



SHIMNA MILE

Bryansford Road
Newcastle
BT33 0TQ

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



*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.*

Step by Step Guide

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guide to buying a Hagan
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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.





Dog Walking along Murlough Beach



Tesco Superstore

An Ultra Connected Location



Tollymore Forest Park



Slieve Donard Hotel

On foot...

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

By Car...

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

*Royal County Down Golf Club looking
towards Newcastle and Slieve Donard*



Cycling, Mourne Mountains



Tollymore Forest Park



Entrance to Tollymore Forest Park



Newcastle Town Centre

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.

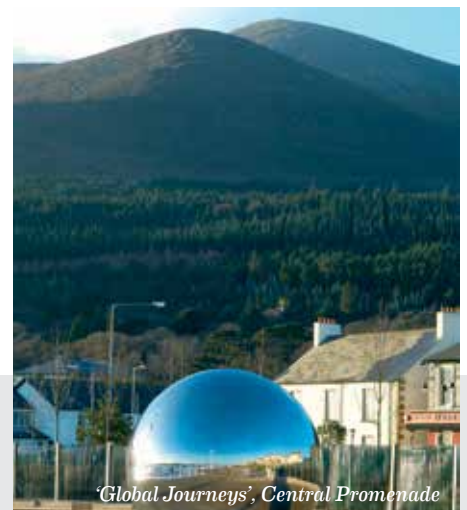
For those who love spending time in nature, look no further than the multitude of stunning outdoor spaces that encompass the homes at Shimna Mile. With Tollymore Forest Park providing a wealth of opportunity to admire local wildlife while strolling through treelined paths, and the sandy shores of both 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.

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

Computer Visual



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
- Appliances to include electric oven, hob and stainless steel & glass extractor hood



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



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



The finer details

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

KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- 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)

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

- 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

EXTERNAL FEATURES

- 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

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



Images used are taken from previous Hagan show homes.



