

# BYRON HALT

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*Kinnegar Drive*

Hollywood

BT18 9JQ

HAGAN 

HAGAN<sup>®</sup>  
CREATING  
HOMES  
SINCE 1988

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*At Hagan Homes  
we are not developers;  
We are home builders.*

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*With over 30 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.*

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## *Step by Step Guide*

Download our **Step by Step** guide to buying a Hagan Home from our website.  
[www.haganhomes.co.uk](http://www.haganhomes.co.uk)



# Convenient living with everything on your doorstep

Designed by Award Winning Architect Des Ewing and built with your needs in mind, no detail has been overlooked in the pursuit to ensure a contemporary, city-suburb home which guarantees easy access to every amenity a homeowner may require.

Byron Halt is situated at the gateway to some of Belfast's most spectacular landscapes, with coastal views and a multitude of beautiful, green spaces located right on the doorstep.

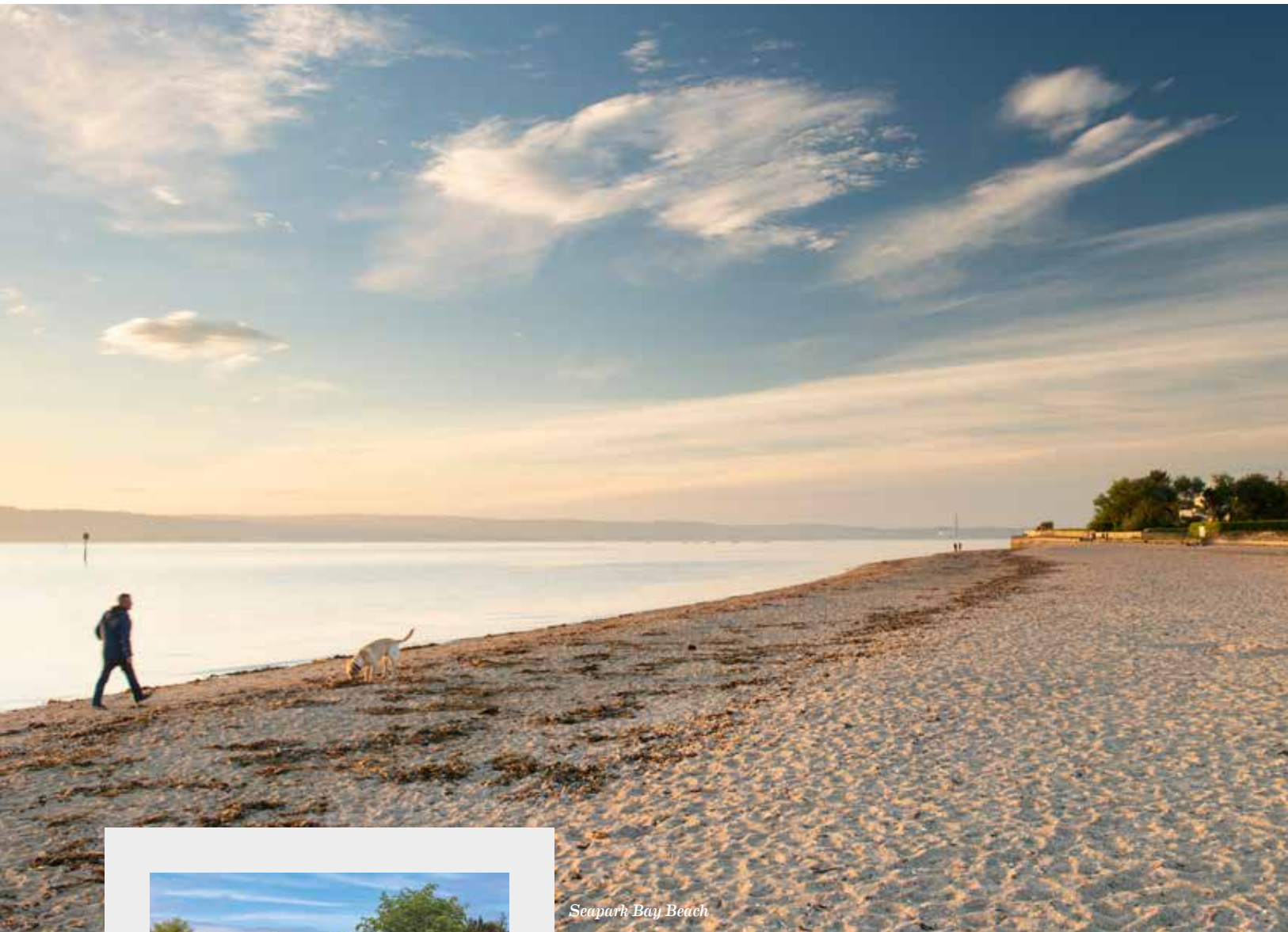
Homeowners can benefit from easy access to a wealth of nearby retail opportunities at the Holywood Exchange, including Sainsbury's, Tesco, B&Q and the exclusivity of Northern Ireland's only IKEA store.

