

BEECH HILL VIEW

THE NEXT CHAPTER





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BEECH HILL VIEW

Life, lived well.







Beech Hill View combines the best aspects of
modern living with an idyllic rural sanctuary
that busy lifestyles crave.
It's a relatively new development, yet it's based
on traditional values; a rustic setting
but just 10 minutes from the city centre;
uniquely designed homes that encourage
a sense of belonging and community.

It's a rare opportunity to live life well
in every respect.

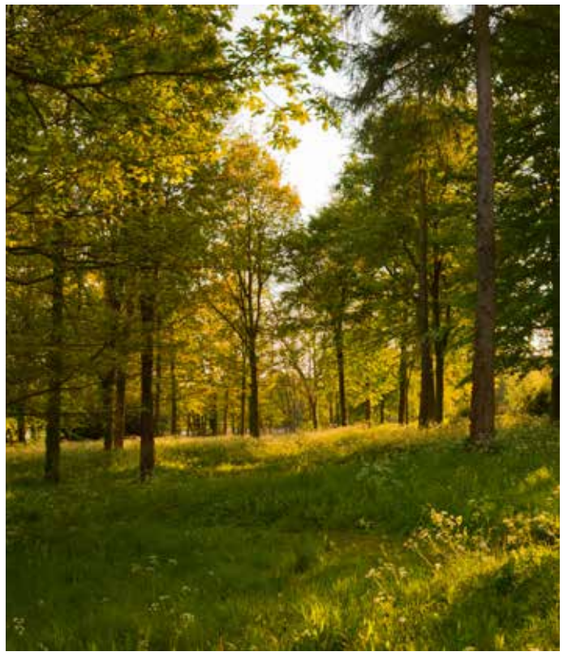


Well designed.

You'll find well-considered design everywhere at Beech Hill View. From the spacious front-facing 'Paddock' with integral water feature that gives the development its community village feel, to the clever use of space in every kitchen, no aspect of modern life has been overlooked.
Secluded gardens offer peaceful sanctuary; a wide boulevard places traffic further from pedestrians and front gardens; a well-lit jogging and walking trail offers wellbeing on your doorstep.









Walking Trail and Cycle Pathways

Families who value fitness and fresh air will enjoy the development's own 5km walking/ jogging trail and cycle pathway network.



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 garden of biodiversity.





Views

Urban living effortlessly blends with countryside landscapes, with Beech Hill View's perfect location on the suburban border of the North West's largest city.



Play Area

On top of the wildlife enhancement and walking trail, a play park is located in the centre of the overall site which will help form a focal point for games, fun and plenty of activity.



Well connected.



Beech Hill View is situated in a peaceful suburb with unspoiled countryside views. Yet it is exceptionally well-connected to important routes and destinations. The vibrant city centre is 10 minutes away by car, while some of the region's best schools, supermarkets and restaurants are even closer. City of Derry airport is 8 miles away and the Ulster University campus at Magee is just 4 miles. Or head east on the neighbouring A6 Glenshane Road to reach Belfast in under 90 minutes.



Parks and Woodland Trails

Unwind in the great outdoors with a choice of local parklands and riverside walks, such as the recently unveiled Drumahoe District Park, Faughan Valley, Kilfennan Valley Park, Ness Country Park, St. Columb's Park and the glorious two bridges walk which offers a complete circumference of the River Foyle.





Sports and Leisure

Close by, golfers can enjoy the City of Derry Golf Club, while those who keep fit can find a range of sports clubs catering to all age groups. The fabulous Council run Foyle Arena is a hive of activity with everything from wall climbing to swimming lessons.

Education

You're spoiled for choice in the area, with a wide range of primary, secondary and grammar schools nearby. For further education, the Ulster University Magee campus is just 10 minutes away, as well as the North West Regional College.



Park and Ride

Another short distance away is the main Park and Ride for the city ensuring locals can hop on the 212 to Belfast for a day out. This facility is not offered cityside so it's another added advantage to settling down on the Waterside.

A6 Roundabout

If you jump in the car you only have to exit Beech Hill View to the left and within 30 seconds you'll be swinging around the new A6 roundabout. Not only will this allow you to drive straight onto the new dual carriageway but it also means that you don't have to navigate through traffic lights or city congestion.



Supermarkets

Lisnagelvin, Crescent Link, Spencer Road, need we say more. It's all on your doorstep. From the filling station 100 yards to the right of Beech Hill View, Craig's on the Crescent Link, to the 5 minute journey past Altnagelvin, it couldn't be easier.

