SAND WOOD

LIVING REDEFINED

PORTLAOISE

HOLLYBROOK

SANDWOOD.IE

WELCOME TO THE NEIGHBOURHOOD

LIVING REDEFINED

At Hollybrook, we are driven by a passion for creativity and sustainability and seeking to transform the way we think about our home, by offering a fresh perspective on residential living. Community is at the core of our homes and we were attracted to the charm and convenience of Portlaoise, with its excellent schools, a variety of sports clubs, cafe-lined streets, eateries, a cinema, hospital and all the surrounding natural beauty. It has something for everyone, from young professionals, families and nature enthusiasts alike.

At Sand Wood, we have created something truly different, merging aesthetic beauty with functionality, and a vibrant neighbourhood, redefining what a home should be. It is Living Redefined.

DAVID COX
Managing Director
Hollybrook Ireland

REIMAGINE DESIGN

OUR HOMES ARE SPACIOUS AND ARCHITECTURALLY STUNNING, WITH AN UNRIVALLED CHOICE OF STYLE AND LAYOUT

LUXURY HOMES AT SAND WOOD
Discover luxury and quality in our energy-efficient 3, 4, and 5 bedroom homes with the 'Hollybrook Finish'.

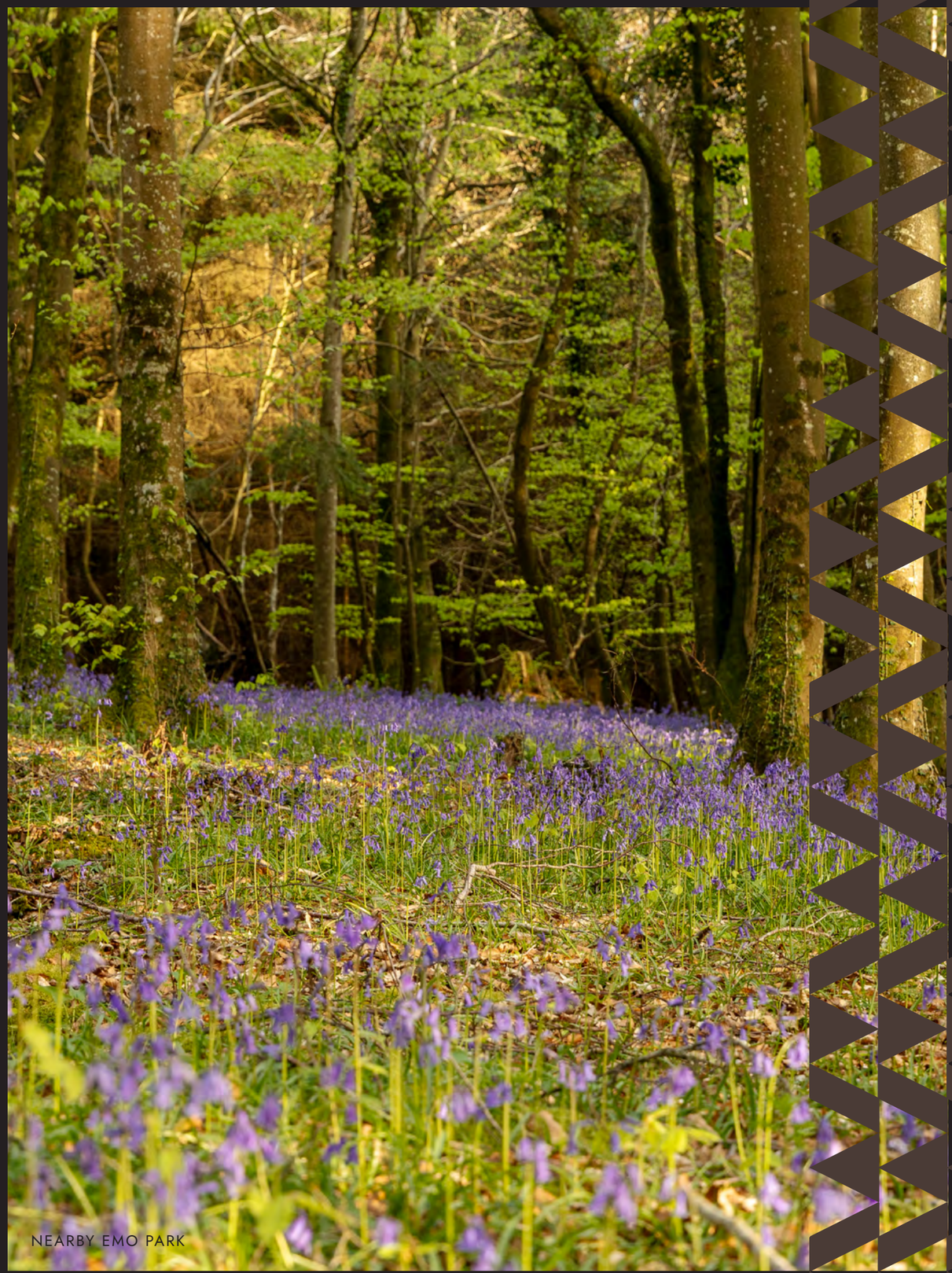
CONTEMPORARY KITCHENS
Bespoke kitchens with large islands, Quartz worktops, and integrated appliances for an elegant culinary experience.

