

HAGAN
HOMES

Coleraine

The Salmon Leap

Castleroe Road, BT51 3TW

2, 3 & 5 Bedroom Homes with a Turnkey Finish

Affordable | Quality | Stylish



www.haganhomes.co.uk

Our commitment to your Hagan Home...

Thank you for taking the time to look at our brochure and we hope you have the opportunity to visit our show homes. If you would like further information on any Hagan Homes developments please speak to one of our selling agents.



**At Hagan Homes we are not developers
– we are homebuilders.**

This is why our award winning team of Architects, Interior Designers and Craftspeople ensure that every home is given the same attention to detail as they would lavish on their own home.

Your new home has been built to our most exacting standard, providing you with complete peace of mind with regards to the quality and durability in your choice of new home.

Our homes are built to be lived in, so the usability of your house has been a primary consideration in its design and build. No compromise has been made on the quality and craftsmanship, or in the finishing or materials used in the creation of your new home.

With over 25 years experience Hagan Homes prides itself on offering Affordable, Quality, Stylish homes, so go ahead and make your new home a Hagan Home.

Sincerely,

A handwritten signature in green ink that reads "Jamesy Hagan". The signature is fluid and cursive.

Jamesy Hagan, Managing Director



Examine our quality

We currently have a number of developments with homes to suit every dream. Below is a selection of some of our Hagan Homes.

Hagan Homes Developments



Visit the website for our current developments
www.haganhomes.co.uk



The Nursery, Ballymena
BT43 6WL



Frys Meadow, Ballymena
BT43



Enler Village, Comber
BT23



Darby Road, Carrickfergus,
BT38 7XU



Fairview Farm, Ballyclare
BT39 9LB



Wells Gate, Newtownabbey
BT36 6FR



Ilford Park, Crossnacreevy
BT6 9SG



Ballyveigh, Antrim
BT41 2GW



Willow Park, Dunmurry
BT17

Quality Assured

Award winning developer



National House
Builder Award



Residential Developer
of the Year Award



Quality & Design
Award



Build Quality
Awards



2012 CEF Winner of
Private Housing Development Award



National House Builder Award



2014 CEF Winner of
Private Housing Development Award



2015 CEF Winner of Private
Housing Development Award

Location, location, location...

The Salmon Leap, Coleraine is the latest development from Hagan Homes offering residents the opportunity to live in an area of outstanding natural beauty just outside the beautiful town of Coleraine. Situated off the Castleroe Road, the site occupies the former Salmon Leap Hotel on the edge of the River Bann.

The Salmon Leap offers beautifully designed two, three & five bedroom homes, each with Hagan Homes' high quality and stylish turnkey package, including a stylish, fully fitted kitchen and modern bathroom suite, meaning you have little to do once you move. Hagan Homes are renowned for our attention to detail and the emphasis we place on the finer details both internally and externally. By utilising an expert team of top architects, landscapers and building professionals, you are guaranteed a home in which to be proud.

Few areas are so rich in what they offer to the people who live there. Collectively, the Coleraine, Portrush, Portstewart triangle has an abundance of amenities, entertainment and outdoor pursuits, set within an area that is renowned for its outstanding landscape of beaches, rivers and woodland. Ulster University has a campus in Coleraine and pre-school, primary and secondary level schools are also available in the town and surrounding areas.

In addition to its tranquil location, The Salmon Leap is less than a mile away from The Riverside Regional Centre, which contains major chains such as Sainsbury's, B&M, Costa Coffee and B&Q, as well as dining and takeaway

options. The Jet Centre, considered the North Coast's premier entertainment hub, is also located here, with a cinema, arcade, bowling, mini golf and soft play area. The coastal towns of Portrush and Portstewart are just a fifteen-minute drive from Coleraine and offer an abundance of things to do. Royal Portrush has a reputation as being one of the best Links golf courses in the world and visitors are spoilt for choice when choosing a beach walk; the East and West Strands in Portrush and Portstewart Strand are close to hand. The area is developing a national reputation amongst 'foodies' due to the quality of its restaurants and cafés peppered along harbour fronts, beaches and promenades, offering fabulous spots to relax in and enjoy a variety of local produce.

