

L I F E S T Y L E



THE HAMPTONS

HAMPTON PARK
BELFAST • BT7

LaganHomes 

Where every home
is a statement.

Made in Belfast
by Lagan Homes.



An approach like no other.

: HAMPTON PARK





GEORGE BEST
CITY AIRPORT

CITY CENTRE

TITANIC
QUARTER

QUEEN'S
QUARTER

ORMEAU
PARK

ORMEAU
GOLF CLUB

KINGSPAN STADIUM

RIVER LAGAN

RAVENHILL ROAD

ORMEAU ROAD

KNOCKBREDA ROAD
OUTER RING

LAGAN GATEWAY
BRIDGE

ANNADALE EMBANKMENT

ORMEAU ROAD

FORESTSIDE
SHOPPING CENTRE



HAMPTON PARK

BELVOIR PARK
GOLF CLUB

GALWALLY AVENUE

BELVOIR ROAD
OUTER RING

BELVOIR PARK
FOREST

Inner City

Nestled in the heart of Belfast City, established by a beautiful treelined avenue, Hampton Park showcases exclusivity, elegance, and accessibility.

Deemed as one of South Belfast's most sought-after addresses, The Hamptons is ideal for those wishing to settle down and live comfortably in the much-loved, modern, and diverse capital.

*RIGHT: ORMEAU PARK
FAR RIGHT: BELVOIR GOLF CLUB,
OPPOSITE : AERIAL IMAGE LOOKING
TOWARDS THE HAMPTONS AND
BELFAST CITY*

Characterised by breath-taking landscapes, The Hamptons is surrounded by a wealth of outstanding green spaces situated right on the doorstep. Perfectly positioned, the tranquil waters of the River Lagan are located at the rear of this exceptional site. Residents of Hampton Park are sure to appreciate peaceful strolls along the Towpath and relish in the beauty of the diverse wildlife found along the ample paths of Lagan Meadows Nature Reserve.

What's more, promising accessibility to nearby areas, Hampton Park benefits from the newly developed Lagan Gate foot and cycle bridge, connecting the Annadale and Stranmillis embankments. With Belvoir Park Forest and Belvoir Golf Club just a stone's throw away, it's easy to see the appeal of this attractive location, which affords homeowners the opportunity to experience a natural paradise right from the comfort of home. Lisnabreeny and Cregagh Glen National Trust, and Cherryvale Playing Fields are also notable outdoor spaces within the nearby area.

