



Mossfield

JUBILEE ROAD, BALLYCLARE

Phase 3



Building for a greener future.

Footprint considered. Eco-forward homes for everyone's future.

Mossfield show home



Welcome to a new era of luxury, comfort & environmental responsibility.

Welcome to Mossfield, where every detail is designed with a commitment to a greener future. These exceptional homes redefine modern living by seamlessly integrating cutting-edge sustainability practices with the utmost in comfort and style.

At Mossfield, we understand that your home is more than just a living space; it's a reflection of your values and aspirations. That's why we've embarked on a journey to create homes that tread lightly on the Earth while offering an unparalleled living experience for you and your family.

Join us in exploring how Mossfield is reimagining modern living - a sanctuary where you can relish in the harmony of nature, revel in the embrace of luxury, and embrace a lifestyle that celebrates both your well-being and the well-being of our planet.

At Mossfield sustainability meets comfort - this is your invitation to a life enriched by purpose, conscience, and a deep connection to the world around you.


Traditionally Built Homes


Efficient Air Source Heat Pump


Insulated Energy Saving Windows


Solar PV Fitted as Standard


Battery Storage Upgrade Option


Car Charging Upgrade Option

Mossfield
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JUBILEE ROAD, BALLYCLARE

Phase 3
Site Numbers
31-36, 56-80, 81-87



Style A
4 Bedroom Detached
Site Nos: 61, 71



Style C2
4 Bedroom Detached
Site Nos: 56, 64, 76



Style D Brick
3 Bedroom Detached
Site Nos: 32, 73, 82



Style E2 Brick
4 Bedroom Semi-Detached
Site Nos: 77, 78, 79, 80



Style F2 Brick
3 Bedroom Semi-Detached
Site Nos: 35, 36, 57, 58



Style F2 Render
3 Bedroom Semi-Detached
Site Nos: 33, 34, 59, 60, 74, 75, 83, 84



Style G1
3 Bedroom Semi-Detached
Site Nos: 63, 67



Style G2
3 Bedroom Semi-Detached
Site Nos: 62, 68



Style I Brick
6 Bedroom Detached
Site Nos: 31, 72, 81, 87



Style K Brick
4 Bedroom Detached
Site Nos: 65, 66, 69, 70



Style K2 Brick
4 Bedroom Detached
Site Nos: 85, 86



Style A

Four Bedroom Detached Home

Render Brick
Site Numbers
61, 71



Four bedroom detached home with spacious lounge & WC located off the hallway leading through to open plan kitchen, utility room, store & sun lounge. Upstairs incorporates 4 bedrooms with bedroom 1 benefiting from an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

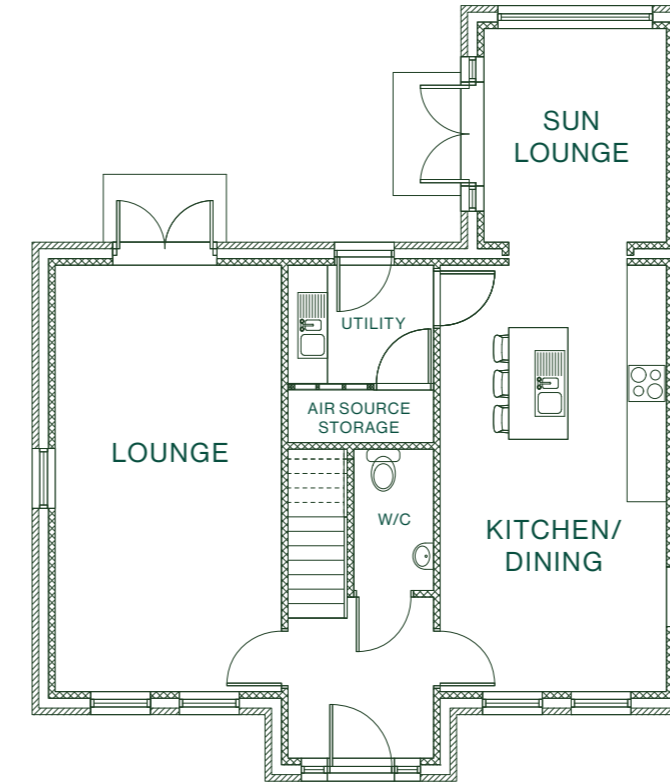


Battery Storage Upgrade Option

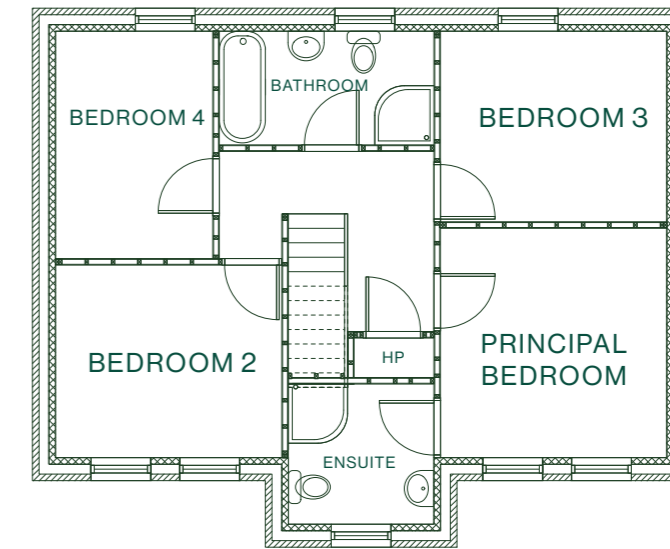


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	
6.5m x 3.4m	21'4" x 11'4"
Kitchen/Dining	
6.5m x 3.4m	21'4" x 11'4"
Sun Lounge	
3.3m x 2.8m	10'8" x 9'1"
Utility	
2.2m x 1.8m	7'3" x 5'11"
Principal Bedroom	
3.5m x 3.4m	11'5" x 11'4"
Ensuite	
2.2m x 2.1m	7'3" x 7'0"
Bedroom 2	
3.4m x 2.9m	11'4" x 9'7"
Bedroom 3	
3.4m x 2.9m	11'4" x 9'6"
Bedroom 4	
3.5m x 2.4m	11'4" x 7'10"
Bathroom	
3.3m x 1.7m	10'9" x 5'8"

Style C2

Four Bedroom Detached Home

Brick Finish
Site Numbers
56, 64, 76



Four bedroom detached home with spacious lounge & living room including attractive side bay with storeroom located off the hallway. Open plan kitchen/dining and sun lounge to the rear. WC located through utility. Upstairs incorporates 4 bedrooms with bedroom 1 benefitting from an ensuite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

