

Braidwater
HOMES

ROE WOOD

THE NEXT CHAPTER

Ballyquin Road,
Limavady

A maturing community in an accessible area of Limavady





Braidwater

HOMES

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ROE WOOD

Life, lived well.







Only 5 minutes from Limavady town centre, Roe Wood combines the luxuries of an urban lifestyle with the calmness of an idyllic countryside sanctuary.

As we all lead busy lives in the modern world, we crave our own wee haven of tranquility. Braidwater aims to fulfil these aspirations on top of creating developments that have their own unique style and community ethos, that encourages a sense of belonging. Ultimately, a life lived well.



Well designed.

At Roe Wood, you'll find well thought out design throughout, from the approach, the house styles, the play area and abundance of open green space.

With the clever use of space in the kitchen to bright and airy rooms, no aspect of modern life has been overlooked, Braidwater's design is intricate and detailed.

With well-being an essential element of daily life in the modern era, your secluded garden offers a peaceful getaway allowing individual and family time in a secure environment, combined with the spacious large green areas throughout the development.

In Roe Wood, the house types consist of a range of semi and detached homes which are classically designed, with a variety of styles offering traditional architectural detailing.







Ecological benefits

Each Braidwater development looks to provide significant biodiversity enhancement, delivering opportunities for a range of wildlife species. This includes grassland, hedgerow, scattered tree planting and a biodiversity garden.



Energy efficiency

Highly energy efficient, Braidwater's homes are cost effective to heat thanks to modular construction techniques.

All design elements of each home are utilised to deliver a high quality, energy efficient product which includes composite doors, high performance double glazing, quality wall, roof and floor insulation, floating floor techniques and sound proofing.





Play area

Additional to the green areas and wildlife enhancement is a children's play park, a focal part of the development.

An area of fun and activity, the play park and green areas are crucial for the health and wellbeing of any young family.



Carbon footprint

Braidwater has committed to improving the overall sustainability of the business by reducing its carbon footprint.

This is being developed through a Net Zero plan which includes: a range of biodiversity measures; sourcing of modern sustainable construction techniques and the permanent sponsorship of a one acre grove at the Woodland Trust's Faughan Valley.



Green areas

Roe Wood is aptly named due to its proximity to the Roe Valley and the green areas in the development will be an integral feature enabling the countryside landscapes to blend effortlessly with the feeling of urban living.

Well connected.



Creeping into the countryside, the area is synonymous with the Roe Valley and its hinterland. Ideally located between the cities of Derry/Londonderry and Coleraine, Limavady is a thriving town and the gateway to the north coast (to the east) or Donegal (to the west).

If you're heading for a day out which way do you go? To the east you have the glorious north coast to explore including everything from the Giant's Causeway to a walk on the promenade at 'the Port.' Or what about the west? Head to Derry/Londonderry and have a walk around Europe's only remaining walled city and the fantastic Peace Bridge or push on over the border for loads of hidden treasures along the west coast of Ireland.



Cycle NI: Limavady to Park route

Follow a 17 mile section of NCN 93 as it winds its way from Limavady town to Roe Valley Country Park, in the Sperrin foothills through Roe Valley countryside and uplands into Park Village.



Education

For primary school children you're spoiled for choice with the newly opened Roe Valley Integrated Primary School on the doorstep of Roe Wood.
Throughout the local community there's a wide range of primary, secondary, grammar and colleges nearby.
For University education, you have the option of going to Coleraine or Derry/Londonderry, which now includes a medical campus.



Roe Valley Country Park

One of the most popular tourist attractions in the area, not many can say they have the likes of Roe Valley on their doorstep to explore. At approximately 3 miles long, it's ideal for a good brisk walk with the dog or a family adventure to ignite those fledgling imaginations.

Benone Strand

Only 12 miles out of town, the countrywide famous Benone Strand is an ever popular day out attraction. The seven-mile stretch of sand backed by one of the largest dune systems in the UK, is popular with surfers, swimmers and walkers. With Mussenden Temple part of the beach network, it surely is a must for locals.



Public Transport Links

The nearby transport links ensure Limavady is easily accessed by bus. Local and national connections by bus are available in Limavady as well as national rail from Bellarena, only 7 miles out of town.

Sports and Leisure

Close by golfers can avail of the Roe Park golf course, while those that keep fit can find a range of sports clubs catering to all age groups in the popular Roe Valley Leisure Centre.

A bit out of town you can check out horse riding, fishing, hovercrafting, hang gliding, surfing and loads, loads more.



A2

By car the main A2 north/west route is only 5 minutes away and if commuting or exploring further the Belfast-L'Derry A6 is just over 10 minutes away whilst avoiding Limavady town centre.

Well appointed.

