



ARCHERS WOOD



Welcome to Archers Wood

Nestled between the Wicklow Mountains and the Irish Sea by the picturesque village of Delgany is Archers Wood, a new community of outstanding 3, 4 and 5 bedroom homes proudly presented by Cairn Homes PLC.

Here you'll find beautifully crafted, energy efficient houses, perfect for families big and small and anyone looking to put down roots.

At Archers Wood you'll enjoy a sustainable and natural setting. There's over 20 acres of tastefully cultivated green space, wildflower meadows and woodland walks, all here on your doorstep. With extensive sporting and playground facilities, Archers Wood is a setting like no other for exceptional family homes.



Your new home is waiting
at Archers Wood.



An Enviably Location

Archers Wood sits on an elevated site with uninterrupted views of the Irish Sea to the east and the Sugar Loaf and Wicklow Mountains to the west.

Of course you can do more than admire these beautiful places, you can explore them easily, with the beach being a handy 4 minute drive away and spectacular mountain walks only 15 minutes from Archers Wood.







Delgany Village

Archers Wood is just outside the scenic village of Delgany, a welcoming place which has many day to day conveniences while retaining its quaint charm.

You can have a drink in the venerable Horse and Hound pub, get incredible fresh bread and treats in the famous Firehouse Bakery or the best organic meat in Farrelly's butchers.

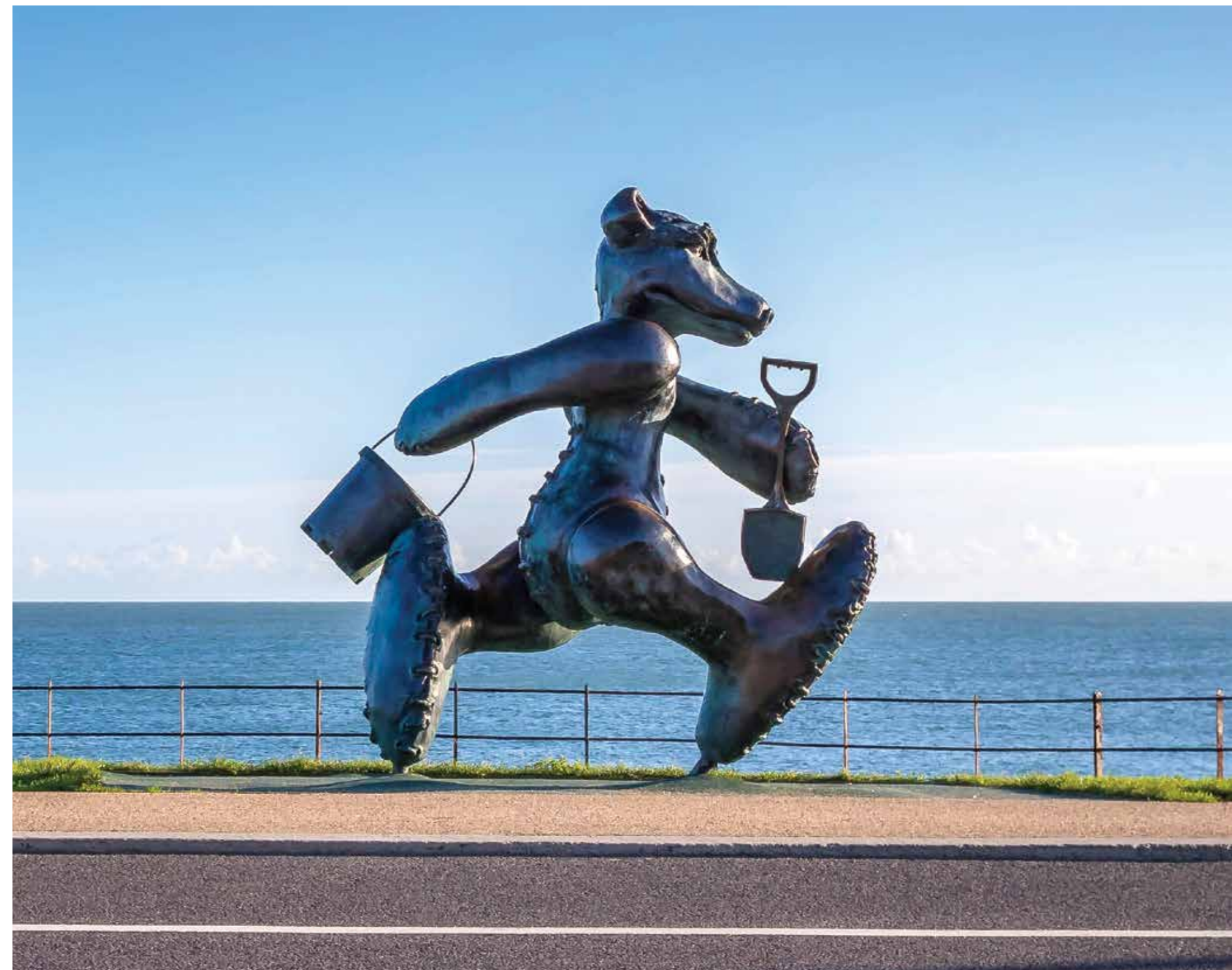


Greystones

Greystones, one of Ireland's most sought after towns, is also minutes from Archers Wood and there you can meet friends and indulge yourself with an amazing array of eateries like The Happy Pear, The Hungry Monk and Las Tapas to name but a few.

You can shop till you drop with trendy boutiques like Juju, Pretty Woman and Nicali or supermarkets like Tesco, SuperValu and Donnybrook Fair as well as many friendly, local stores.

Or you can take a stroll along its elegant harbour and beaches.





Few places are as well served by amenities as Archers Wood.

There are no less than seven primary schools in the area as well as four secondary schools including Temple Carrig, Saint David's Holy Faith and SEK International School.