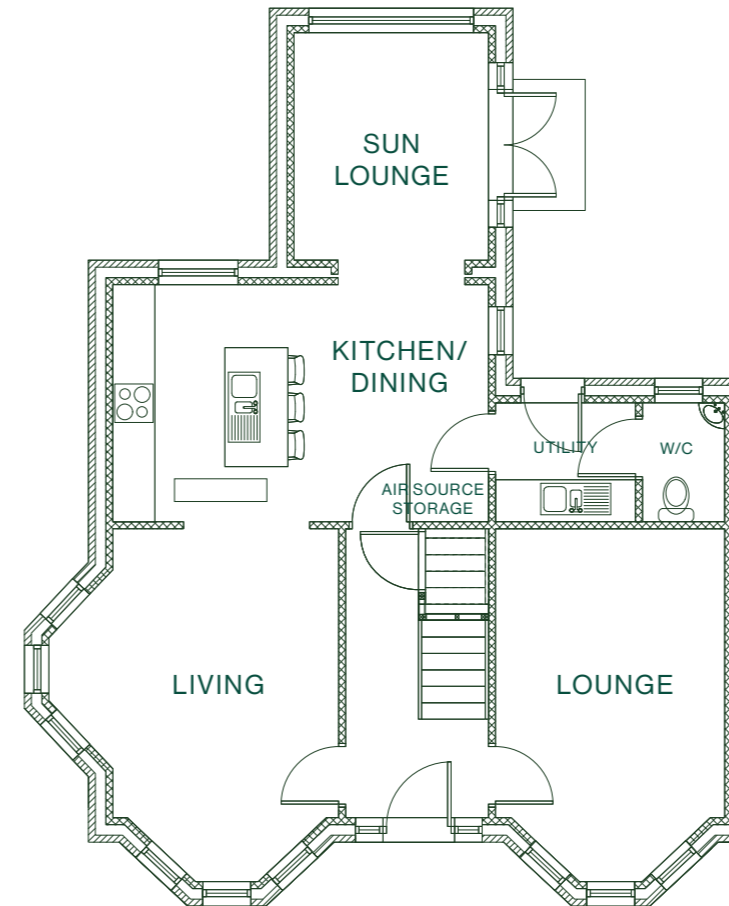


Battery Storage Upgrade Option

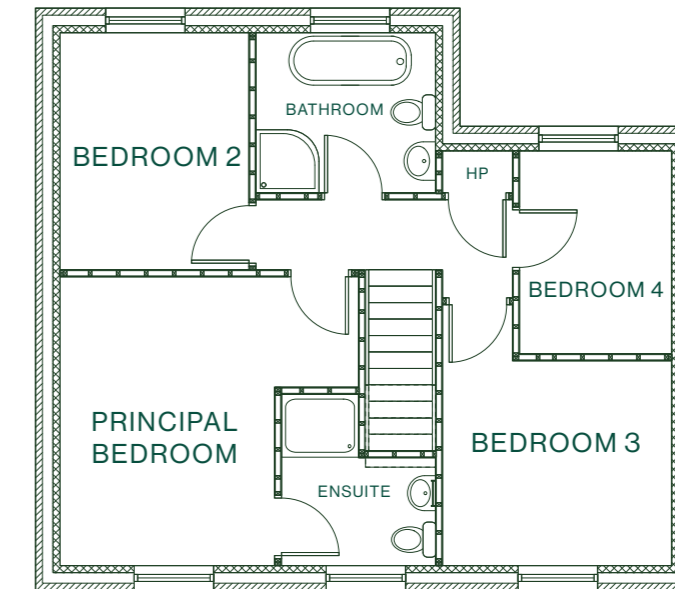


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Living	
4.1m x 3.3m (5m inc. bay x 4.1m inc. bay)	13'7" x 10'7" (16'6" inc. bay x 13'7" inc. bay)
Lounge	
4.1m x 3.3m (5m inc. bay)	13'7" x 10'9" (16'6" inc. bay)
Kitchen/Dining	
5.4m x 3.4m	17'7" x 11'1"
Sun Lounge	
3.3m x 2.8m x	10'8" x 9'1"
Utility	
2.0m x 1.7m	6'7" x 5'7"
Principal Bedroom	
4.3m (at widest) x 4.1m	14'0" (at widest) x 13'7"
Ensuite	
2.5m (at deepest) x 2.2m	8'0" (at deepest) x 7'3"
Bedroom 2	
3.4m x 2.7m	11'1" x 8'10"
Bedroom 3	
3.3m x 2.9m	10'9" x 9'7"
Bedroom 4	
2.9m x 2.2m	9'6" x 7'2"
Bathroom	
2.6m x 2.3m	8'5" x 7'6"

Style D

Three Bedroom Detached Home

Brick Finish
Site Numbers
32, 73, 82



Three bedroom detached home with spacious lounge & WC located off the hallway leading through to open plan kitchen/dining area and sun lounge. Storeroom accessed from kitchen. Upstairs incorporates 3 bedrooms with bedroom 1 benefitting from an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

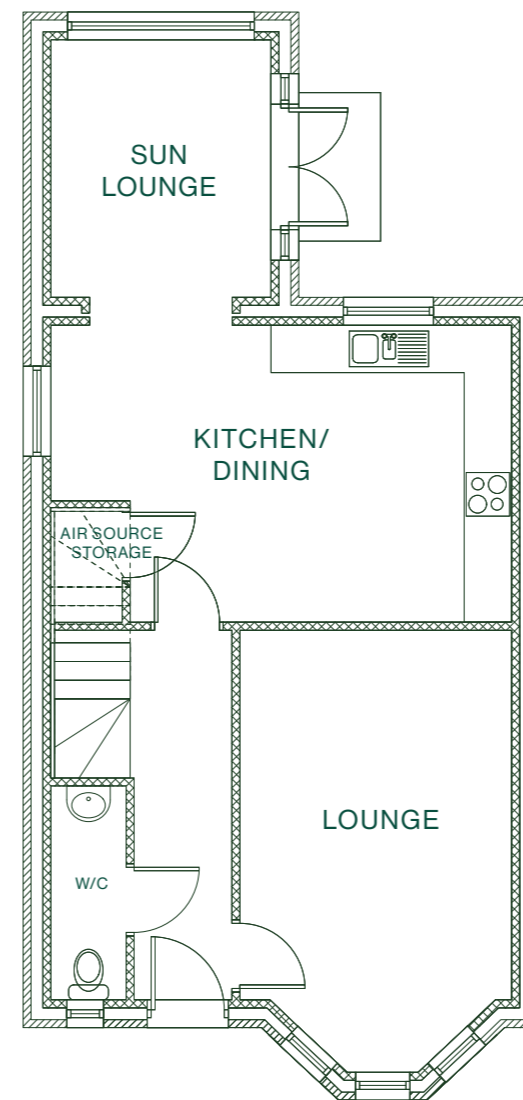


Battery Storage Upgrade Option

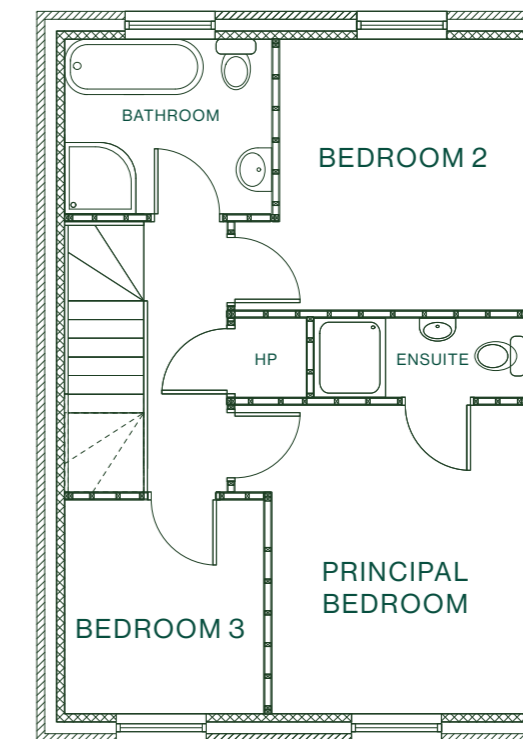


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	
4.7m (5.6m inc. bay) x 3.4m	15'4" (18'4" inc. bay) x 11'3"
Kitchen/Dining	
5.8m(widest) x 3.8m	19'1"(widest) x 12'4"
Sun Lounge	
3.3m x 2.8m	10'8" x 9'1"
Principal Bedroom	
3.9m x 3.2m	12'9" x 10'6"
Ensuite	
2.7m x 1m	8'9" x 3'3"
Bedroom 2	
3.4m x 3.1m	11'3" x 10'2"
Bedroom 3	
2.7m x 2.5m	8'x10" x 8'3"
Bathroom	
2.6m x 2.2m	8'7" x 7'3"

