, offers breath-taking waterfalls, woodland trails and stunning views, ideal for those hoping to spend time in nature. The quaint villages of Cushendall and Waterfoot can be found just a short distance away, featuring stunning beaches and local eateries. Ballymena is also located within close proximity, providing an array of shops, boutiques and leisure facilities.

Situated within a short drive of every amenity a homeowner may need, Carncormick Meadow guarantees convenience for residents. With leading primary and secondary schools, grocery stores, recreational and entertainment facilities, and a multitude of open, green spaces all reachable in just a short drive, Carncormick Meadow has access to it

all. Carncormick Meadow is also well-connected for those undertaking the daily commute. With excellent road and public transport links, travel has never been easier for those visiting nearby areas such as Ballymena and Belfast.

Designed to an impeccably high standard, the homes at Carncormick Meadow boast style, comfort and luxury. Reflective of the natural beauty which surrounds the Carncormick Meadow development, these properties showcase bright, spacious interiors and striking exteriors. Thanks to exceptional craftsmanship and thoughtful design, featuring high-quality fixtures and fittings throughout, the homes at Carncormick Meadow provide a low maintenance property, ensuring that homeowners have little to do except kick back and relax at the end of a long day. Perfect for hosting guests and entertaining family and friends, homeowners are ensured versatility and practicality in their new home. With each home offering three bedrooms, Carncormick Meadow also provides generous accommodation when it comes to growing families.



*Architecturally designed homes  
with a truly unbeatable location*



The Collin  
Site 5





The Skerry  
Site 6

The Skerry  
Site 7

The Collin  
Site 8

*Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.*

# *EPC A Rated Energy Efficient Homes*

The homes at Carncormick Meadow have been designed to be more sustainable by retaining heat and saving on energy bills. The energy efficiency of these homes will be achieved by using thermally efficient insulation, highly thermal doors and windows, and the latest in heating technology.



Each home is fitted with low profile roof integrated all black solar panel system that will produce electricity, even on a cloudy day.

The benefits of a Solar PV System are that it will reduce your carbon footprint, increase the efficiency of your home and save you money on your electricity bills.

With our low profile roof integrated all black solar panel system, you can save up to £500 per year on your home electricity bills (savings dependent on energy provider and tariff).



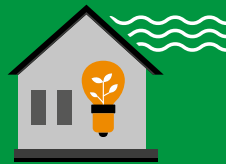
## **Thermally Efficient Insulation**

This is a key component of our homes. We use high specification materials which significantly improve the thermal performance of your home, reducing your heating bills and your carbon emissions.



## **High Quality Windows & Doors**

High specification doors and accredited double glazed windows ensure that the heat in your house stays in your house.



## **Photovoltaic (PV) Solar Panels**

All homes at Carncormick Meadow will be complete with a minimum of 5 PV panels. The location and number of panels is determined by computer modelling in order to optimise the efficiency levels. This will allow our home owners to produce their own renewable electricity.



## **Green Mortgages**

Typically, green mortgages offer home-seekers an incentive to buy an energy-efficient house and are usually available for new builds that meet specific criteria such as an energy performance certificate (EPC) rating of A or B. We build homes which meet this criteria, so ask your financial advisor about your green mortgage options.

Save Up To

**£500** Per Year

on your Home Electricity Bills\*



Computer Visual from another Hagan Development



\*Savings dependent on energy provider and tariff.





# Making your new house a home

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

## Internal



- 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 prewire for BT and Sky Q
- Wired ethernet ports in lounge and all bedrooms



## Kitchen

- Quality fitted kitchen
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



## *Bathroom & Ensuite*



- Contemporary white sanitary ware
- Thermostatically controlled showers
- 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*

- External lighting to front and rear doors
- 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

- Oil fired central heating system with high efficiency boiler and thermostatically controlled radiators
- Internal doors: White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT & Sky Q
- Ultrafast Full Fibre Broadband available through BT Openreach with up to 1800Mbps download & up to 120Mbps upload speeds available
- Internal walls, ceilings and woodwork painted in neutral colours
- Carpets to lounge, stairs, landing and bedrooms
- Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready 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
- Wired ethernet ports in lounge and all bedrooms
- 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
- Photovoltaic (PV) Solar Panels - All homes at Carncormick Meadow will be complete with a minimum of 5 PV panels. The location and number of panels is determined by computer modelling in order to optimise the efficiency levels. This will allow home owners to produce their own renewable electricity.