Conveniently located, Byron Halt is positioned just minutes away from the prestigious Holywood Golf Club and the esteemed Royal Belfast Golf Club, perfect for those hoping to kick back and relax with a leisurely round of golf.

Thanks to excellent rail links providing hassle-free transportation, stretching from Holywood Train Station to Belfast City Centre, residents of Byron Halt can experience all of the hustle and bustle that the iconic capital has to offer.







Seapark Bay Beach



Hollywood Exchange



Culloden Estate & Spa



Hollywood Train Station

## An Ultra Connected Location

### By Foot...

Dirty Duck Alehouse	3 minutes
Hollywood Yacht Club	3 minutes
Hollywood Train Station	7 minutes
Hollywood Town Centre	8 minutes
Tesco Express	11 minutes
Seapark Bay Beach	13 minutes

### By Car...

Hollywood Golf Club	1.5 miles
Redburn Country Park	1.6 miles
Culloden Estate & Spa	2.1 miles
Sainsbury's	2.2 miles
Hollywood Exchange	2.3 miles
Tesco Extra, Knocknagoney	2.7 miles
Belfast City Centre	6.0 miles
George Best Belfast City Airport	3.4 miles
Belfast International Airport	23.5 miles





*Royal Belfast Golf Club*



*Royal North of Ireland Yacht Club*



*The Dirty Duck*



*Hollywood Priory*



## Homes in an exclusive neighbourhood

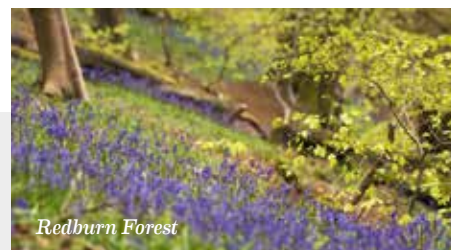
Nestled on the southern shores of Belfast Lough, it's easy to see how the charming town of Holywood is dubbed as one of Northern Ireland's most sought-after places to live. Presenting an exclusive collection of beautifully designed apartments in a London mews style, Byron Halt is sure to appeal to a wide variety of buyers local and further afield seeking the balance between the hustle and bustle of city living and the serenity provide a tranquil haven in which to call home.

Showcasing both character and sophistication, these outstanding apartments form a sleek mews style designed by award winning architect Des Ewing, coupled with a creative selection of curated brick colourings, exhibiting striking yet elegant exteriors. Thanks to spacious interiors which feature high-quality fixtures and fittings throughout, residents of Byron Halt can expect the very best in contemporary living, with ease of maintenance guaranteed. With an ideal seaside location, Byron Halt provides breathtaking views across picturesque landscapes, where residents have the unique opportunity to experience peaceful strolls along the coastline at their leisure. An array of open, green spaces can be found within immediate walking distance, allowing homeowners to escape the stresses of urban life, and experience the stillness of nature. Located on the doorstep to these beautiful mews style homes is Holywood Yacht Club and a little further away along the North Down coast we have the Royal North or Ireland Yacht Club, one of the largest sailing clubs in Northern Ireland, both perfectly located on Belfast Lough. The historic Royal Belfast Golf Club, and Holywood Golf Club can be accessed

within minutes - perfect for those hoping to enjoy a round of golf on the lush fairways of these prestigious courses.