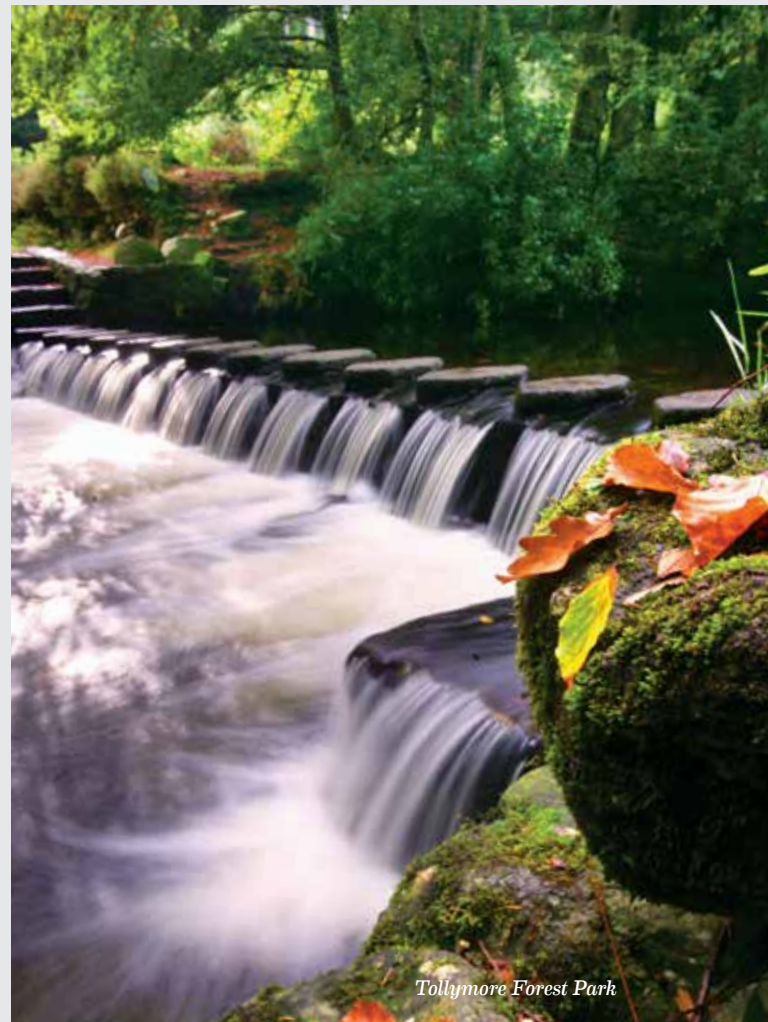
Dog Walking along Murlough Beach



Slieve Donard Hotel

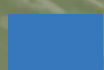



Royal County Down Golf Club



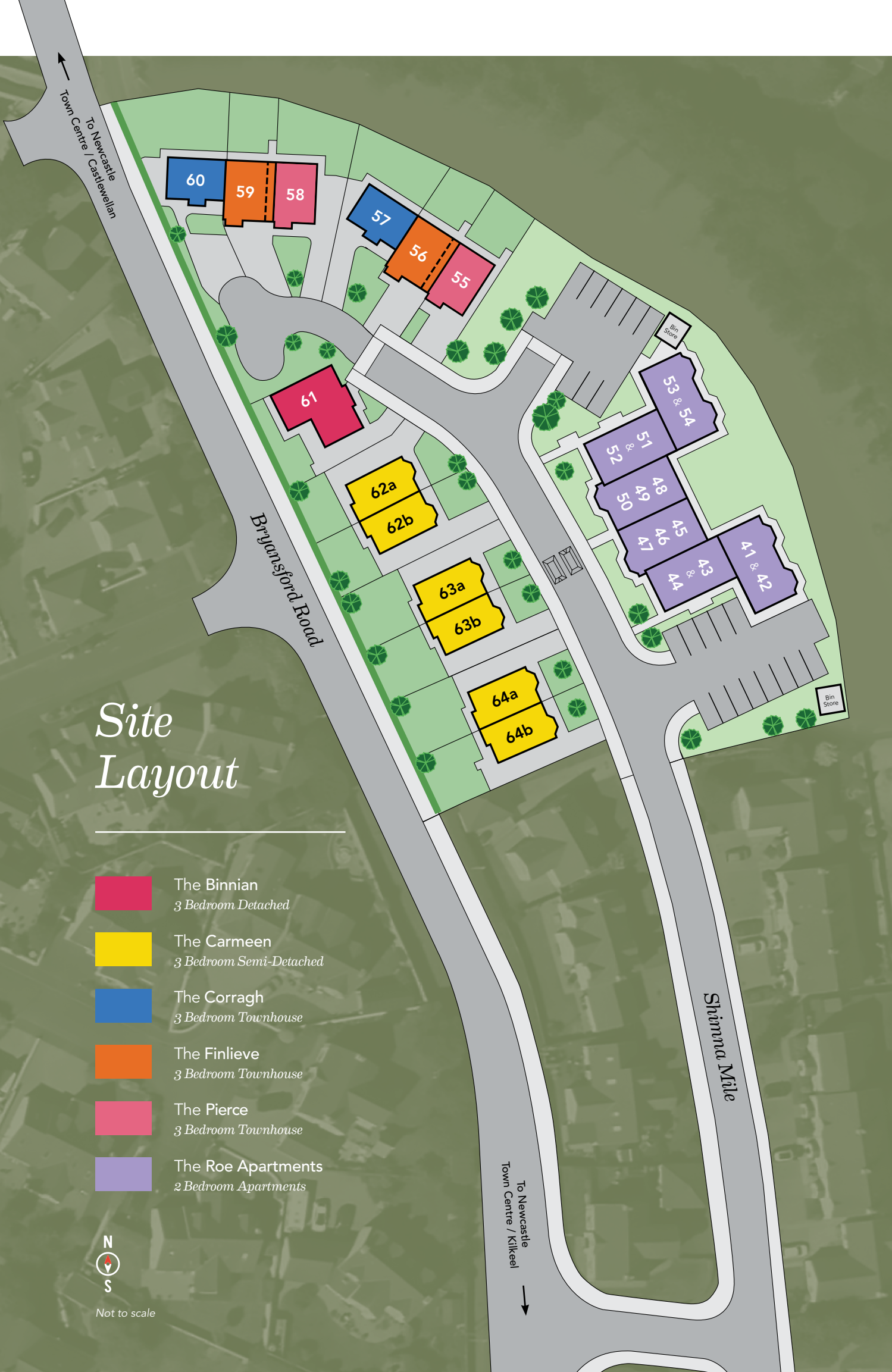
Tollymore Forest Park

Site Layout

-  The Binnian
3 Bedroom Detached
-  The Carmeen
3 Bedroom Semi-Detached
-  The Corragh
3 Bedroom Townhouse
