

**FRASER**

Building for Generations

ARDMILLAN, KILLINCHY

Building with  
sustainability



**whitehem**

# Making the house work for your lifestyle



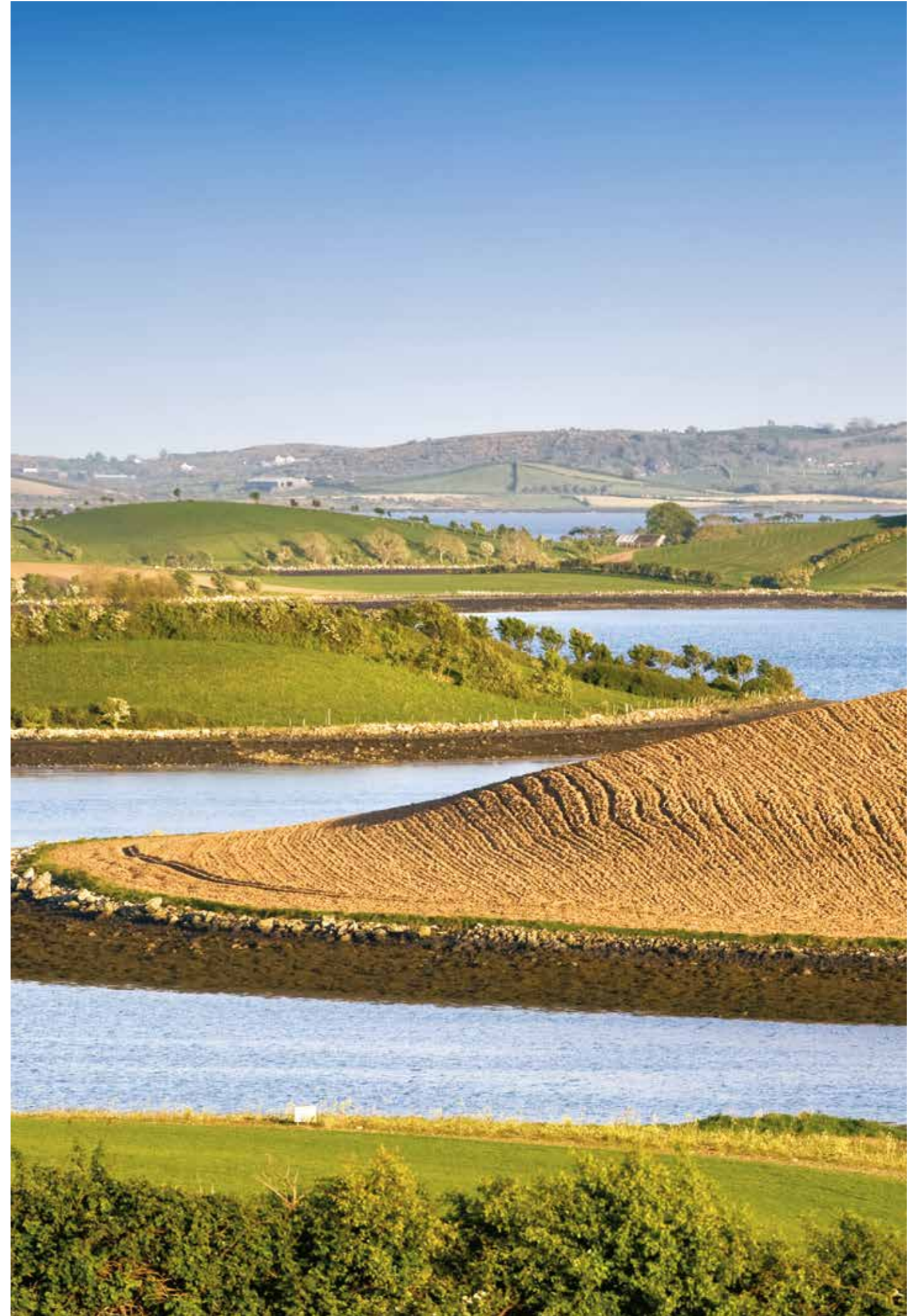
**FRASER** | **whitehem**

A home that is designed better and built better will give you a better life. You're not just buying a home, you're buying the promise of a happier, healthier lifestyle.



**WELCOME TO THE  
NEIGHBOURHOOD**

24 houses in an exclusive and beautiful setting. The homes each boast sleek white rendering and grey cladding, with modern interior design that ensures your surroundings are as breath-taking inside as they are out. Nestled close to the Strangford Lough shoreline, each home exists in harmony with their naturally stunning surroundings.



# Designed from the inside out



## OUR HOMES DON'T JUST LOOK GOOD, THEY DO GOOD

Designing our homes from the inside out is the difference because it puts the buyer and their family at the centre, not the restrictions of a traditional mindset.

We are passionate about good design and believe that it has the power to enhance lives. It delights on a daily basis. It makes mundane stuff, less so. It brings people together. It helps kids thrive. It reduces stress. It makes living in a Fraser home an absolute pleasure. Now, and for generations to come.





