



Lancaster Park

Cairnshill, Belfast 8



A new way of living by:
 **FRASER
MILLAR**



Lancaster Park

Passivhaus living



Lancaster Park

A CLEANER, GREENER, LEANER way of living!

219 Passivhaus homes in one of South Belfast's most sought after residential locations

cleaner

PROTECTING YOUR HEALTH

We take the outside air, pass it through our Nilan energy-efficient total indoor climate solution, which heats the air and filters it to ensure the inside air is free from bacteria, pollens and germs

greener

PROTECTING YOUR PLANET

We aren't using fossil fuels to heat your home. They are heated using the heat emitted by your appliances and some other very clever things! Moving towards a net zero operational carbon built house is achievable when new homes are built to Passivhaus standard.

leaner

PROTECTING YOUR WALLET

Because your home is so airtight, over 90% of the heat generated inside, stays inside! That's a huge saving on your annual energy spend! You can't make your own oil or gas but with our PV Solar Panels, you can make your own electricity!

...BUT YOU DON'T HAVE TO

TAKE OUR WORD

FOR IT THIS IS WHAT THE EXPERTS SAY...

"It is fantastic to see a development aim for the highest standards of energy efficiency and quality in the world. Projects like this provide real leadership for the region and progressive examples like this will move the sector forward"

Barry McCarron,
Chairperson of the Passive House Association of Ireland

FRASER MILLAR, WINNERS of a number of prestigious awards for Lancaster Park development which include:

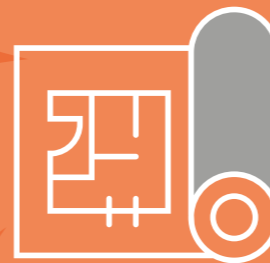
- **WINNERS** of PropertyPal **DEVELOPER OF THE YEAR AWARD 2023**
- **WINNERS** of PropertyPal **GREEN DEVELOPMENT OF THE YEAR**
- **WINNERS** of Belfast Telegraph **CLIMATE COMPANY OF THE YEAR**
- **HIGHLY COMMENDED** AIB Business Eye **GREEN SUSTAINABLE COMPANY OF THE YEAR**

5 The key principles that make Passivhaus Homes



1. INSULATION

This is a key component of these homes. We use high spec materials which significantly improve the thermal performance of your home, reducing your heating bills and your carbon emissions.

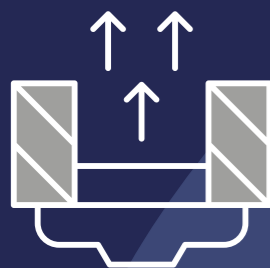


2. HIGH QUALITY WINDOWS AND DOORS

High specification doors and accredited triple glazed windows ensure that the heat in your house stays in your house.

OVER **90%**

of the heat generated inside your home stays inside your home



3. AIRTIGHTNESS

The Airtightness of our homes meet Passivhaus exacting standards preventing heat losses through the fabric of the building thus reducing heating costs.

**CLEANER
GREENER
LEANER**
WAY OF LIVING



4. MECHANICAL HEAT RECOVERY VENTILATOR

Our Mechanical Heat Recovery Ventilator ensures a daily air exchange with the removal of dust particles, smells and excess humidity in exchange for a pleasant and healthy indoor climate.

Our houses are heated by a Nilan Compact P complementary ventilation and heating system that provides ventilation, heat recovery and domestic hot water

NOT TO BE **SNIFFED AT**

We are building these homes with the world leading specification for healthy living



5. THERMAL BRIDGE-FREE DETAILING

Thermal bridges allow huge heat losses in houses through poor insulation and poor design. The Passivhaus Standard uses clever design and a continuous thermal building "envelope" to deliver radical energy efficiency and exceptional comfort.

The Passivhaus model is an internationally recognised building standard delivering homes that require significantly reduced energy for heating or cooling. Incredibly, Passive Homes consume between 75%-90% less heating energy than a conventional house



Imagine...

...buying a passive house in a multi award winning development



...heat from your appliances
HEATING YOUR HOME!

...a home with virtually
NO HEAT LOSS



...the **GOLD STANDARD** of energy efficient homes

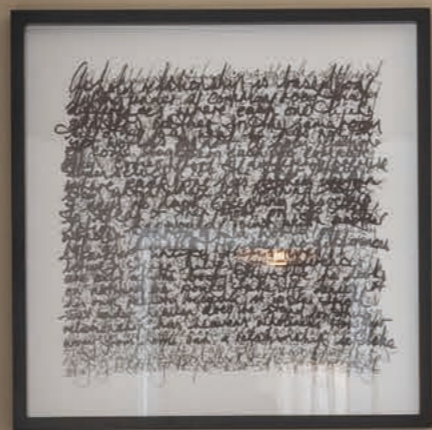
...solar PV panels



...a healthier family lifestyle

...the first large development to achieve an **EPC A rating**

A

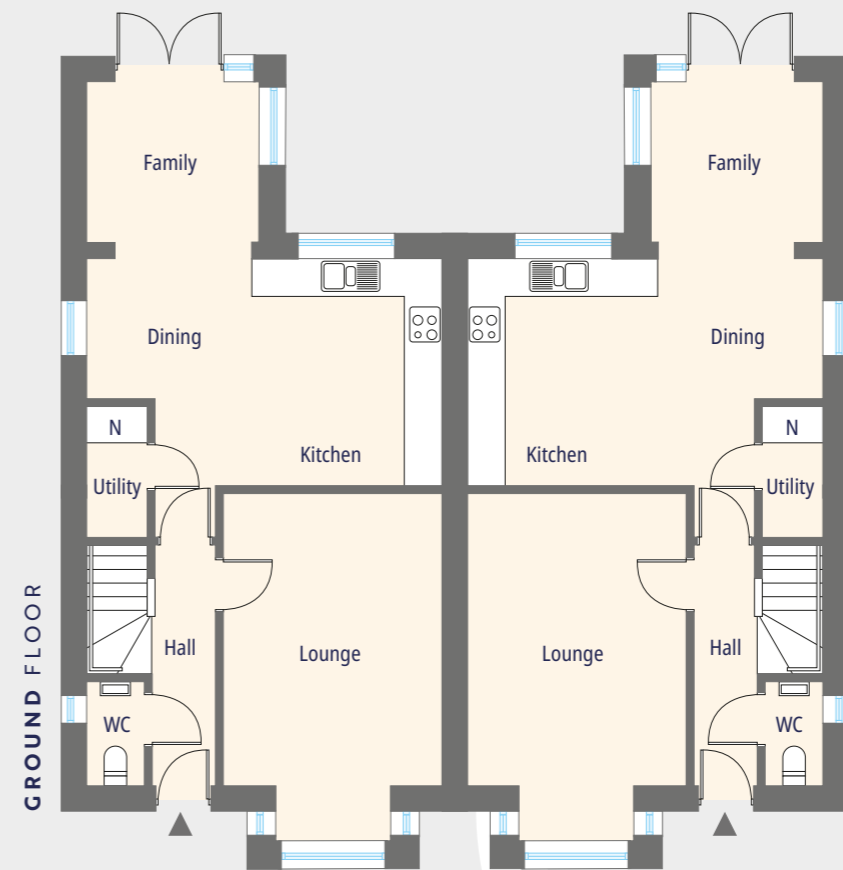




The Linley (D11)

