



RIVENWOOD

# THREE

**FRASER**

Building for Generations



WHAT'S NEW TO THE  
NEIGHBOURHOOD?

We are excited to announce  
6 new modern house types  
which truly offer something for  
everyone. Every home in Phase  
3 is eco-friendly and comes  
with smart tech as standard.

**FRASER**

Building for Generations



RIVENWOOD  
**THREE**

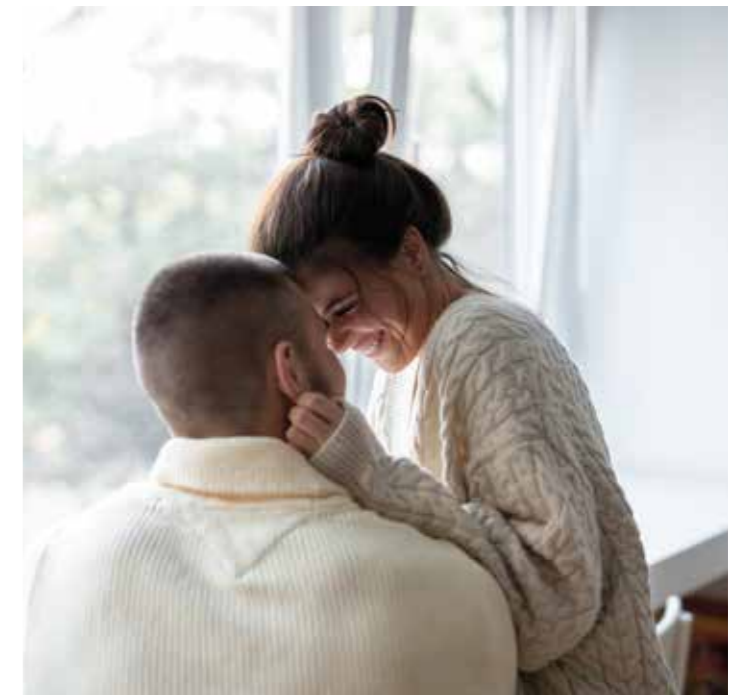
# Making the house work for your lifestyle



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.

## ENERGY SAVING WITH SOLAR TECHNOLOGY

We've installed solar, smart and renewable technologies to give you energy independence by reducing your reliance on the grid. A solar PV system provides clean, free electricity to your home, reducing your energy bills and future proofing you from continually rising energy prices with savings of up to £500 per year.



**WELCOME TO THE  
NEIGHBOURHOOD**

Positioned close to the beautiful shoreline of Strangford Lough, Rivenwood is located in one of the most alluring areas of County Down. A unique combination of stunning countryside and close proximity to a series of thriving towns and Belfast City, makes Newtownards the perfect place to make your home.



# Designed from the inside out



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

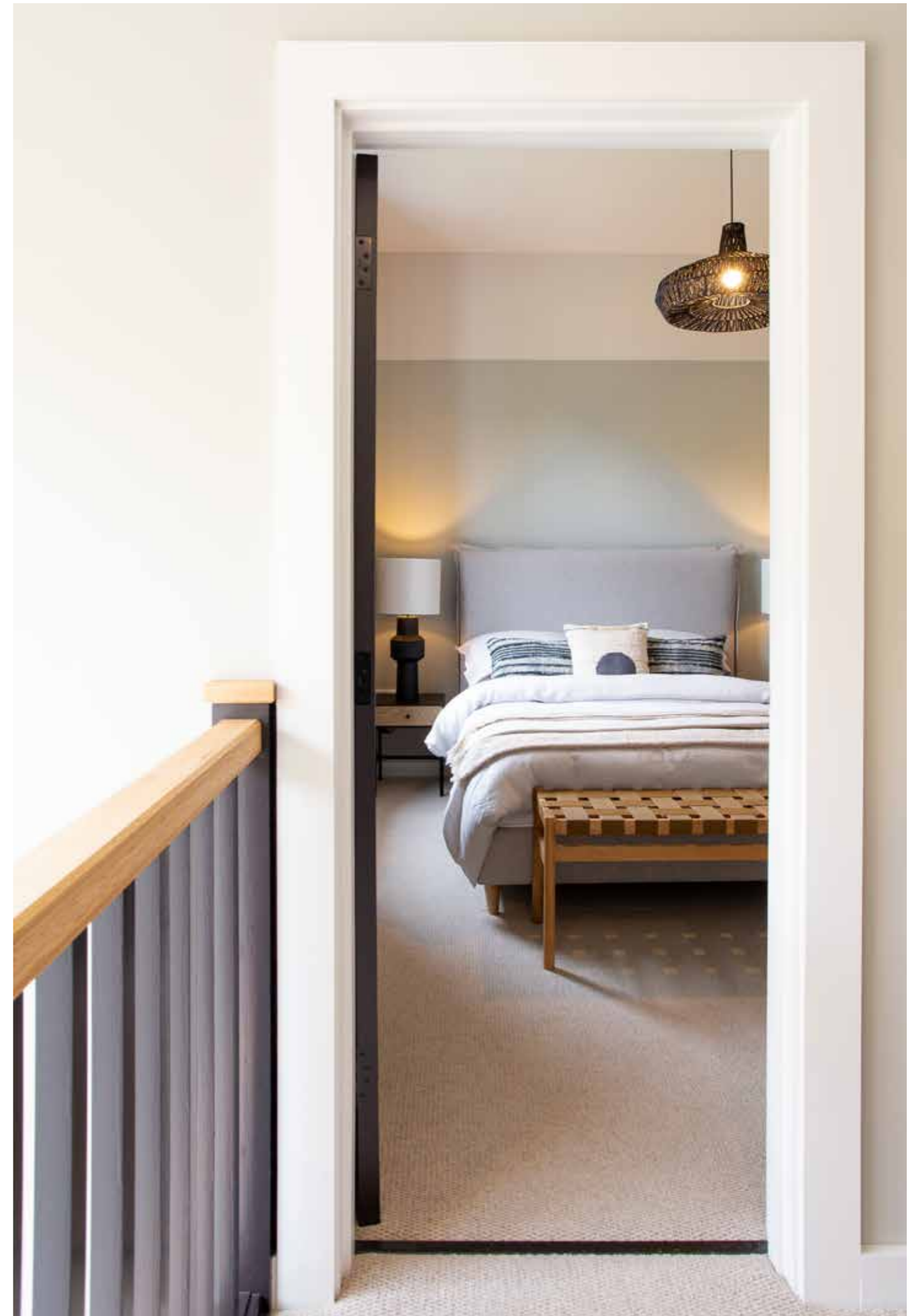
Designing our homes from the inside out is the difference because it puts the buyer and their family at the centre, not the restrictions of a traditional mindset.

