

BIRCH HILL

— BELT ROAD —



Braidwater
HOMES



BIRCH HILL
— BELT ROAD —

CHOOSE
LUXURY
& **LOCATION**
CHOOSE BRAIDWATER HOMES

Building Affordable & Stylish Homes

Building new houses of quality, style and value for over 40 years, Braidwater Homes offers a fresh approach based on understanding what home buyers really want in a new home.

Braidwater Homes has a commitment to deliver exceptional quality, value and a personal service that is second to none

What makes Braidwater Homes better?

Every Braidwater Homes development is created with care and a meticulous attention to detail by a team of designers and architects, skilled craftsmen and dedicated tradesmen to ensure our customers enjoy exceptional homes and living spaces.

From high specification internal finishes to low maintenance, quality exteriors, we create homes that are like no other in Northern Ireland and the perfect place for residents to live in and enjoy. What's more, all our homes are timber frame constructed using the latest energy efficient technology to ensure they're kinder to the environment and will reduce energy costs both now and in the future

Braidwater
HOMES

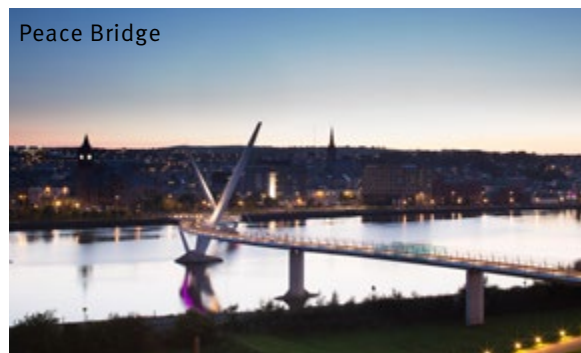


The view of Derry City from the Waterside

Setting the Scene...

As you approach one of the most sought after locations in the city and through the grand entrance to the development, you will truly get a sense that you have arrived somewhere special.

Birch Hill offers homeowners at this location the best of both worlds, ‘city life with country views’. Not far from the bustle of the city, Birch Hill offers a secluded getaway for



Peace Bridge

downsizers, families and first time buyers.

This development benefits from a linear park full of mature trees giving the feeling of openness, ideal for romantic walks in the summer or winter evenings.

As the development is situated on a hill, these homes have been designed to take full advantage of the surrounding views and countryside allowing you to enjoy sunrises and sunsets from the comfort of your new home. The children’s play park is situated at the heart of the development and is surrounded by mature trees and secured by metal railings. The park and green areas will be maintained by a longstanding reputable management company giving residents peace of mind.

Our team...

have carefully planned the design of Birch Hill paying attention to every detail to ensure luxury and convenience.

As the development steps down the hill retaining structures have been designed as ‘living retaining walls’, creating a softer and more natural environment than traditional concrete walls. These living walls have become increasingly popular over the last decade and the reported benefits are vast, improving well being and allowing residents to be more in touch with nature.

In addition to these retaining walls a sustainable urban drainage system (SUDs) has been incorporated into the infrastructure of the site. This modern system will protect the natural environment by offsetting surface water runoff from the development.

The homes at Birch Hill have been carefully thought out and offer a modern adaptation of timeless proportions and scale. The high ceilings available in our larger homes offer a grand and elegant feeling of spaciousness whilst the enhanced window proportions allow sunlight to spill into the home.

These homes have been designed to maximise solar gain and enhance lifestyle. Select homes have cosy sunrooms offering inside/outside living, perfect for entertaining.

Features such as Scandinavian timber frames, and positive air ventilation result in these homes saving you money.

These quality homes are designed to enhance lifestyle, maximise efficiency and ensure low, long term maintenance costs.



City Walls

AN EXCLUSIVE DEVELOPMENT

Birch Hill is an exclusive development of high quality homes located on the edge of open countryside at Belt Road, one of Derry's most sought after addresses.

This quality development features a superb range of extremely energy efficient detached and semi detached homes set in a carefully crafted, landscaped site layout. Birch Hill will feature a beautifully planted open area which forms a centrepiece to the development, along with many fully grown mature trees and a purpose built children's play area for the benefit of all the residents.

This area has long been established as one of the most popular in Derry~L'Derry, offering convenience to many leading grammar and primary schools, Altnagelvin Hospital, Kilfennan Valley Park, Faughan Valley and the largest shopping centre in the North West.

BIRCH HILL — BELT ROAD —

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C4 | SEMI DETACHED



C6 | SEMI DETACHED



C7 | SEMI DETACHED



C7 | SEMI DETACHED



C7 | DETACHED



C7B | SEMI DETACHED



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C11 | DETACHED



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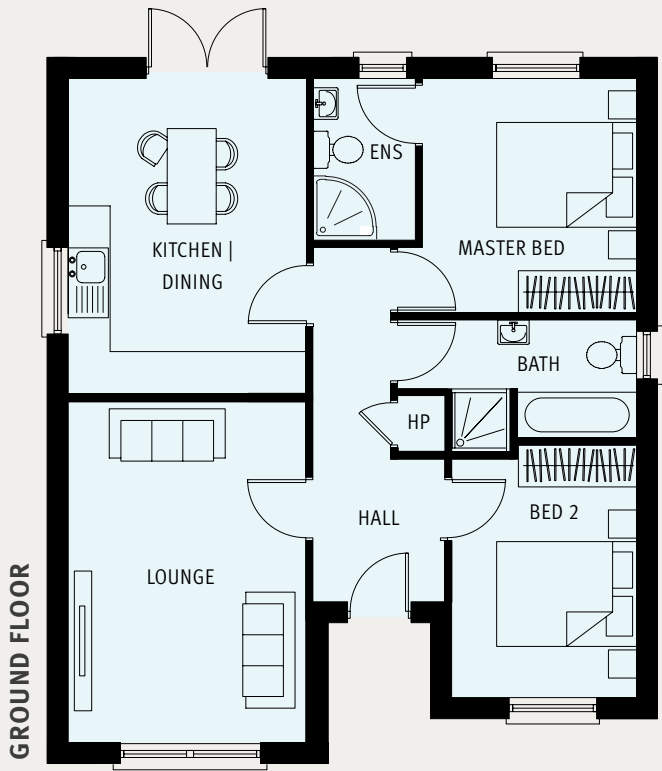
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The Carlisle (C1) | 2 bedroom | detached



