



BLADON PARK

◆ MALONE - BT9 ◆

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♦ MALONE - BT9 ♦

AN EXCLUSIVE COLLECTION OF 5 DETACHED HOUSES
AND 6 STUNNING APARTMENTS

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♦ M A L O N E - B T 9 ♦

AN EXCLUSIVE COLLECTION OF 5 DETACHED HOUSES
AND 6 STUNNING APARTMENTS



1. Lagan Meadows
2. Methodist College Queens Quarter
3. Malone Golf Club Malone
4. 5A Café Stranmillis
5. Miel-et-Moi Lisburn Road
6. Space NK Lisburn Road

Photograph 3 courtesy of
Northern Ireland Tourist Board.



AMONGST THE FINEST IN MALONE



Tucked away in the much sought-after leafy suburb of Malone, Bladon Park is an exclusive development that truly speaks for itself. From the tree-lined avenue leading up to the grounds, to the architecturally-designed homes themselves; Bladon Park is in a league of its own.

Yet the beauty of this location also lies in its surroundings. Not only is it close to the bustling Lisburn Road and Stranmillis areas of Belfast, teeming with cafés, restaurants and boutiques, it is also on the doorstep of some of Belfast's finest green spaces. From Lagan Meadows to Belvoir Forest Park and Ormeau Parklands, there is no shortage of outdoor activities to enjoy, whether it's a round of golf, a woodland walk, or a cycle down the historic Lagan Towpath.

1. Belfast City Hall
City Centre
2. The Mac
Cathedral Quarter
3. Malone House
Malone
4. The Lyric Theatre
Queens Quarter
5. Cutters Wharf
Stranmillis
6. Jaffe Fountain
Victoria Square
7. Dean & Decano
Lisburn Road

Photographs; 1, 2 & 6
courtesy of Northern Ireland
Tourist Board.



BELFAST, A MOST DESIRABLE PLACE TO LIVE.



Consisting of five unique detached properties with private landscaped gardens, Bladon Park is a prestigious collection of luxury homes, characterised by spacious, contemporary interiors and classically-designed exteriors, finished to the highest specification for relaxed, everyday living.

Set within the desirable BT9 postcode, these new homes are within close proximity of many local amenities on both the Malone and Lisburn roads, as well as being just a stone's throw away from some of the best outdoor spaces in Belfast including Ormeau Park, Belvoir Park Golf Club and the Lagan Meadows.

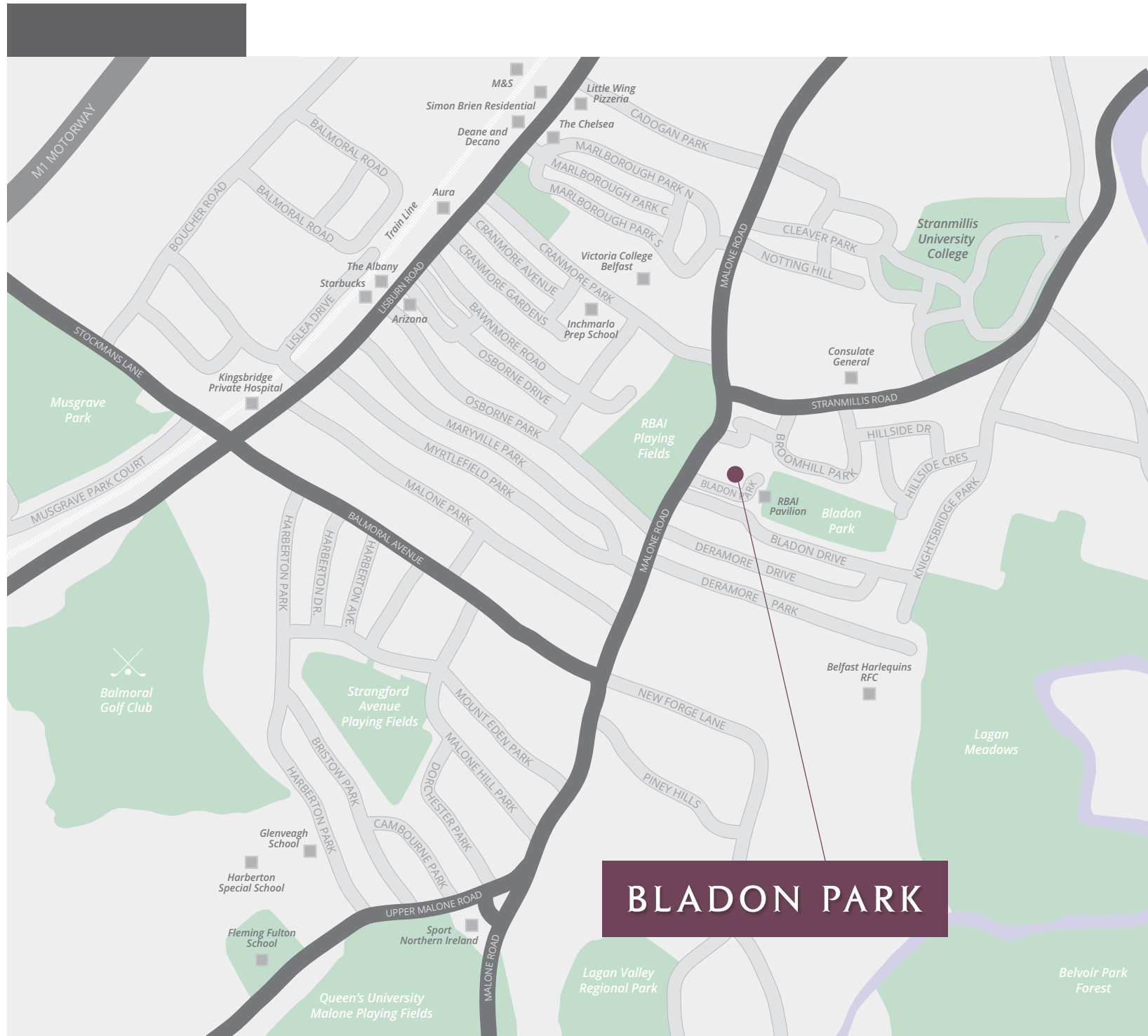
Bladon Park would make the perfect family home, being within easy reach of leading primary and secondary schools, whilst also offering all of the space, comfort and privacy you could ever need for modern family living.

Classic homes, in a classic location.



PERFECTLY PLACED.

LOCATION MAP



OVERALL SITE LAYOUT



Page 10

LEWIS HOUSE

SITE ONE
TOTAL FLOOR AREA
4,520 FT² / 420 M²



Page 18

BINGHAM HOUSE

SITE TWO
TOTAL FLOOR AREA
4,556 FT² / 423 M²



Page 24

LONGLEY HOUSE

SITE THREE
TOTAL FLOOR AREA
4,385 FT² / 407 M²



Page 32

HEANEY HOUSE

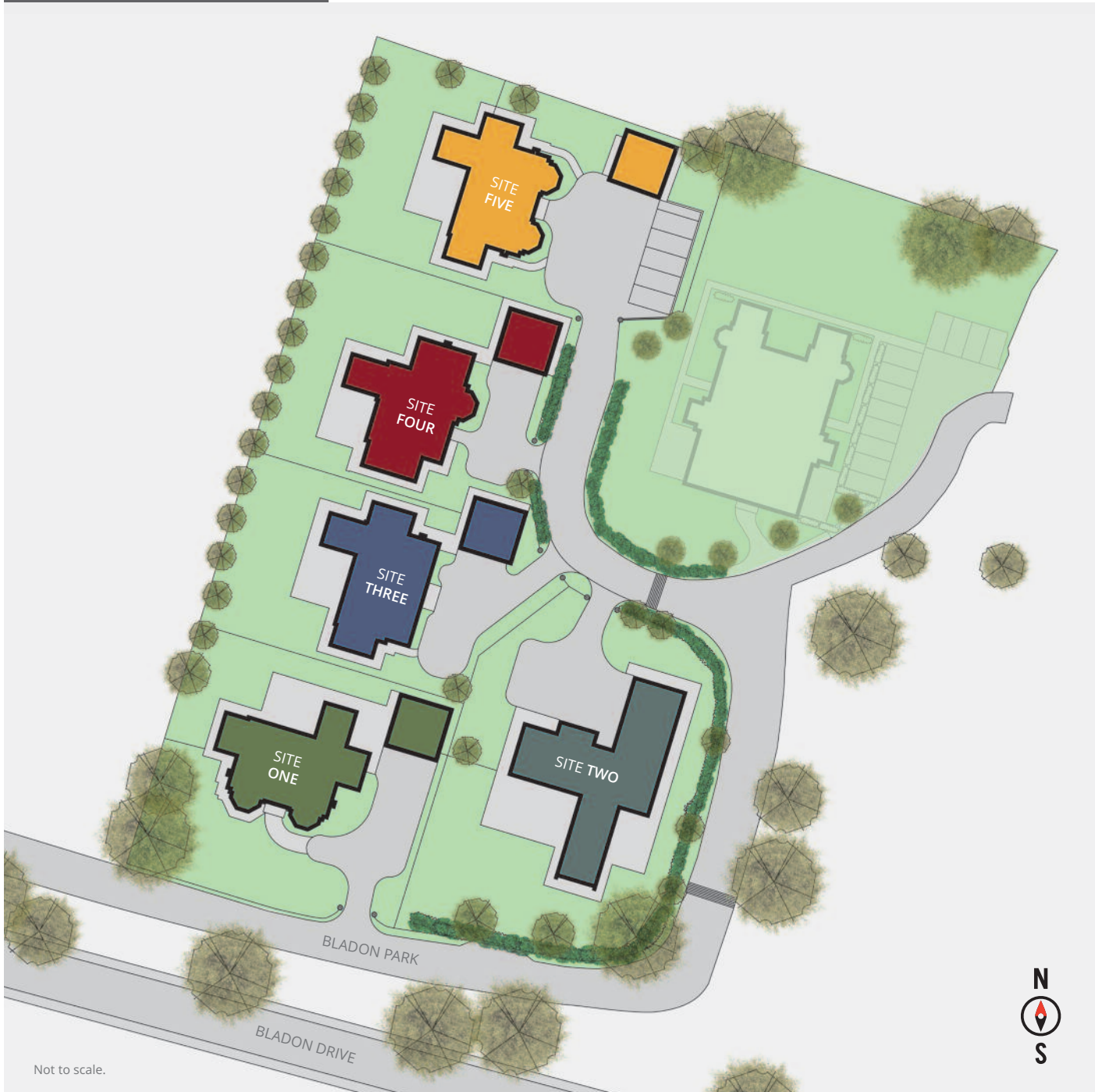
SITE FOUR
TOTAL FLOOR AREA
4,438 FT² / 412 M²



Page 40

DAVIDSON HOUSE

SITE FIVE
TOTAL FLOOR AREA
4,520 FT² / 420 M²



Not to scale.