Style E2

Four Bedroom Semi-Detached Home

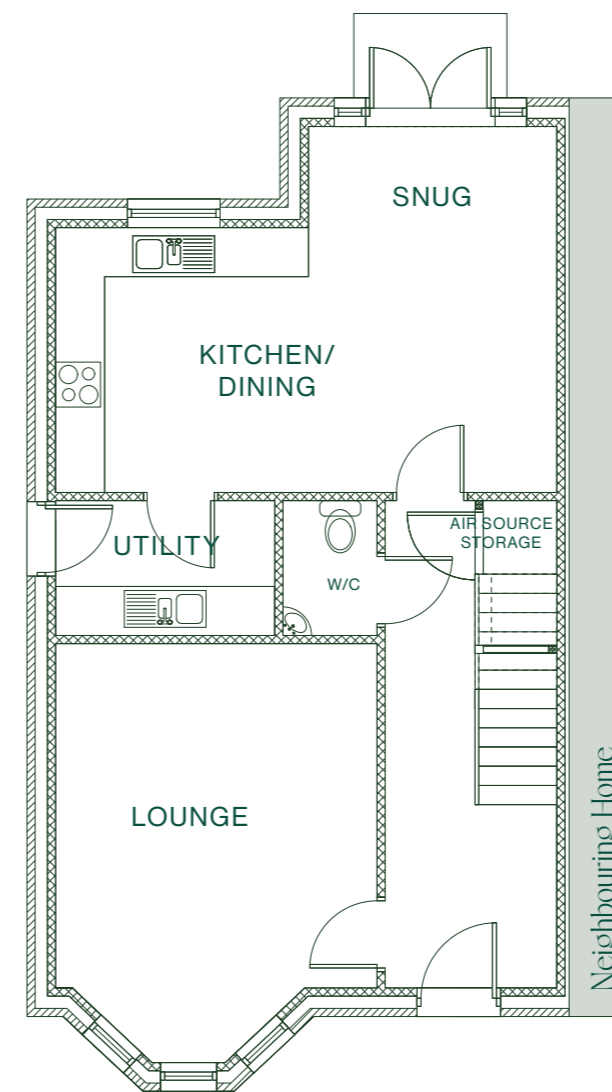
Brick Finish
Site Numbers
77, 78, 79, 80



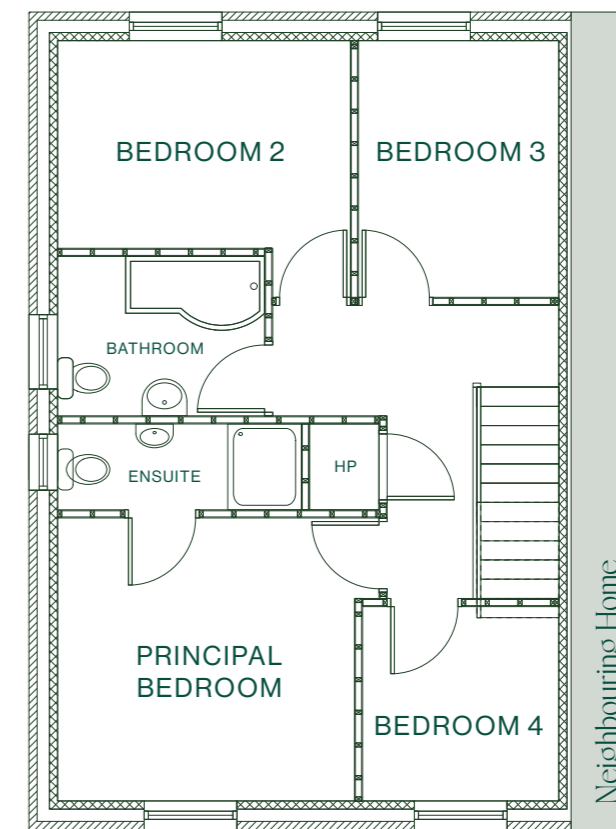
Four bedroom semi-detached home with spacious lounge. WC & storeroom located off the hallway. Open plan kitchen/dining area with utility room which benefits an outside access door. Upstairs incorporates 4 bedrooms with bedroom 1 benefitting from an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Ground Floor



First Floor



Dimensions

Lounge	
4.2m (5.1m inc. bay) x 3.9m	13'10" (16'10" inc. bay) x 12'11"
Kitchen/Dining	
6.1m x 3.2m	20'1" x 10'8"
Lean to	
3m x 1.2m	9'10" x 3'11"
Utility	
2.7m x 1.7m	8'10" x 5'5"
Principal Bedroom	
3.6m x 3.5m	11'11" x 11'4"
Ensuite	
3m x 1.1m	9'9" x 3'5"
Bedroom 2	
3.6m x 2.5m	11'9" x 8'4"
Bedroom 3	
3.1m x 2.5m	10'4" x 8'0"
Bedroom 4	
2.4m x 2.4m	7'10" x 7'10"
Bathroom	
2.5m x 2m	8'4" x 6'5"

Style F2

Three Bedroom Semi-Detached Home

Render Finish

Site Numbers

33, 34, 59, 60, 74, 75, 83, 84

Brick Finish

Site Numbers

35, 36, 57, 58



Three bedroom semi-detached home with spacious lounge & WC located off the hallway that leads to open plan kitchen/dining area and sun lounge. Storeroom accessed from kitchen. Upstairs incorporates 3 bedrooms with bedroom 1 benefitting from an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

