

The background is a textured, light brown surface. In the upper left, there is a black and white line drawing of a bird, possibly a sparrow, facing right. In the upper right, there is a line drawing of a leafy branch. In the lower right, there is a line drawing of a flower or seed head. A large, solid teal rectangle covers the left and center portions of the image, serving as a backdrop for the text.

Clay Farm

Dublin 18

Welcome to Clay Farm

Live near to nature and close to everything with a beautifully designed home set amid 14 acres of eco parkland. Alive with nature, this vibrant address offers a natural playground the whole family can enjoy.

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, trails, playgrounds and more.

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.

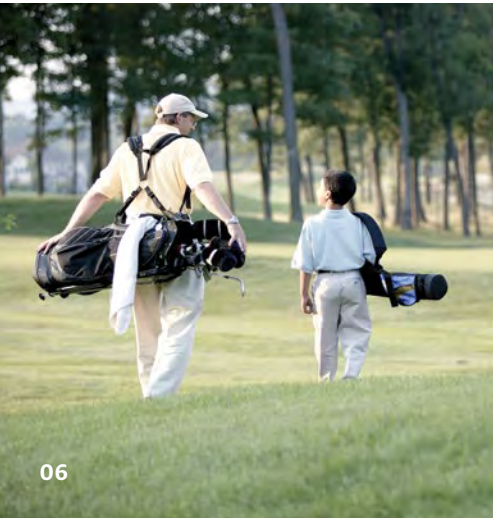
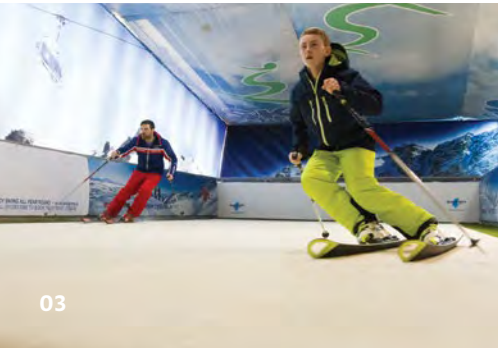
- 01 The Park Carrickmines
- 02 The Vanilla Pod Eatery, Leopardstown Shopping Centre
- 03 Leopardstown Shopping Centre
- 04 Luas, Leopardstown Valley



New adventures in every direction

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.

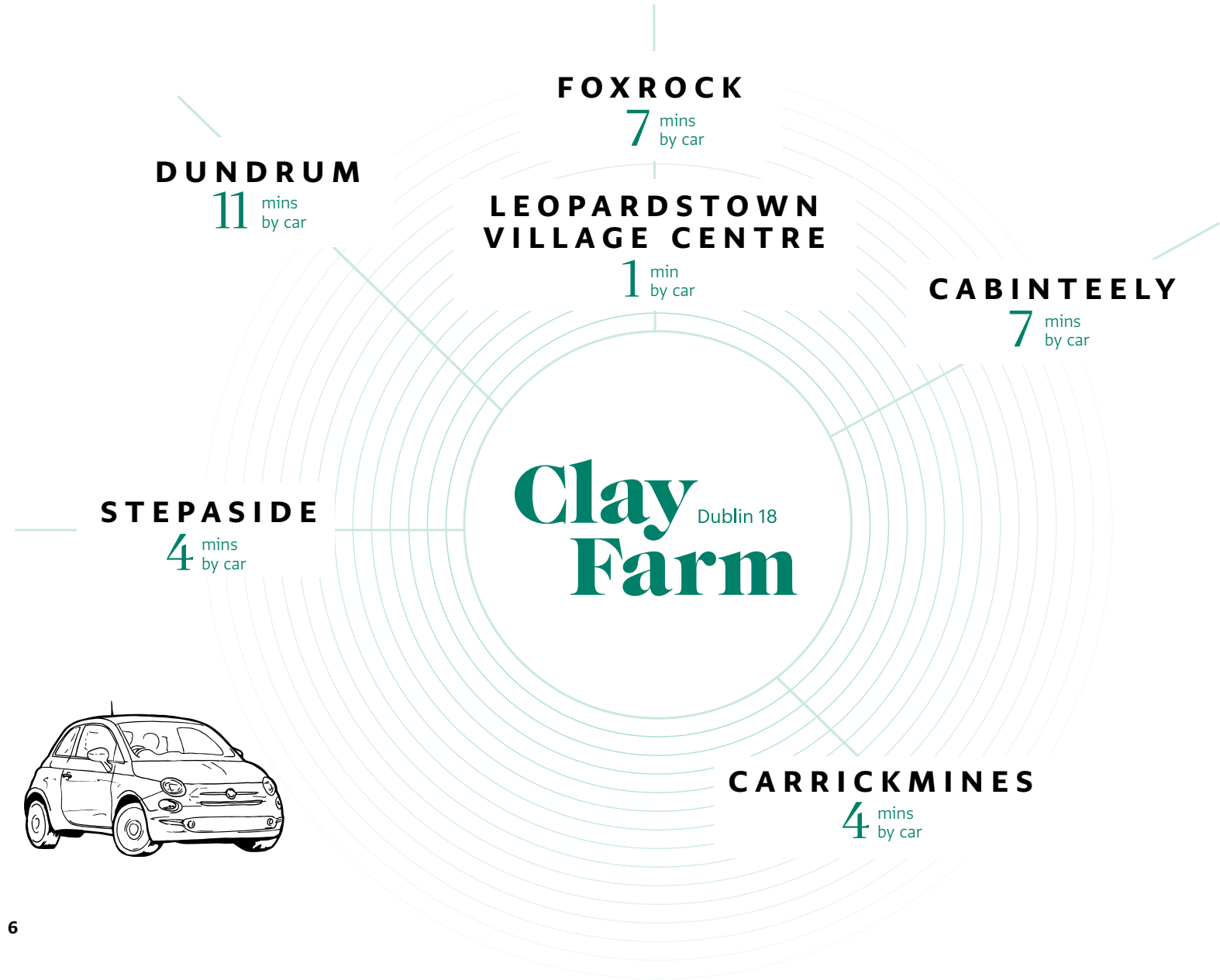
You can take in the scenery of Ticknock Hill and the Hell Fire Club or picnic at Powerscourt Waterfall. Sample the culinary delights of Stepaside Village and enjoy weekend escapes to Brittas Bay and Killiney Beach. Soak up the excitement of Leopardstown Races or go skiing at the Ski Centre in Sandymount.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



