



Braidwater

HOMES

Ballynahinch Road
Carryduff

THE MEADOWS

Modern comforts meet
countryside calm, a haven
for those who need to
slow down and breathe.



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THE
MEADOWS



Braidwater way

To demonstrate that
we understand the true
value of homeownership,
we've created
The Braidwater Way.



Braidwater way

We understand the true value of owning your own home. It's the result of hard work, perseverance and personal growth. It's not just a transaction; it's a commitment to a place that reflects your achievements and your future.

If you identify with any or all of our five key attributes, then a Braidwater home is the perfect foundation for the life you want to build.



A LIFELONG DREAM

We believe buying a home is more than just a purchase. It is the fulfilment of a lifelong dream, a place to call your own, and a foundation for security, stability, and future memories.



EMOTIONAL EXPRESSION

We know that buying a home is an emotional journey, a rite of passage that brings a deep sense of accomplishment. It is the reward of years of saving and hard work, culminating in a place that is truly your own.



STABILITY

At Braidwater, we believe a home is more than just a place to live. It is where you put down roots, create lasting memories, and build a secure future for yourself and your family.



A SIGNIFICANT MILESTONE

We understand that owning a home is a major life milestone, as momentous as getting married or welcoming a child. It is a defining step that marks a new chapter in your life.

A SMART FINANCIAL INVESTMENT

Beyond personal fulfilment, homeownership is a sound financial investment. At Braidwater, we build high-quality homes that appreciate in value, helping you build equity and secure your financial future.



This is the way
homebuying should be.

This is the
Braidwater Way.

A photograph of a stone building with a clock tower and a gravel path lined with topiary trees. The text "Life, lived well." is overlaid in white. The scene is set in a park-like environment with a clear blue sky and some clouds. The path leads towards a stone archway in the distance. On the right side of the path, there is a small wooden signpost with two directions: "Pleasure Ground" with a right arrow and "Stable Yard" with an up arrow.

Life, lived well.





The Meadows typifies modern living in the Braidwater style. Located a short distance from the A24 and only minutes from Carryduff town centre, home owners will benefit from living in the country on the edge of the suburbs, with easy metropolitan access. Uniquely designed homes will blend into the existing landscape and the carefully planned layout will create a sense of community. This is the Braidwater way, this is life, lived well.





Well designed.

The design of Braidwater's homes is intricate and detailed. From the clever use of space in the kitchen to bright, airy rooms with high ceilings, no aspect of modern life has been overlooked. Secluded gardens offer a peaceful sanctuary and when combined with space and green areas throughout the development, it will allow families the peace of mind that their children will have room to play on their doorstep.



Energy efficiency

Braidwater's homes are highly energy efficient, easy to heat with low costs due to factory driven modular construction techniques. High performance double glazing, composite doors, quality wall, roof and low carbon EPS floor insulation, floating floor techniques and sound proofing are all utilised to deliver a high quality, energy efficient product.



Play area

On top of the wildlife enhancement, a playpark is to be located in the centre of the overall site which will form the focal point for games, fun and plenty of activity.

Architecture

The development will include a range of semi and detached homes which are classically styled, with a variety of house types offering traditional architectural detailing.



Views

Urban living effortlessly blends with rural landscapes, with The Meadows perfect location on the outskirts of Carryduff and surrounded by green fields of the County Down countryside.

Community

Braidwater is proud of the growing community spirit intertwined in its new developments across Northern Ireland. Building new homes is more than just bricks and mortar. It's also about creating thriving new communities where people can live, work and play together. The extra thought and effort is dedicated to building new developments with community and families in mind.



Ecological benefits

Grassland, hedgerow and scattered tree planting are an intricate part of the development, providing significant biodiversity enhancement and delivering opportunities for a range of wildlife species.



Well connected.



The Meadow's location via Meadowvale Park in Carryduff is perfect for commuting locally, to Belfast and further afield.

A peaceful suburb in a highly popular area, you're not too far away from the town centre, leisure parks, retail parks, schools and all of the local amenities.



Strangford Lough & North Down

Only 14 minutes drive from Comber and the tranquil shores of Strangford Lough, you can experience sailing, kayaking, diving, canoeing, bird watching, fishing, kite surfing, windsurfing, boating, and when the weather is right, paddling and swimming!



Let's Go Hydro

We've all heard of Let's Go Hydro, Belfast's largest aqua park, and it's on your doorstep. From water-based activities to glamping and seasonal events. All round entertainment for swimmers, thrill-seekers, dare-devils, and slide-lovers.



Newcastle & The Mourne Mountains

An area of outstanding natural beauty, Newcastle and the Mourne Mountains are only 30 minutes from Carryduff. With 6 peaks over 700 metres high, with Donard the highest at 850m, Newcastle is the gateway to hikers bliss.



Carryduff Town Centre

The small residential town of Carryduff is home to a mix of stores, independent shops and a popular array of restaurants and coffee shops.

Education

Like any good town, a wide range of primary, secondary and grammar schools are available within a short distance. If students make the decision to progress, the options in Belfast are endless and a huge opportunity to further their education without venturing too far.

Sports and Leisure

For those who like to keep fit, you'll find a range of sports and tennis clubs catering to all age groups. The popular Lough Moss Leisure Centre is a hive of activity with everything from classes to badminton.