## KITCHEN

- Quality fitted kitchen
- 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 & glass extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine

## 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
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range
- Ensuite (where applicable) with thermostatically controlled shower mixer and screen

## EXTERNAL FEATURES

- External lighting to front and rear doors
- All front and back gardens to be grassed
- Outside water tap
- Bitmac parking areas
- 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 previous Hagan show homes.



*Waterfoot Beach*



*Slemish Market Supper Club, Ballymena*



*Carnfunnock Country Park*



*Galgorm Resort & Spa*





### House Type Key

- The Agnew  
*3 Bedroom Detached*
- The Collin  
*3 Bedroom Detached*
- The Crockaneel  
*3 Bedroom Semi-Detached*
- The Douglas  
*3 Bedroom Semi-Detached*
- The Knocklayd  
*3 Bedroom Semi-Detached*
- The Skerry  
*3 Bedroom Semi-Detached*
- The Soarns  
*3 Bedroom Semi-Detached*
- The Trostan  
*3 Bedroom Semi-Detached*



Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.

# The Agnew

3 Bedroom Detached

Total Floor Area - 968 sq.ft approx.

Note - Site 28 is a handed version of these plans

## 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

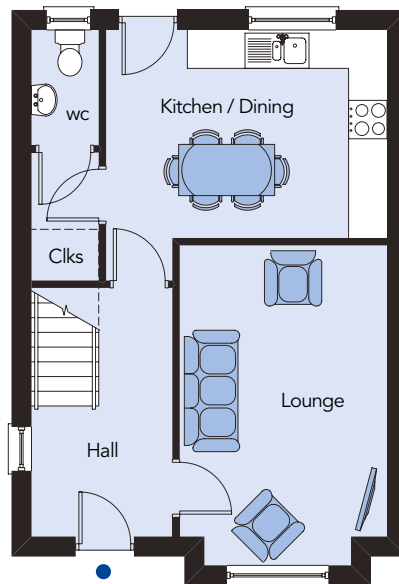
**MASTER BEDROOM**  
13'7" x 10'7" max

**ENSUITE**  
7'11" x 3'3"

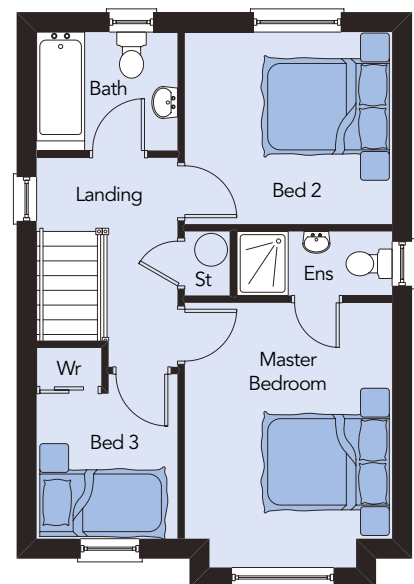
**BEDROOM 2**  
10'7" x 9'10"

**BEDROOM 3**  
8'5" x 7'3" max

**BATHROOM**  
7'3" x 6'1"



Ground Floor



First Floor

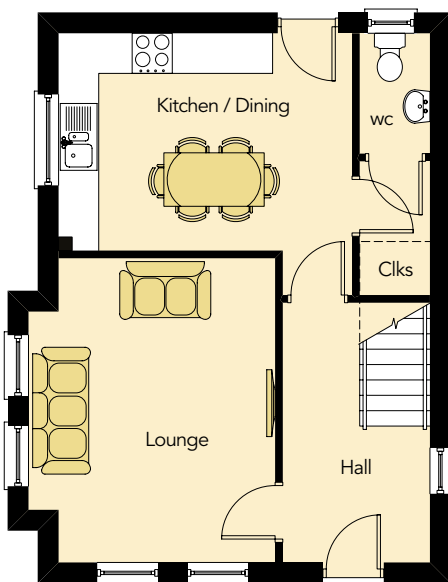


Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.