- 01 Leopardstown Races
- 02 Cabinteely Park
- 03 Ski Centre, Sandymount
- 04 Dundrum Town Centre
- 05 Thomas's of Foxrock
- 06 Carrickmines Golf Club
- 07 Veda, Cabinteely

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.



Carrickmines

Carrickmines Croquet & Lawn Tennis Club

Jump on the Luas and head to Carrickmines Croquet & Lawn Tennis Club in just 5 minutes. Serve an ace against the backdrop of the Dublin Mountains or in one of the many indoor tennis courts. The club also has a fully equipped gym, and an active croquet, bridge and bowls membership offering. You can also enjoy the social scene of the onsite clubhouse.



Stepaside Village

The Step Inn

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.



Leopardstown Village 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.



Cabinteely

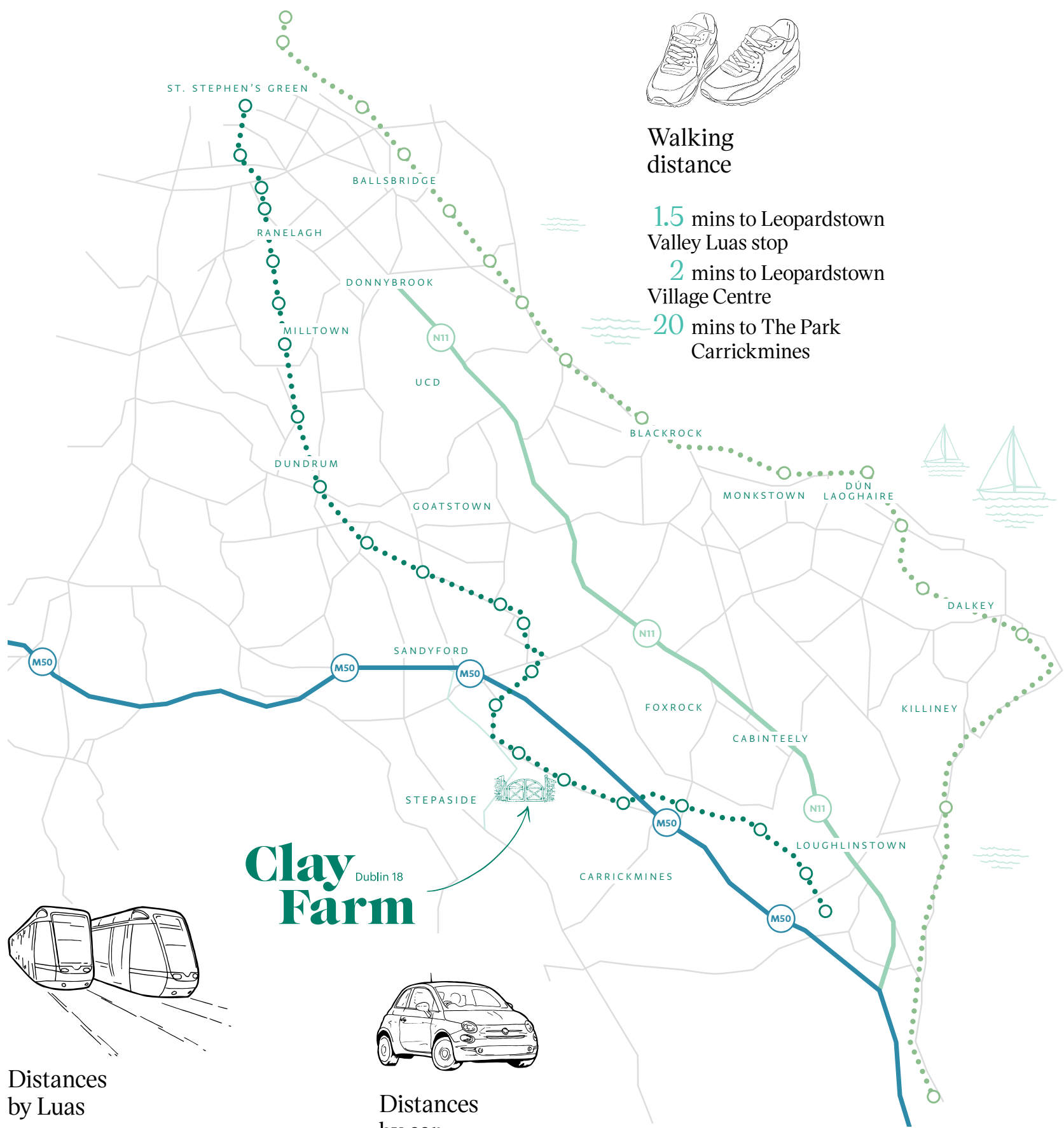
Cabinteely Park

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



The Park Carrickmines

Go to The Park Carrickmines and shop in Ikea, TK Maxx or Harvey Norman, or have lunch in The Vanilla Pod Eatery.

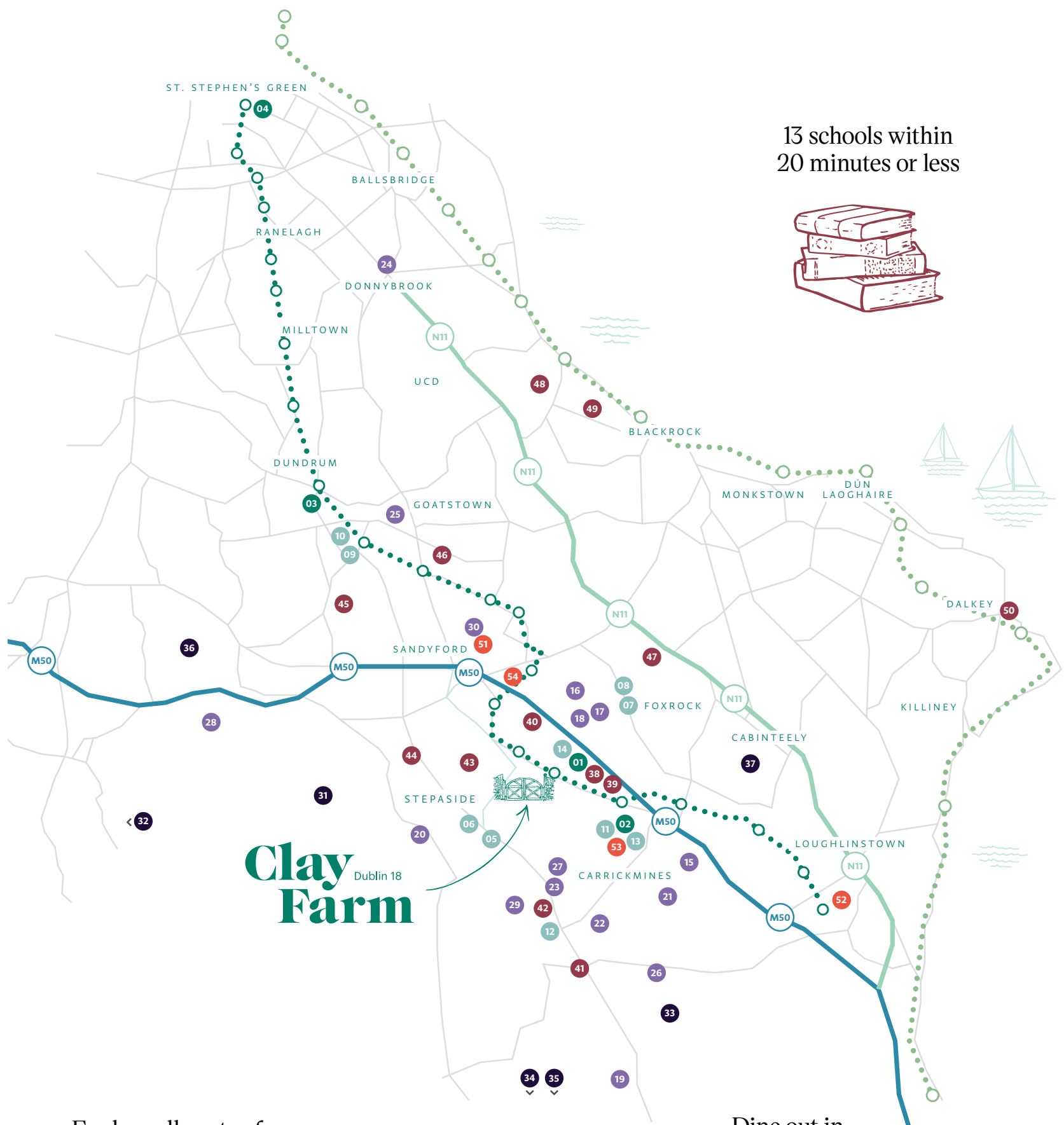


Go wherever the feeling takes you

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.