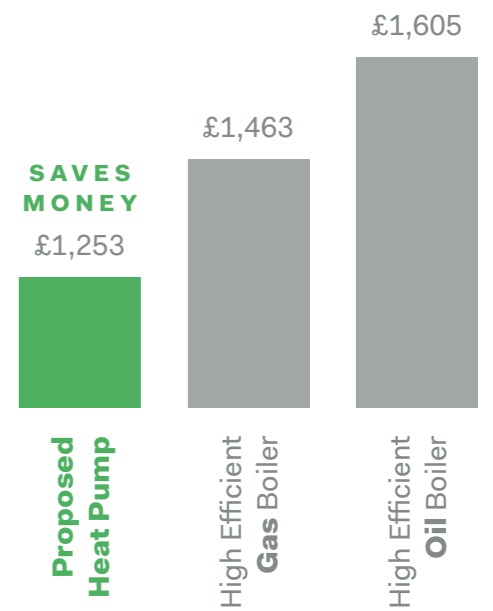
# Energy saving with smart technology

## SMART ENERGY SAVING

Each home will be fitted with a highly efficient, Panasonic Air Source Heat Pump. Heat pumps turn heat energy outside into warmth inside. 80% of the heat energy required is taken from the ambient air and transfers it to heat the water needed to warm your home for domestic hot water and even to cool the house if wished. Heat pumps are an innovative low energy system, designed to provide ideal temperatures and hot water, even with extreme outdoor temperatures. With no need for oil or gas heating alongside electricity, homeowners should see significant cost savings on their heating bills.



### ANNUAL RUNNING COSTS



## SMART SECURITY

So you can protect what matters most, we're installing Ring Doorbells in every home. See, hear and speak to visitors from anywhere with this Video Doorbell. Get instant notifications on your phone and tablet, customise your motion settings and conveniently stay connected to home, no matter where you are.



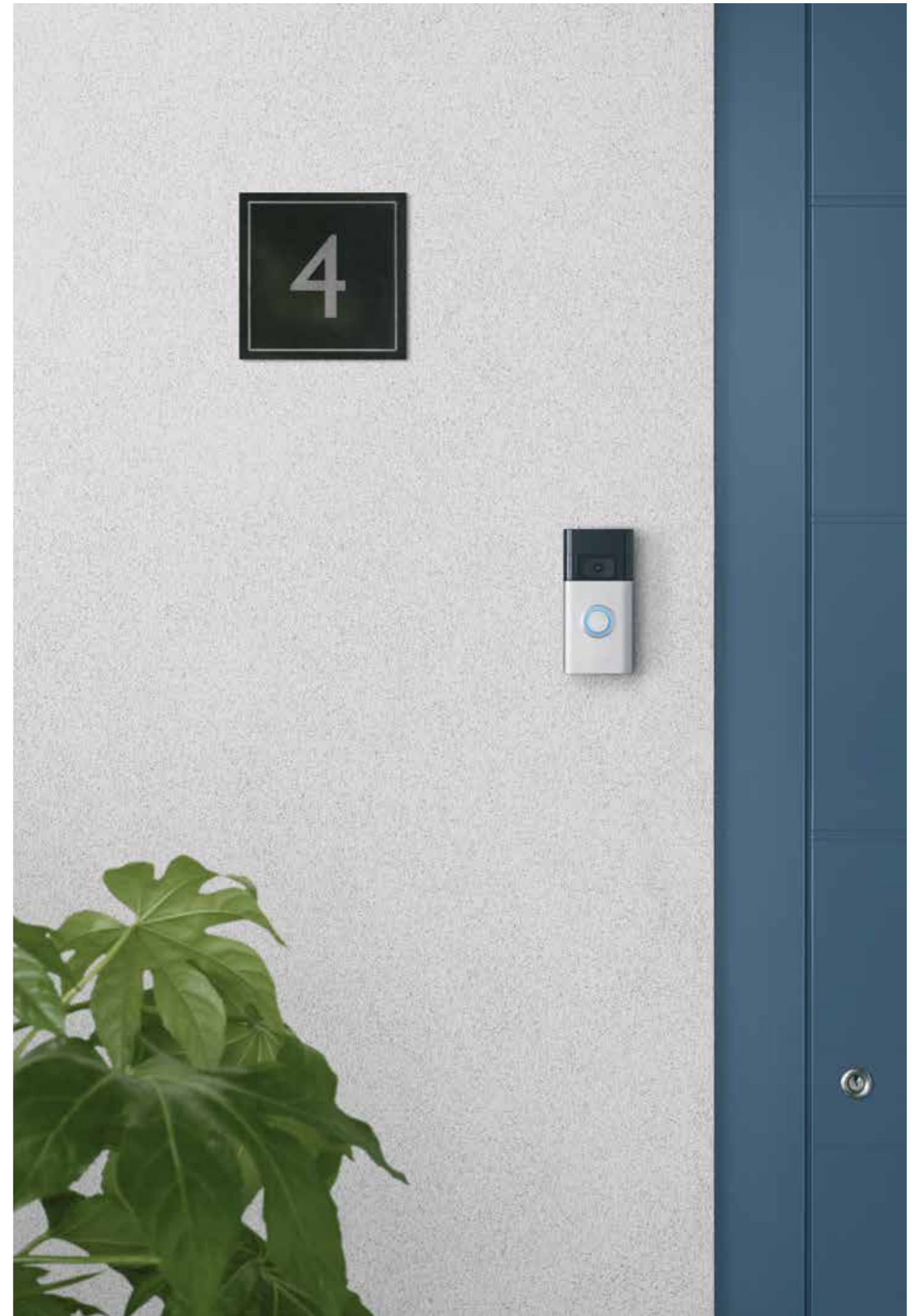
## SMART ENERGY EFFICIENCY

You don't have to be home to have control. As standard in every home, we are installing smart phone compatible digital thermostats \*\*. Smart profiles enable you to program time and temperature settings and then apply them to a number of zones, automatically turning the heating off when you leave and back on when you return.

CO2 emissions are much less too. A range of active energy management measures have been incorporated to improve your home's energy efficiency. With a high level of insulation and increased air tightness, our homes prevent heat loss and ensure that the heat generated remains in the property.