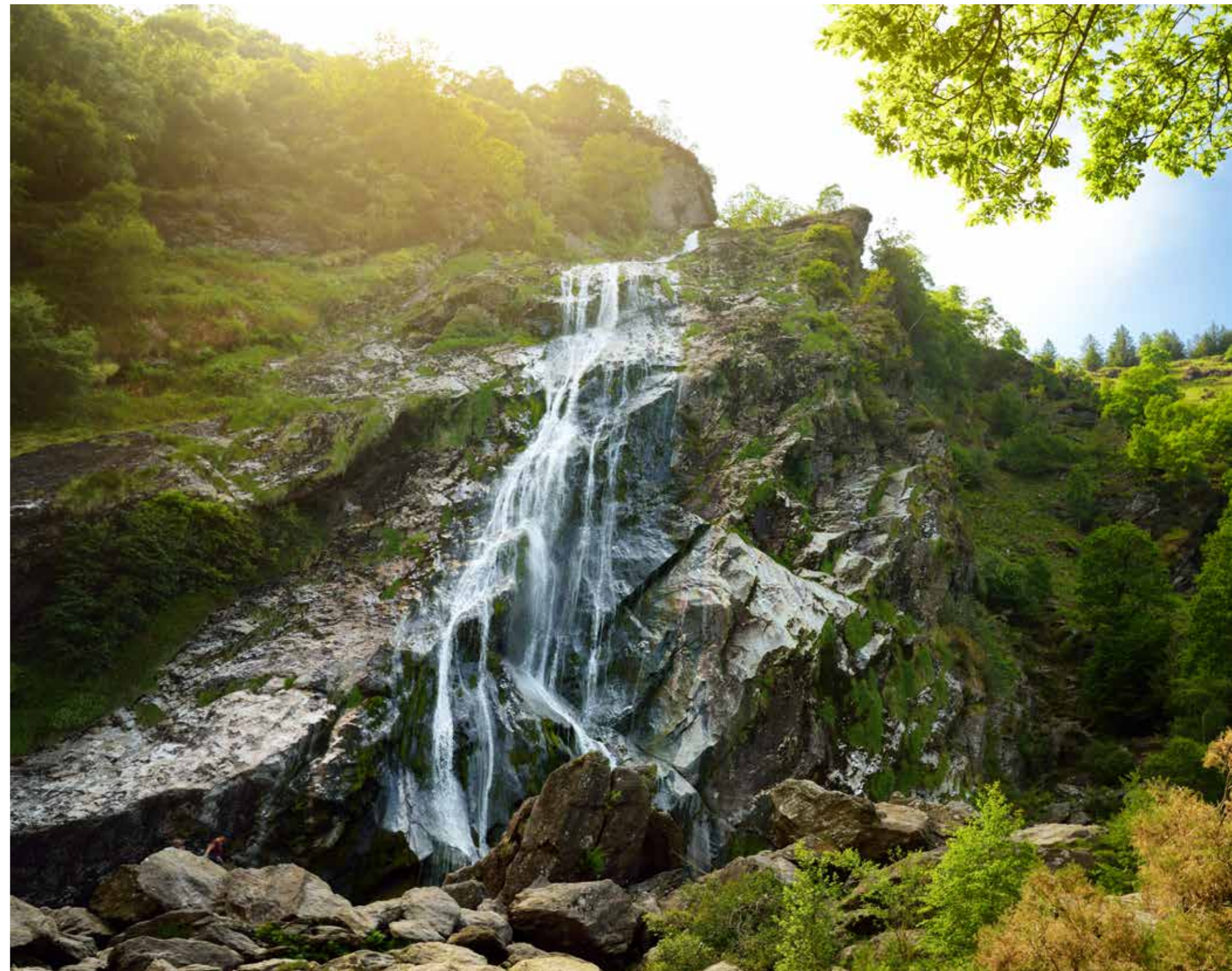
If it's sports you're after, there are soccer, rugby, GAA, tennis, swimming, badminton and athletics clubs within the surrounding area, as well as numerous gyms and an incredible selection of golf courses at Druid's Glen, Greystones and Delgany. You can also take advantage of the nautical location and go sea swimming or sailing.



Being in the Garden of Ireland means that your home at Archers Wood has so many day trips close by, you'll never be bored.

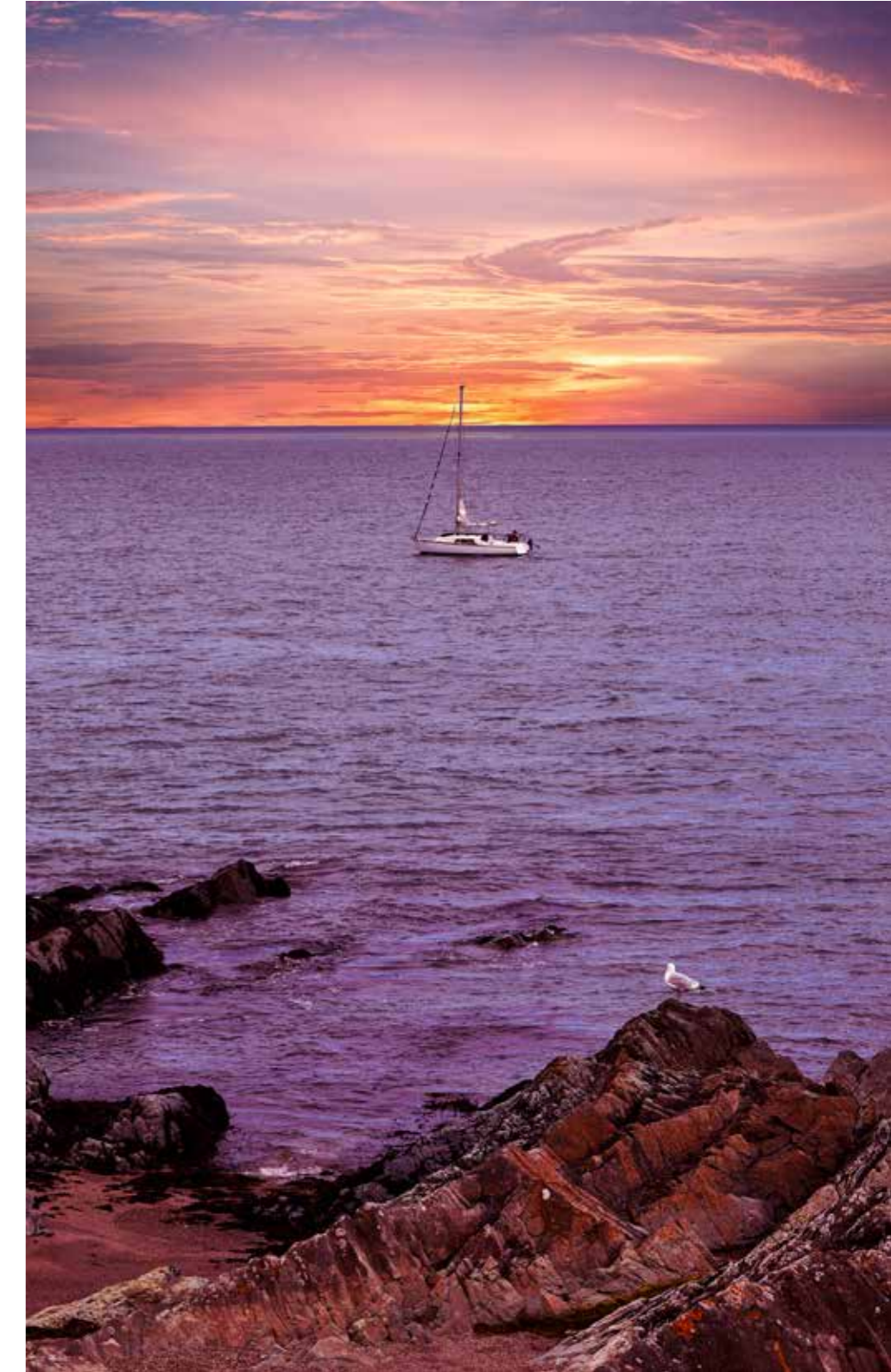
You can do the famous Bray Head walk, hike the Wicklow Way, or challenge yourself to climb the nearby Sugar Loaf mountain.