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.



**BEAUTIFUL AND  
LAYERED SPACES**

Contemporary design incorporates a blend of textures and soft hues to infuse sleek, modern decor with a sense of warmth and invitation. It places a strong emphasis on clean lines, utility, and simple furnishings that seamlessly combine functionality and aesthetics. This approach is celebrated for its carefully curated colour palettes, cosy accents, and modern furniture. Designs often play with natural light which creates a warm, comfortable atmosphere in your living spaces.



# Energy saving with solar technology

## HOMEOWNER BENEFITS

Reclaim your energy independence by reducing your reliance on the grid. Your solar PV system provides clean, free electricity to your home, reducing your energy bills and future proofing you from continually rising energy prices. We're also allowing provision for EV charging

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**Insurance against rising energy costs**

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**Environmentally friendly**

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**Energy independence**

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**Savings up to £500 per year**



## SOLAR

- Every Fraser Partners home at Rivenwood Three will be equipped with a 6 panel photovoltaic system.

- The black panels will be installed flush with the roof resulting in a sleek and unimposing finish.

- The panels are connected to a high specification, hybrid solar inverter which converts energy generated by the panels into usable electricity.

- The power created powers lights and appliances during daylight hours.

## BATTERY

- Each home is fitted with a 5kWh battery energy storage unit. This unit facilitates the storage of free energy produced by your Solar PV system, so instead of 'use it or lose it', you can store the electricity for discharge when you need it, even after the sun has set.

- Batteries provide you with a cheaper power source in winter months when solar energy is less abundant.

- Batteries can be set to charge overnight during the winter months on a cheaper Eco 7 tariff.