Commuters have bus and rail links to major destinations in Northern Ireland, including Belfast and Derry/Londonderry. The A26 road upgrade between Ballymena and Ballymoney is also set to provide a quicker and easier commute by road.



Specification

We take great pride in offering superb quality and an excellent finish to all our homes.

Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

General Features

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: prefinished oak with chrome handles
- Extensive electrical specification to include prewire for BT and Sky Plus
- Internal walls, ceilings and woodwork painted in neutral colours
- Carpeted throughout
- Decorative fire to be fitted
- Mains supply smoke, heat and carbon monoxide detectors
- UPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty



Raising Standards. Protecting Homeowners

Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated fridge freezer
- Integrated washing machine
- Site 5 Free standing washing machine and free standing tumble dryer provided in utility room
- Sites 40-45, 56-60 & 67-71 Integrated washer dryer
- Sites 1-5, 58, 59, 60, 67, 68 & 69 Integrated dishwasher

Bathroom, Ensuite & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath/shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with electric shower (where applicable)
- Ceramic floor and partial wall tiling fitted from a superior range

External Features

- External lighting to front and rear door
- Outside water tap (houses only)
- All front and back gardens to be grassed (where applicable)
- Bitmac parking areas
- Extensive trees and landscaping across entire development

Apartment Features - Sites 58-60 & 67-69

- Communal entrance hallway with intercom system
- Maintained landscaped areas
- Integrated washer dryer

Old house versus new Hagan Home

When you buy old you run the risk of deteriorating conditions and hidden repair/upgrade costs. When you buy new with Hagan Homes we guarantee satisfaction and a quality build home, along with fantastic energy cost saving measures.

Energy Saving Measure	Saving per year*
- Cavity wall insulation	£180
- G rated boiler replaced with 'A' Rated boiler	£310
- Loft Insulation	£180
- Draft proofing windows	£30

To find out more visit www.nia-uk.org

*Savings based on a 3 bed Semi-Detached home.





The Salmon Leap

The Amber

2 Bedroom Semi-Detached & Townhouse

/Dimensions

No. 40, 42, 45, 56 & 70

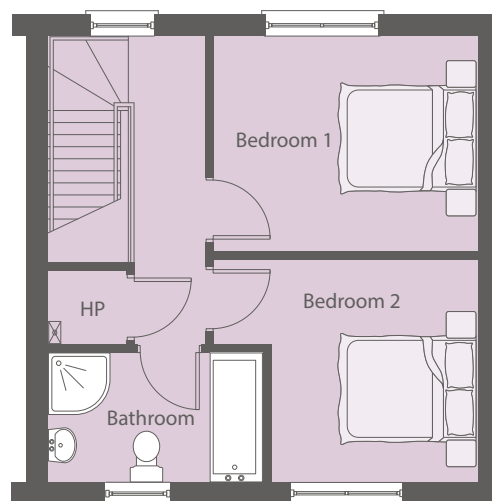
Ground Floor

Living / Kitchen / Dining 19'8" x 12'
WC 6'10" x 2'11"

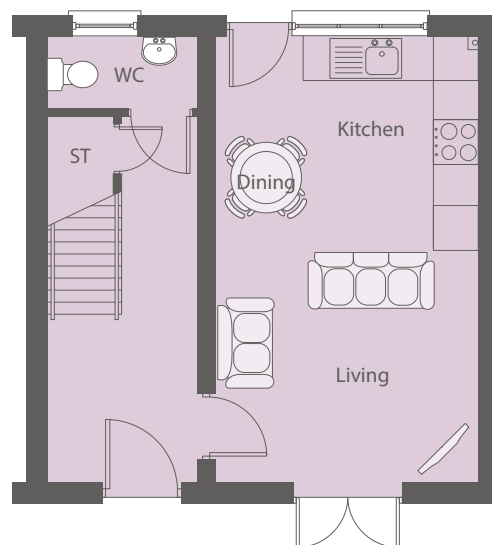
First Floor

Bedroom 1 12' x 9'5"
Bedroom 2 12' x 9'10" max
Bathroom 9'10" x 5'8"

NOTE: No. 41, 43, 44, 47 & 71 are handed versions.