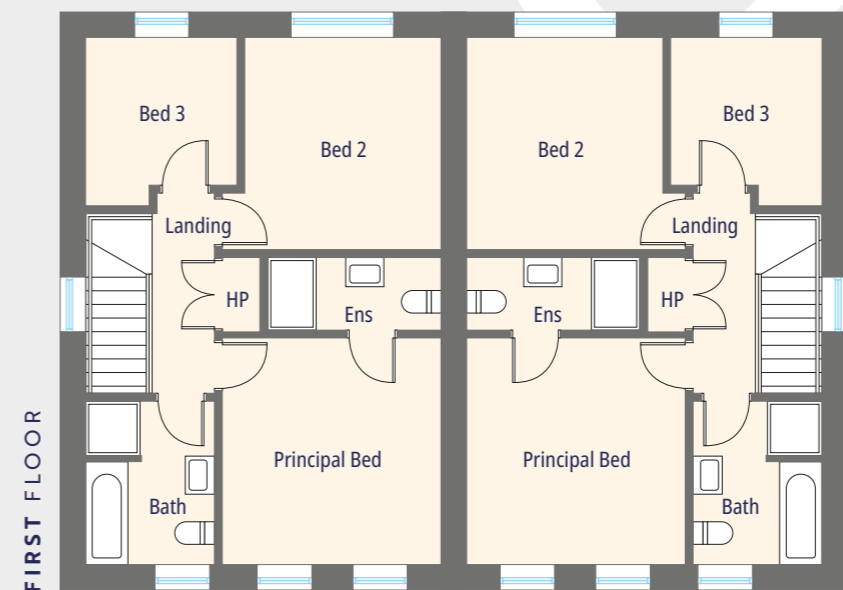
3 Bedroom Semi Detached Home

Floor area: c. 1230 sq ft




GROUND FLOOR

Entrance Hall with WC	
Lounge (into bay)	ft 18'9" x 12'0" m 5.75 x 3.65
Kitchen Dining (max)	ft 19'6" x 12'5" m 5.92 x 3.78
Family (max)	ft 9'7" x 9'7" m 2.92 x 2.91
Utility	ft 7'1" x 3'3" m 2.16 x 1.00



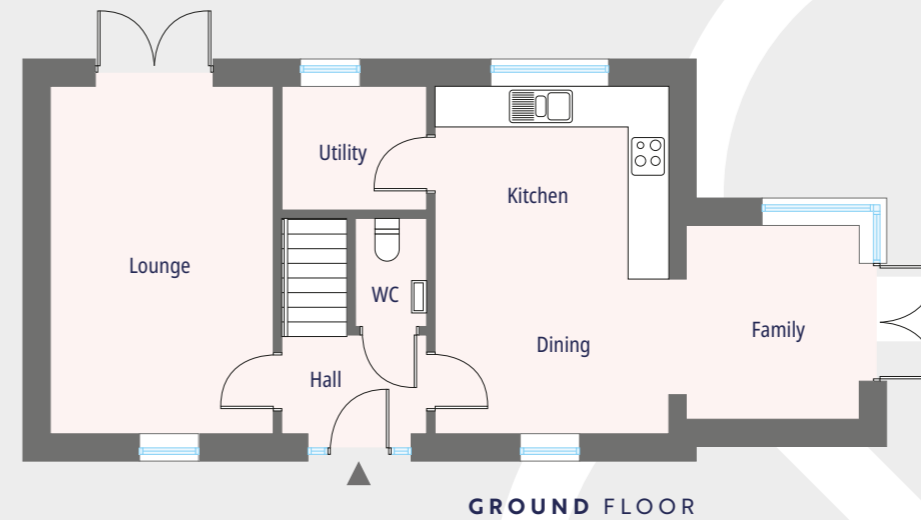
FIRST FLOOR

Principal Bedroom	
ft 12'4" x 11'11"	m 3.77 x 3.63
Ensuite	
ft 9'5" x 3'11"	m 2.88 x 1.20
Bedroom 2 (max)	
ft 11'11" x 11'7"	m 3.63 x 3.53
Bedroom 3 (max)	
ft 9'3" x 8'3"	m 2.80 x 2.52
Bathroom	
ft 8'11" x 7'1"	m 2.72 x 2.15

 = Nilan Unit

Note: Selected sites may have a handed or rendered version. Check with our selling agents to confirm the orientation and brick/render make up of specific sites.

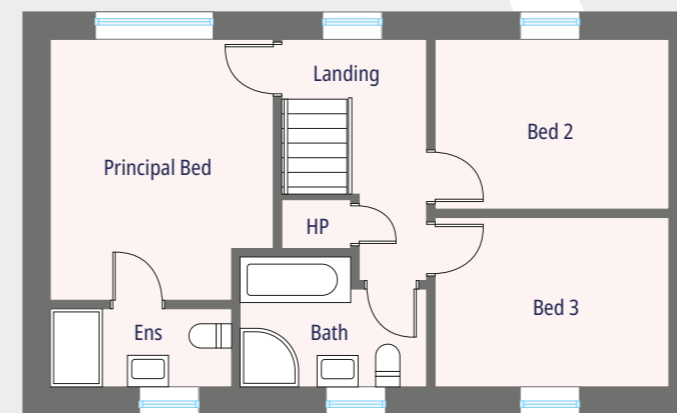
CGI shown for illustration purposes only. Floor plans are not to scale



GROUND FLOOR

GROUND FLOOR

Entrance Hall with WC			
Lounge	ft	17'7"	x 11'4"
	m	5.39	x 3.45
Kitchen Dining	ft	17'7"	x 11'11"
	m	5.39	x 3.64
Family (max)	ft	9'11"	x 9'7"
	m	3.02	x 2.92
Utility (max)	ft	8'6"	x 7'3"
	m	2.58	x 2.22



FIRST FLOOR

FIRST FLOOR

Principal Bedroom (max)			
	ft	13'4"	x 11'4"
	m	4.06	x 3.45
Ensuite			
	ft	9'3"	x 3'11"
	m	2.81	x 1.20
Bedroom 2			
	ft	11'10"	x 8'7"
	m	3.62	x 2.63
Bedroom 3			
	ft	11'10"	x 8'7"
	m	3.62	x 2.63
Bathroom (max)			
	ft	9'4"	x 6'7"
	m	2.86	x 2.02

The Warwick (D12b)

3 Bedroom Detached Home

Floor area: c.1206 sq ft

Note: Selected sites may have a handed version of The Warwick. Check with our selling agents to confirm the orientation on specific sites.

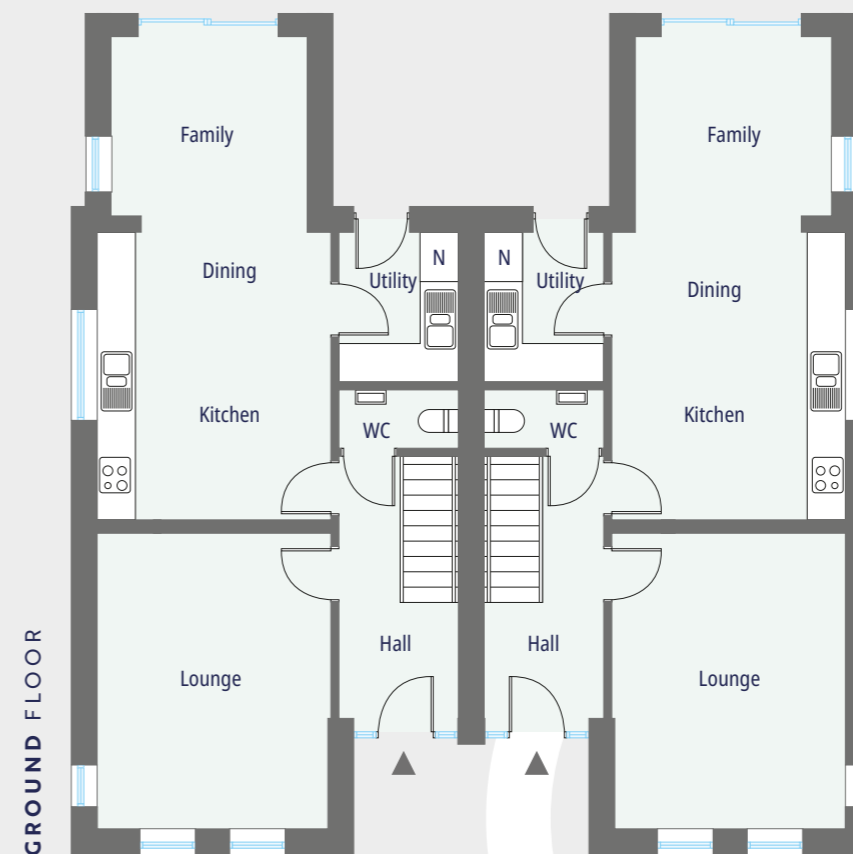
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The Langley (D14)