Alternatively, you can head for the beautiful Powerscourt House and Waterfall, get some history at Wicklow Gaol or explore the great beaches of Wicklow and Wexford.



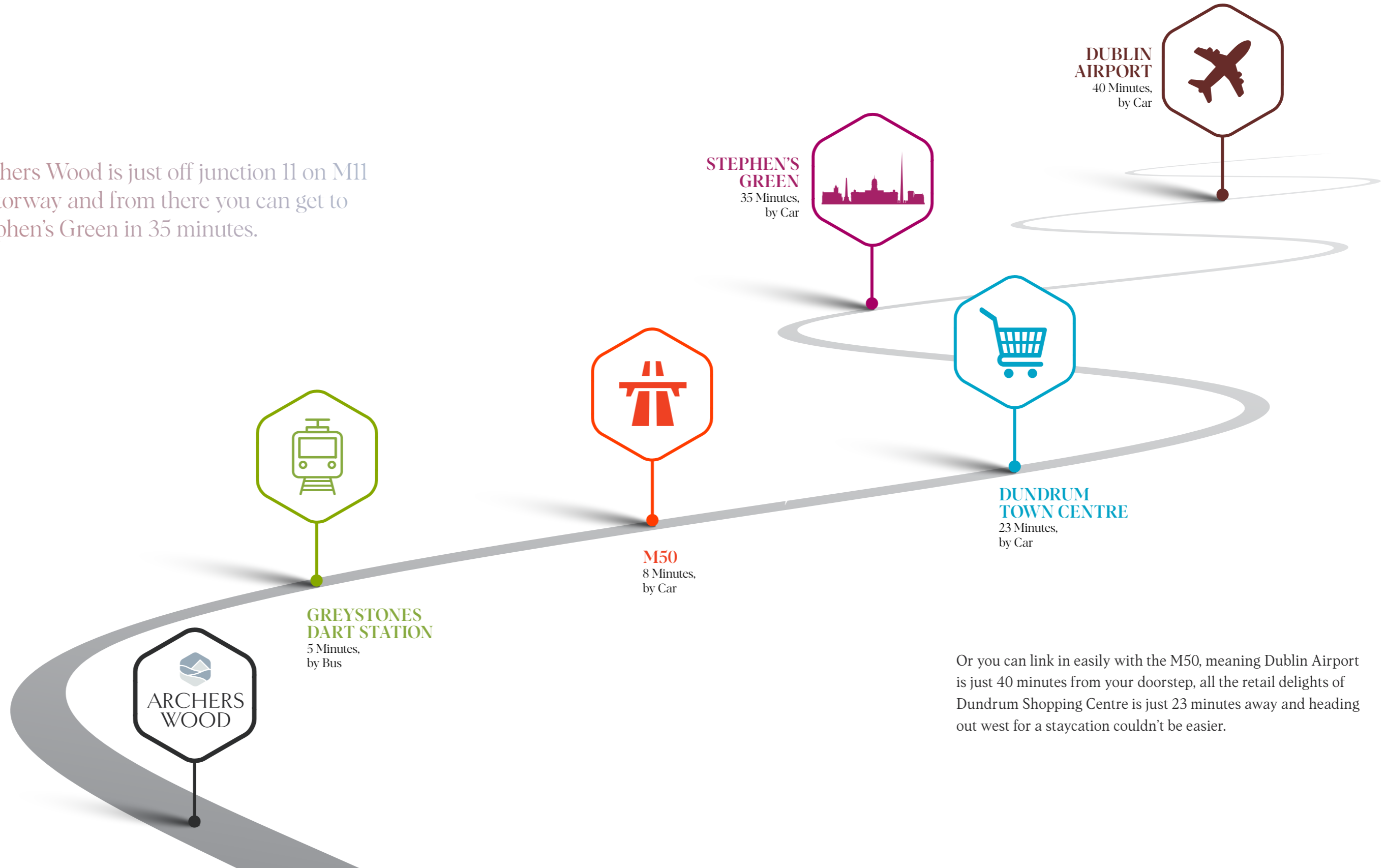
Well Connected

If you are commuting to work or popping into Dublin, Archers Wood is extremely well connected to the capital. It's minutes from Greystones station which is serviced by both Dart and fast Intercity trains. The 84 and 184 bus routes serving Greystones, Bray and Blackrock stop right beside the development.