First Floor



Ground Floor





The Salmon Leap

The Conway

2 Bedroom Apartment

/Dimensions

No. 58

Ground Floor

Living / Kitchen / Dining	26'9" x 19'9" max
Master Bedroom	22'2" x 12'6" max
Ensuite	6'7" x 5'4" max
Bedroom 2	17'9" x 10'5" max
Bathroom	12'7" x 10'3" max

No. 59

First Floor

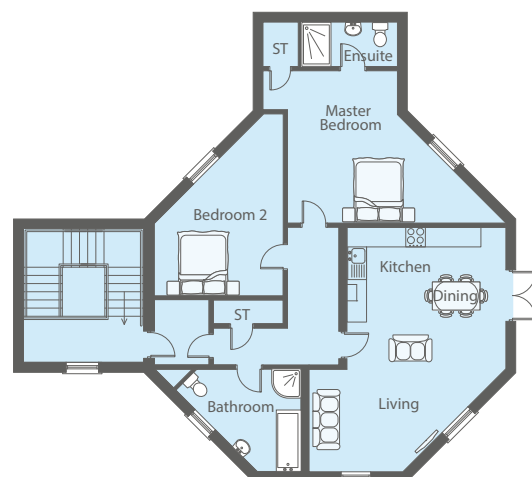
Living / Kitchen / Dining	26'9" x 19'9" max
Master Bedroom	22'2" x 13'1" max
Ensuite	9'7" x 4'6" max
Bedroom 2	17'9" x 10'5" max
Bathroom	12'7" x 10'3" max

No. 60

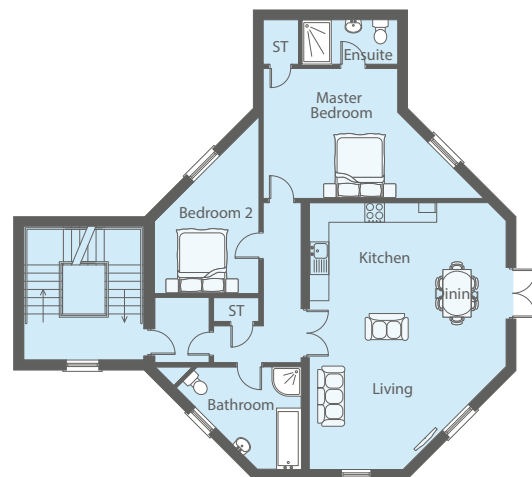
Second Floor

Living / Kitchen / Dining	24'7" x 19'9" max
Master Bedroom	21'11" x 15'3" max
Ensuite	9'7" x 4'6" max
Bedroom 2	18'3" x 13' max
Bathroom	12'7" x 10'3" max

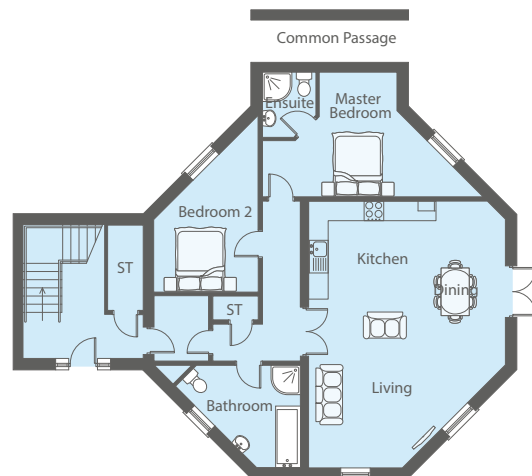
NOTE: No. 67, 68 & 69 are handed version.



