



# SHIMNA MILE

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*Bryansford Road*

Newcastle

BT33 0TQ

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*At Hagan Homes  
we are not developers;  
We are home builders.*

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*With over 35 years experience Hagan Homes prides itself on offering affordable, quality, stylish homes, so go ahead and make your new home a Hagan Home.*

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### *Step by Step Guide*

Download our **Step by Step** guide to buying a Hagan Home from our website.  
[www.haganhomes.co.uk](http://www.haganhomes.co.uk)



# Convenient living with everything on your doorstep

Shimna Mile is positioned at the gateway to some of Northern Ireland's most spectacular landscapes, including coastal views and an array of beautiful, green spaces, including the world-renowned Royal County Down Golf Club in which homeowners can spend the afternoon on the lush fairways of this exceptional course.

Shimna Mile is located just a few minutes' walk from the picturesque Newcastle Beach, providing a great opportunity to experience a fun-filled family day out.

Easily accessible and located in the quaint seaside town of Newcastle, Shimna Mile is situated within reach of a selection of eateries and shops, alongside nearby entertainment and leisure facilities.

Supermarkets including Tesco and Newcastle Eurospar are situated within a short distance of Shimna Mile, each offering residents an excellent selection of everyday necessities. Local boutiques can also be found along Newcastle's Main Street.

For those undertaking the daily commute, excellent road links to Belfast City Centre and beyond guarantee hassle-free travel for homeowners. For those planning on travelling further afield, George Best City Airport can be reached in just over an hour by car.

Both Tollymore Forest Park and Murlough National Nature Reserve can be found less than five miles away. The nearby Newcastle Tennis Club offers endless possibilities for a range of ages to experience coaching and membership benefits on outstanding all-weather courts.



## An Ultra Connected Location

### On foot...

Newcastle Tennis Club	6 minutes
Mauds Café	12 minutes
Lidl	14 minutes
Percy French Inn (Slieve Donard Hotel)	15 minutes
Bryansford GAC	16 minutes
Newcastle Beach	16 minutes
EUROSPAR Newcastle	18 minutes

### By Car...

Slieve Donard Hotel	1 mile
Tesco Superstore	1.1 miles
Royal County Down Golf Club	1.2 miles
Tollymore Forest Park	2.7 miles
Murlough National Nature Reserve	4.3 miles
Silent Valley Reservoir	13 miles
Downpatrick	13 miles
Newry	21 miles
Belfast City Centre	33.5 miles
George Best Belfast City Airport	32 miles
Belfast International Airport	42 miles

Royal County Down Golf Club looking towards Newcastle and Slieve Donard



## Homes designed and built with you in mind

Ideally located at the foot of the breath-taking Mourne Mountains, Shimna Mile is the perfect home for those wishing to live in both a comfortable and modern sanctuary, surrounded by beautiful landscapes, coastal views and picturesque scenery. Boasting convenience and accessibility, the outstanding collection of detached, semi-detached, townhouses and apartments at Shimna Mile are sure to appeal to a wide variety of buyers, from couples to downsizers and everyone in between.

For those who love spending time in nature, look no further than the multitude of stunning outdoor spaces that encompass the homes at Shimna Mile. With Tollymore Forest Park providing a wealth of opportunity to admire local wildlife while strolling through treelined paths, and the sandy shores of both Newcastle Beach and Murlough Beach situated just a short distance away, residents of Shimna Mile are spoilt for choice when it comes to exploring nearby areas of natural beauty. What's more, homeowners can surely appreciate Shimna Mile's close proximity to the impressive Mourne Mountains, which provide an abundance of possibilities to experience adventure and discovery.

Newcastle Town Centre is positioned right on the doorstep, with homeowners having the ability to reap the rewards from the numerous cafés and restaurants that can be reached in just a short walk. The renowned Slieve Donard Hotel offers a luxurious

getaway for those hoping to kick back and relax at the end of a long week with fine dining and rejuvenating spa experiences. Residents of Shimna Mile can also visit the neighbouring town of Downpatrick which includes a multitude of historic landmarks and tourist attractions for all of the family to enjoy.

