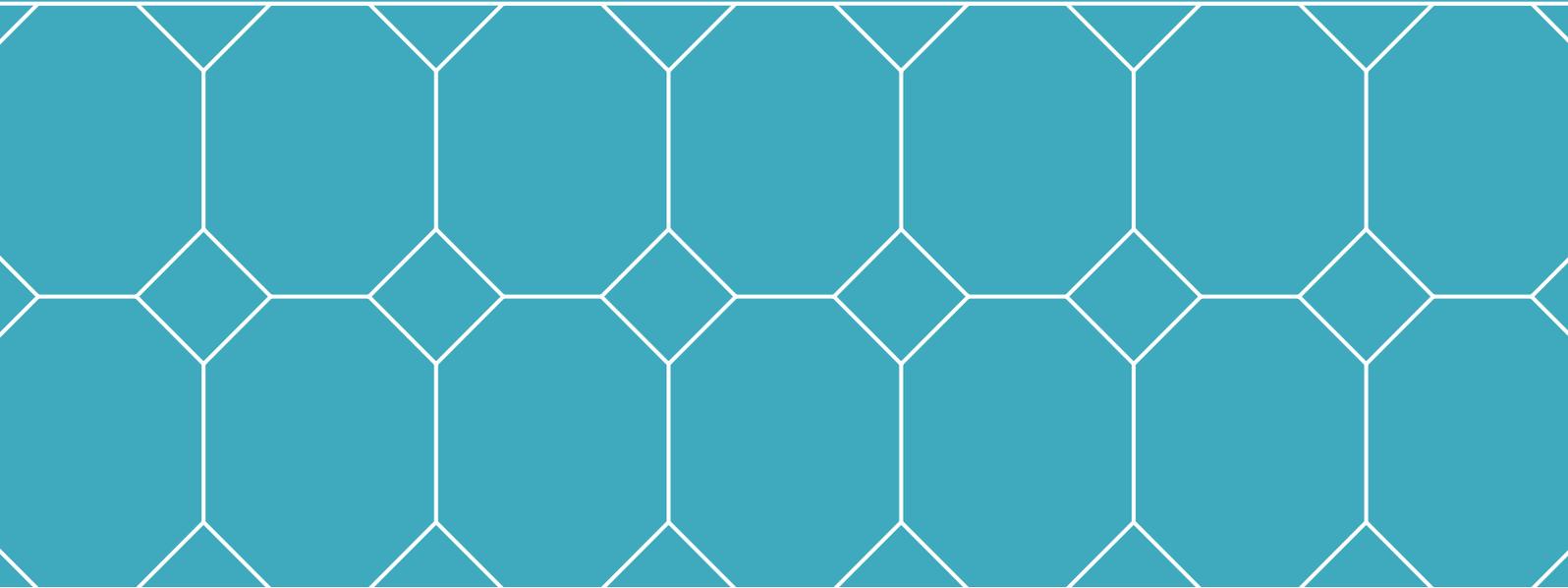


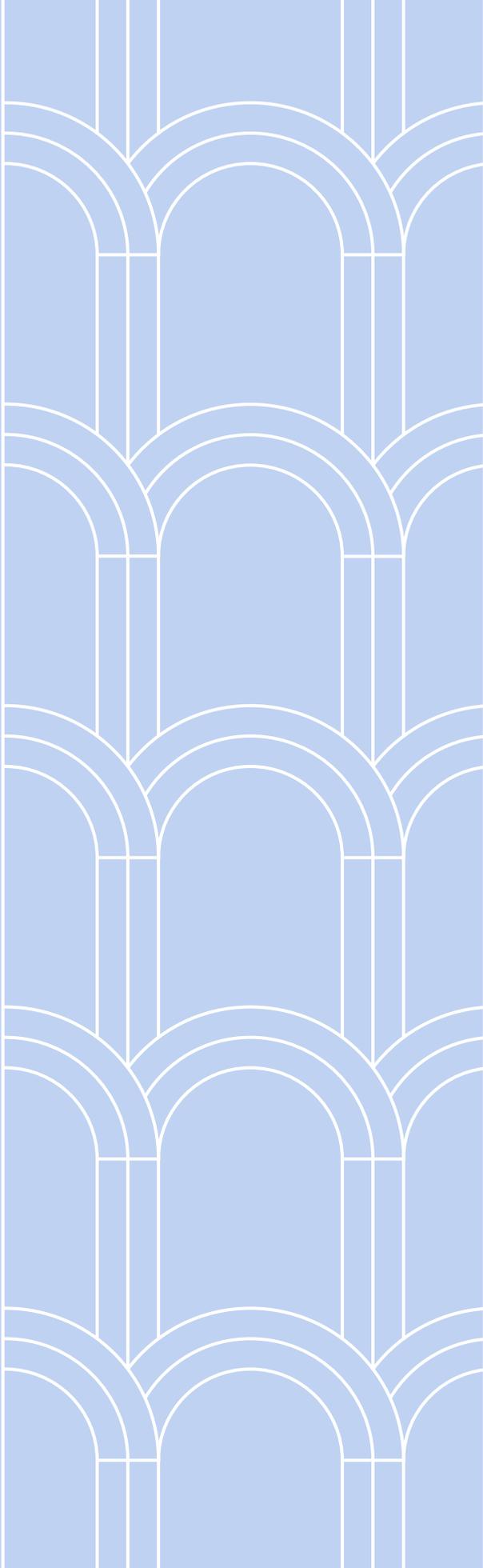


HARPUR
LANE



LEIXLIP, CO KILDARE

WELCOME TO
HARPUR LANE





Introducing Harpur Lane - the latest development from Cairn Homes PLC located in the picturesque town of Leixlip, Co. Kildare.