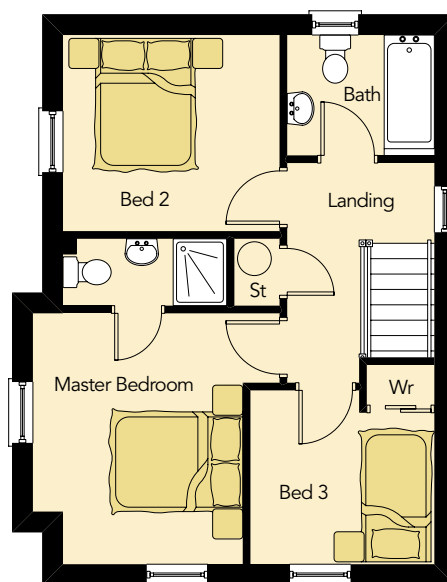
# The Collin

3 Bedroom Detached  
Total Floor Area - 974 sq.ft approx.

Note - Sites 4, 8 & 39 are a handed version of these plans



Ground Floor



First Floor

## Ground Floor

**ENTRANCE HALL**

**LOUNGE**

14'11" x 12'1" max

**KITCHEN / DINING**

14'5" x 12'10" max

**WC**

5'11" x 3'5"

## First Floor

**MASTER BEDROOM**

12'4" x 12'1" max

**ENSUITE**

8'0" x 3'3"

**BEDROOM 2**

10'7" x 9'7"

**BEDROOM 3**

9'0" x 8'6" max

**BATHROOM**

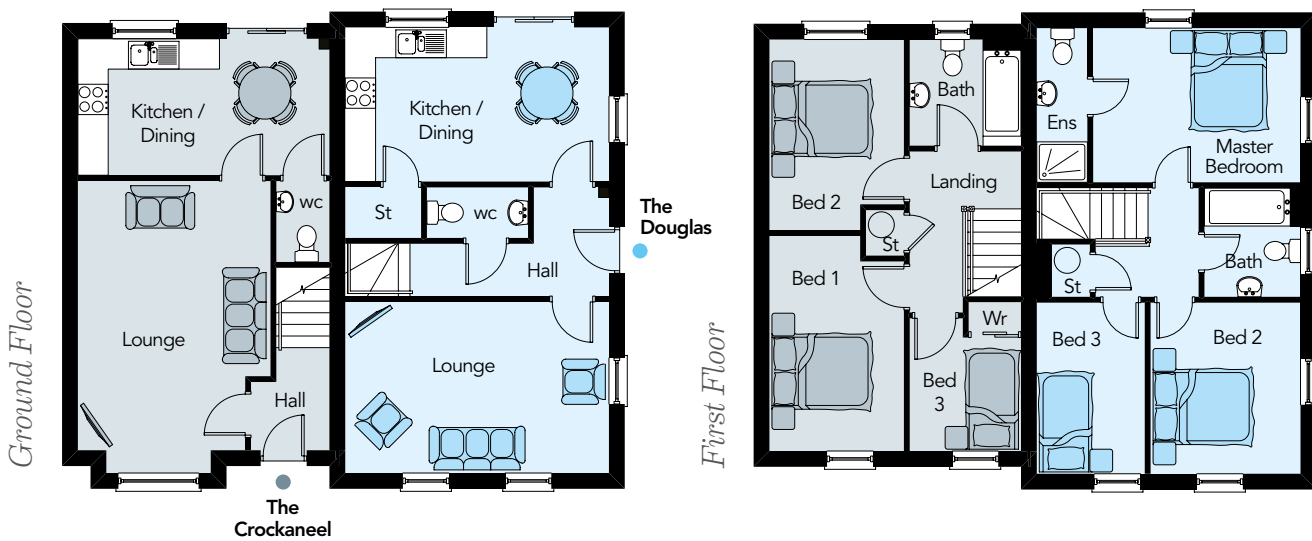
7'3" x 5'11"



# The Crockaneel & The Douglas

3 Bedroom Semi-Detached

Total Floor Areas - **Crockaneel** - 881 sq.ft approx. / **Douglas** - 989 sq.ft approx.