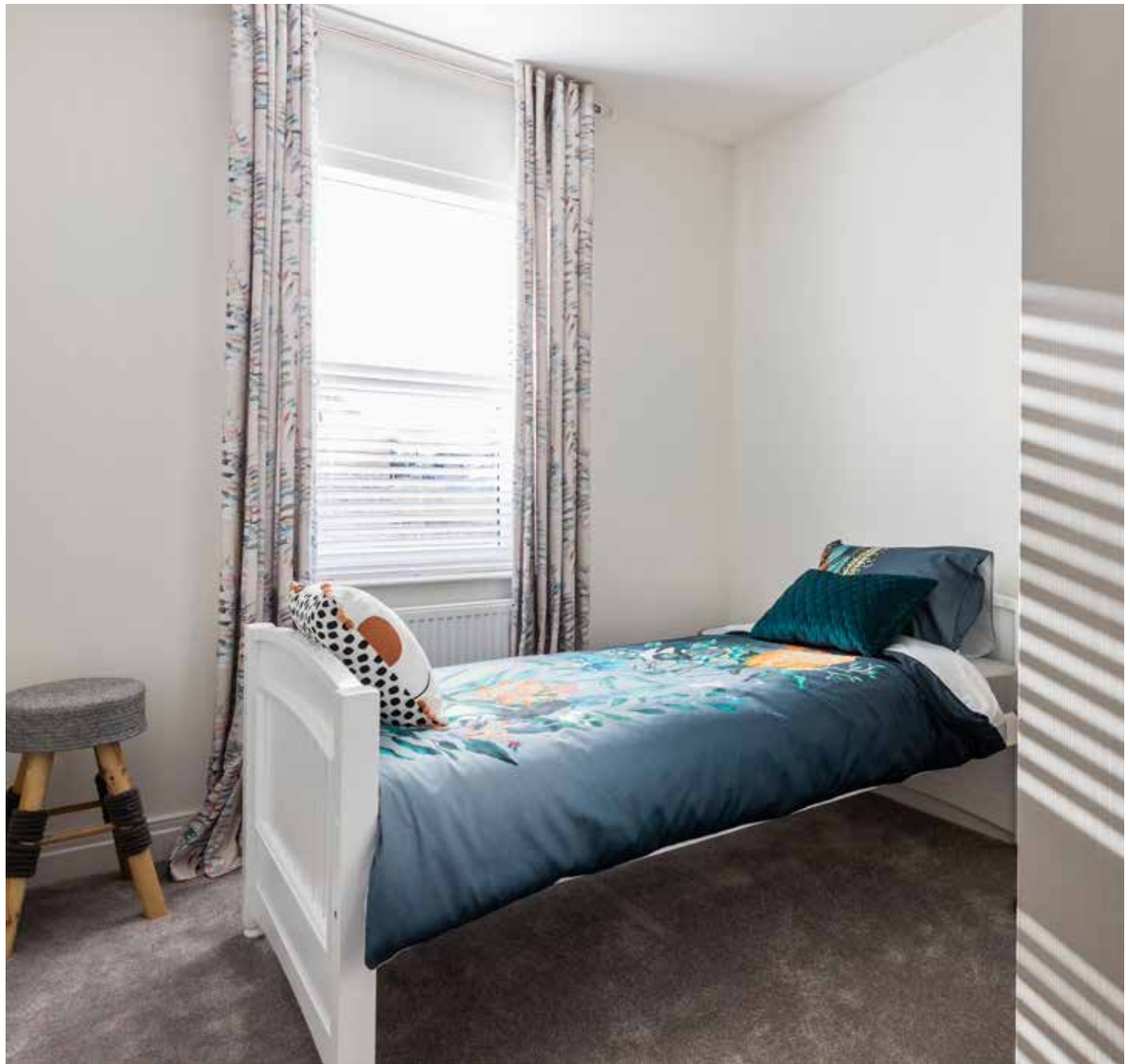
Every home is built to exceptionally high standards and Roe Wood is no different. Our homes ooze quality and well considered class, whether its a homely turnkey package or the luxurious upgrade. Our homes are more than simply bricks and mortar or glass and timber put together well. It's the fit and finish that sets us apart.

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.











All brick version

Render version

The Clover

3 BED SEMI DETACHED

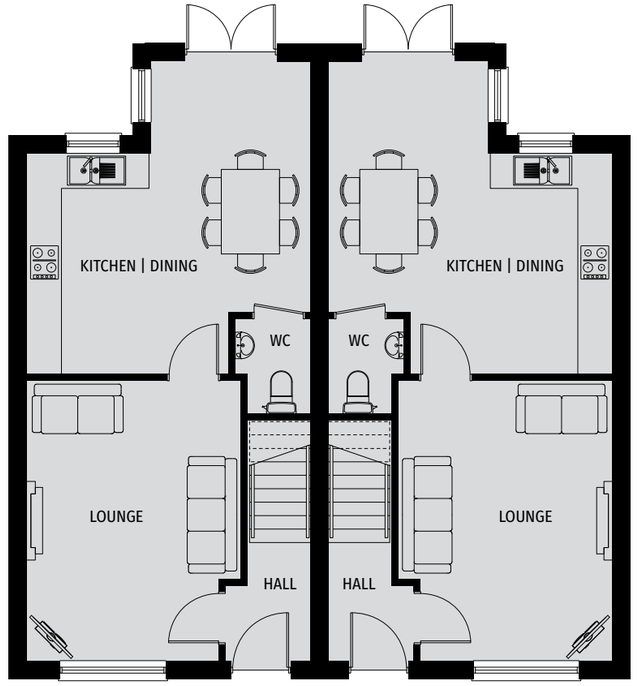
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Plots (brick): 173, 174, 176, 177, 183, 184, 185, 186