\*\*Smart hub not fitted as standard.



# Be local at Killinchy

## DISCOVER



Whether you're out for a gentle jaunt or an exhilarating hike, there's something for everyone at Strangford Lough. Experienced walkers can challenge themselves with the Orlock Point walk, taking in breath-taking coastal views. While visitors just looking a leisurely stroll can enjoy Nugent's Wood walk and Castle Ward countryside walk. The Lough's cafés, shops, and many houses are open to visitors, so don't worry if walks aren't your thing.

## EMBRACE



The unmissable Clearsky outdoor pursuits centre is located at Old Castle Ward Demesne on the shoreline of Strangford Lough. From archery to kayaking, rock climbing to coasteering, there truly is something for everyone. With over 20 activities both on land and in the water, the only trouble you will have will be deciding what to do first!

## UNWIND



Described as a "hidden piece of paradise", Pure is tranquil day spa where you can choose from an array of treatments. Expect the royal treatment, with luxurious robes, towels, and slippers provided upon arrival, while you have the opportunity to make private use of their lavish facilities.

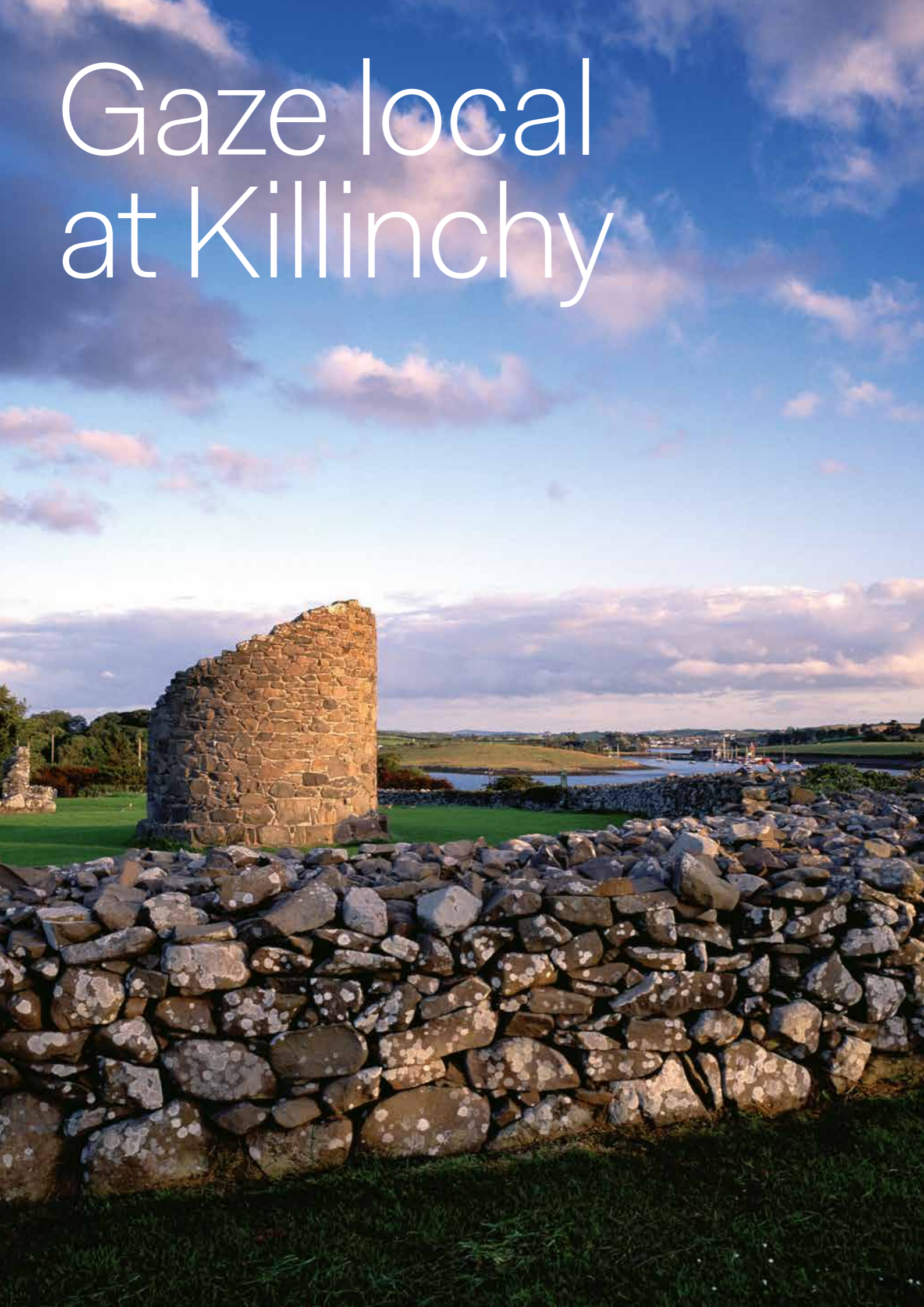
## DIG IN



Balloo House is a charming country pub and restaurant and the only pub in Northern Ireland to be awarded the Michelin Bib Gourmand. Known for its outstanding customer service, mouth-watering menu, not only does Balloo House boast a delightful country pub, but upstairs you'll find Overwood grill, including a secluded bar, and fire pit cocktail terrace – the perfect venue for private dining and events.



# Gaze local at Killinchy



## LET NATURE TAKE THE LEAD

The Killinchy area boasts a wide range of unbelievable locations that provide all visitors with an escape from the constant background noise of everyday life. Stretch your legs, breathe in the fresh air, and make the most of having the largest sea lough in the British Isles at your doorstep. As one of only three designated marine reserves in the United Kingdom, you will be amazed at the diversity of life you can discover lurking within the rock pools.