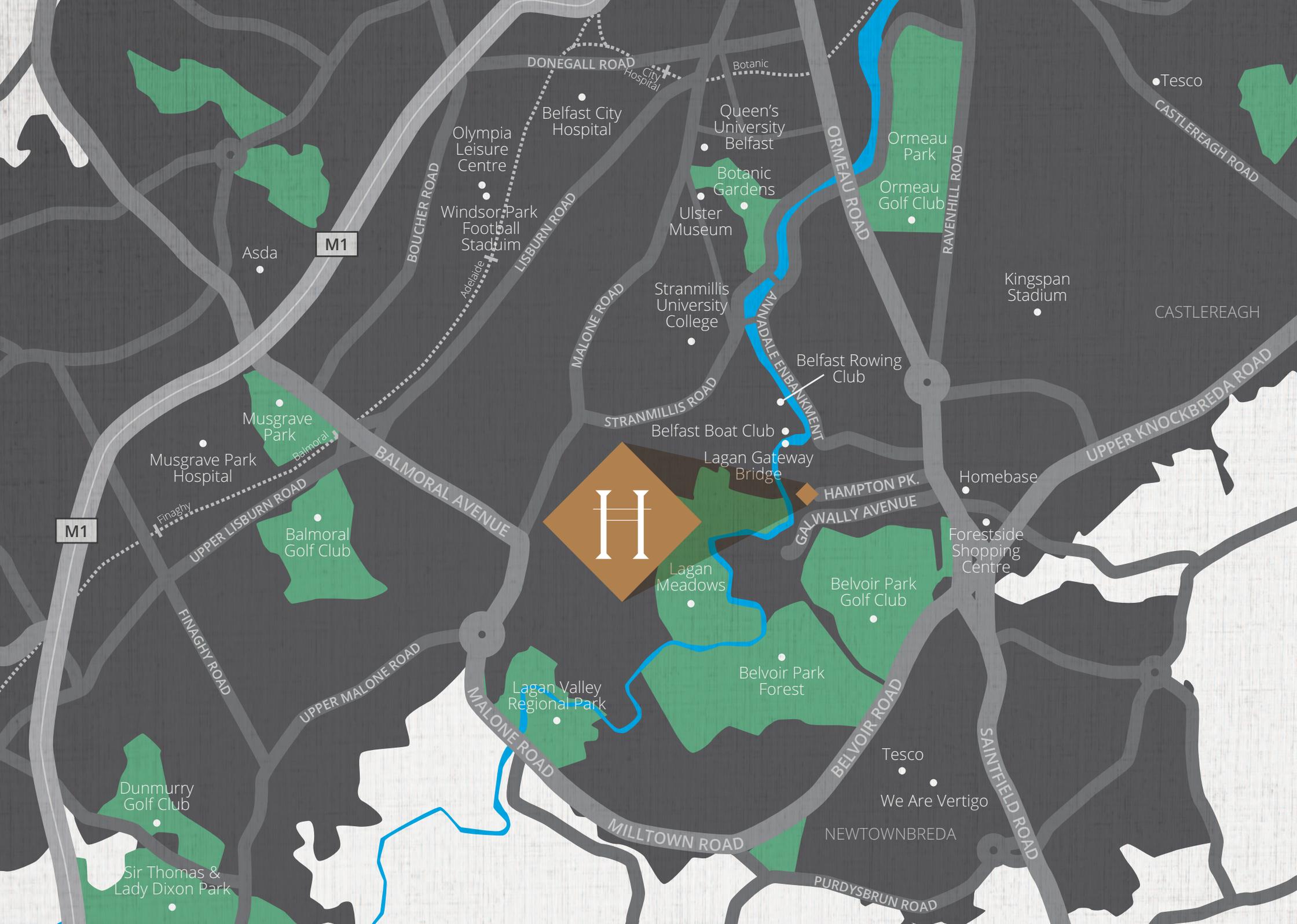
Not only boasting spectacular landscapes, Hampton Park also provides close ties to the multitude of amenities found on the Ormeau Road and within Stranmillis Village. Renowned for its cosy cafés, chic bars, and prominent restaurants, this unparalleled area is unlike any other when it comes to contemporary, inner-city living. Further opportunity for adventure and exploration can be discovered and enjoyed thanks to Hampton Park's close proximity to Botanic Gardens, Belfast Lyric Theatre, the Ulster Museum, and the esteemed Belfast Boat Club and Queen's Rowing Club.





Inner city location.

	miles		miles		miles
Belfast City Centre	3.5	Forestside Shopping Centre	0.4	Belvoir Park Forest	1.8
Holywood	7.5	Belvoir Park Golf Club	0.7	Lagan Meadows	2.2
Bangor	14	Ormeau Park	1.4	Geroqe Best Belfast City Airport	5.3
Lisburn	8	Queen's University	2.5	Belfast International Airport	21.1
Royal Hillsborough	11.6	Stranmills University College	1.8		
Dublin	105	Botanic Gardens	2		



DONEGALL ROAD

Belfast City Hospital

Queen's University Belfast

Botanic Gardens

Ulster Museum

Stranmillis University College

Belfast Rowing Club

Belfast Boat Club

Lagan Gateway Bridge

Lagan Meadows

Belvoir Park Forest

Lagan Valley Regional Park

Belvoir Park Golf Club

Forests Shopping Centre

Tesco

We Are Vertigo

NEWTOWNBRED A

Tesco

Ormeau Park

Ormeau Golf Club

Kingspan Stadium

CASTLEREAGH

Homebase

H

M1

M1

BOUCHER ROAD

LISBURN ROAD

MALONE ROAD

STRANMILLIS ROAD

ORMEAU ROAD

RAVENHILL ROAD

CASTLEREAGH ROAD

UPPER KNOCKBRED A ROAD

BALMORAL AVENUE

UPPER LISBURN ROAD

HAMPTON PK.