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The Clover

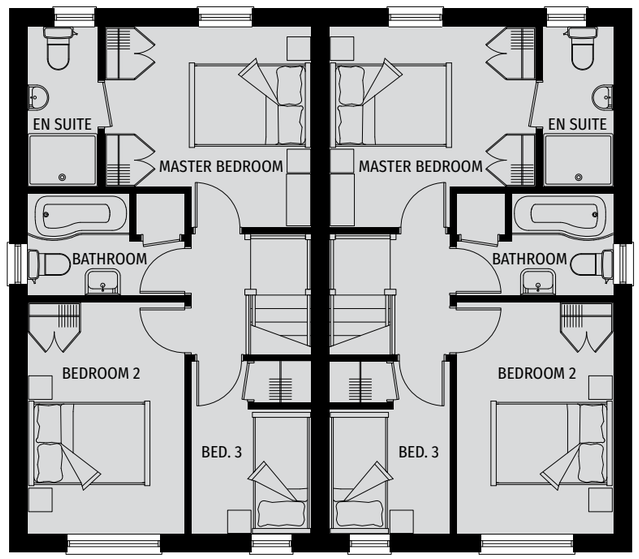
GROUND FLOOR

Lounge	4.80m x 3.70m
Kitchen/ Dining/ Family (max)	4.90m x 3.80m
WC (max)	1.65m x 1.30m



FIRST FLOOR

Master bedroom (max)	3.45m x 3.60m
Ensuite	2.75m x 1.20m
Bedroom 2	4.00m x 2.70m
Bedroom 3 (max)	3.00m x 2.10m
Bathroom (max)	1.75m x 2.70m



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ROE WOOD

Site Layout

- The Clover - 3 bed semi detached, C4
- The Fuchsia - 3 bed semi detached, C
- The Primrose - 3 bed semi detached, D3
- The Heather - 3 bed semi detached, C3
- The Sorrel - 3 bed detached, C7
- The Buttercup - 3 bed detached, D3
- The Elder - 3 bed detached, C2
- The Snowdrop - 4 bed detached, H1
- The Honeysuckle - 4 bed semi detached, C1





Render version

All brick version

The Fuchsia

3 BED SEMI DETACHED

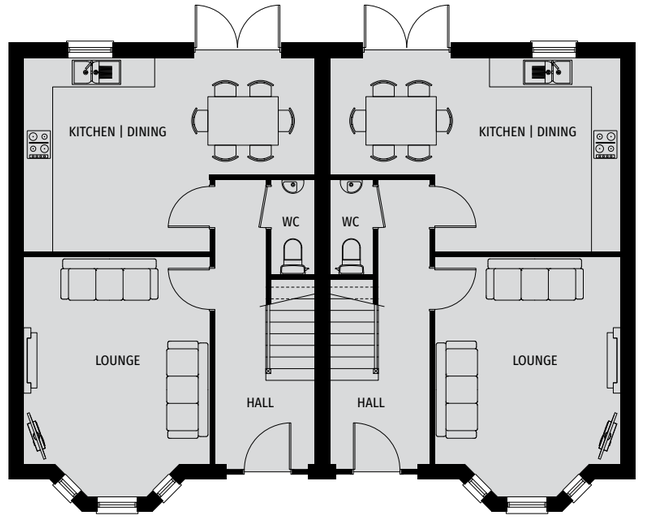
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Plots (brick): 140, 141, 152, 153, 167, 168

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The Fuchsia

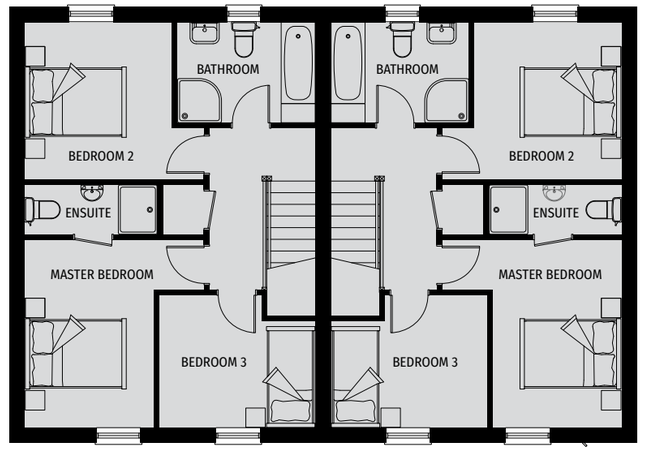
GROUND FLOOR

Lounge (max)	4.90m x 3.80m
Kitchen/ Dining/ Family (max)	4.00m x 6.00m
WC	1.95m x 0.85m



FIRST FLOOR

Master bedroom (max)	3.90m x 3.70m
Ensuite	1.00m x 2.75m
Bedroom 2 (max)	3.25m x 3.70m
Bedroom 3 (max)	2.75m x 3.20m
Bathroom	2.10m x 2.85m



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The Fuchsia and The Primrose