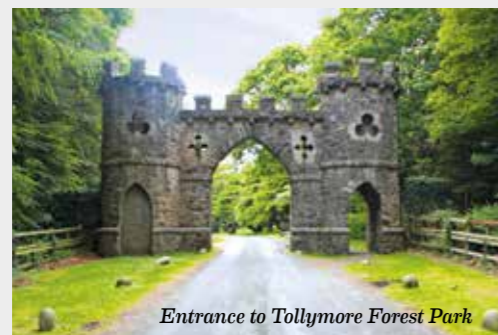
Impeccably designed, the homes at Shimna Mile benefit from carefully considered internal features throughout each property, alongside attractive exteriors which exude elegance and style. Modern fittings and fixtures within the homes at Shimna Mile ensure minimal upkeep, all the while providing a chic and contemporary haven for residents to relax and unwind. With every property utilising highly efficient energy systems, homeowners can rest assured that their home will not only maintain low energy costs, but also contribute to an environmentally friendly way of life.



Cycling, Mourne Mountains



Tollymore Forest Park



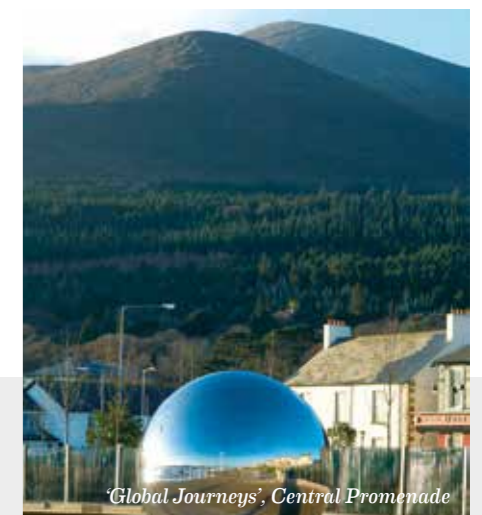
Entrance to Tollymore Forest Park



Newcastle Town Centre



Newcastle Beach



'Global Journeys', Central Promenade

*Architecturally designed homes  
with a truly unbeatable location*

The Carmeen  
Site 62b

The Carmeen  
Site 62a

The Binnian  
Site 61

The Corragh,  
The Finlieve & The Pierce  
Sites 58-60

The Corragh,  
The Finlieve & The Pierce  
Sites 55-57

# Making your new house or apartment a home

Careful attention to detail has been given in every element of design and construction at Shimna Mile giving these homes a distinct charm.



## Internal



- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand
- x1 USB double socket in kitchen and all bedrooms
- Extensive electrical specification to include prewire for BT and Sky
- Woodburning Stove fitted (houses only)



## Kitchen

- A choice of quality kitchen doors, worktop colours & handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



## The finer details

### Bathroom / Ensuite / Shower Room



- Contemporary white sanitary ware
- Thermostatically controlled showers
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail



Hagan Homes is renowned for its heritage of craftsmanship and reputation for carefully applying the best of modern building technology to every development. The result is a place that is rich in detail, with homes that are stylish, efficient and comfortable.

#### GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT & Sky Q
- Ultrafast Full Fibre Broadband available through BT Openreach with up to 1000Mbps download & up to 220Mbps upload speeds available
- Internal walls, ceilings and woodwork painted in neutral colours
- Kitchen / Dining area to have tiled floor (houses only)
- Apartment halls and living areas to have tiled floor
- Carpets to lounge and bedrooms
- Woodburning stoves fitted (houses only)
- New Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC double glazed windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range

#### KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel & glass extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine (houses only) except The Corragh which will have a freestanding washing machine and tumble dryer in utility
- Integrated washer / dryer machine (apts only)
- External lighting to front and rear doors (houses only)
- All front and back gardens to be grassed
- Outside water tap
- Bitmac parking areas
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed

#### EXTERNAL FEATURES

#### APARTMENT FEATURES

- Sites 45-50 will have communal entrance hallway with audio intercom communication via keypad at the main communal door
- All other apartments will have individual entrances
- External lighting to entrance doors

#### BATHROOM / ENSUITE / SHOWER ROOM

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Ensuite / shower room (where applicable) with thermostatically controlled shower mixer and screen

### External

- External lighting to front and rear doors (houses only)
- Extensive trees and landscaping across entire development
- All communal areas and amenity areas are to be maintained by management company



Images used are taken from previous Hagan show homes.



Dog Walking along Murlough Beach



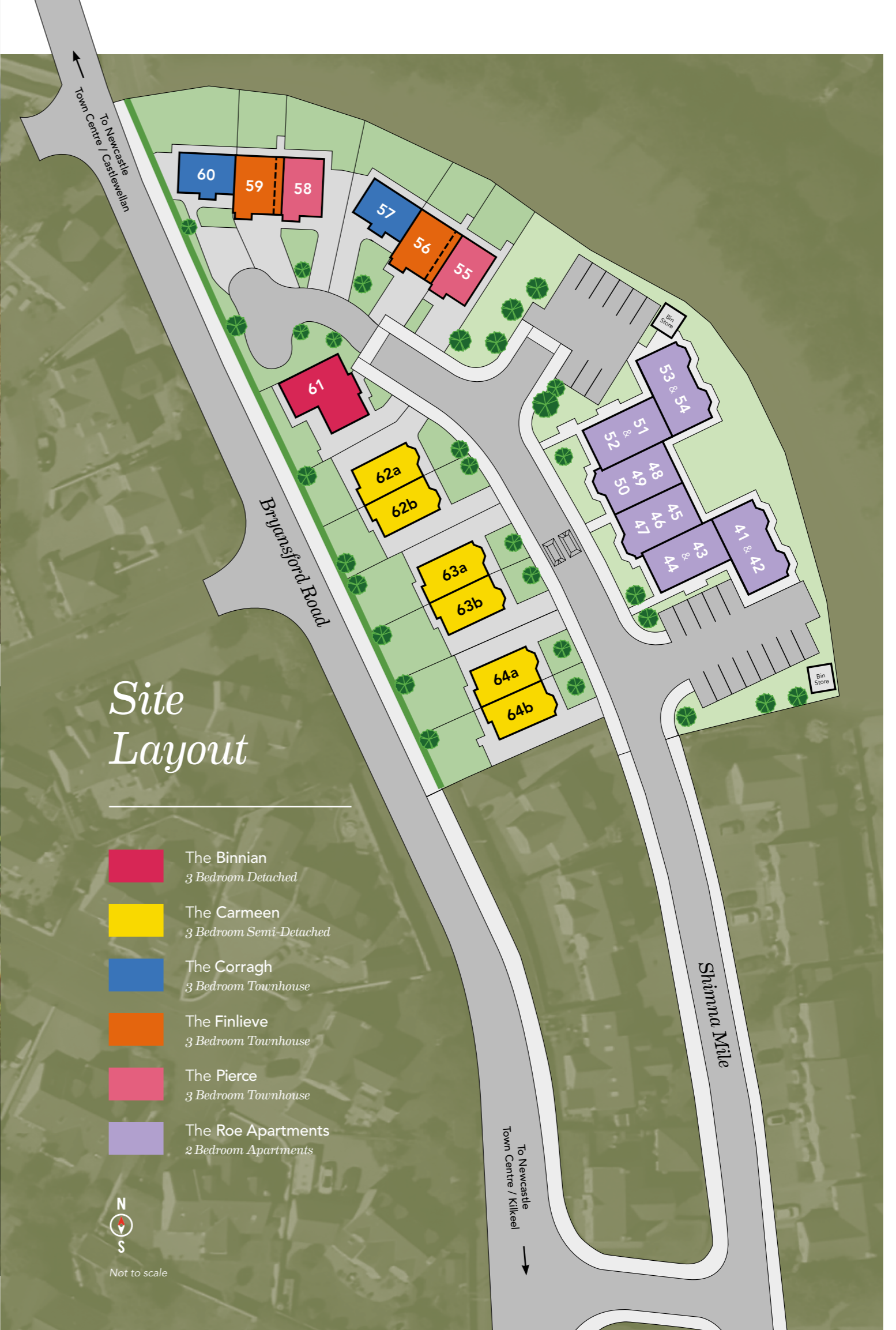
Slieve Donard Hotel



Royal County Down Golf Club



Tollymore Forest Park





Computer Visual



## The Binnian

3 Bedroom Detached

Total Floor Area - 1231 sq.ft approx.

### Ground Floor

ENTRANCE HALL

LOUNGE  
17'11" x 10'9"

KITCHEN / DINING  
16'1" x 11'10"

MASTER BEDROOM  
12'0" x 10'9"

ENSUITE  
6'10" x 5'7"

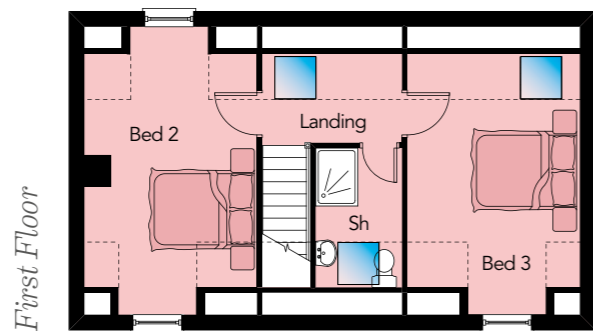
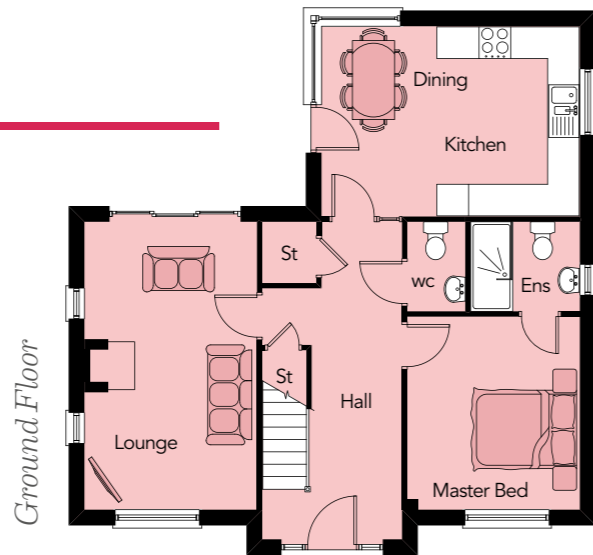
WC  
5'7" x 3'7"

### First Floor

BEDROOM 2  
17'11" x 10'9" max

BEDROOM 3  
17'11" x 10'9" max

SHOWER ROOM  
8'8" x 5'5"