-  The Finlieve
3 Bedroom Townhouse
-  The Pierce
3 Bedroom Townhouse
-  The Roe Apartments
2 Bedroom Apartments



Not to scale





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

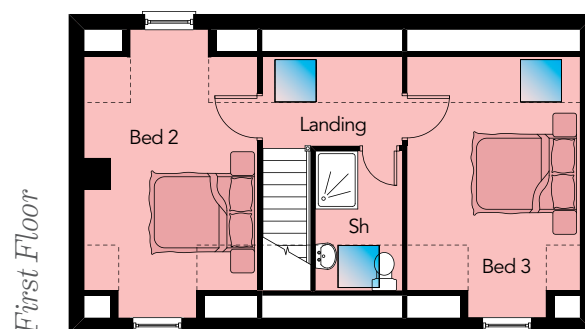
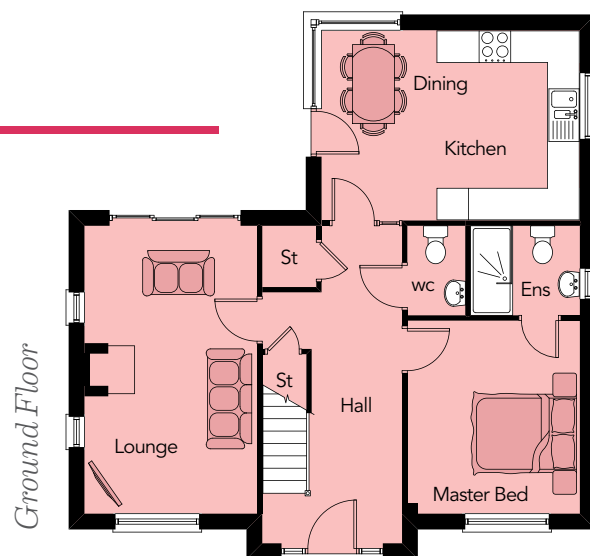
17'11" x 10'9" max

BEDROOM 3

17'11" x 10'9" max

SHOWER ROOM

8'8" x 5'5"