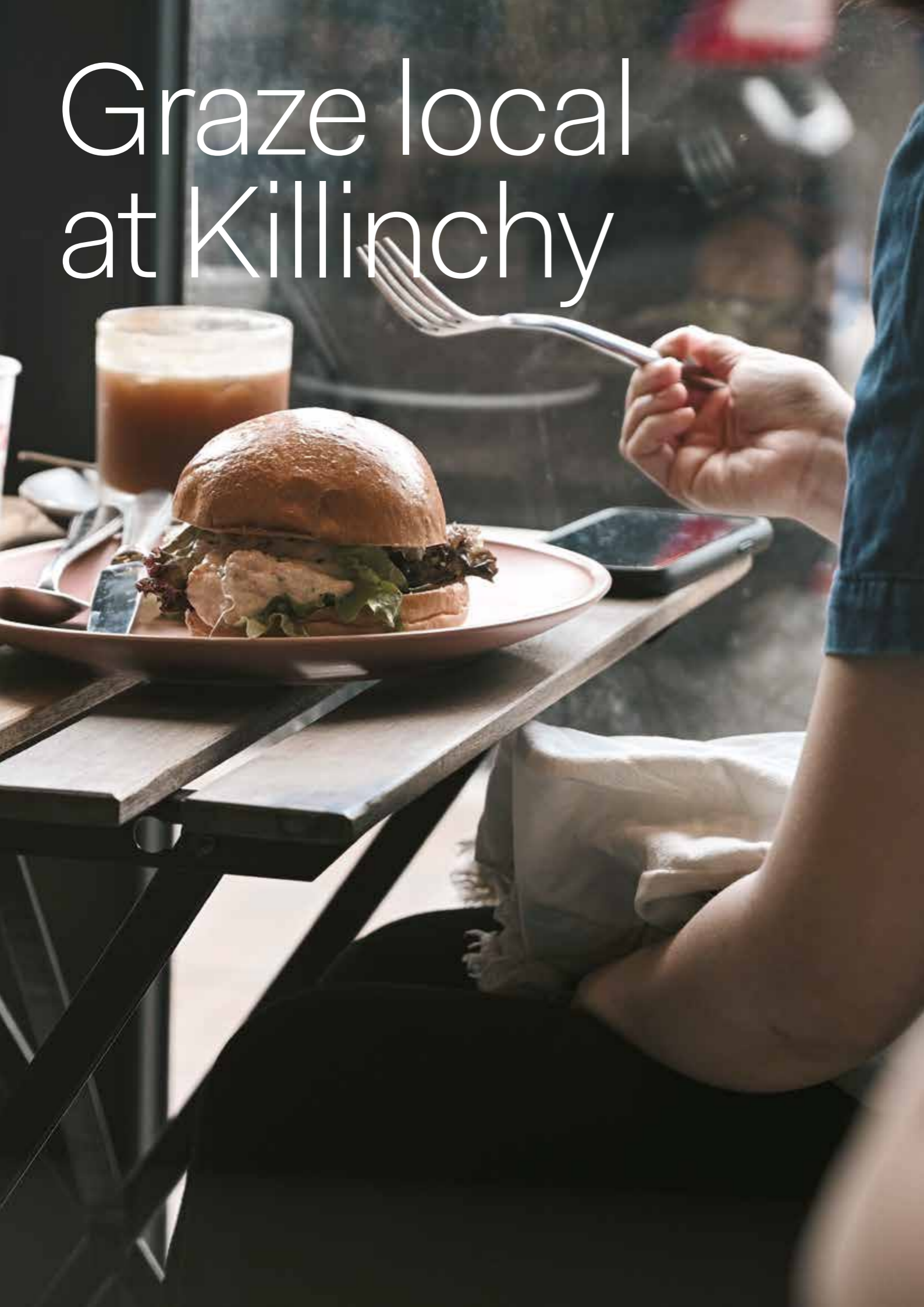
Credit: Castle Espie Wetland Centre, part of the National Trust



For nature and wildlife enthusiasts, every visit to Island Hill, Castle Espie Wetland Centre (part of the National Trust) or the North Strangford nature reserve provides the opportunity to observe and discover something new, with the ever-changing tides, seasons and inhabitants ensuring no two visits are alike. Get a taste of local history by visiting the many surrounding castles or the Nendrum Monastic site. The Exploris Aquarium gives aspiring marine biologists the chance to explore life under the sea and the opportunity to observe some truly remarkable aquatic species.



# Graze local at Killinchy



## FEED YOUR SENSES AND YOUR STOMACHS

For a one-of-a-kind dining experience, head over to Sketrick Island and pop into Daft Eddy's for wholesome food, a fully licensed bar, cheery staff and stunning views. Alongside the restaurant resides Little Eddy's coffee shop, open for breakfast and lunch, with indoor and outdoor seating and the opportunity to purchase local art and crafts. Both areas are family friendly and offer cyclists and dog owners the space to relax and unwind.

For something with more historical charm and traditional, rural character, Balloo House resides just a stone's throw from Strangford Lough, boasting pub grub, local seafood and dry-aged steaks. Whether you're a self-proclaimed "foodie", a culinary connoisseur, or just appreciate good grub, the NI Food Tours are a great day out for all.

On the first floor you'll find the provenance and special flavour that has always been at the heart of everything we do at Balloo House. At Overwood, the finest cuts and the freshest seafood meet the searing heat of charcoal and wood fire to create a unique aroma and taste. This same process has seduced man since food was first put to the flame. Real cooking.