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The Carlisle C1

GROUND FLOOR

Entrance Hall	
Lounge	4.90 x 3.40m
Kitchen Dining	4.50 x 3.40m
Master Bedroom max	3.30 x 3.40m
Ensuite	2.30 x 1.45m
Bedroom 2	3.60 x 2.60m
Bathroom max	1.70 x 3.50m

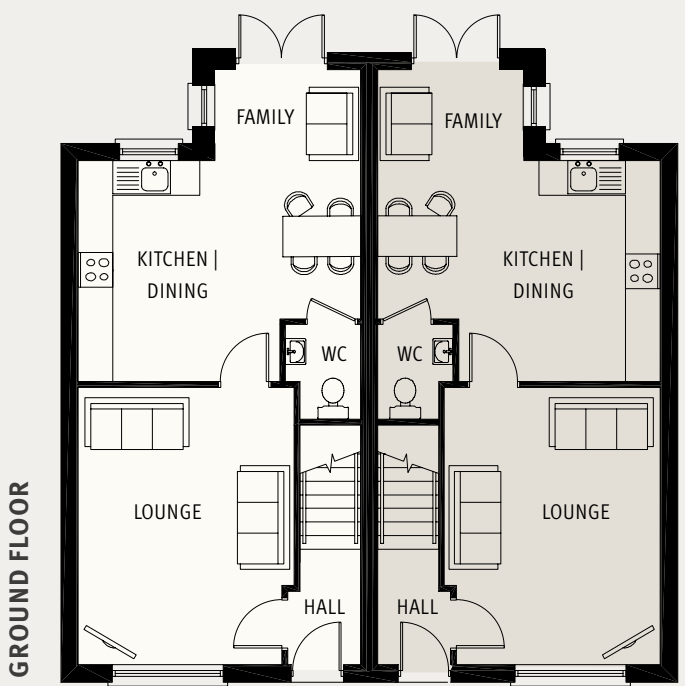
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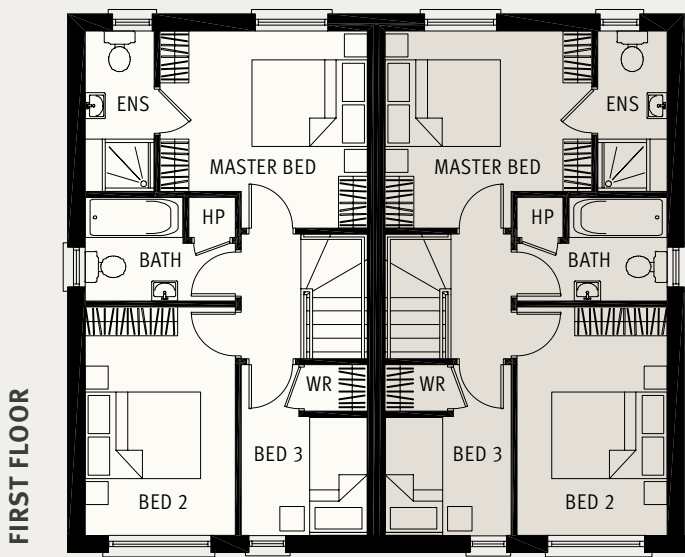
The Kilmore (C4) | 3 bedroom semi

The Franklin (C4) | 3 bedroom semi

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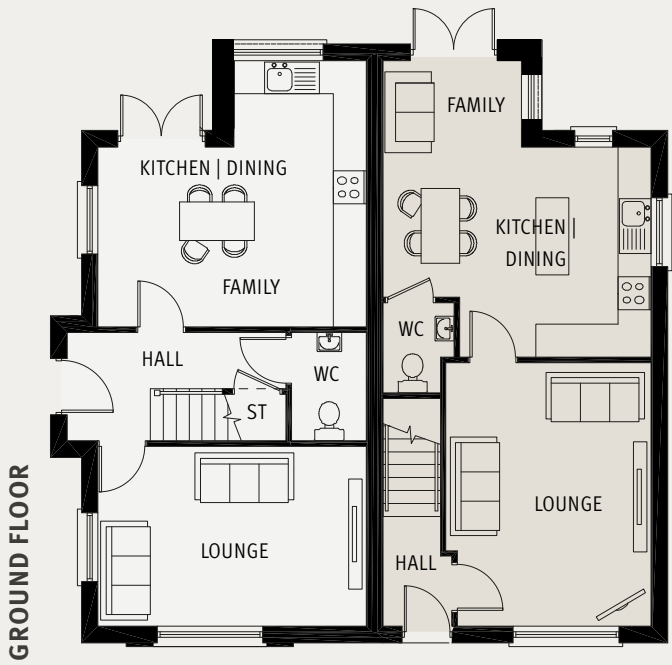
The Kilmore The Franklin



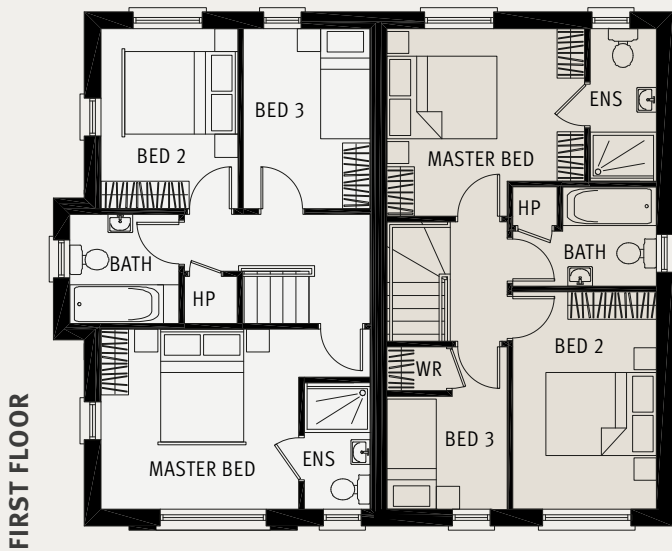
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The Coleman The Franklin