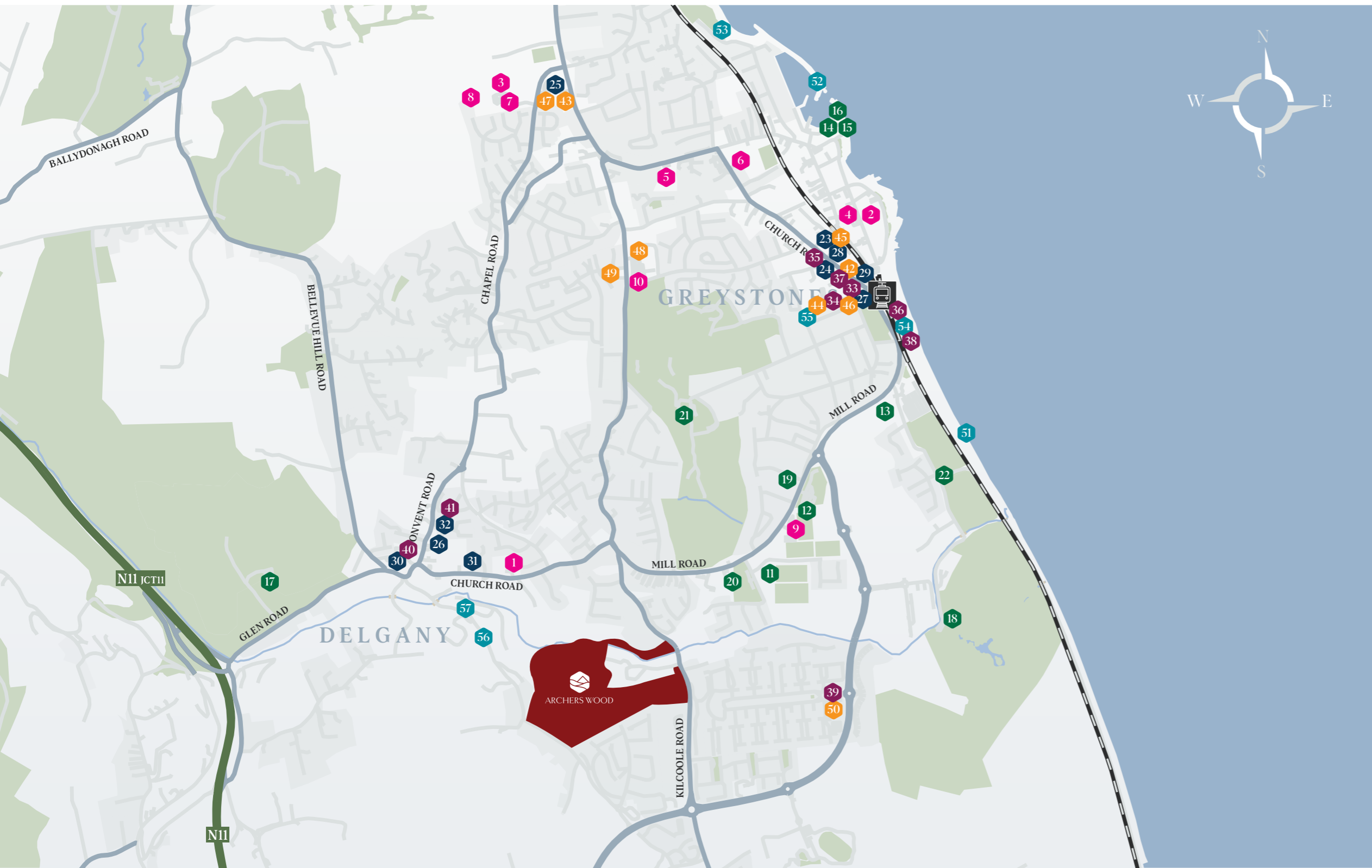




Archers Wood is just off junction 11 on M11 motorway and from there you can get to Stephen's Green in 35 minutes.



Or you can link in easily with the M50, meaning Dublin Airport is just 40 minutes from your doorstep, all the retail delights of Dundrum Shopping Centre is just 23 minutes away and heading out west for a staycation couldn't be easier.



Location Map

Schools

1. Delgany National School
2. St David's Secondary School
3. Temple Carrig Secondary School
4. St Brigid's Primary School
5. St Kevin's Primary School
6. St Patrick's Primary School
7. Educate Together
8. Gaelscoil Na gCloch Liath
9. Greystones Community School
10. St. Laurence's National School

Sports & Activities

11. GAA Club
12. Rugby Club
13. Football Club
14. Sailing Clubs
15. Angling Club
16. Rowing Club
17. Delgany Golf Club
18. Charlesland Golf Club
19. Shoreline Leisure Centre

Cafés & Bars

20. Tennis Club
21. Greystones Golf Club
22. Driving Range
23. La Touche Wine Bar
24. Brunel's Wine Bar
25. Pebbles Café
26. The Bear Paw
27. The Burnaby
28. The Happy Pear
29. Café Grey
30. Firehouse Bakery and Café
31. The Fat Fox
32. Horse and Hound

Restaurants

33. Hungry Monk
34. Chakra
35. Daata
36. Buoys Kitchen
37. Camille Thai
38. The Pizza Truck
39. Tiffin
40. The Pigeon House Restaurant
41. The Bellevue Restaurant

Shopping

42. Sam McCauley's Chemist
43. Roches Pharmacy
44. Concepts
45. Boots Pharmacy
46. Meridian Point
47. Lidl
48. Tesco
49. Donnybrook Fair
50. SuperValu

Amenities

51. South Beach
52. Harbour
53. Cliff Walk
54. Library
55. The Whale Theatre
56. Delgany Fairy Trail
57. Delgany Heritage Trail



Landscape

The shared open space in Archers Wood offers an impressive range of community facilities and features. It integrates the new community with the existing landscape, creating a network of attractive open spaces that make living here so special. Existing trees have been cherished, and extensive innovative planting has been added to protect and contribute to the local biodiversity.

The 20 acres of tastefully cultivated green space is home to a wide range of sports and leisure facilities, including a full size sports pitch, multi-use games area and a running trail, as well as the Three Trouts Way, a stream-side green route connecting Delgany to Greystones through existing mature woodland. The area is fringed with swathes of wildflower meadow, ornamental planting and copses of native trees, and tastefully planned seating and paving areas.

Two playgrounds will entertain children of all ages, while additional areas are designed as 'natural play areas', where a preference is given to natural play materials and objects.

Three Trouts Way

The Three Trouts stream runs through the northern edge of Archers Wood, and Cairn have ensured that this natural feature is preserved as a local amenity and refuge for diverse flora and fauna.