STYLISH BATHROOMS
Modern bathrooms with high-quality Hansgrohe fittings, Porcelanosa tiling, and luxury features.

SUSTAINABILITY
A-Rated homes with renewable technology, energy-saving LED lights, and EV car charging support.

ADVANCED CONNECTIVITY
CAT 6 wired homes for high-speed internet and seamless connectivity throughout.

PRIVATE GARDENS
Enclosed front and rear gardens with topsoil, seeded areas, and external water taps for your enjoyment.



NEARBY EMO PARK

REDISCOVER NATURE

SAND WOOD BRINGS A WONDERFUL SENSE OF SPACE, AND WITH 500 TREES PLANTED, NATURE IS LITERALLY ALL AROUND.

At Sand Wood, the exterior and public spaces have been designed by award-winning landscape architects, offering a host of features to enhance community living.

Nearly 500 trees planted throughout the neighbourhood, complemented by natural wildflower and native species planting. Residents can enjoy two fenced playgrounds with play equipment at the heart of the neighbourhood, along with a BMX bike pump track and a natural play area for children to explore and play freely and safely.

A woodland walk provides a serene escape, while an ecological zone with Bug and Insect Hotels promotes biodiversity. Bird boxes scattered around the neighbourhood further encourage wildlife, making Sand Wood a vibrant and eco-friendly place to call home.

TAKE A TOUR

SCAN THE QR CODE TO TOUR YOUR FUTURE HOME. EXPLORE EVERY CORNER OF YOUR POTENTIAL NEW HOME FROM THE COMFORT OF YOUR OWN DEVICE

YOUR DREAM HOME IS JUST A SCAN AWAY

RENEW CONNECTIONS

PORTLAOISE IS A HUB OF ACTIVITY, SURROUNDED BY A MAGNIFICENT LANDSCAPE OF MOUNTAINS, LAKES AND FORESTS.

Discover the charm and convenience of living in Portlaoise. A vibrant town offering the perfect blend of modern amenities, rich history, and natural beauty.

Whether you're a young professional, a growing family, or looking to retire in comfort, Portlaoise has something to offer everyone.

GERRY BROWNE JEWELLERS, PORTLAOISE

TRAIN STATION, PORTLAOISE

TOWN PARK, PORTLAOISE

LEGEND

41 mins to Dublin

48 mins to Dublin via M7

Within walking distance :