The Coleman C6

GROUND FLOOR

Entrance Hall	
Lounge	3.40 × 4.90m
Kitchen Dining	
Family max	4.75 × 4.90m
WC	2.00 × 1.30m

FIRST FLOOR

Master Bedroom max	3.40 × 4.90m
Ensuite	2.40 × 1.20m
Bedroom 2	3.20 × 2.50m
Bedroom 3	3.20 × 2.30m
Bathroom max	2.15 × 2.00m

The Franklin C4

GROUND FLOOR

Entrance Hall	
Lounge max	4.80 × 3.70m
Kitchen Dining	
Family max	5.40 × 4.90m
WC	1.70 × 1.30m

FIRST FLOOR

Master Bedroom max	3.40 × 3.60m
Ensuite	2.80 × 1.20m
Bedroom 2	3.95 × 2.60m
Bedroom 3 max	3.00 × 2.20m
Bathroom max	1.80 × 2.60m

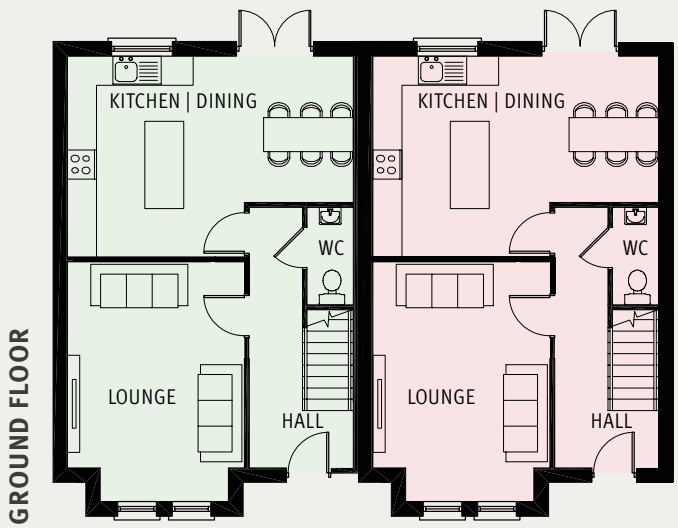
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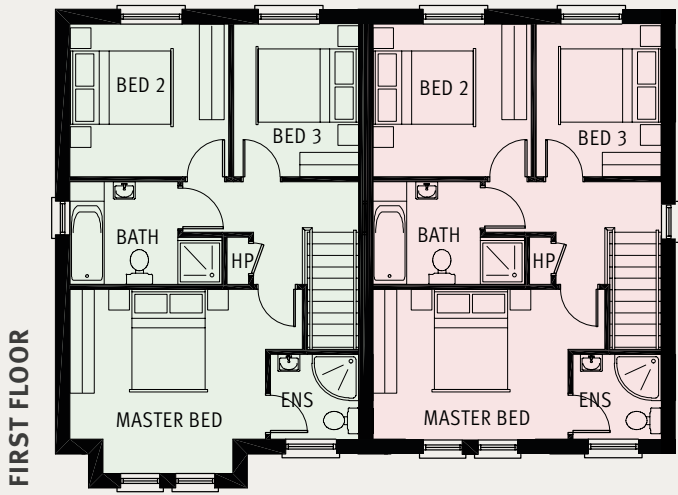
The Telford (C7) | 3 bedroom semi

The McMaster (C7-RH) | 3 bedroom semi

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The Telford The McMaster



The Telford C7

GROUND FLOOR	
Entrance Hall	
Lounge max	4.90 × 3.70m
Kitchen Dining max	4.15 × 5.90m
WC	2.35 × 0.95m

FIRST FLOOR	
Master Bedroom max	3.70 × 4.70m
Ensuite	1.65 × 1.80m
Bedroom 2 max	3.10 × 3.15m
Bedroom 3	3.10 × 2.70m
Bathroom	2.10 × 3.00m

The McMaster C7-RH

GROUND FLOOR	
Entrance Hall	
Lounge max	4.90 × 3.70m
Kitchen Dining max	4.15 × 5.90m
WC	2.35 × 0.95m

FIRST FLOOR	
Master Bedroom max	3.10 × 4.70m
Ensuite	1.65 × 1.80m
Bedroom 2 max	3.10 × 3.15m
Bedroom 3	3.10 × 2.70m
Bathroom	2.10 × 3.00m

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BIRCH HILL
— BELT ROAD —

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BRAIDWATER
QUALITY
HOMES

WE LOVE OUR NEW
BIRCH HILL
HOME



John O'Kelly and his partner Kellie Deery

"The house was absolutely perfect when we moved in, it was finished to perfection. We loved picking the style of kitchen and the carpets and the tiles. There was so much choice and we felt in control - we were able to freely put our mark on our home. We love our new Birch Hill home, it is beautiful. There are so many windows meaning there is loads of light and it's so airy and spacious. It really feels like a home."

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BIRCH HILL
— BELT ROAD —



AERIAL OVERVIEW

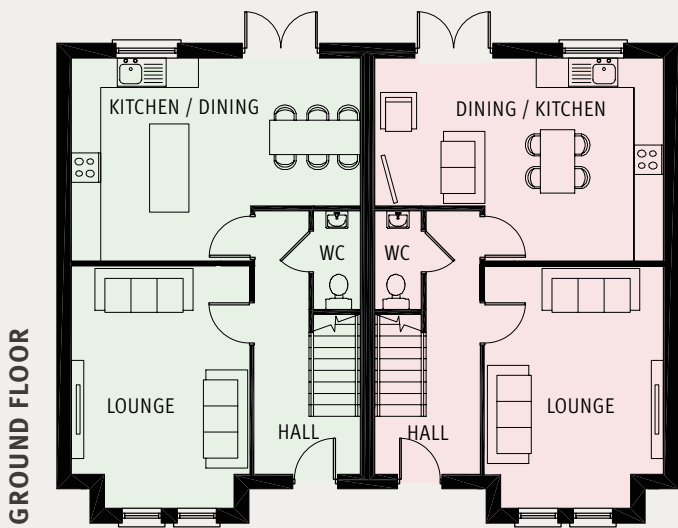
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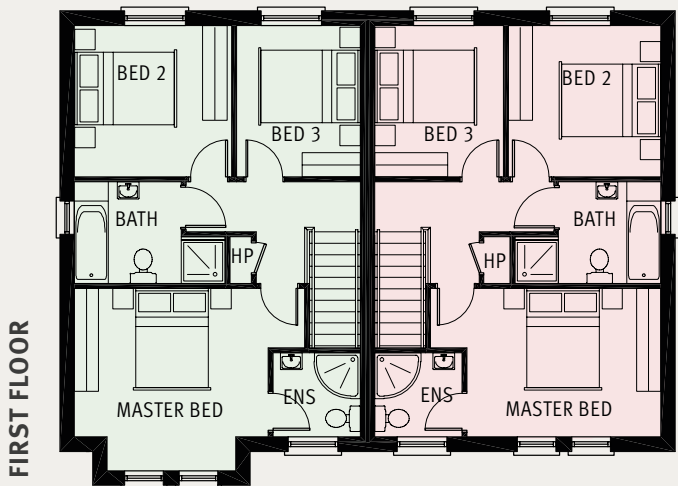
The Telford (C7) | 3 bedroom semi