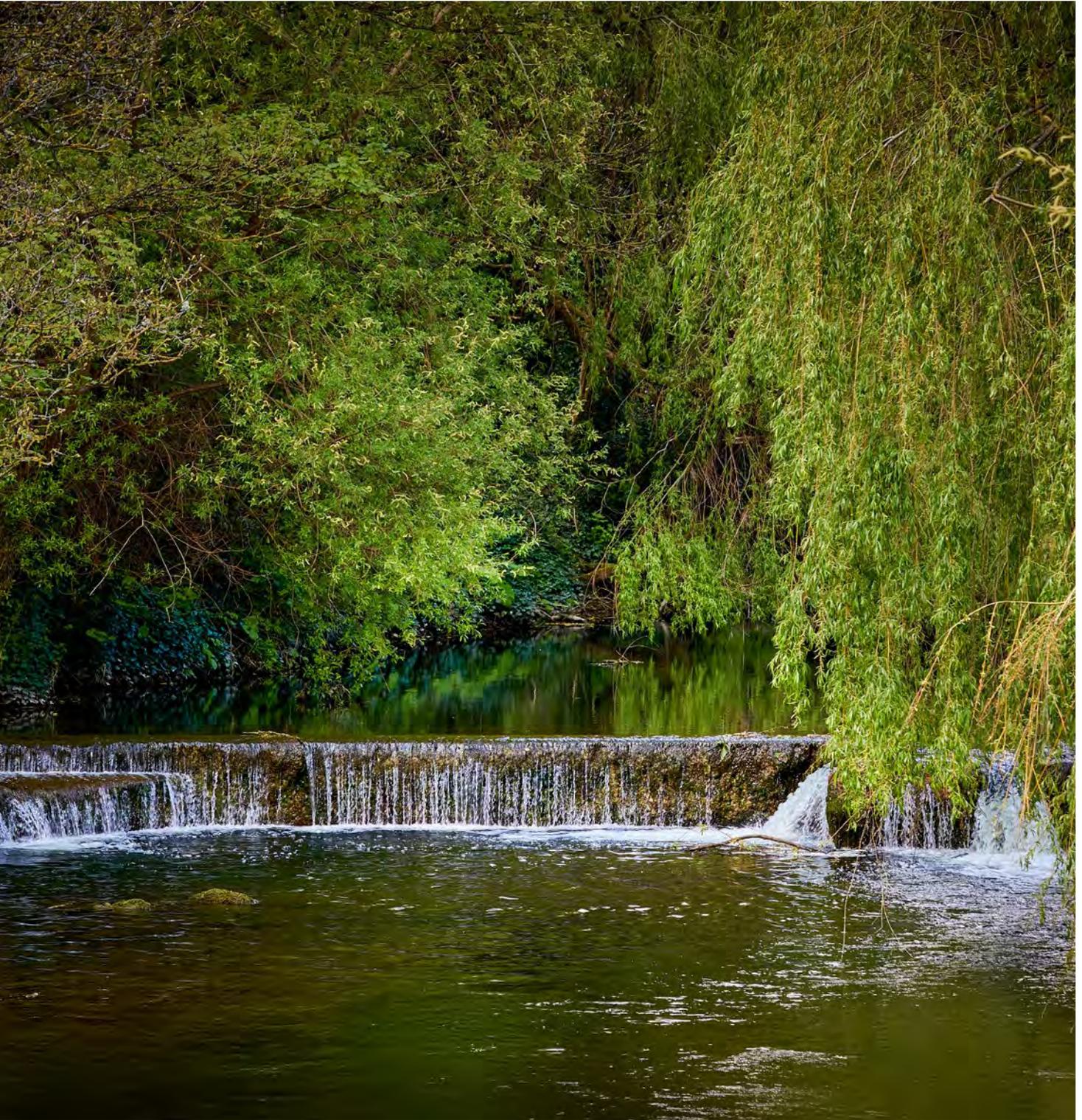
At Harpur Lane, you'll find contemporary, high quality, energy efficient homes including 2, 3 and 4 bedroom houses, ideal for first-time buyers and growing families.



Thoughtfully designed and superbly located, Harpur Lane is set in over 16 acres and accessed via Leixlip Gate - a leafy tree-lined avenue which was once the entrance to Castletown.

This is a unique opportunity to enjoy the perfect balance of modern living surrounded by nature and yet only a 30-minute drive from Dublin City Centre.

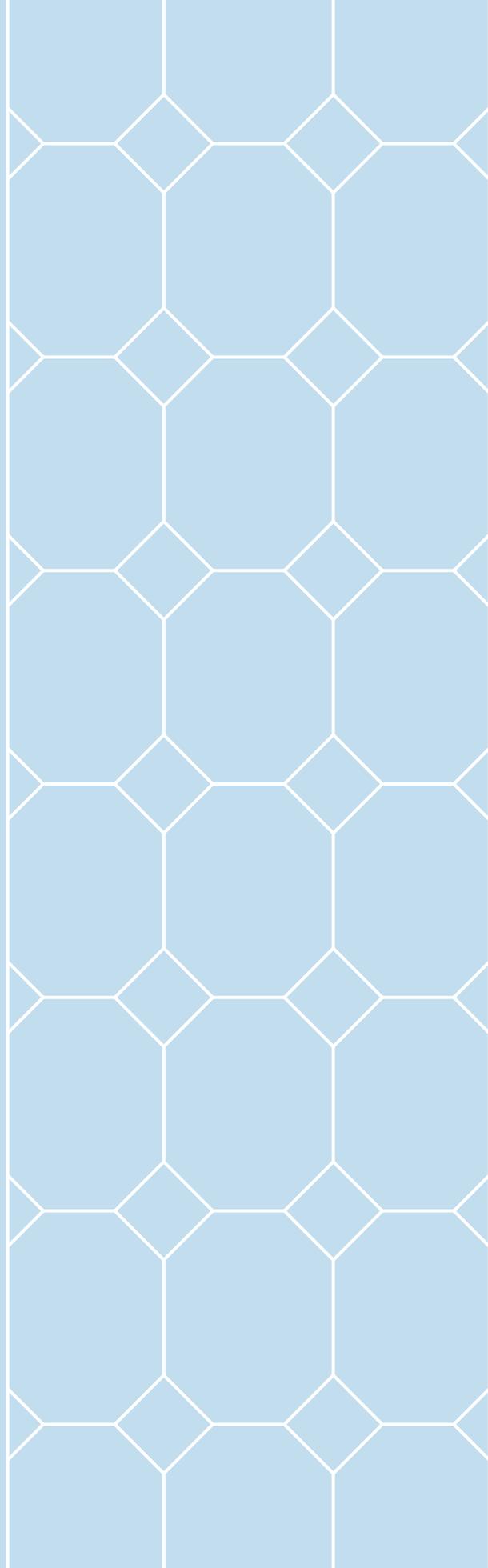








A RICH
HERITAGE





Leixlip Gate

The entrance to Harpur Lane shares the same lime tree lined avenue as Leixlip Gate, which was once a gateway to the beautiful Castletown Estate.

Castletown House

Built between 1722 and 1729, Castletown House is the first and largest Palladian-style house built in Ireland. Today, the house and its stunning parklands with meadows, waterways and woodlands are open for the public to discover and enjoy.





Leixlip Castle

Built one year after the Norman invasion in 1172, Leixlip Castle is one of the oldest continuously inhabited buildings in Ireland.

Wonderful Barn

Thought to have been commissioned by Katherine Connolly of Castletown House in 1743, Wonderful Barn was built to store grain. An unusual corkscrew shaped structure, it has a stone staircase that winds around the outside and inside each floor has a hole in the centre to allow the grain pass through.







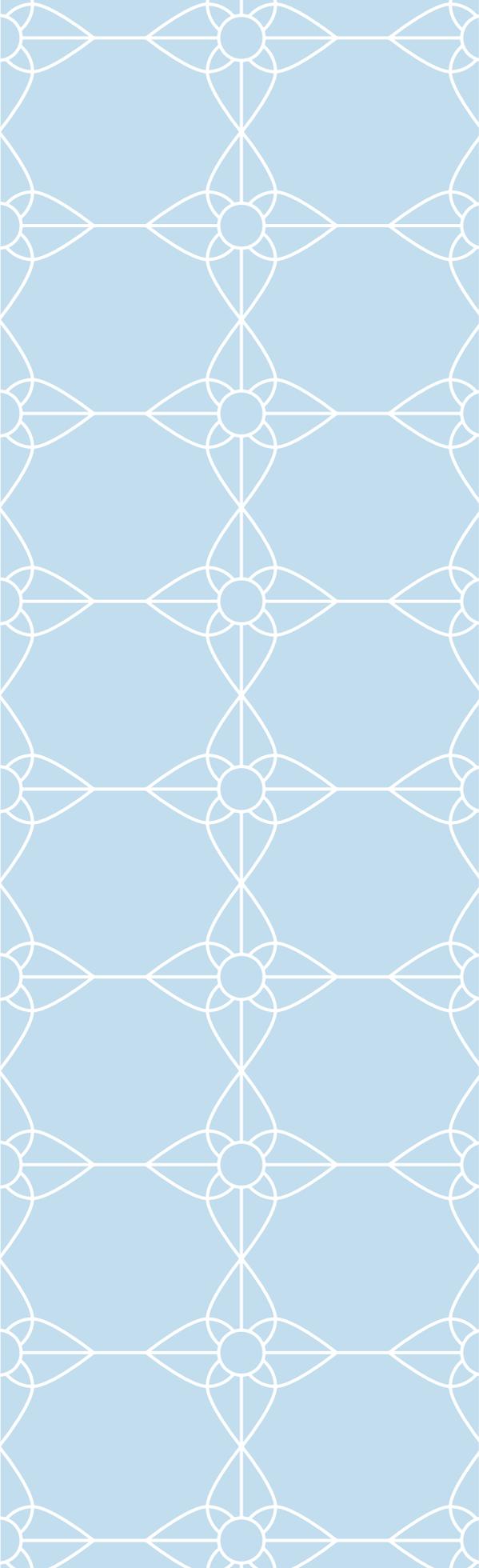
Harpur Lane.