LEWIS HOUSE

THREE RECEPTION ROOMS
GARDEN ROOM
STUDY
GAMES ROOM
FIVE BEDROOMS
FOUR BATHROOMS
DOUBLE GARAGE

TOTAL FLOOR AREA 4,520 FT² / 420 M²

FRONT DOOR COLOUR - FARROW & BALL CALKE GREEN



LEWIS HOUSE

SITE ONE

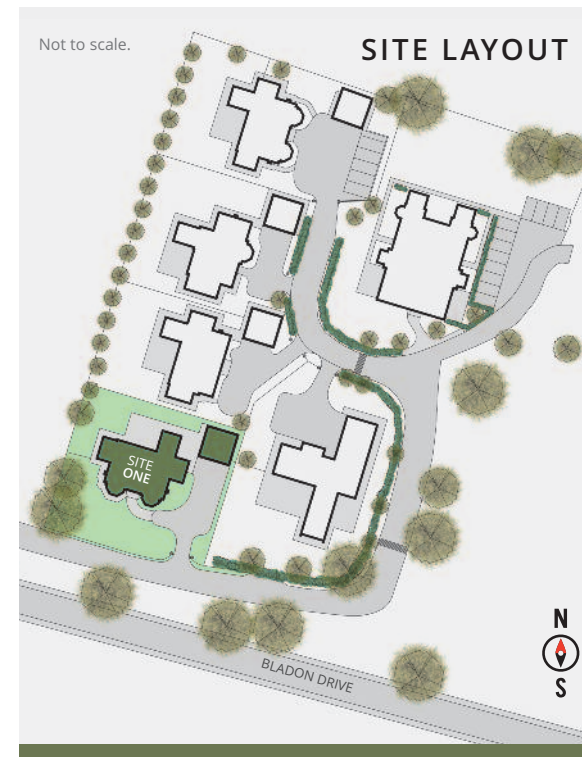


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MEASUREMENTS

	IMPERIAL	METRIC
ENTRANCE HALL		
DRAWING ROOM (max)	22'3" x 14'6"	6.8 x 4.4m
FORMAL DINING (max)	22'3" x 14'6"	6.8 x 4.4m
KITCHEN	14'8" x 14'7"	4.5 x 4.4m
DINING	13'6" x 11'6"	4.1 x 3.5m
GARDEN ROOM	14'3" x 13'1"	4.3 x 3.9m
SNUG	14'7" x 14'6"	4.5 x 4.4m
STUDY	15'4" x 8'4"	4.6 x 2.5m
UTILITY/BOOT ROOM	15'4" x 8'4"	4.6 x 2.5m
CLOAKS/WC	7'6" x 3'6"	2.3 x 1.1m

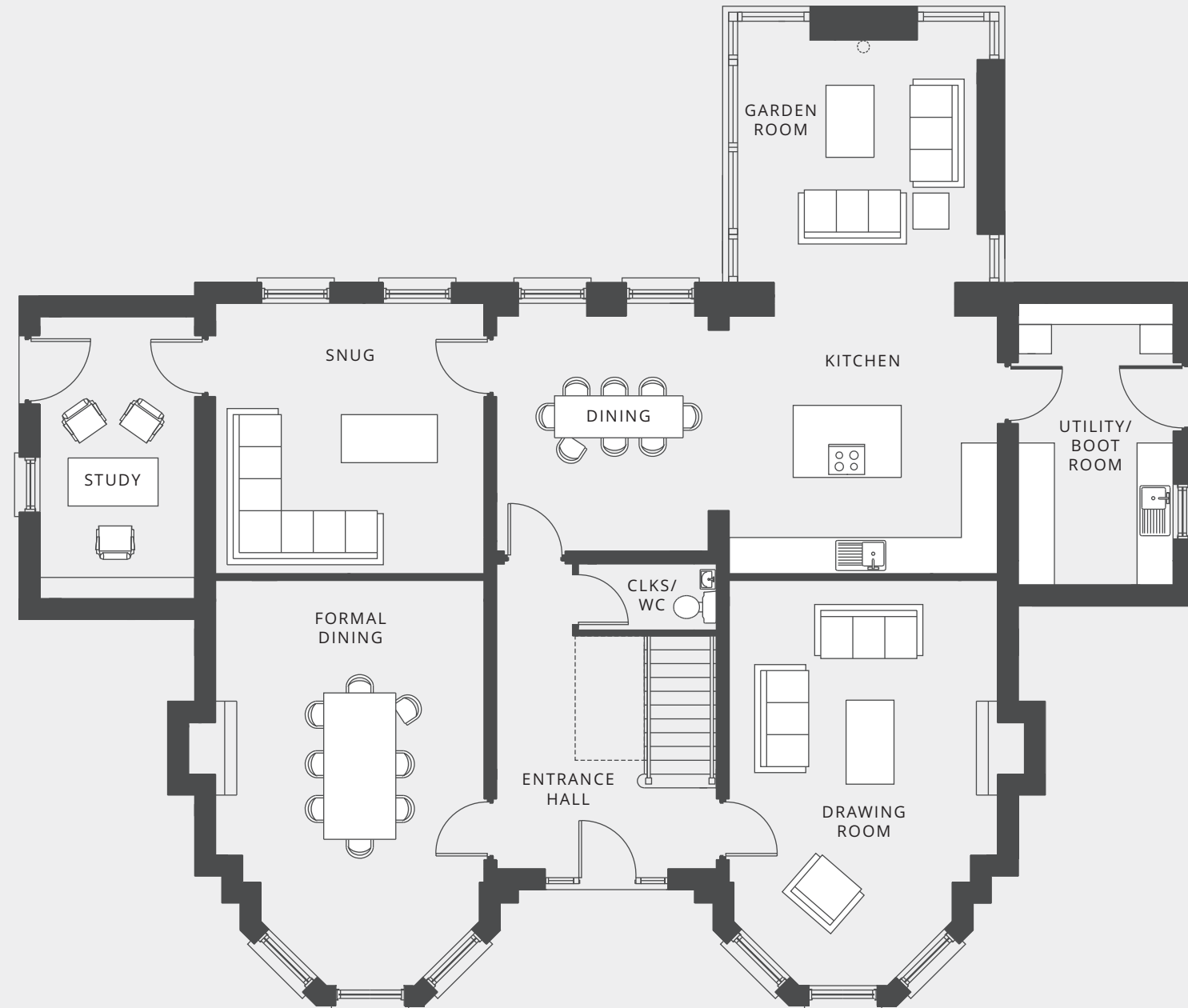
GROUND FLOOR



Floorplans are not to scale and all dimensions are measured from blockwork face to blockwork face.

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Both floorplans and CGIs may be subject to change.



MEASUREMENTS

	IMPERIAL	METRIC
MASTER BEDROOM (max)	19'0" x 14'6"	5.8 x 4.4m
DRESSING ROOM	14'6" x 7'9"	4.4 x 2.4m
ENSUITE	14'6" x 9'9"	4.4 x 3.0m
BEDROOM 2 (max)	19'0" x 14'6"	5.8 x 4.4m
ENSUITE	10'3" x 5'1"	3.1 x 1.5m
BEDROOM 3	14'6" x 12'7"	4.4 x 3.8m
BATHROOM	13'5" x 11'10"	4.1 x 3.6m