## 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.



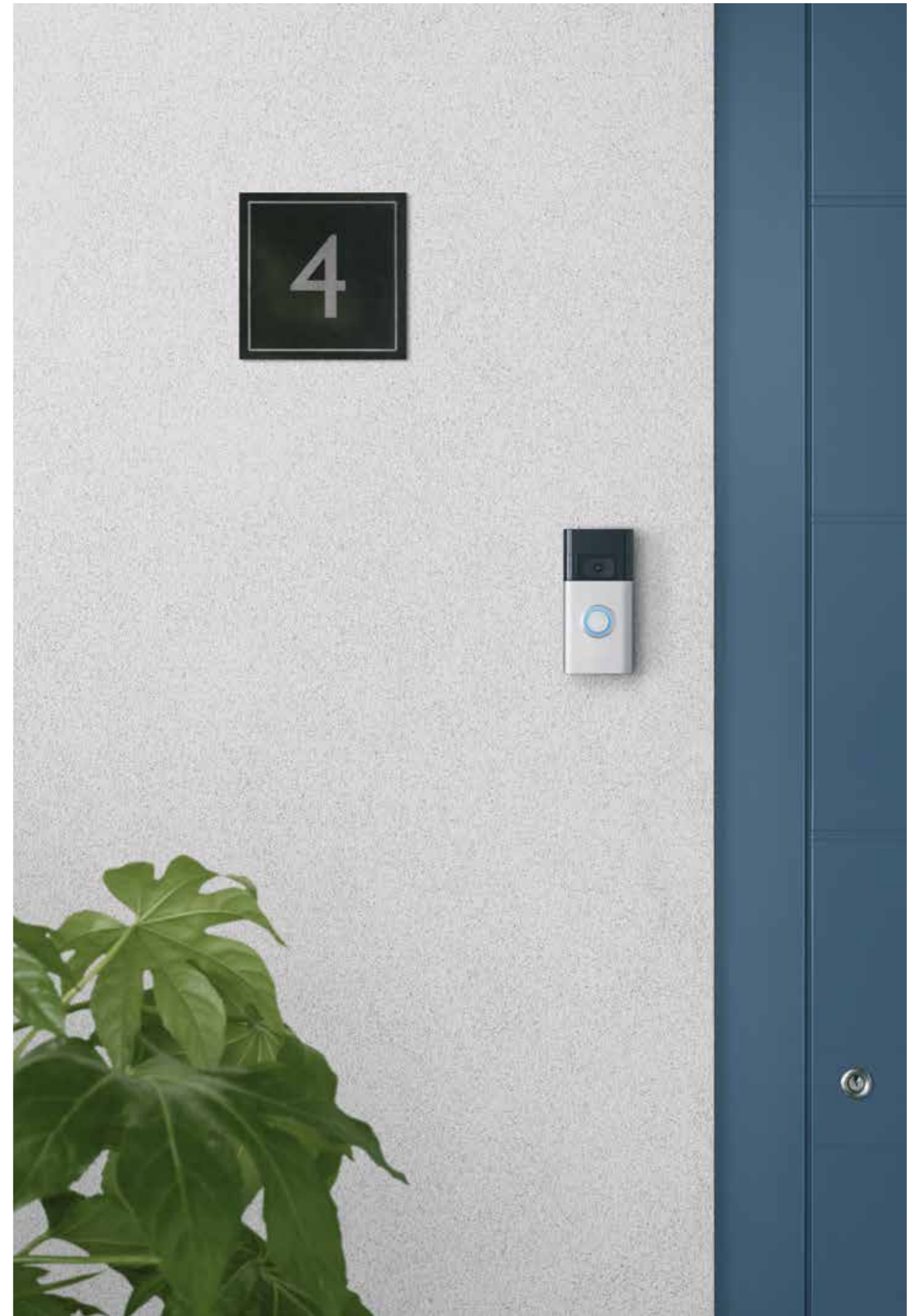
## SMART ENERGY EFFICIENCY

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.





# Your perfect place is perfectly placed

## DISCOVER



Mount Stewart, a captivating destination, harmoniously combines natural beauty and cultural heritage. Explore landscaped gardens with rare plants, wander woodland trails, and delve into a historic Georgian mansion with an impressive art collection. Don't miss the Temple of the Winds overlooking Strangford Lough.

## SPLASH OUT



Around Strangford Lough there's a wealth of natural beauty and cultural experiences. Explore historic villages like Portaferry and discover the picturesque Strangford town. Enjoy ferry rides to Castle Ward and take in the stunning landscapes. Delve into the region's rich maritime heritage, savour fresh seafood, and enjoy outdoor activities like kayaking and sailing, which are always popular on the lough's calm waters.

## THE BEST OF BOTH



Less than 20 minutes away from each other Newtownards, Bangor and Holywood offer a wide range of diverse experiences. From the bustle of a larger town with vibrant social scene, to quiet evenings out at a local restaurant or the cosy and friendly atmosphere of a local get together. Added to all of this is the rich contrast between nature and history. It's the best of all lifestyles in one.

## INDULGE



Renowned local seafood restaurant, Bull and Claw, offers a delightfully diverse dining experience in each of its locations in Donaghadee, Newtownards, and Portaferry. Their menu boasts fresh catches from the Irish Sea, including succulent lobster and crab dishes and hearty steaks from local farms. With a relaxed, welcoming atmosphere, it's a must-visit for seafood enthusiasts and those seeking a taste of Northern Ireland's local produce.