The McMaster (C7-LH) | 3 bedroom semi

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The Telford The McMaster



The Telford C7

GROUND FLOOR

Entrance Hall	
Lounge max	4.90 × 3.70m
Kitchen Dining max	4.15 × 5.90m
WC	2.35 × 0.95m

FIRST FLOOR

Master Bedroom max	3.70 × 4.70m
Ensuite	1.65 × 1.80m
Bedroom 2 max	3.10 × 3.15m
Bedroom 3	3.10 × 2.70m
Bathroom	2.10 × 3.00m

The McMaster C7-LH

GROUND FLOOR

Entrance Hall	
Lounge max	4.90 × 3.70m
Kitchen Dining max	4.15 × 5.90m
WC	2.35 × 0.95m

FIRST FLOOR

Master Bedroom max	3.10 × 4.70m
Ensuite	1.65 × 1.80m
Bedroom 2 max	3.10 × 3.15m
Bedroom 3	3.10 × 2.70m
Bathroom	2.10 × 3.00m

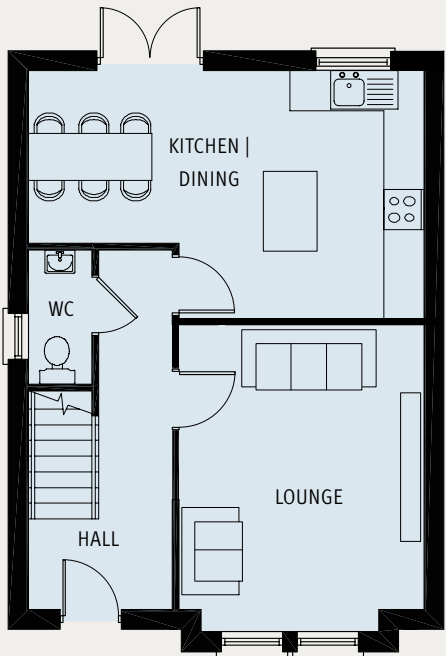
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The Earhart (C7) | 3 bedroom | detached

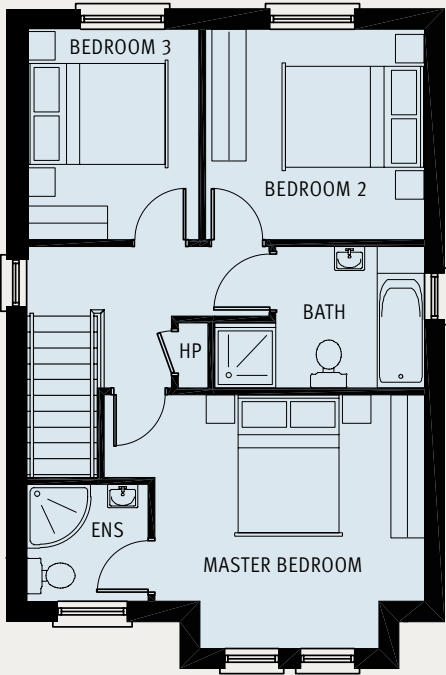


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GROUND FLOOR



FIRST FLOOR



The Earhart C7

GROUND FLOOR

Entrance Hall	
Lounge max	4.90 × 3.70m
Kitchen Dining max	4.15 × 5.90m
WC	2.35 × 0.95m

FIRST FLOOR

Master Bedroom max	3.70 × 4.75m
Ensuite	1.75 × 1.80m
Bedroom 2 max	3.10 × 3.15m
Bedroom 3	3.10 × 2.70m
Bathroom	2.10 × 3.00m

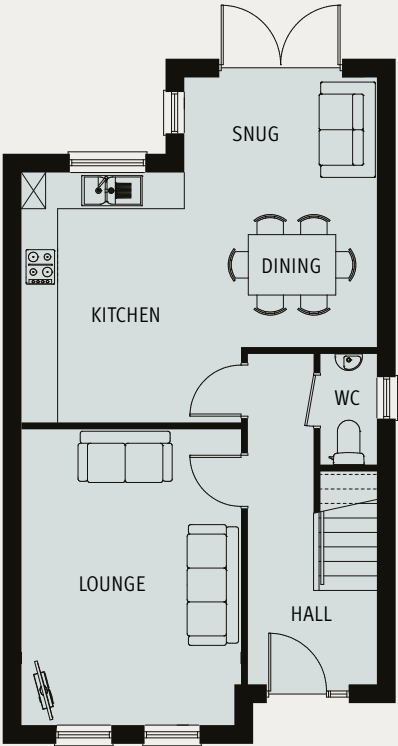
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The Finchley (C7B) | 4 bedroom | semi