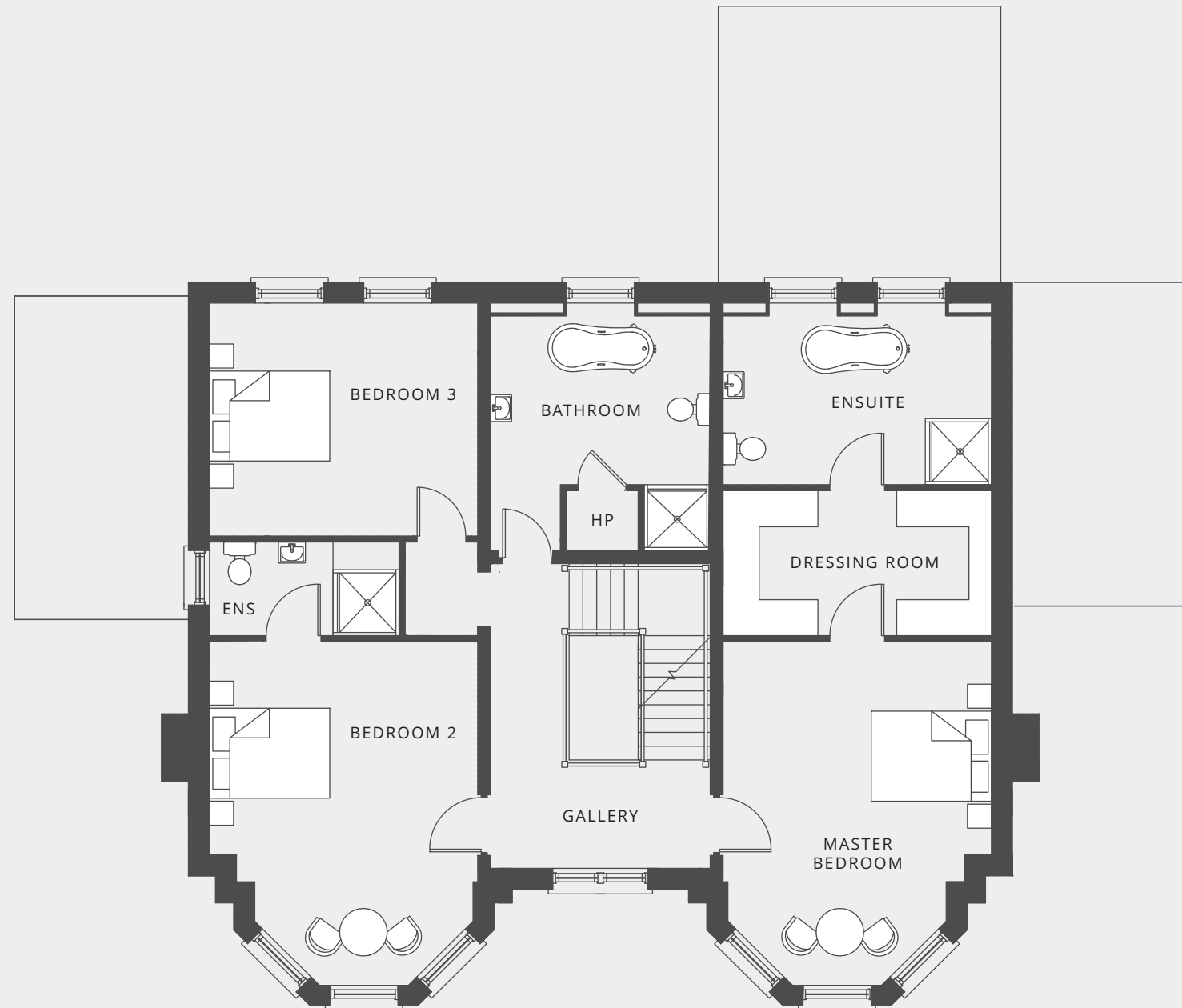
FIRST FLOOR



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MEASUREMENTS

	IMPERIAL	METRIC
BEDROOM 4 (plus dormer)	15'0" x 11'4"	4.5 x 3.4m
BEDROOM 5 (plus dormer)	15'0" x 11'2"	4.5 x 3.4m
GAMES ROOM (plus dormers)	22'9" x 15'0"	6.9 x 4.5m
SHOWER ROOM	11'10" x 6'4"	3.6 x 1.9m

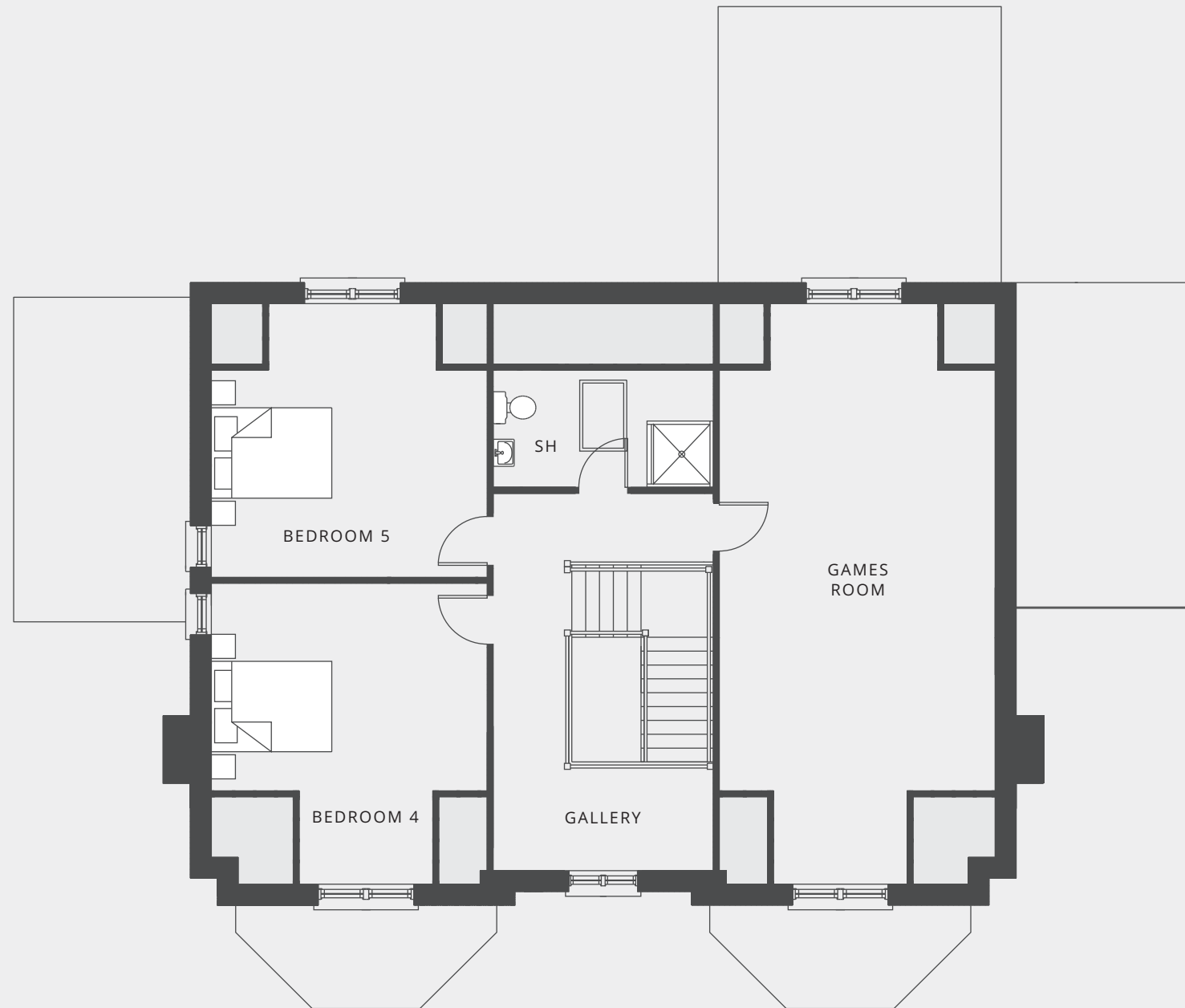
SECOND FLOOR



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BINGHAM HOUSE

TWO RECEPTION ROOMS
STUDY
GAMES ROOM
FIVE BEDROOMS
FOUR BATHROOMS
DOUBLE GARAGE

TOTAL FLOOR AREA 4,556 FT² / 423 M²

FRONT DOOR COLOUR - FARROW & BALL DOWNPIPE



BINGHAM HOUSE

SITE TWO



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MEASUREMENTS

ENTRANCE PORCH WITH CLOAKS

HALL

DRAWING ROOM

KITCHEN/LIVING

FORMAL DINING ROOM

STUDY

UTILITY / BOOT ROOM

DOUBLE GARAGE

WC 1

WC 2

IMPERIAL

METRIC

20'9" x 14'7"

6.4 x 4.5m

34'1" x 16'0"

10.4 x 4.9m

20'9" x 13'5"

6.4 x 4.2m

14'4" x 10'4"

4.4 x 3.2m

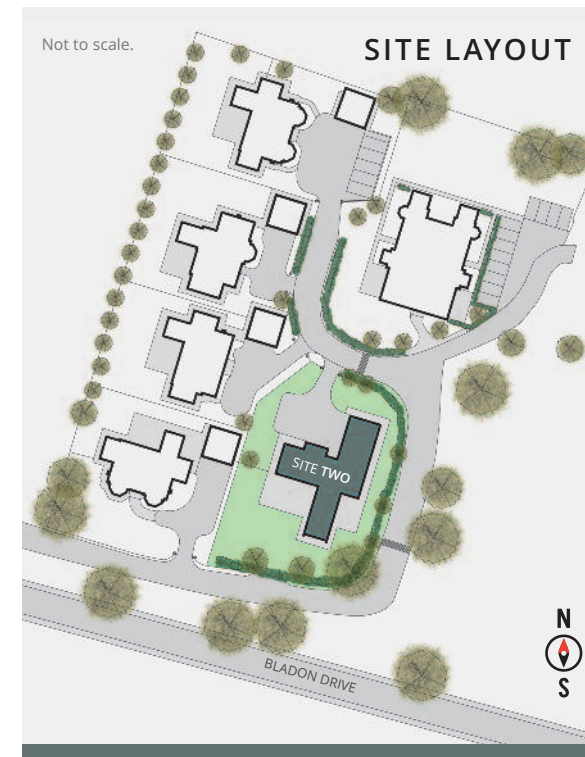
15'0" x 10'1"