# Laze local at Killinchy

## WOUND UP? WIND DOWN

Delight in the local sanctuaries scattered throughout Killinchy, in the form of the day spa, cosy cafes, local escapes and lively pubs and bars. Enjoy a little slice of heaven at the Pure Day Spa, where you can bask in the hydrotherapy pool, get an indulgent massage, and feel your troubles melt away.

If a stay-cation with a twist is what you're after, Pebble Pods is Northern Ireland's most desired luxury glamping experience. Nestled away on the hushed shores of Strangford Lough, guests can enjoy a cosy, comfortable glamping experience in their very own stylish eco-friendly pods and state of the art private hot tubs.



Get out of the house and head over to the Old Post Office café. Offering everything from a hearty breakfast, mouth-watering 3 course meals, and tempting treats, you can sit back, relax and recharge your batteries. All you have to worry about is deciding what to get!

However, if your idea of letting your hair down involves something a bit more lively, you can let loose in the local pubs and bars, particularly the Poacher's Pocket, a favourite with residents.



SITE PLAN

- **Hillcrest**  
3 Bed, Detached House  
1 home available
- **Fairview**  
4 Bed, Detached House  
5 homes available
- **Silverwood**  
3 Bed, Semi-Detached House  
8 homes available
- **Mulberry**  
3 Bed, Semi-Detached House  
6 homes available
- **Admiralty**  
4 Bed, Detached House  
4 homes available





**HOUSE TYPES.  
FIND A HOME FOR YOU.**

Ardmillan house types are perfect for an array of lifestyles. From first time buyers to larger family dwellings, we have carefully considered each home in our new range. With the premium Turnkey package and innovative green technology, it's clear to see that Whitehem has a home for everyone.

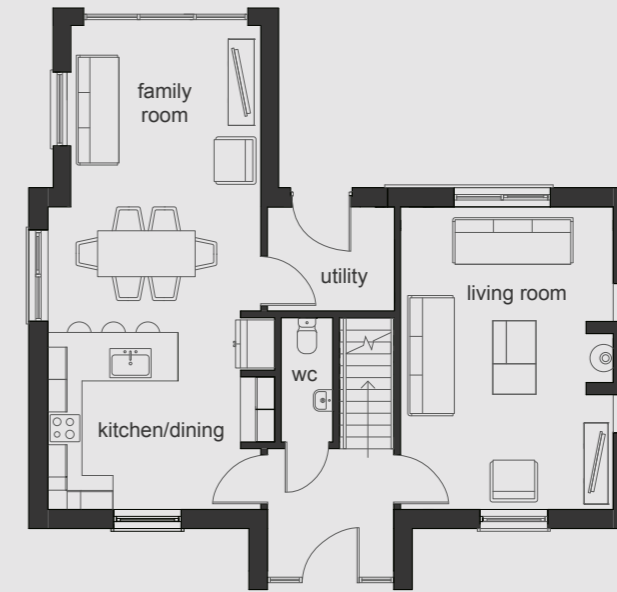


Rear view of Admiralty, 4 bedroom detached home



# HILLCREST

3 Bedroom Detached House



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen / Dining	6.4 x 3.9m
Utility	1.9 x 2.2m
WC	2.3 x 0.9m
Hallway	2.2 x 2.3m
Living Room	5.6 x 3.9m
Sun Room	3.5 x 3.3m

## FIRST FLOOR

Master Bedroom	2.9 x 5.2m
En-Suite	2.6 x 1.9m
Dress Room	1.3 x 2.4m
Bedroom 2	2.9 x 3.9m
Bedroom 3	2.6 x 2.9m
Bathroom	2.6 x 2.9m