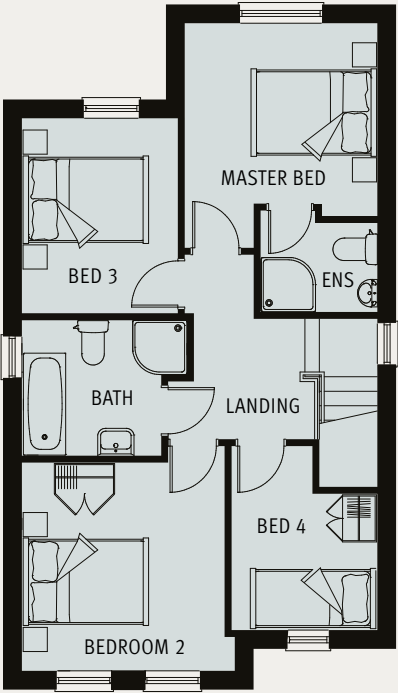


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GROUND FLOOR



FIRST FLOOR



The Finchley C7B

GROUND FLOOR

Entrance Hall	
Lounge max	5.00 × 3.60m
Kitchen Dining max	4.15 × 6.00m
Snug max	1.60 × 3.30m
WC	1.85 × 1.00m

FIRST FLOOR

Master Bedroom max	3.75 × 3.30m
Ensuite	1.70 × 1.95m
Bedroom 2 max	3.75 × 3.55m
Bedroom 3 max	3.25 × 2.60m
Bedroom 4	3.10 × 2.50m
Bathroom	2.25 × 2.75m

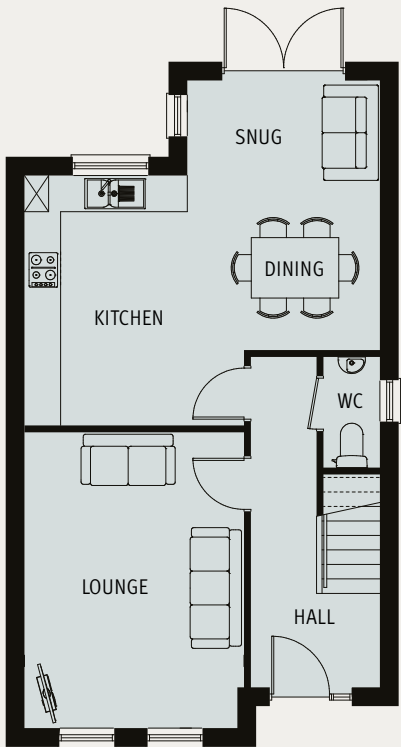
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The Beverley (C7B) | 4 bedroom | detached

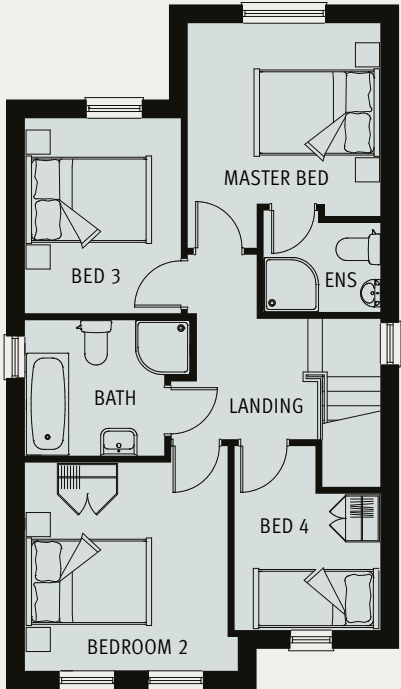


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GROUND FLOOR



FIRST FLOOR



The Beverley C7B

GROUND FLOOR

Entrance Hall	
Lounge max	4.90 × 3.65m
Kitchen Dining max	4.15 × 5.90m
Snug max	1.60 × 3.20m
WC	1.85 × 0.95m

FIRST FLOOR

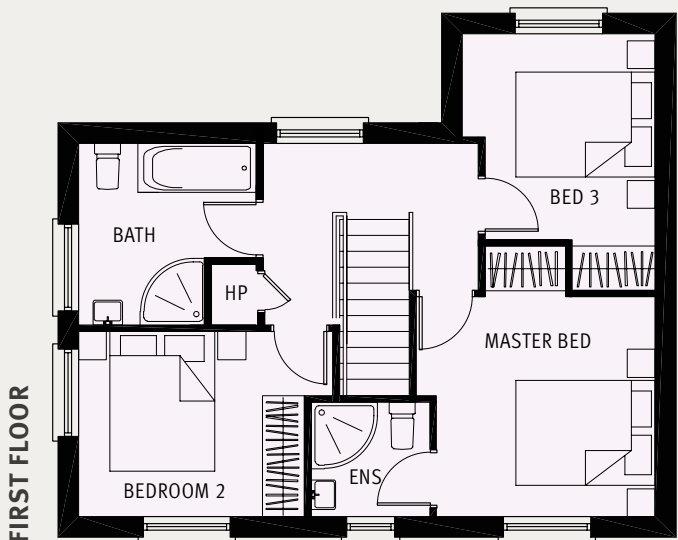
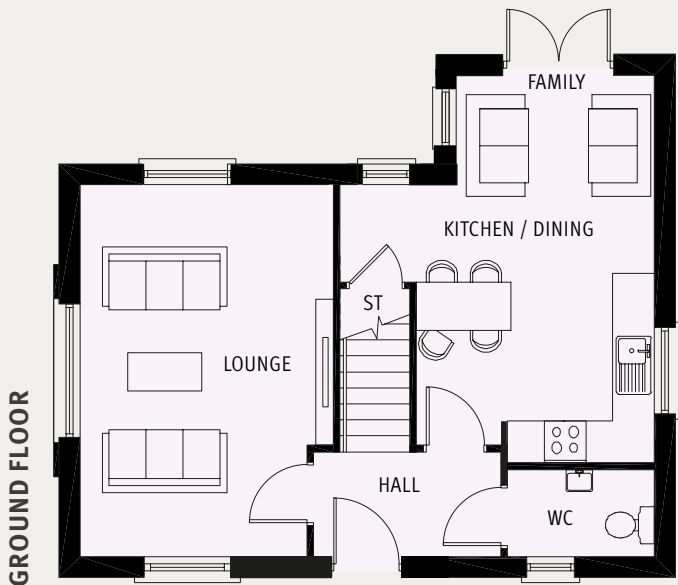
Master Bedroom max	3.75 × 3.20m
Ensuite	1.70 × 1.95m
Bedroom 2 max	3.75 × 3.55m
Bedroom 3 max	3.25 × 2.60m
Bedroom 4	3.05 × 2.45m
Bathroom	2.25 × 2.75m