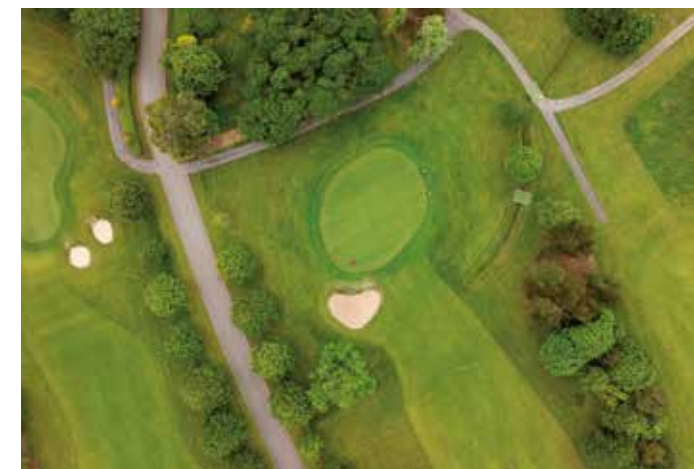
For amateur golfers there is an array of golfing options, from Rockmount Golf Club and Temple Golf & Country Club.

Carryduff Park covers an area of 8.3 acres and is suitable for walking, and family activities. In addition to its natural scenery, this park also has a playground.



Public Transport Links

Residents at The Meadows will benefit from easy access to Carryduff with a bus stop several minutes from the development and a good alternative to the car. From Carryduff, a range of public transport links will allow you to make decisions on your carbon footprint.



A24

No matter where your end journey is, The Meadow's ease of access to the A24 will allow you the luxury of getting to your final destination, sooner rather than later.

Once on the A24 you have a 10 minute journey to Belfast's Outer Ring giving you easy access to all that the capital has to offer and the M1 and M2 connecting routes.



Well appointed.

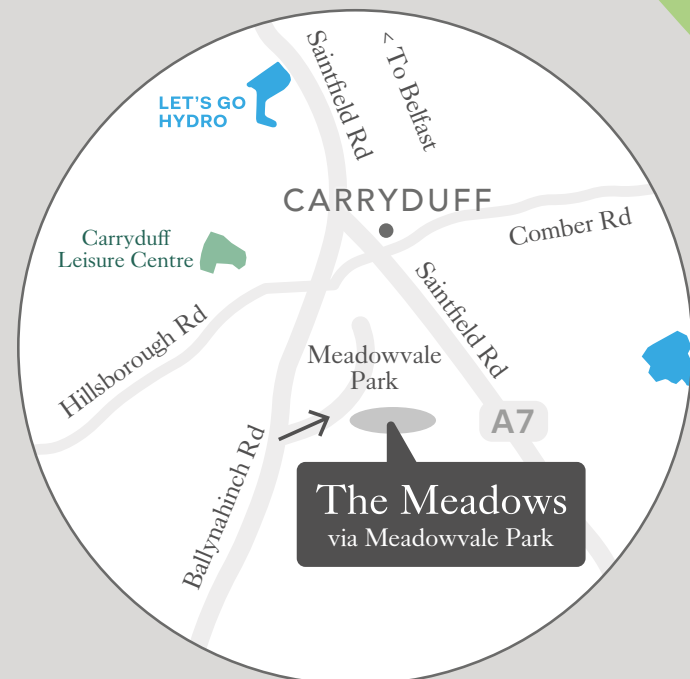
THE MEADOWS

Site Layout



- The Tulip – 3 bed semi detached, N3
- The Petal – 4 bed semi detached, N4
- The Foxglove – 4 bed semi detached, N4c
- The Geranium – 4 bed detached, B1
- The Fern – 4 bed detached, Q4
- The Thistle – 4 bed detached, Q4c
- The Rosemary – 4 bed detached, E4
- The Rose Show Home – 4 bed detached, E4c

Site drawing image is indicative of house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Image is for illustration only, please check with the selling agent/Braidwater for further guidance.



Indicates fences, sloped ground and retaining walls (For exact spec, please ask)



We're famous for our exceptionally high standards and The Meadows will be no different. Our homes are much more than simply bricks and mortar or glass and timber put together well. It's the fit and finish that sets us apart. From our homely turnkey packages to luxurious upgrades, every home oozes quality and well-considered class.

This is backed up by our NHBC award winning site managers and teams who have achieved regional and national success as they demonstrate incredible dedication, passion, commitment and leadership to produce homes of exceptional quality.



The Braidwater Group is an A1 rated NHBC house builder in Northern Ireland, which signifies a commitment to high building standards and peace of mind for homeowners, through Buildmark warranty and insurance policies.