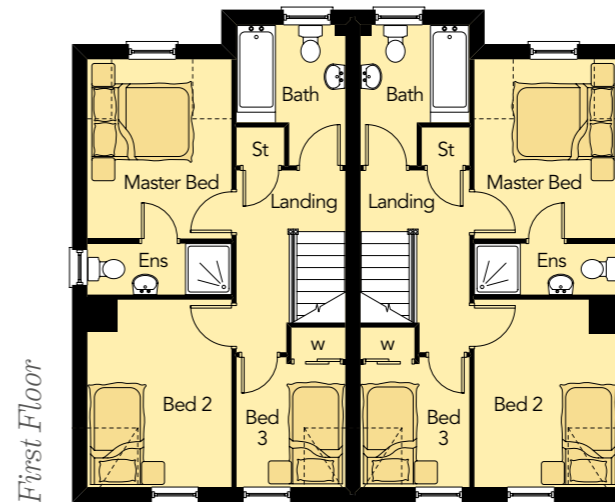
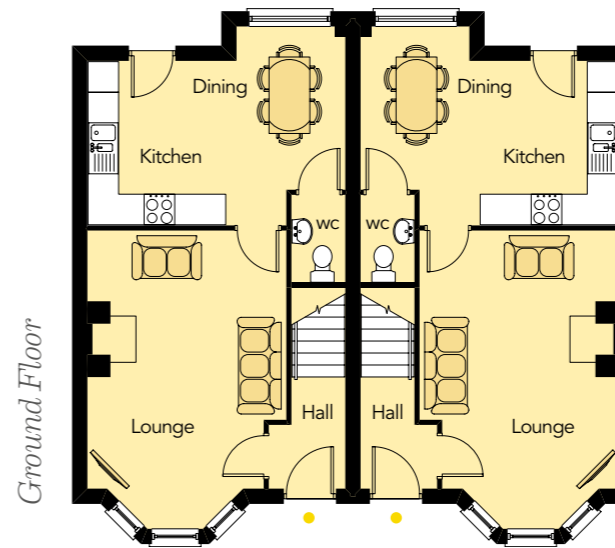
Computer Visual



## The Carmeen

3 Bedroom Semi-Detached

Total Floor Area - 952 sq.ft approx.



### Ground Floor

ENTRANCE HALL

LOUNGE  
19'2" x 12'10" max

KITCHEN / DINING  
16'7" x 12'10" max

WC  
5'8" x 3'6"

### First Floor

MASTER BEDROOM  
11'6" x 9'3"

ENSUITE  
9'3" x 3'3"