# Perfectly placed for socialising



## FEED YOUR SENSES AND YOUR STOMACHS

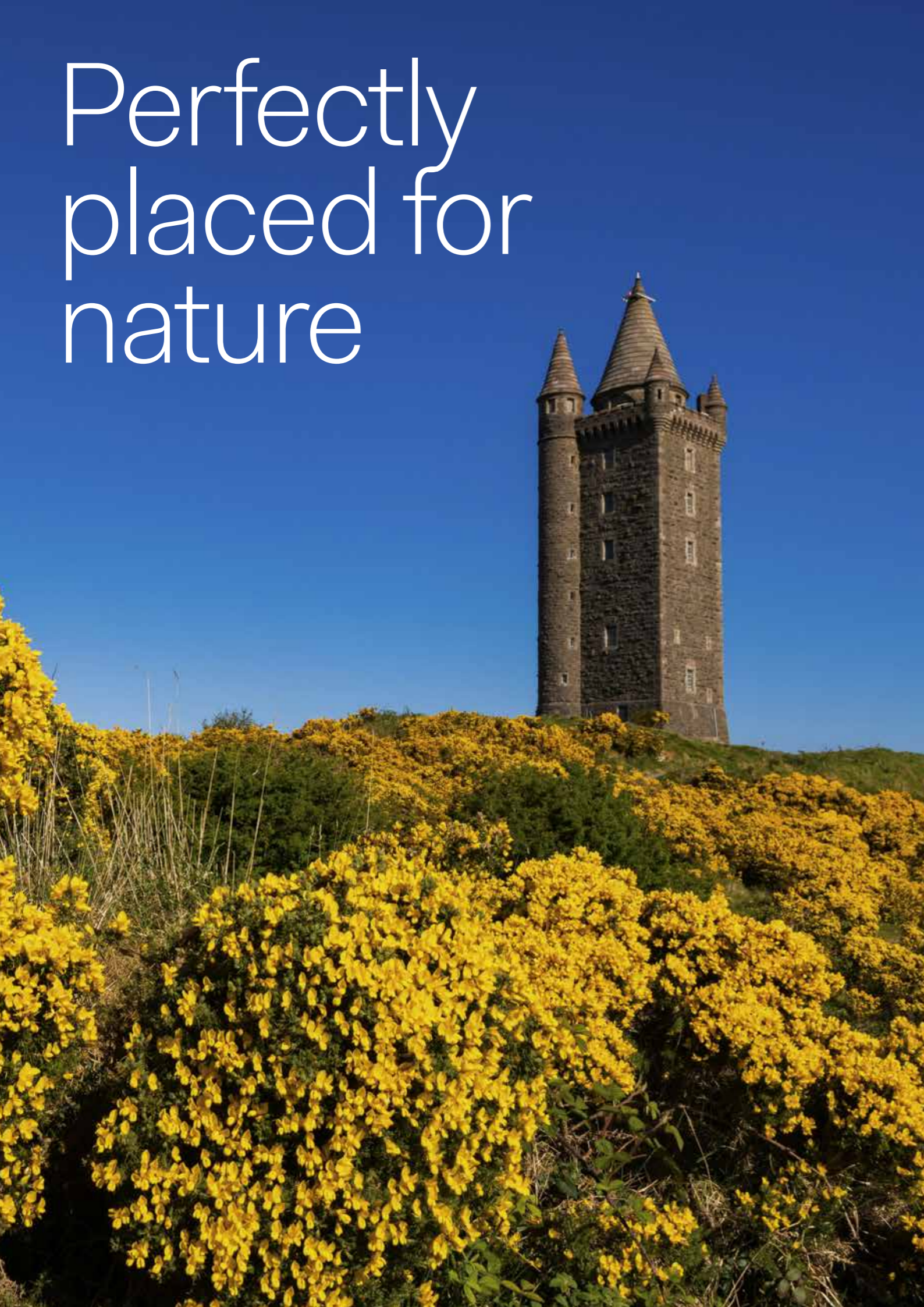
You don't have to travel far to experience some of the best culinary delights in Northern Ireland. The area boasts a thriving food scene. Local restaurants serve up a diverse array of dishes, from traditional Irish fare to international cuisine.

You can savour fresh seafood caught along the nearby coastline, relish farm-to-table experiences at charming bistros, and sample artisanal treats at farmers' markets.

The region's culinary diversity and commitment to locally sourced ingredients make it a culinary destination that caters to all tastes, ensuring an amazing dining experience.



# Perfectly placed for nature



## LET NATURE TAKE THE LEAD

Newtownards and its surrounding area are a nature lover's paradise. The region is blessed with diverse landscapes, from rolling countryside to serene coastlines.

Strangford Lough, a designated Area of Outstanding Natural Beauty, offers a haven for birdwatchers, home to numerous migratory and resident species

Hiking and cycling trails wind through lush woodlands and offer breathtaking views of the Mourne Mountains. The countryside is dotted with farms and fields, providing glimpses of local wildlife.

Whether it's birdwatching, hiking, or simply enjoying the natural beauty, the area abounds with opportunities to connect with the wonders of the outdoors.



# Perfectly placed for relaxation



## WOUND UP? WIND DOWN

Newtownards and its surrounding area offers plenty of opportunities to unwind and enjoy leisurely experiences. Visit the peaceful shores of the lough for a day of picnicking, watching the sunset, or simply listening to the gentle lapping of the water. Explore the charming town centre, where you can browse quaint boutiques and enjoy a cup of tea in cosy cafés. The region's historic sites invite you to take a step back in time. With its serene natural beauty and relaxed atmosphere, this area is perfect for those seeking less energetic but equally fulfilling experiences.