Public Transport Links

On top of the existing bus network throughout the Waterside, residents of Beech Hill View will have an easy access bus connection through the provision of a new bus stop located in the paddock area.

Well appointed.

Every home at Beech Hill View is built to exceptionally high standards. It's what we're famous for. But 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.









Site Layout

- Elm - 3 Bed Semi, C4
- Aspen - 3 Bed Detached, C4
- Hazel - 3 Bed Semi, C6
- Cherry - 3 Bed Semi, C7CA
- Blackthorn - 3 Bed Semi, C7CB
- Hawthorn - 3 Bed Detached, C7
- Pine - 4 Bed Detached, C7B
- Willow - 3 Bed Detached, C9
- Oak - 4 Bed Detached, C12

▲ Front Door Entrance



CGI image is indicative of plots/house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Please check with the selling agent/Braidwater for further guidance. Where applicable, garages can be priced by Braidwater dependent on specification and available planning permission. CGI is for illustration only.

The Elm

3 BEDROOM SEMI-DETACHED

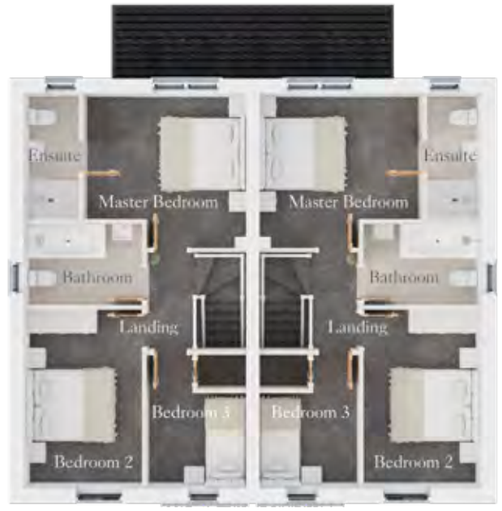


Site numbers with solar panels:
455, 456, 459, 460, 461, 462, 463, 464, 469, 470, 471, 472, 473, 474, 475, 476

Site numbers <u>without</u> solar panels:
451, 452, 453, 454, 496, 497, 498, 499

CGIs are for illustration purposes only. The quantity and positioning of solar panels depend on the specific plot and house type and are not accurately represented.





GROUND FLOOR

Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC (max)	1.70m x 1.30m

FIRST FLOOR

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

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. Handed versions of the house types are a feature of this development - please check with the selling agent for clarifcation.

The Aspen

3 BEDROOM DETACHED



Site number with solar panels:
358

Site number without solar panels:
509

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GROUND FLOOR

Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC (max)	1.70m x 1.30m

FIRST FLOOR

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

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The Elm and The Hazel

3 BEDROOM SEMI-DETACHED



The Elm site numbers with solar panels:
351, 354, 428, 477

The Hazel site numbers with solar panels:
350, 355, 429, 478

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THE ELM GROUND FLOOR

Lounge (max)	4.80m x 3.70m
Kitchen, Dining, Family (max)	5.40m x 4.90m
WC (max)	1.70m x 1.30m

THE HAZEL GROUND FLOOR

Lounge	4.90m x 3.40m
Kitchen, Dining, Family (max)	4.90m x 4.75m
WC	1.35m x 2.00m



THE ELM FIRST FLOOR

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

THE HAZEL FIRST FLOOR

Master Bedroom (max)	3.70m x 3.30m
Ensuite	1.00m x 3.00m
Bedroom 2	2.50m x 3.15m
Bedroom 3	2.30m x 3.15m
Bathroom (max)	2.30m x 1.90m

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The Cherry and The Blackthorn

3 BEDROOM SEMI-DETACHED



The Cherry site numbers with solar panels:
348, 352, 356, 359, 361, 363, 365, 369,
371, 426, 457, 466, 526

The Cherry site numbers without solar panels:
479, 481, 483, 485, 487, 491, 493, 501, 505, 507

The Blackthorn site numbers with solar panels:
349, 353, 357, 360, 362, 364, 366,
370, 372, 427, 458, 467, 527

The Blackthorn site numbers without solar panels:
480, 482, 484, 486, 488, 492, 494, 502, 506, 508