What's in a name?

The name Harpur Lane was inspired by Thomas Harpur (1768–1786) who along with Nathaniel Cunningham founded a renowned cotton and linen printing mill in Leixlip. Examples of his work can be seen today at Castletown House as well as the National Gallery and Chicago Art Institute.



LIVING IN
LOVELY LEIXLIP



Harpur Lane enjoys an enviable location in Leixlip which has every modern convenience you need while still retaining its friendly, neighbourhood charm.







SHOPPING

There's a great choice of local stores and supermarkets to include SuperValu, Aldi, Lidl and Eurospar.

For some retail therapy, Carton Retail Park, Liffey Valley and Manor Mills Shopping Centres are just a short drive away. Also within easy reach are Kildare Village, Blanchardstown Shopping Centre and Dundrum Town Centre while a trip to Dublin City Centre for a browse around Grafton Street is just a 30-minute commute.



SOCIALISING

A bustling hive of activity, Leixlip has lots to offer when it comes to going out and socialising from cafes and restaurants to pubs and bars.

On your doorstep are the popular Salmon Leap Inn and The Court Yard Hotel. Love Italian? Da Vinci's serves up a deliciously authentic slice of Italy.

For a fun night out, Town has great food, live music, signature cocktails and their very own beer brewed at Rye River Brewery in Celbridge.



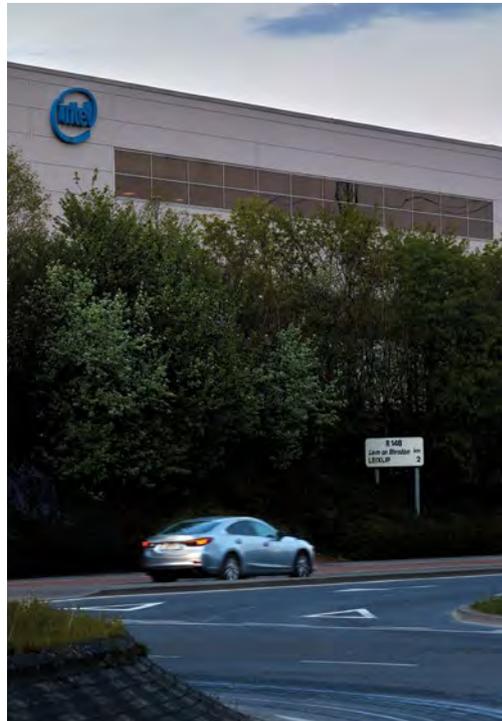
SCHOOLING

For families, there's a choice of creches, Montessori's and schools. Primary schools include Scoil Bhríde, Scoil Mhuire, Scoil Eoin Phóil, Scoil Chearbhaill Uí Dhálaigh, Leixlip Educate Together and San Carlo Junior & Senior Schools. Post Primary Schools include Coláiste Chiaráin, Confey College and Leixlip Community School. And, you have Ireland's fastest growing university in neighbouring Maynooth.



WORKING

Leixlip is also home to a thriving business community to include Intel Ireland's Leixlip campus, which is one of the most technologically advanced manufacturing locations in Europe employing more than 4,500 people.













LEISURE TIME

When it comes to downtime, you're spoilt for choice thanks to the host of amenities to keep you fit, healthy and happy.

Sports enthusiasts have well established clubs - athletics, GAA, soccer, rugby, basketball, and canoeing. Leixlip Amenities Centre has a gym, sports hall, all-weather pitches and running track. For golfers, there's several clubs and two 18-hole championship courses located in nearby Carton House.

Leixlip's river side location means you have access to the River Liffey and Royal Canal where there's lots of water sports to enjoy as well as canoeing and fishing at some of the best angling spots in the country.

Arthur's Way is a beautifully scenic 16km heritage trail that takes you on a journey through the life of Arthur Guinness passing by historical landmarks such as Leixlip Castle, Arthur's Square, Wonderful Barn, Castletown Estate, Lyons Estate and onto Arthur's final resting place in Oughterard from where you can enjoy spectacular panoramic views of Kildare and to the South the Dublin and Wicklow mountains.



WHAT'S TO LOVE IN LEIXLIP



21

RYE WATER

ROYAL CANAL WAY

LEIXLIP CONFY STATION

INTEL IRELAND'S CAMPUS

ROYAL CANAL

LEIXLIP (LOUISA BRIDGE) STATION

R449

STATION ROAD

CAPTAIN'S HILL

GREEN LANE

LEIXLIP GATE

HARPUR LANE

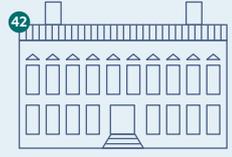
CELBRIDGE ROAD

MAIN ST.

M4

WESTON AIRPORT

43



CASTLETOWN HOUSE

42

44

45

LEIXLIP RESERVOIR

ARTHUR'S WAY HERITAGE TRAIL

R403

30

29

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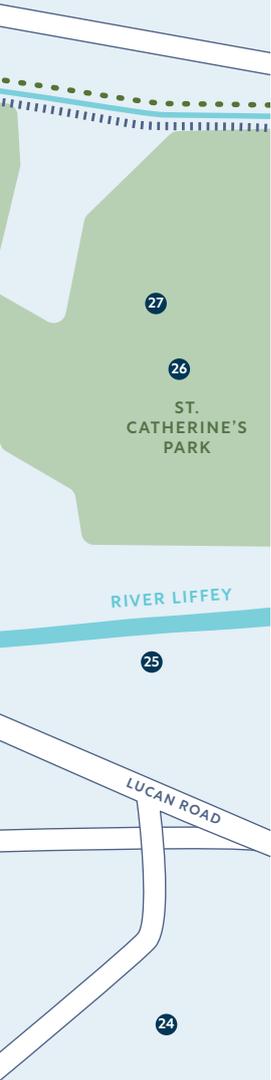
22

41

1

23

Location Map



FOOD & DRINK

1. Craft Cafe
2. Rustic Wood Fire Pizza
3. Eileen's Bakes and Brews
4. Da Vinci's Italian Restaurant
5. New Oak Wine Bar
6. The Courtyard Hotel
7. Diep
8. Town
9. SoCoffee
10. Imperial Bakery
11. Valentine's Coffee and More
12. China Kitchen
13. Koshiba Japanese Bistro
14. Bumbai Creative Indian
15. The Salmon Leap Inn

SHOPPING

16. SPAR
17. Lidl
18. Mace
19. ALDI
20. SuperValu

SPORTS & LEISURE

21. Carton Golf Club
22. Leixlip United AFC
23. Leixlip Amenities Sports Centre
24. Lucan Golf Club
25. Liffey Valley Par 3 Golf
26. Dog Run - St. Catherine's Park
27. Liffeybank FC
28. Leixlip GAA
29. Salmon Leap Canoe Club
30. Barnhall RFC