Second Floor



First Floor

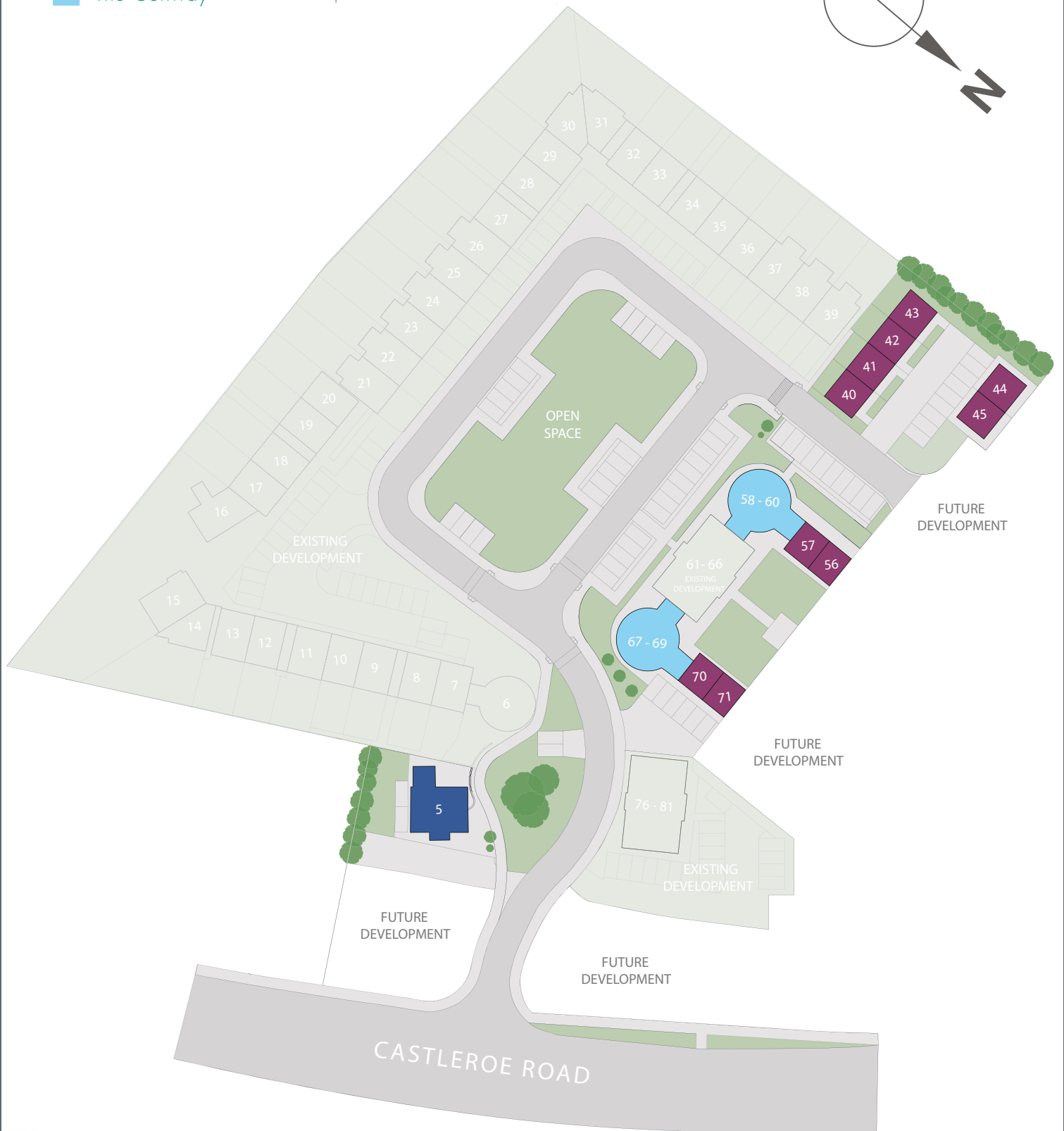
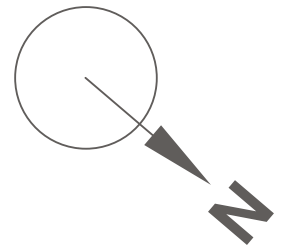


Ground Floor



Siteplan

-  **The Amber** 2 Bedroom Semi-Detached & Townhouse
-  **The Bailey** 5 Bedroom Detached
-  **The Conway** 2 Bedroom Apartment



Location Map

The Salmon Leap, Coleraine



Notes

A large grid of small dots for taking notes, consisting of 20 columns and 25 rows of dots.



HAGAN HOMES

Affordable | Quality | Stylish



designed by www.madebymini.biz

Selling Agent



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.