The Tulip

3 BEDROOM SEMI-DETACHED

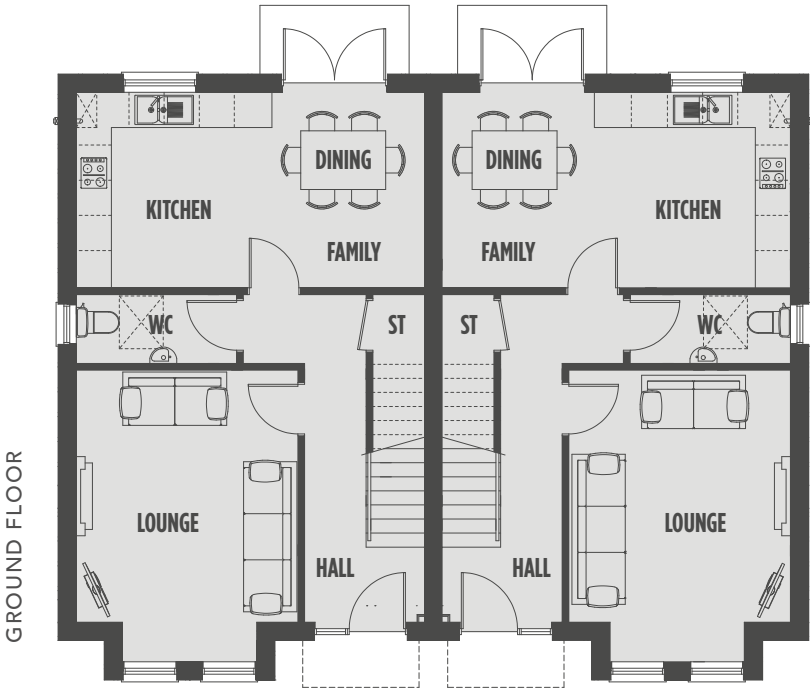
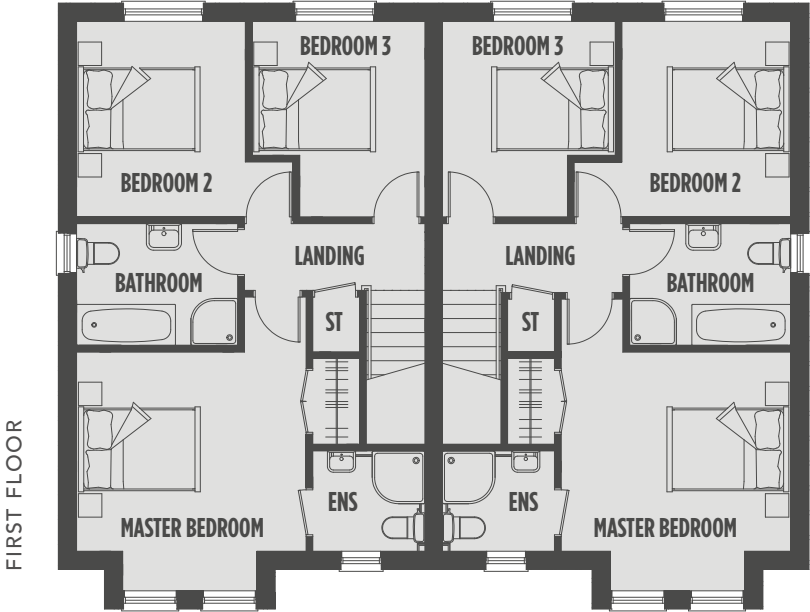
Plots: 9, 10, 15, 16, 26, 27, 28, 29, 34, 35, 50, 51, 52, 53, 58, 59, 60, 61, 68, 69, 74, 75, 91, 92, 96, 97

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

The Tulip

GROUND FLOOR	
Lounge	5.00m x 3.80m (max)
Kitchen Dining Family	3.35m x 5.95m
WC	1.20m x 2.75m

FIRST FLOOR	
Master Bedroom	4.05m x 3.90m (max)
Ensuite	1.70m x 1.90m
Bedroom 2	3.35m x 3.70m (max)
Bedroom 3	3.35m x 2.95m (max)
Bathroom	2.10m x 2.75m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



The Petal

4 BEDROOM SEMI-DETACHED

Plots: 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 36, 37, 38, 39, 40, 41, 42, 43, 64, 65, 66, 67, 80, 81, 82, 83, 84, 85, 87, 88, 89, 90, 94, 95, 100, 101, 108, 109

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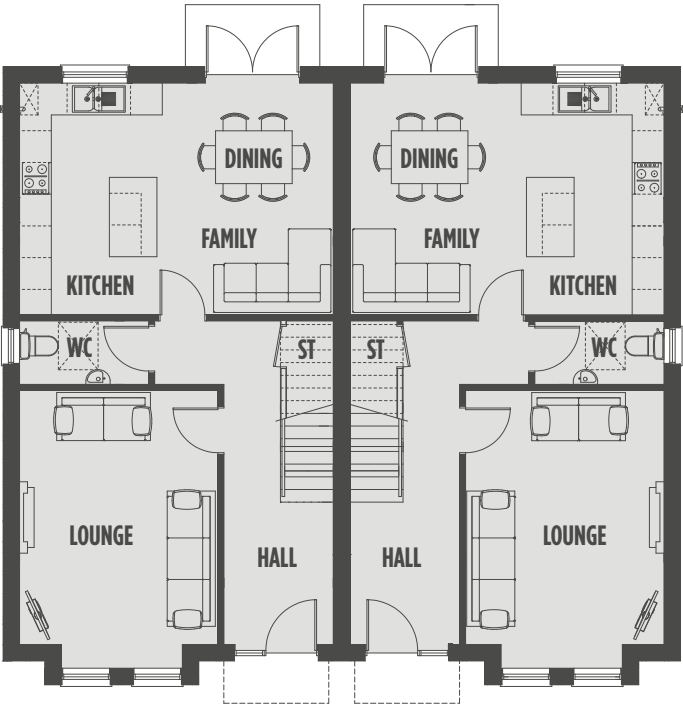
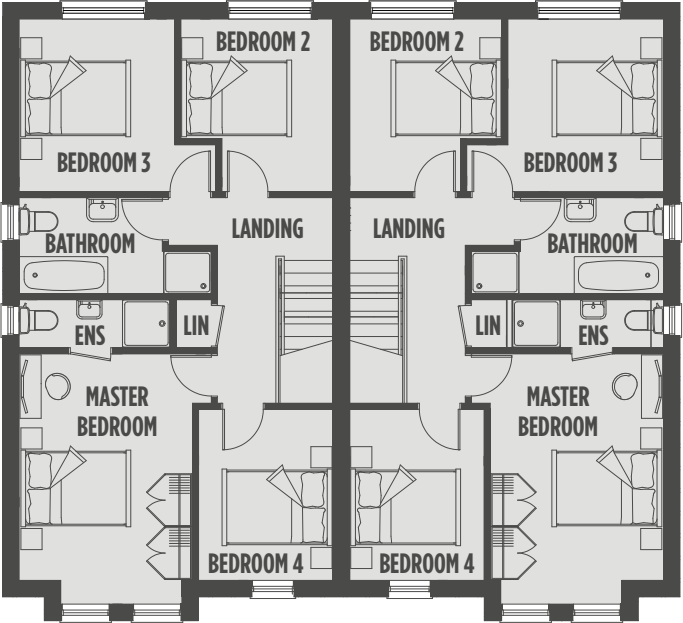
The Petal