MEDICAL

31. Ryevale Medical Practice
32. Kelly Medical Centre
33. River Forest Medical Centre

SCHOOLS

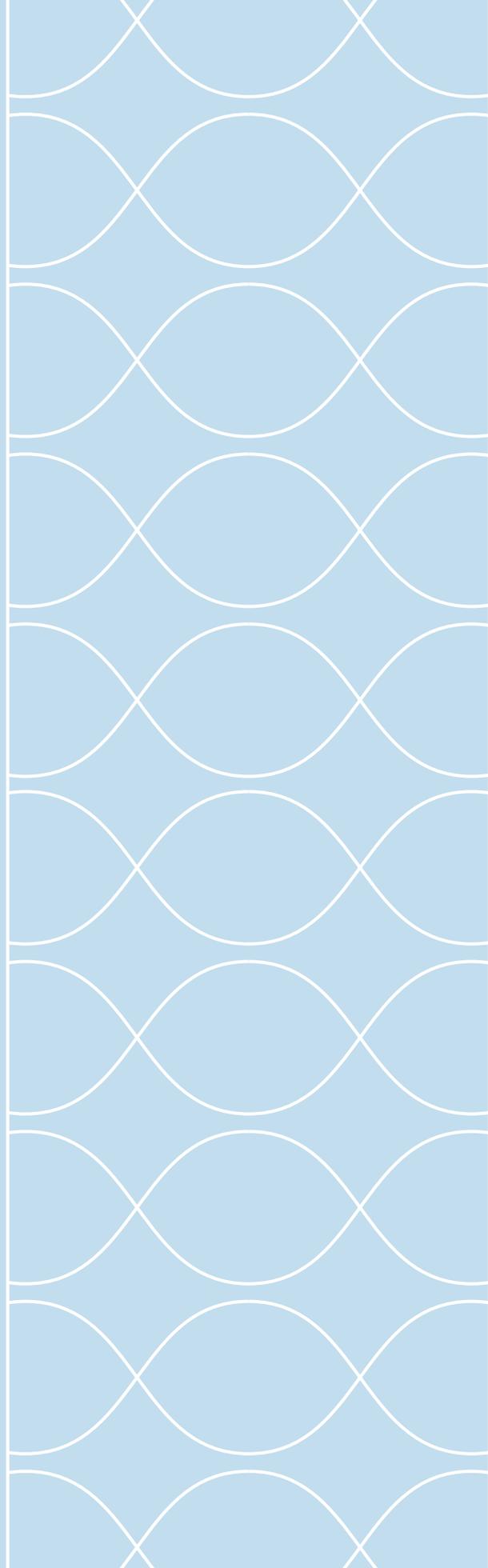
34. Confey Community College
35. San Carlo Junior School
36. Scoil Chearbhaill Uí Dhálaigh
37. Coláiste Chiaráin
38. Scoil Eoin Phóil
39. Scoil Mhuire
40. Scoil Bhríde
41. Leixlip Educate Together National School

HERITAGE SITES & ATTRACTIONS

42. Castletown House
43. Enchanted Forest
44. The Wonderful Barn
45. Leixlip Castle
46. Arthur's Way Heritage Trail
47. Leixlip Waterfall
48. Old Toll House

WELL

CONNECTED





If you are commuting to work or travelling to Dublin or elsewhere in the Country, Harpur Lane is located off the M4 (junction 6) and just a 10-minute drive to the M50.

Dublin City Centre is just 30 minutes by car while Leixlip is well serviced by public transport with Dublin Bus and train services via Louisa Bridge and Confey Stations.

Harpur Lane is a short distance away from Louisa Bridge Train Station, which also has excellent park and ride facilities.

With over 35 departures every weekday, commute time by train to Dublin's Connolly Station is only 35 minutes.

COMMUTER MAP



DUNBOYNE

M3

HARPUR LANE

Leixlip Confey Station

Louisa Bridge Station

LEIXLIP

MAYNOOTH

M4

Weston Airport

5

4

LUCAN

CELBRIDGE

6



Celbridge
5^{KM}

Lucan
6^{KM}

Maynooth
8^{KM}

Dunboyne
8^{KM}

Dublin City Centre
22^{KM}



Dublin City Centre
38^{MINS}



Dublin City Centre
32^{MINS}

Source: Google Maps

N3



CASTLEKNOCK



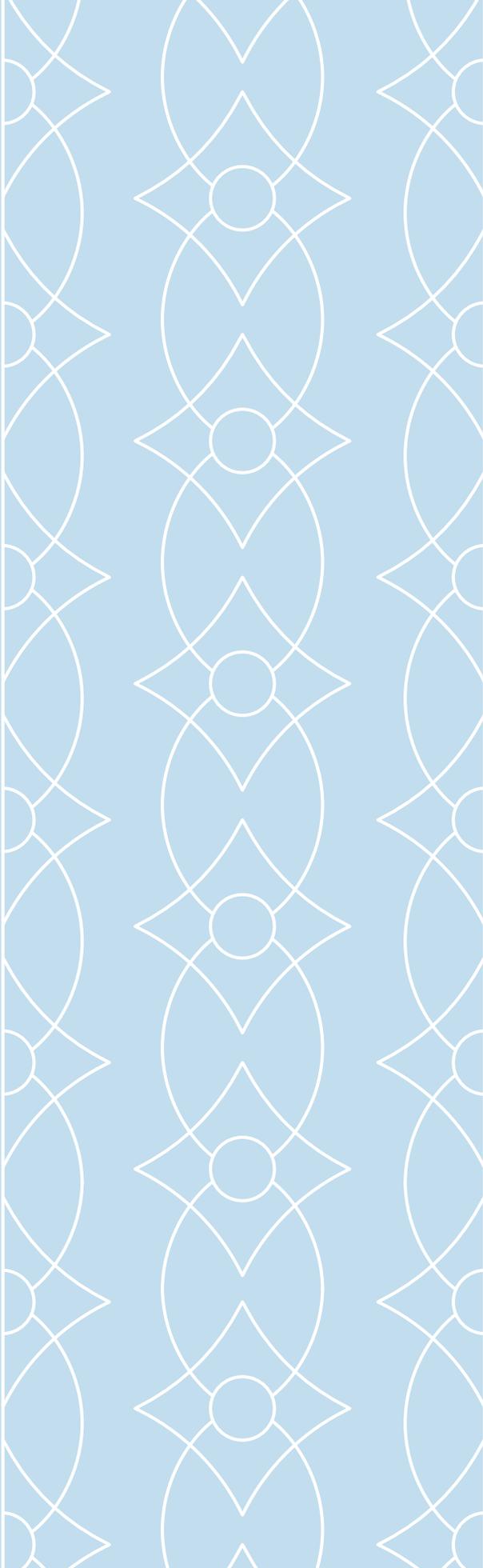
M50

N4



DUBLIN
CITY CENTRE

THE
HOMES





Harpur Lane offers a mix of two, three & four bedroom homes.

Homes at Harpur Lane are exceptionally designed inside and out.

All homes come with a BER A2-rating and are built for comfort and energy efficiency with superior insulation, state-of-the-art heat pump system and high performance windows.



Bright, contemporary living spaces are well appointed throughout and finished to the highest of standards.

Space and flow of the interiors are well considered and perfect for modern living - whether you're chilling with the family, entertaining friends or relaxing after a busy day.





THE

LANDSCAPE



A Natural Setting

Design and planning of Harpur Lane make the most of the location's natural beauty. Landscaping consists of a series of greens - each with a distinctive character and use.

Play spaces, lawns, sitting out spaces, biodiversity planting and specimen tree planting create a natural community setting for residents to enjoy and share.





A central element of the design is an existing water stream, which has been retained and remodelled.

Surrounding the space, is a feature stone wall associated with the Castletown Estate and a broad belt of woodland planting.





**National
Biodiversity
Data Centre**
Documenting Ireland's Wildlife



We promote a holistic approach to landscaping and preservation in all our developments. Biodiverse planting, insect hotels, native trees and ground cover create the perfect environment for indigenous Irish birds and fauna.