3 BED SEMI DETACHED

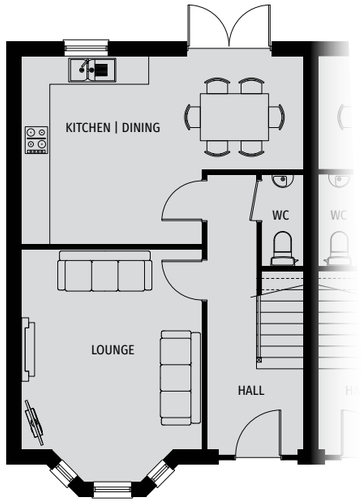
The Fuchsia plots: 144, 147, 181
The Primrose plots: 145, 146, 182

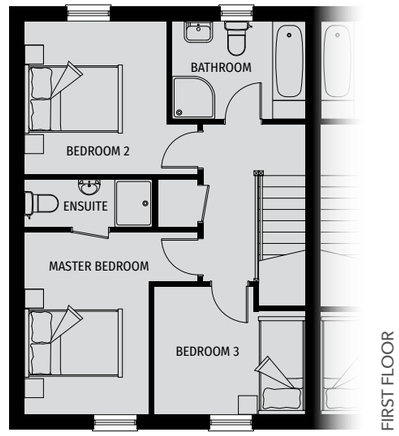
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The Fuchsia

GROUND FLOOR	
Lounge (max)	4.90m x 3.80m
Kitchen/ Dining/ Family (max)	4.00m x 6.00m
WC	1.95m x 0.85m

FIRST FLOOR	
Master bedroom (max)	3.90m x 3.70m
Ensuite	1.00m x 2.75m
Bedroom 2 (max)	3.25m x 3.70m
Bedroom 3 (max)	2.75m x 3.20m
Bathroom	2.10m x 2.85m

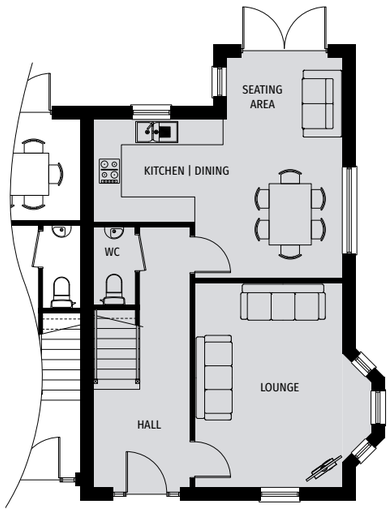


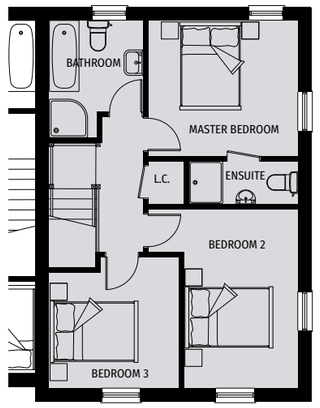


The Primrose

GROUND FLOOR	
Lounge (max)	4.85m x 4.20m
Kitchen/ Dining/ Family (max)	5.20m x 5.90m
WC	1.85m x 1.00m

FIRST FLOOR	
Master bedroom (max)	3.20m x 3.55m
Ensuite	1.00m x 2.60m
Bedroom 2 (max)	4.25m x 3.55m
Bedroom 3 (max)	3.10m x 3.10m
Bathroom (max)	2.80m x 2.25m





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All brick version

Render version

The Heather

3 BED SEMI DETACHED

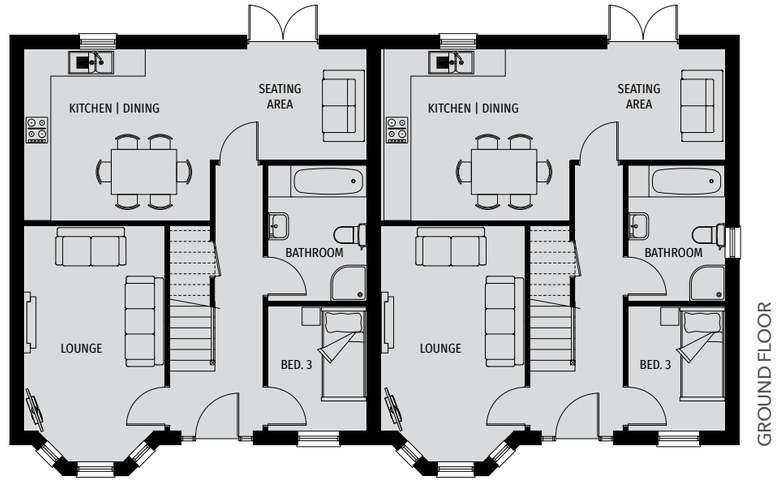
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Plots (brick): 160, 161

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The Heather

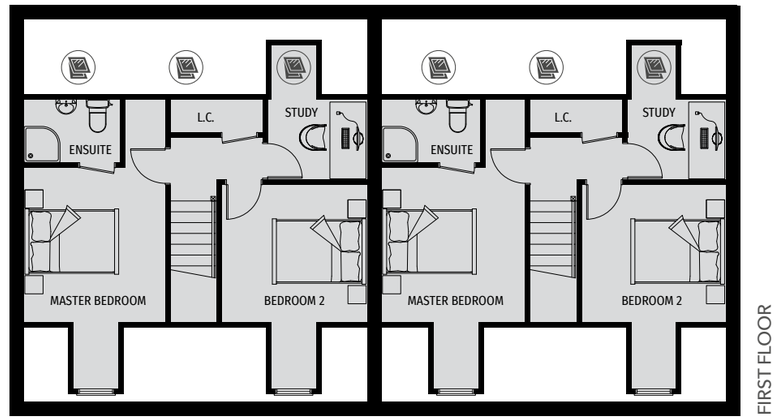
GROUND FLOOR

Lounge (max)	5.25m x 3.15m
Kitchen/ Dining/ Family (max)	3.80m x 7.60m
Bathroom	3.00m x 2.20m
Bedroom 3	2.80m x 2.20m



