

CAIRN
PLC

HAWKINS

WOOD



Introduction

Cairn Homes PLC are delighted to introduce Hawkins Wood, a new community of 2, 3 & 4 bedroom homes designed for families of all ages and stages. Located in the picturesque sea-side town of Greystones and a fifty-minute commute by DART from Dublin city centre.

Each A2 rated home is built for the rigours of family life, made to accommodate the changing needs of modern families as they blossom and grow.

Location





*There's no place
like home*

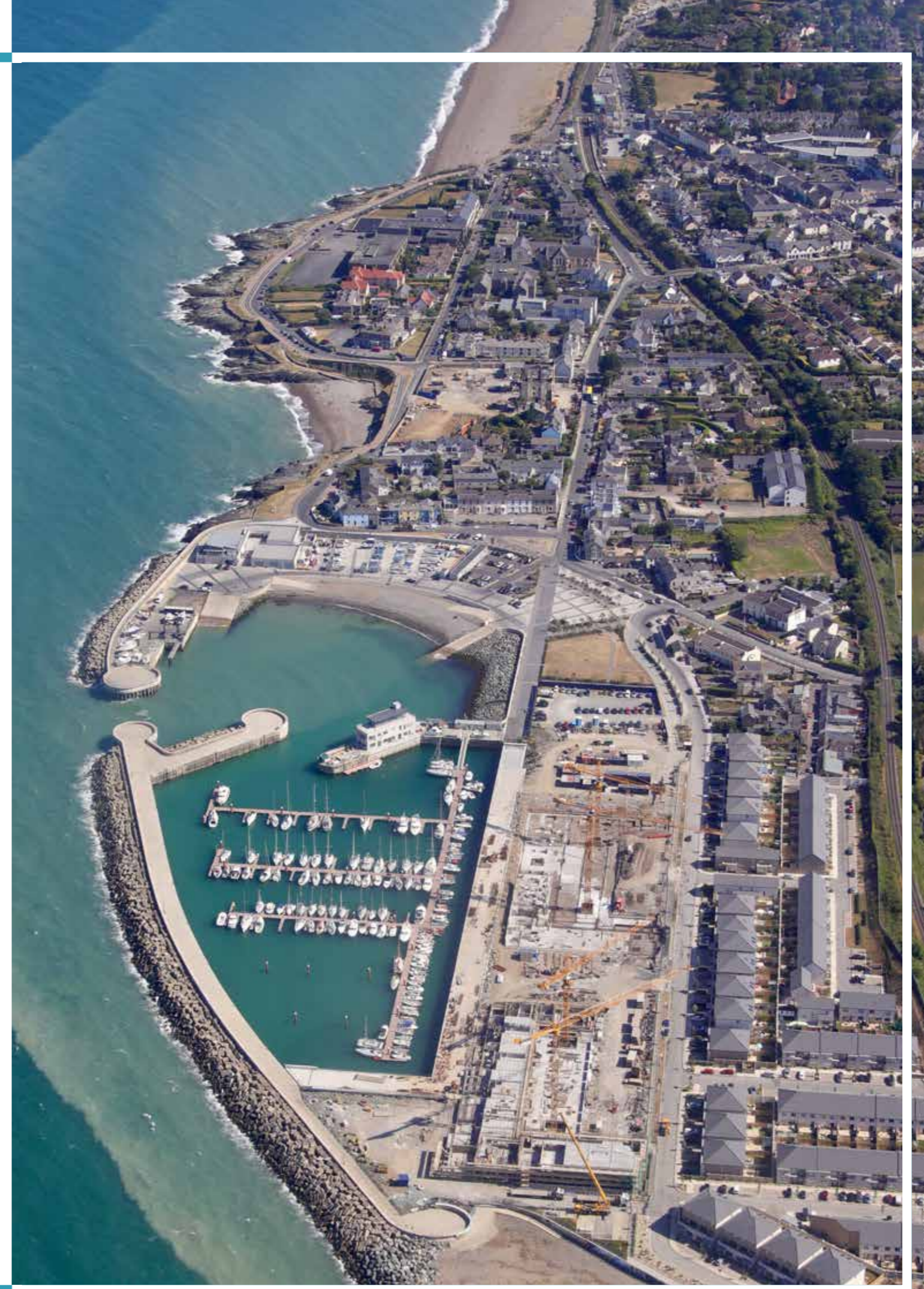


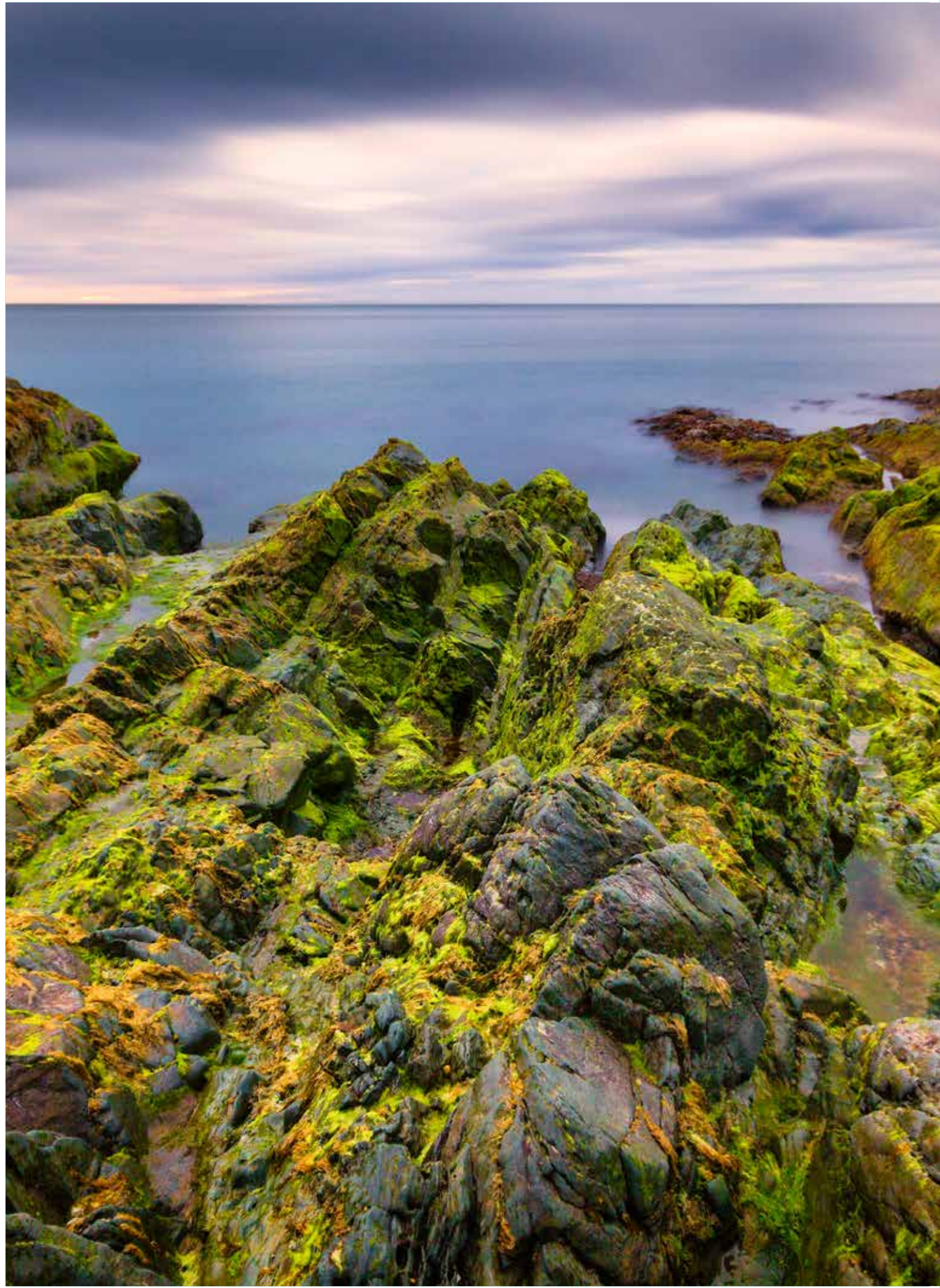
Located in the sea-side town of Greystones, the beautiful family homes of Hawkins Wood are nestled between the green hills to the west and the rugged coast to the east.

Greystones is a bustling town full of elegance, vitality, charm and scenic allure. It has its own unique character yet still within easy reach of the DART or car and all by the seaside. It really is the best of both worlds.