Cairn are a proud registered Business Supporter of the NBDC All-Ireland Pollinator Plan 2020.



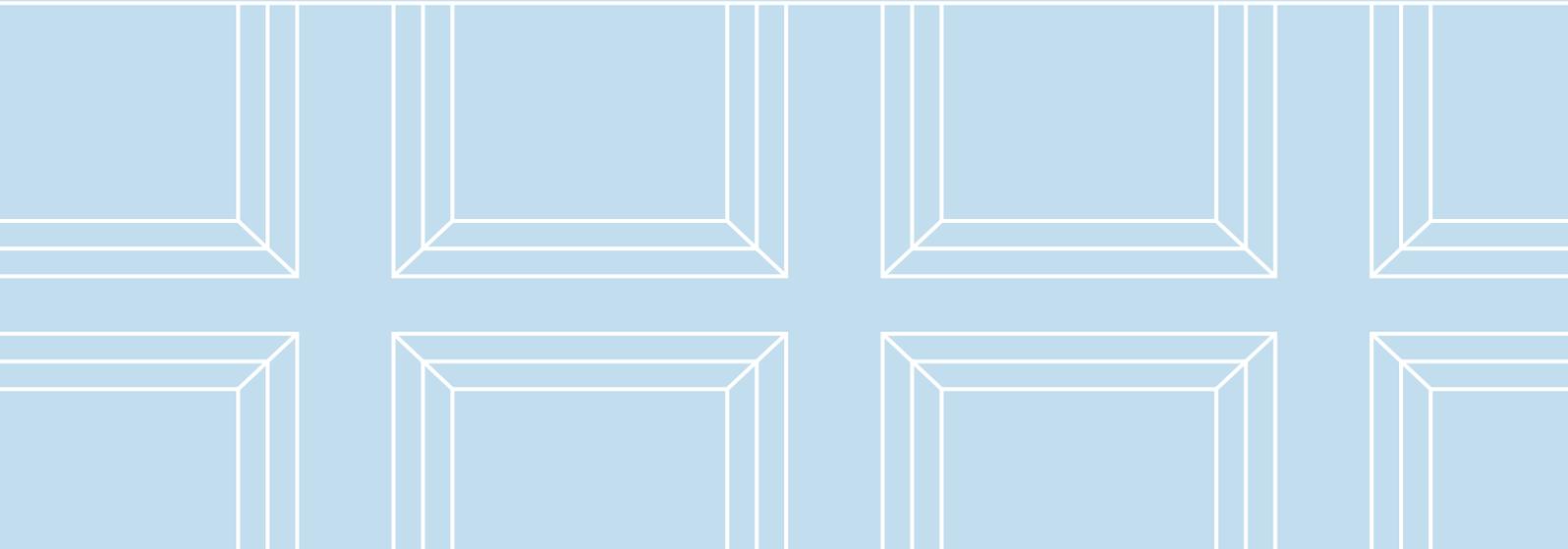


“

A broad palette of planting creates year long interest and biodiversity benefit while native trees and ground cover all create the perfect environment for indigenous Irish birds and fauna.

DAIBHÍ MAC DOMHNAILL
Head of Landscape and Urban Design

FLOOR PLANS AND
SPECIFICATIONS



2 Bedroom Homes

2 Bedroom Mid-Terrace House

House Type D1
c 86.2 sq m / 928 sq ft

2 Bedroom End-Terrace House

House Type D2
c 85.7 sq m / 923 sq ft

3 Bedroom Homes

3 Bedroom Mid-Terrace House

House Type B1
c 117.2 sq m / 1,262 sq ft

3 Bedroom End-Terrace House

House Type B2
c 116.5 sq m / 1,254 sq ft

3 Bedroom End-Terrace, Side Entry House

House Type B2S
c 120 sq m / 1,292 sq ft

3 Bedroom Semi Detached House

House Type B3
c 116.5 sq m / 1,254 sq ft

3 Bedroom Semi Detached, Side Entry House

House Type B3S
c 120 sq m / 1,292 sq ft

3 Bedroom Semi Detached House

House Type C3
c 116 sq m / 1,248 sq ft

4 Bedroom Homes

4 Bedroom Semi Detached House

House Type A3
c 134 sq m / 1,440 sq ft

4 Bedroom Semi Detached, Side Entry House

House Type A3S
c 135 sq m / 1,456 sq ft

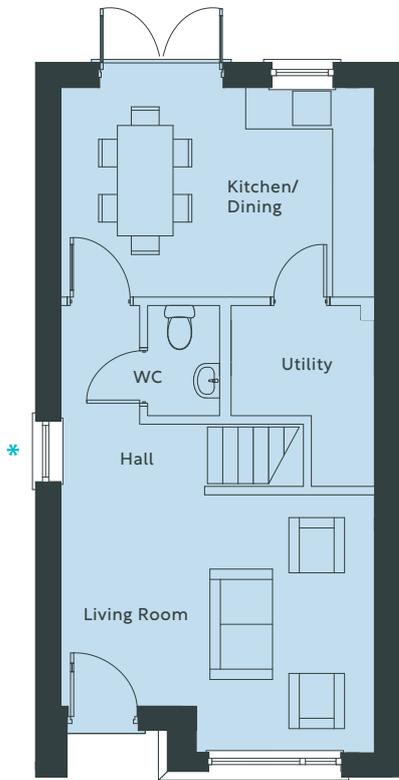
LEIXLIP GATE



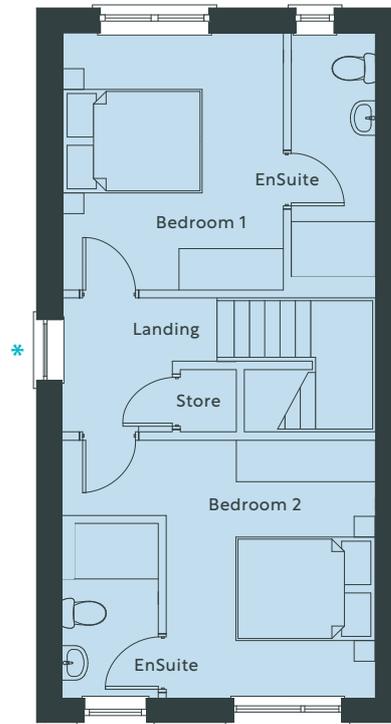
2 Bed Mid/End Terrace House

House Type D1/D2

c 86.2 sq m / 928 sq ft (D1) | c 85.7 sq m / 923 sq ft (D2)



Ground Floor



First Floor

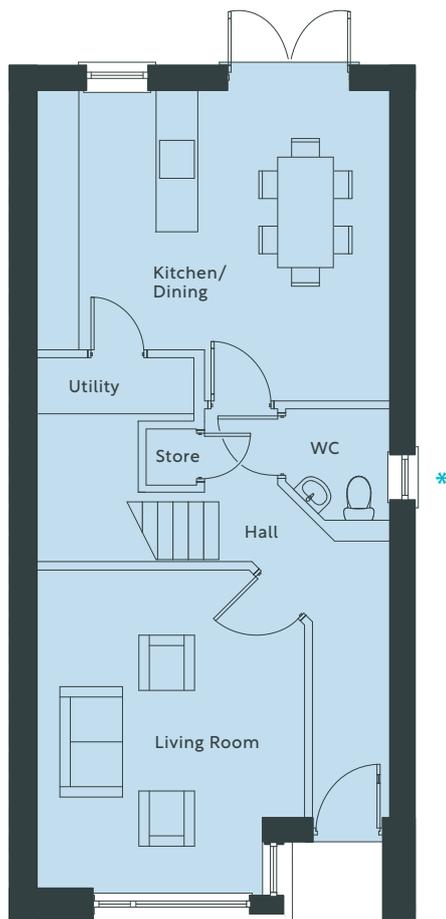
*** Note: No windows in these locations in Mid-Terrace**