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The Ellis (C9) | 3 bedroom | detached



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The Ellis C9

GROUND FLOOR

Entrance Hall	
Lounge	5.35 x 3.65m
Kitchen Dining	
Family max	5.60 x 4.50m
WC	1.25 x 2.10m

FIRST FLOOR

Master Bedroom max	3.15 x 3.45m
Ensuite	1.65 x 1.70m
Bedroom 2 max	2.65 x 3.60m
Bedroom 3 max	3.65 x 2.75m
Bathroom	2.60 x 2.55m

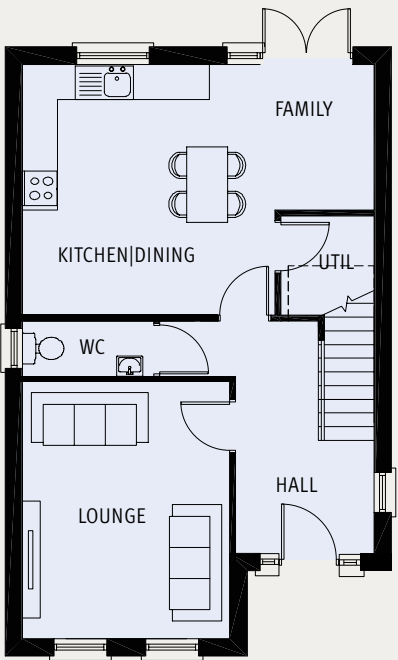
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The Hudson (C11) | 4 bedroom | detached

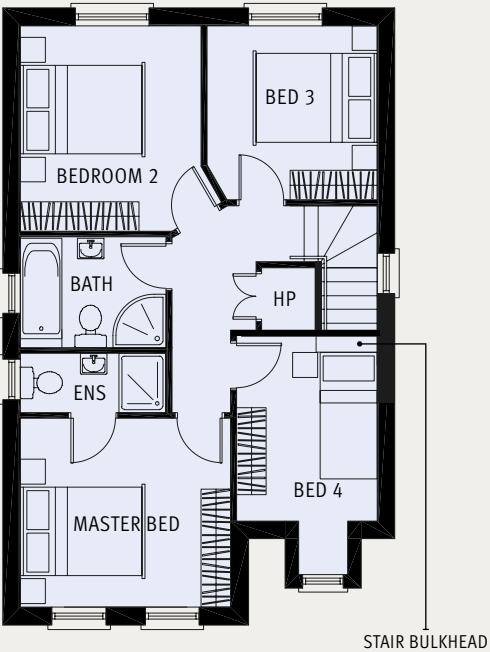


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GROUND FLOOR



FIRST FLOOR



The Hudson C11

GROUND FLOOR

Entrance Hall	
Lounge	4.30 × 3.60m
Kitchen Dining	
Family max	4.20 × 6.00m
Utility	1.80 × 1.60m
WC	1.15 × 2.95m

FIRST FLOOR

Master Bedroom	3.20 × 3.55m
Ensuite	1.00 × 2.50m
Bedroom 2 max	3.50 × 3.05m
Bedroom 3	2.95 × 2.90m
Bedroom 4 max	3.90 × 2.40m
Bathroom	1.90 × 2.45m

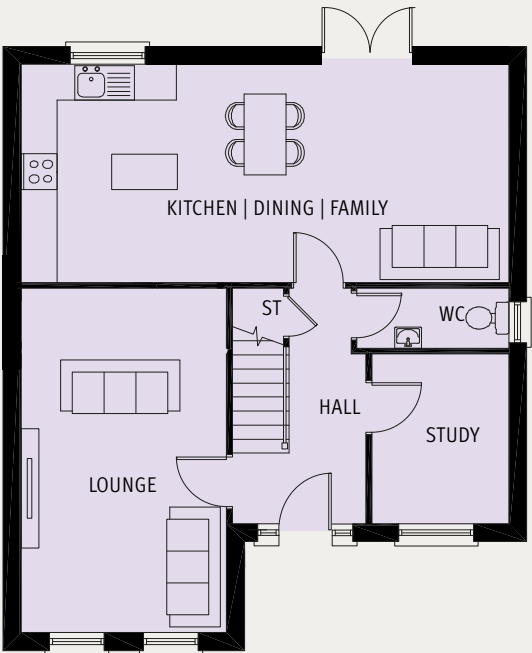
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The Hervey (C12) | 4 bedroom | detached

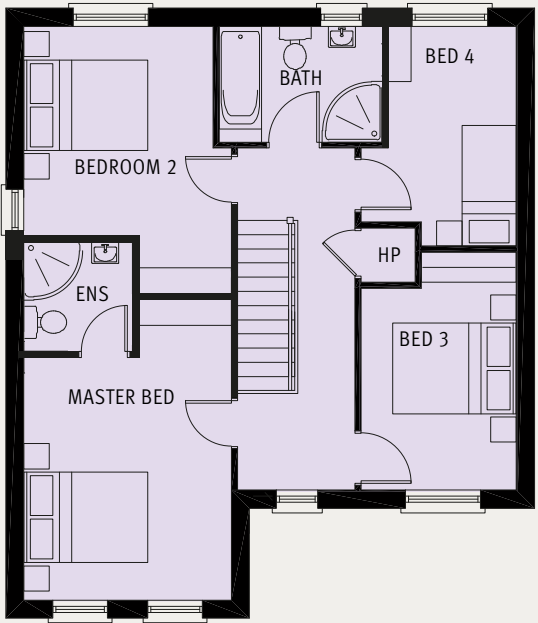


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GROUND FLOOR



FIRST FLOOR



The Hervey C12

GROUND FLOOR

Entrance Hall	
Lounge	5.70 × 3.50m
Kitchen Dining	
Family max	3.65 × 8.20m
Study	2.70 × 2.30m
WC	1.20 × 2.50m

FIRST FLOOR

Master Bedroom max	4.75 × 3.45m
Ensuite	1.80 × 1.70m
Bedroom 2 max	4.70 × 3.45m
Bedroom 3 max	4.00 × 2.70m
Bedroom 4 max	3.65 × 2.70m
Bathroom max	1.90 × 2.40m

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YOUR TURNKEY PACKAGE

Specification as Standard

Braidwater Homes modern building techniques coupled with sourcing the highest quality materials, ensures each home buyer that every effort has been made to not only meet but exceed standards and expectations. A full turnkey package is on offer, making purchasing your home more convenient so all you have to worry about is moving in.