FIRST FLOOR

Master bedroom (max)	4.95m x 3.15m
Ensuite	1.40m x 2.15m
Bedroom 2	4.50m x 3.25m
Study (max)	3.00m x 2.20m
Sky lights	Various sizes



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The Sorrel

3 BED DETACHED

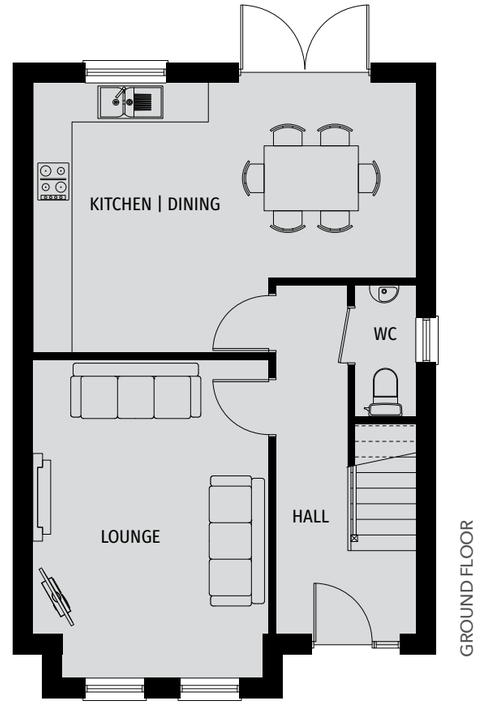
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The Sorrel

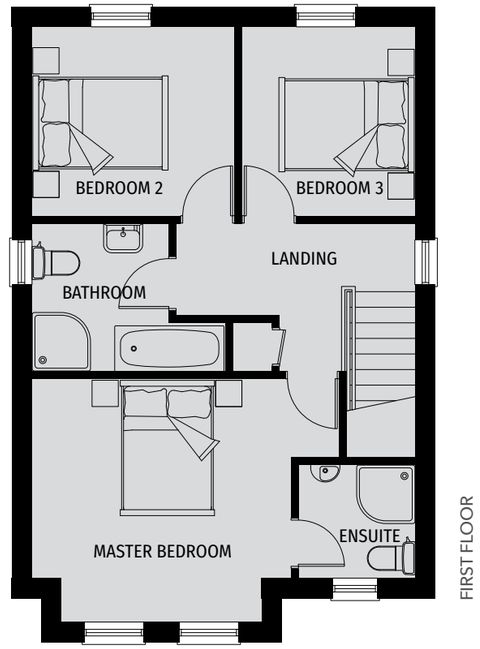
GROUND FLOOR

Lounge (max)	4.90m x 3.65m
Kitchen/ Dining/ Family (max)	4.15m x 5.90m
WC	2.00m x 0.95m



FIRST FLOOR

Master bedroom (max)	3.75m x 4.75m
Ensuite	1.75m x 1.80m
Bedroom 2	2.90m x 3.10m
Bedroom 3	2.90m x 2.65m
Bathroom (max)	2.30m x 3.00m