GALWALLY AVENUE

FINAGHY ROAD

UPPER MALONE ROAD

MALONE ROAD

MILLTOWN ROAD

BELVOIR ROAD

SAINFIELD ROAD

PURDYSTRUN ROAD

Musgrave Park Hospital

Musgrave Park

Balmoral Golf Club

Dunmurry Golf Club

Sir Thomas & Lady Dixon Park

Olympia Leisure Centre

Windsor Park Football Stadium

Asda

Adelaide

Botanic

City Hospital

Finaghy

Balmoral

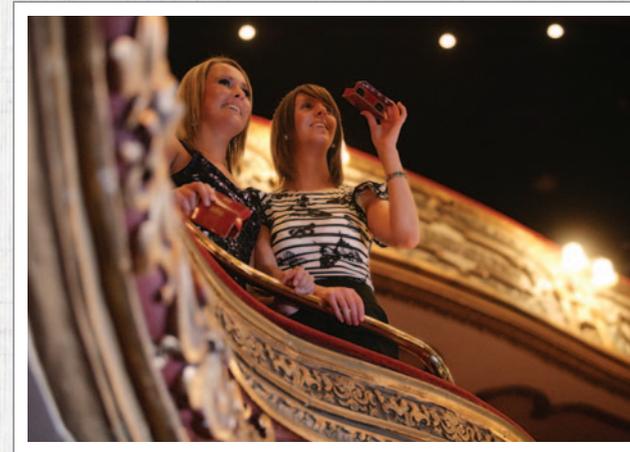
NEWTOWNBRED A

Belfast

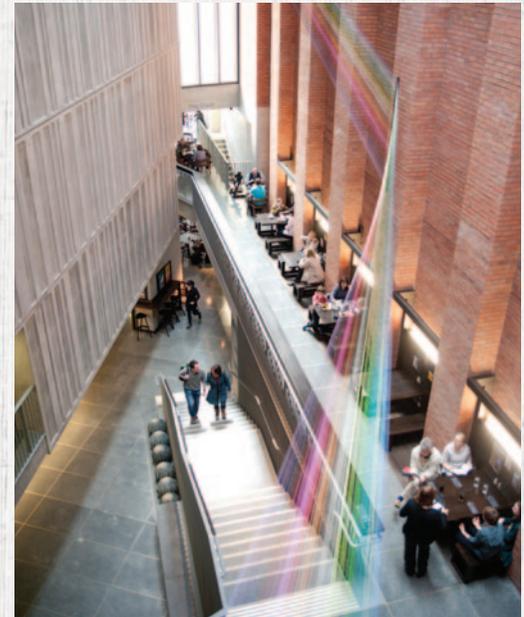
Conveniently located, residents of Hampton Park certainly don't have far to travel to experience all that Belfast City Centre and the surrounding suburbs have to offer. Ideally located in this charismatic city, The Hamptons provides the best of both worlds; an impeccably designed home surrounded by everything a homeowner could possibly need.

With an array of shopping facilities located in the City Centre, homeowners are spoilt for choice when it comes to retail opportunities. The nearby Forestside Shopping Centre is close at hand to guarantee easy access to Marks and Spencer, Sainsbury's and a variety of high street stores, and a convenient Tesco Extra store can be found within the Newtownbreda area. Residents of The Hamptons couldn't ask for better in relation to the leading primary and secondary schools and excellent educational centres situated within the local area. Holy Rosary Primary School, Knockbreda Primary School, St Bernard's Primary School, Forge Integrated Primary School, Methodist College, Aquinas Grammar School, St Joseph's College, Breda Academy, Lagan College, and Queen's University are all positioned just a short distance away.