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THE CHERRY GROUND FLOOR

Lounge	5.00m x 3.70m
Kitchen, Dining, Family (max)	4.20m x 5.90m
WC	2.30m x 1.00m

THE BLACKTHORN GROUND FLOOR

Lounge	5.00m x 3.70m
Kitchen, Dining, Family (max)	4.20m x 5.90m
WC	2.30m x 1.00m



THE CHERRY FIRST FLOOR

Master Bedroom (max inc bay)	3.70m x 4.80m
Ensuite	1.65m x 1.80m
Bedroom 2	3.15m x 3.15m
Bedroom 3	3.15m x 2.70m
Bathroom (max)	2.15m x 3.00m

THE BLACKTHORN FIRST FLOOR

Master Bedroom (max)	3.10m x 4.80m
Ensuite	1.65m x 1.80m
Bedroom 2	3.15m x 3.15m
Bedroom 3	3.15m x 2.70m
Bathroom (max)	2.15m x 3.00m

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The Hawthorn

3 BEDROOM DETACHED



Site numbers with solar panels:
368, 424

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GROUND FLOOR

Lounge (max)	4.95m x 3.70m
Kitchen, Dining, Family (max)	4.15m x 5.90m
WC	2.25m x 0.95m

FIRST FLOOR

Master Bedroom (max)	3.75m x 4.70m
Ensuite	1.75m x 1.80m
Bedroom 2	3.15m x 3.15m
Bedroom 3	3.15m x 2.70m
Bathroom (max)	2.15m x 3.00m

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The Pine

4 BEDROOM DETACHED



No remaining sites available

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GROUND FLOOR

Lounge (max)	4.95m x 3.70m
Kitchen, Dining, Family (max inc snug)	5.70m x 5.90m
WC	1.90m x 0.95m

FIRST FLOOR

Master Bedroom (max)	3.90m x 3.20m
Ensuite	1.75m x 1.85m
Bedroom 2 (max)	3.55m x 3.55m
Bedroom 3	3.40m x 2.60m
Bedroom 4 (max)	3.25m x 2.60m
Bathroom	2.10m x 2.20m

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The Willow

3 BEDROOM DETACHED



Site numbers with solar panels:
465, 468, 528

Site numbers without solar panels:
490, 495, 500, 503, 504, 510

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GROUND FLOOR

Lounge (max)	5.35m x 3.65m
Kitchen, Dining, Family (max inc snug)	5.60m x 4.55m
WC	1.25m x 2.15m

FIRST FLOOR

Master Bedroom (max)	3.75m x 3.40m
Ensuite	1.70m x 1.70m
Bedroom 2 (max)	2.65m x 3.60m
Bedroom 3 (max)	3.70m x 2.80m
Bathroom (max)	2.60m x 2.55m

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The Oak

4 BEDROOM DETACHED



Site numbers with solar panels:
347, 367, 425

Site numbers without solar panels:
346, 489

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GROUND FLOOR

Lounge	5.80m x 3.45m
Study (max)	2.60m x 2.55m
Kitchen, Dining, Family	3.65m x 8.20m
WC	1.20m x 2.55m

FIRST FLOOR

Master Bedroom (max)	4.80m x 3.45m
Ensuite	1.80m x 1.80m
Bedroom 2 (max)	4.60m x 3.45m
Bedroom 3 (max)	4.00m x 2.70m
Bedroom 4 (max)	3.65m x 2.70m
Bathroom (max)	1.95m x 2.70m

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Your Turnkey Package

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

(Appliances benefit from a 10 year parts warranty and a 2 year labour warranty, make/model subject to availability. A 1 year labour warranty applies to free standing appliances in the utility room. All subject to customer registration.)

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 Hazel house type)

Dining

Full height glazed patio doors (or sliding where applicable) opening out onto garden allowing extra space and natural light

Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Chrome towel rail to bathroom

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

Plumbing and Heating

Natural gas central heating with energy efficient Ariston Clas One Combi 30kW boiler supplying instant hot water for convenience. Complete with an 8 year warranty which is subject to annual service of the boiler

Electric shower to ensuite (where applicable)

Thermostatic gas shower to main bathroom (where applicable) providing instant hot water

Floor Coverings

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

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

Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

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

Splashback in bathroom, ensuite and 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

Impressive Renoir composite marble surround fireplace, with a black or cream inset & hearth and a contemporary maintenance free dimplex dakota electric insert.