## Ground Floor - The Crockaneel

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

## First Floor - The Crockaneel

BEDROOM 1	14'0" x 8'9" max
BEDROOM 2	12'4" x 8'9" max
BEDROOM 3	8'7" x 7'3" max
BATHROOM	7'3" x 6'11"

## Ground Floor - The Douglas

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

## First Floor - The Douglas

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"

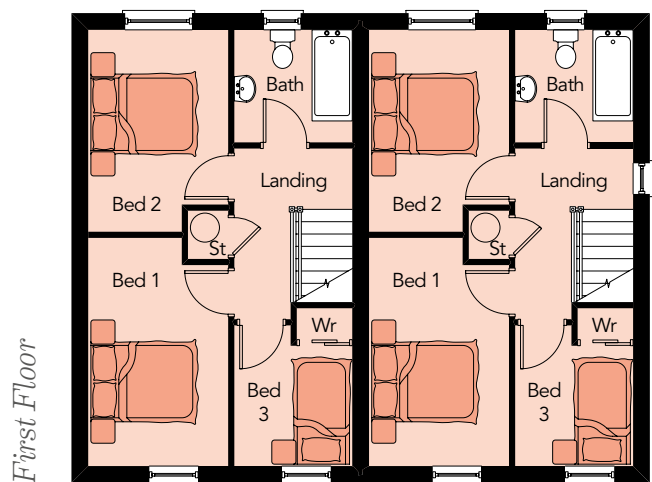
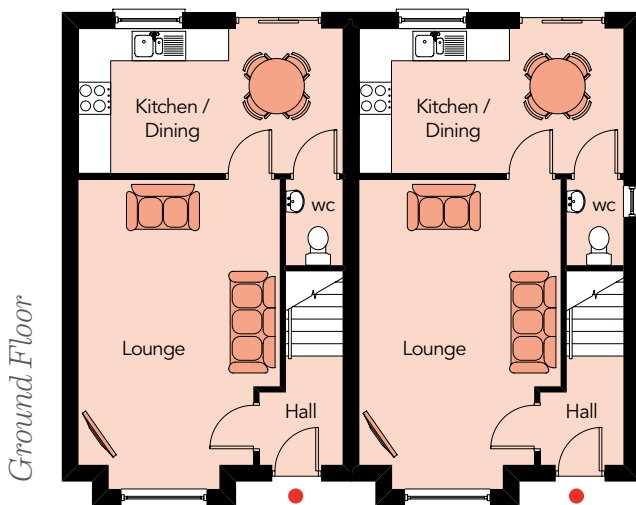


Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.

# The Knocklayd

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

Note - Version shown below is for sites 10 & 11. Sites 23/24, 29/30 & 30/31 will use a handed version of these plans and computer visual.



## 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	14'0" x 8'7" max
BEDROOM 2	12'4" x 8'7" max
BEDROOM 3	8'7" x 7'3" max
BATHROOM	7'3" x 6'11"

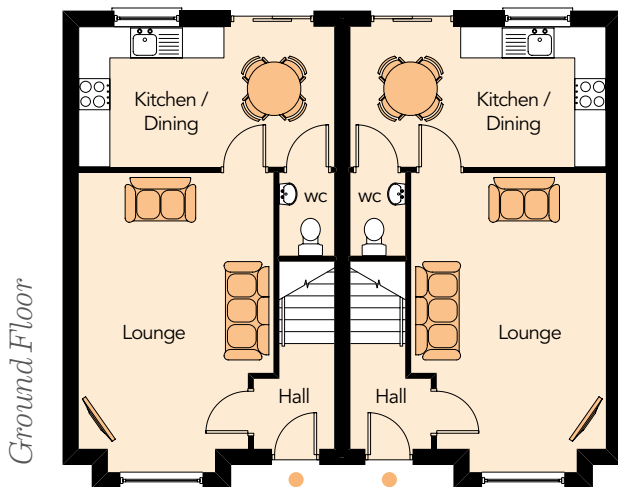


Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.