The Three Trouts Way extends from the south-western corner to the north-eastern end of Archers Wood, incorporating a raised boardwalk section through the woodland and a footbridge over the stream. It provides an alternative circulation route for users, connecting to existing walking tracks located outside Archers Wood.

A no-dig construction method for the footpaths ensures no damage to root systems of existing trees. The western end of the trail gently climbs out of the woodland valley onto a hillside carpeted wildflower meadow. It's perfect for taking a stroll under native woodland, observing the seasons and enjoying the views of the Mountains.



This image is for illustrative purposes.



Planting

The design of Archers Wood has been painstakingly thought out to provide a sense of community and space.

Each house is less than a two minutes stroll from a tastefully cultivated green space with grassy play areas and pollinator friendly flowers. All families will enjoy the parkland with wildflower meadows and woodland copses. There's even a sensory garden and yoga area where you can stretch out or just relax.

“The layout of Archers Wood has integrated with the existing landscape structure of hedgerows, tree-lines and woodland; creating distinct neighbourhoods within the development. We're creating 21.5 acres of green space in Archers Wood.”

Daibhi Mac Domhnaill



To add to the beautiful and thoughtful design of Archers Wood, we commissioned local sculptor Emma-Jane Rushworth to create two bespoke pieces inspired by the local scenery. Emma-Jane builds sculptures that last a lifetime and having these two pieces of art makes Archers Wood an even more unique and special place to live.





The homes at Archers Wood are exceptionally well designed and boast an A2 energy rating to help keep you cosy and save on those energy bills.

They are designed with unique terracotta coloured roof tiles, reflecting the arts and crafts architectural heritage of the area and many of the homes have handsome bay windows to maximise light.

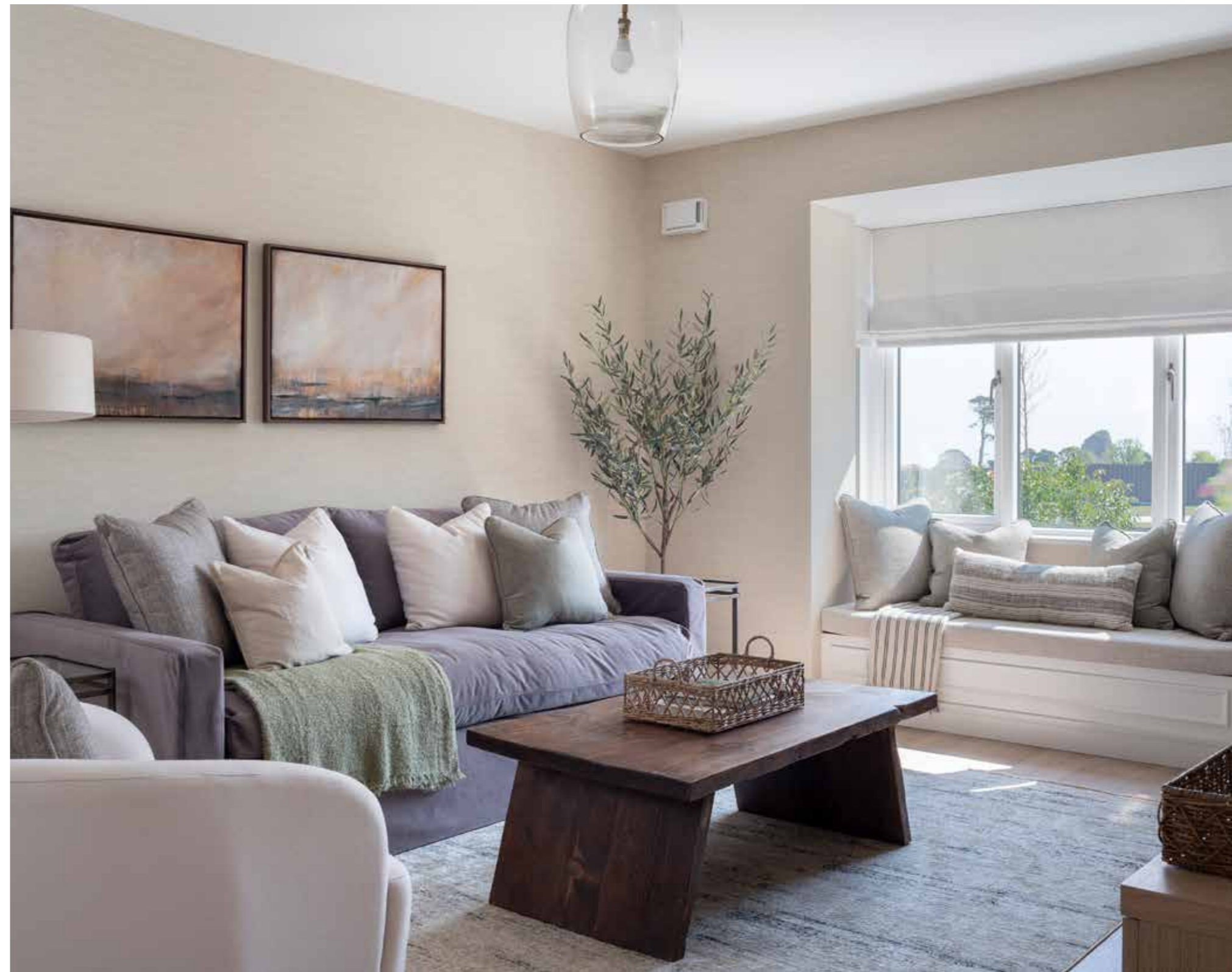


Homes That Suit Your Lifestyle

The spacious 3, 4 and 5 bedroom homes are made to last and thrive in the rough and tumble of daily life. There is an easy flow through these thoughtfully crafted houses and the finishing is of the highest standard.



“The spacious, tastefully laid out living areas are perfect places to have some family fun, entertain guests or just relax and unwind after a busy day.”





Kitchen

The modern, light-filled kitchens are fitted with bespoke, ergonomic units and smartly integrated appliances.

Whether it's the family gathering around for dinner or just hanging out and relaxing, these bright spaces make a practical and elegant heart of the home.





Bedrooms

The well-appointed bedrooms are relaxing, calm spaces that are designed for sleeping soundly and living comfortably. There is lots of clever built-in storage to minimise clutter and all the fixtures and fittings are finished to the highest of standards.