Please note: A mirror version of this house type layout may feature in Harpur Lane, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

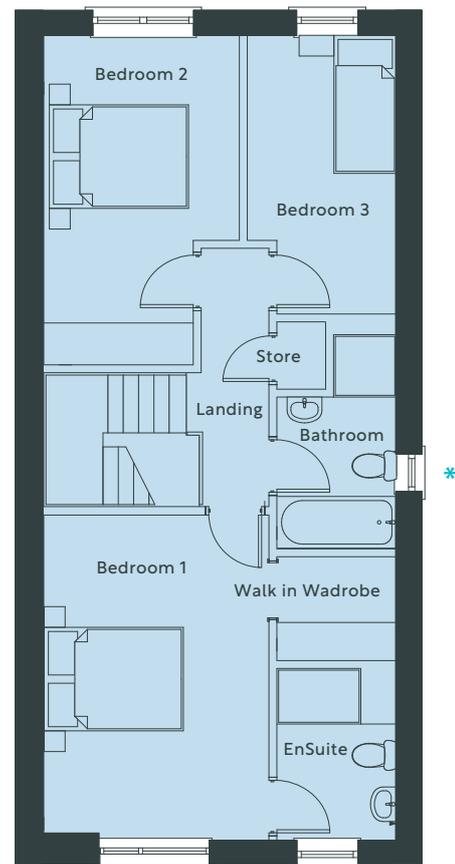
3 Bed Mid/End Terrace/Semi Detached House

House Type B1/B2/B3

c 117.2 sq m / 1,262 sq ft (B1) | c 116.5 sq m / 1,254 sq ft (B2/B3)



Ground Floor



First Floor

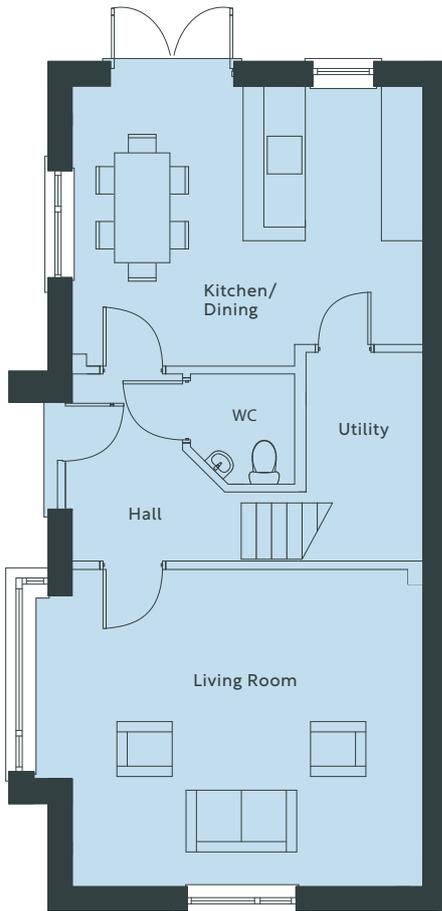
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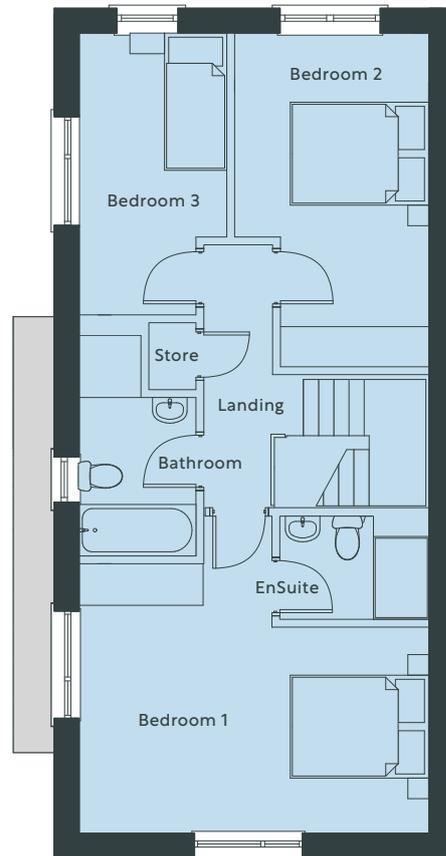


3 Bed End Terrace/Semi Detached, Side Entry House

House Type B2S/B3S
c 120 sq m / 1,292 sq ft



Ground Floor



First Floor

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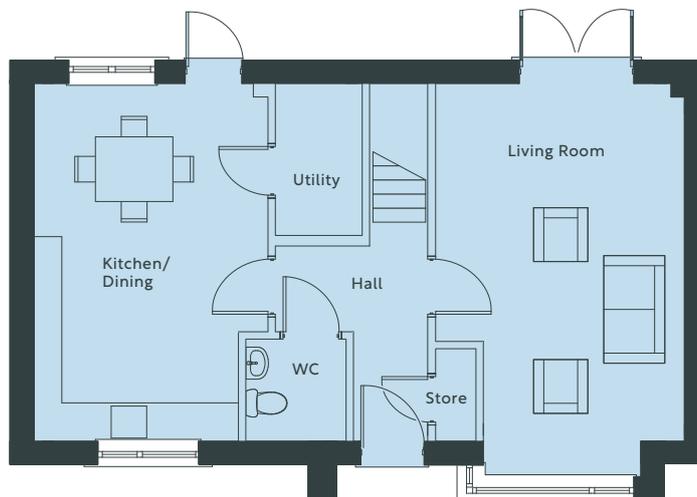
3 Bed Semi Detached House

House Type C3

c 116 sq m / 1,248 sq ft



First Floor



Ground Floor

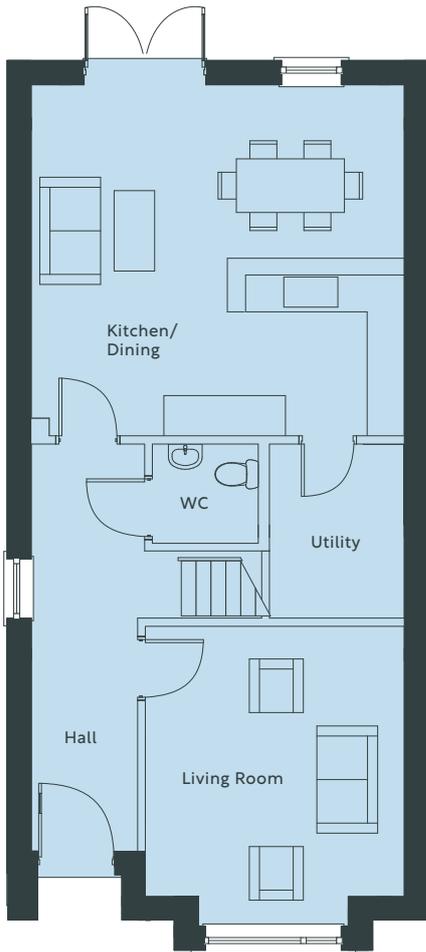
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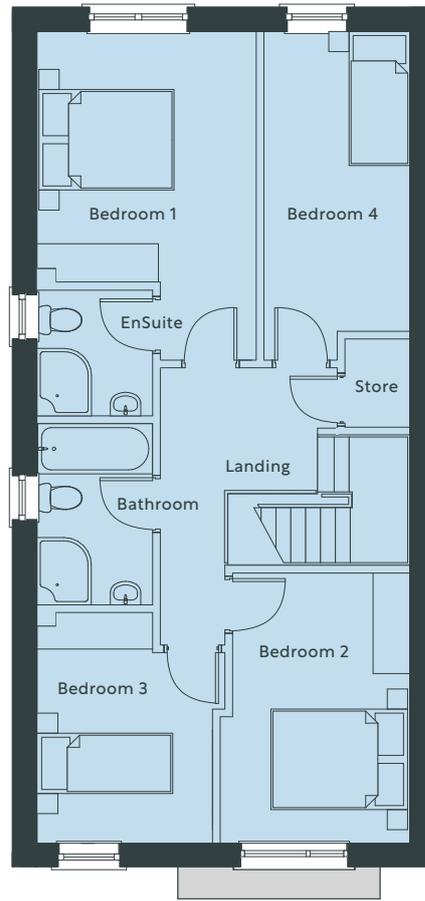
4 Bed Semi Detached House