Alternatively, if you prefer a more energetic way to relax you can sail, windsurf, or kayak. You can also play some of the finest golf courses in Northern Ireland, from greens for the pros to welcoming fairways for beginners. It's the kind of place that offers something for everyone.



# RIVENWOOD THREE



SITE PLAN



**F9**  
3 Bedroom Semi-Detached House  
925 sq ft



**F10**  
3 Bedroom Semi-Detached House  
1,055 sq ft



**F11**  
3 Bedroom Semi-Detached House  
1,260 sq ft



**F12**  
3 Bedroom Bungalow  
1,140 sq ft



**F14**  
4 Bedroom Detached House  
1,535 sq ft



**F15**  
3 Bedroom Detached House  
1,500 sq ft





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

Rivenwood Three 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 Rivenwood Three has a home for everyone.





# F9

3 Bedroom Semi-Detached House  
925 sq ft



FIRST FLOOR



GROUND FLOOR

## GROUND FLOOR

Dining / Living	5.7 x 4.8m
Kitchen	3.1 x 2.4m
WC	2.8 x 1.1m

## FIRST FLOOR

Bedroom 1	3.8 x 2.7m
En-Suite	2.7 x 1.3m
Bedroom 2	3.6 x 2.7m
Bedroom 3	2.7 x 2.1m
Bathroom	2.1 x 1.7m



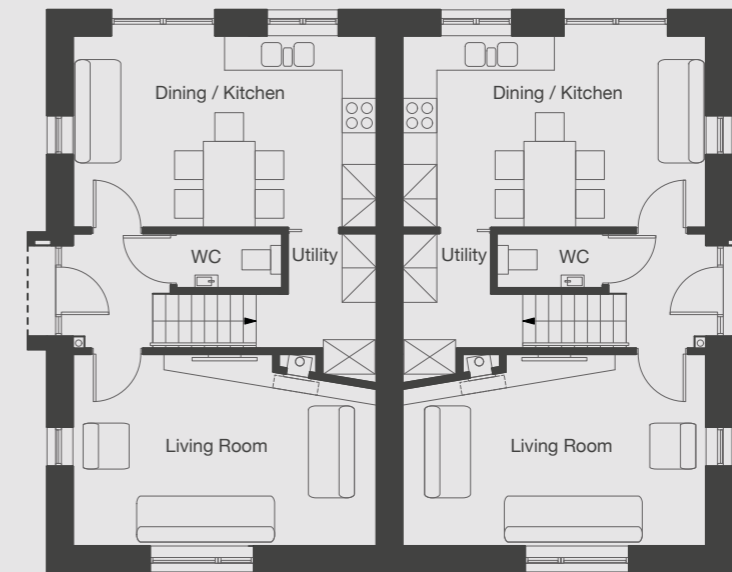


# F10

3 Bedroom Semi-Detached House  
1,055 sq ft



FIRST FLOOR



GROUND FLOOR

## GROUND FLOOR

Kitchen / Dining	5.4 x 3.4m
Utility	2.0 x 1.6m
Living Room	5.4 x 3.4m
WC	1.9 x 1.0m

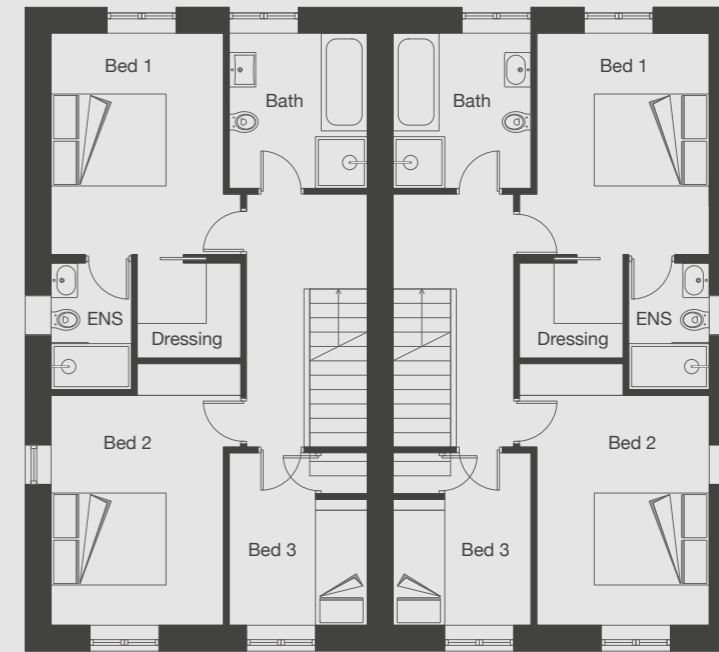
## FIRST FLOOR

Bedroom 1	4.1 x 3.4m
En-Suite	2.6 x 1.2m
Bedroom 2	3.5 x 3.2m
Bedroom 3	3.5 x 2.1m
Bathroom	2.7 x 1.7m