4.6 x 3.1m

23'9" x 20'9"

7.3 x 6.4m

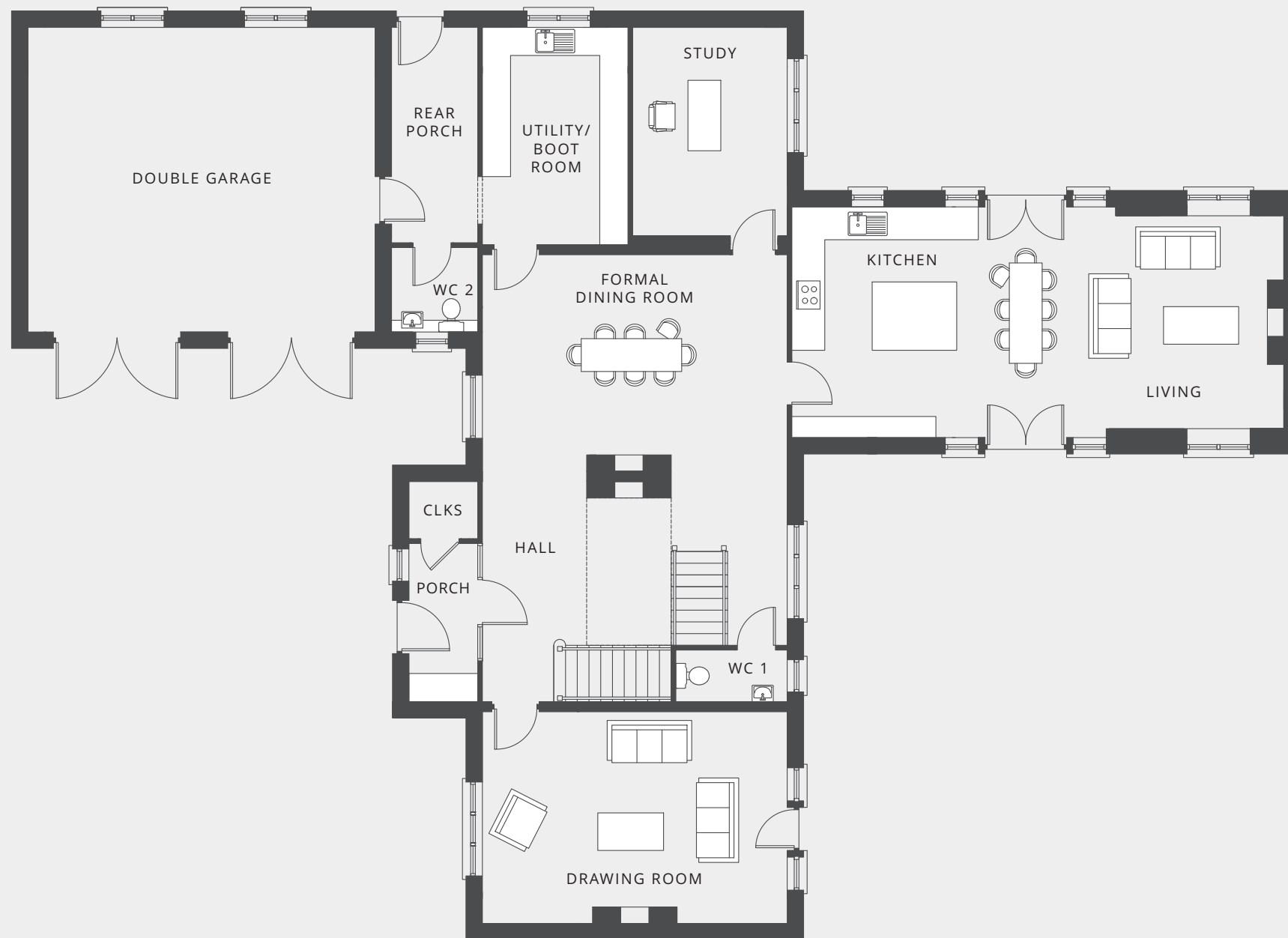
GROUND FLOOR



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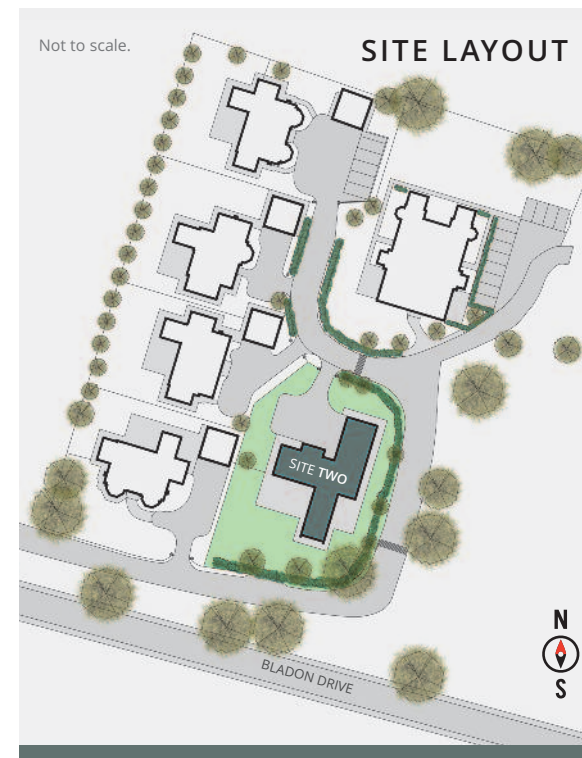


MEASUREMENTS

	IMPERIAL	METRIC
MASTER BOOM	20'9" x 14'7"	6.4 x 4.5m
DRESSING ROOM	15'0" x 11'8"	4.6 x 3.6m
ENSUITE	11'8" x 10'1"	3.6 x 3.1m
BEDROOM 2	15'4" x 12'4"	4.7 x 3.8m
ENSUITE		
BEDROOM 3	12'7" x 11'9"	4.0 x 3.6m
ENSUITE		
BEDROOM 4	13'1" x 11'4"	4.0 x 3.5m
BEDROOM 5	14'1" x 13'7"	4.3 x 4.2m
GAMES ROOM	20'9" x 17'0"	6.4 x 5.2m
BATHROOM		



FIRST FLOOR



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LONGLEY HOUSE

THREE RECEPTION ROOMS
GARDEN ROOM
STUDY
GAMES ROOM
FIVE BEDROOMS
FOUR BATHROOMS
DOUBLE GARAGE

TOTAL FLOOR AREA 4,385 FT² / 407 M²

FRONT DOOR COLOUR - FARROW & BALL PITCH BLUE



LONGLEY HOUSE

SITE THREE



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MEASUREMENTS

	IMPERIAL	METRIC
ENTRANCE HALL		
DRAWING ROOM	31'6" x 15'4"	9.6 x 4.6m
SNUG	15'4" x 13'8"	4.6 x 4.1m
KITCHEN	15'4" x 12'8"	4.6 x 3.9m
DINING	12'8" x 11'6"	3.9 x 3.5m
GARDEN ROOM	14'3" x 13'1"	4.3 x 3.9m
STUDY	17'6" x 7'7"	5.3 x 2.3m
UTILITY/BOOT ROOM	17'6" x 7'7"	5.3 x 2.3m
CLOAKS/WC (max)	15'4" x 4'4"	4.6 x 1.3m

GROUND FLOOR



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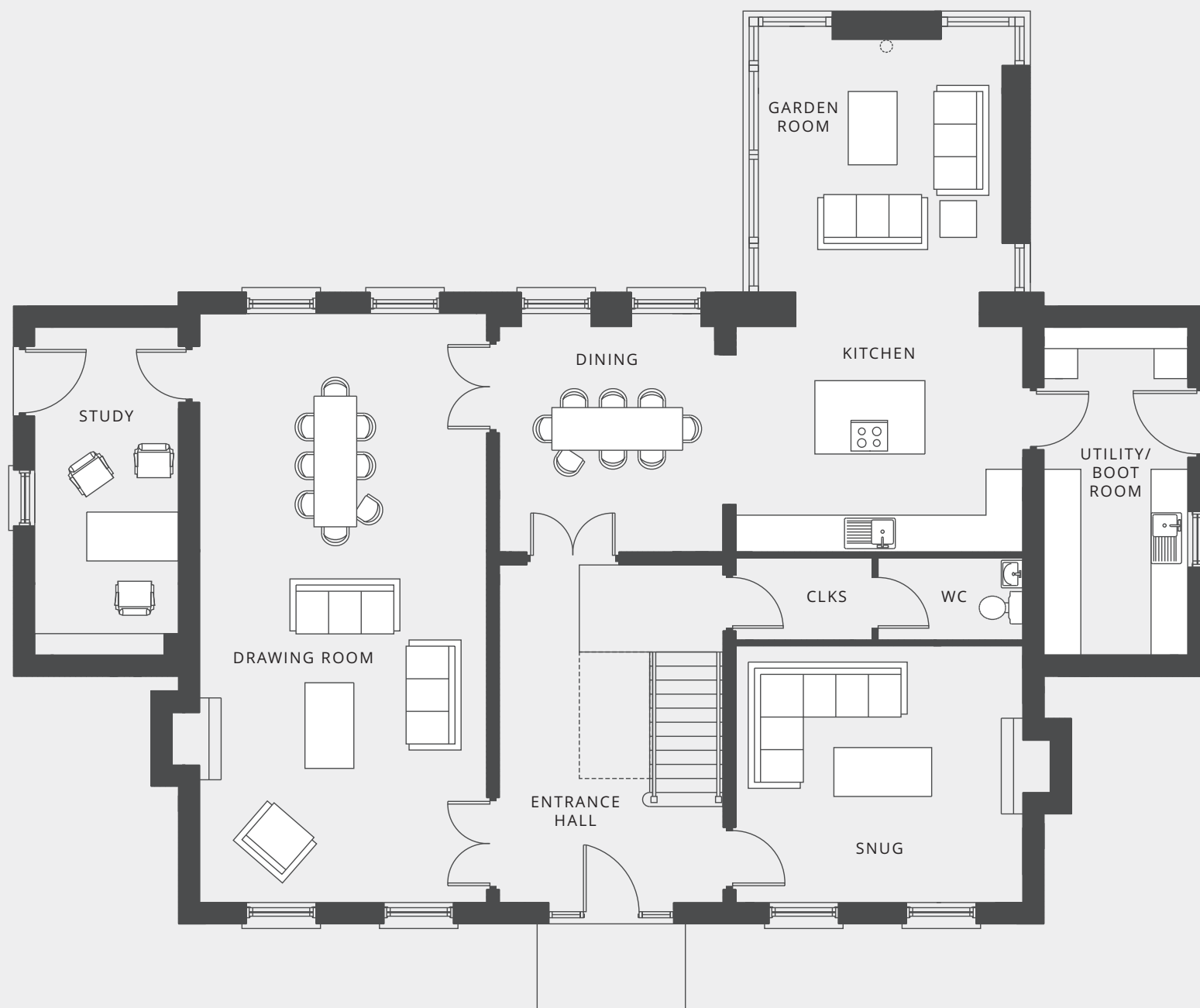
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GROUND FLOOR