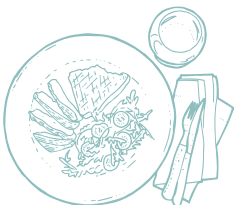
13 schools within
20 minutes or less



Explore all parts of
South County Dublin



Dine out in
local eateries



Get active with a
choice of sports and
leisure facilities



Shop at
Leopardstown
Shopping Centre,
Dundrum &
St. Stephen's Green



Experiences for every age

Shopping destinations

- 01 Leopardstown Village Centre
- 02 The Park Carrickmines
- 03 Dundrum Town Centre
- 04 St. Stephen's Green

Cafés & restaurants

- 05 Woodroof
- 06 The Step Inn
- 07 The Gables
- 08 Kerb
- 09 Siam Thai
- 10 Ananda
- 11 The Vanilla Pod Eatery
- 12 Farmer Browns
- 13 Barry Browne
- 14 The Vanilla Pod Eatery

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 Bective Rangers Football Club and Old Wesley Rugby Club
- 25 Kilmacud Crokes GAA Club
- 26 Lansdowne Old / Wesley RFC
- 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 Marlay 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 St. Andrew's College
- 49 Blackrock College
- 50 Loreto Abbey Dalkey

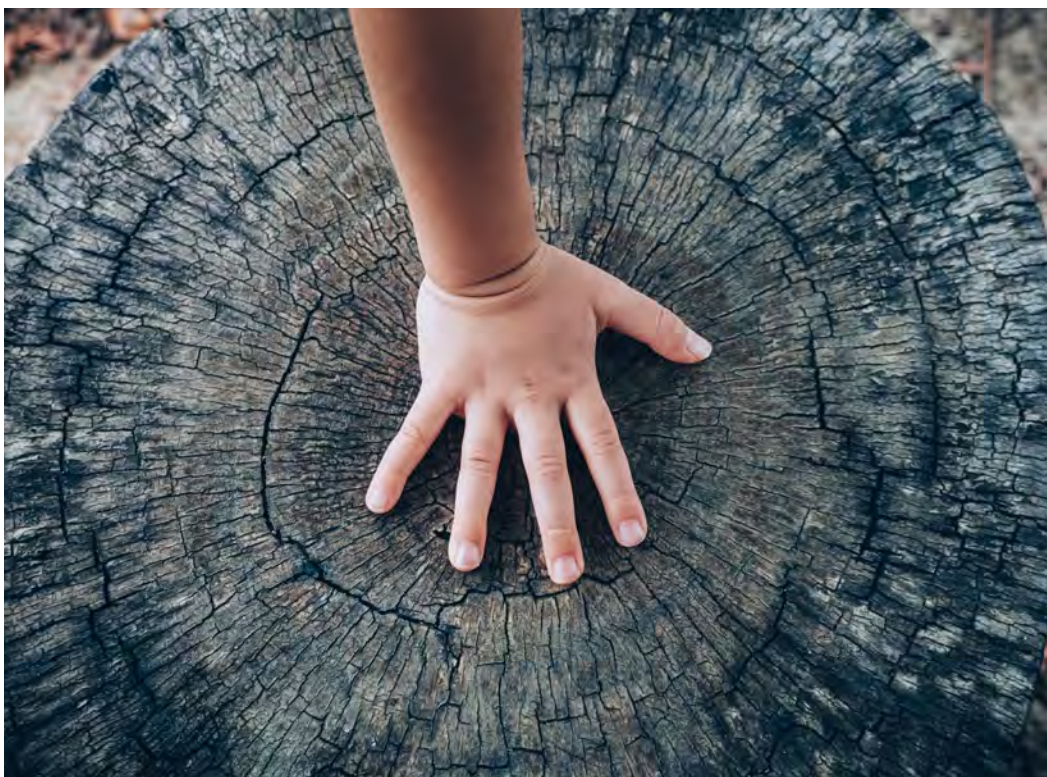
Business parks

- 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 14 acres of natural eco parkland stretching across 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 and a dedicated greenway provide cycling enthusiasts and hikers of all ages a way to explore 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 energy and 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 Rowan; and The Hawthorn – is designed for sustainable living with energy saving technologies, fibre-to-the-home broadband and an exceptional build quality throughout.

Each home has the benefit of two dedicated parking spaces and back garden patio areas which are perfect for summer barbecues.









Clay Farm sitemap

Beautiful landscaping and natural parkland await you beyond the entrance to Clay Farm,



House types

- THE FERN
- THE ELDER
- THE ELDER EXTENDED
- THE ROWAN
- THE HAWTHORN

Showhouses

- THE FERN - 3 CLAY FARM AVENUE
- THE ELDER - 25 CLAY FARM AVENUE
- THE ROWAN - 4 CLAY FARM PARK
- THE HAWTHORN - 2 CLAY FARM PARK