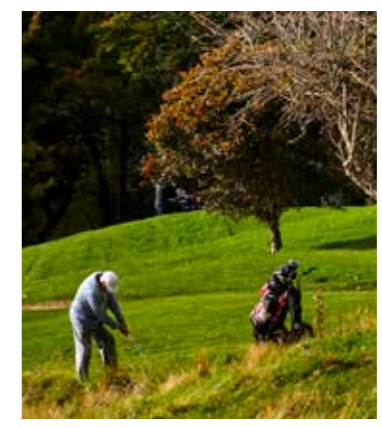


A thriving community with its own excellent schools, including a Gaelscoil, an Educate Together national school and four other primary schools, as well as two secondary schools: Temple Carrig and St. David's, with others easily reachable by DART.





Well suited to those who with active lifestyles, Greystones has all the sporting facilities one could wish for, from soccer, rugby and GAA, to tennis, sailing and every water sport imaginable.



Greystones has something for everyone. Enjoy the stunning views and salty air as you walk along the coast. Get above it all and explore the surrounding countryside through hill-walking or horse riding. Or tee off in one of the three fine golf courses (Greystones and Delgany) in the area.

Shop local. Eat local.

Greystones is a shopper's dream come true. It boasts a wide variety of interesting places to browse and buy including several supermarkets, a butcher and a greengrocer, a health food store, a bookshop, a wine shop, several boutiques and a host of coffeeshops, pubs and restaurants.