Gandon Park, Lucan.

Work Space

The houses at Archers Wood are generously designed and highly adaptable. They are ideally suited for working from home now and future-proofed (where applicable) for the future.



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 Care 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 showhouse 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 our 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 the journey.



Marianella, Rathgar.



KEVIN SWEENEY
CONTRACTS MANAGER

Kevin has been with Cairn for 5 years and has worked with us delivering many quality homes. He has 20 years' experience in construction management and has trained in both Civil Engineering and Building Technology. He helps make sure every Cairn job runs smoothly.



JOHN DEE
FINISHING FOREMAN

Few people take more pride in a beautifully finished home than John. He has over 35 years' experience in the construction industry and has worked across Europe on a huge range of projects. John is a valued member of the Customer Care Team and will make sure your home at Archers Wood is finished to the highest standards.



“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 and Chris
Glenheron Residents



Site Plan

3 bedroom homes

**3 Bedroom
End Terrace /
Semi-Detached**

House Type B
c. 119.3 sq.m /
1,284 sq.ft

**3 Bedroom
Semi-Detached /
Side Entry**

House Type B1
c. 119.3 sq.m /
1,284 sq.ft

**3 Bedroom
Mid Terrace /
End Terrace**

House Type B2
c. 119 sq.m /
1,280 sq.ft

4 bedroom homes

**4 Bedroom
Semi-Detached**

House Type A
c. 141 sq.m /
1,518 sq. ft

**4 Bedroom
Semi-Detached /
Side Entry**

House Type A1
c. 141 sq.m /
1,518 sq. ft

**4 Bedroom
Semi-Detached**

House Type A2
c. 145 sq.m /
1,565 sq. ft

**4 Bedroom
Detached**

House Type D
c. 140.8 sq.m /
1,516 sq. ft

⚡
ESB sub-station

Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



3 Bedroom End Terrace / Semi-Detached HOUSE TYPE B

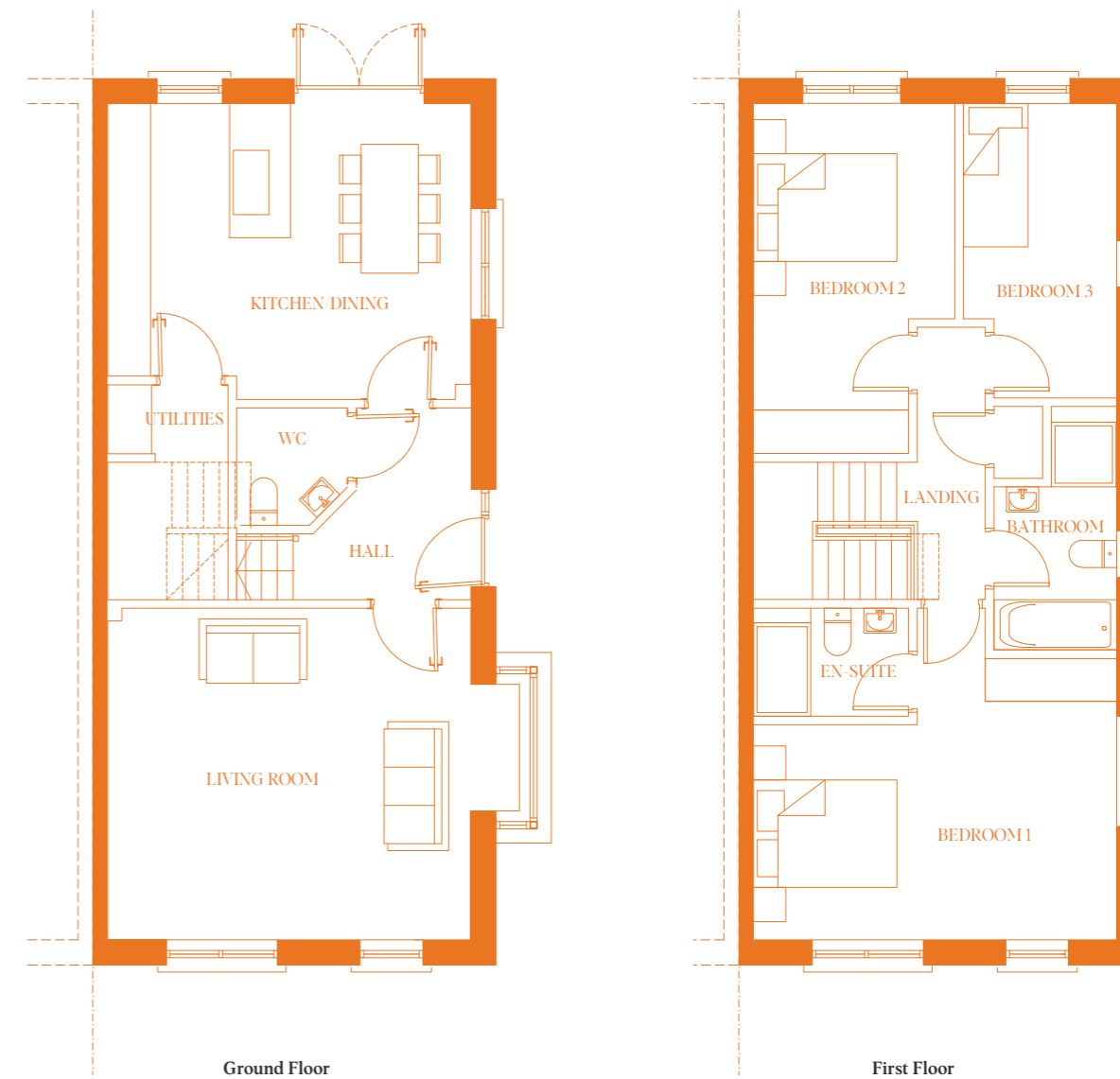
c. 119.3 sq.m / 1,284 sq.ft



3 Bedroom Semi-Detached / Side Entry HOUSE TYPE B1



c. 119.3 sq.m / 1,284 sq.ft



Please note: A handed version may apply depending on location within the scheme, please speak to your sales 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.