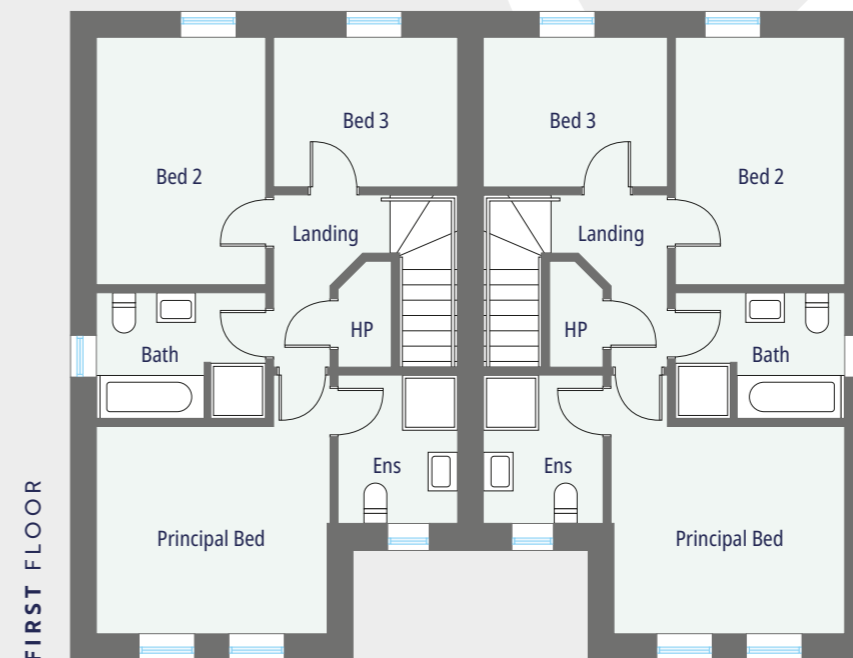
3 Bedroom Semi Detached Home

Floor area: c. 1273 sq ft




GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft 16'2" x 12'6"	m 4.94 x 3.82
Kitchen Dining	
ft 15'5" x 12'6"	m 4.71 x 3.82
Family	
ft 10'7" x 10'4"	m 3.25 x 3.15
Utility	
ft 8'1" x 6'6"	m 2.47 x 1.97



FIRST FLOOR

Principal Bedroom (max)	
ft 13'10" x 12'6"	m 4.24 x 3.82
Ensuite	
ft 8'10" x 6'6"	m 2.44 x 1.97
Bedroom 2	
ft 13'4" x 9'2"	m 4.06 x 2.70
Bedroom 3	
ft 9'9" x 8'1"	m 3.00 x 2.47
Bathroom	
ft 9'2" x 6'8"	m 2.79 x 2.05

 = Nilan Unit

Note: Selected sites may have a handed or rendered version. Check with our selling agents to confirm the orientation and brick/render make up of specific sites.

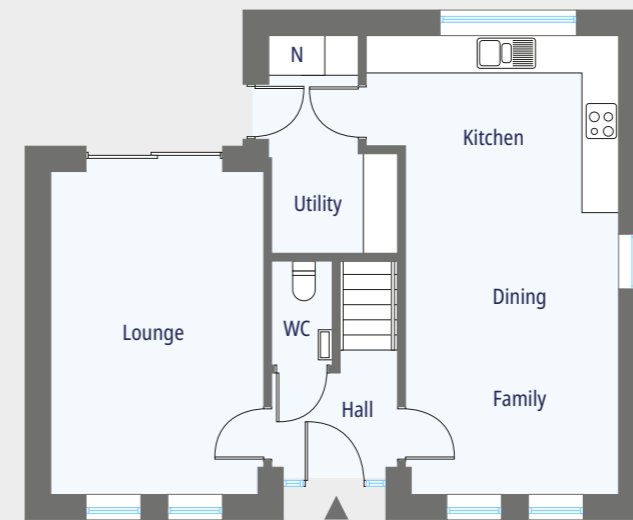
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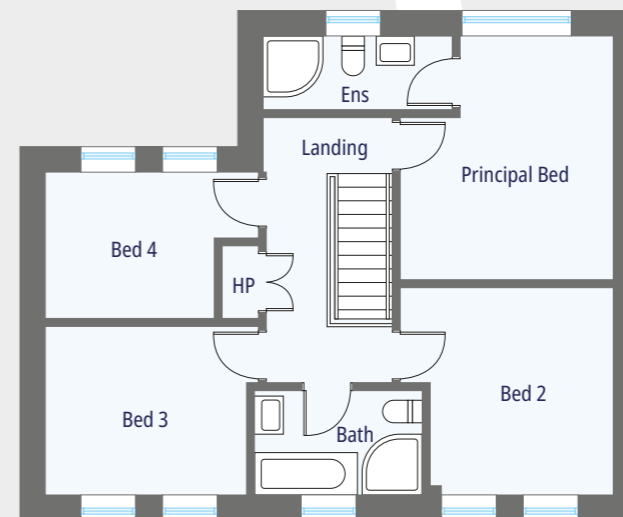
The Langham (D17)

4 Bedroom Detached Home

Floor area: c. 1365 sq ft



GROUND FLOOR




FIRST FLOOR

GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft 17'7" x 11'7"	m 5.39 x 3.56
Kitchen (max)	
ft 13'8" x 9'3"	m 4.20 x 2.80
Dining Family	
ft 15'10" x 11'7"	m 4.84 x 3.56
Utility (max)	
ft 11'10" x 6'8"	m 3.63 x 2.06

FIRST FLOOR

Principal Bedroom (max)	
ft 13'3" x 11'6"	m 4.06 x 3.55
Ensuite	
ft 10'3" x 4'0"	m 3.17 x 1.25
Bedroom 2 (max)	
ft 11'7" x 11'4"	m 3.55 x 3.45
Bedroom 3 (max)	
ft 11'7" x 9'3"	m 3.56 x 2.81
Bedroom 4 (max)	
ft 11'5" x 8'1"	m 3.47 x 2.45
Bathroom	
ft 9'1" x 5'9"	m 2.78 x 1.73

 = Nilan Unit

Note: Selected sites may have a handed or rendered version. Check with our selling agents to confirm the orientation and brick/render make up of specific sites.

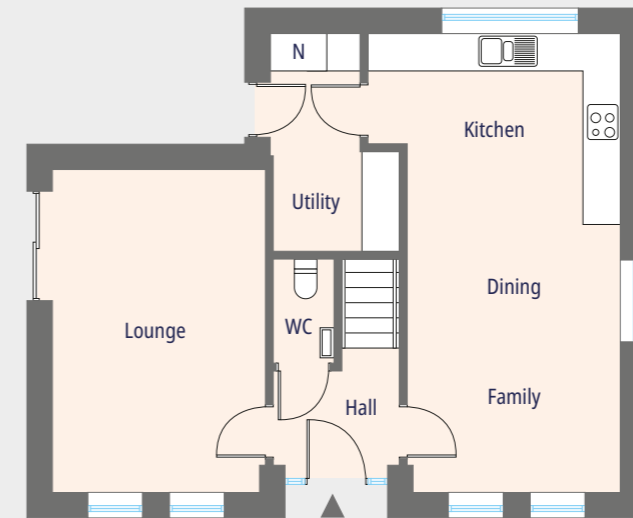
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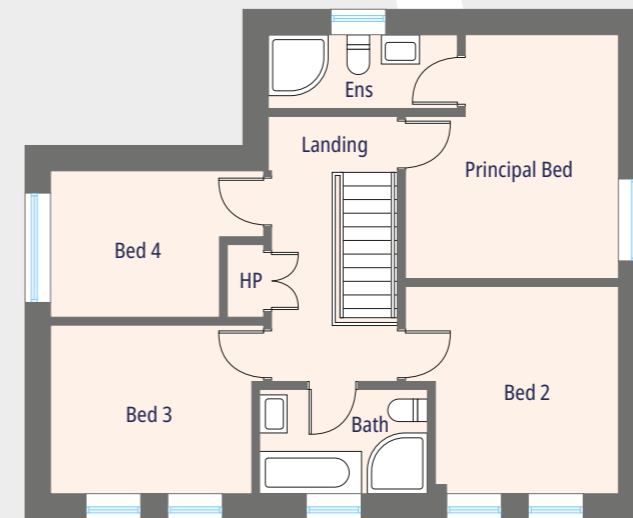
The Blenheim (D17a)