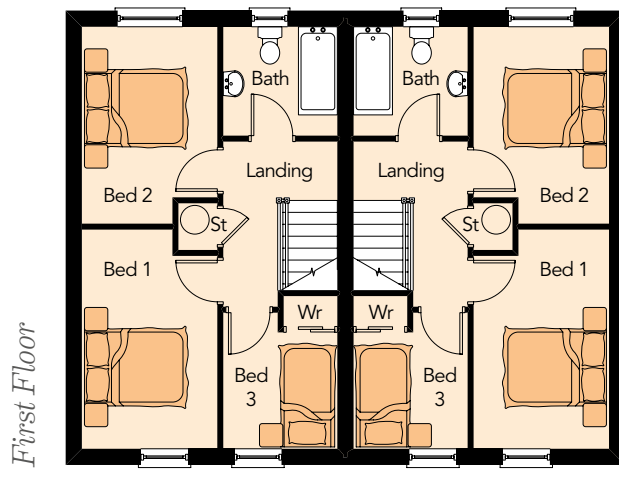
# The Skerry

3 Bedroom Semi-Detached

Total Floor Area - 873 sq.ft approx.



Ground Floor



First Floor

## Ground Floor

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

## First Floor

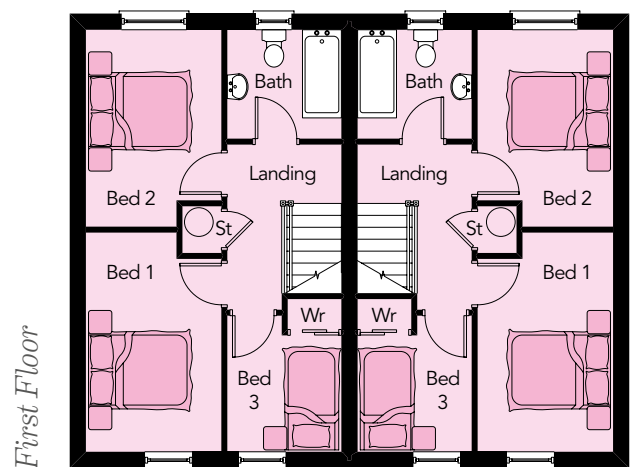
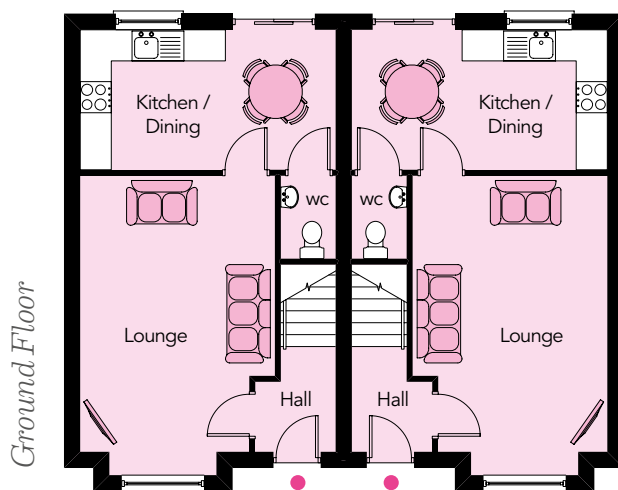
<b>BEDROOM 1</b>	13'10" x 8'7" max
<b>BEDROOM 2</b>	12'6" x 8'7" max
<b>BEDROOM 3</b>	8'7" x 7'3" max
<b>BATHROOM</b>	7'3" x 6'11"



Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.