Kitchen

- A wide range of carefully designed premium kitchens in various styles and colours with the choice of square edged worktop and contemporary door handles;
- Eye level Zanussi double oven;
- Integrated modern Zanussi ceramic hob;
- Stainless steel extractor fan;
- Integrated Candy washer/dryer *(where applicable)*;
- Free standing Hoover washer & dryer in homes with utility rooms;
- Integrated Zanussi fridge/freezer;
- Integrated Zanussi dishwasher; *(all appliances benefit from a 2 year warranty, make/model subject to availability)*
- Convenient soft close drawers and doors to the kitchen;
- LED lighting under high level units to accommodate modern living *(where applicable)*;

Dining

- Full height glazed patio doors opening out onto garden allowing extra space and natural light.



Bathroom/Ensuite

- Premium quality sanitary ware;
- Chrome shower cubicles;
- Chrome towel rail to bathroom;
- Attractive vanity unit to main bathroom *(where applicable)*;
- Half pedestal sink to en-suite;
- Choice of floor and wall coverings.

Plumbing & Heating

- Natural gas central heating with Ariston Evo combi boiler supplying instant hot water for convenience. Complete with 5 year Warranty *(subject to annual service)*;
- 9.5kw Redring electric shower to main bathroom *(where applicable)*;
- Thermostatic gas shower to ensuite *(where applicable)* providing instant hot water.

Wall / Floor coverings

- Contemporary splashback 'Metro Bevelled Brick' wall tiling to kitchen;
- Choice of tiling:
 - to bath area in main bathroom;
 - to shower enclosure;
 - to splashback in bathroom, en-suite and WC;
- Range of floor tiles to kitchen / dining / entrance hall / WC / main bathroom / en-suite and sunroom *(where applicable)*;
- Wide range of Phloor Apollo carpet choice with comfort felt backing to lounge, stairs, landing and bedrooms.



Woodwork & Painting

- Oak style shaker doors throughout with contemporary ironmongery;
- Classical 6" moulded skirting throughout;
- Classical 4" moulded architrave throughout;
- All wall and ceiling surfaces painted throughout with satin finish to woodwork.

Lounge

- Impressive granite fire surround and hearth with maintenance free focal fire feature;
- Enhanced window proportions to maximise natural light.

Lighting & Media

- Extensive range of electrical sockets & TV points throughout;
- Integrated downlighters to kitchen, bathroom and sunroom *(where applicable)*;
- Wired for provision of future alarm system.

Energy Efficiency & Design

- Energy efficient uPVC windows with Astragal glazing bars *(front elevations)*;
- Enhanced window proportions allowing sunlight to spill throughout;
- 9ft floor to ceiling heights throughout, adding space & elegance *(house type specific)*.



Exterior

- Black composite GRP insulated front door;
- Front and patio doors with multi point locking system.
- Classical wrought iron black metal railings *(where applicable)*;
- Black PVC fascia and rainwater goods;
- Attractive paving to front entrance door with cobble edging;
- Tarmac to driveways with cobble edging *(where applicable)*;
- Patio & paving with cobble edging to the secluded rear garden;
- 6ft *(approx)* close board timber fencing to rear boundaries allowing privacy *(where applicable)*;
- Beautifully landscaped front and back garden;
- Lawn turf to garden areas;
- Maintenance free decorative garden walls *(where applicable)*;
- Outside lighting at front and rear entrance to enhance the appearance with added security.

Warranty

In addition Braidwater Homes is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC warranty as standard, giving homebuyers peace of mind. Please note: images are for illustration only.

THE LUXURIES ON OFFER

Over the years Braidwater Homes has grown to know its customers and offers the luxurious turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater Homes is pleased to offer a range of optional extras which will allow your home to be smarter, more comfortable and more secure.

A Safer, Smarter Home

- Ensure your new home is even smarter with our selected GoKonnnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home.
- More than a smart app or a cool device, GoKonnnect seamlessly connects the key systems in your home on one platform so they work more intelligently together.
- You can control your smart security, doorbell camera, smart lighting, heating, door locks, indoor/outdoor cameras and much more, from anywhere in the world.
- Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living.

Kitchen Upgrades

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

- With the plush show home kitchen upgrade you will achieve the pinnacle of modern interior design;
- Premium quartz worktop in a variety of designs;
- Elegant island from our Buckingham Wakefield range;
- Luxurious Wakefield door with a wide range of colours;
- Sharp clean square edged worktop upstands;
- Easy clean glass splashback at cooker;
- Polished chrome modern mixer tap;
- Select the addition of a curved glass cooker hood;
- Make the best use of space available with a full height pull out larder.

Floor Covering Upgrades

Feel the benefits of our range of extra/ upgraded floor coverings to enhance the quality for your home. Upgrade options are:

- Innovative Amtico style (LVT) flooring is functional yet beautiful, long-lasting and warm underfoot. This will add a touch of class to your new home and is available as a package for the following areas: main bathroom / ensuite;
- Deluxe Phloor Silk Sensations non-allergenic carpet in a variety of colours;
- Increase the warmth and comfort of your carpet choice with 10mm cushioned foam underlay.

Storage Options

- Bespoke hand-painted understair storage option providing an innovative use of space (*where applicable*);
- Classical style panelled built in storage options to bedroom / kitchen / hall (*where applicable*);

Tiling

Our superior range of tiling options to create that extra feeling of grandeur:

- Designer 'Metro' tile to bathroom wall;
- Stunning 600x600mm floor tile from our 'Austin' range;
- High end finish with chrome tile trim.