With the Holywood Rail Halt situated right on the doorstep, Byron Halt offers endless possibilities to explore Belfast City Centre and beyond. This superb location ensures that transportation has never been easier for those making the daily commute, with the addition of the nearby George Best City Airport guaranteeing hassle-free travel for those roaming further afield or travelling for work.

Aside from travel, the charismatic town of Holywood boasts numerous benefits for any prospective homeowner. Whether it's sampling the exquisite cuisine at The Dirty Duck restaurant, delving into the past at the historic ruins of Holywood Priory, or spending a relaxing weekend getaway at the luxurious Culloden Estate and Spa, residents of Byron Halt truly have access to it all. The Holywood Exchange also provides a multitude of retail opportunities, ensuring that every amenity a homeowner could possibly need can be easily accessed at their convenience.



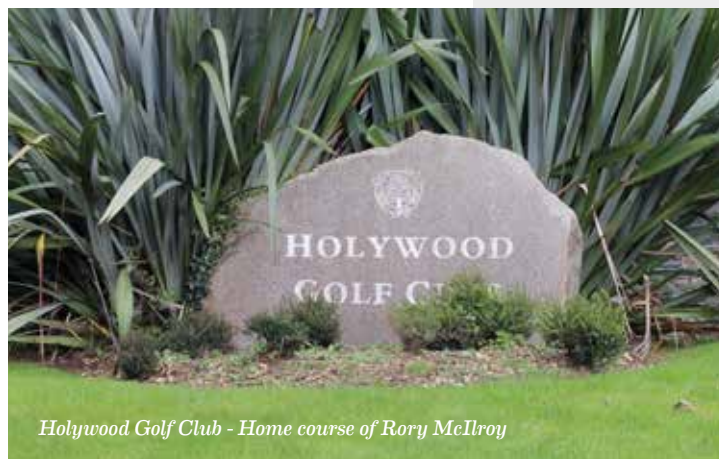




*Vintage Car Rally at Cultra Manor*



*The Dirty Duck*



*Hollywood Golf Club - Home course of Rory McIlroy*



*Royal North of Ireland Yacht Club*





*Yacht racing on Belfast Lough*



*Belfast Lough from Cultra*







# *Making your new apartment a home*

Careful attention to detail has been given in every element of design and construction at Byron Halt giving these homes a distinct charm.

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## *Internal*



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms



## *Kitchen*

- A quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



# *Making your new apartment a home*

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## *Bathroom / Ensuite / Shower Room*



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- Vanity unit to bathroom, ensuite and shower rooms



## *External*

- Communal electric car charging points
- External lighting to apartment entrance doors
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company





# Urban & chic apartment living

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: White four panel doors with chrome knobs
- Extensive electrical specification to include pre-wire for BT, Sky+ and Virgin Media
- Internal walls, ceilings and woodwork painted in neutral colours
- Floor tiling to halls, living / kitchen / dining areas
- Carpets to bedrooms
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

## KITCHEN

- Quality kitchen with co-ordinating quartz stone worktop, upstand, splashback and handles
- Contemporary underlighting to kitchen units
- Ceramic floor tiling from superior range
- Appliances to include electric oven, hob and stainless steel & glass extractor hood
- Integrated fridge freezer
- Integrated washer / dryer machine
- Integrated dishwasher

## BATHROOM / ENSUITE / SHOWER ROOM

- Contemporary white sanitary ware
- Thermostatically controlled shower and glass screen
- Soft close toilet seat and cover
- Vanity unit to bathroom, ensuite and shower rooms
- Clicker waste system in wash hand basin
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

## EXTERNAL FEATURES

- External lighting to entrance doors
- Lifts serving apartments on upper floors in Blocks A, B, C & D
- Communal entrance hallways with audio intercom communication via the keypad at the main communal door
- Keypad and fob entry to communal entrance doors
- Acoustic glazing and ventilation system to rear and side elevations
- Outside communal water tap
- Decorative paving around apartment blocks with bitmac parking areas
- Electric entrance gates to secure communal carparking
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed



Images used are taken from the  
Byron Halt Show Apartment.