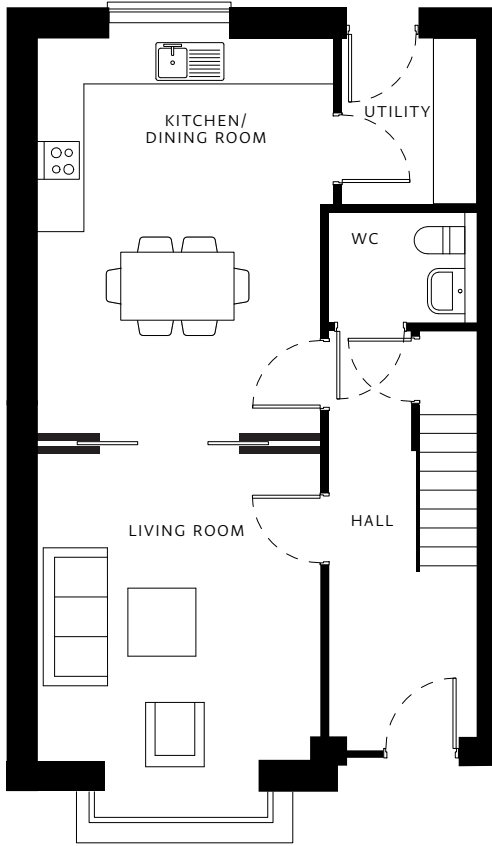
Sales Office

- THE BILBERRY - 1 CLAY FARM AVENUE

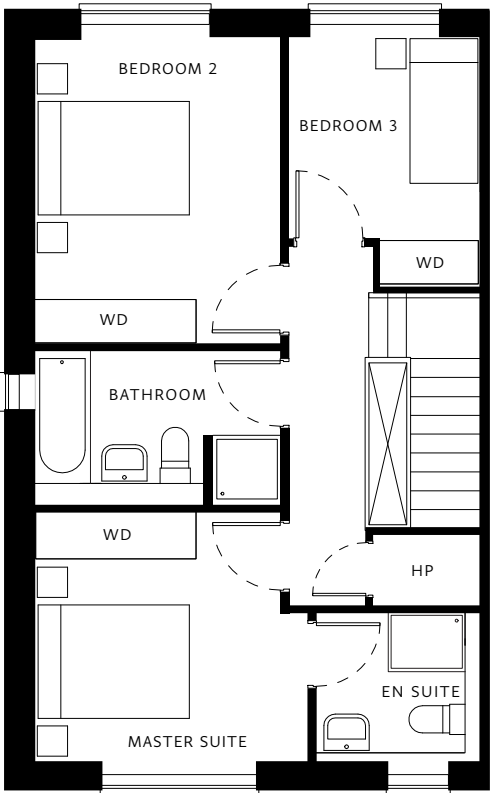
- CYCLEWAY / FOOTPATH
- GREENWAY
- PLAYGROUND
- CRÈCHE
- RETAIL STORE

The Fern

3 bedroom house
2 Storey / 112 sq.m / 1,200 sq.ft



Ground Floor

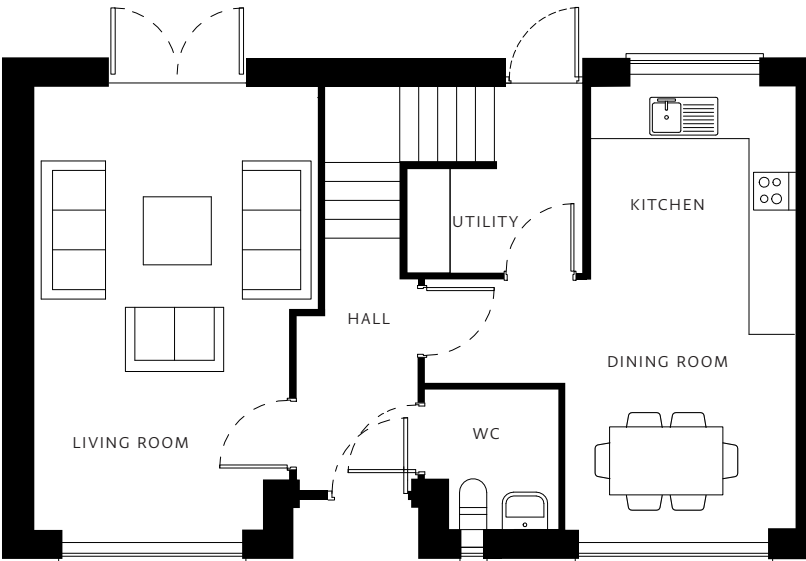


First Floor

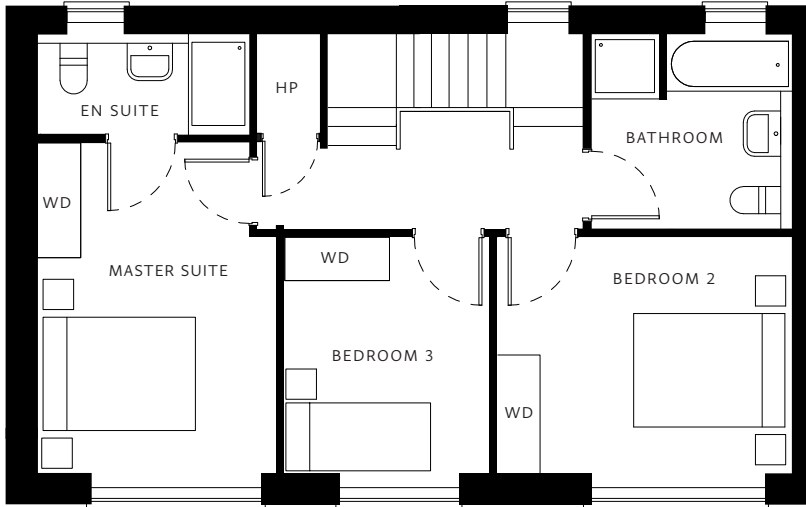
Not to scale. For indicative purposes only.