## SITE PLAN

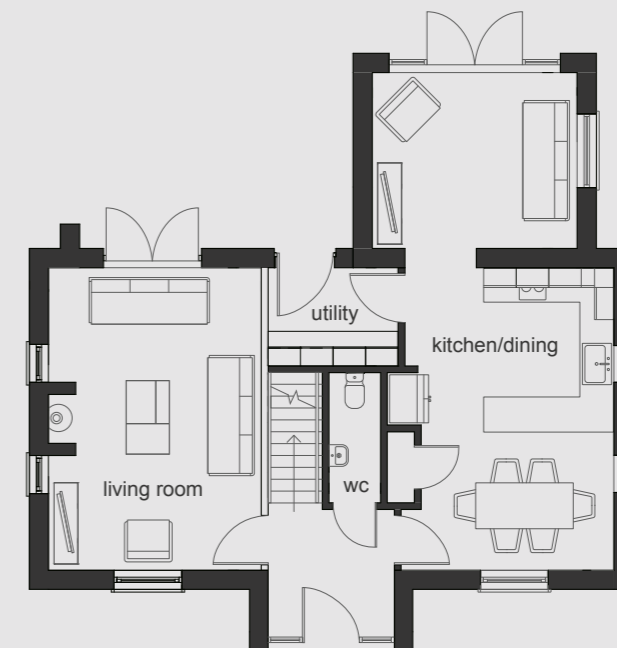
Plot 17



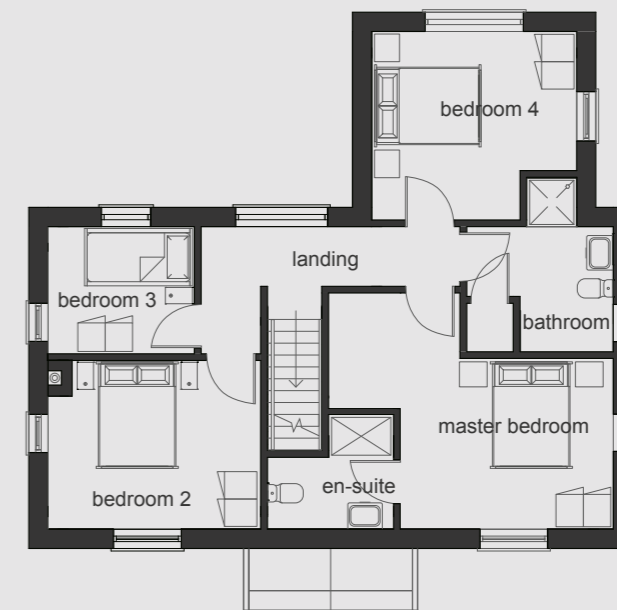
# FAIRVIEW

4 Bedroom Detached House

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

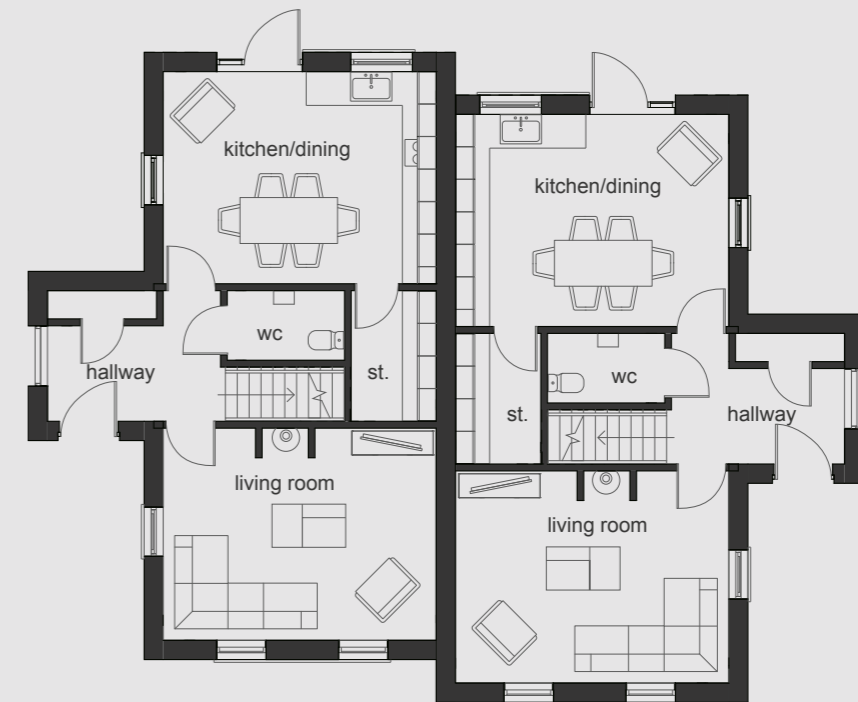
Kitchen / Dining	5.5 x 3.8m
Utility	1.8 x 2.4m
Sunroom	3.4 x 3.7m
WC	2.4 x 0.9m
Hallway	2.3 x 2.3m
Living Room	5.6 x 3.9m

FIRST FLOOR

Master Bedroom	3.1 x 3.9m
En-Suite	1.9 x 2.3m
Dress Room	2.0 x 1.2m
Bedroom 2	2.9 x 3.9m
Bedroom 3	2.5 x 2.7m
Bedroom 4	3.4 x 3.8m
Bathroom	2.3 x 2.7m

SITE PLAN

Plots 01, 02, 14, 15, 24



GROUND FLOOR



FIRST FLOOR

# SILVERWOOD

3 Bedroom Semi-Detached House

## GROUND FLOOR

Kitchen / Dining	3.9 x 5.7m
WC	1.2 x 2.1m
Hallway	1.7 x 3.2m
Living Room	3.9 x 5.7m
Store	2.4 x 1.5m

## FIRST FLOOR

Master Bedroom	4.0 x 3.6m
En-Suite	2.3 x 2.4m
Bedroom 2	3.9 x 3.4m
Bedroom 3	2.6 x 2.1m
Bathroom	4.0 x 2.0m