Enhanced window proportions to maximise natural light

Lighting and Media

Extensive range of electrical sockets and TV points throughout (plan available on request)

Integrated downlighters 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 allowing sunlight to spill throughout

Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to front entrance door with cobble edging

Tarmac to driveways with cobble edging (where applicable)

Patio and 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 water tap as standard

Door Bell

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

Warranty

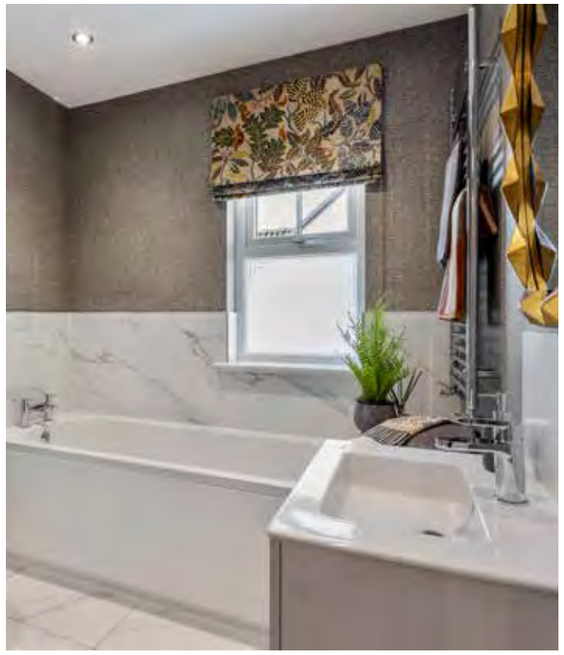
In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit www.NHBC.co.uk/homeowners

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 more comfortable.

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 Anteleo tap – (in order to accommodate the bowl and a half sink in the C6 Hazel, a slimline dishwasher is required)

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 and a 10 year warranty

Lounge

A luxurious Durrow marble fireplace with white surround and Evonic Kepler 22 electric insert and black granite inset and hearth

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

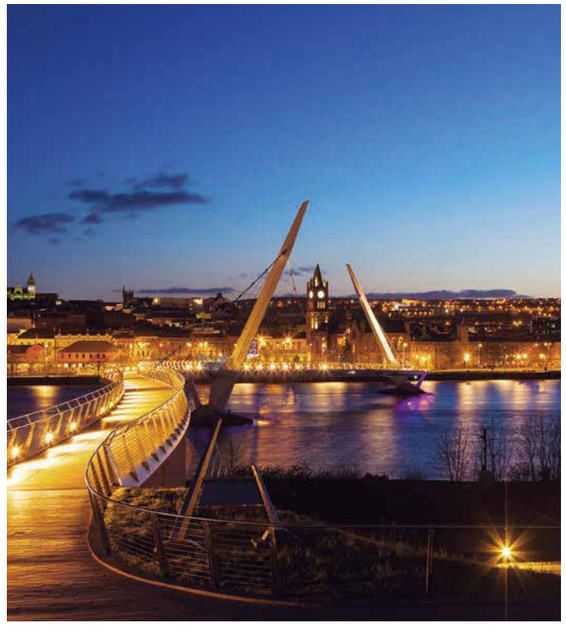
To discuss an upgrade please speak to our selling agent for further details.

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THE GREAT NORTH WEST

Whether you live on the Waterside or Cityside, our great city sits as the hub of the North West.