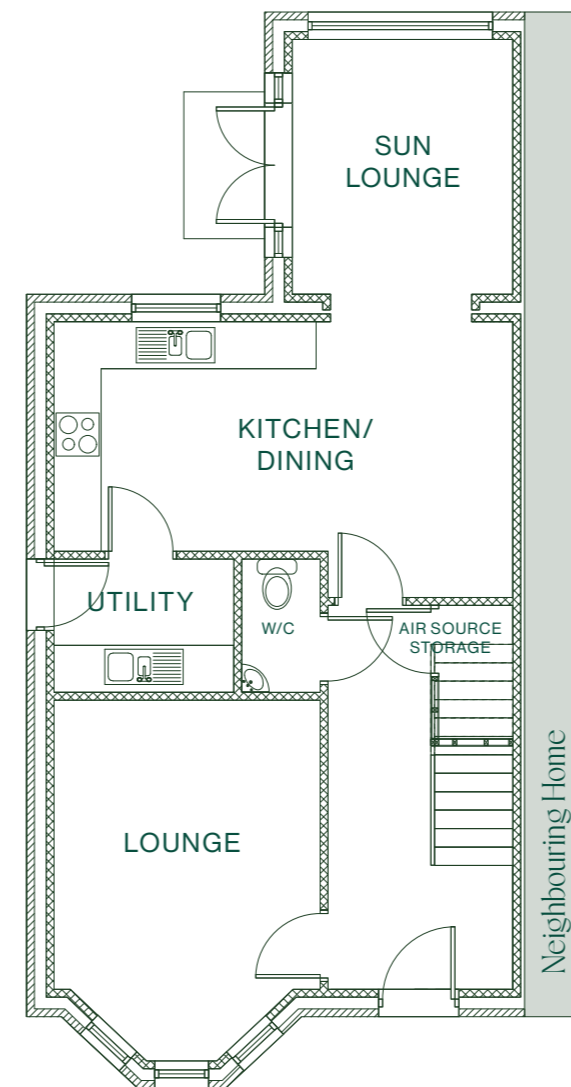


Battery Storage Upgrade Option

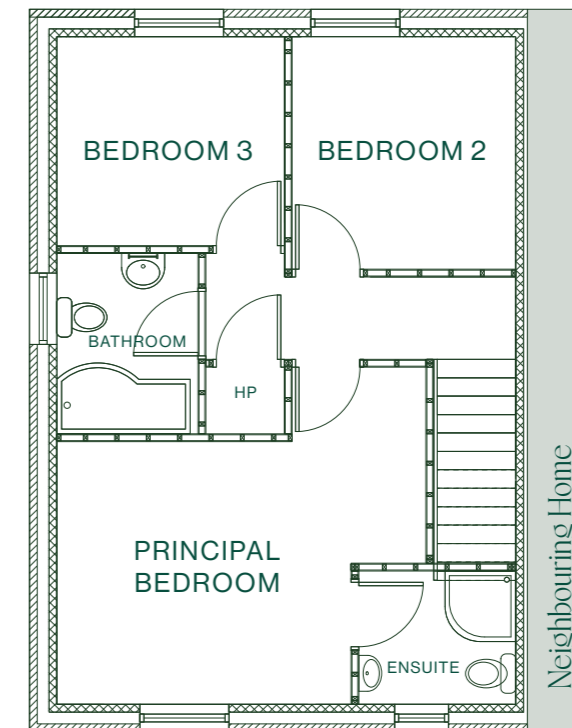


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	
3.7m(4.6m inc. bay) x 3.4m	12'1" (15'1" inc.bay) x 11'2"
Kitchen/Dining	
5.9m(at widest) x 3.5m(at deepest)	19'2"(at widest) x 11'6"(at deepest)
Utility	
2.3m x 1.7m	7'6" x 5'7"
Sun Lounge	
3.3m x 2.8m	10'8" x 9'3"
Principal Bedroom	
3.7m x 3.5m	12'4" x 11'0"
Ensuite	
2m x 1.7m	6'7" x 5'7"
Bedroom 2	
3m x 2.9m	9'6" x 8'9"
Bedroom 3	
2.9m x 2.7m	9'4" x 9'9"
Bathroom	
2.3m x 1.8m	7'7" x 5'11"

Style G1

Three Bedroom Semi-Detached Home

Brick Finish
Site Numbers
63, 67



Three Bedroom Semi-Detached Home with spacious lounge. WC & storeroom located off the hallway that leads to open plan kitchen/dining area and sun lounge. Upstairs incorporates 3 bedrooms with bedroom 1 benefiting from an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

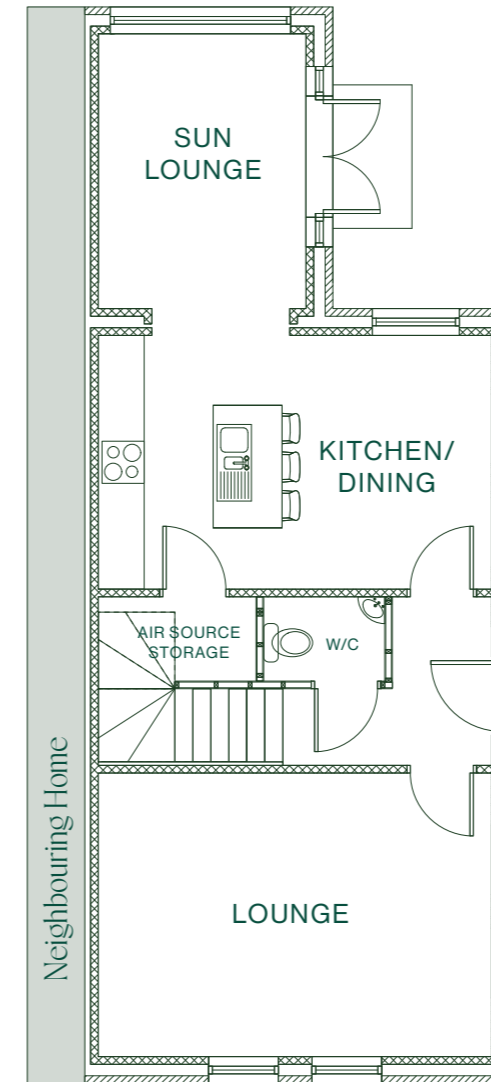


Battery Storage Upgrade Option

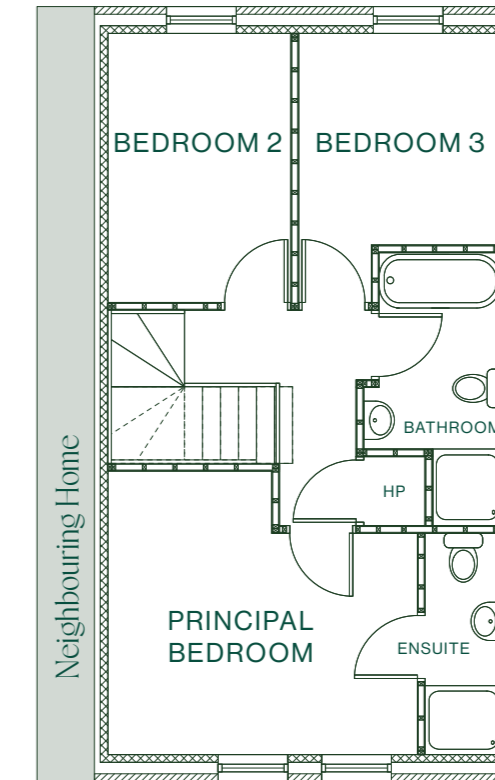


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	
5.1m x 3.7m	16'10" x 12'2"
Kitchen/Dining	
3.5m x 2.7m	11'4" x 8'8"
Sun Lounge	
3.6m x 2.8m	11'9" x 9'1"
Principal Bedroom	
4.1m x 3.7m (at deepest)	13'4" x 12'2" (at deepest)
Ensuite	
2.2m (at deepest) x 1.9m	7'3" (at deepest) x 6'5"
Bedroom 2	
3.5m x 2.4m	11'6" x 7'10"
Bedroom 3	
2.8m x 2.7m	9'1" x 8'8"
Bathroom	
2.6m x 1.8m (widest)	8'5" x 5'11" (widest)

Style G2

Three Bedroom Semi-Detached Home

Brick Finish
Site Numbers
62, 68



Three bedroom semi-detached Home with spacious lounge & WC located off the hallway that leads to open plan kitchen/ dining area and sun lounge. Storeroom accessed from kitchen. Upstairs incorporates 3 bedrooms with bedroom 1 benefitting from an en-suite shower room. Family bathroom to include bath and separate shower with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