LONGLEY HOUSE

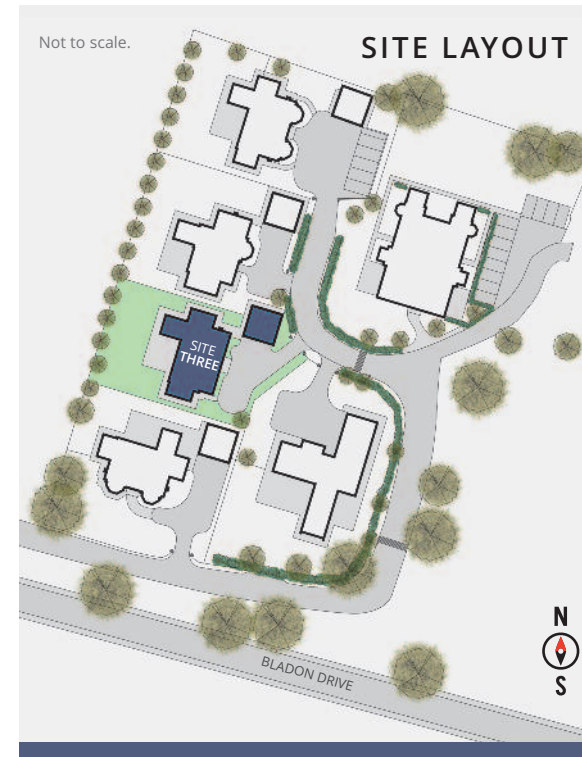
SITE THREE



MEASUREMENTS

	IMPERIAL	METRIC
MASTER BEDROOM	15'4" x 13'1"	4.6 x 4.0m
DRESSING ROOM	15'4" x 7'9"	4.6 x 2.4m
ENSUITE	15'4" x 9'9"	4.6 x 3.0m
BEDROOM 2	15'4" x 13'1"	4.6 x 4.0m
ENSUITE	10'8" x 5'1"	3.3 x 1.5m
BEDROOM 3	15'4" x 12'7"	4.6 x 3.8m
BATHROOM	13'5" x 11'10"	4.1 x 3.6m

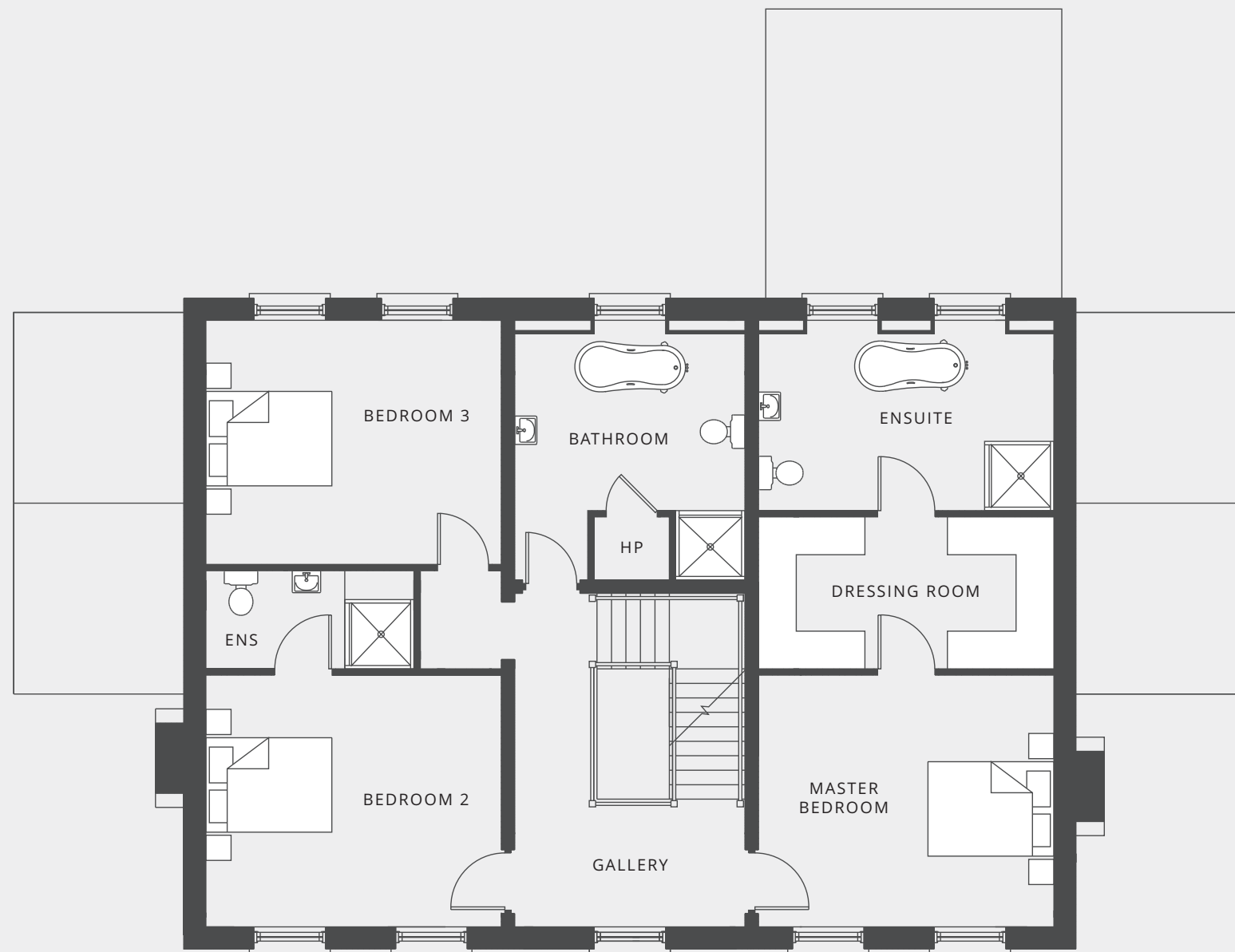
FIRST FLOOR



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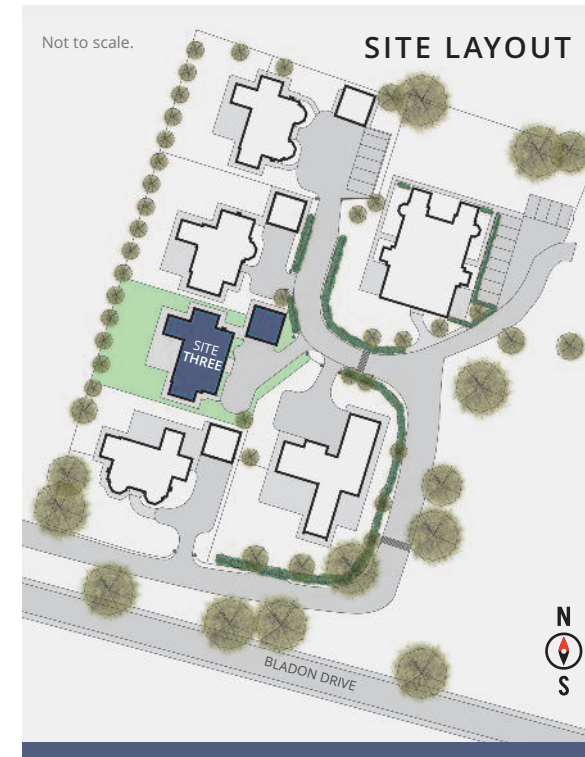
Both floorplans and CGIs may be subject to change.