GROUND FLOOR

Lounge	5.25m x 3.75m (max)
Kitchen Dining Family	4.40m x 5.95m
WC	1.20m x 2.45m

FIRST FLOOR

Master Bedroom	4.75m x 3.30m (max)
Ensuite	0.90m x 2.85m
Bedroom 2	3.25m x 2.90m (max)
Bedroom 3	3.25m x 3.70m (max)
Bedroom 4	3.25m x 2.55m
Bathroom	1.80m x 3.65m (max)



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The Foxglove



The Petal

The Petal & The Foxglove

4 BEDROOM SEMI-DETACHED

The Petal Plots: 79, 107

The Foxglove Plots: 78, 106

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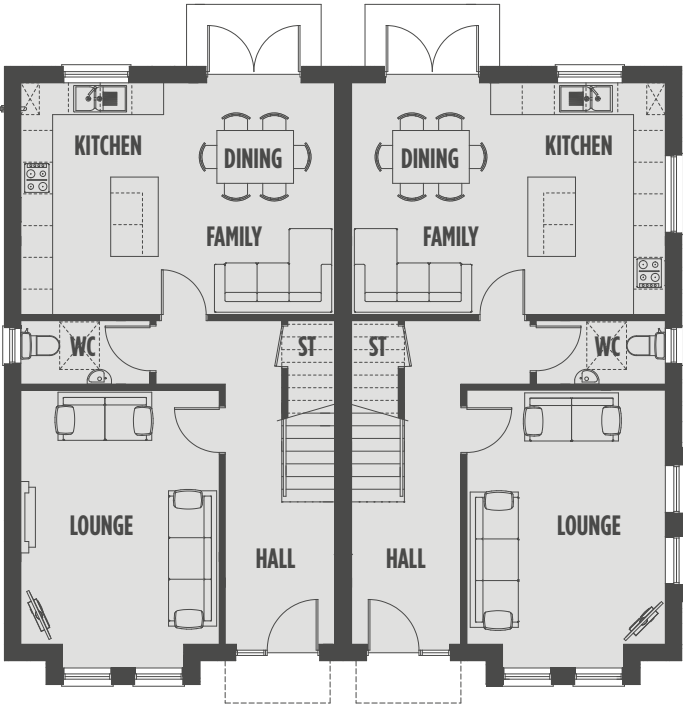
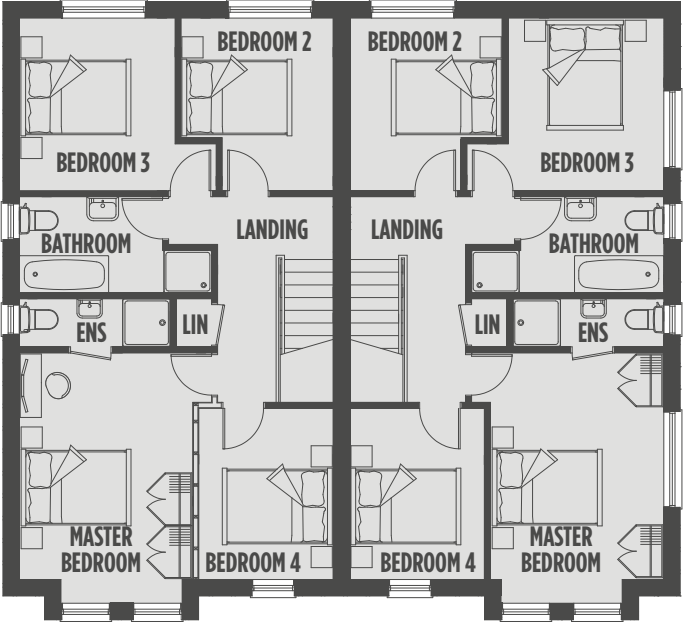
The Petal & The Foxglove

GROUND FLOOR

Lounge	5.25m x 3.75m (max)
Kitchen Dining Family	4.40m x 5.95m
WC	1.20m x 2.45m

FIRST FLOOR

Master Bedroom	4.75m x 3.30m (max)
Ensuite	0.90m x 2.85m
Bedroom 2	3.25m x 2.90m (max)
Bedroom 3	3.25m x 3.70m (max)
Bedroom 4	3.25m x 2.55m
Bathroom	1.80m x 3.65m (max)



