

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

**Jonathan Quinn**

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07889537055



**35 Ballagh Road, Millstone  
Caravan Park  
Newcastle  
BT33 0LA**

**Offers In The  
Region Of £875,000**

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Spectacular Unique Business & Home Listing
- Motorhome, Caravan & Camp Site
- Onsite Facilities Including;
- Toilet & Shower Block
- Power To Many of The Pitches
- Chemical Disposal
- Fantastic Elevated Family Home
- Sitting on Approximately 10 Acres
- A Must View!
- Contact [jonathan@quinnestateagents.com](mailto:jonathan@quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 35 Ballagh Road, Millstone Caravan Park

Newcastle, BT33 0LA



## Directions

Millstone campsite is located just outside the seaside town of Newcastle, County Down. When driving continue through Newcastle's main street and follow the signs for Kilkeel. Continue past Newcastle harbour and the campsite is located just a short distance from here on the right-hand side.

Truely a once in a lifetime opportunity to acquire a motorhome/caravan campsite, a family home and literally a piece of the Mountains of Mourne behind the site comprising of approximately 6 Acres. With spectacular views of Newcastle and further afield to the Isle of Man, this property is undoubtedly one of County Downs hottest new listings. For full details or to arrange a private viewing, contact Leanne Glover in our Banbridge Branch.

## Motorhomes Caravans & Tents

The campsite is elevated with each plot offering magnificent views towards the sea or towards Newcastle. Facilities on offer at the site include an electronically controlled access gate a number of power hook ups for caravans or motorhomes, a shower block with male and female toilets, a picnic area and a green area suitable for pitching tents. There is also a chemical toilet disposal and an area dedicated to dish washing.

## The Business

Whilst the site has been constructed to a high standard, it is fair to say that the current owner has operated the business on a casual basis. The site is opened for the summer months and operates on a first come first serve basis. There is therefore plenty of scope for a new owner to enhance the business by offering

advanced bookings and adding to the facilities already on offer.

## The Home

The family home is located on an elevated site to the front of the campsite and is an ideal place to enjoy the breathtaking views on offer. The accommodation comprises of a working kitchen, dining room, family room and lounge. Within the main living area of the property there is two bedrooms, both with ensuite. There is an additional bedroom with separate access from the house and includes an ensuite shower room. This has been rented to guests in the past.

## Outbuildings

There are three outbuildings detached from the property ideal for garden equipment, tools, and storage.