- 5 schools
- Hospital
- Gym
- Town Centre
- Town Park

RETHINK AMENITIES

AN ARRAY OF CHOICE ON SITE,
INCLUDING A CAFÉ, RETAIL & CRECHE
BMX PARK, TWO PLAYGROUNDS, CYCLE LANES
AND WALKING TRACKS

AROUND THE TOWN

MIDLANDS PARK HOTEL GYM, PORTLAOISE

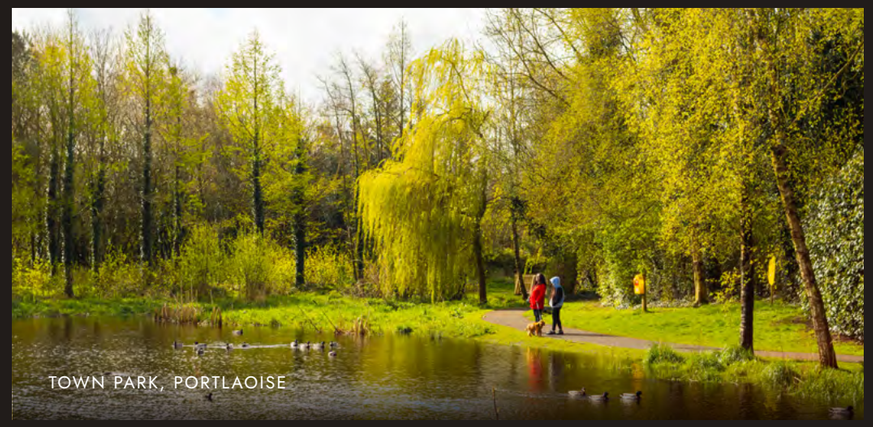
AN ABUNDANCE OF SCHOOLS & SHOPPING, THE TOWN PARK AND HOSPITAL

Discover a thriving community offering a variety of shopping centres, eateries, and recreational amenities. Portlaoise features everything from charming boutique shops to bustling cafes and restaurants, along with a leisure centre & swimming pool, a theatre, cinema, and even a school of music, ensuring there's something to suit every taste and lifestyle.

WATCH OUR AMENITIES VIDEO

LAOIS SHOPPING CENTRE

TRAIN STATION, PORTLAOISE



TOWN PARK, PORTLAOISE

GAELSCOIL PORTLAOISE

THE PANTRY CAFE, PORTLAOISE

RESHAPE COMMUNITY

BUILD RELATIONSHIPS WITH YOUR NEIGHBOURS, AMIDST LUSH OPEN SPACES

Nestled amidst expansive green areas, Sand Wood nurtures a vibrant neighbourhood lifestyle, offering a range of conveniences including a café, retail outlets, and childcare facilities.

Enjoy the inclusive amenities such as the onsite playground and BMX bike track that cater to various interests and age groups.

Moreover, residents benefit from the close proximity to Portlaoise town centre, just a short stroll away, offering easy access to all the amenities this bustling town has to offer.

HYNES SQUARE, PORTLAOISE

CROFT ALLEY, PORTLAOISE

BEDROOM 4 ANNEVILLE

SITE MAP

NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

VIEW A TOUR

LEGEND

- ANNEVILLE
- BIRCHWOOD
- COOLFIN
- DEERPARK
- ELDERFIELD
- FOSSY
- GLENBARROW
- RETAIL / CRECHE

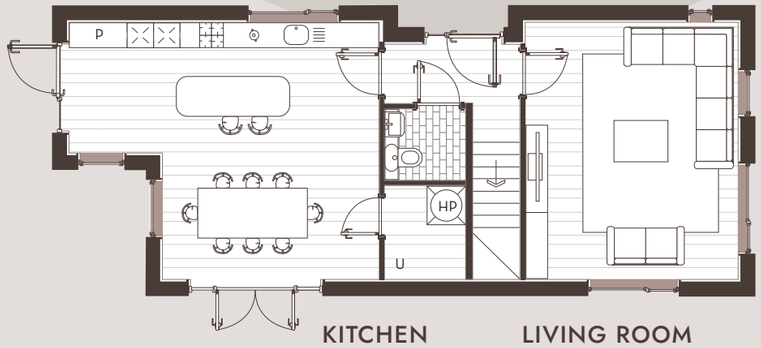
- (A) PLAY GROUND
- (B) BMX TRACK
- (C) ECOLOGICAL ZONE WITH POND
- (D) POCKET WOODLAND
- (E) TERRACED LANDSCAPE

ANNEVILLE

5 Bed Detached

181 sq. m. | 1948 sq. ft.