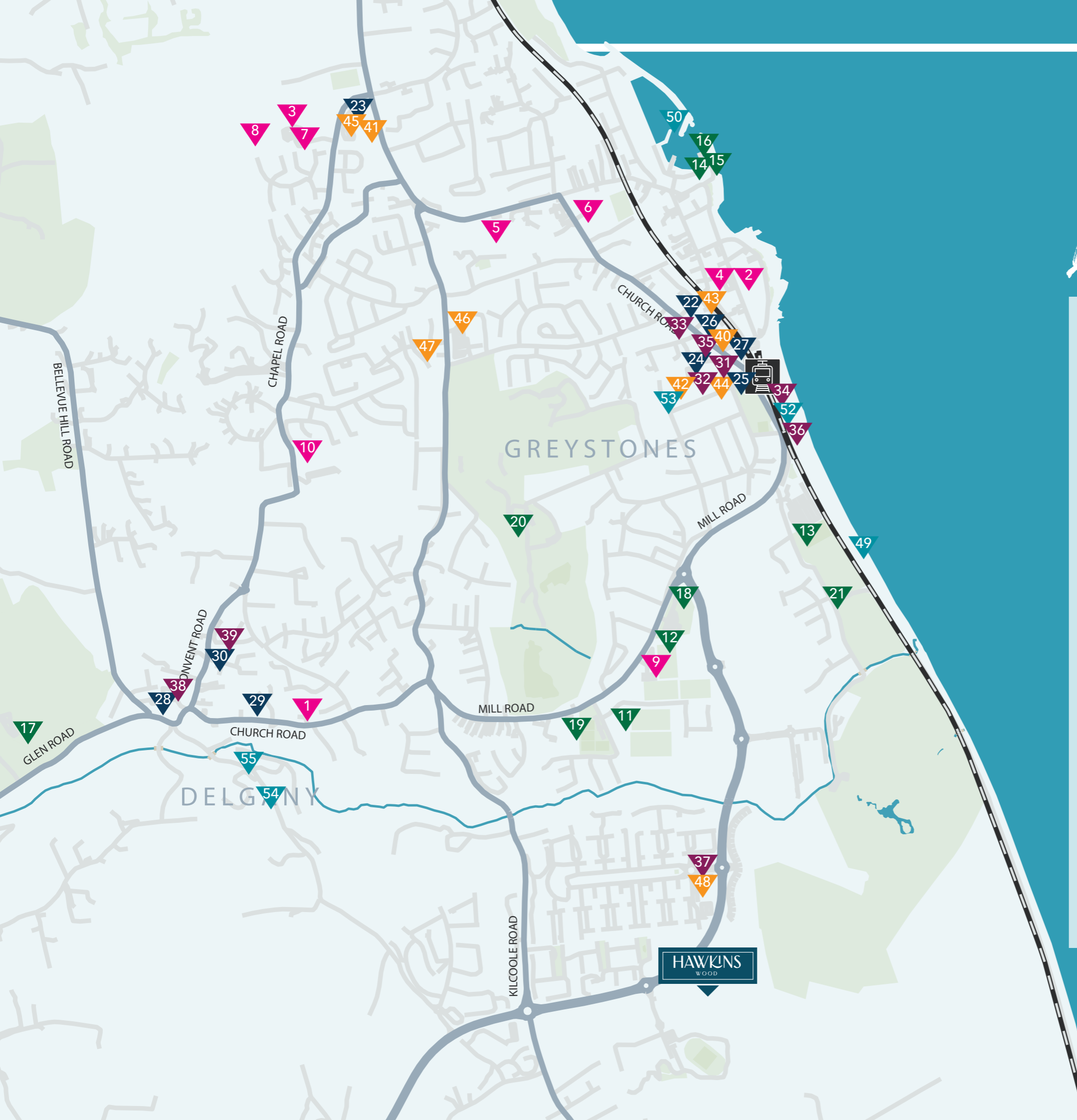


For foodies, there's much to love in Greystones. Of course there's the famous twins and The Happy Pear, but more than that, you'll find a great range of different types of cuisine like Indian takeaway, Tiffin, from award-winning chef Sunil Ghai and his wife Leena.

As well as a summer market, a terrific library and theatre, The Whale, plus gyms, studios for yoga and pilates, and a beach that's just perfect for a leisurely walk and you have all the ingredients for an idyllic local lifestyle.



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. Shoreline Leisure Centre
19. Tennis Club
20. Greystones Golf Club
21. Driving Range

CAFÉS & BARS

22. La Touche Wine Bar
23. Pebbles Café
24. The Bear Paw
25. The Burnaby
26. The Happy Pear
27. Café Grey
28. Firehouse Bakery and Café
29. The Fat Fox
30. Horse and Hound

RESTAURANTS

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

SHOPPING

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

AMENITIES

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

*Heading home
& heading out*

The DART commute from Greystones into Dublin city centre takes just 50 minutes, and the trip around beautiful Killiney Bay and along the coast is a great way to bookend the working day.

Regular bus services link Greystones and surrounding neighbourhoods with the city, while the Luas green line is a twenty-minute drive. The M11 links road-users to the M50 and national road network, and makes a trip down to Brittas Bay on a sunny summer day an impromptu pleasure.

Nearby leisure attractions include Powerscourt, the beautiful gardens at Mount Usher, Glendalough and the Wicklow Mountains for hiking and mountain-biking.

HAWKINS WOOD



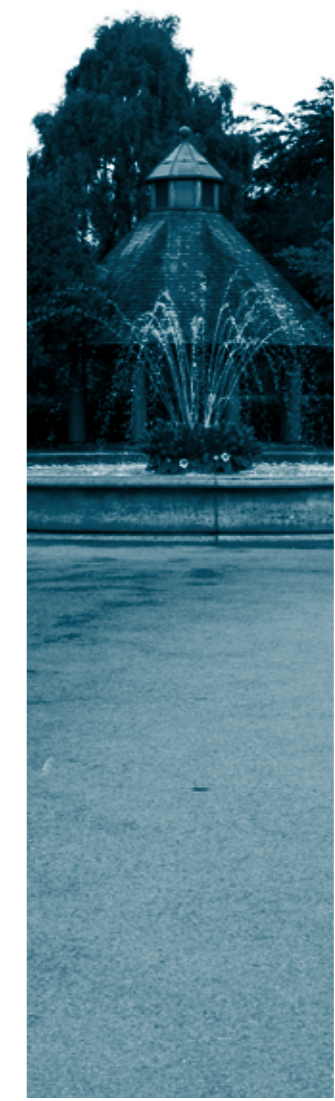
GREYSTONES DART STATION
5 Minutes by bus

M50
8 Minutes by car



DUNDRUM TOWN CENTRE
23 Minutes by car

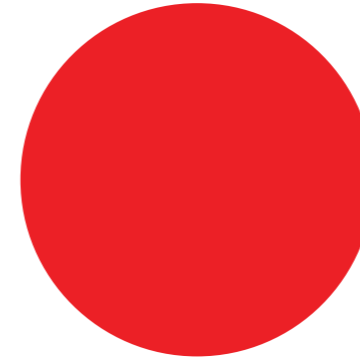
STEPHEN'S GREEN
35 Minutes by car



DUBLIN AIRPORT
40 Minutes by car

A Cairn
designed home





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What image will be used of the family? If yes, do we need to buy rights? If not, please delete.