# The Soarns

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



## Ground Floor

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

## First Floor

<b>BEDROOM 1</b>	13'10" x 8'7" max
<b>BEDROOM 2</b>	12'6" x 8'7" max
<b>BEDROOM 3</b>	8'7" x 7'3" max
<b>BATHROOM</b>	7'3" x 6'11"

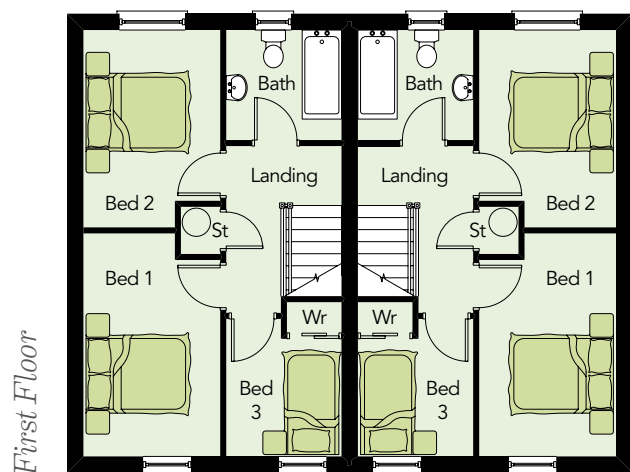
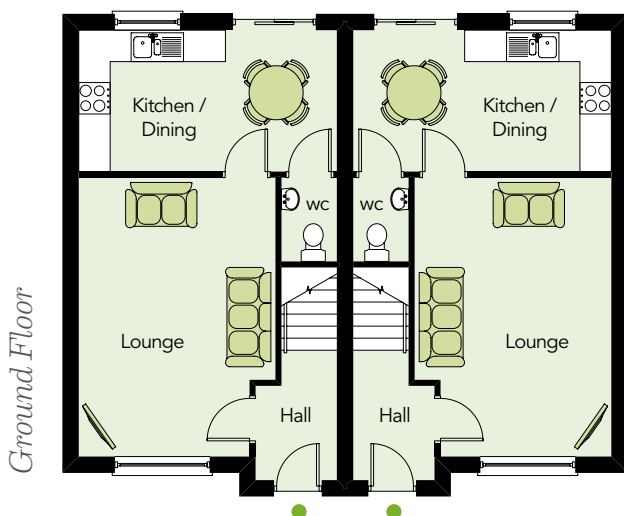


Computer visual. Solar panel roof locations differ depending on orientation, therefore they are not shown.

# The Trostan

3 Bedroom Semi-Detached

Total Floor Area - 870 sq.ft approx.



## Ground Floor

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

## First Floor

<b>BEDROOM 1</b>	14'0" x 8'7" max
<b>BEDROOM 2</b>	12'4" x 8'7" max
<b>BEDROOM 3</b>	8'7" x 7'3" max
<b>BATHROOM</b>	7'3" x 6'11"





*Carmel Harbour*

# Current Developments



**WATER'S EDGE**  
*Greenisland BT38 8TZ*



**FOXLEIGH MEADOW**  
*Ballymoney BT53 6FE*



**ENLER VILLAGE**  
*Comber BT23 5ZP*



**ROCKVIEW LANE**  
*Carrickfergus BT38 8NA*



**SHIMNA MILE**  
*Newcastle BT33 0TQ*

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Mixed-Use  
Development of the Year  
Award Winner 2023