4 Bedroom Detached Home

Floor area: c. 1365 sq ft



GROUND FLOOR




FIRST FLOOR

GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft 17'7" x 11'7"	m 5.39 x 3.56
Kitchen (max)	
ft 13'8" x 9'2"	m 4.20 x 2.80
Dining Family	
ft 15'9" x 11'7"	m 4.84 x 3.56
Utility (max)	
ft 11'10" x 6'7"	m 3.63 x 2.06

FIRST FLOOR

Principal Bedroom (max)	
ft 13'4" x 11'7"	m 4.06 x 3.55
Ensuite	
ft 10'5" x 4'2"	m 3.17 x 1.25
Bedroom 2 (max)	
ft 11'7" x 11'4"	m 3.55 x 3.45
Bedroom 3 (max)	
ft 11'7" x 9'3"	m 3.56 x 2.81
Bedroom 4 (max)	
ft 11'4" x 8'0"	m 3.47 x 2.45
Bathroom	
ft 9'2" x 5'7"	m 2.78 x 1.73

 = Nilan Unit

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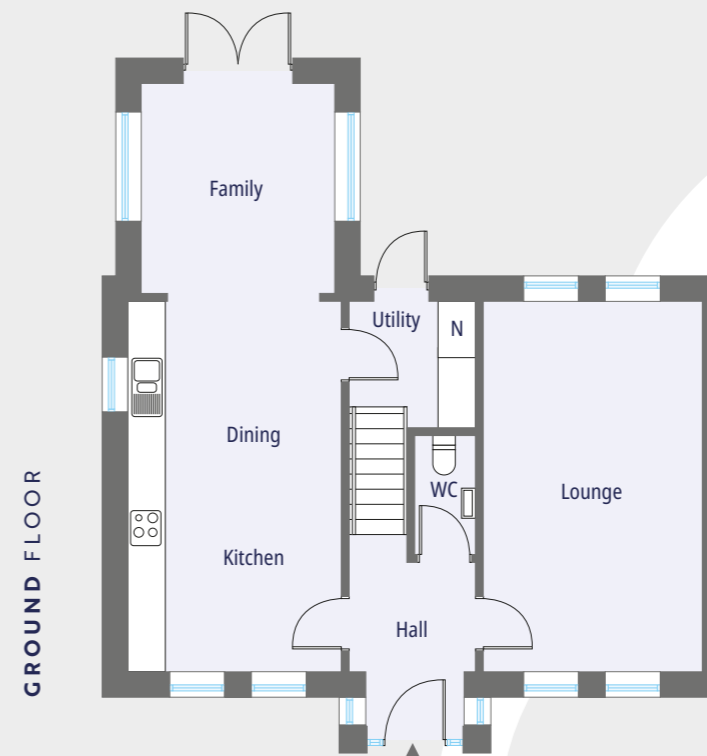
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The Beaufort (D18)

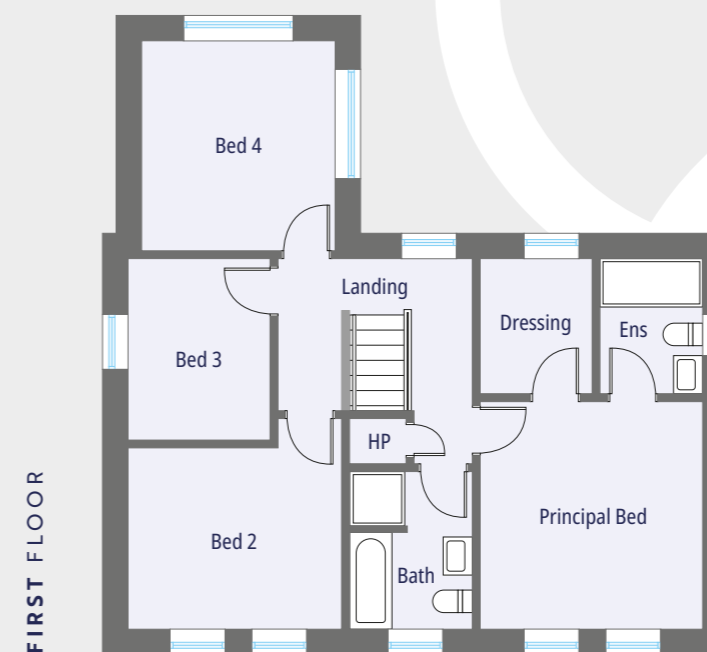
4 Bedroom Detached Home

Floor area: c. 1537 sq ft



GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft	20'3" x 11'8"
m	6.18 x 3.58
Kitchen Dining	
ft	20'3" x 11'9"
m	6.18 x 3.62
Family	
ft	11'9" x 10'7"
m	3.60 x 3.25
Utility (max)	
ft	7'2" x 6'9"
m	2.17 x 2.09



FIRST FLOOR

Principal Bedroom (max)	
ft	12'5" x 11'8"
m	3.79 x 3.59
Ensuite	
ft	7'5" x 5'6"
m	2.26 x 1.70
Dressing	
ft	7'4" x 5'9"
m	2.26 x 1.75
Bedroom 2 (max)	
ft	11'9" x 11'7"
m	3.62 x 3.56
Bedroom 3	
ft	9'10" x 7'9"
m	3.02 x 2.38
Bedroom 4 (max)	
ft	11'4" x 10'7"
m	3.47 x 3.25
Bathroom	
ft	8'9" x 6'9"
m	2.70 x 2.09

N = Nilan Unit

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The Coniston (D19)

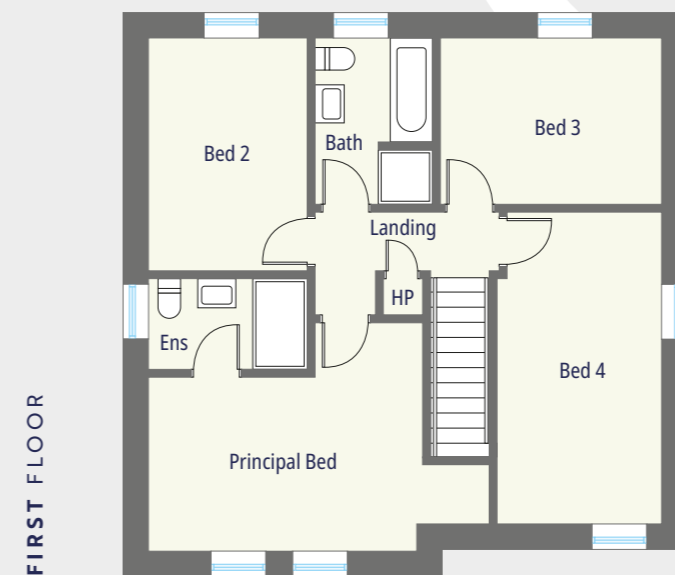
4 Bedroom Detached Home

Floor area: c. 1664 sq ft



GROUND FLOOR

Reception Hall with WC		
Lounge	ft 14'11" x 14'11"	m 4.56 x 4.55
Kitchen Dining (max)	ft 28'0" x 12'7"	m 8.54 x 3.86
Family (max)	ft 12'1" x 11'8"	m 3.68 x 3.59
Utility (max)	ft 8'11" x 5'1"	m 2.72 x 1.54



FIRST FLOOR

Principal Bedroom (max)	ft 18'6" x 12'6"	m 5.66 x 3.80
Ensuite	ft 8'7" x 4'10"	m 2.65 x 1.50
Bedroom 2	ft 12'8" x 8'7"	m 3.88 x 2.65
Bedroom 3	ft 12'1" x 9'2"	m 3.68 x 2.78
Bedroom 4 (max)	ft 17'0" x 9'0"	m 5.18 x 2.75
Bathroom	ft 9'2" x 6'4"	m 2.78 x 1.95

Note: Selected sites may have a handed version of The Coniston. Check with our selling agents to confirm the orientation on specific sites.