The Elder

3 bedroom house
2 Storey / 116 sq.m / 1,251 sq.ft



First Floor

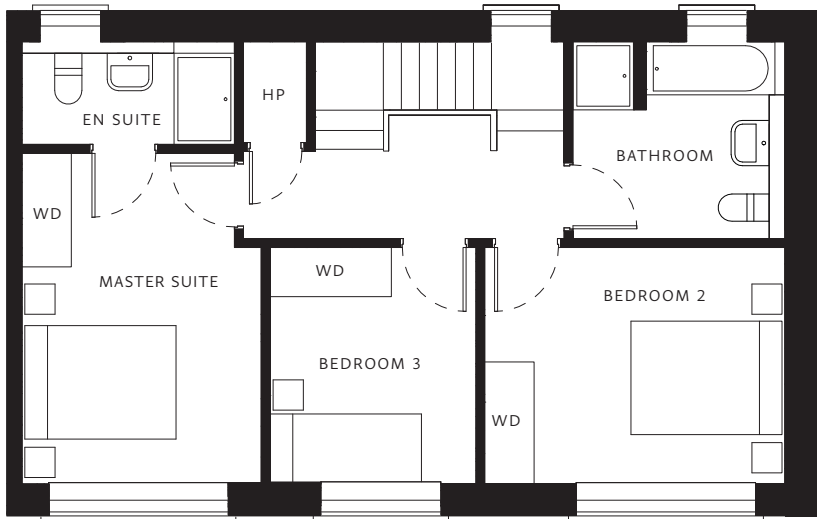


Ground Floor

Not to scale. For indicative purposes only.

The Elder Extended

3 bedroom house
2 Storey / 129 sq.m / 1,385 sq.ft



First Floor



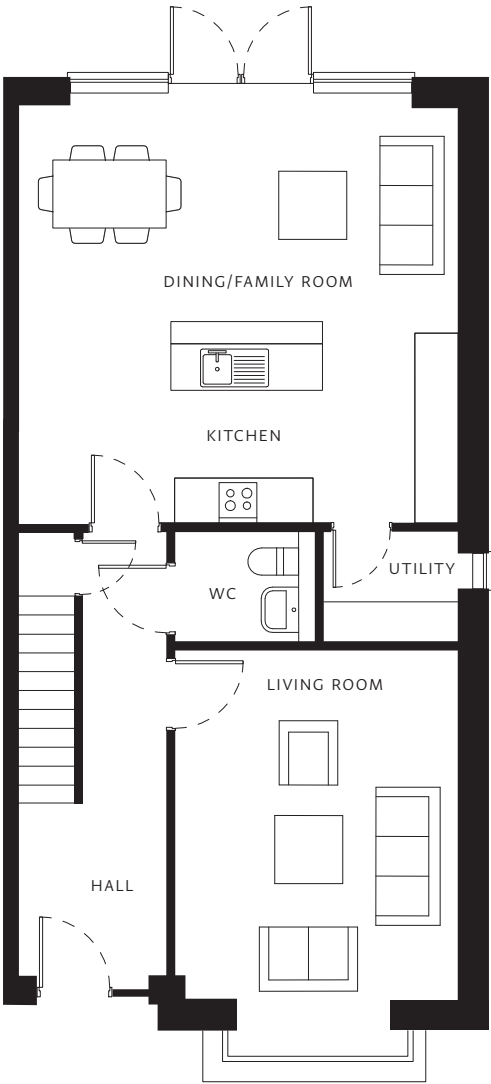
Ground Floor

Not to scale. For indicative purposes only.