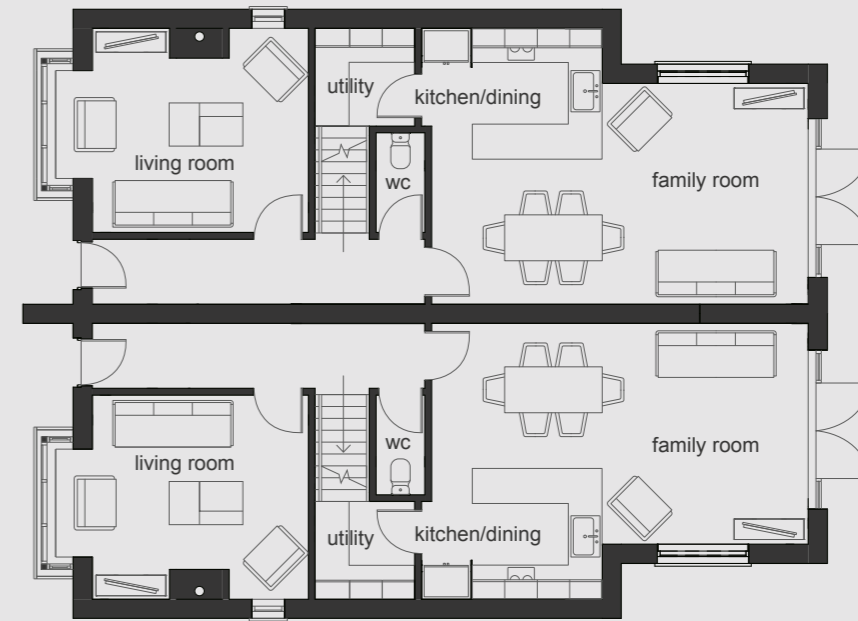
## SITE PLAN

Plots 03, 04, 06, 07,  
08, 09, 12, 13

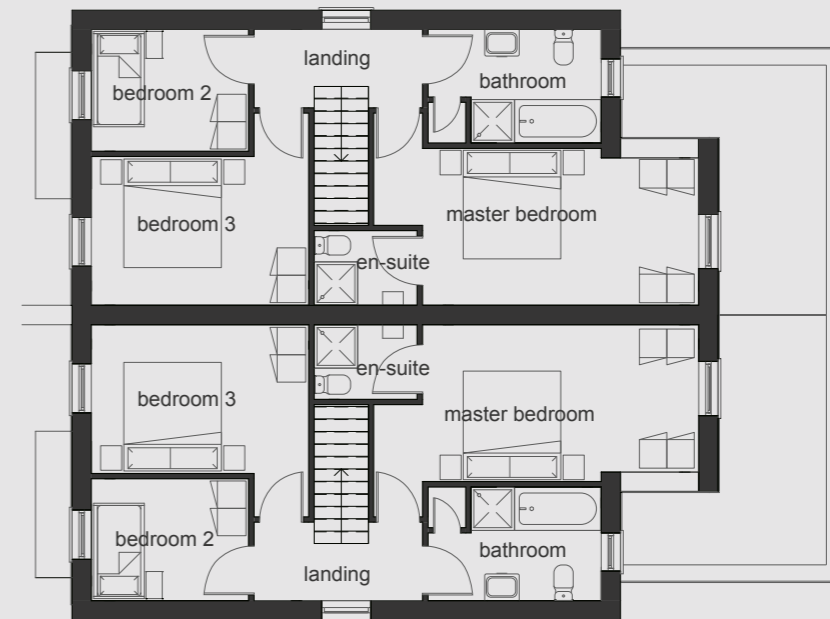


# MULBERRY

3 Bedroom Semi-Detached House



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

Kitchen / Dining	5.1 x 3.0m
Utility	1.8 x 1.8m
Family Room	3.6 x 4.0m
Living Room	3.7 x 4.6m
WC	1.8 x 1.0m
Hallway	1.2 x 4.3m

**FIRST FLOOR**

Master Bedroom	2.8 x 5.9m
En-Suite	1.3 x 1.9m
Bedroom 2	2.2 x 2.9m
Bedroom 3	2.7 x 3.9m
Bathroom	2.0 x 3.1m

**SITE PLAN**

Plots 18, 19, 20, 21, 22, 23



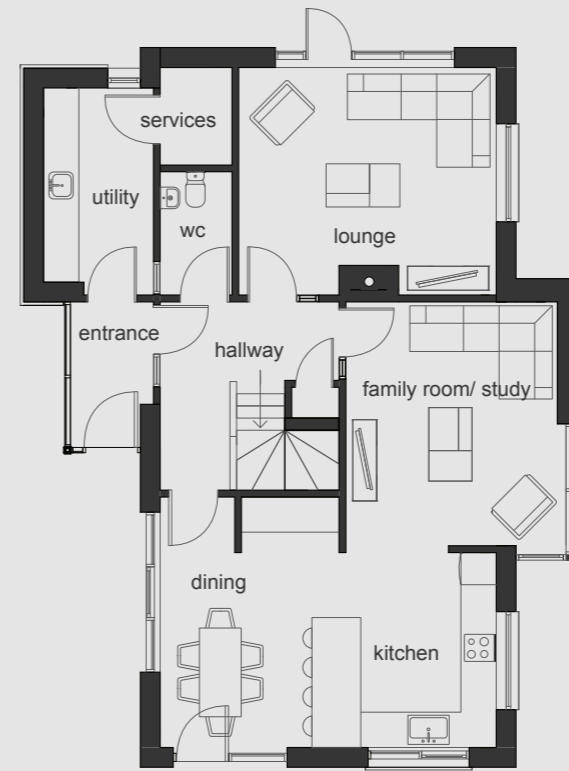


# ADMIRALTY

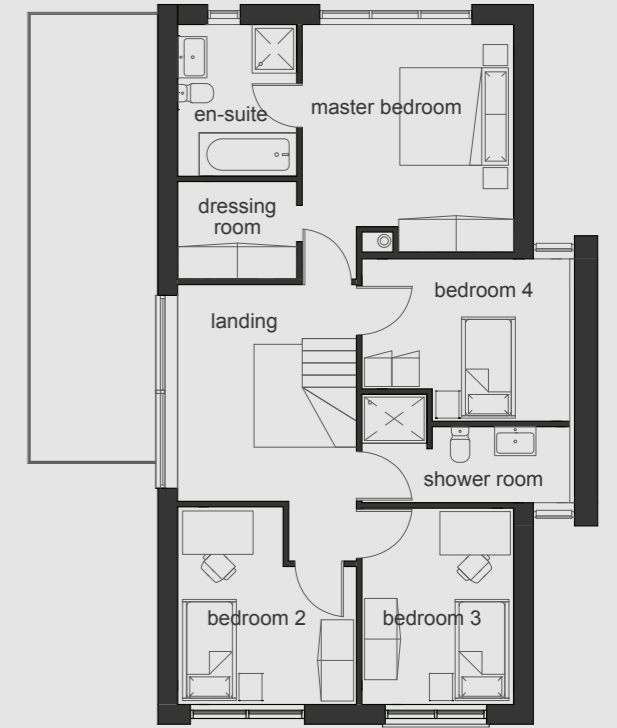
4 Bedroom Detached House



Rear view of house



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

Kitchen	3.5 x 3.0m
Dining	3.2 x 3.2m
Utility	3.5 x 2.0m
Family Room	4.4 x 4.1m
Lounge	4.1 x 4.7m
Hallway	2.5 x 1.5m