MEASUREMENTS

	IMPERIAL	METRIC
BEDROOM 4 (plus dormer)	15'8" x 12'1"	4.8 x 3.6m
BEDROOM 5	15'8" x 11'2"	4.8 x 3.4m
GAMES ROOM (plus dormer)	23'7" x 15'8"	7.2 x 4.8m
SHOWER ROOM	11'6" x 6'4"	3.6 x 1.9m

SECOND FLOOR



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SECOND FLOOR

LONGLEY HOUSE

SITE THREE



HEANEY HOUSE

THREE RECEPTION ROOMS
GARDEN ROOM
STUDY / GAMES ROOM
FIVE BEDROOMS
FIVE BATHROOMS
DOUBLE GARAGE

TOTAL FLOOR AREA 4,438 FT² / 412 M²

FRONT DOOR COLOUR - FARROW & BALL RECTORY RED



HEANEY HOUSE

SITE FOUR

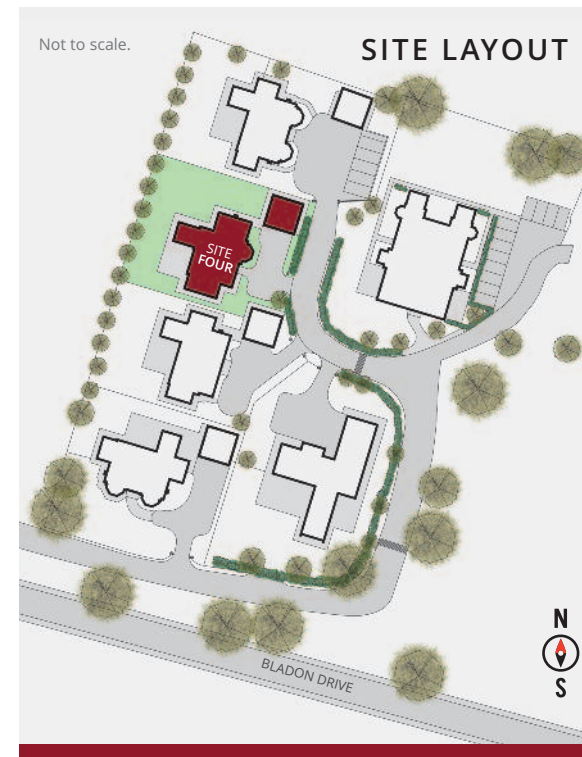


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MEASUREMENTS

	IMPERIAL	METRIC
ENTRANCE HALL		
DRAWING ROOM (max)	18'5" x 16'1"	7.4 x 4.9m
FORMAL DINING	23'5" x 12'6"	7.1 x 3.8m
KITCHEN	17'0" x 15'0"	5.1 x 4.5m
DINING	16'1" x 15'0"	4.9 x 4.5m
GARDEN ROOM	14'3" x 13'1"	4.3 x 3.9m
UTILITY	12'0" x 9'2"	3.6 x 2.8m
BOOT ROOM	10'4" x 9'2"	3.1 x 2.8m
CLOAKS	6'2" x 5'1"	1.8 x 1.5m
WC	5'5" x 5'1"	1.6 x 1.5m

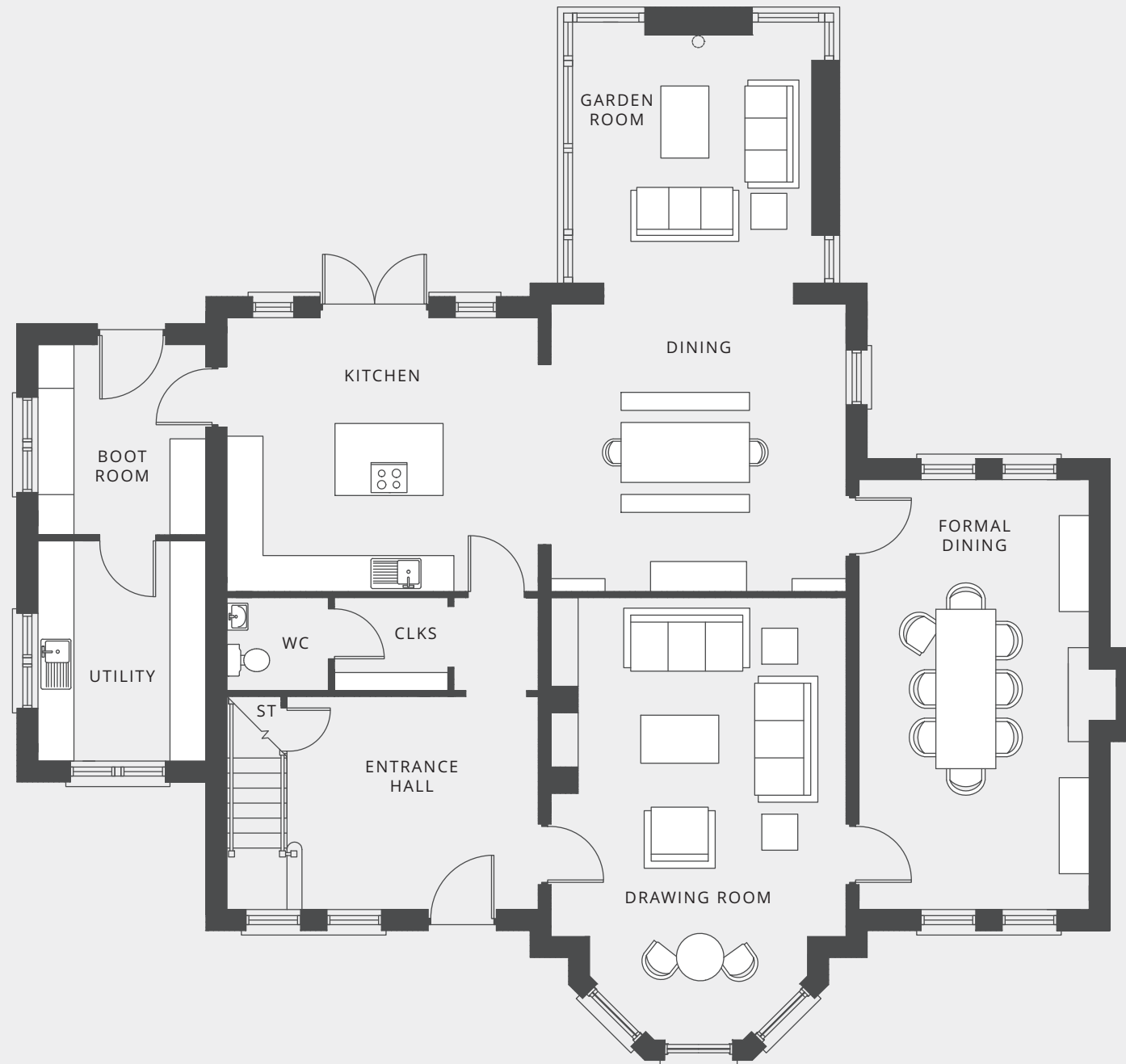
GROUND FLOOR



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MEASUREMENTS

	IMPERIAL	METRIC
MASTER BEDROOM (max)	24'1" x 16'1"	7.3 x 4.9m
DRESSING ROOM	12'6" x 8'1"	3.8 x 2.4m
ENSUITE	12'6" x 8'2"	3.8 x 2.5m
BEDROOM 2	16'1" x 16'0"	4.9 x 4.8m
ENSUITE	12'6" x 6'4"	3.8 x 1.9m
BEDROOM 3	17'0" x 10'7"	5.1 x 3.2m
BATHROOM	12'4" x 9'4"	3.7 x 2.8m

FIRST FLOOR



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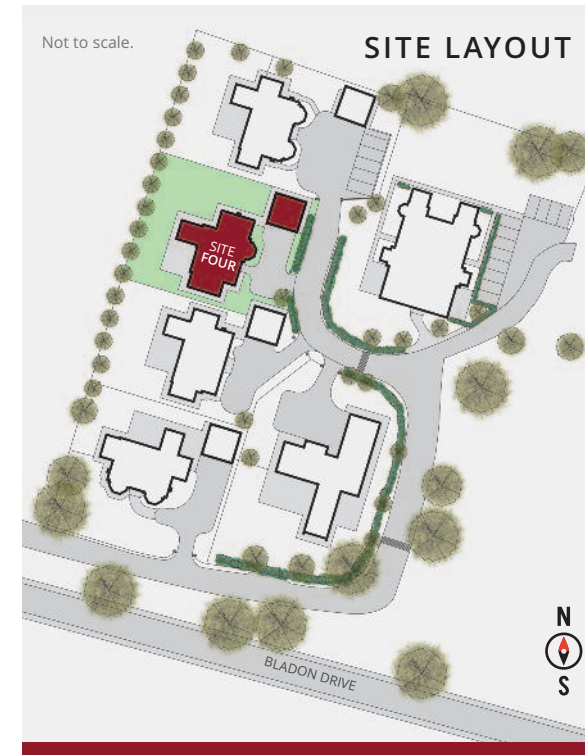
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MEASUREMENTS

	IMPERIAL	METRIC
BEDROOM 4	16'2" x 16'1"	4.9 x 4.9m
DRESSING	12'6" x 8'2"	3.8 x 2.5m
ENSUITE	12'6" x 7'1"	3.8 x 2.1m
BEDROOM 5	14'4" x 13'4"	4.3 x 4.0m
ENSUITE	10'7" x 4'3"	3.2 x 1.3m
GAMES ROOM/STUDY (plus dormer)	15'8" x 12'4"	4.8 x 3.7m