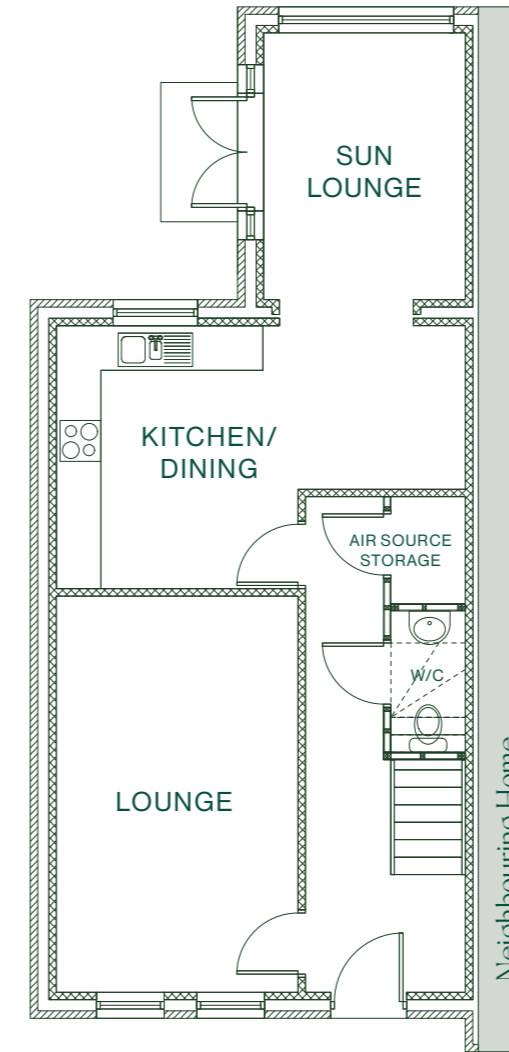


Battery Storage Upgrade Option

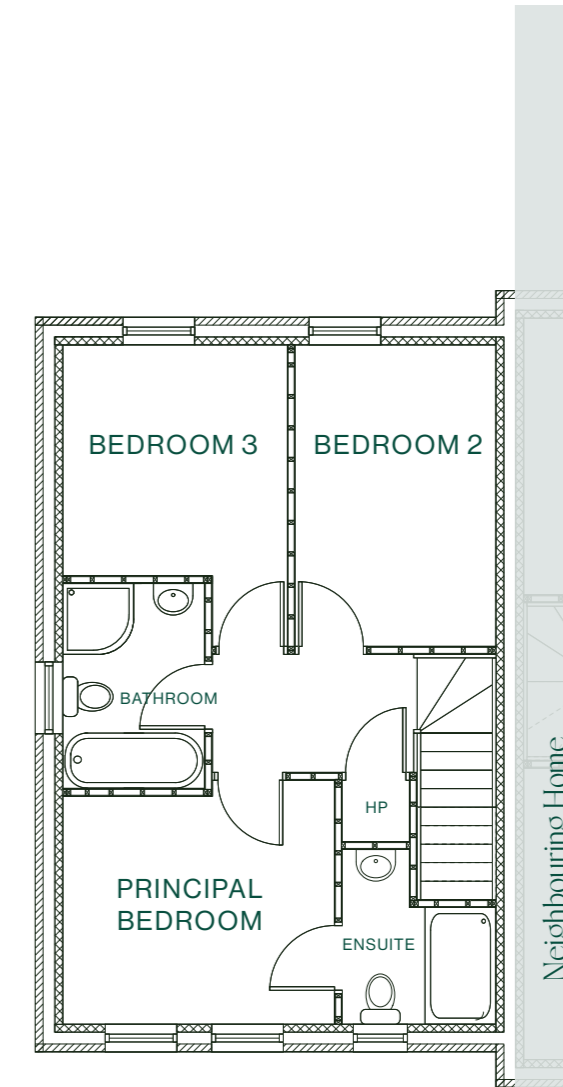


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	
5.3m x 3.3m	17'6" x 10'8"
Kitchen/Dining	
5.5m at widest x 3.5m at deepest	18'1" at widest x 11'17" at deepest
Sun Lounge	
3.6m x 2.8m	11'9" x 9'1"
Principal Bedroom	
3.5m x 3.1m	11'4" x 10'2"
Ensuite	
2.2m x 1.9m	7'3" x 6'5"
Bedroom 2	
4.2m x 2.5m	13'8" x 8'4"
Bedroom 3	
3.0m x 2.8m	10'1" x 9'4"
Bathroom	
2.6m x 1.8m	8'6" x 5'11"

Style 1

Six Bedroom Detached Home

Brick Finish
Site Numbers
31, 72, 81, 87



Six bedroom three storey detached home with spacious lounge, open plan kitchen / dining / living area, utility room with access to WC, store & sun lounge. Upstairs incorporates 6 bedrooms with bedroom 1 benefitting from an en-suite shower room and dressing area, family bathroom to include bath and separate shower. Second Floor offering two spacious bedrooms, with bedroom 5 boasting an ensuite.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