Hawkins Wood is named for the Hawkins-Whitshed family who owned land in the area. The family had a rich spirit for adventure. Sir James Hawkins-Whitshed (1762-1849), went to sea, aged 11. He fought in a number of battles before being promoted to Commander.



Photo is of Sir James Hawkins-Whitshed - image can be purchased at www.alamy.com, reference 2DHX54X

His Granddaughter, Elizabeth Lizzie Hawkins-Whitshed (1860 -1934) was known as Lizzie Le Blond, she was an Irish pioneer of mountaineering at a time when it was almost unheard of for women to climb mountains. Later in life, Lizzie built Ireland's first-ever planned housing estate in Greystones.

Designed to be homes

Good design enhances quality of life and homes at Hawkins Wood are exceptionally well designed.



The internal layouts have been built with family life in mind. Featuring lots of storage without sacrificing any stylish finishes. Energy-efficient features and high levels of insulation will keep your family cosy and utility bills down.

The spacious 2, 3 and 4 bedroom homes are made to last and thrive in the rough and tumble of family life. There is an easy flow through these thoughtfully crafted homes and the finishing is of the highest standard.





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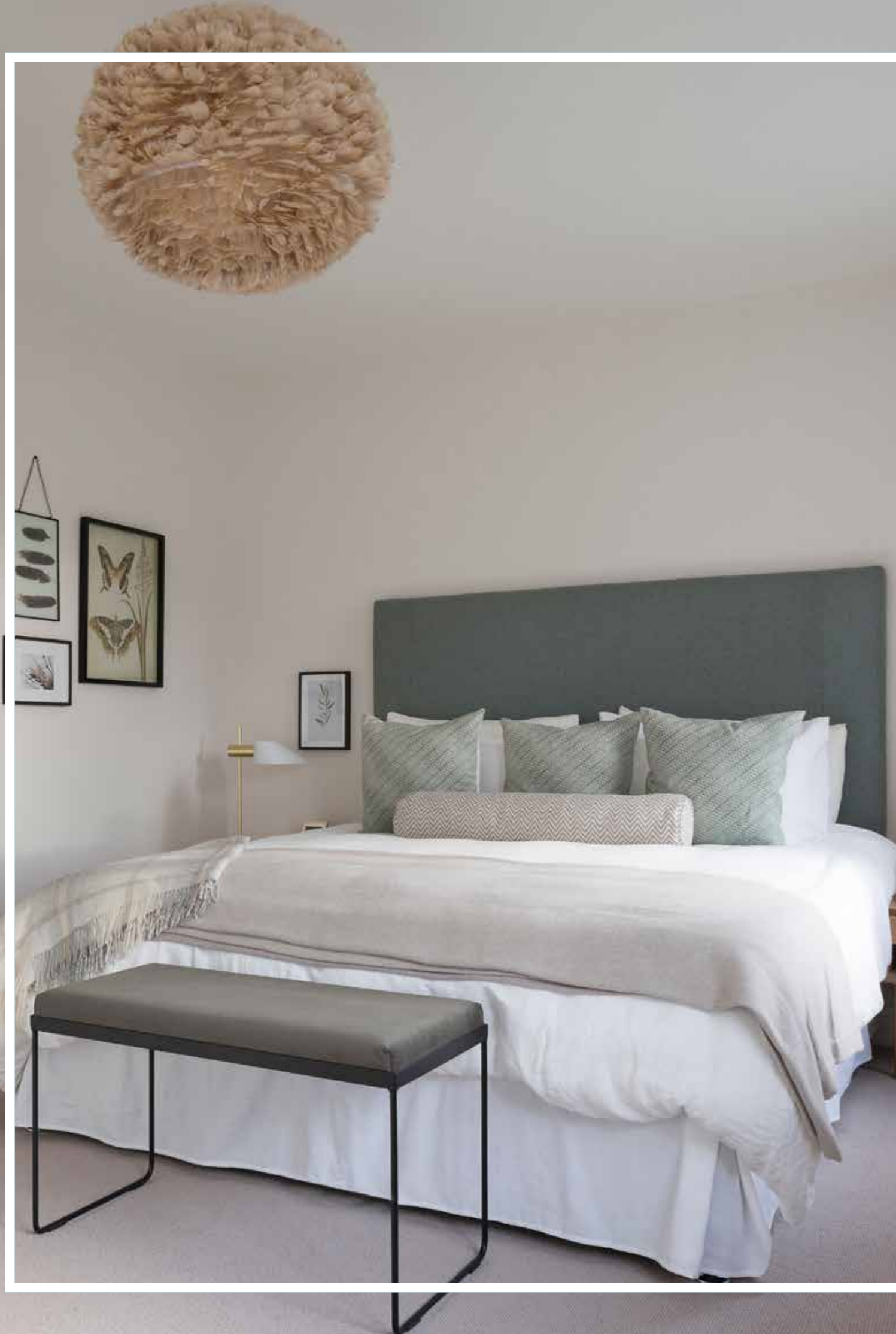