**Belfast Telegraph**  
Property Marketing  
Award Winner 2022 & 2018  
Highly Commended - 2023

**Belfast Telegraph**  
Developer of the Year 2023 -  
Highly Commended

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

**PropertyPal Awards**  
Development Company  
of the Year  
Award Winner 2022  
Highly Commended - 2023

**PropertyPal Awards**  
Best Property Marketing  
Award Winner  
2023 & 2022

**PropertyPal Awards**  
Community CSR (Corporate  
Social Responsibility)  
Award Winner 2022  
Highly Commended - 2023

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

**AIB Business Eye**  
Business Awards 2018  
Highly Commended

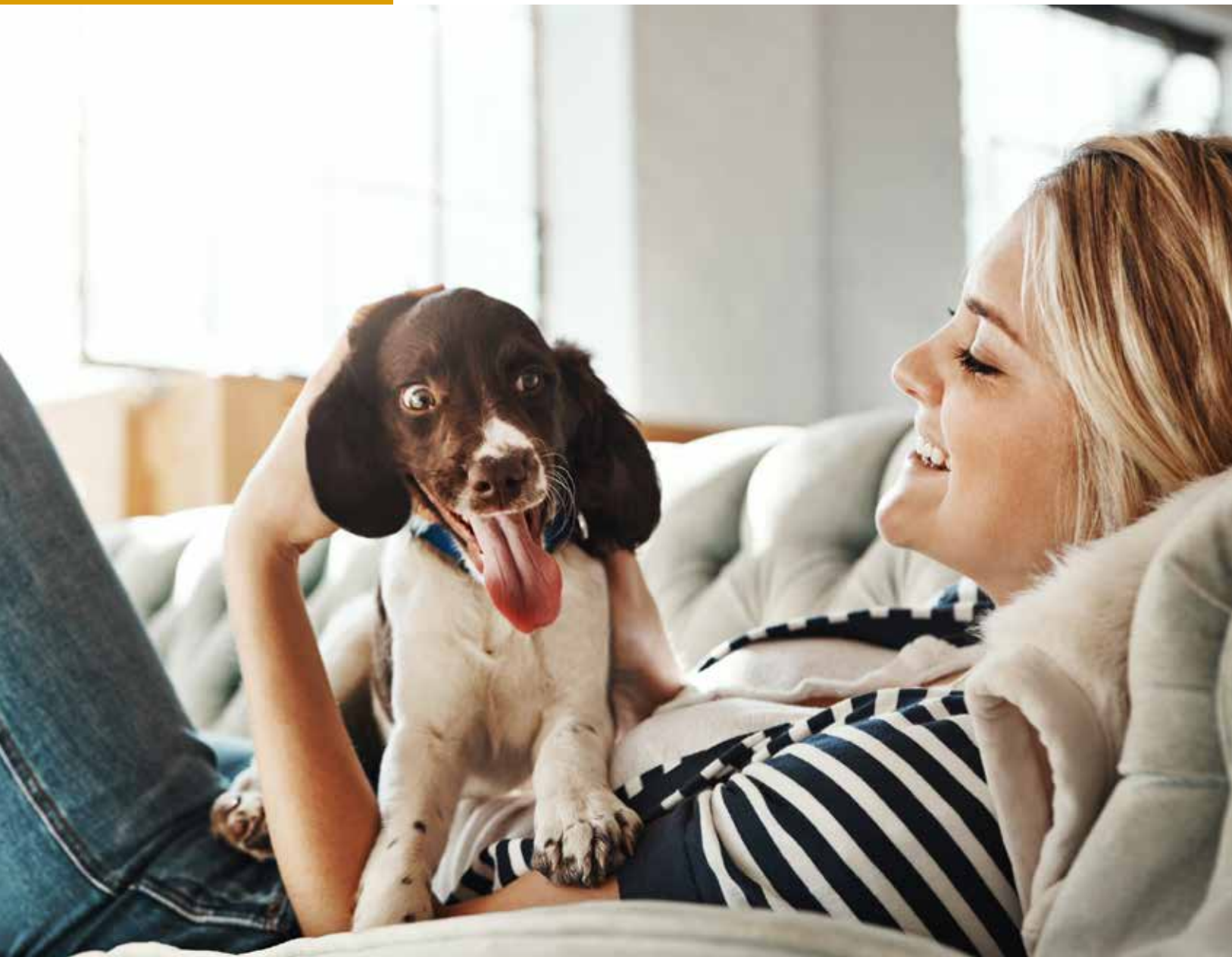
**FSB Small Business**  
Community Award Winner  
2023 & 2020