As a result of outstanding transport links throughout the City, The Hamptons ensures access to a number of arterial routes, including the outer ring, and links to the motorway system. Thanks to the Metro Bus Route this location could not be better placed for those making the daily commute.



ABOVE TOP: BELFAST CITY HALL, ABOVE BOTTOM: GRAND OPERA HOUSE
OPPOSITE : 1. QUEEN'S BRIDGE, 2. JAFFE FOUNTAIN, VICTORIA SQUARE,
3. LYRIC THÉÂTRE BELFAST, 4. THE MAC ART CENTRE





Design Team

Architecture

The Hamptons has been designed by Alan Patterson Design, one of the foremost architectural practices in Ireland.

The craft of creating buildings and delivering solutions for our clients makes APD Ltd. unique.

With a portfolio extending from bespoke residences for individual clients to larger scale residential developments and beyond to encompass both small and large scale commercial, retail and industrial projects.

Responding to client demand for high quality design that pays attention to detail, is robustly designed, detailed and delivered to a refined standard has influenced the design priorities at The Hamptons. Creating elegant and well-proportioned homes, giving consideration to how each house is placed within the development and responds to the environment and landscape setting.

At The Hamptons, APD Ltd. have created new homes that appeal to those wishing to avail of urban living without compromising on space, environmental quality and refined design.



Interior Design

With an interior design portfolio extending across Ireland, the UK and Europe.

Lee Austin Design offers a bespoke interior design service, creating timeless and luxury spaces.

Mainly focusing on high end residential properties, our detail driven team manage each project from conception to completion.

By combining local craftsmanship and trades with exquisite products sourced from trusted suppliers all over the world, we are able to bring our clients' briefs to life.

Our sophisticated, contemporary, signature style always aims to offer a relaxed and comfortable environment, encapsulating both luxury and practicality, tailored to suit individual clients' lifestyles.





ABOVE: COMPUTER VISUAL OF THE DEANE HOUSE TYPE FINISHED IN BRICK DESIGNED BY ALAN PATTERSON DESIGN
OPPOSITE : COMPUTER VISUAL OF LIVING AREA TOWARDS DINING / STUDY OF THE GATELODGE CURATED BY LEE AUSTIN DESIGN





Escape the ordinary.



COMPUTER VISUAL OF THE SITE LAYOUT (PHASE 1) WITH BELFAST CITY AND THE CAVEHILL IN THE DISTANCE



Catering for the Future

Lagan Homes have been building outstanding homes for over 30 years. In that time they have provided thousands of people with homes they love and homes that suit their lifestyle.

ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation and incorporating a mechanical ventilation with heat recovery system thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

SAFETY & SECURITY

Double glazing, window locks*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and potentially lower insurance premiums. (*window locks – excluding emergency escape windows).

NEW HOME WARRANTY

A 10 year buildmark warranty will be available for all homes at The Hamptons from NHBC. NHBC is the leading warranty and insurance provider for new homes.

YOUR NEW HOME

Owners have the satisfaction of knowing that The Hamptons represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen.



OPPOSITE : COMPUTER VISUAL OF LOUNGE FROM THE MULBERRY
CURATED BY LEE AUSTIN DESIGN

Specification

Perfectly proportioned with prominent elegant facades, impressive interior space combined with the use of natural and traditional materials. The Hamptons sits comfortably in this leafy south Belfast location which is renowned for its rich architectural heritage.

Each home will be appointed to a high standard with the house types benefiting from PC sums allowing homeowners to make their bespoke selections for their kitchen, sanitary ware, fireplace, tiling and carpets from the developer's choice of experienced suppliers.