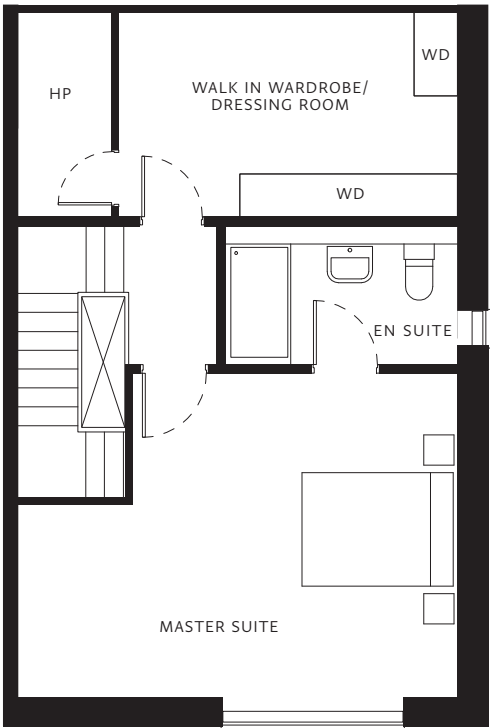


The Rowan

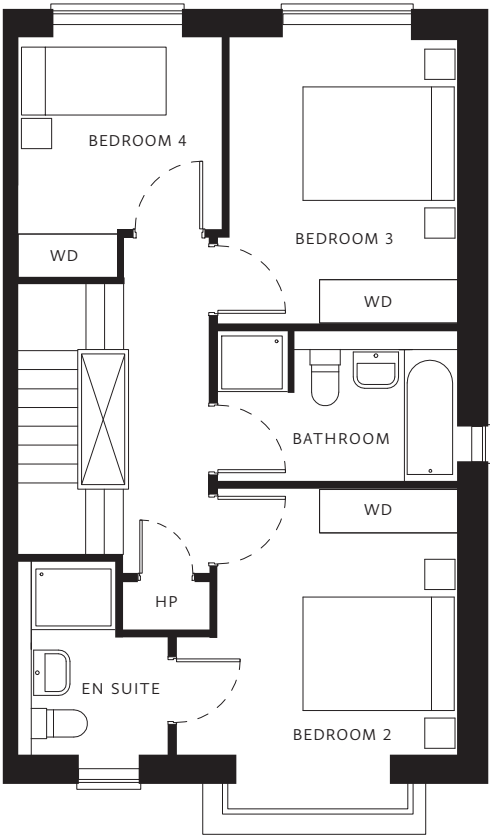
4 bedroom house
3 Storey / 162 sq.m / 1,742 sq.ft



Ground Floor



Second Floor

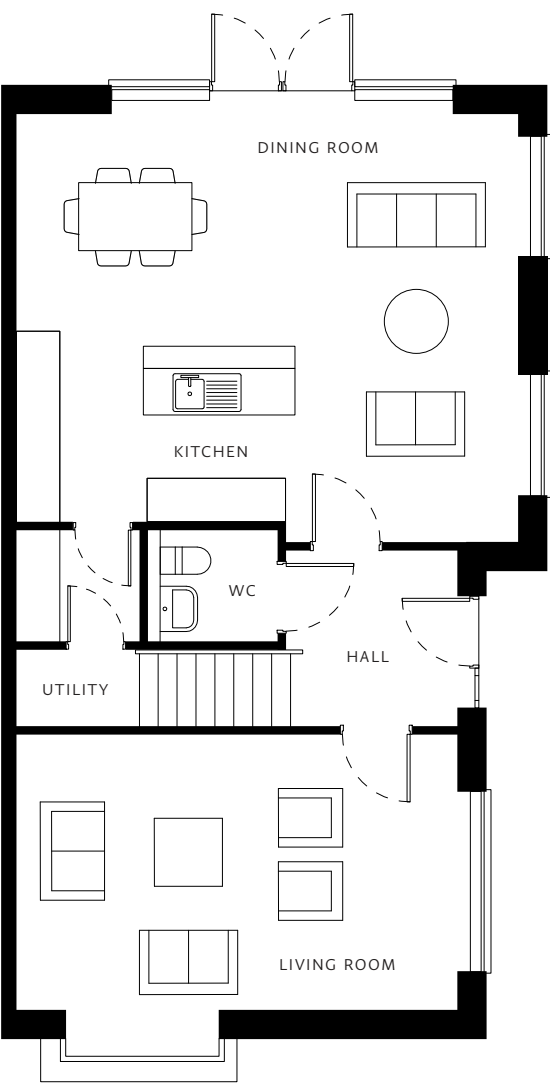


First Floor

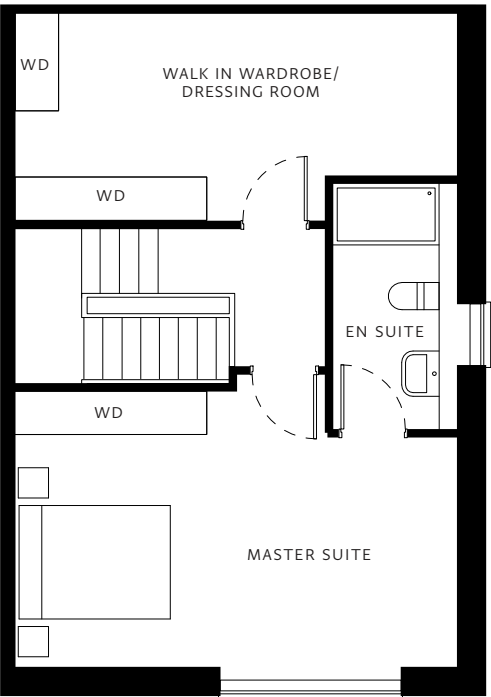
Not to scale. For indicative purposes only.