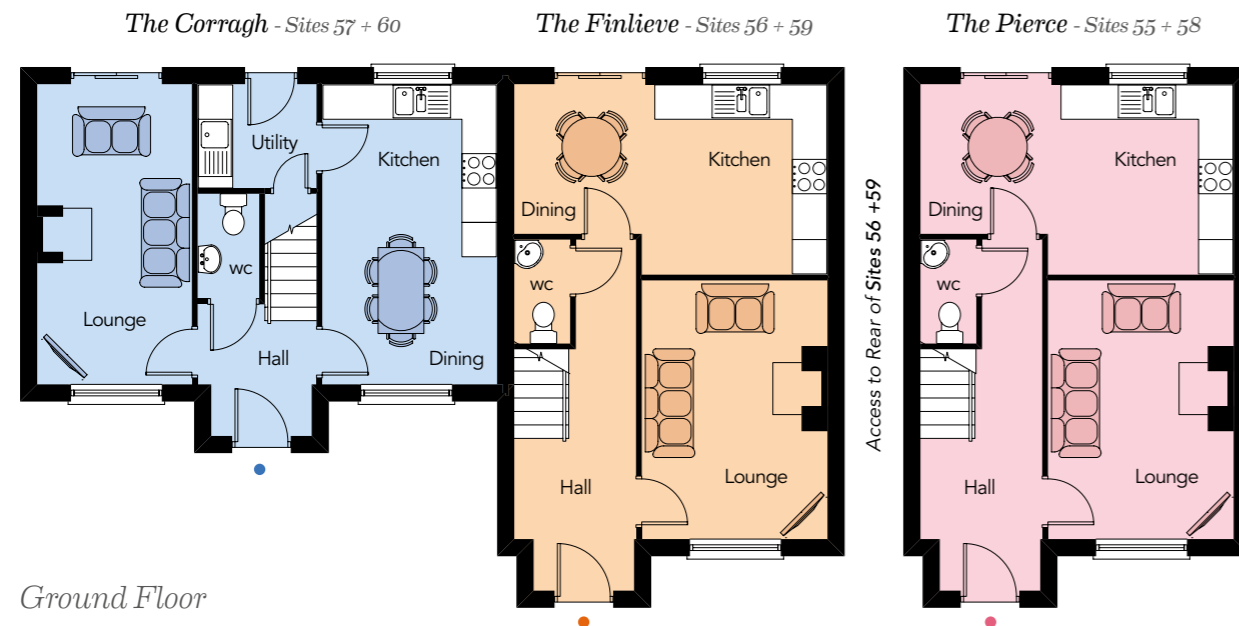
BEDROOM 2  
12'1" x 9'3" max

BEDROOM 3  
8'4" x 7'0" max

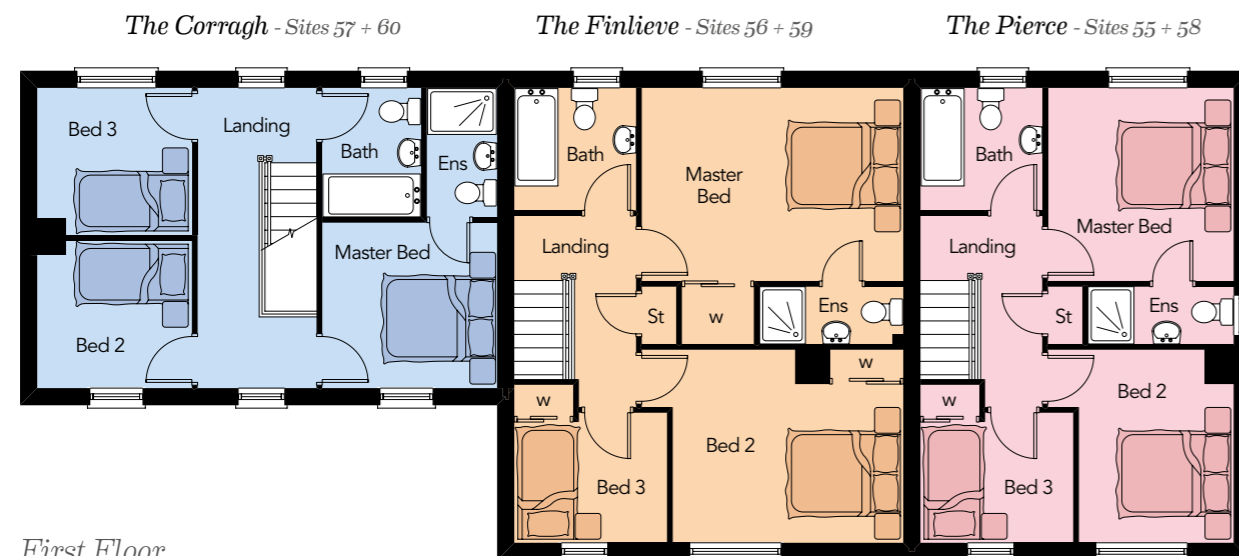
SHOWER ROOM  
9'0" x 7'0"

# The Corragh, The Finlieve & The Pierce

3 Bedroom Townhouses



Ground Floor



First Floor



Computer Visual

## The Corragh - Sites 57 + 60

### Ground Floor

LOUNGE	17'2" x 8'10"
KITCHEN / DINING	17'2" x 10'0"
UTILITY	6'10" x 5'11"
WC	6'0" x 3'6"

### First Floor

MASTER BED	10'0" x 9'6"
ENSUITE	7'5" x 4'0"
BEDROOM 2 max	8'10" x 8'5"
BEDROOM 3 max	8'10" x 8'5"
BATHROOM	7'5" x 5'8"

Total Floor Area: 914 sq ft approx.

## The Finlieve - Sites 56 + 59

### Ground Floor

LOUNGE	14'10" x 10'8"
KITCHEN / DINING max	17'11" x 10'11"
WC	5'11" x 3'2"

### First Floor

MASTER BED	15'0" x 11'1"
ENSUITE	8'3" x 3'3"
BEDROOM 2 max	15'0" x 11'1"
BEDROOM 3 max	8'9" x 7'5"
BATHROOM	7'0" x 7'0"

Total Floor Area: 1056 sq ft approx.