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The Geranium

4 BEDROOM DETACHED

Plots: 32, 33, 70, 73

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The Geranium

GROUND FLOOR

Lounge	6.25m x 3.70m
Kitchen Dining Family	6.25m x 3.70m
WC	1.90m x 1.00m

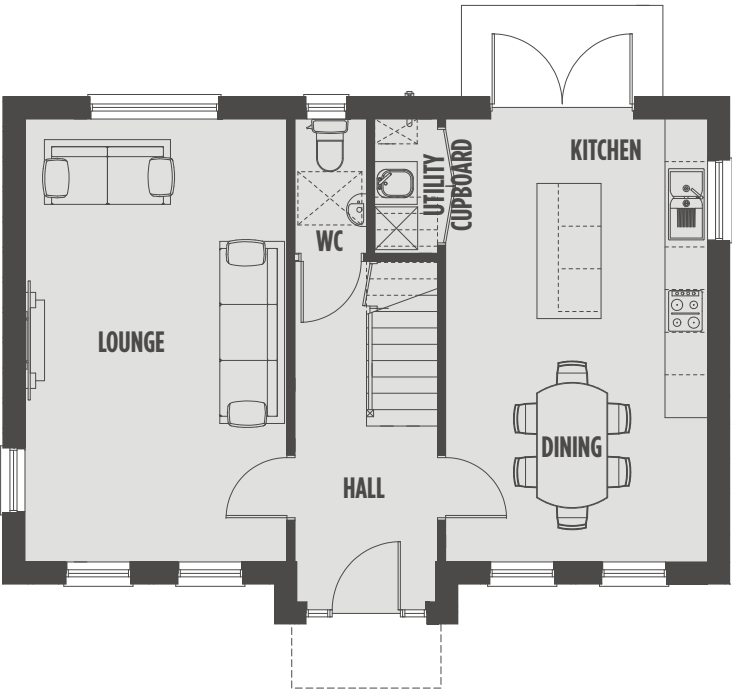
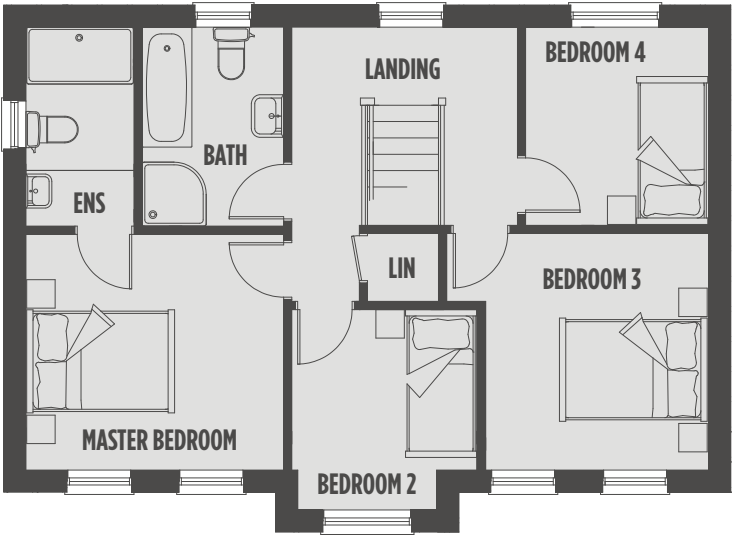
FIRST FLOOR

Master Bedroom	3.30m x 3.65m
Ensuite	2.80m x 1.50m
Bedroom 2	2.80m x 2.60m (max)
Bedroom 3	3.35m x 3.70m (max)
Bedroom 4	2.80m x 2.60m
Bathroom	2.80m x 2.00m

THE GERANIUM UPGRADE SPECIFICATION AS STANDARD

The Geranium features a luxury upgraded island, included as part of the standard specification:

- Premium quartz worktop;
- Solid Wakefield kitchen door;
- Upgrade door handles;
- Please note: utility cupboard comes with a standard door, worktop and sink/tap.



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The Fern

4 BEDROOM DETACHED

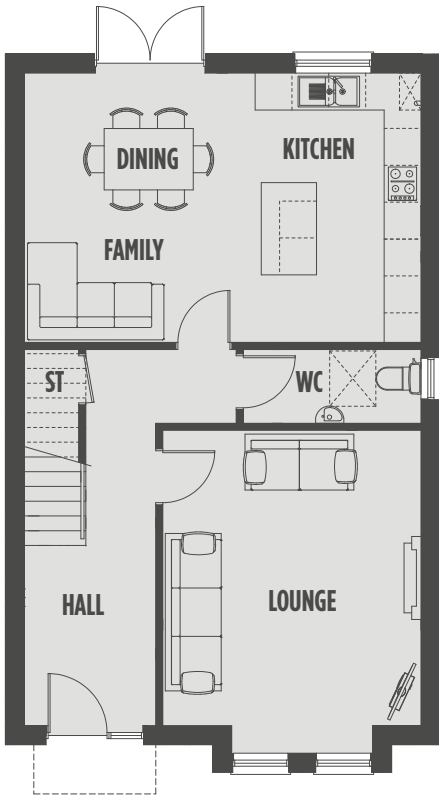
Plots: 44, 46, 47, 49, 55, 56, 62, 77, 86, 98, 103

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The Fern

GROUND FLOOR	
Lounge	5.25m x 4.20m (max)
Kitchen Dining Family	4.40m x 6.45m
WC	1.20m x 2.90m

FIRST FLOOR	
Master Bedroom	4.75m x 4.10m (max)
Ensuite	0.90m x 3.05m
Bedroom 2	3.25m x 2.95m (max)
Bedroom 3	3.25m x 4.15m (max)
Bedroom 4	3.25m x 2.60m
Bathroom	1.80m x 3.05m