SECOND FLOOR



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DAVIDSON HOUSE

THREE RECEPTION ROOMS
GARDEN ROOM
STUDY
FIVE BEDROOMS
FOUR BATHROOMS
DOUBLE GARAGE

TOTAL FLOOR AREA 4,520 FT² / 420 M²

FRONT DOOR COLOUR - FARROW & BALL ORANGERY



DAVIDSON HOUSE

SITE FIVE

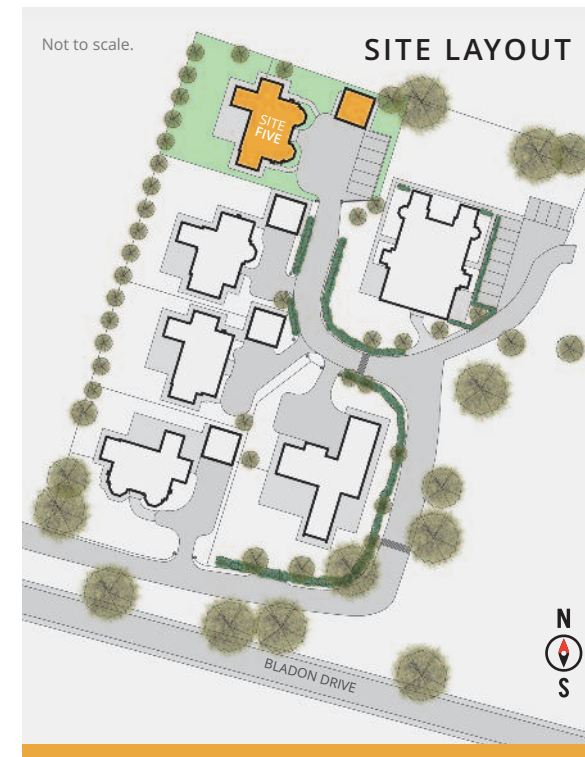


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MEASUREMENTS

	IMPERIAL	METRIC
ENTRANCE HALL		
DRAWING ROOM (max)	22'3" x 14'6"	6.8 x 4.4m
FORMAL DINING ROOM (max)	22'3" x 14'6"	6.8 x 4.4m
KITCHEN	14'8" x 14'7"	4.5 x 4.4m
DINING	13'6" x 11'6"	4.1 x 3.5m
GARDEN ROOM	14'3" x 13'1"	4.3 x 3.9m
SNUG	14'7" x 14'6"	4.5 x 4.4m
STUDY	15'4" x 8'4"	4.6 x 2.5m
UTILITY/BOOT ROOM	15'4" x 8'4"	4.6 x 2.5m
CLOAKS/WC	7'6" x 3'6"	2.3 x 1.1m

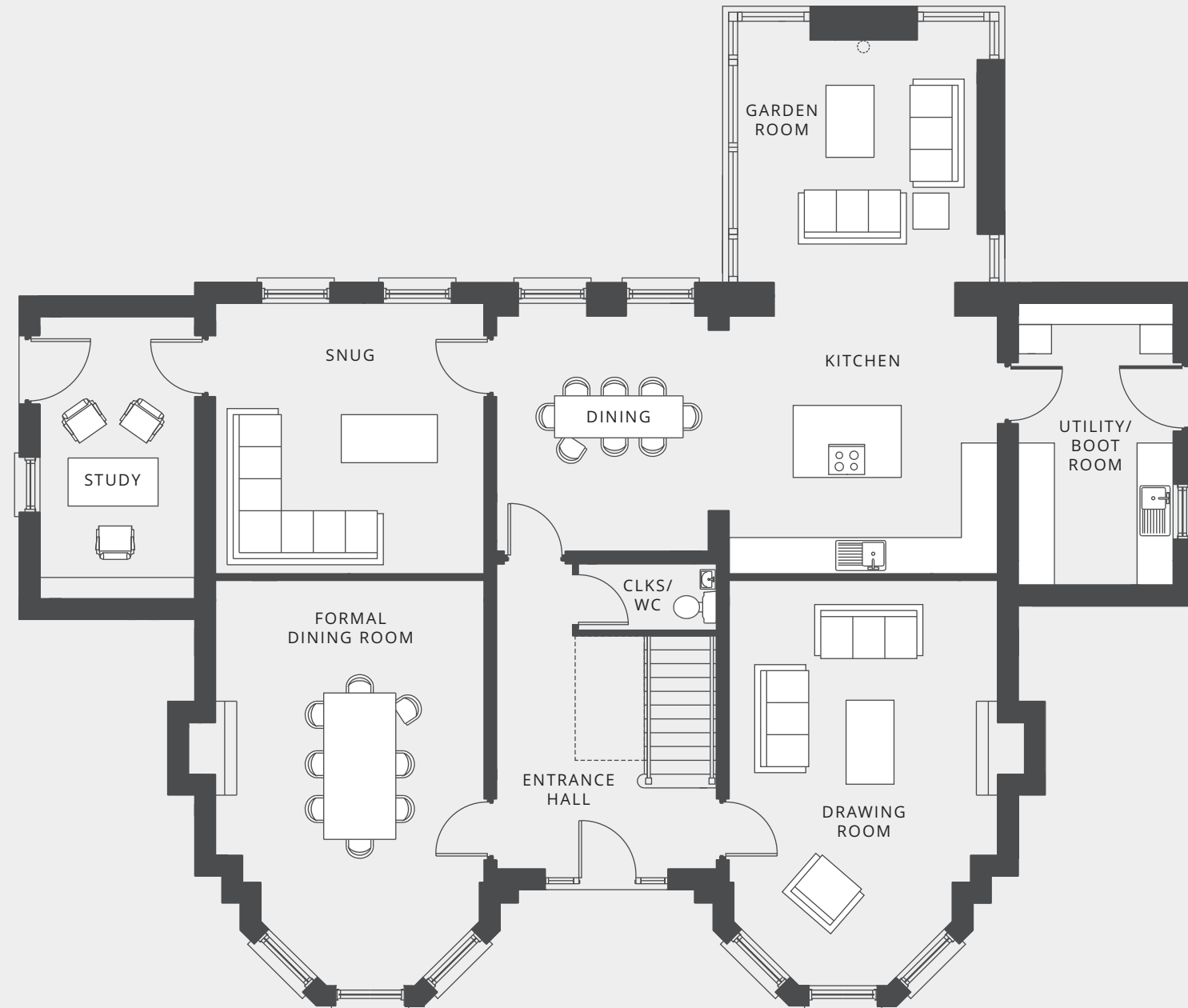
GROUND FLOOR



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MEASUREMENTS

	IMPERIAL	METRIC
MASTER BOOM (max)	19'0" x 14'6"	5.8 x 4.4m
DRESSING ROOM	14'6" x 7'9"	4.4 x 2.4m
ENSUITE	14'6" x 9'9"	4.4 x 3.0m
BEDROOM 2 (max)	19'0" x 14'6"	5.8 x 4.4m
ENSUITE	10'3" x 5'1"	3.1 x 1.5m
BEDROOM 3	14'6" x 12'7"	4.4 x 3.8m
BATHROOM	13'5" x 11'10"	4.1 x 3.6m

