Welcome to Clay Farm
A lifestyle worth sharing

Everyone wants a welcoming environment to call home and that’s what Clay Farm offers.

Situated in the heart of South County Dublin in the thriving community of Leopardstown, this charming development has the advantages of city living in a country setting.

You can embrace the great outdoors with Clay Farm’s 14 acres of natural eco parkland giving residents the freedom to explore with educational tracks and trails.

Everyday necessities are instantly accessible with supermarkets, cafés, pharmacies, crèches, butchers, dental clinics and schools right on your doorstep. The appeal of a short commute is equally hard to overlook with business parks such as Sandyford, Cherrywood and The Park Carrickmines within easy reach by car or Luas.

01 The Park Carrickmines  
02 Michel Brasserie Café, Foxrock  
03 Leopardstown Shopping Centre  
04 Luas, Leopardstown Valley
Life at Clay Farm is characterised by convenience giving you more opportunities to enjoy a rewarding way of life. This high quality development is enriched by its close proximity to popular villages like Stepaside, Dundrum, Cabinteely, Foxrock and Kilternan, as well as the sheer choice of local attractions.

You can take in the scenery of Ticknock Hill and the Hell Fire Club or picnic at Powerscourt Waterfall. Sample the culinary delights of Stepaside Village and enjoy weekend escapes to Brittas Bay and Killiney Beach. Soak up the excitement of Leopardstown Races or go skiing at the Ski Centre in Sandyford. Your weekend activities are only limited by your energy levels.
Explore the Clay Farm neighbourhood

Living in Clay Farm means that whether it’s shopping, food or local attractions you’re looking for, nothing is further than a few minutes’ drive.

Dundrum Town Centre
Dundrum Shopping Centre
If a night of entertainment is on the cards, hop on the Luas and be in Dundrum Town Centre for a movie date in 15 minutes.

Leopardstown Shopping Centre
The Scarlet Heifer
In the immediate area and less than 200 metres away from Clay Farm is Leopardstown Shopping Centre. Here you will find everything from supermarkets and butchers to hairdressers and pharmacies.

The Park Carrickmines
Cabinteely Park
Outdoor enthusiasts will love Cabinteely with its urban-village feel and proximity to the beautiful 40-hectare Cabinteely Park.

Stepaside Village
Stepaside Village
Visit the nearby village of Stepaside for gourmet restaurants, artisan shops and atmospheric pubs in a stunning rural setting at the foot of the Dublin Mountains.

Foxrock Village
Foxrock Village
Head to Foxrock Village to enjoy fashion boutiques, art, ceramics and gift shops. Enjoy lunch and a glass of wine in The Gables or swing by the local golf club for a quick round.

For even greater choice, go to The Park Carrickmines and shop in IKEA or have lunch in The Vanilla Pod Eatery.
Clay Farm residents have the advantage of an address that is connected to the city centre and beyond with great transport infrastructure and services. The M50 road network is only three minutes away giving you more flexibility when travelling northbound and southbound while the N11 facilitates easy travelling to seaside towns. You can travel throughout the Greater Dublin Area with ease any day of the week and escape to the West or sunny South East at weekends.

Save on petrol, emissions and parking when it comes to the daily work commute with a Luas Green Line station across the road from Clay Farm serving local business destinations like Sandyford, Carrickmines and Cherrywood. You can hop on at the Leopardstown Valley stop and be ferried to St. Stephen’s Green in just 28 minutes.
Experiences for every age

**Shopping destinations**
- 01 Leopardstown Shopping Centre
- 02 The Park Carrickmines
- 03 Dundrum Town Centre
- 04 St. Stephen’s Green

**Cafés & restaurants**
- 05 Fern & Co
- 06 The Step Inn
- 07 Bistro One
- 08 The Gables
- 09 Siam Thai
- 10 Ananda
- 11 The Vanilla Pod Eatery
- 12 The Golden Ball
- 13 Barry Browne
- 14 Sivad

**Sports & leisure**
- 15 Carrickmines Golf Club
- 16 Leopardstown Racecourse
- 17 Leopardstown Golf Club
- 18 Westwood Health Club
- 19 National Snowsports Centre
- 20 The Paddocks Riding Centre
- 21 Carrickmines Equestrian Centre
- 22 Wayside Celtic Football
- 23 De la Salle Rugby Club
- 24 Old Wesley Rugby Club
- 25 Killmacud Crokes GAA Club
- 26 Lansdowne RFC Ballycurs
- 27 Stepaside Golf Club
- 28 Stackstown Golf Club
- 29 Stepaside Driving Range
- 30 Ski Centre