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The Thistle

4 BEDROOM DETACHED

Plots: 17, 30, 31, 45, 48, 54, 57, 63, 72, 76, 102

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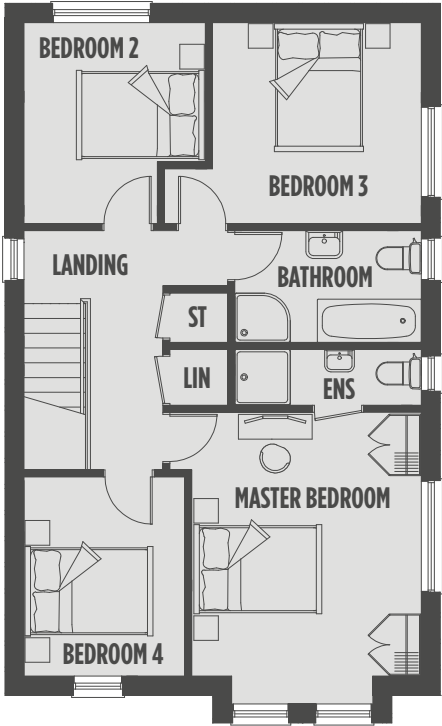
The Thistle

GROUND FLOOR

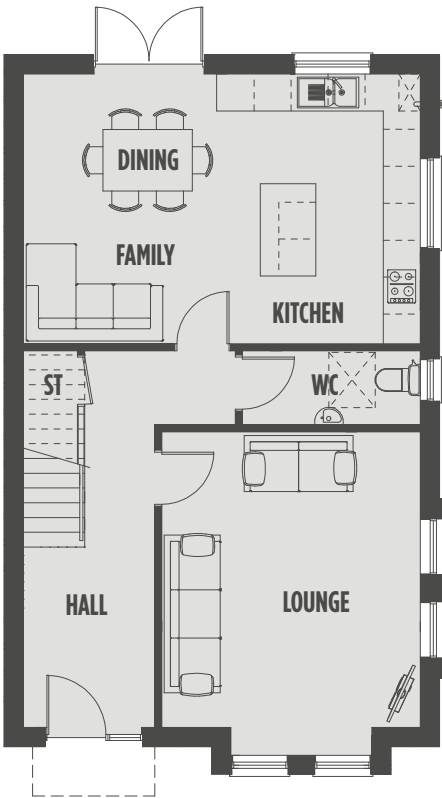
Lounge	5.25m x 4.20m (max)
Kitchen Dining Family	4.40m x 6.45m
WC	1.20m x 2.90m

FIRST FLOOR

Master Bedroom	4.75m x 4.10m (max)
Ensuite	0.90m x 3.05m
Bedroom 2	3.25m x 2.95m (max)
Bedroom 3	3.25m x 4.15m (max)
Bedroom 4	3.25m x 2.60m
Bathroom	1.80m x 3.05m



FIRST FLOOR



GROUND FLOOR

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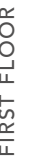
Plots: 93, 99, 110

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The Rosemary

Lounge	4.80m x 3.65m
Kitchen Dining Family	4.15m x 9.05m
Family room	5.45m x 4.15m
WC	1.20m x 3.60m
Utility	1.70m x 3.60m

Master Bedroom	4.35m x 4.70m (max)
Ensuite	1.80m x 2.00m
Bedroom 2	5.00m x 3.15m
Bedroom 3	4.60m x 3.15m
Bedroom 4	5.00m x 2.75m
Bathroom	2.65m x 3.40m (max)
Study	3.80m x 2.95m (max)



- Tiling to all ground floor areas (not inclusive of the 1m x 1m tiling);
- Wood style flooring to main lounge;
- Premium quartz worktop in kitchen with upstands and stained mirror or quartz splashback;
- Undermount bowl and half Frankie sink or an elegant ceramic Belfast sink;
- Solid Wakefield kitchen door;
- Windsor gold knob & cup door handles and Avel gold tap;
- Kitchen canopy feature and 895mm tall kitchen wall units;
- Kitchen island (standard size) with upgraded door and quartz worktop;
- Slimline feature radiator in kitchen
- Fully tiled bathroom suite with an elegant & modern free standing bath
- Upgrade carpet to family room/stairs/landing/bedrooms with a 10mm underlay;
- Please note: utility comes with a standard door, worktop and sink/tap.





The Rose Show Home

4 BEDROOM DETACHED

Plot: 71

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The Rose

GROUND FLOOR

Lounge	4.80m x 3.65m
Kitchen Dining Family	4.15m x 9.05m
Family room	5.45m x 3.15m (max)
WC	1.20m x 3.60m
Utility	1.70m x 3.60m

FIRST FLOOR

Master Bedroom	4.35m x 4.70m (max)
Ensuite	1.80m x 2.00m
Bedroom 2	5.00m x 3.15m
Bedroom 3	4.60m x 3.15m
Bedroom 4	5.00m x 2.75m
Bathroom	2.65m x 3.40m (max)
Study	3.80m x 2.95m (max)