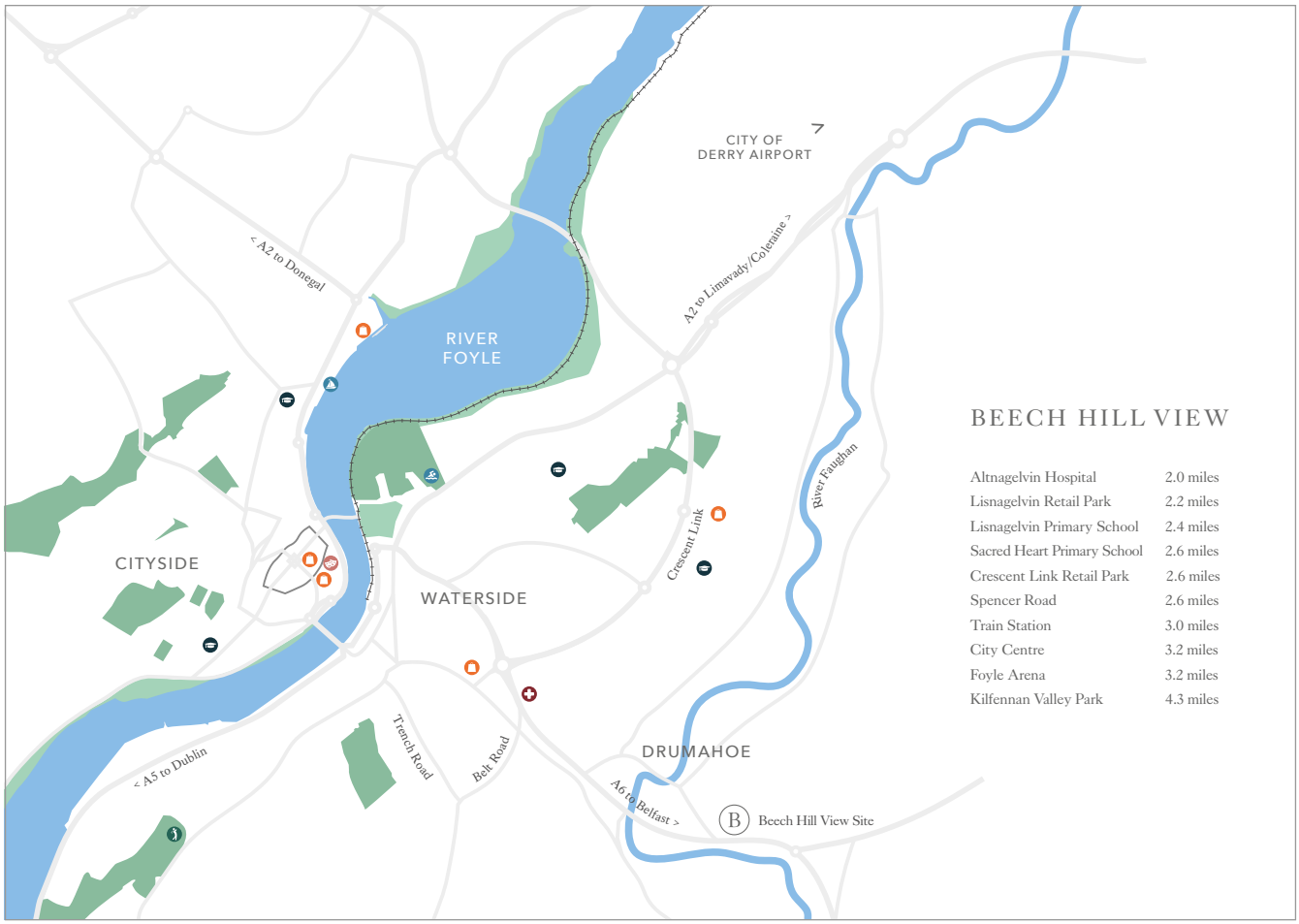
The North Coast offers everyone in the area the opportunity to explore an area of outstanding natural beauty on a perfect day away. Attractions include the world class Giant's Causeway, Carrick-a-Rede rope bridge, the Antrim coastline and one of Michael Palin's best loved train journeys from Coleraine to Derry.

When completed the newly ungraded A6 will reduce journey times to Belfast by up to 20 minutes, so if you buy a new home in Beech Hill View you could make a return trip to Belfast within 3 hours. Making commuting easier, the new A6 also opens the door for local business growth and investment.

As for the city itself, homebuyers can enjoy the ease of access to the Waterside and Cityside areas of Derry/Londonderry, UK City of Culture in 2013. The city has a wide range of galleries and music venues within its 17th century walls, as well as some of the best places to eat and drink in Northern Ireland. The Peace Bridge, a symbol of hope, links the two sides of the historically divided city with an iconic cycle and footbridge across the River Foyle.

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

Braidwater
HOMES



BEECH HILL VIEW

Altnagelvin Hospital	2.0 miles
Lisnagelvin Retail Park	2.2 miles
Lisnagelvin Primary School	2.4 miles
Sacred Heart Primary School	2.6 miles
Crescent Link Retail Park	2.6 miles
Spencer Road	2.6 miles
Train Station	3.0 miles
City Centre	3.2 miles
Foyle Arena	3.2 miles
Kilfennan Valley Park	4.3 miles

NHBC

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a respresentation 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 raise 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 exchange/upon receipt of contracts, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Nothing contained in this disclaimer shall affect your statutory rights or contractual rights.

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