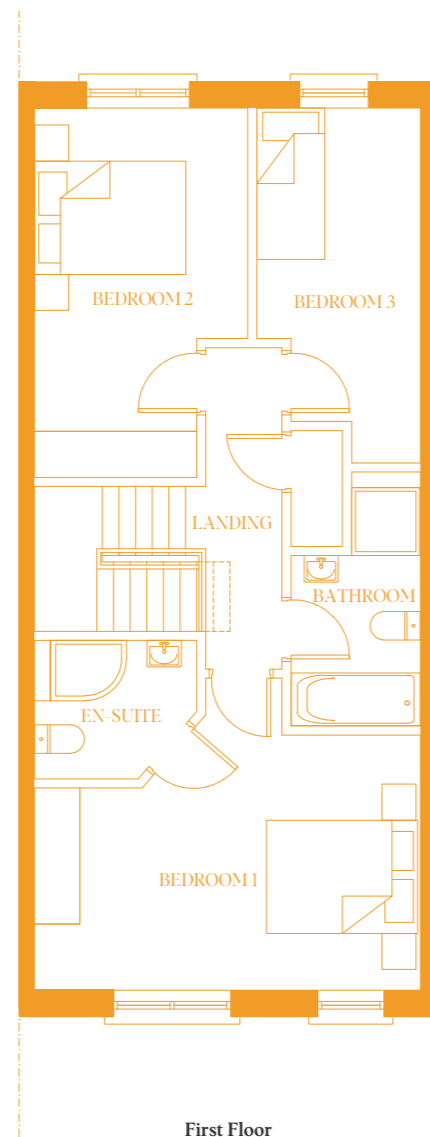
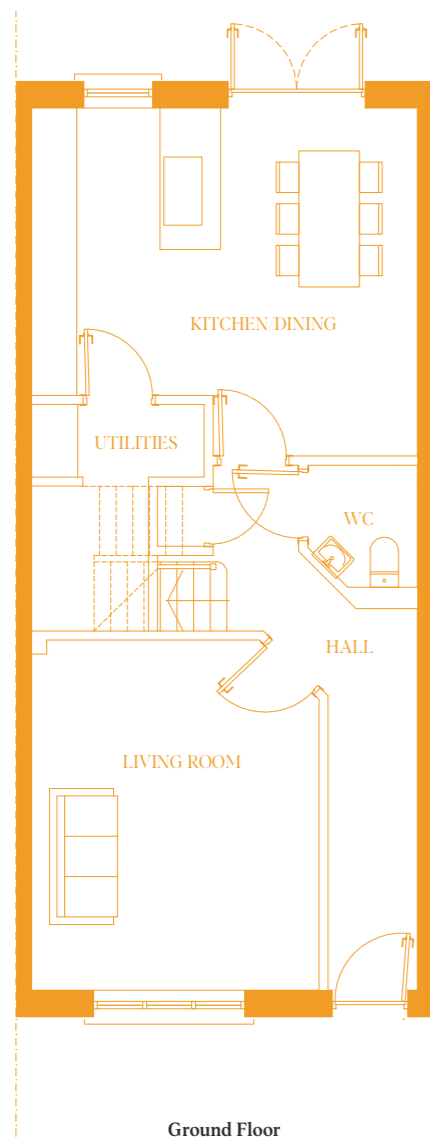
Future-proof attic trusses designed to assist with attic conversion. It is recommended that you seek the appropriate professional advice before any conversion works are undertaken. Any conversion works should only be done after consultation with a structural engineer.

Please note: A handed version may apply depending on location within the scheme, please speak to your sales 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 Bedroom Mid Terrace / End Terrace HOUSE TYPE B2

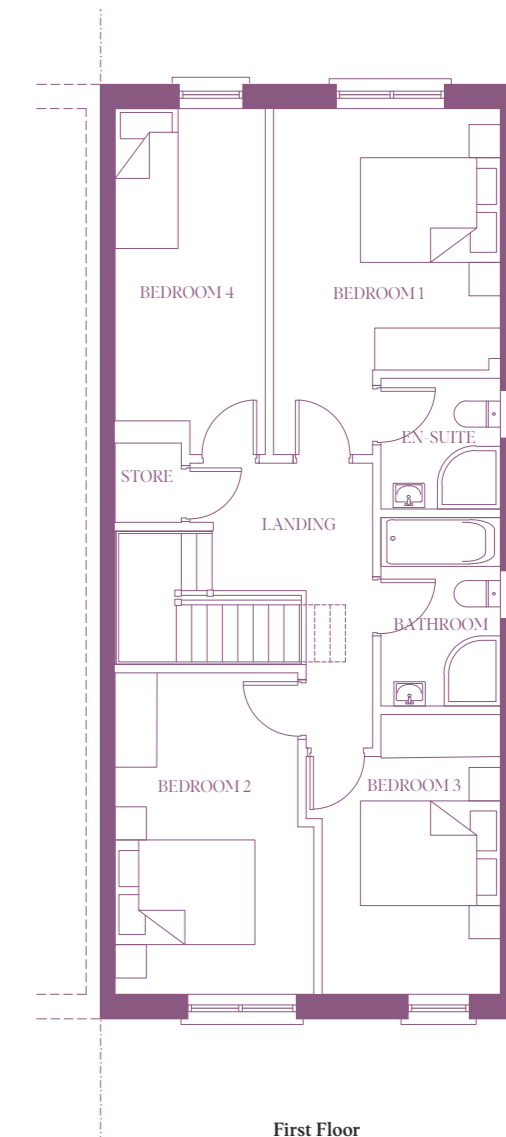
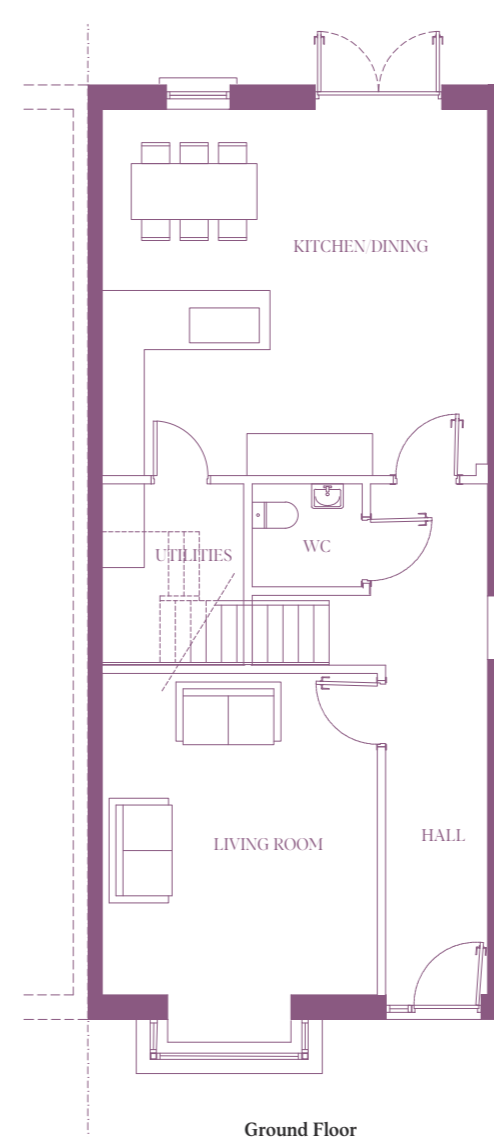
c. 119 sq.m / 1,280 sq.ft