The Hawthorn

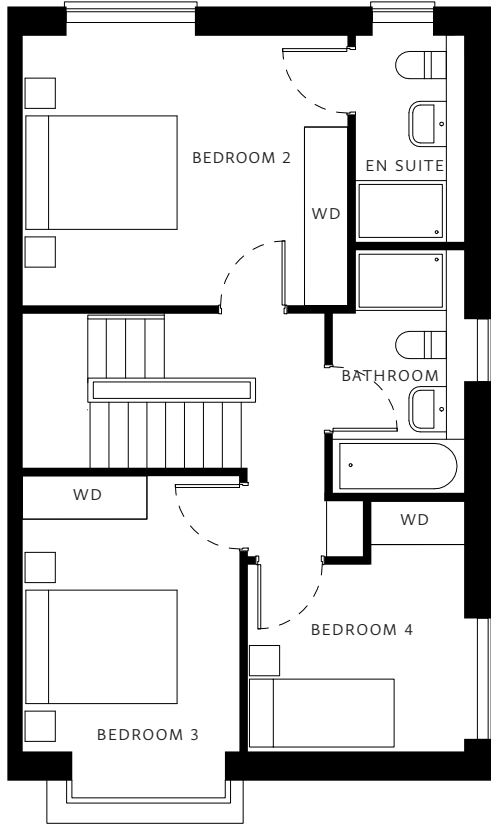
4 bedroom house
3 Storey / 165 sq.m / 1,779 sq.ft



Ground Floor



Second Floor



First Floor

Not to scale. For indicative purposes only.

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.



Be clever with Heatmiser



Energy saving



Control your heating from your phone*



Heating control experts



Wired for electric car charging



Energy saving



Environmentally friendly



Easy recharge access



Stay connected with SIRO



10 times more powerful than the fastest average speed in Ireland**



1 Gigabit per second speeds



100% fibre optic network



Nearly Zero Energy Building



Energy saving



Environmentally friendly



Reduced energy bills

*Download app and subscription fee required.
**November 2016 switcher.ie report.



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
- Custom made floating vanity units to all bathrooms by Brogan Jordan
- Chrome heated towel rails are fitted as standard in the main bathroom and en suite/s

- Fitted mirrors included in the bathrooms

Wardrobes

- Luxurious built-in wardrobes with extensive hanging rails and shelving to all bedrooms by Brogan Jordan

Kitchens / utility rooms

- Custom designed fitted kitchens by Nolan Kitchens to include quartz counter tops, and feature over counter lighting
- High quality integrated appliances comprising an oven, hob, fridge/freezer, dishwasher and microwave
- The utility room features fitted storage, a separate washer and dryer and tiled flooring
- Appliances package subject to signing of contracts within 28 days

Connectivity

- Pre-wired for e-car charging
- Pre-cabled for Virgin and eir
- Access to SIRO which is Ireland’s first 100% fibre optic broadband. Gigabit speeds are delivered directly to your home

Heating & electrical

- Energy efficient Daikin Air to Water Heat Pump for central heating and hot water
- Thermostatically controlled radiators
- Heatmiser thermostat control panels to facilitate the installation of the Heatmiser neoHub and use of Heatmiser App
- Smoke and heat detectors fitted as standard
- Recessed LED down lighters to kitchen area, hallway, utility room and bathroom

Triple glazed windows

- High performance, low maintenance rational triple glazed windows and entrance 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

Improved insulation

- Timber frame construction
- High insulation levels which reduce heat loss through floors, walls and roofs

Gardens

- Rear gardens are fenced 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 the attic
- Attic storage trusses as standard in 2 storey houses (as 3 storey houses are already in the attic space)

Guarantee

- 10-year Home Bond Structural Guarantee including Mechanical and Electrical Latent Defects cover

BER rating

- Excellent energy performance ensures every household gets the benefit of lower utility bills



Nearly Zero Energy Building

- Clay Farm brings some of the first homes to market which are nZEB compliant. Each home is a “Nearly Zero Energy Building” where the amount of energy required is mainly derived from renewable sources



Building for generations since 1962

We are one of Ireland’s most respected building and property development groups. Our pioneering approach delivers iconic buildings that stand the test of time.



parkdevelopments.ie



Brennanstown Wood

Located between Foxrock and Cabinteely Villages in South Dublin, this idyllic development is a perfectly placed solace between the hustle-and-bustle of central Dublin, and the tranquillity of historic Cabinteely Park. From contemporary apartments to beautifully built houses, it’s an opportunity for every person to find their forever.



Fernbank

Fernbank is a beautiful development of 261 luxury apartments set within landscaped gardens and courtyards. It is situated within the sylvan suburbs of Churchtown in Dublin 14, adjacent to Dundrum Town Centre and the Dundrum Luas Stop.



Glencairn Gate

In this historic and iconic location, 341 new homes will be established in this new residential neighbourhood within a mature, landscaped and well connected suburb.



The Gallops, Levmosh 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 Levmosh Park and Mimosa which offer beautiful apartments and houses.



The Park Carrickmines

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 5.5 acres of open space in the popular residential neighbourhood of Castleknock with close proximity to the Phoenix Park, city centre and M50.

Professional team

Developer

Park Developments



Selling Agents

Savills
savills.ie
01 618 1300
PSRA No: 002233



Architects

O’Mahony Pike

Landscape Architect

Brady Shipman Martin

Solicitors

Matheson

clayfarm.ie

Disclaimer: Savills Ireland and the vendor/lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the ordnance survey Ireland licence no au 001799 © government of Ireland | 2014.

Originate.