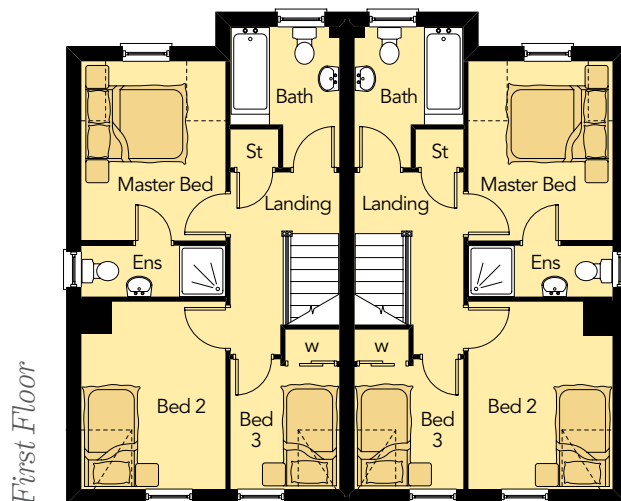
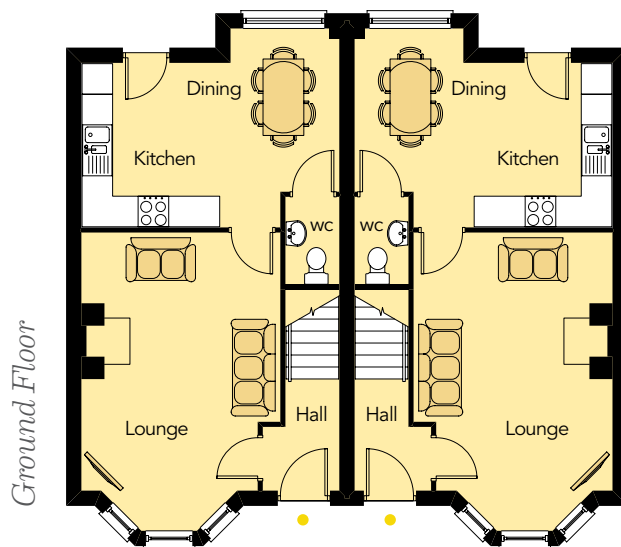


Computer Visual