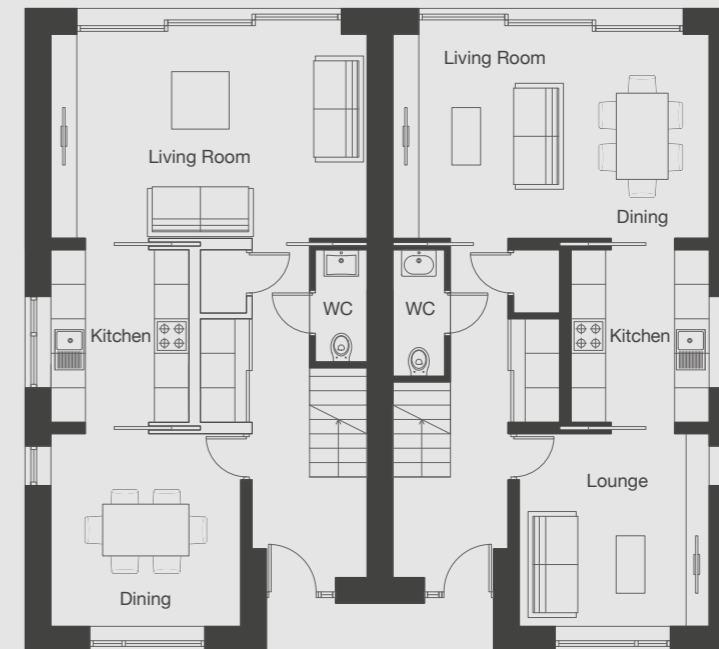


# F 11

3 Bedroom Semi-Detached House  
1,260 sq ft



FIRST FLOOR



GROUND FLOOR

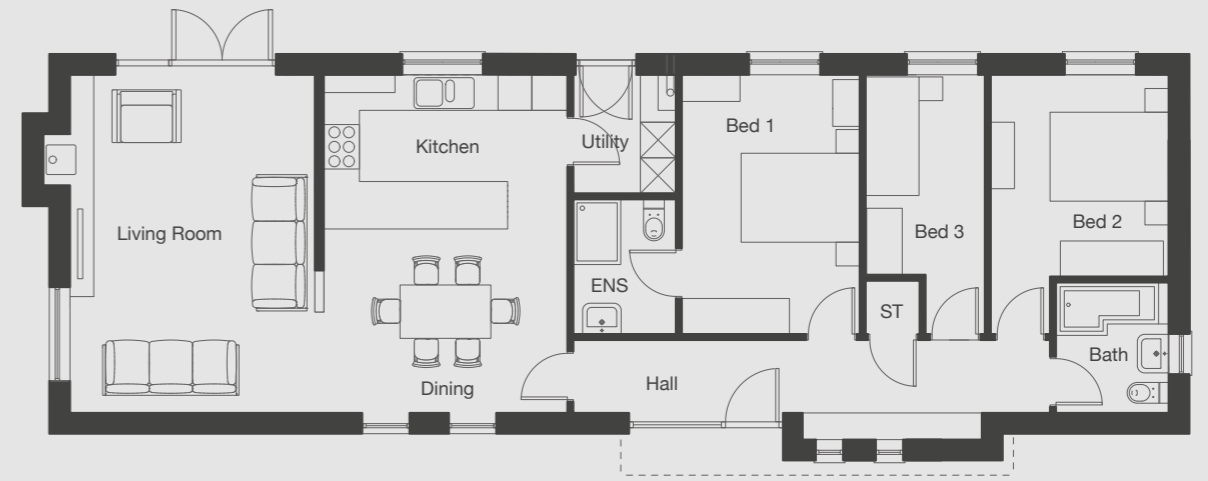
## GROUND FLOOR

Kitchen	3.0 x 2.6m
WC	2.3 x 1.0m
Dining	3.5 x 3.5m
Living Room	5.0 x 4.6m

## FIRST FLOOR

Bedroom 1	3.9 x 3.0m
En-Suite	2.3 x 1.4m
Dress Room	2.0 x 1.7m
Bedroom 2	4.6 x 2.9m
Bedroom 3	2.7 x 3.1m
Bathroom	2.8 x 2.5m