**Local attractions**
- 31 Ticknock Hill
- 32 Hell Fire Club
- 33 Lead Mines
- 34 Powerscourt Waterfall
- 35 Wicklow Mountains
- 36 Marley Park
- 37 Cabinteely Park

**Primary & secondary schools**
- 38 Gaelscoil Shliabh Rua
- 39 Educate Together National School
- 40 Holy Trinity National School
- 41 Our Lady of the Wayside
- 42 Kilternan Church of Ireland
- 43 Gaelscoil Thaobh na Coille
- 44 Rosemount Secondary School
- 45 Wesley College
- 46 St. Benildus College
- 47 Loreto College Foxrock
- 48 Blackrock College
- 50 Loreto Abbey Dalkey

**Business parks**
- 51 Sandyford
- 52 Cherrywood
- 53 The Park Carrickmines
- 54 Central Park
Where nature is your neighbour

The natural beauty of Clay Farm comes to life with over 14 acres of natural eco parkland stretching behind the development as far as the historic Pale boundary. Here residents have the opportunity to take in the natural wildlife and scenic vistas of the Dublin Mountains. Tracks and trails provide cycling enthusiasts and hikers of all ages with a pathway through this conservation area where they can enjoy a welcome break from the daily demands of everyday life.
Call Clay Farm your home

It’s easy to put down roots in this new, eco-friendly community. Clay Farm gives you a choice of five house types that meet the highest building standards, so you can discover the right home environment for you.

Each 3 and 4 bed house type – The Fern; The Elder; The Bilberry; The Juniper; and The Orchid – is designed for sustainable living with energy saving technologies, fibre-to-the-home broadband and a high build quality throughout.

Each home has the benefit of two dedicated parking spaces and back garden patio areas which are perfect for a summer barbecue.
Beautiful landscaping and natural parkland await you beyond the entrance to Clay Farm.

House types
- The Fern
- The Elder
- The Bilberry
- The Juniper
- The Orchid

Showhouses
1. The Fern
2. The Elder
3. The Orchid
4. The Juniper
5. Sales Office

- Cycleway / Footpath
- Bin and Bicycle Store
- Playground

Clay Farm sitemap

Not to scale. For indicative purposes only.
The Fern

**3 bedroom house**

2 Storey / 109 sq.m / 1,173 sq.ft

-The Fern-

The Elder

**3 bedroom house**

2 Storey / 113 sq.m / 1,216 sq.ft

-The Elder-
The Bilberry

3 bedroom house
2 Storey / 120 sq.m / 1,292 sq.ft

Ground Floor
- Hall
- Utility
- Kitchen
- Living Room
- WC
- Family Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Master Bedroom
- En-suite
- Bathroom

First Floor
- Hall
- Utility
- Kitchen/Dining Room
- Living Room
- WC
- Family Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Master Bedroom
- En-suite
- Bathroom

The Juniper

4 bedroom house
3 Storey / 158 sq.m / 1,701 sq.ft

Ground Floor
- Hall
- Utility
- Kitchen/Dining Room
- Living Room
- WC
- Family Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Master Bedroom
- En-suite
- Bathroom

First Floor
- Hall
- Utility
- Kitchen/Dining Room
- Living Room
- WC
- Family Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Master Bedroom
- En-suite
- Bathroom

Second Floor
- Hall
- Utility
- Kitchen/Dining Room
- Living Room
- WC
- Family Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Master Bedroom
- En-suite
- Bathroom

Not to scale. For indicative purposes only.
The Orchid

4 bedroom house
3 Storey / 161 sq.m / 1,733 sq.ft
Specification

Economical living is part of the lifestyle promise that Clay Farm delivers. Energy saving technologies are installed for your convenience. Quality is paramount which is evident in the craftsmanship invested in each interior and exterior.

External finishes
- Elegant, high quality elevations comprising brickwork and low maintenance rendered finishes
- High quality Tobermore permeable paving to the front of each house
- uPVC fascia, soffits and gutters throughout

Internal finishes
- Walls and ceilings are skimmed and painted throughout in a neutral colour

Doors & ironmongery
- High quality flush painted internal doors with recessed trim
- Brushed chrome ironmongery throughout

Bathrooms & en suites
- Attractive bathrooms and en suites with extensive wall and floor tiling, thermostatically controlled Grohe showers, top quality sanitary ware and screens also come as standard
- Attractive storage units with quartz counter tops supplied to main bathroom by Brogan Jordan
- Mirrored and/or floating vanity unit in most en suites
- Chrome heated towel rails are fitted as standard in the main bathroom and en suite/s