House Type A3

c 134 sq m / 1,440 sq ft



Ground Floor



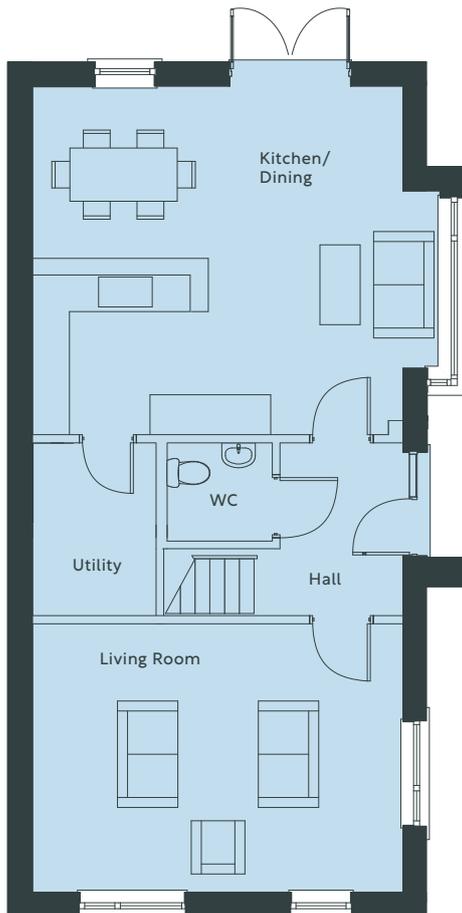
First Floor

Please note: A mirror version of this house type layout may feature in Harpur Lane, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

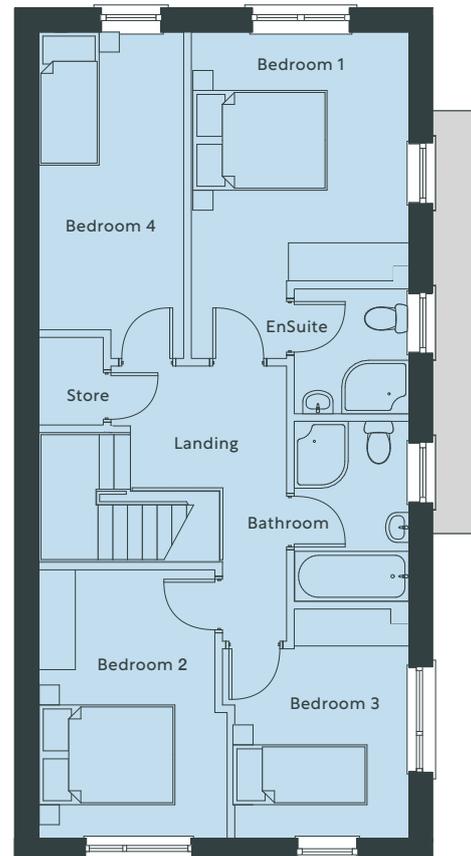
4 Bed Semi Detached, Side Entry House

House Type A3S

c 135 sq m / 1,456 sq ft



Ground Floor



First Floor

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FEATURES AND SPECIFICATIONS AT A GLANCE



External Features

- High quality brick and render facades.
- UPVC high performance double glazed windows with low U-Value for energy efficiency.
- Engineered timber front door with multi point locking system.
- Large glazed screen with patio doors to private rear gardens.
- Side passage gate (where applicable).
- Paved patio area to rear garden with external wall light.
- Paved front driveways to accommodate parking (where applicable).
- Seeded gardens with solid dividing fence.
- Outdoor garden tap.



Energy Efficiency

- A2 BER energy rating.
- Highly insulated airtight design.
- Whole House Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements.
- High levels of roof, wall and floor insulation.
- Heat pump with dual zone controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup).
- Power supply provided for future intruder alarm panel.
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.



Media & Communications

- Wired for high speed broadband (Cat 6).
- Telephone and data points in living room, kitchen, and smallest bedroom.
- TV connection point to living room, kitchen, and main bedroom.
- USB charging point in main living room, kitchen, and main bedroom.
- Main infrastructure installed to accommodate Eir, Virgin and Siro.

Electrical

- Generous provision of lighting and power points.
- Recessed LED downlighters in hallway.
- Chrome sockets and light switches in kitchen worktop area.
- External weatherproof power point to rear garden.
- Future proofing for electric car charging point, on curtilage car parking spaces only.
- Future proofing for electrical and data connection to facilitate a garden office (where applicable).



Bathrooms and Ensuites

- High quality tiling to floors and wet areas in bathroom and ensuite.
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.
- Heated towel rails in all bathrooms and ensuites.
- High quality sanitary ware.

Heating

- Homes are served by a heat pump, zone-controlled panel radiators.
- Pressurised hot & cold water.



Kitchens & Utility Rooms

- Superb contemporary designed kitchens with quartz worktops.
- Fully integrated dishwasher, cooking and fridge/freezer appliances.
- Stainless steel sink and mixing tap.
- Separate utility/storeroom.

Interior Finishes

- Extra height ceilings at ground floor.
- High quality painted doors.
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery with hardwood handrail to stairs.
- Pull-down attic ladder fitted to all houses.



Wardrobes & Storage

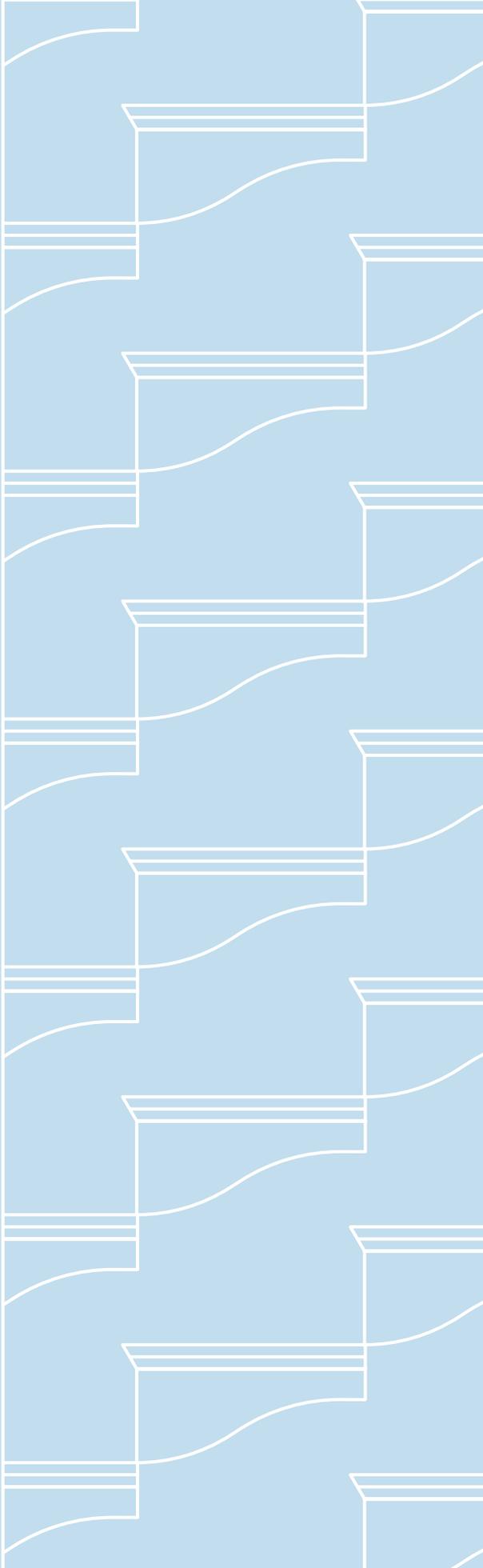
- Shaker style fitted wardrobes in all double bedrooms.