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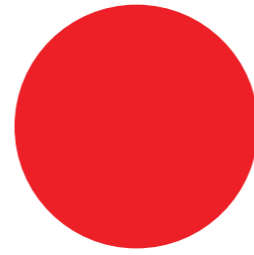


The modern, light-filled kitchens are fitted with bespoke, ergonomic units and smartly integrated appliances. Whether it's the family getting together for dinner time or just hanging out and relaxing, these bright spaces make a practical and elegant heart of the home.





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.



Change request: Can you soften the description on the last sentence in the first paragraph – concept and site plan is too architectural.

Landscaping

Hawkins Wood has a wonderful landscape setting with the backdrop of Coolagad Hill, Little Sugar Loaf and Bray Head to the North and rural green belt to the south. The concept for the siteplan was to arrange the housing around a series of generous and well-defined greens; three in total.

All of the homes will be within a one minute walk of a green. Each green will incorporate play areas, kickabout spaces and seating areas. The largest of the greens incorporates a stand of existing mature Ash trees. The green spaces will be planted with over 400 large trees in addition to areas of native woodland and hedgerow planting.

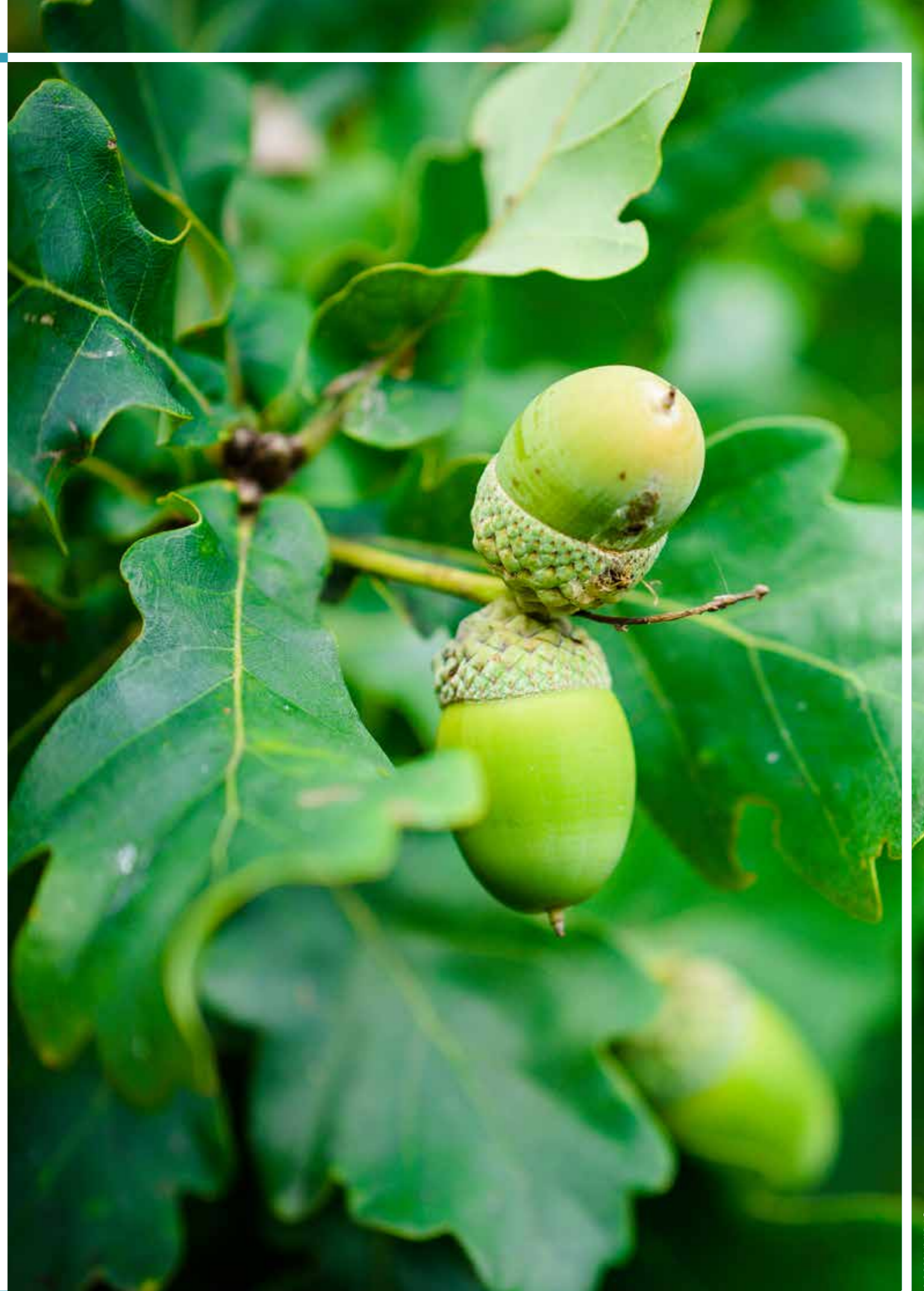


Specimen trees such as Oaks, Pine, Beech and Chestnut are selected for their presence and longevity. The shrub and groundcover planting has a coastal theme a practical step to account of the proximity of the development to the coast but also give the development it's own distinct identity.

The Play Areas will use timber equipment and are sensitively designed to blend with the landscape setting. The planting palette is broad and designed for year round colour interest and to be pollinator friendly.