*Hollywood Golf Club*



*Bangor to Belfast Train at Seapark*



*Belfast WOW - R.SPB Reserve, Airport Road West*



*Culloden  
Estate & Spa*





# Site Layout

Not to scale.

KINNEGAR COURT

KINNEGAR DRIVE

PAVILIONS  
OFFICE PARK



Possible Future  
Townhouse

The Praeger  
Block A  
1-6

The Praeger  
Block B  
7-15

The Praeger  
Block C  
16-24

The Praeger  
Block D  
25-30

Electronic  
Entrance Gates

The Grant  
Block E  
31-35

Bin  
Store

Bin  
Store

Bin  
Store

Bin  
Store

TRAIN LINE

A2 DUAL  
CARRIAGEWAY

*Architecturally designed  
homes in a mews setting  
and unbeatable location*





*Computer Visual - Front Elevation*



# The Praeger

## Ground Floor

**Block A** - Apartments 1-2

**Block B** - Apartments 7-9

**Block C** - Apartments 16-18

**Block D** - Apartments 25-26



### Apartment 1 - Block A

LIVING / KITCHEN / DINING max	20'1" x 18'5"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'6"
BATHROOM	7'3" x 5'8"

Total Floor Area: 782 sq ft approx.

### Apartment 2 - Block A

LIVING / KITCHEN / DINING max	20'1" x 18'11"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'0"
BATHROOM	7'3" x 5'8"

Total Floor Area: 801 sq ft approx.

### Apartment 7 - Block B

LIVING / KITCHEN / DINING max	23'4" x 12'10"
BEDROOM 1 max	14'2" x 9'4"
BEDROOM 2	9'11" x 9'4"
SHOWER ROOM	6'11" x 5'5"

Total Floor Area: 557 sq ft approx.

### Apartment 8 - Block B

LIVING / KITCHEN / DINING max	18'11" x 16'4"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"

Total Floor Area: 699 sq ft approx.

### Apartment 9 - Block B

LIVING / KITCHEN / DINING max	18'11" x 18'6"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"

Total Floor Area: 722 sq ft approx.



### *Apartment 16 - Block C*

LIVING / KITCHEN / DINING max	23'4" x 12'10"
BEDROOM 1 max	14'2" x 9'4"
BEDROOM 2	9'11" x 9'4"
SHOWER ROOM	6'11" x 5'5"
Total Floor Area: 557 sq ft approx.	

### *Apartment 17 - Block C*

LIVING / KITCHEN / DINING max	18'11" x 18'6"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"
Total Floor Area: 722 sq ft approx.	

### *Apartment 18 - Block C*

LIVING / KITCHEN / DINING max	18'11" x 16'4"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'8" x 9'1"
BATHROOM	7'3" x 5'8"
Total Floor Area: 699 sq ft approx.	

### *Apartment 25 - Block D*

LIVING / KITCHEN / DINING max	20'1" x 18'11"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'0"
BATHROOM	7'3" x 5'8"
Total Floor Area: 801 sq ft approx.	

### *Apartment 26 - Block D*

LIVING / KITCHEN / DINING max	20'1" x 18'5"
MASTER BED max	18'1" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 782 sq ft approx.	



# The Praeger

## First Floor

- Block A** - Apartments 3-4  
**Block B** - Apartments 10-12  
**Block C** - Apartments 19-21  
**Block D** - Apartments 27-28



### Apartment 3 - Block A

LIVING / KITCHEN / DINING max	20'2" x 18'8"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"

Total Floor Area: 799 sq ft approx.

### Apartment 4 - Block A

LIVING / KITCHEN / DINING max	20'2" x 19'2"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"

Total Floor Area: 818 sq ft approx.

### Apartment 10 - Block B

LIVING / KITCHEN / DINING max	23'3" x 12'10"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"

Total Floor Area: 665 sq ft approx.

### Apartment 11 - Block B

LIVING / KITCHEN / DINING max	19'2" x 16'5"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"

Total Floor Area: 712 sq ft approx.

### Apartment 12 - Block B

LIVING / KITCHEN / DINING max	19'2" x 18'8"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"

Total Floor Area: 736 sq ft approx.