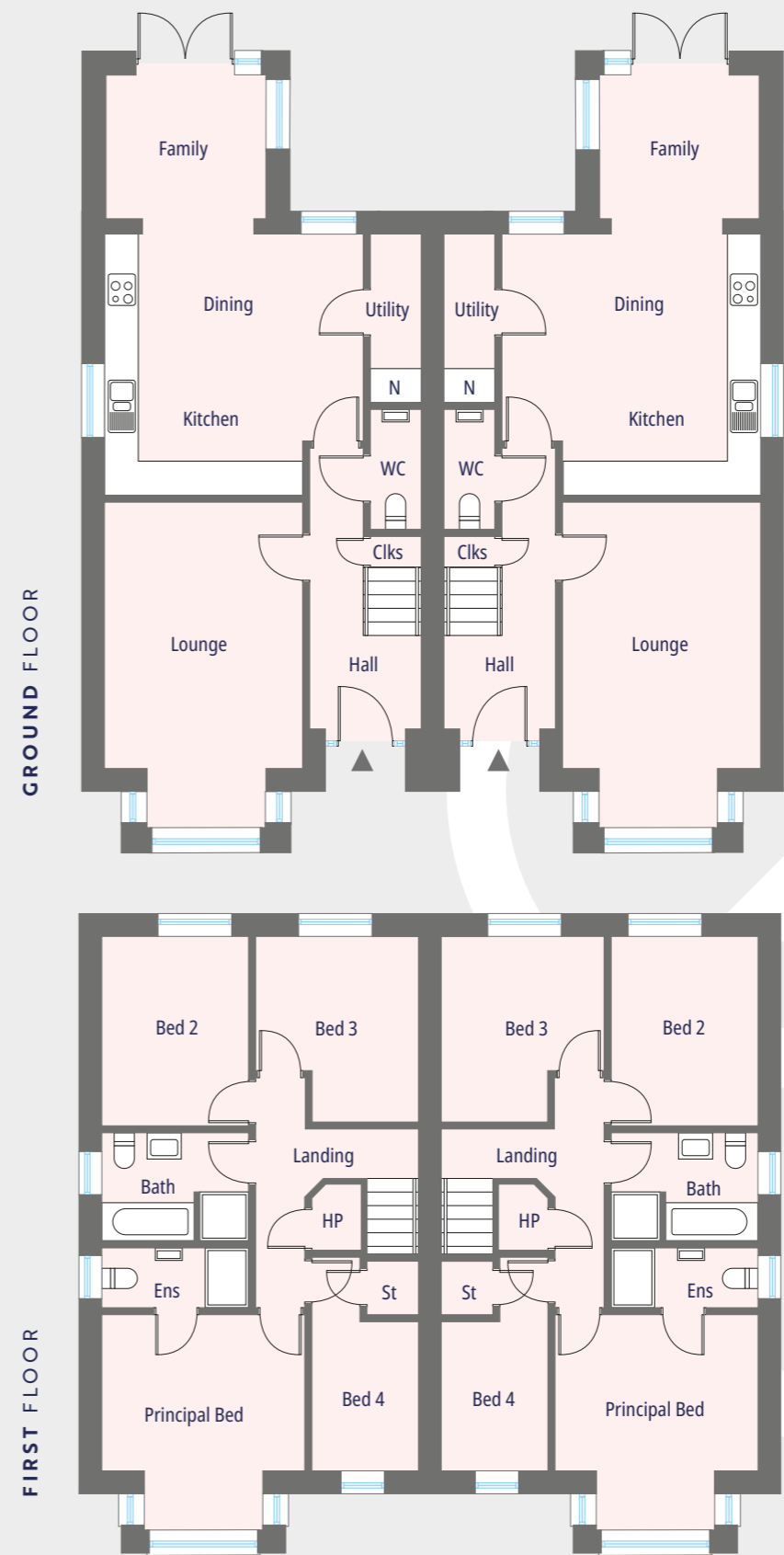
CGI shown for illustration purposes only. Floor plans are not to scale



The Staunton (D20)

4 Bedroom Semi Detached Home

Floor area: c.1362 sq ft



GROUND FLOOR

Entrance Hall with WC and Cloakroom	
Lounge (inc bay)	
ft 19'9" x 12'2"	m 6.05 x 3.70
Kitchen Dining (max)	
ft 15'9" x 15'8"	m 4.83 x 4.81
Family	
ft 9'9" x 9'7"	m 2.99 x 2.92
Utility	
ft 10'3" x 3'0"	m 3.12 x 0.92

FIRST FLOOR

Principal Bedroom (inc bay)	
ft 13'2" x 12'3"	m 4.02 x 3.73
Ensuite	
ft 8'9" x 3'7"	m 2.71 x 1.10
Bedroom 2 (max)	
ft 11'6" x 8'10"	m 3.51 x 2.71
Bedroom 3 (max)	
ft 11'4" x 9'10"	m 3.44 x 3.02
Bedroom 4 (max)	
ft 13'0" x 6'6"	m 3.96 x 1.97
Bathroom	
ft 8'9" x 6'6"	m 2.71 x 1.99

N = Nilan Unit

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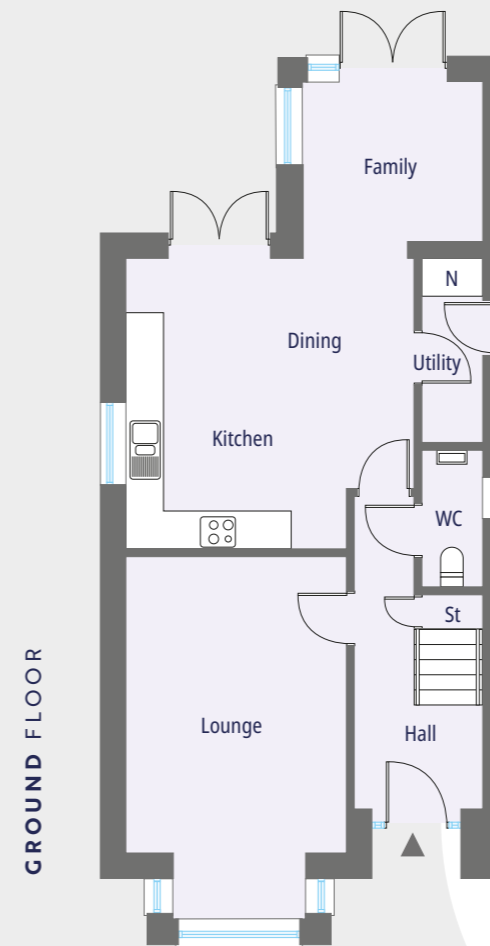
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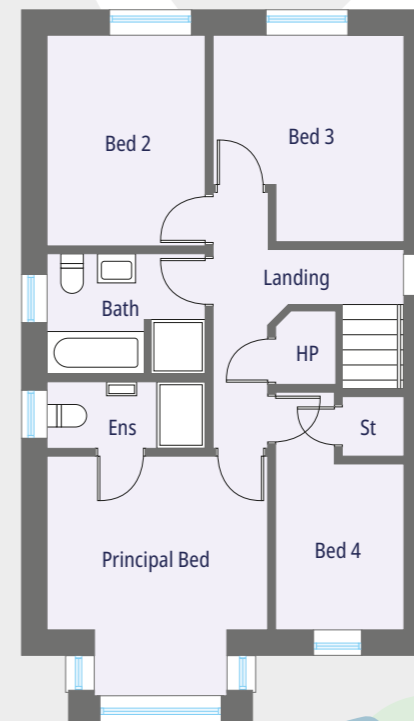
The Derwent (D21)