**FIRST FLOOR**

Master Bedroom	4.1 x 3.9m
En-Suite	2.7 x 2.1m
Dress Room	1.6 x 1.8m
Bedroom 2	2.9 x 4.2m
Bedroom 3	3.6 x 3.0m
Bedroom 4	3.6 x 3.0m
Shower Room	1.4 x 4.2m

**SITE PLAN**

Plots 05, 10, 11, 16

# Making turnkey simple

This turnkey development allows you to be in control of the design of your home. You decide your desired floor type, tile choice and kitchen detailing, making your home unique to you.

## CREATE SOMETHING BEAUTIFUL

The solid hardwood kitchen is the heart of the home. Make it a space you love by choosing from a range of colours for your units and worktops.

## STEP BY STEP

Be proud of every inch of your interior. Pick the flooring and tiling style that suits you from our preselected range.

## MAKE IT YOURS

All walls and skirting boards will be painted white, giving you the final say over the internal finishes of your new home.

## TURNKEY SPECIFICATIONS

### KITCHEN

- Choice of kitchen door and worktop colours.
- 
- Integrated electrical appliances to include induction hob and electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer.
- 
- Laminated upstands with back painted glass splash back.
- 
- Premium door knobs and cup handles.

### BATHROOMS

- Designer white sanitary ware with chrome fittings.
- 
- Heated towel rail in bathroom and en suite.
- 
- Full height tiling to shower enclosures.
- 
- Splash back tiling to bathroom, en suite and downstairs cloakroom basins.

### SELECTIONS

- All selections to be made from the builder's nominated suppliers only.
- 
- All selections are from a pre-selected range and are subject to change.

### SMART TECHNOLOGY

- Smart phone enabled heating system with digital thermostats.
- 
- Ring video doorbells.

### HEATING

- Each home will be fitted with a highly efficient, Panasonic air source heat pump.
- 
- Stoves in each lounge.

### INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork.
- 
- Grooved internal doors with quality ironmongery.
- 
- Smoke, heat and carbon monoxide detectors.
- 
- Comprehensive range of electrical sockets.
- 
- Connection sockets for BT and TV.
- 
- Cabling for digital and SKY TV.
- 
- Zoned security alarm.

### EXTERNAL FEATURES

- Traditional construction with white render
- 
- Maintenance free PVC energy efficient double glazing with lockable system.
- 
- Timber effect maintenance free cladding.
- 
- Bitmac driveways.
- 
- Painted finish to front entrance doors.
- 
- Landscaped gardens with patio area and generous private driveway with space for garage.
- 
- Timber fencing to rear boundaries where appropriate.
- 
- Feature external lighting to front door.
- 
- Outdoor tap.

### BROADBAND

- Superfast Fibreoptic Broadband, FTTP with speeds of up to 330mbps.

### ENERGY EFFICIENCY

- All homes incorporate sustainable and renewable technology resulting in lower energy costs.
- 
- High level of insulation incorporated in floors, walls and roofs.
- 
- All houses are constructed to provide a high level of air tightness in order to retain heat.

### FLOORING

- Carpeting provided throughout all bedrooms, lounges, stairs and landings.
- 
- Wooden laminate flooring to hall, kitchen and dining areas.
- 
- Tiles to bathroom floors, showers and splash backs. Tiles to cloakroom and utility floors (where applicable).

### WARRANTY

- Panasonic Heat Pump carries a 10 year warranty from date of installation.
- 
- White goods carry a 1 year guarantee from date of installation.
- 
- All kitchen appliances carry a 5 year guarantee from date of installation.
- 
- NHBC 10 year buildmark warranty.



**FRASER**

Building for Generations

Our fascination with considered house building design isn't something new. We've always been intrigued by how even the simplest idea can positively influence daily routine. By remaining curious about how people live their lives, we are using the same approach to help people live better.

[fraser.co.uk](https://fraser.co.uk)

Designing our homes from the inside out is the difference because it puts the buyer and their family at the centre, not the restrictions of a traditional mindset.

We are passionate about good design and believe that it has the power to enhance lives. It delights on a daily basis. It makes mundane stuff, less so. It brings people together. It helps kids thrive. It reduces stress. It makes living in a Fraser home an absolute pleasure. Now, and for generations to come.



We're now in our third generation of family ownership. Longevity like that doesn't just happen, in fact it's rare. What makes it possible is the trust we create and the reputation we build. From the first home our grandfather built to our 5000th, high levels of finish and the best locations have always been our bedrock. We're now adding intelligent, innovative design to further enhance our reputation.

# FRASER

Building for Generations

For further details or to enquire about  
a property please contact the team at  
**Simon Brien Residential**  
**028 91 800700**  
**[www.simonbrien.com](http://www.simonbrien.com)**

Fraser Partners Limited is a NHBC registered company with a history of over 5000 award winning new homes completed province wide.

The Vendors and their Agents give notice that these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise the correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and exteriors etc, may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. Artist's impression and photographs are for illustration purposes only. Plans are not to scale and all dimensions shown are approximate.