## The Pierce - Sites 55 + 58

### Ground Floor

LOUNGE	14'10" x 10'8"
KITCHEN / DINING max	17'11" x 10'11"
WC	5'11" x 3'2"

### First Floor

MASTER BED	11'1" x 10'8"
ENSUITE	8'4" x 3'3"
BEDROOM 2 max	11'1" x 10'8"
BEDROOM 3 max	8'9" x 7'5"
BATHROOM	7'0" x 7'0"

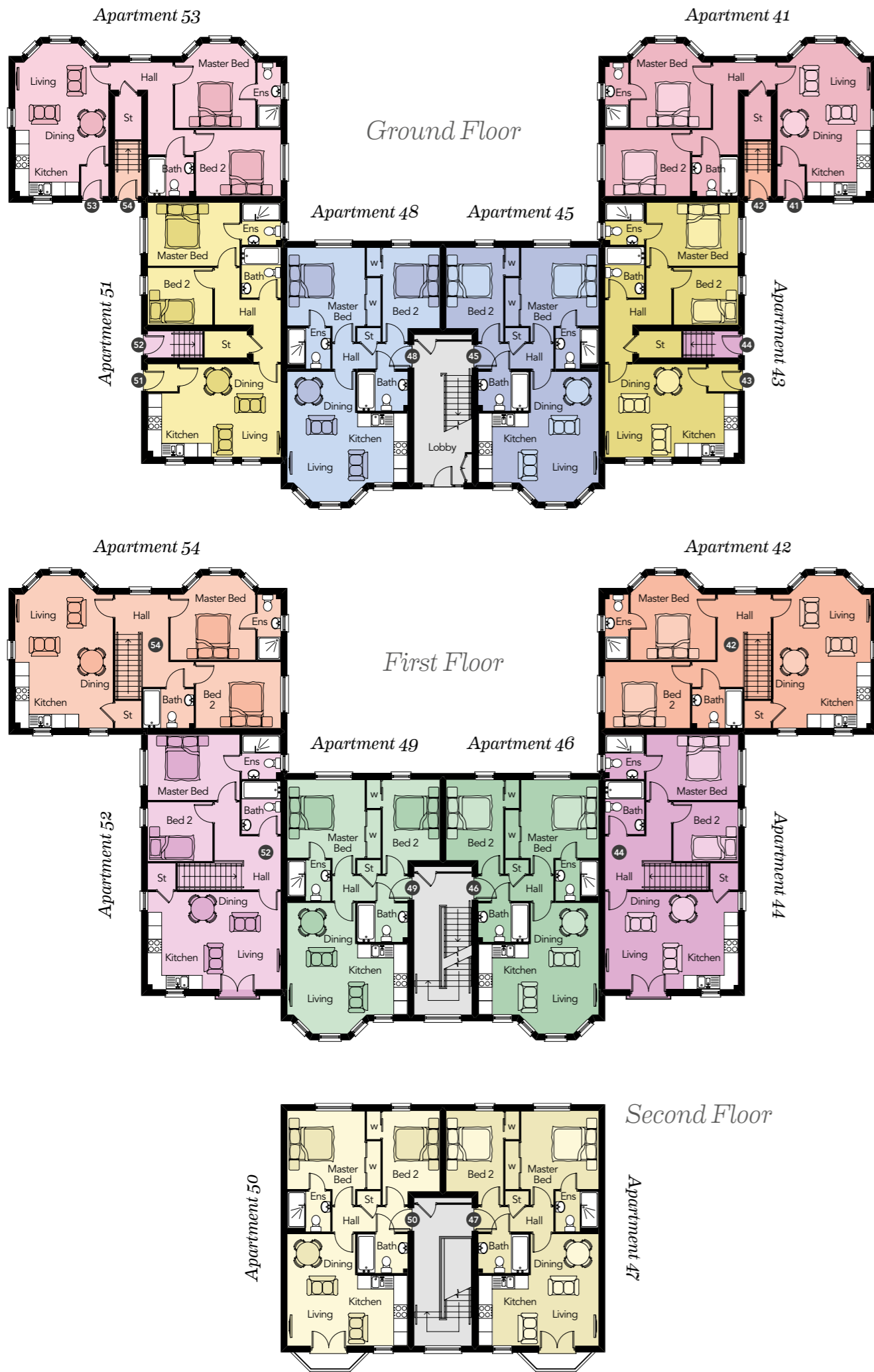
Total Floor Area: 943 sq ft approx.