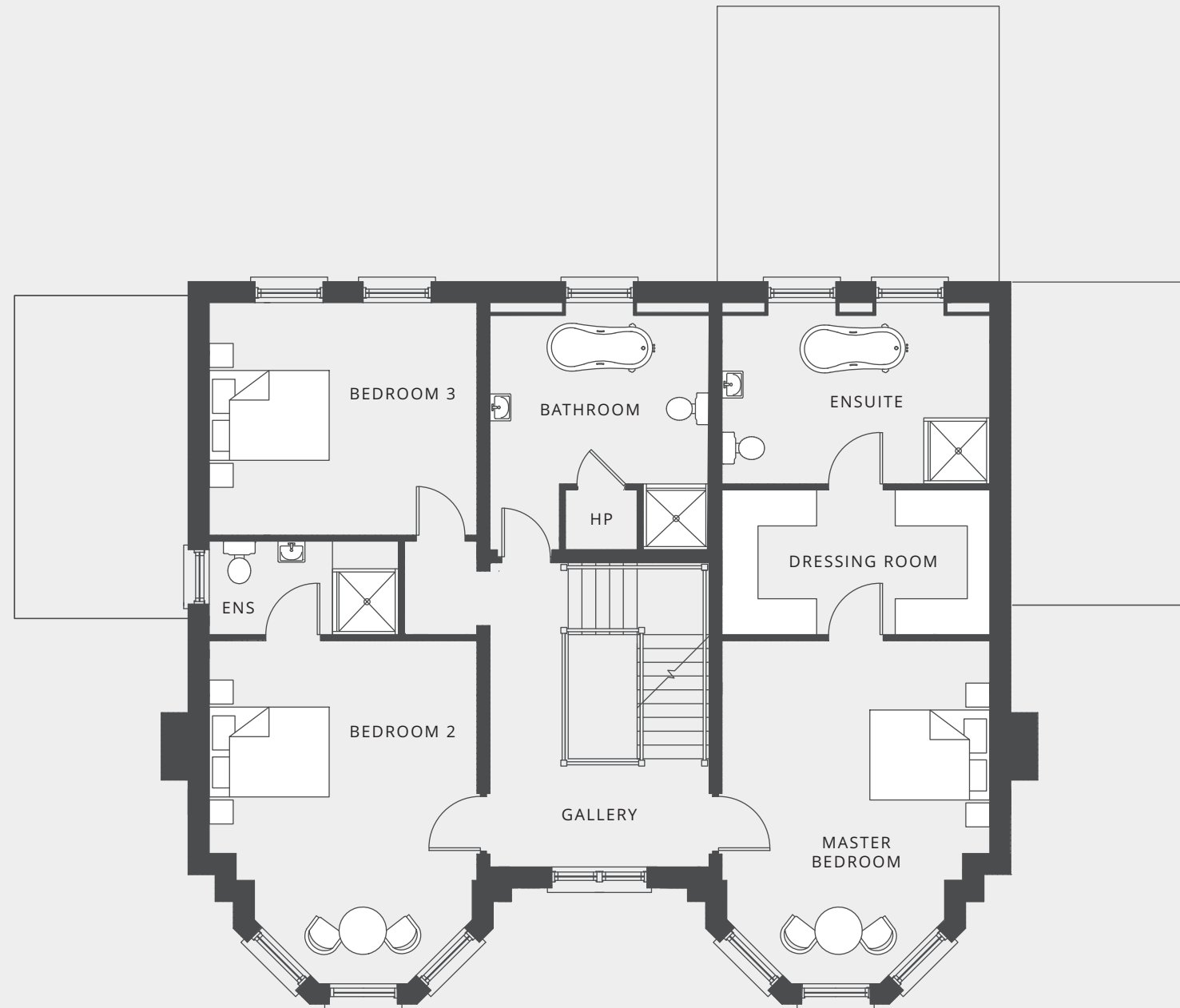
FIRST FLOOR



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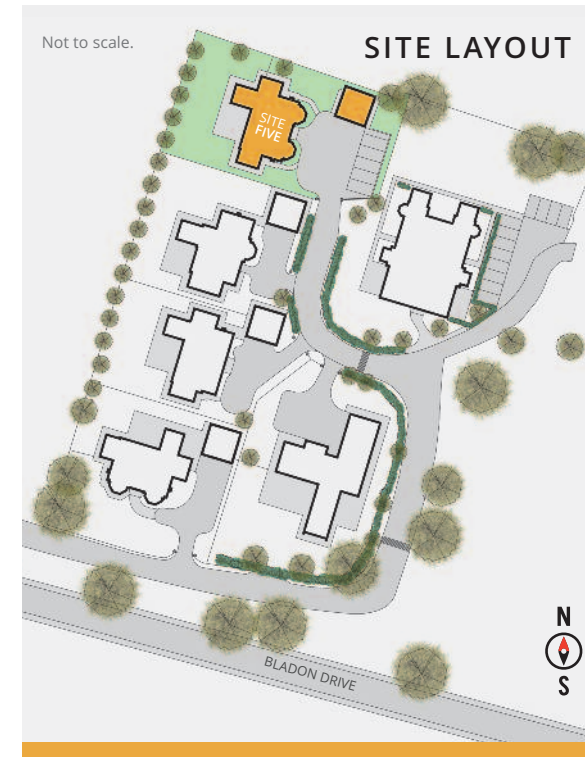
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MEASUREMENTS

	IMPERIAL	METRIC
BEDROOM 4 (plus dormer)	15'0" x 11'4"	4.5 x 3.4m
BEDROOM 5 (plus dormer)	15'0" x 11'2"	4.5 x 3.4m
GAMES ROOM (plus dormers)	22'9" x 15'0"	6.9 x 4.5m
SHOWER ROOM	11'10" x 6'4"	3.6 x 1.9m

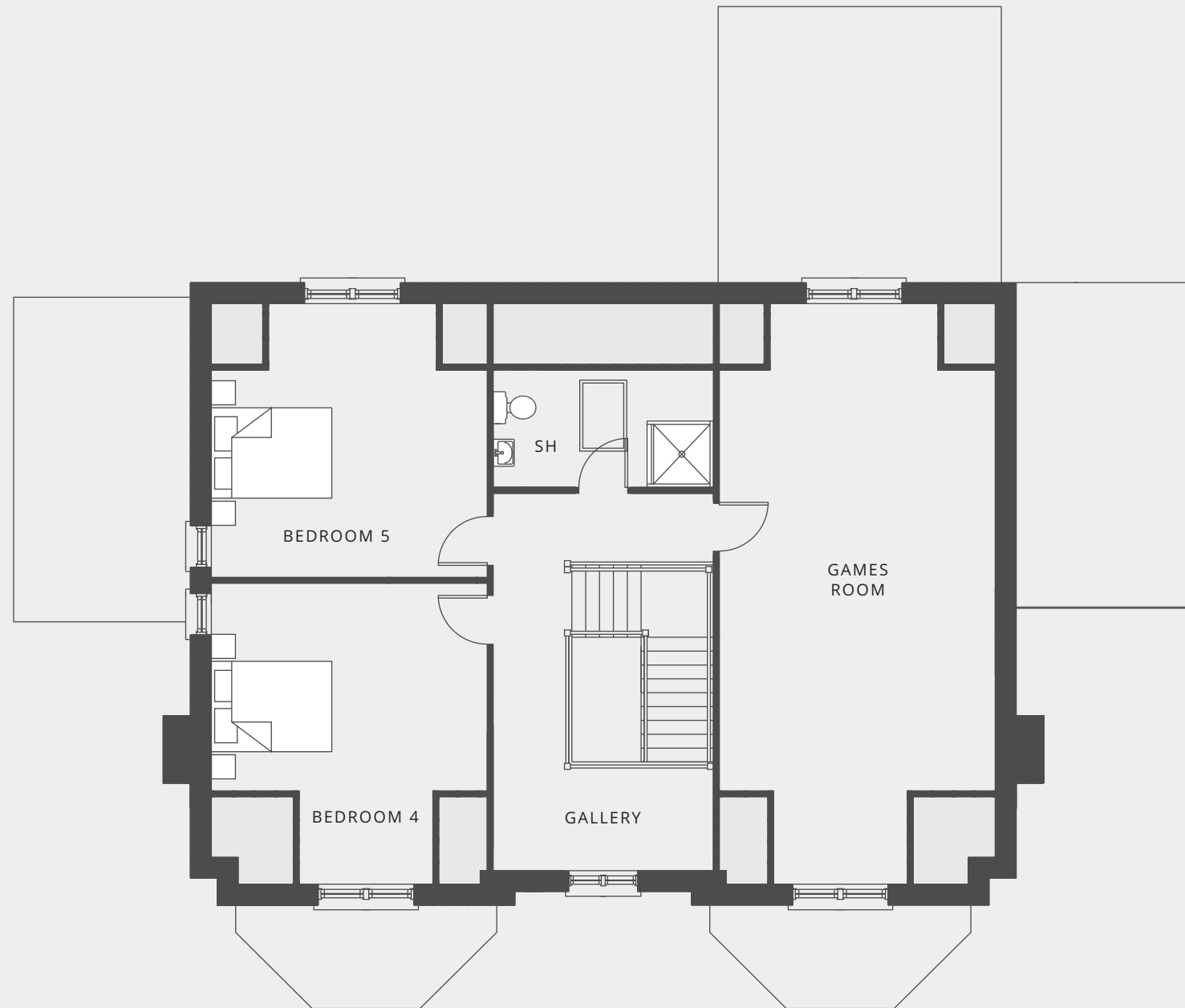
SECOND FLOOR



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LUXURY SPECIFICATION



These images reflect the style of finish at Bladon Park and are used for illustrative purposes.



Generous PC Sum allowance is included in the sale price to enable you to select your choice of finishes from the nominated suppliers and personalise your home at Bladon Park.

Kitchen & Utility Room / Boot Room

- Generous PC Sum allowance is included to enable you to create a bespoke kitchen of your choice

Bathroom & Ensuite

- Generous PC Sum allowance is included to enable you to select luxurious sanitary ware of your choice together with floor and half wall tiling.

Internal Décor

- Generous PC Sum allowance is included for floor tiling to the hall and kitchen/dining areas, plus wall tiling to the bathroom/ensuite
- Profiled architraves and skirtings
- Internal walls and ceilings painted along with internal woodwork
- Painted hardwood panelled internal doors with ironmongery
- Solid concrete flooring to all levels

Mechanical & Electrical

- Generous PC Sum allowance is included for your choice of wood burning stove in garden room and gas fires in formal dining room and drawing room
- Underfloor heating throughout
- Energy efficient natural gas fired heating system
- Mechanical ventilation heat recovery system

- Mains supply smoke, heat and carbon monoxide detectors
- Energy efficient downlighting throughout your home
- Multi-room wiring

External Features

- Traditional hardwood sliding sash and casement windows to selected house types
- Traditional brick finish to houses 1, 3, 4 & 5 - Painted render finish to house 2
- Feature detailing such as fanned arches above windows and cast stone lintels to houses 1, 3, 4 & 5
- Feature stone window and door surrounds to house 2
- Subtle use of brick corbelling and traditional ornate bricks to selected house types
- Natural slate roof with terracotta chimney pots and cast stone chimney copings to houses 1, 3, 4 & 5
- Rosemary tile roof to house 2 with painted wrought iron eaves detail
- Landscaped front and rear gardens
- Gravel and stone paving
- Feature external lighting

Warranty

- A 10 Year Warranty will be provided by Global Home Warranties



BLADON PARK

Computer visual of the Longley House showing the view from the Formal Dining Room into the Kitchen.



Computer visual of the Longley House showing the view from the Kitchen into the Garden Room.

WWW.BLADONPARK.COM



South Belfast

525 Lisburn Road, Belfast,
Northern Ireland BT9 7GQ

Phone: 028 9066 8888

Email: southbelfast@simonbrien.com

www.simonbrien.com



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