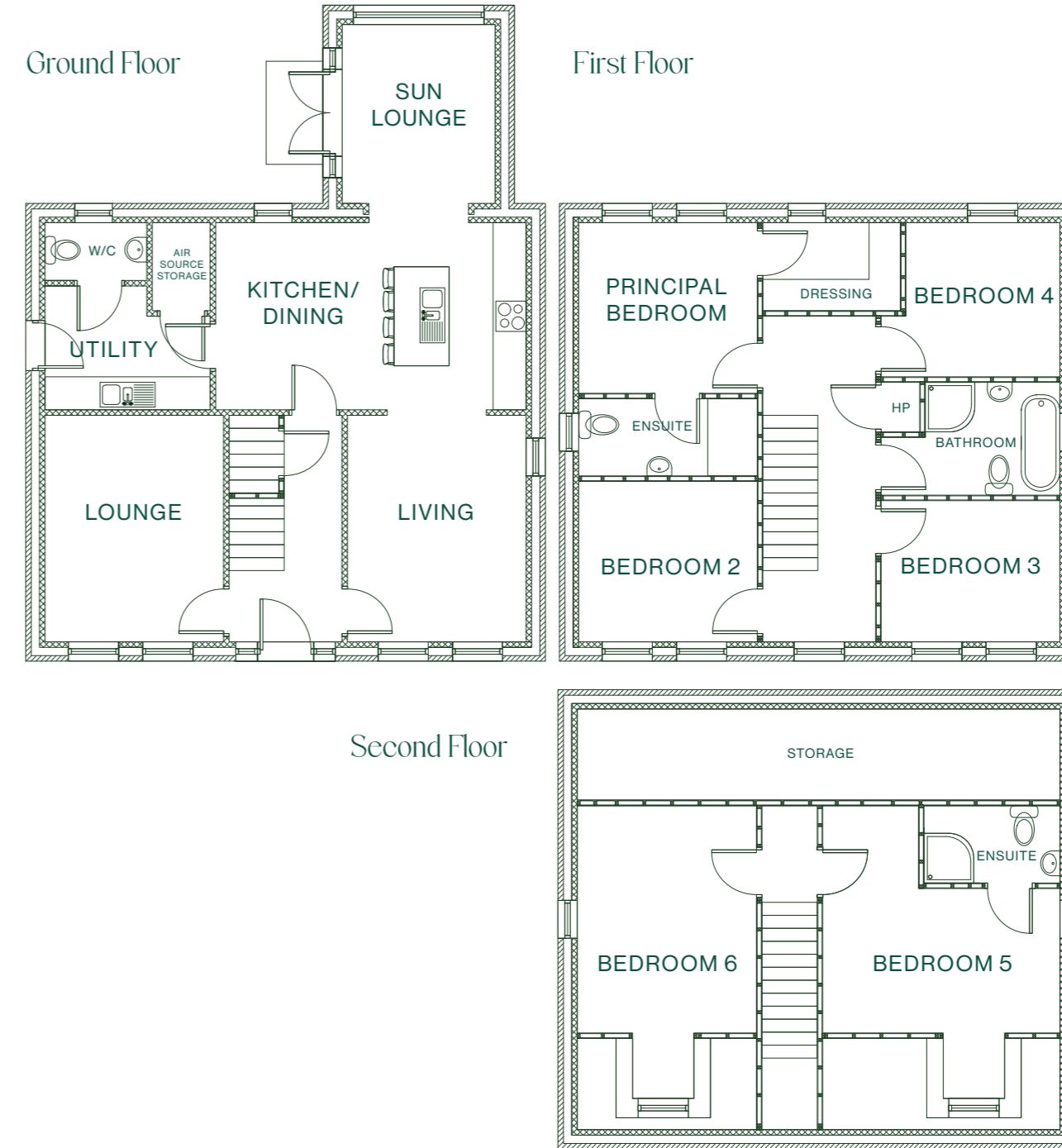
Solar PV Fitted as Standard



Battery Storage Upgrade Option



Car Charging Upgrade Option



Dimensions

Lounge		
3.2m x 4.1m		10'7" x 13'6"
Living		
3.2m x 4.1m		10'7" x 13'6"
Kitchen/Dining		
5.6m x 3.4m		18'6" x 11'1"
Utility		
3.0m x 2.2m (deepest)		9'10" x 7'4"
Principal Bedroom		
3.2m x 3.1m		10'7" x 10'2"
Ensuite		
3.2m x 1.4m		10'7" x 4'7"
Bedroom 2		
3.2m x 2.9m		10'7" x 9'6"
Bedroom 3		
3.2m x 2.5m		10'7" x 8'4"
Bedroom 4		
3.2m (widest) x 2.8m		10'7" x 9'2"
Bathroom		
3.2m (widest) x 2.0m		10'7" x 6'8"
Bedroom 5		
3.2m x 4.1m		10'7" x 13'6"
Bedroom 6		
4.2m x 4.1m (widest)		14'1" x 13'6"

Style K

Four Bedroom Detached Home

Brick Finish
Site Numbers
65, 66, 69, 70



Four bedroom detached home with spacious lounge & WC located off the hallway that leads to open plan kitchen/dining area and sun lounge. Upstairs incorporates 4 bedrooms with bedroom 1 benefitting from an en-suite shower room. Family bathroom to include shower over bath with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

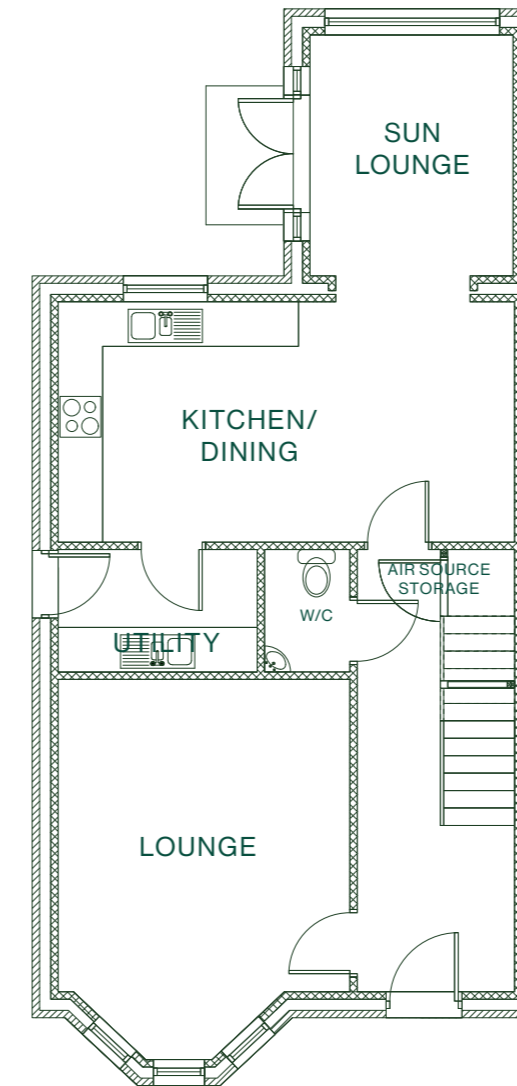


Battery Storage Upgrade Option

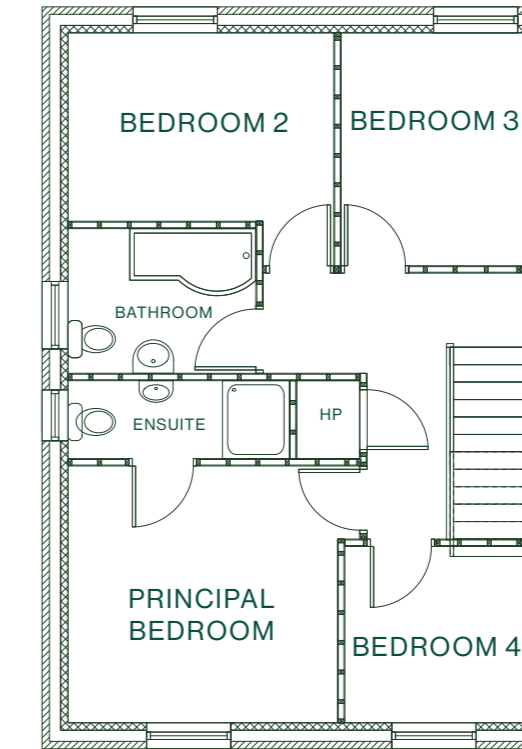


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	
4.2m(5.1m inc. bay) x 3.9m	13'10" (16'10" inc. bay) x 12'11"
Kitchen/Dining	
6.2m x 3.2m	20'2" x 10'8"
Utility	
2.7m x 1.7m	8'10" x 5'5"
Sun Lounge	
3.3m x 2.7m	10'8" x 9'0"
Principal Bedroom	
3.6m x 3.5m	11'11" x 11'4"
Ensuite	
3m x 1.1m	9'9" x 3'5"
Bedroom 2	
3.6m x 2.5m	11'9" x 8'4"
Bedroom 3	
3.1m x 2.5m	10'4" x 8'1"
Bedroom 4	
2.4m x 2.4m	7'11" x 7'10"
Bathroom	
2.5m x 2m	8'4" x 6'5"

Style K2

Four Bedroom Detached Home

Brick Finish
Site Numbers
85, 86



Four bedroom detached home with spacious lounge & WC located off the hallway that leads to open plan kitchen/dining area and sun lounge. Upstairs incorporates 4 bedrooms with bedroom 1 benefitting from an en-suite shower room. Family bathroom to include shower over bath with storage space situated off the landing.