THE ROSE SHOW HOME

UPGRADE SPECIFICATION AS STANDARD

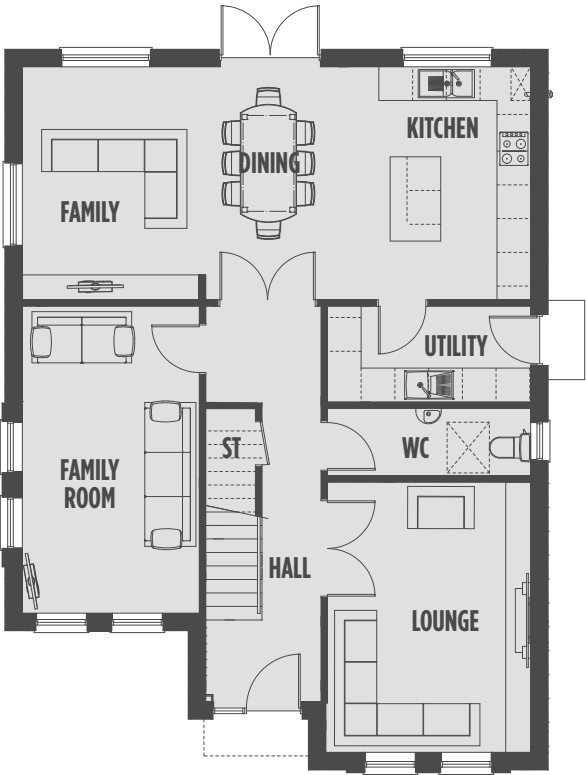
The E4c Rose is our signature house in The Meadows and our 2,000 sq ft elegant show home. Our Rose show home includes a wide range of luxury upgrades, including:

- Tribeca clear glass double doors to the lounge and kitchen/dining;
- Media wall to lounge and kitchen/family area by Rooms Bespoke Furniture;
- 1m x 1m tiling to all ground floor areas;
- Wood style flooring to family room and lounge;
- Premium quartz worktop in kitchen with upstands and stained mirror splashback;
- Elegant ceramic Belfast sink;
- Solid Wakefield kitchen door;
- Windsor gold knob & cup door handles and Avel gold tap;
- Kitchen canopy feature and 895mm tall kitchen wall units;
- Waterfall island with upgraded door and quartz worktop;
- Slimline feature radiator in kitchen
- Utility comes with upgraded solid door, quartz worktop, bowl and a half sink and Windsor gold door handles and Avel gold tap;
- Upgrade carpet to stairs/landing/bedrooms with a 10mm underlay;
- Fully tiled bathroom suite with an elegant & modern free standing bath
- Built in bedroom storage by Rooms Bespoke Furniture.

Interior Design by Jo Andrews Interiors & Furniture Design, Saintfield Road



FIRST FLOOR



GROUND FLOOR

Your Turnkey Package

Each house at The Meadows is complete with a full turnkey package, so you can move straight in and feel at home from day one, with everything you expect included as standard.

Kitchen

A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles

Eye level double oven (where applicable)

Integrated modern ceramic hob

Stainless steel extractor fan

Integrated washer/dryer (where applicable)

Integrated fridge/freezer

Integrated dishwasher

Convenient soft close drawers and doors to the kitchen

LED lighting under high level units to accommodate modern living (where applicable)

Stainless steel Leisure bowl & a half sink & Lever tap

Dining

Glazed patio doors opening out onto the garden allowing extra space & natural light

Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Chrome towel rail to bathroom

Attractive vanity unit or half pedestal sink to main bathroom and ensuite (where applicable)

Plumbing and Heating

Natural gas central heating with an energy efficient combi gas boiler, supplying instant hot water for convenience

Electric shower to main bathroom

Thermostatic gas shower to ensuite providing instant hot water

Floor Coverings

A choice of floor tiling from a specified range to entrance hall, kitchen/dining, wc, bathroom & ensuite

A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing & bedrooms

Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area in main bathroom & ensuite (full tiling where shower over bath)

Splashback in bathroom, ensuite & wc

Woodwork and Painting

Oak flush veneer doors throughout with contemporary ironmongery (or equal/approved product)

Classical 6" moulded skirting throughout

Classical 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

Lounge

A modern electric feature fire with mantle including inset & hearth

Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)

Enhanced window proportions to maximise natural light throughout

Each home will have PV Solar Panels improving the energy rating (front or rear, plot dependent)

See P52 for more information on the energy efficiency benefits of your new Braidwater home

Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door (where applicable)

Tarmac to driveways with cobble edging

Beautifully landscaped front & back gardens with lawn turf (where applicable)

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Outside water tap as standard

Door bell

Outside lighting at front and rear entrance to enhance the appearance with added security

Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit www.NHBC.co.uk/homeowners

Please note:

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction





The Luxuries on Offer

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

Lounge

A luxurious Durrow marble fireplace with a white pearl surround and Evonic Kepler 22” electric fire

Kitchen Upgrades

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

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with a Hestia tap

Luxurious solid Wakefield/ Aldana door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

Make the best use of your full height larder with an upgrade of pull out drawers

Elegant island from our Fenwick Legno / Wakefield ranges

Why not make your kitchen stand out from the norm with our canopy feature and 895mm high level units (available with the upgrade solid oak door)

Elegant ceramic Belfast sink (available with the upgraded quartz worktop)

Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

Storage Options

Modern built in storage options to bedrooms (separate brochure available)

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts

Fully tiled bathroom from floor to ceiling

High end finish with chrome tile trim

Wood Floor

Upgrade to our wood style floor option to your lounge.

Hard-wearing and easy to clean it's the perfect upgrade to personalise your home

Stylish Covings

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages (excludes ensuite & main bathroom)

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

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A new era in energy efficiency

Homes that lower your maintenance and running costs



Kore EPS floor insulation is manufactured with sustainable and 100% renewable raw material

Sustainable and low carbon materials

Braidwater's homes produce 36% less CO₂ in construction than the average home through efficient use of innovative, sustainable materials.