EXTERNAL FEATURES

- Exterior elevation finished with brick, render or stone effect cladding depending on the house type
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Subtle use of brick corbelling to selected house types
- Ornate eaves brackets on selected house types
- Mouldings to door and window surrounds to selected house designs
- Maintenance free uPVC energy efficient double glazed flush sash windows
- Bitmac driveways
- Rear gardens top soiled
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door
- External power point

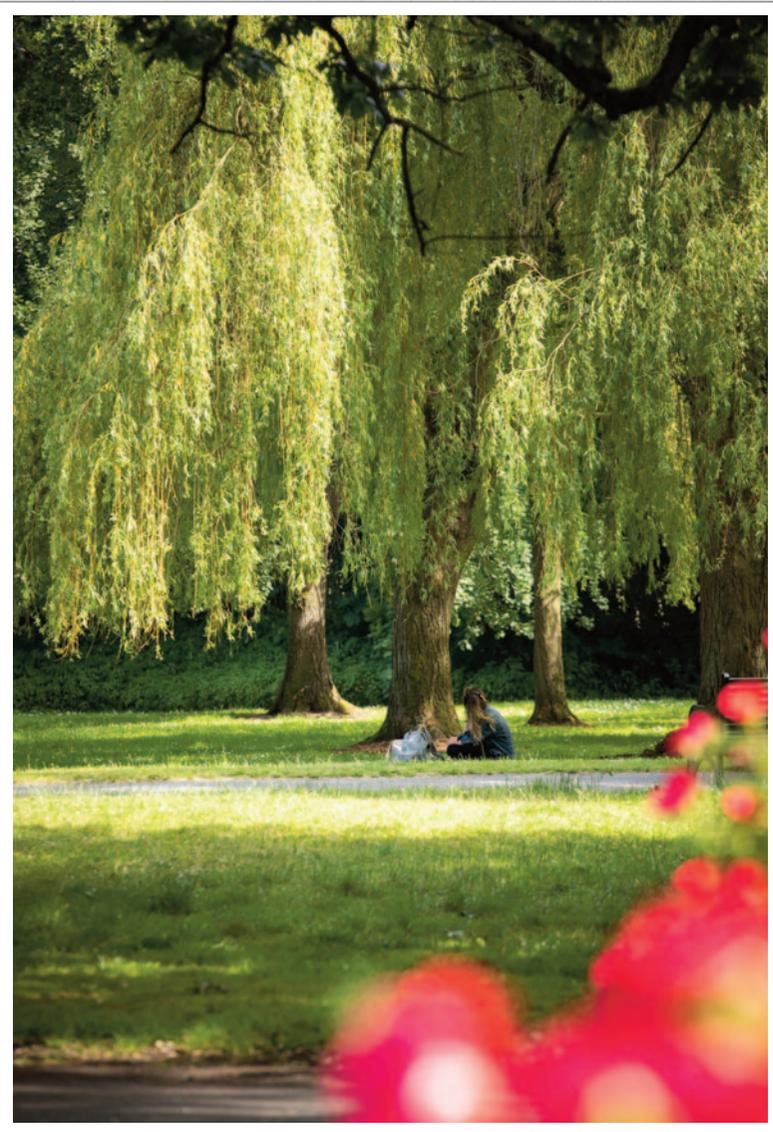
INTERNAL FEATURES

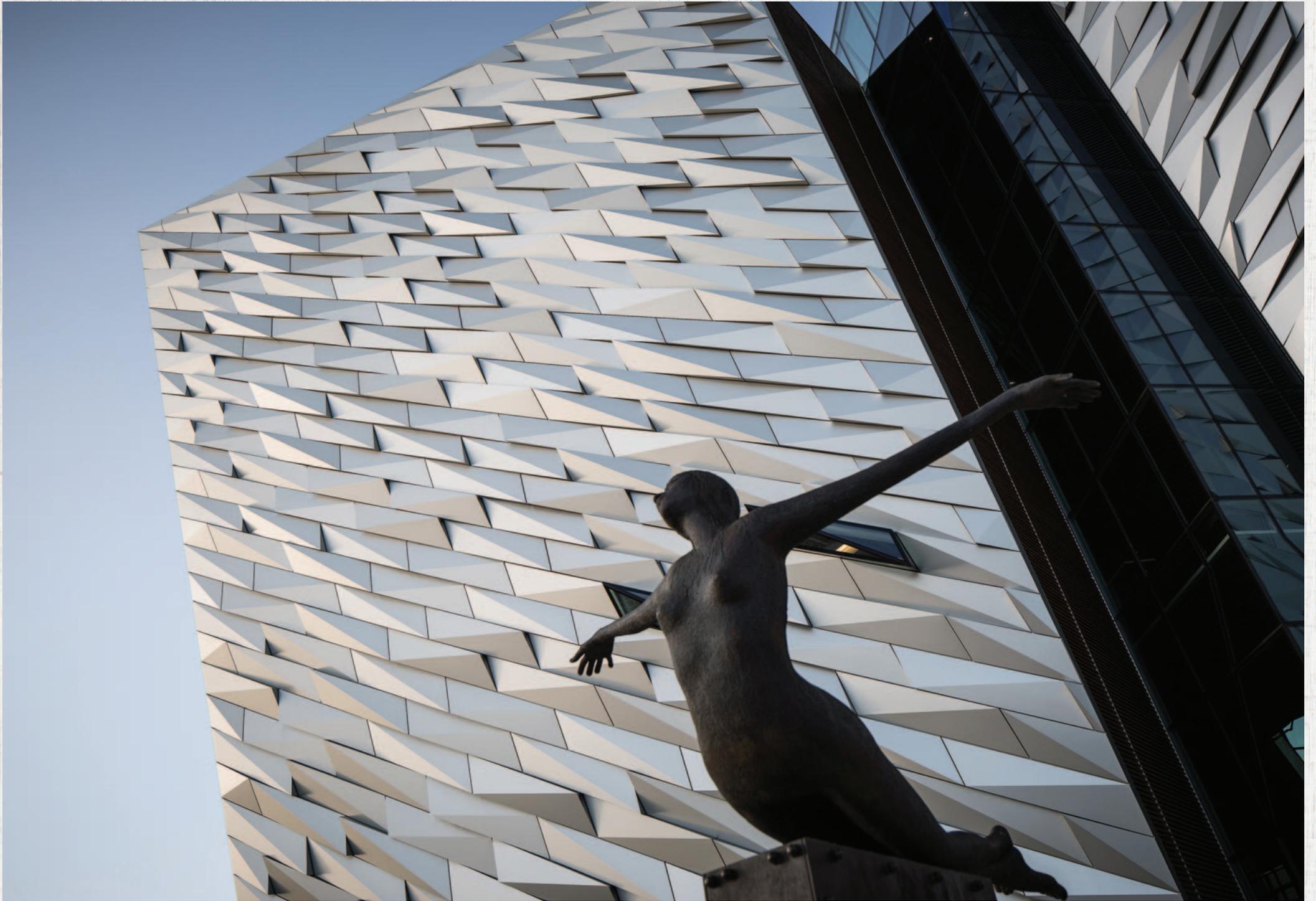
- Smoke, heat & carbon monoxide detectors
- TV / Data connections to lounge, kitchen / dining and all bedrooms
- TV/satellite co-axial cable terminated at external location and distributed from a central zone located in the store - leaving your TV installer to connect for whichever option you choose
- Hardwired using Cat6 cable to all TV points – Cat6 is capable of transmitting various signals such as data /satellite / HDMI, and due to the variety of systems / options available we have left the final connections in the store to be completed by the homeowner's own installer according to their own requirements
- Gas heating with energy efficient boiler and hot water on demand
- Mechanical ventilation heat recovery system
- Thermostatically controlled under floor heating
- Fireplace opening to accommodate wood burning stove
- Zoned security alarm
- Energy efficient LED downlighting to selected rooms
- Bolection panelled internal doors
- Internal walls and joinery painted one colour throughout
- Deep moulded architrave and skirting





ABOVE: THE LOCK KEEPER'S INN, LAGAN MEADOWS
RIGHT: ORMEAU PARK
OPPOSITE: TITANIC BELFAST





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