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

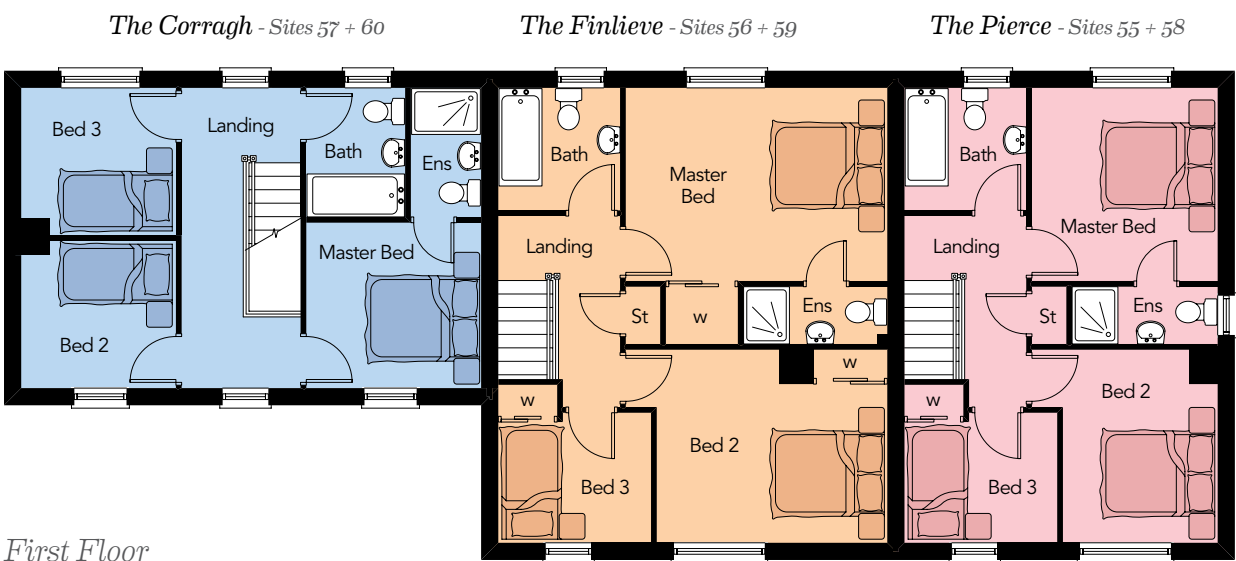
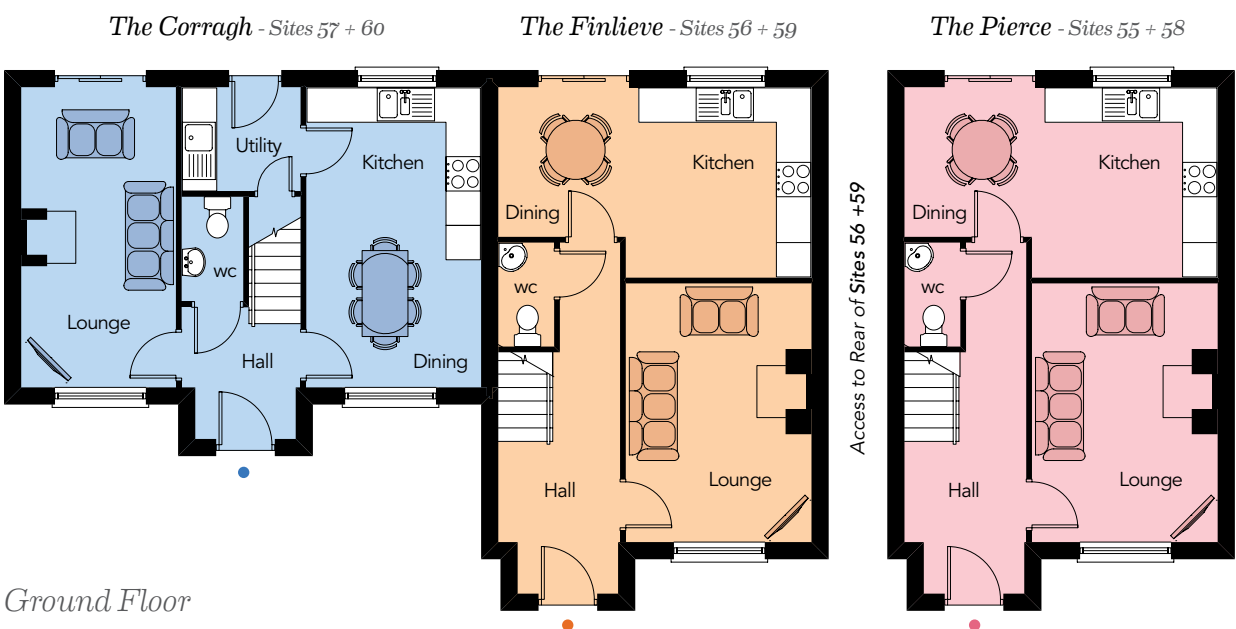
8'4" x 7'0" max