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The Buttercup

3 BED DETACHED

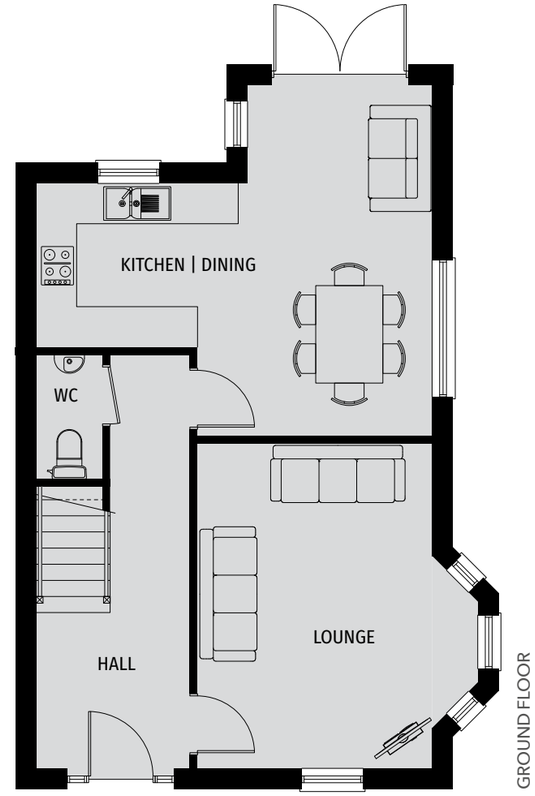
Plots: 127, 136, 169, 178

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The Buttercup

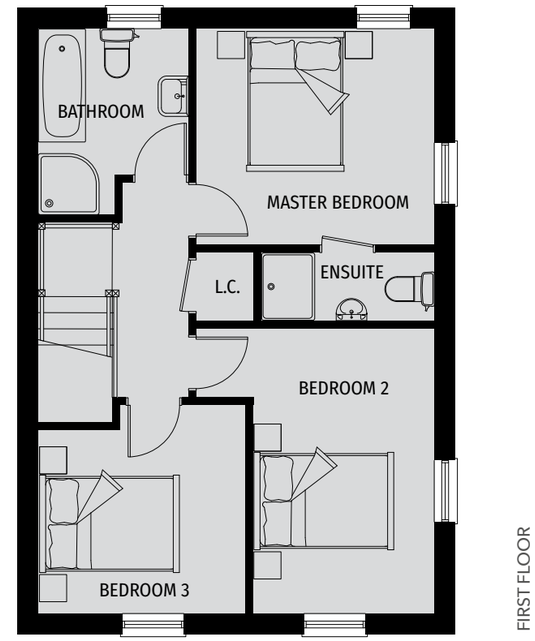
GROUND FLOOR

Lounge (max)	4.85m x 4.20m
Kitchen/ Dining/ Family (max)	5.20m x 5.90m
WC	1.85m x 1.00m



FIRST FLOOR

Master bedroom	3.20m x 3.55m
Ensuite	1.00m x 2.60m
Bedroom 2 (max)	4.25m x 3.55m
Bedroom 3 (max)	3.10m x 3.10m
Bathroom (max)	2.80m x 2.25m



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Render version

All brick version

The Elder

3 BED DETACHED

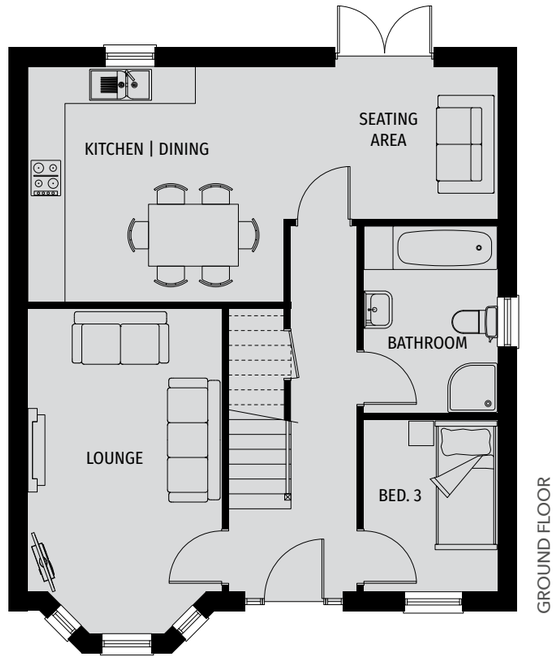
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Plots (brick): 192, 195, 196, 199

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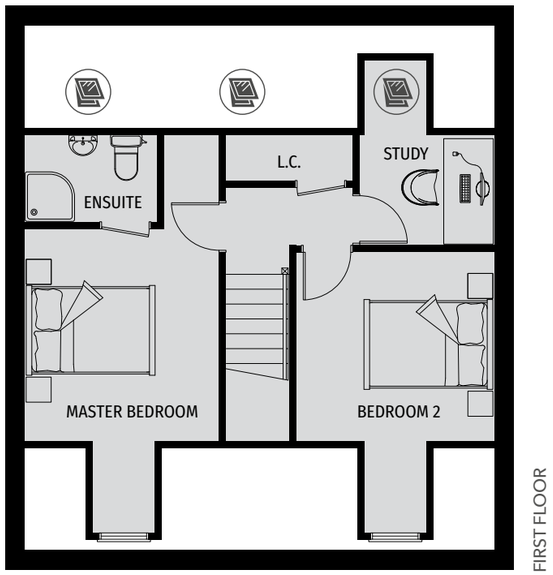
The Elder

GROUND FLOOR

Lounge (max)	5.25m x 3.15m
Kitchen/ Dining/ Family (max)	3.80m x 7.60m
Bathroom	3.00m x 2.15m
Bedroom 3	2.80m x 2.15m



First Floor	
Master bedroom	4.90m x 3.15m
Ensuite	1.40m x 2.15m
Bedroom 2	4.50m x 3.20m
Study (max)	3.00m x 2.20m
Sky lights	Various sizes