Traditionally Built Homes



Efficient Air Source Heat Pump



Insulated Energy Saving Windows



Solar PV Fitted as Standard

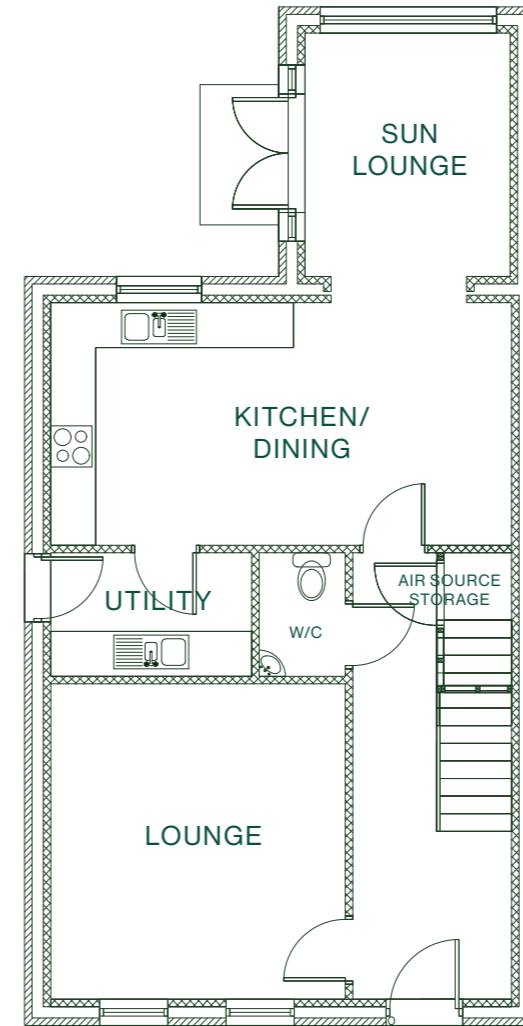


Battery Storage Upgrade Option

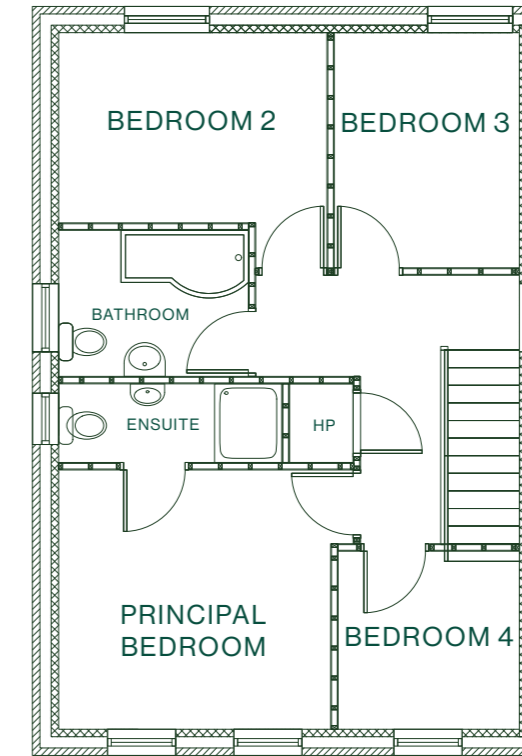


Car Charging Upgrade Option

Ground Floor



First Floor



Dimensions

Lounge	3.9m x 4.2m	12'10" x 13'9"
Kitchen/Dining	6.1m x 3.2m	20'2" x 10'7"
Utility	2.6m x 1.6m	8'10" x 5'5"
Sun Lounge	2.7m x 3.2m	8'11" x 10'8"
Principal Bedroom	3.6m x 3.4m	11'11" x 11'4"
Ensuite	2.6m x 1.0m	8'9" x 3'5"
Bedroom 2	3.5m x 2.5m	11'9" x 8'4"
Bedroom 3	2.4m x 3.1m	8'1" x 10'3"
Bedroom 4	2.4m x 2.3m	7'11" x 7'10"
Bathroom	2.5m x 1.9m	8'3" x 6'4"



Garage

Some styles have space which allow you to add a garage to your new home. Please ask our agents if your site is suitable.



Sun Lounge

Some styles also have a sun lounge added to allow you to enjoy open plan living. Please check your preferred site for details.

Mossfield

JUBILEE ROAD, BALLYCLARE

A greener, considered specification for your new home.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance. Our new homes are optimised for energy efficiency, helping you save significantly on heating and energy costs while reducing your carbon footprint.

Your Space, Your Style

At Ballygood Estates, we believe your home should reflect your unique style.

You'll be invited to meet our New Homes Manager at the marketing suite or show home most convenient for you. During this visit, we will guide you through the process of purchasing a Ballygood Estates home and explain the features and benefits in detail.

To provide maximum flexibility, each of our homes comes with a generous turnkey specification, allowing you to truly make your space, your style. You'll have the opportunity to attend selection meetings with our suppliers to choose the perfect kitchen, bathroom fittings, tiling, and flooring to match your vision.

We can't wait to see how you bring your style to life! Don't forget to share your finished space with us on social media by tagging **#BallygoodEstates**.

Eco Features

Air Source Heat Pumps

Each home will be fitted with highly efficient green Air Source Heat Pumps. Heat pumps turn outside air into warmth inside. The heat energy required is taken from the ambient air and transferred to heat the water needed to heat your home. Heat pumps are an innovative low energy system, designed to provide ideal temperature and hot water, even in extreme outdoor temperatures. With no oil or gas heating alongside electricity, homeowners should see significant cost savings on their heating bills.

Smart Hub Access

Our Air Source Heat Pumps allows for Underfloor Heating to be included as standard to the ground floor of all houses with a Smart hub access for ease of use. Please note that thermostatically controlled radiators are fitted on the first floor of the property.

Insulated Energy Saving Windows

Included within these homes is an insulated energy saving window system. Adding this extra quality product will help to reduce the running cost of your new home.

Solar PV Panels

On roof Solar PV panels are provided making them unobtrusive and stylish.

- 1. Reduces your electricity bills:** Sunlight is free, solar cells can even produce electricity on cloudy days. You could have substantial saving per year on your energy costs.
- 2. Reduces your carbon footprint:** A renewable source of energy that does not release any carbon dioxide into the environment.

Battery Storage

Why not future proof your home by adding battery energy?

We also go one step further, by providing you with the option to install a battery energy storage system and electrical vehicle charging point (dependent on the stage of construction).

The addition of an integrated battery pack allows the electricity produced during daylight hours to be consumed when you need it most adding an electric car charging point you will be ready to power an electric vehicle with free solar electricity.

External Features

Energy efficient traditional masonry construction with a selection of classic brick & render.

Classic decorative door surround and sills (depending on house type).

Insulated energy saving windows in uPVC frames.

GRP Composite front door with a 5 point system.

Black seamless aluminium rainwater goods, with black uPVC Downpipes.

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency.

Front garden landscaped.

Rear garden top soil and sown out.

Paved patio to rear.

Bitmac parking areas & paths.

Timber fencing to include gate and walling to rear boundaries where appropriate.

Outside tap provided.

Video Doorbell.

Internal Features

Kitchen

Quality kitchen with choice of units, doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable. Feature downlighters.