Warranty Cover Under Homebond

- 10yr Structural/ Latent Defects Insurance and Mechanical & Electrical inherent Defects Insurance.



ABOUT
CAIRN





Buying a new home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress free as possible.

Every home buyer benefits from the Cairn Customer Satisfaction Commitment, which features a dedicated Customer Team that looks after your needs throughout the buying process and, just as importantly, after you have moved into your new home.

Whether you are a first time buyer or a family looking for a bigger home, we have the experience and knowledge to help you make the right decision every step of the way.





From viewing our show homes to moving into your new home we are here to help in any way we can.

At Cairn, we are here to support you every step of the way when buying your new home. From speaking with the Selling Agents when reserving your home right through to moving in with the help of the Cairn team, we are on-hand to guide you through your journey.





We are thrilled with our brand new home. The build quality is excellent and the whole buying experience was as stress-free as possible. We would have no hesitation in recommending a Cairn built home to others.

MICHELLE & KEITH

Cairn Homeowners





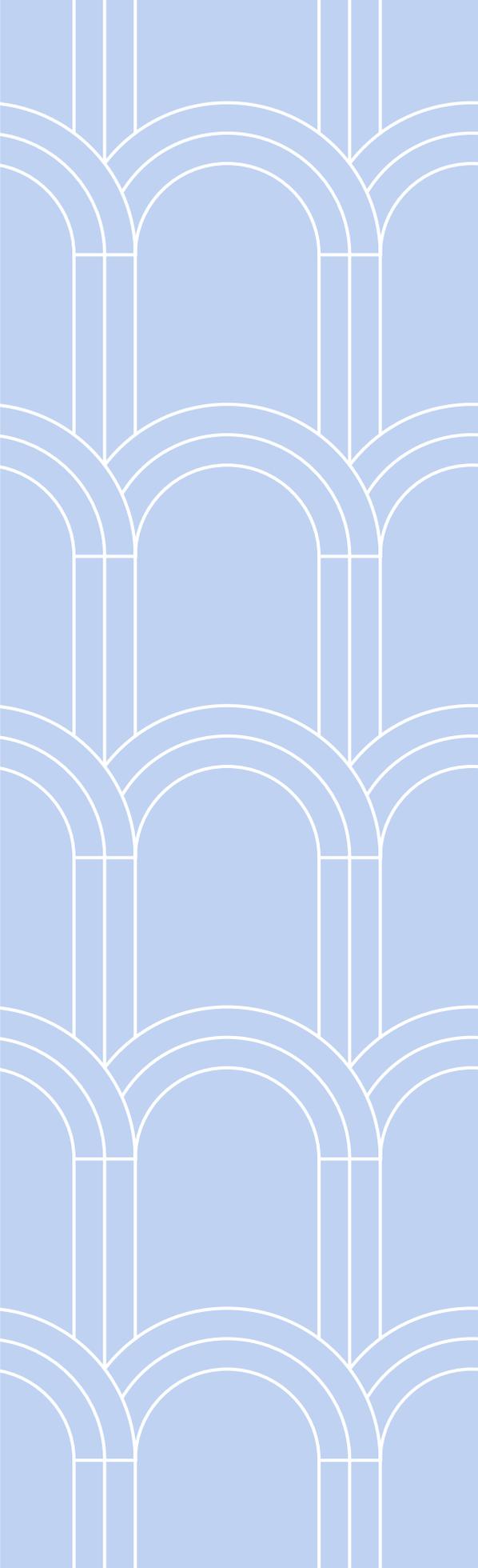


“

Everything about the house feels clever, from the layout to the appliances to the energy rating. There's a real feeling that everybody is looking out for each other, it's exactly the sort of community that I was hoping for our daughter's childhood.

LUCIENNE & CHRIS

Cairn Homeowners



DISCLAIMER

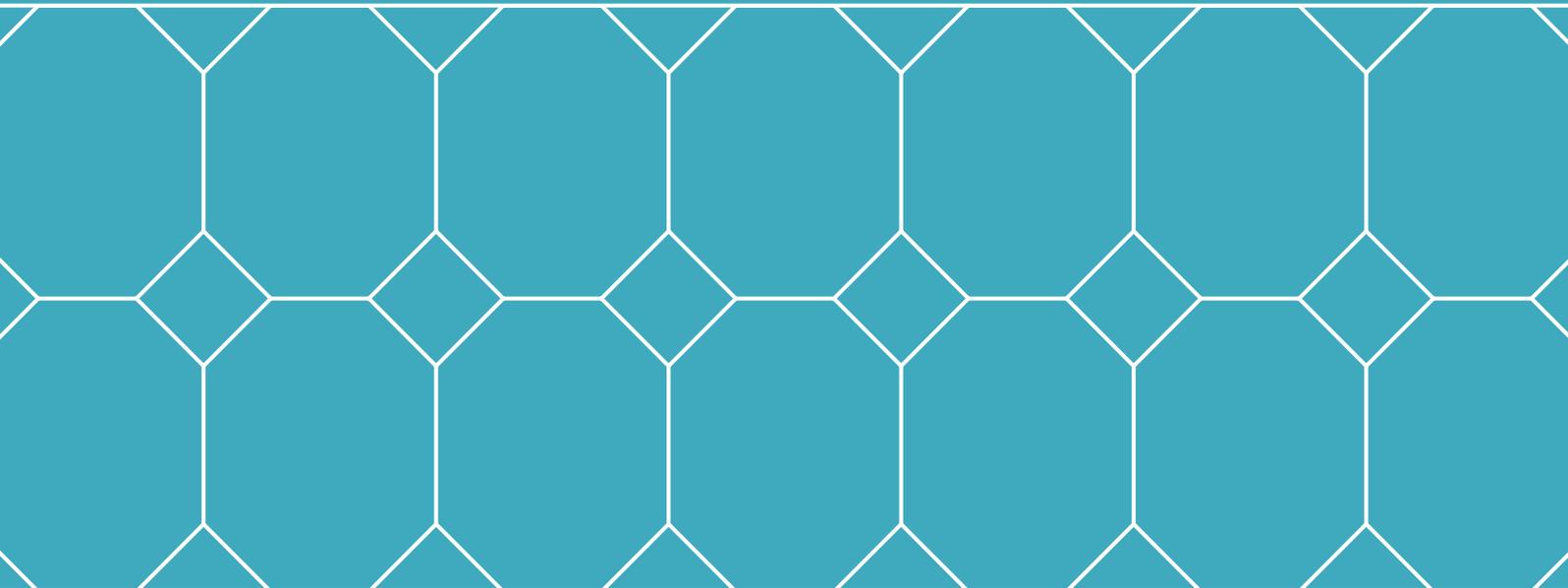
The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald or Coonan Property has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.

CAIRN
PLC

www.CairnHomes.com



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