4 Bedroom Detached Home

Floor area: c. 1382 sq ft



GROUND FLOOR



FIRST FLOOR

N = Nilan Unit

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GROUND FLOOR

Entrance Hall with WC and Cloakroom

Lounge

ft 19'9" x 12'2" m 6.05 x 3.70

Kitchen | Dining (max)

ft 15'9" x 15'8" m 4.83 x 4.81

Family (max)

ft 10'0" x 9'7" m 3.03 x 2.93

Utility

ft 10'3" x 3'3" m 3.13 x 1.00

FIRST FLOOR

Principal Bedroom (max)

ft 13'9" x 12'3" m 4.22 x 3.73

Ensuite

ft 8'9" x 3'7" m 2.70 x 1.12

Bedroom 2

ft 11'6" x 8'9" m 3.50 x 2.70

Bedroom 3 (max)

ft 11'6" x 10'3" m 3.50 x 3.12

Bedroom 4 (max)

ft 13'0" x 6'9" m 3.96 x 2.09

Bathroom

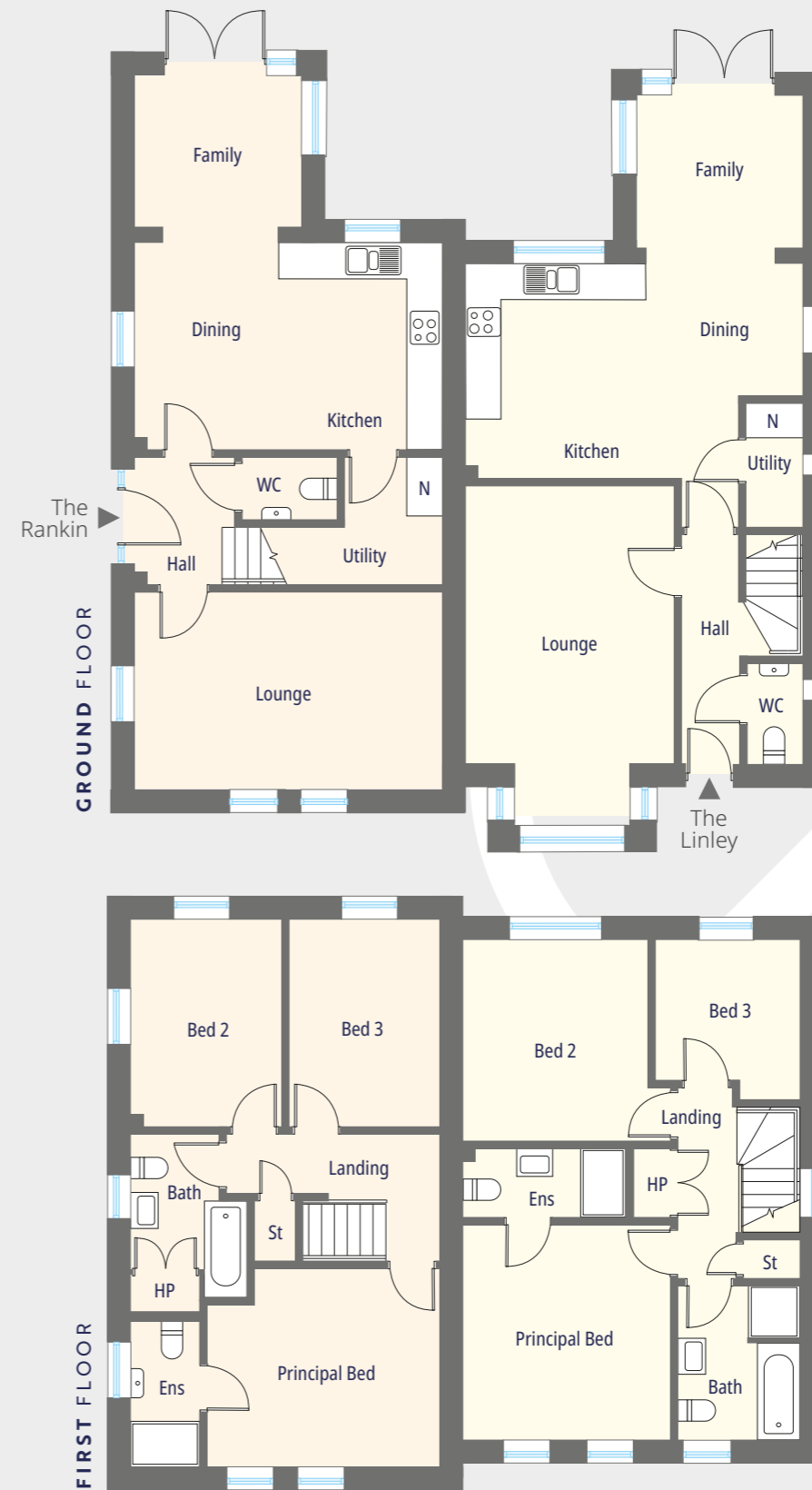
ft 8'9" x 6'7" m 2.70 x 2.00



The Rankin (D12) & The Linley (D11)

The Rankin:
3 Bedroom Semi Detached Home
Floor area: c. 1205 sq ft

The Linley:
3 Bedroom Semi Detached Home
Floor area: c. 1230 sq ft



The Rankin		
GROUND FLOOR		
Entrance Hall with WC		
Lounge	ft 17'6" x 11'4"	m 5.35 x 3.46
Kitchen Dining	ft 17'6" x 12'0"	m 5.35 x 3.63
Family	ft 9'6" x 8'8"	m 2.90 x 2.67
Utility	ft 7'4" x 5'7"	m 2.25 x 1.71
FIRST FLOOR		
Principal Bedroom		
	ft 13'3" x 11'4"	m 4.04 x 3.46
Ensuite		
	ft 8'4" x 4'0"	m 2.54 x 1.21
Bedroom 2		
	ft 12'0" x 8'7"	m 3.63 x 2.64
Bedroom 3		
	ft 12'0" x 8'7"	m 3.63 x 2.62
Bathroom		
	ft 7'9" x 6'6"	m 2.40 x 1.98

The Linley		
GROUND FLOOR		
Entrance Hall with WC		
Lounge (into bay)	ft 18'9" x 12'0"	m 5.75 x 3.65
Kitchen Dining (max)	ft 19'6" x 12'5"	m 5.92 x 3.78
Family (max)	ft 9'7" x 9'7"	m 2.92 x 2.91
Utility	ft 7'1" x 3'3"	m 2.16 x 1.00
FIRST FLOOR		
Principal Bedroom		
	ft 12'4" x 11'11"	m 3.77 x 3.63
Ensuite		
	ft 9'5" x 3'11"	m 2.88 x 1.20
Bedroom 2 (max)		
	ft 11'11" x 11'7"	m 3.63 x 3.53
Bedroom 3 (max)		
	ft 9'3" x 8'3"	m 2.80 x 2.52
Bathroom		
	ft 8'11" x 7'1"	m 2.72 x 2.15