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The Snowdrop

4 BED DETACHED

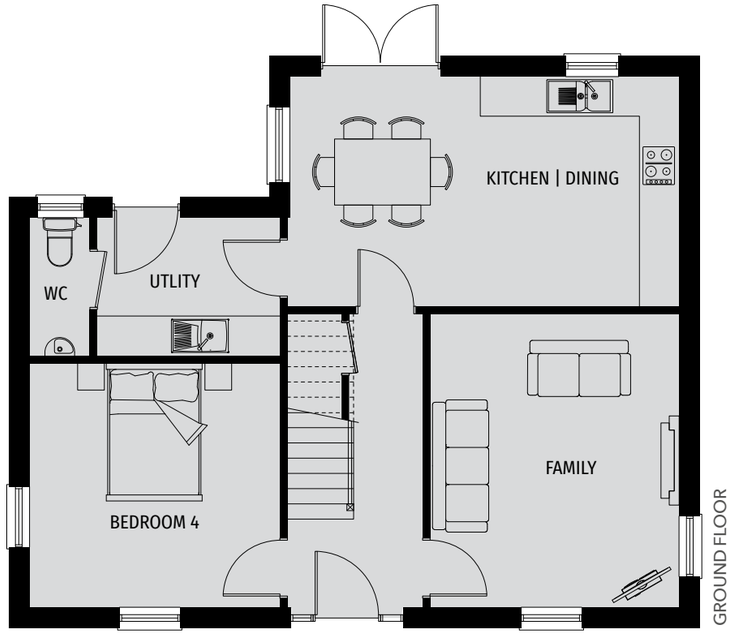
Plots: 162, 163

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The Snowdrop

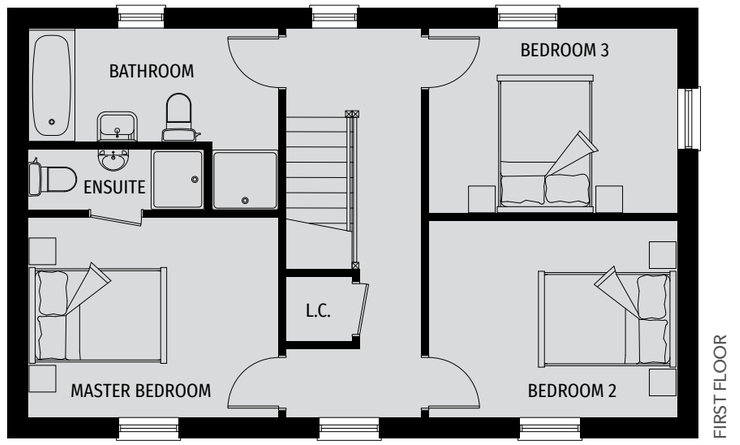
GROUND FLOOR

Bedroom 4	3.70m x 3.80m
Kitchen/ Dining	3.50m x 5.90m
WC	2.10m x 0.90m
Family	4.45m x 3.80m
Utility	2.10m x 2.80m



FIRST FLOOR

Master bedroom	3.05m x 3.80m
Ensuite	0.90m x 2.70m
Bedroom 2	3.00m x 3.80m
Bedroom 3	2.80m x 3.80m
Bathroom (max)	2.80m x 3.80m



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The Honeysuckle

4 BED SEMI DETACHED

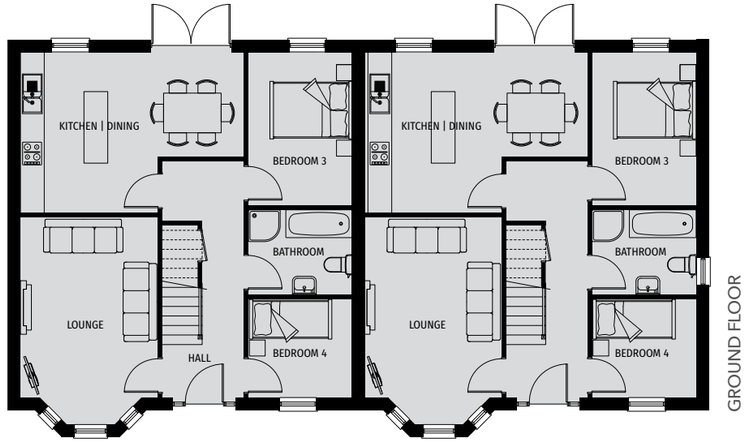
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The Honeysuckle

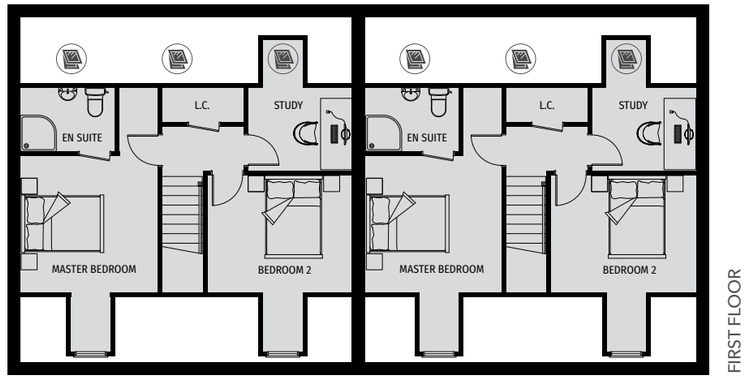
GROUND FLOOR

Lounge (max)	5.20m x 3.50m
Kitchen/ Dining/ Family (max)	4.10m x 5.65m
Bathroom	2.15m x 2.65m
Bedroom 3 (max)	3.90m x 2.65m
Bedroom 4 (max)	2.50m x 2.65m



FIRST FLOOR

Master bedroom (max)	4.95m x 3.50m
Ensuite	1.60m x 2.40m
Bedroom 2 (max)	4.45m x 3.65m
Study	3.30m x 2.65m
Sky lights	Various sizes



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Your Turnkey Package

Each house at Roe Wood is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home

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 (Undercounter oven in the Primrose & Buttercup house types)

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 bowl & a half sink & chrome tap (except for the C6 house type)

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 (where applicable) to main bathroom and ensuite (except for the C4 house types)

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 veneer flush 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, bathroom and sunroom (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)

Enhanced window proportions to maximise natural light throughout

Exterior

Composite black front door

Front and patio doors with multi point locking system
PVC fascia and rainwater goods

Attractive paving to entrance door

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 tailored to your own taste.