SHOWER ROOM

9'0" x 7'0"

The Corragh, The Finlieve & The Pierce

3 Bedroom Townhouses





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

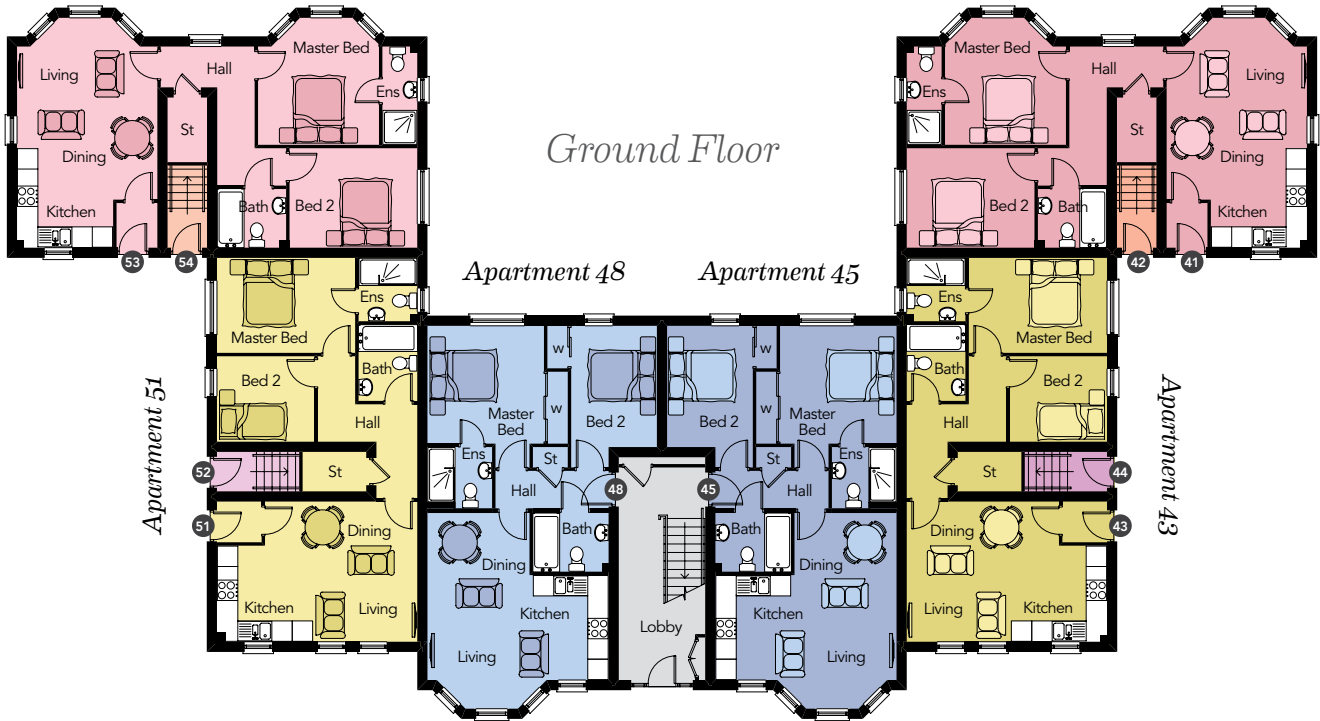




Computer Visual

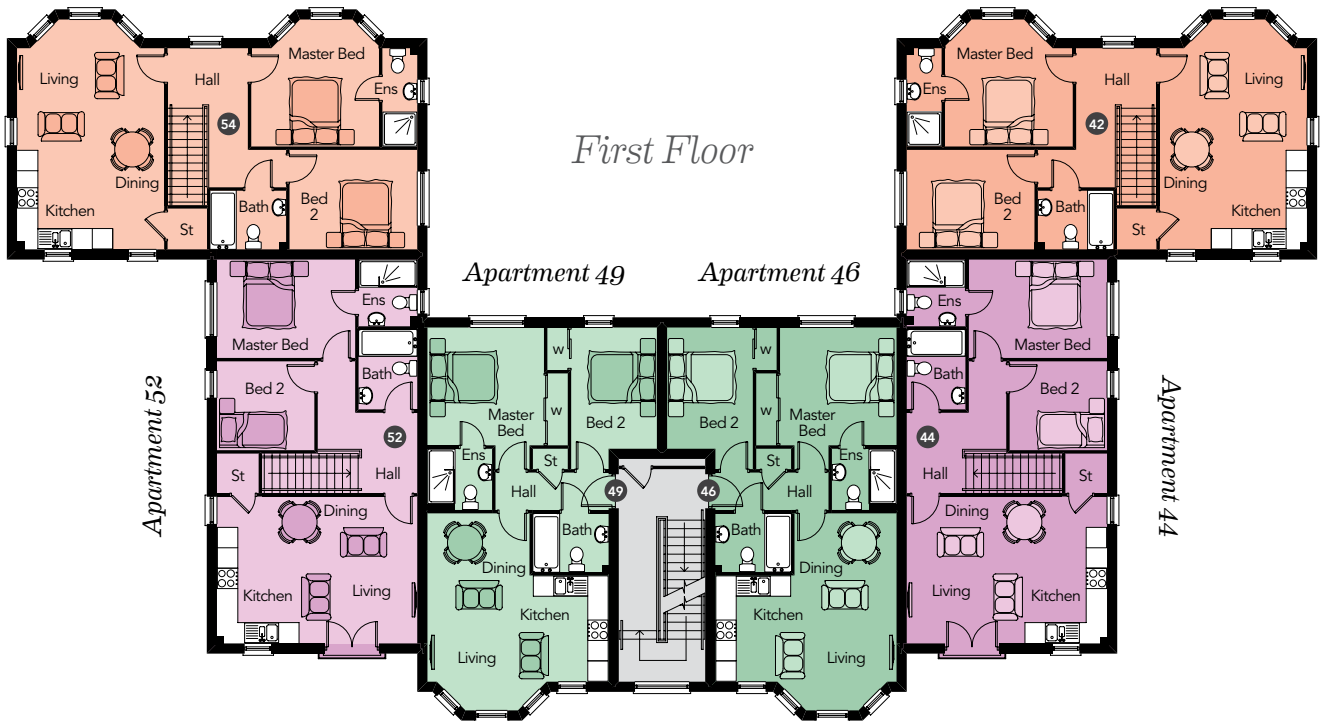
Apartment 53

Apartment 41



Apartment 54

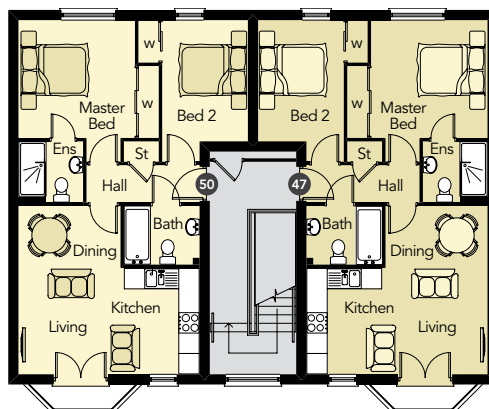
Apartment 42



Second Floor

Apartment 50

Apartment 47



The Roe

2 Bedroom Apartments



Computer Visual

Ground Floor

Apartments 41 + 53

LIVING / KITCHEN / DINING max	22'2" x 13'6"
MASTER BED max	12'3" x 11'8"
ENSUITE	9'6" x 3'4"
BEDROOM 2	12'4" x 9'7"
BATHROOM	6'8" x 5'8"

Total Floor Area: 739 sq ft approx.

Apartments 43 + 51

LIVING / KITCHEN / DINING max	19'4" x 13'6"
MASTER BED	13'4" x 9'6"
ENSUITE	6'1" x 5'8"
BEDROOM 2	9'5" x 8'3"
BATHROOM	7'4" x 5'8"

Total Floor Area: 662 sq ft approx.

Apartments 45 + 48

LIVING / KITCHEN / DINING max	18'11" x 17'6"
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: 668 sq ft approx.

First Floor

Apartments 42 + 54

LIVING / KITCHEN / DINING max	22'2" x 14'2"
MASTER BED max	12'4" x 12'3"
ENSUITE	9'6" x 3'4"
BEDROOM 2	12'4" x 9'7"
BATHROOM	7'4" x 5'8"

Total Floor Area: 801 sq ft approx.

Apartments 44 + 52

LIVING / KITCHEN / DINING	19'4" x 14'2"
MASTER BED	13'4" x 9'2"
ENSUITE	6'5" x 5'8"
BEDROOM 2	9'5" x 8'7"
BATHROOM	7'8" x 5'8"

Total Floor Area: 724 sq ft approx.

Apartments 46 + 49

LIVING / KITCHEN / DINING max	18'11" x 17'6"
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: 668 sq ft approx.

Second Floor

Apartments 47 + 50

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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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



Royal County Down Golf Club



Raising Standards. Protecting Homeowners



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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16 Main Street, Newcastle,
County Down BT33 0AD
Telephone 028 4372 3408
www.lindsaygraham.co.uk

A scenic landscape photograph of a beach at low tide, with waves breaking on the shore. In the background, there is a coastal town and a large, forested hill under a dramatic, cloudy sky.

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