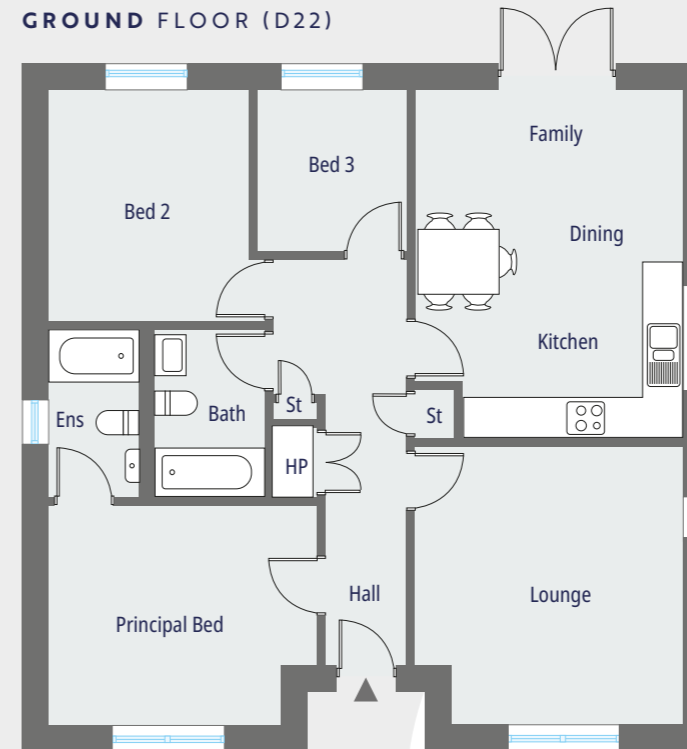
N = Nilan Unit

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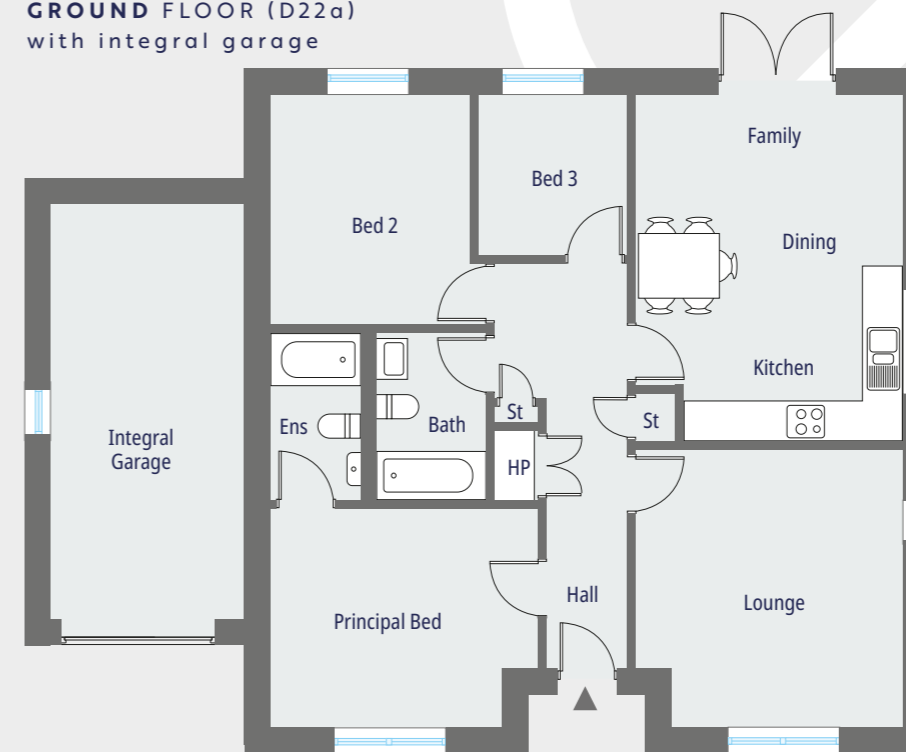
CGI shown for illustration purposes only. Floor plans are not to scale



GROUND FLOOR (D22)




GROUND FLOOR (D22a)
with integral garage



GROUND FLOOR

Entrance Hall		
Lounge	ft 14'2" x 13'7"	m 4.28 x 4.13
Kitchen Dining Family	ft 17'7" x 13'7"	m 5.36 x 4.13
Principal Bedroom (max)	ft 13'7" x 11'2"	m 4.13 x 3.38
Ensuite	ft 8'6" x 4'7"	m 2.57 x 1.40
Bedroom 2	ft 11'8" x 10'3"	m 3.56 x 3.09
Bedroom 3	ft 8'3" x 7'7"	m 2.48 x 2.29
Bathroom	ft 8'6" x 5'7"	m 2.57 x 1.70
Integral Garage	ft 21'4" x 9'10"	m 6.49 x 2.99

 = Nilan Unit

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The Bailey (D22 and D22a)

3 Bedroom Detached Home

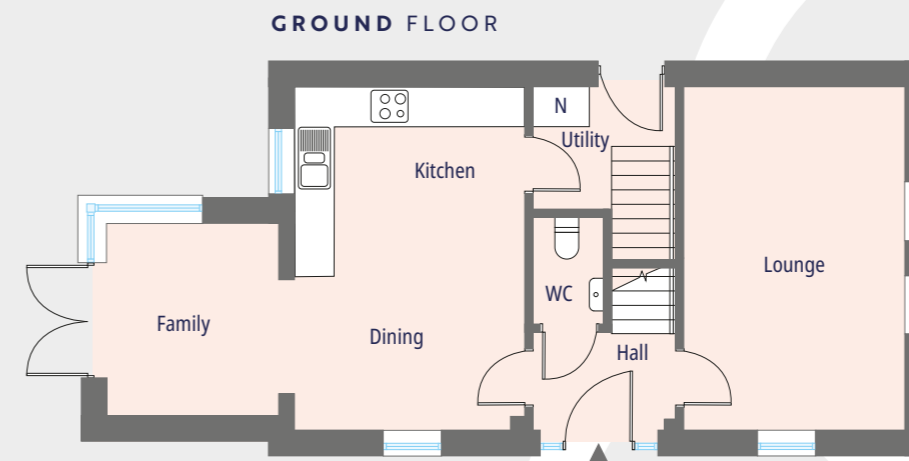
Floor area: c. 1010 sq ft



The Birnam (D12a)

3 Bedroom Detached Home

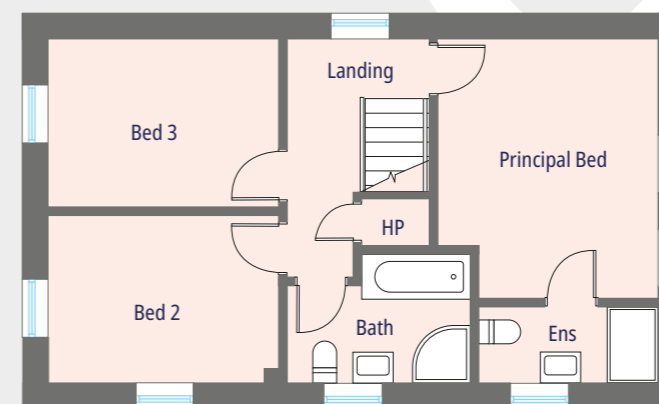
Floor area: c. 1205 sq ft



GROUND FLOOR

Entrance Hall with WC	
Lounge	
ft	17'8" x 11'5"
m	5.38 x 3.46
Kitchen Dining	
ft	17'8" x 11'10"
m	5.38 x 3.63
Family	
ft	9'10" x 8'9"
m	3.02 x 2.67
Utility	
ft	7'5" x 6'5"
m	2.25 x 1.94

FIRST FLOOR



FIRST FLOOR

Principal Bedroom (max)	
ft	13'5" x 11'5"
m	4.07 x 3.45
Ensuite	
ft	9'4" x 3'11"
m	2.82 x 1.21
Bedroom 2	
ft	11'11" x 8'8"
m	3.63 x 2.64
Bedroom 3	
ft	11'11" x 8'8"
m	3.63 x 2.64
Bathroom	
ft	9'6" x 6'8"
m	2.89 x 2.03