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

**Sunday Express**  
National House Builder Award

**Daily Express**  
British National  
House Builder Award

**Daily Telegraph**  
What House?  
Award Winner



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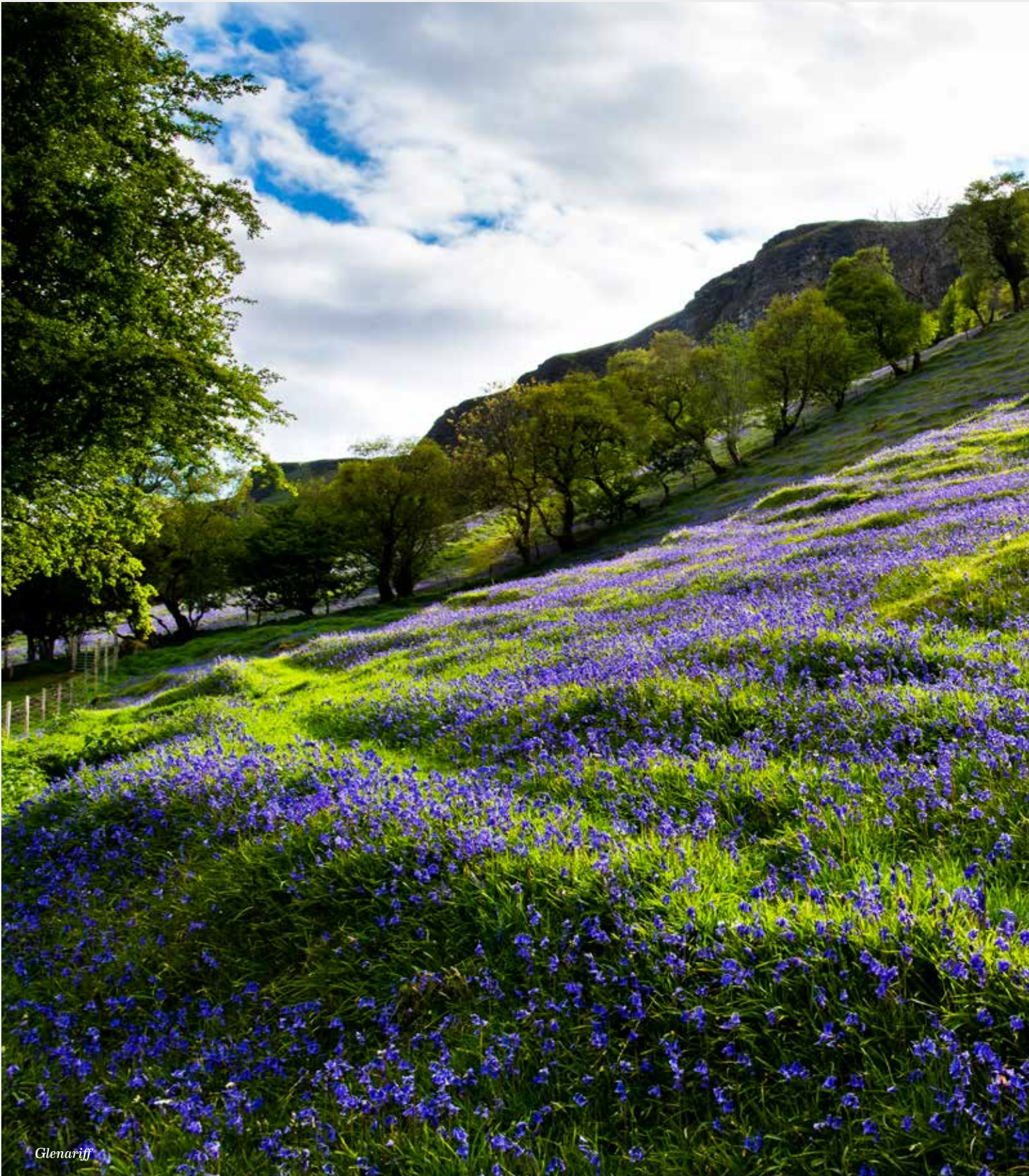
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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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*Glenariff*



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