Bathrooms

Designer sanitary ware in all bathrooms and ensuite areas.

Floor Coverings & Tiles

Bathrooms to include a selection of high quality floor tiling and strategically placed wall tiling.

Choice of quality tiling to hallway, W.C, kitchen, dining, sun lounge and utility (If applicable).

Choice of quality carpets to lounge, study (if applicable), bedrooms, stairs & landing.

Internal Finishes

Moulded skirting & architrave.

Painted traditional internal doors with quality ironmongery.

Glazed door to lounge, kitchen and study (if applicable).

Stairs will incorporate classic timber stairs, painted newel posts, handrails and balustrades.

Internal walls, ceilings and woodwork painted single colour.

Electrical

Comprehensive range of electrical sockets incorporating USB charging point (pre-selected points), switches, TV & Telephone points. CAT 6 wiring for future Wi-Fi booster to first floor, wiring left for future electric flame fire in the lounge. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to kitchen, hall and bathrooms. Feature external light to front and rear.

Fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to the provider you sign up with (broadband service/contract not included).

Additional Information

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Management Company

A management company may be formed. If so, each purchaser will become a shareholder. An annual service charge may be payable to the management company to allow for all common area to be maintained.

Warranty

White goods carry a 1 year guarantee from date of installation.

10 Year Buildmark warranty.

Welcome to Ballyclare a place of natural beauty.

The slower pace of life in a smaller town like Ballyclare can contribute to a higher quality of life for many people. A generally more relaxed environment can lead to improved well-being.

Mossfield

JUBILEE ROAD, BALLYCLARE

Scenic Surroundings

Ballyclare is situated in a picturesque area, surrounded by beautiful countryside and green landscapes. If you appreciate natural beauty and outdoor activities like hiking, biking, or simply enjoying peaceful surroundings, Ballyclare could be a great fit for you.

Community Atmosphere

Ballyclare is known for its close-knit and friendly community. If you value a sense of belonging and enjoy engaging with neighbours and local events, you will find a warm welcome in Ballyclare.

Education

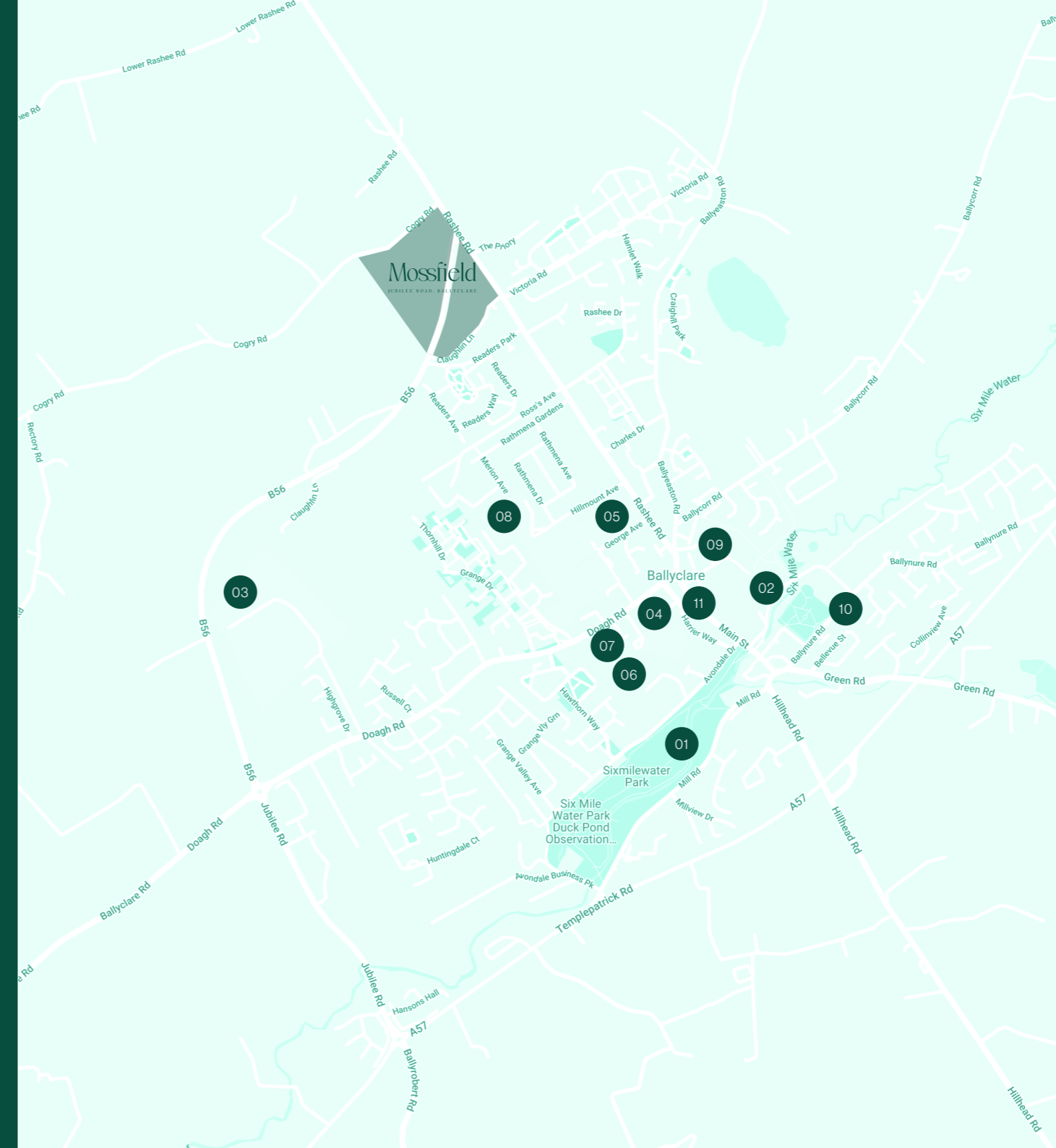
If you have a family, you'll likely be interested in the availability of good schools. Ballyclare has schools that could provide quality education for your children.

Proximity to Belfast

Ballyclare is located close to Belfast. This provides convenient access to urban amenities, cultural attractions, shopping, and employment opportunities while still allowing you to live in a quieter and more rural setting.

Tranquil Lifestyle

If you're seeking a quieter, more tranquil lifestyle away from the hustle and bustle of a big city, Ballyclare's rural setting could be perfect.



On Your Doorstep

01. Six Mile Water Park
02. Six Mile Leisure Centre
03. Ballyclare Rugby Club
04. Ballyclare Comrades Football Club
05. Ballyclare High
06. Ballyclare Secondary
07. Ballyclare Primary & Nursery
08. Fairview Primary School
09. ASDA
10. LIDL
11. Time Coffee House & Bistro, Pots of Pleasure Coffee House, Brown's Coffee Co and Abode Cafe

A Short Drive Away

Rabbit Hotel	5 miles
Kingfisher Country Estate	5 miles
Carrickfergus	10 miles
Antrim	11 miles
Belfast Int Airport	12 miles
Belfast	13 miles
Ballymena	14 miles
Belfast City Airport	16 miles

Places of Interest

Coastal Route	12 miles
Slemish Mountain	13 miles
Antrim Castle	13 miles
Carnfunnock Park	14 miles
Whitehead	15 miles
Galgorm	17 miles
Glenarm	20 miles

Developed by:



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Agents

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