F 12



3 Bedroom Bungalow  
1,140 sq ft

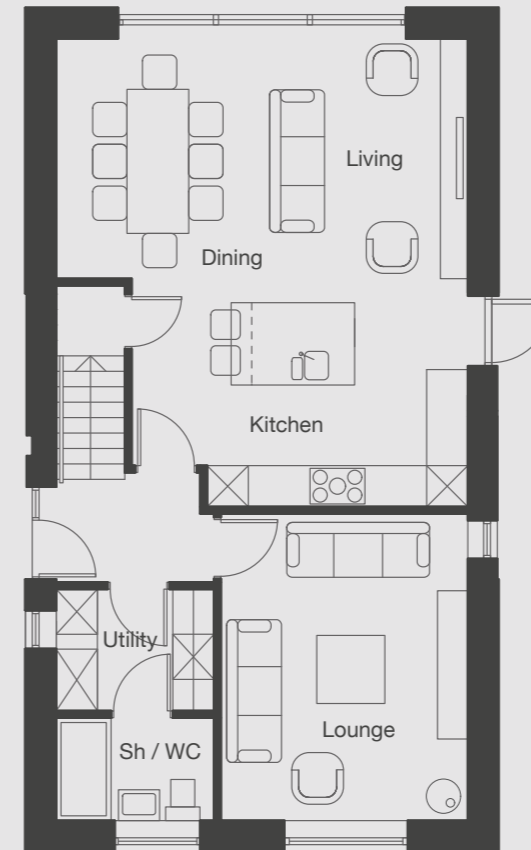
**BUNGALOW**

Kitchen / Dining	5.7 x 4.1m
Utility	2.0 x 1.7m
Living Room	5.7 x 4.1m
Bedroom 1	4.4 x 2.9m
En-Suite	2.2 x 1.7m
Bedroom 2	3.4 x 3.0m
Bedroom 3	3.4 x 2.0m
Bathroom	2.2 x 2.2m

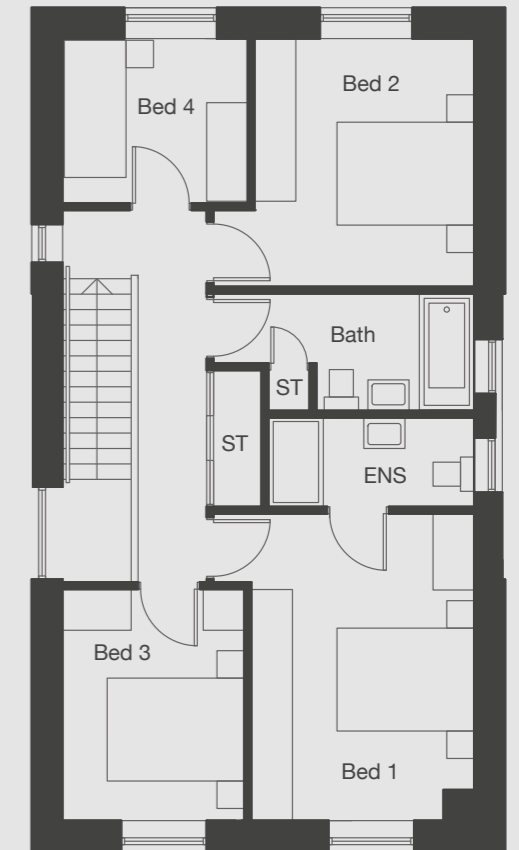


# F 14

4 Bedroom Detached House  
1,535 sq ft



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen	3.9 x 3.0m
Utility	2.5 x 1.8m
Dining / Living	6.2 x 3.9m
WC	2.5 x 1.6m
Lounge	4.6 x 3.5m

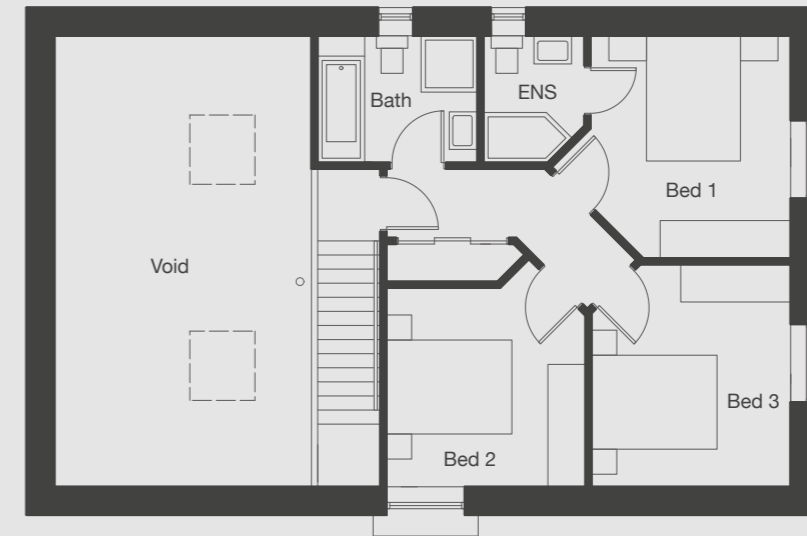
## FIRST FLOOR

Bedroom 1	4.6 x 3.2m
En-Suite	3.0 x 1.3m
Bedroom 2	3.6 x 3.2m
Bedroom 3	3.5 x 2.8m
Bedroom 4	2.8 x 2.6m
Bathroom	2.3 x 1.7m