### *Apartment 19 - Block C*

LIVING / KITCHEN / DINING max	23'3" x 12'10"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"
Total Floor Area: 665 sq ft approx.	

### *Apartment 20 - Block C*

LIVING / KITCHEN / DINING max	19'2" x 18'8"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 736 sq ft approx.	

### *Apartment 21 - Block C*

LIVING / KITCHEN / DINING max	19'2" x 16'5"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 712 sq ft approx.	

### *Apartment 27 - Block D*

LIVING / KITCHEN / DINING max	20'2" x 19'2"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"
Total Floor Area: 818 sq ft approx.	

### *Apartment 28 - Block D*

LIVING / KITCHEN / DINING max	20'2" x 18'8"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"
Total Floor Area: 799 sq ft approx.	

# The Praeger

## Second Floor

**Block A** - Apartments 5-6

**Block B** - Apartments 13-15

**Block C** - Apartments 22-24

**Block D** - Apartments 29-30



### Apartment 5 - Block A

LIVING / KITCHEN / DINING	18'8" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"

Total Floor Area: 762 sq ft approx.

### Apartment 6 - Block A

LIVING / KITCHEN / DINING max	19'2" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"

Total Floor Area: 781 sq ft approx.

### Apartment 13 - Block B

LIVING / KITCHEN / DINING max	20'8" x 13'1"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"

Total Floor Area: 647 sq ft approx.

### Apartment 14 - Block B

LIVING / KITCHEN / DINING	19'2" x 13'10"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"

Total Floor Area: 693 sq ft approx.

### Apartment 15 - Block B

LIVING / KITCHEN / DINING max	19'2" x 16'1"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"

Total Floor Area: 716 sq ft approx.



### *Apartment 22 - Block C*

LIVING / KITCHEN / DINING max	20'8" x 13'1"
MASTER BED max	18'3" x 9'4"
ENSUITE	6'11" x 5'6"
BEDROOM 2	9'11" x 9'4"
BATHROOM max	7'7" x 6'0"
Total Floor Area: 647 sq ft approx.	

### *Apartment 23 - Block C*

LIVING / KITCHEN / DINING max	19'2" x 16'1"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 716 sq ft approx.	

### *Apartment 24 - Block C*

LIVING / KITCHEN / DINING	19'2" x 13'10"
MASTER BED max	15'8" x 9'6"
ENSUITE	6'7" x 5'6"
BEDROOM 2 max	15'8" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 693 sq ft approx.	

### *Apartment 29 - Block D*

LIVING / KITCHEN / DINING max	19'2" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 9'3"
BATHROOM	7'3" x 5'8"
Total Floor Area: 781 sq ft approx.	

### *Apartment 30 - Block D*

LIVING / KITCHEN / DINING	18'8" x 17'7"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'8"
BEDROOM 2	12'3" x 8'9"
BATHROOM	7'3" x 5'8"
Total Floor Area: 762 sq ft approx.	



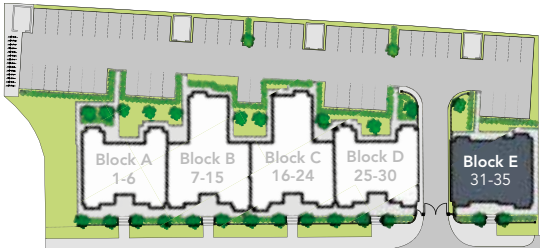


**The Grant**  
Block E / Apts 31-35

# The Grant

## Site Layout

Not to scale.



KINNEGAR DRIVE

## Ground Floor



**Block E**  
Apartments 31-32

### Apartment 31 - Block E

LIVING / KITCHEN / DINING max	28'5" x 16'2"
MASTER BED max	18'1" x 9'6"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	15'6" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 847 sq ft approx.	