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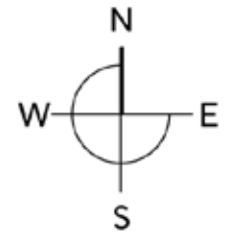
Site Plan

DUPLEXES

- D1** 2 Bedroom Mid-Terrace
c.84.4 sq.m / 908 sq.ft
- D2** 3 Bedroom Mid-Terrace
c.121.5 sq.m / 1308 sq.ft
- D3** 2 Bedroom End-Terrace
c.86.5 sq.m / 931 sq.ft
- D4** 3 Bedroom End-Terrace
c.126.1 sq.m / 1357 sq.ft
- D5M** 2 Bedroom Mid-Terrace/ End-Terrace
c.84.2 sq.m / 906 sq.ft - Note: End Terrace c.84.4 sq.m / 908 sq.ft

HOUSES

- F** 2 Bedroom End-Terrace
c.91 sq.m / 980 sq.ft
- B** 3 Bedroom Mid/End-Terrace
c.116.8 sq.m / 1257 sq.ft
- B1** 3 Bedroom Semi Detached/ End-Terrace
c.118.2 sq.m / 1272 sq.ft
- C** 3 Bedroom Semi Detached
c.117.8 sq.m / 1268 sq.ft
- A** 4 Bedroom Semi Detached
c.142.9 sq.m / 1538 sq.ft
- A1** 4 Bedroom Semi Detached
c.144.1 sq.m / 1551 sq.ft
- D** 4 Bedroom Semi Detached
c.143.4 sq.m / 1544 sq.ft
- DD** 4 Bedroom Detached
c.143 sq.m / 1544 sq.ft



Proposed Greystones Business Park

A hand-drawn architectural plan is shown with a hand using a compass and ruler. The plan includes various lines, rectangles, and a grid. A ruler is placed horizontally across the middle of the drawing, with the number '4.00' written below it. Another '4.00' is written below a horizontal line on the left side. The drawing also features a large circle on the right side with the number '3' inside it, and another '3' written below it. The entire image has a blue tint and a white border.

*Cairn
Homes*

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.





"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 Pattigan*

Parkside residents

HAWKINS

WOOD

CAIRN
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