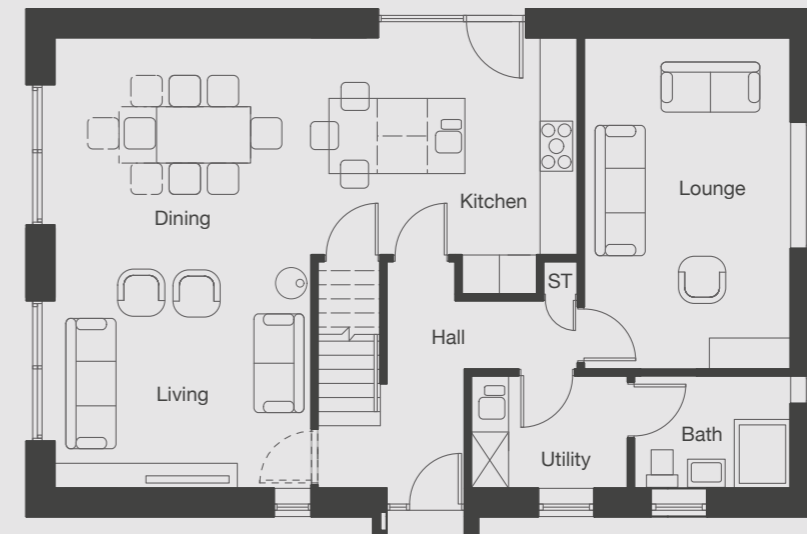


# F 15

3 Bedroom Detached House  
1,500 sq ft



FIRST FLOOR



GROUND FLOOR

## GROUND FLOOR

Living / Dining	7.4 x 4.3m
Kitchen	4.3 x 3.6m
Utility	2.4 x 1.9m
Lounge	5.4 x 3.4m
Bathroom	2.6 x 1.9m

## FIRST FLOOR

Bedroom 1	3.6 x 3.3m
En-Suite	2.1 x 1.6m
Bedroom 2	3.3 x 3.1m
Bedroom 3	3.7 x 3.3m
Bathroom	2.5 x 2.1m

# 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 contemporary luxury 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. And, as seen in our show home, internal doors are painted black, with black spindles and black ironmongery.

## TURNKEY SPECIFICATIONS

### KITCHEN

Contemporary kitchens.  
—  
Choice of kitchen colour & worktops.  
—  
Integrated branded electrical appliances to include gas hob, microwave and electric oven, extractor unit, fridge/freezer and dishwasher.

### UTILITY

High quality units with choice of door finishes, worktops and handles.  
—  
Combination washer/dryer.

### BATHROOMS

Contemporary white sanitaryware.  
—  
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.

### SMART TECHNOLOGY

Smart phone enabled heating system with digital thermostats.  
—  
Ring video doorbells.  
—  
Wiring for EV car charger.

### ELECTRICAL

Superfast Fibreoptic Broadband, FTTP with speeds of up to 900mbps.  
—  
Smoke, heat and carbon monoxide detectors.  
—  
Comprehensive range of electrical sockets.  
—  
Connection sockets for BT and TV.  
—  
Cabling for digital, SKY TV and Virgin Media.  
—  
Zoned security alarm.

### EXTERNAL FEATURES

A mixture of white render and timber effect maintenance free cladding.  
—  
Maintenance free PVC energy efficient double glazing with lockable system.  
—  
Bitmac driveways.  
—  
Landscaped gardens with paved patio area.  
—  
Timber fencing to rear boundaries where appropriate.  
—  
Feature external lighting to front door and rear patio.  
—  
Outdoor tap.

### HEATING

High efficiency gas combination boiler.

### ENERGY EFFICIENCY

6 inset solar panels installed flush with the roof tiles.  
—  
Solis Cloud app for monitoring solar performance.  
—  
5kW battery storage.  
—  
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.  
—  
Wood laminate for entrance hall, kitchen and living/dining areas.  
—  
Tiles to bathroom floors, showers and splash backs. Tiles to cloakroom and utility floors (where applicable).

### 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.

### WARRANTY

NHBC 10 year buildmark warranty.



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.

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.



Ever noticed how everyone is suddenly in a better mood when the sun shines? Light and warmth make us feel happier and optimistic, not just because it's an excuse to eat ice-cream, but because we associate it with growth, sustenance and safety. The same principles apply inside as well as out. Independent studies show that the brighter a home, the happier the occupants. Light, airy spaces cheer us up. Brightness brightens our mood. That's why we design our homes with larger windows. They let light flood in, filling the rooms with spirit-lifting luminosity. Warmer, happier homes? That's got to be worth looking into.

# FRASER

Building for Generations

fraser.co.uk

For further details or to enquire about  
a property please contact the team at  
**Simon Brien Residential**  
**028 91 800 700**  
**[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.

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