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 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

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

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 Coving

Always a popular upgrade, you can add your own stamp to your new home and 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. 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

No matter where you live,
Limavady is at the heart of
the great North West.



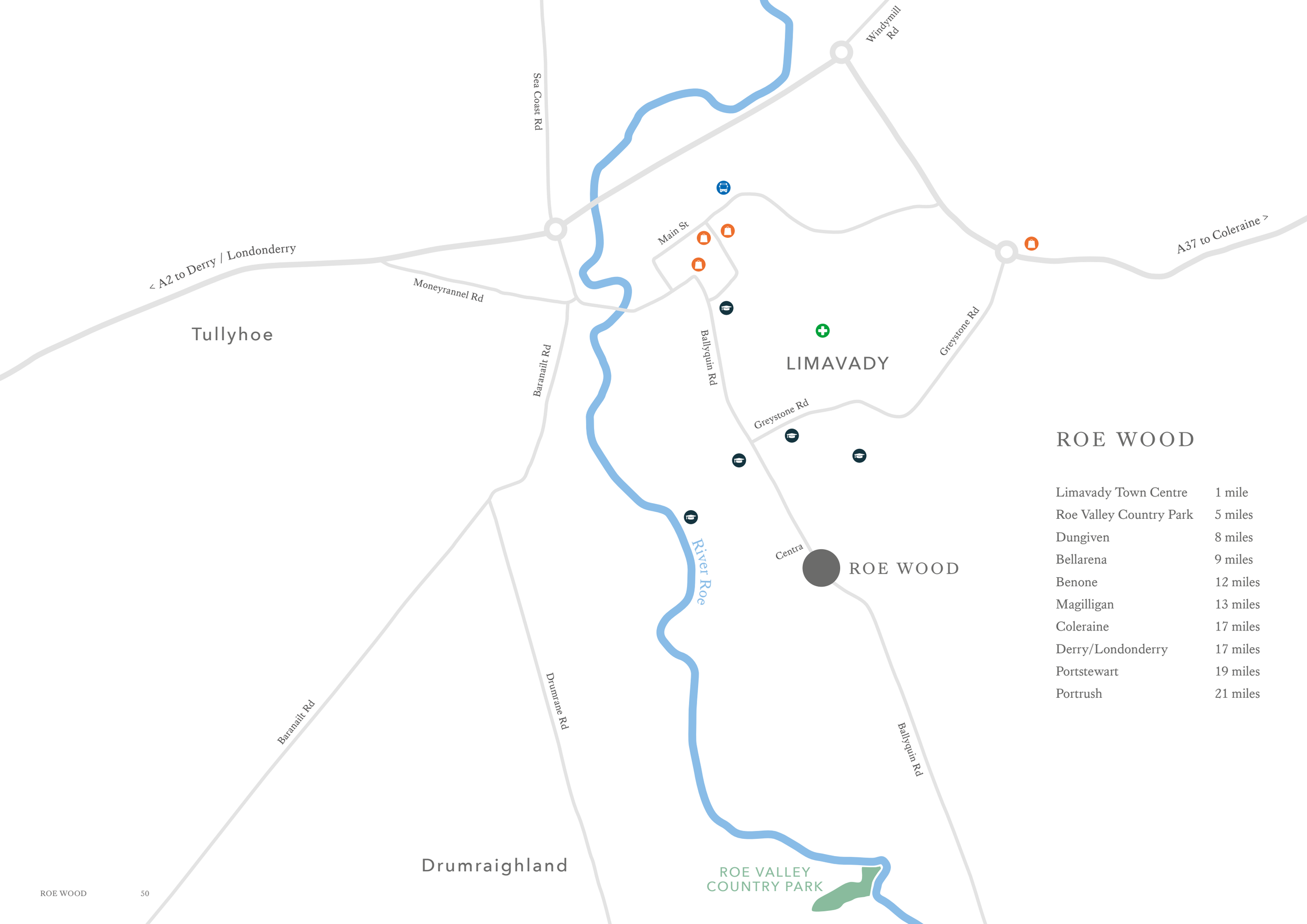




The North West offers everyone in the area the opportunity to explore
an area of outstanding natural beauty on a perfect day away.

Attractions include the world class Giant's Causeway,
Carrick-a-Rede rope bridge, the Antrim coastline and
one of Michael Palin's best loved train journeys
from Coleraine to L'Derry.

No matter whether you want to adventure and explore,
conduct business or shop til you drop,
the North West has it all.



Limavady Town Centre	1 mile
Roe Valley Country Park	5 miles
Dungiven	8 miles
Bellarena	9 miles
Benone	12 miles
Magilligan	13 miles
Coleraine	17 miles
Derry/Londonderry	17 miles
Portstewart	19 miles
Portrush	21 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.

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