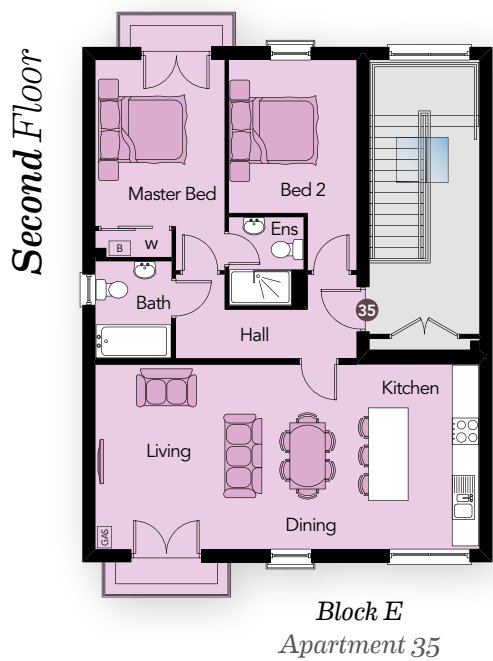
### Apartment 32 - Block E

LIVING / KITCHEN / DINING	19'3" x 17'9"
MASTER BED max	19'7" x 9'8"
ENSUITE	6'7" x 5'4"
BEDROOM 2 max	17'0" x 9'4"
BATHROOM	7'3" x 5'8"
Total Floor Area: 783 sq ft approx.	





Computer Visual - Rear Elevation



### *Apartment 33 - Block E*

LIVING / KITCHEN / DINING max	28'7" x 16'2"
MASTER BED max	18'3" x 9'7"
ENSUITE	6'7" x 5'7"
BEDROOM 2 max	15'8" x 9'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 859 sq ft approx.	

### *Apartment 34 - Block E*

LIVING / KITCHEN / DINING	19'5" x 15'4"
MASTER BED max	17'1" x 9'7"
ENSUITE	6'7" x 5'7"
BEDROOM 2 max	17'1" x 9'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 758 sq ft approx.	

### *Apartment 35 - Block E*

LIVING / KITCHEN / DINING	28'7" x 13'9"
MASTER BED max	15'8" x 9'7"
ENSUITE	6'7" x 5'7"
BEDROOM 2 max	15'8" x 9'6"
BATHROOM	7'3" x 5'8"
Total Floor Area: 827 sq ft approx.	



An aerial photograph of the Hollywood area in Belfast, showing a mix of residential and commercial buildings, a major road with traffic, and a train passing on tracks in the foreground. The city skyline is visible in the distance under a blue sky with light clouds.

## BYRON HALT

Kinnegar Drive  
Hollywood  
BT18 9JQ

*Aerial view of Hollywood looking towards  
Byron Halt and Belfast*





# Current Developments



**ASHDENE WOOD**  
*Dundonald BT16 1XS*



**MULBERRY**  
*Coleraine BT52 2FA*



**MEDWAY**  
*Belfast BT4 1GA*



**BALLYVEIGH**  
*Antrim BT41 2GW*



**ENLER VILLAGE**  
*Comber BT23 5ZP*



**FOXLEIGH MEADOW**  
*Ballymoney BT53 6FE*



**EBRINGTON HALL**  
*Belfast BT4 3HX*

**HAGAN**<sup>®</sup>  
CREATING  
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## Multi Award Winning Home Builders

**Belfast Telegraph**  
Residential Developer  
Property Award

**Belfast Telegraph**  
Property Marketing  
Award 2018

**Daily Telegraph**  
What House?  
Award Winner

**Sunday Express**  
National House  
Builder Award

**CEF - Private Housing**  
Development  
Award Winner 2008

**CEF - Private Housing**  
Development  
Award Winner 2012

**CEF - Private Housing**  
Development  
Award Finalist 2014

**CEF - Private Housing**  
Development  
Award Finalist 2015

**Daily Express**  
British National  
House Builder Award

**FSB Small Business**  
Community Award  
Winner 2020

**Business Eye**  
Business Awards 2018  
Highly Commended

**AIB Business Eye**  
Community (CSR)  
Award Winner 2021





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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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25 Talbot Street,  
Belfast BT1 2LD

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[www.colliersni.com](http://www.colliersni.com)




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Holywood BT18 9AD

Telephone 028 9042 8888  
[www.johnminnis.co.uk](http://www.johnminnis.co.uk)

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