# *The Roe*

*2 Bedroom Apartments*



*Computer Visual*



# The Roe

## 2 Bedroom Apartments



	<u>Apartments 41 + 53</u>	<u>Apartments 43 + 51</u>	<u>Apartments 45 + 48</u>
Ground Floor	LIVING / KITCHEN / DINING max	22'2" x 13'6"	19'4" x 13'6"
	MASTER BED max	12'3" x 11'8"	13'4" x 9'6"
	ENSUITE	9'6" x 3'4"	6'1" x 5'8"
	BEDROOM 2	12'4" x 9'7"	9'5" x 8'3"
	BATHROOM	6'8" x 5'8"	7'4" x 5'8"
	Total Floor Area: 739 sq ft approx.	Total Floor Area: 662 sq ft approx.	Total Floor Area: 668 sq ft approx.
First Floor	LIVING / KITCHEN / DINING max	22'2" x 14'2"	19'4" x 14'2"
	MASTER BED max	12'4" x 12'3"	13'4" x 9'2"
	ENSUITE	9'6" x 3'4"	6'5" x 5'8"
	BEDROOM 2	12'4" x 9'7"	9'5" x 8'7"
	BATHROOM	7'4" x 5'8"	7'8" x 5'8"
	Total Floor Area: 801 sq ft approx.	Total Floor Area: 724 sq ft approx.	Total Floor Area: 668 sq ft approx.
Second Floor	LIVING / KITCHEN / DINING max	17'6" x 16'3"	
	MASTER BED max	13'8" x 11'3"	
	ENSUITE	6'3" x 5'11"	
	BEDROOM 2 max	13'8" x 8'3"	
	BATHROOM	7'4" x 5'8"	
	Total Floor Area: 646 sq ft approx.		

# Current Developments



**WATER'S EDGE**  
Greenisland BT38 8TZ



**FOXLEIGH MEADOW**  
Ballymoney BT53 6FE



**ENLER VILLAGE**  
Comber BT23 5ZP



**ROCKVIEW LANE**  
Carrickfergus BT38 8NA



**CARNCORMICK VIEW**  
Cargan BT43 7JU

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Royal County Down Golf Club

## Multi Award Winning Home Builders

**Belfast Telegraph**  
Mixed-Use  
Development of the Year  
Award Winner 2023

**Belfast Telegraph**  
Property Marketing  
Award Winner 2022 & 2018  
Highly Commended - 2023

**Belfast Telegraph**  
Developer of the Year 2023 -  
Highly Commended

**Belfast Telegraph**  
Residential Development  
of the Year 2022 -  
Highly Commended

**PropertyPal Awards**  
Development Company  
of the Year  
Award Winner 2022  
Highly Commended - 2023

**PropertyPal Awards**  
Best Property Marketing  
Award Winner  
2023 & 2022

**PropertyPal Awards**  
Community CSR (Corporate  
Social Responsibility)  
Award Winner 2022  
Highly Commended - 2023

**AIB Business Eye**  
Community (CSR)  
Award Winner 2022 & 2021

**AIB Business Eye**  
Business Awards 2018  
Highly Commended

**FSB Small Business**  
Community Award Winner  
2023 & 2020

**CEF**  
Private Housing Development  
Award Winner 2008, 2012,  
2014 & 2015

**Sunday Express**  
National House Builder Award

**Daily Express**  
British National  
House Builder Award

**Daily Telegraph**  
What House?  
Award Winner



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