Materials such as FSC timber and the groundbreaking low carbon EPS floor insulation, along with lean production methods to minimise waste, are all key elements of your home design.

An example of Kore EPS reduction of CO₂ emissions:

90% in raw material production
60% in the manufacturing of insulation

Braidwater is proud to say our homes are leading the way in driving down the CO₂ in house delivery and lifetime cost.



Solar PV Panels

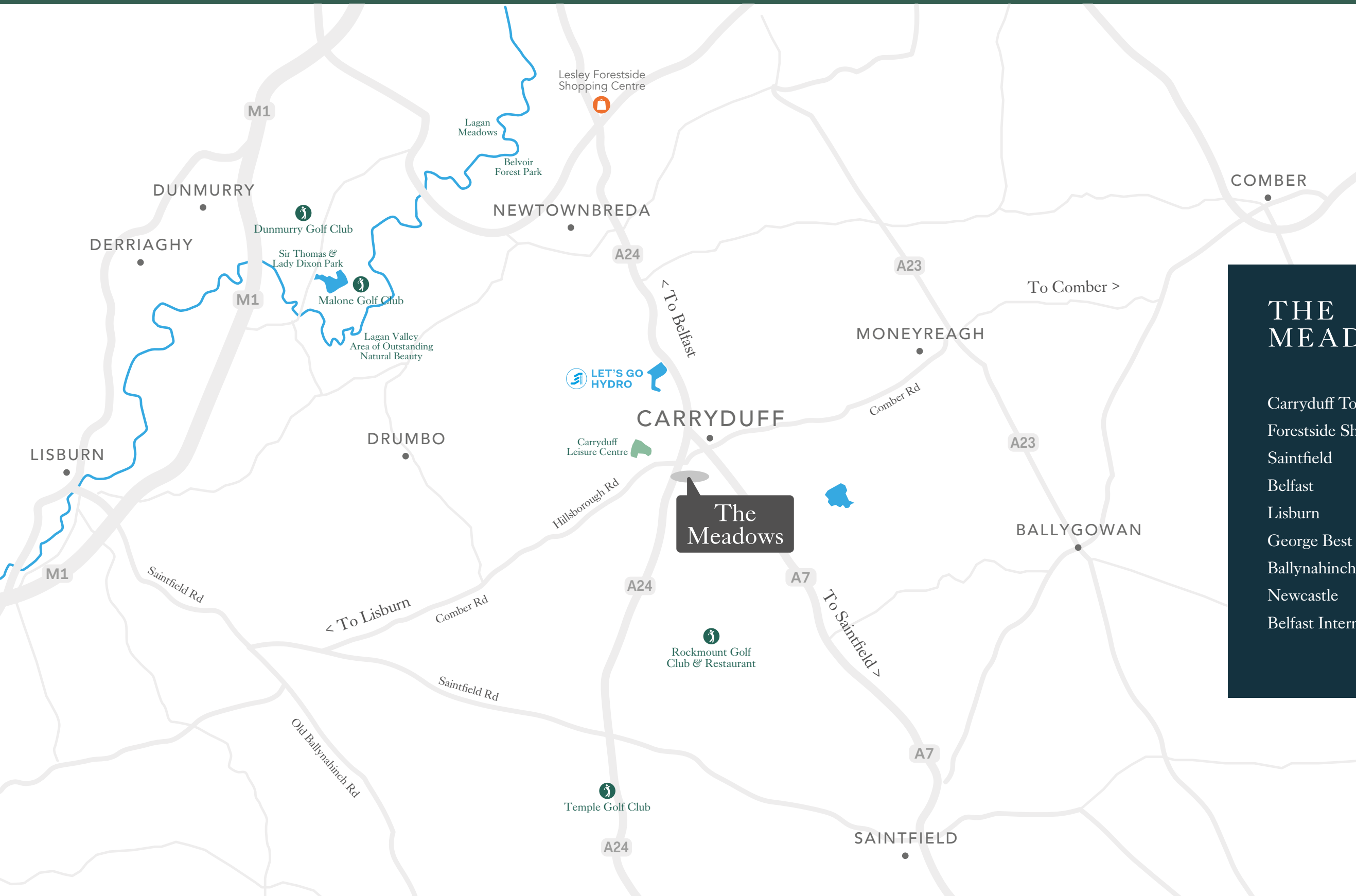
All homes at The Meadows will be complete with PV panels. The location and number of panels is determined by computer modelling in order to optimise the efficiency levels. This will allow our home owners to produce their own renewable electricity.

Energy Efficiency

Our perfected timber frame off site system uses the latest technology to carefully model every aspect of insulation and detailing in our homes. This allows Braidwater to create some of the most energy efficient, low cost, maintenance homes on the market.

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. Braidwater builds homes which meet this criteria, so ask your financial advisor about your green mortgage options.



THE MEADOWS

Carryduff Town Centre	0.5 miles
Forestside Shopping Centre	4 miles
Saintfield	6 miles
Belfast	7 miles
Lisburn	9 miles
George Best Belfast Airport	10 miles
Ballynahinch	12 miles
Newcastle	17 miles
Belfast International Airport	24 miles

Braidwater

HOMES



This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

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 reserves 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 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 build confidence in the construction quality of new homes and provide protection for homeowners through their warranty and insurance cover.

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.

SimonBrien
NEW HOMES

Tel: 028 9066 8888
www.simonbrien.com