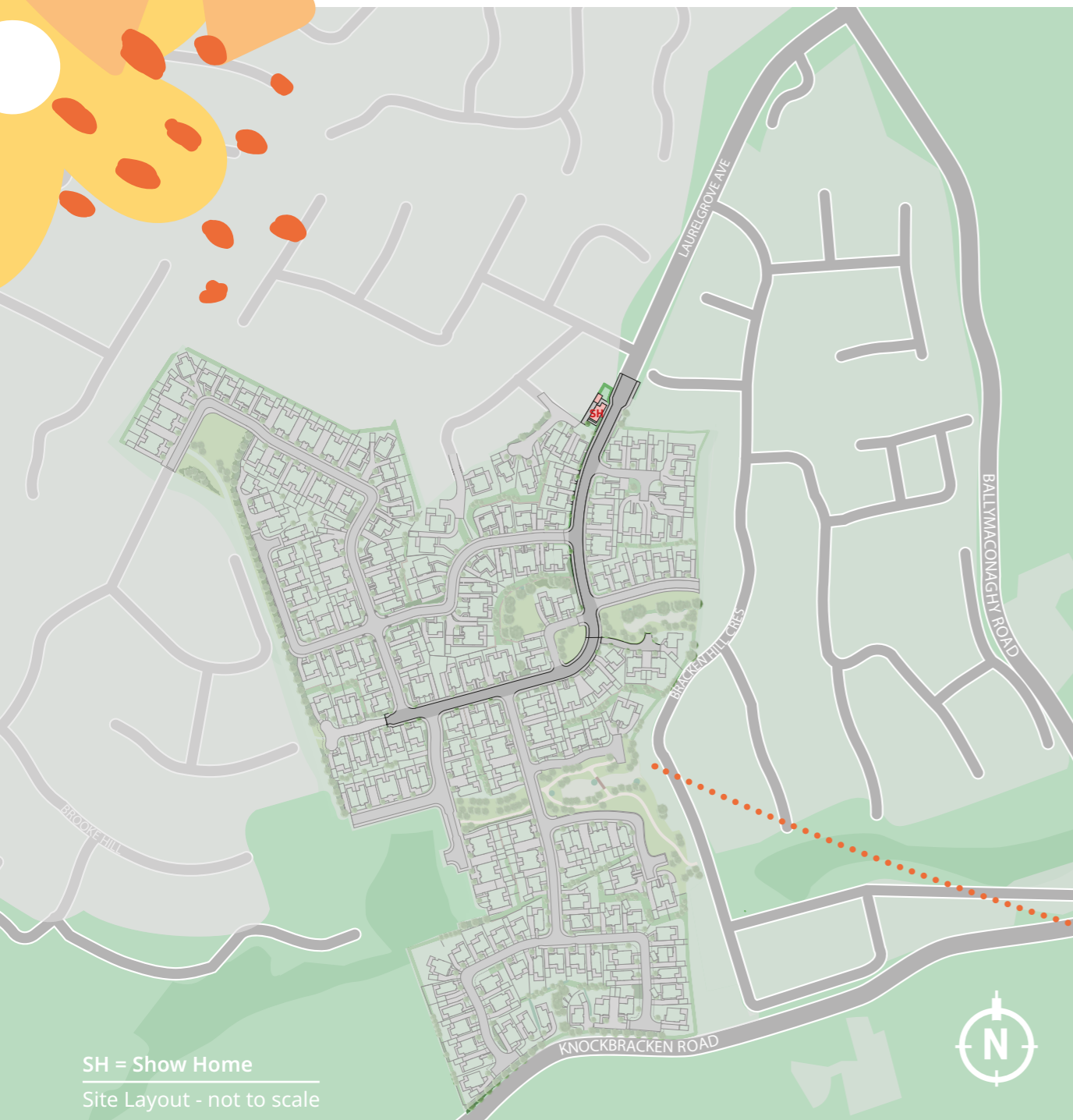
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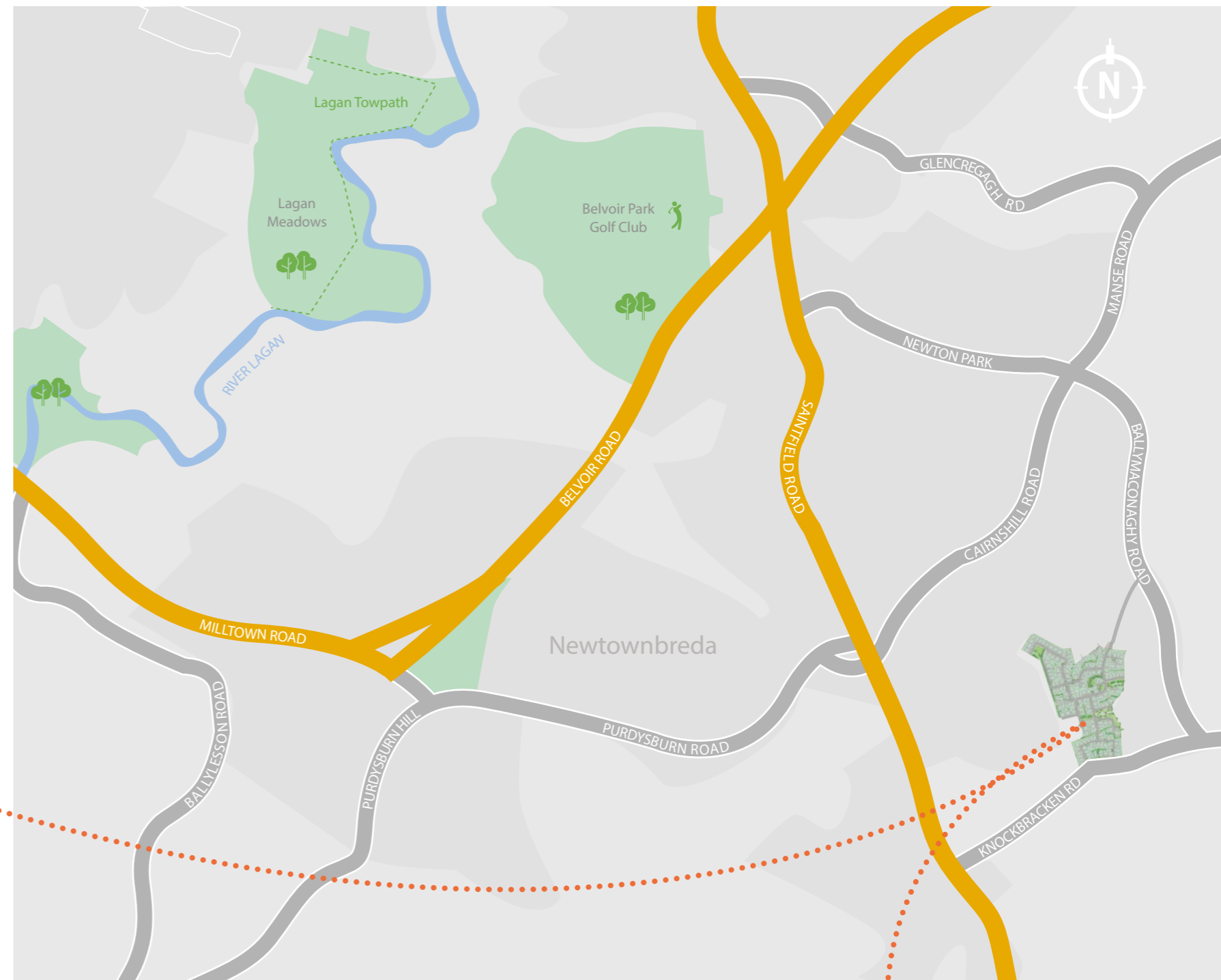
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feel connected...

Location Map - not to scale



SH = Show Home
Site Layout - not to scale



RETAIL THERAPY

- Forestside 2.1 miles
- Ormeau Road 2.5 miles
- Tesco Extra 2.2 miles
- Lisburn Road 4.6 miles

PARKS & RECREATION

- Belvoir Park Golf Club 2.3 miles
- Lagan Valley 3.5 miles
- Instonians & Cooke RFC 3.6 miles
- Ormeau Park Golf Club 3.2 miles
- Let's Go Hydro 2.6 miles
- Carryduff GAC 2.4 miles
- Kingspan Stadium 2.8 miles
- Bredagh GAC 2.7 miles

SOCIALS & EATING OUT

- The Four Winds 0.7 mile
- Cafe BT8 1.8 miles
- Shed Bistro 2.7 miles
- Bengal Brasserie 2.9 miles
- Errigle Inn 2.8 miles
- General Merchants 2.9 miles

THE SCHOOL RUN

- Cairnshill PS 1.5 miles
- St Bernards PS 2.7 miles
- Lisnasharragh PS 2.7 miles
- Knockbreda PS & Nursery 2.7 miles
- Lagan College 1.4 miles
- St Joseph's PS 2.3 miles
- St Joseph's College 2.9 miles

- Aquinas GS 3.0 miles
- Methodist College 4.4 miles
- RBAI 4.9 miles
- Campbell College 4.9 miles



Lancaster Park

On your doorstep



- 1. Let's Go Hydro
- 2. Bredagh GAC
- 3. Belvoir Park Golf Course
- 4. The Four Winds Restaurant & Bar
- 5. Forestside Shopping Centre
- 6. Kingspan Stadium







Joint Selling Agent:



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