4 Bedroom Semi-Detached HOUSE TYPE A



c. 141 sq.m / 1,518 sq.ft



Please note: A handed version may apply depending on location within the scheme, please speak to your sales 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.

Future-proof attic trusses designed to assist with attic conversion. It is recommended that you seek the appropriate professional advice before any conversion works are undertaken. Any conversion works should only be done after consultation with a structural engineer.

Please note: A handed version may apply depending on location within the scheme, please speak to your sales 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 Bedroom Semi-Detached / Side Entry HOUSE TYPE A1

c. 141 sq.m / 1,518 sq.ft



Please note: A handed version may apply depending on location within the scheme, please speak to your sales 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 Bedroom Semi-Detached HOUSE TYPE A2

c. 145 sq.m / 1,565 sq.ft

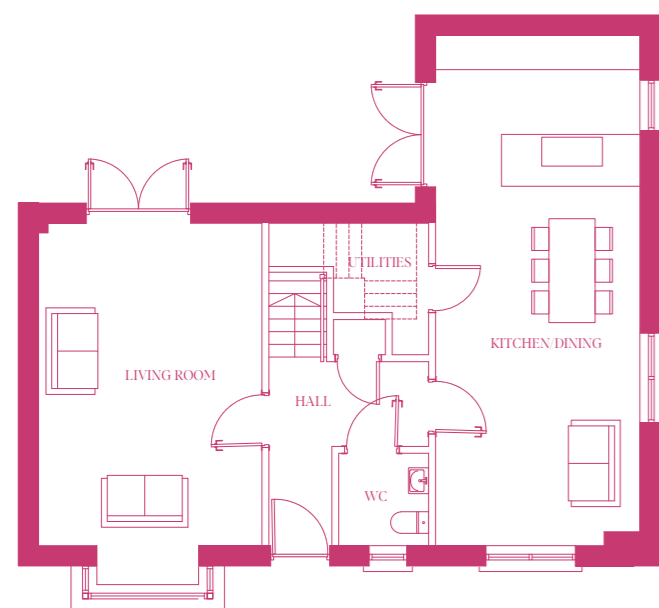


Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

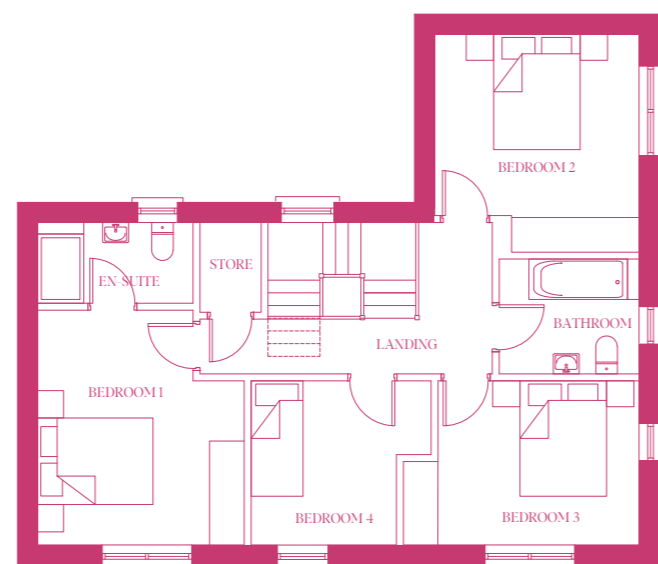


4 Bedroom Detached HOUSE TYPE D

c. 140.8 sq.m / 1,516 sq.ft



Ground Floor



First Floor

Please note: A handed version may apply depending on location within the scheme, please speak to your sales 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.



Special Features and Specifications



External Features

- High quality brick and render facades.
- Reconstituted stone window surrounds and headers to selected windows.
- UPVC high performance double glazed windows with low U-Value (1.2W/M2K) 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.
- Seeded gardens with solid, maintenance free dividing fence.

Energy Efficiency

- A2 Building Energy Rating (BER).
- Highly insulated airtight design.
- Mechanical extract ventilation with humidity control.
- 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 and Safety

- Smoke detectors fitted throughout (mains powered with battery backup).
- Locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

Media and Communications

- Wired for high speed broadband (Cat 6).
- Telephone and data points in hallway, 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 and Virgin.

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.

Bathrooms and Ensuites

- High quality tiling to floors and wet areas.
- 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 an air-to-water heat pump, zone-controlled panel radiators.
- Pressurised hot and cold water.

Kitchens and Utility Rooms

- Superb contemporary designed kitchens with quartz worktops.
- Fully integrated Neff 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 and Storage

- Shaker style fitted wardrobes in a light grey colour with Cambrian oak lining to all double bedrooms.

Future-Proof Attic Space

- Future-proof attic trusses designed to assist with attic conversion (type B & B2)*

Warranty Cover Under Homebond

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

* It is recommended that you seek the appropriate professional advice before any conversion works are undertaken. Any conversion works should only be done after consultation with a structural engineer.





ARCHERS WOOD

www.ArchersWood.ie

CAIRN



Tel: 01 667 1888
PSRA No. 002183



Tel: 01 664 5500
PSRA No. 002885

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 Sherry FitzGerald or Kelly Walsh 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.