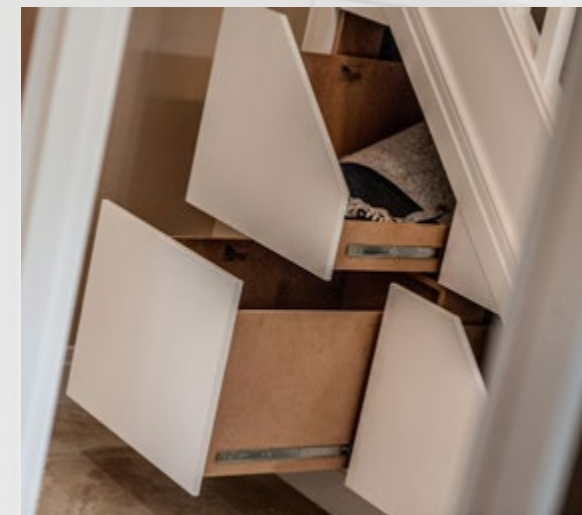
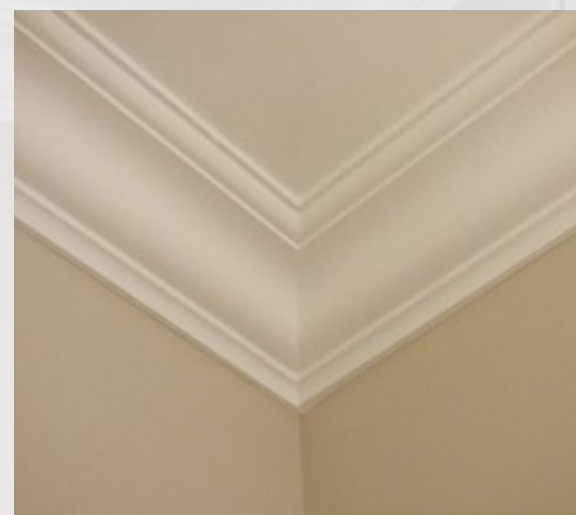
Design Features

Add your own stamp to your new home with our hand selected design options:

- Richly detailed internal window trims enforcing a timeless feel in your home;
- Finish rooms classically with our stylish coving packages.

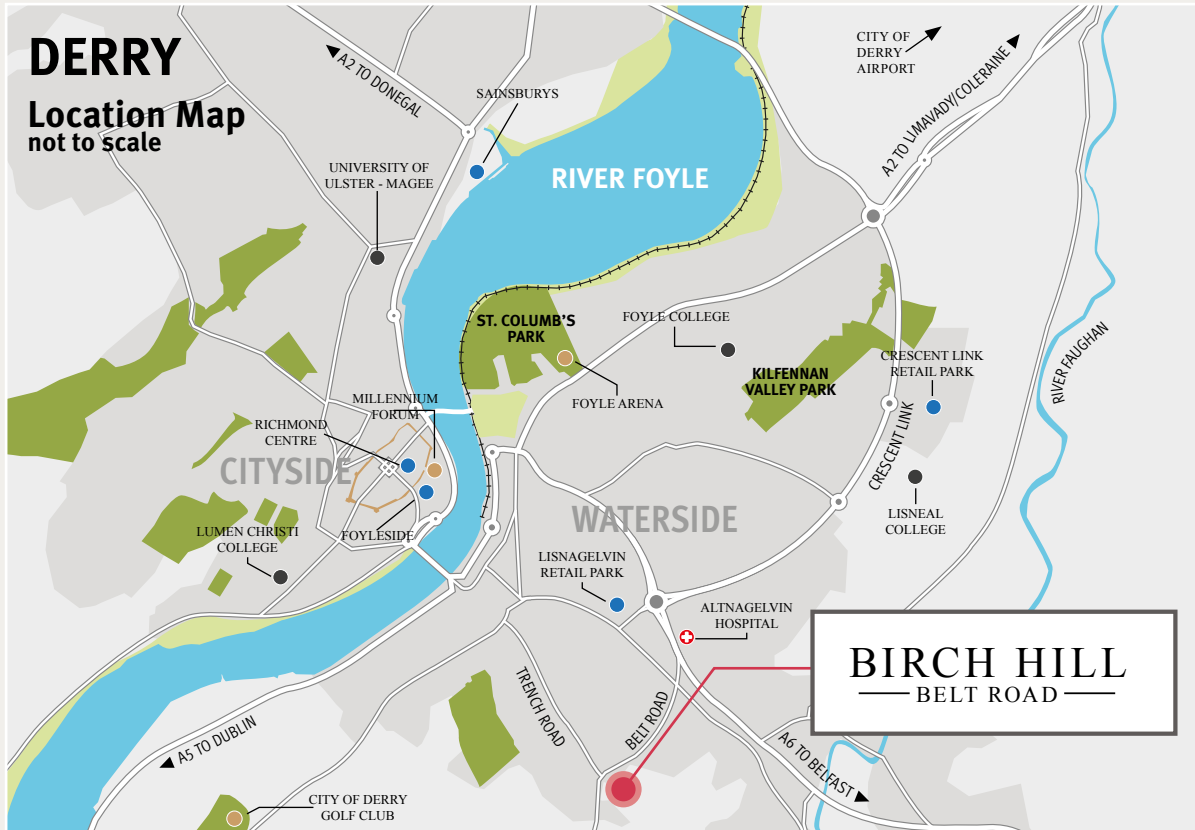
Upgrade

To discuss an upgrade please speak to our selling agent for further details. Please note: in the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. Images are for illustration purposes only. Upgrade to the complete wifi package including the 'Ember' heating control system, 'Ring Video Doorbell' and the 'Philips Hue' lighting system and make further savings



Braidwater

HOMES



Well Connected

- | | | | |
|-------------------------------------|-----------|------------------------------------|-----------|
| - Altnagelvin Hospital | 0.2 miles | - Lisnagelvin Primary School | 0.7 miles |
| - Tesco Superstore | 0.4 miles | - Train Station | 0.9 miles |
| - Lisnagelvin Retail | 0.4 miles | - Kilfennan Valley Park | 1 mile |
| - Sacred Heart Primary School | 0.5 miles | - City Centre | 1 mile |

Selling Agent



T: 028 7137 7979

www.donnybrookestateagents.com

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With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserve the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice.

Braidwater Homes is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise the standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.

Nothing contained in this disclaimer shall affect your statutory rights or contractual rights.

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