Wardrobes
- Attractive built-in wardrobes with extensive hanging rails and shelving

Kitchens / utility rooms
- Custom designed fitted kitchens by Nolan Kitchens to include quartz countertops, under cabinet lighting and high quality integrated appliances comprising an oven, gas hobs, extractor hood, fridge freezer, dishwasher and microwave
- The utility room features fitted kitchen units, a contemporary countertop, shelving and a separate washing machine and dryer
- Both kitchen and utility room floors are tiled with glazed porcelain tiles
- Appliances package subject to signing of contracts within 28 days
- Solar PV panels which will reduce the electrical energy demand and overall energy costs for each dwelling
- A power diverter to the immersion has been fitted to maximise the efficiency of the Solar PV panels
- Heatmiser thermostat control panels to facilitate the installation of the Heatmiser neoHub and use of Heatmiser App

Connectivity
- Pre-wired for e-car charging
- Pre-cabled for Virgin & eir
- Access to SIRO which is Ireland’s first 100% fibre-optic broadband network built by ESB/Vodafone. Gigabit speeds are delivered using the existing electricity network bringing fibre directly into your home

Heating & electrical
- Gas fired central heating with modern, high efficiency condensing boilers and thermostatically controlled radiators
- Smoke, heat and carbon monoxide detectors fitted as standard
- LED light fittings in bathrooms, en suites and WC
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- Heating control experts
- 10 times more powerful than the fastest average speed in Ireland*
- 1 Gigabit per second speeds
- 100% fibre optic network
- Wired for electric car charging
- Energy saving
- Environmentally friendly
- Easy recharge access
- Energy saving
- Generates electricity
- Preheats hot water

Be clever with Heatmiser
- Control your heating from your phone*
- Heating control experts

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Gardens
• Rear gardens are fenced, levelled and seeded. Patio areas feature top quality paving and external lighting
• External power socket and tap provided in the back garden of each house

Attic
• Pull-down access ladder to attic
• Attic storage trusses as standard in 2 storey houses (as 3 storey are already in the attic space)

Improved insulation
• Timber frame construction
• Insulation levels which exceed the industry standard reducing heat loss through floors, walls and roofs
• High performance pipe insulation is used on all internal pipework to reduce heat loss

Triple glazed windows
• High performance, low maintenance Rationel triple glazed windows and hall doors with a 3-point locking security system. The benefits include durability, enhanced sound insulation, low thermal conductivity and an attractive appearance

Heat Recovery Ventilation (HRV)
• Heat Recovery and Ventilation System which is designed for 24-hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en suites. As the air is extracted, a heat exchanger within the system captures the majority of the heat and transfers it into the fresh air supply entering the living room and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered

Air tightness
• Improved air tightness works together with the HRV to retain heat and minimises exposure to external elements

Guarantee
• 10-year Homebond structural guarantee

BER rating
• Excellent energy performance ensures every household gets the benefit of lower utility bills.
First class property developers

Since 1962, Park Developments Group has become synonymous with superior quality commercial and residential developments.

Award-winning landscape designs and exceptional finishes are characteristic of these trusted property developers known for their keen environmental awareness and proud history of successful ventures.

The Reflector
Situated in Grand Canal Dock, this landmark 6 storey office and residential development with LEED Gold rating enhances the cosmopolitan culture of Hanover Quay.

Hanover Quay
Award-winning apartments and penthouses with designer gardens by Diarmuid Gavin in the heart of the Grand Canal with views of the Liffey.

The Gallops - Levmoss Park
Developed over a period of 15 years, The Gallops is a stunning residential development in Leopardstown with landscaped gardens and mature trees. Later phases include Levmoss Park and Mimosa which offer beautiful apartments and houses.

Mount Saint Annes
This dynamic Milltown development consists of 480 apartments and 170 family houses and duplexes overlooking 4.5 acres of landscaped parkland that residents can enjoy.

The Park Carrikermines
Ireland’s premier shopping and business park which accommodates a growing range of national and international retail and commercial brands in Dublin 18.

Hamilton Park
Bright, spacious 3 and 4 bedroom houses and apartments set in the popular residential neighbourhood of Castleknock with close proximity to the Phoenix Park, city centre and M50.
Professional team

Developer
Park Developments Group

Selling Agents
Savills
savills.ie
01 618 1300
PSRA No: 002233

Architects
O’Mahony Pike

Landscape Architect & Landscaper
Brady Shipman Martin

Solicitors
Matheson

clayfarm.ie

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