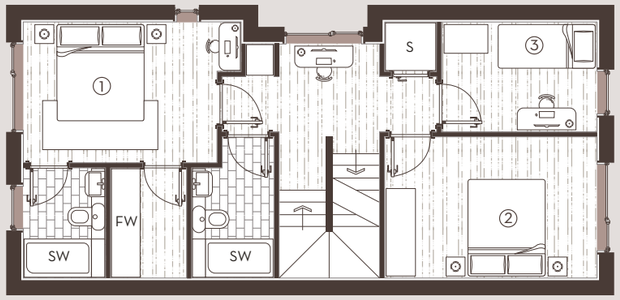
GROUND FLOOR



KITCHEN
6300 mm x 5100 mm

LIVING ROOM
4300 mm x 5100 mm

FIRST FLOOR

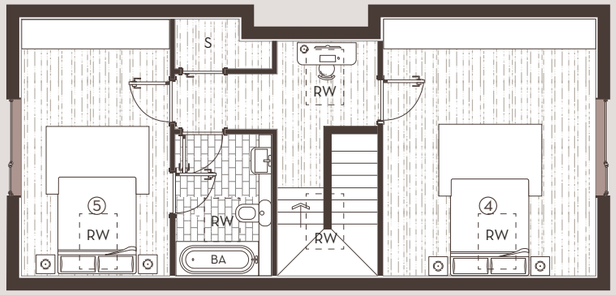


BEDROOM 1
3900 mm x 2800 mm

BEDROOM 2
4300 mm x 2800 mm

BEDROOM 3
3200 mm x 2200 mm

SECOND FLOOR



BEDROOM 4
4300 mm x 4750 mm

BEDROOM 5
3050 mm x 4750 mm

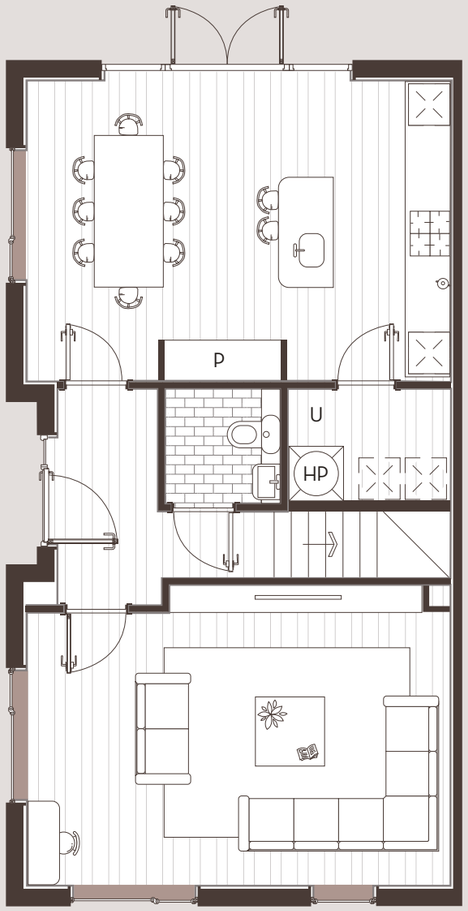
S: Store HP: Heat Pump P: Pantry FW: Fitted Wardrobe SW: Shower BA: Bath U: Utility RW: Roof Window

NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

BIRCHWOOD

4 Bed Semi-Detached Plus Walkaround Attic
141,5 sq. m. | 1523 sq. ft.

GROUND FLOOR



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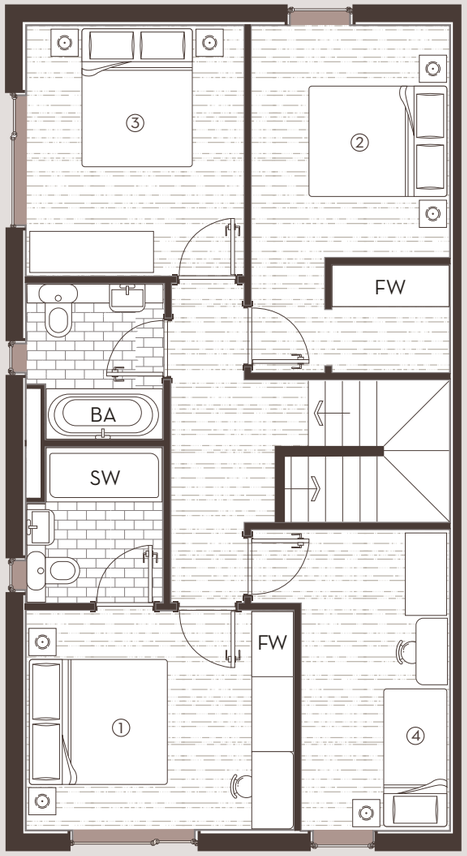


KITCHEN
4350 mm x 6100 mm

LIVING ROOM
4350 mm x 6100 mm

BEDROOM 1
3180 mm x 3800 mm

BEDROOM 2
4350 mm x 2150 mm

BEDROOM 3
3500 mm x 3100 mm

BEDROOM 4
3550 mm x 3100 mm

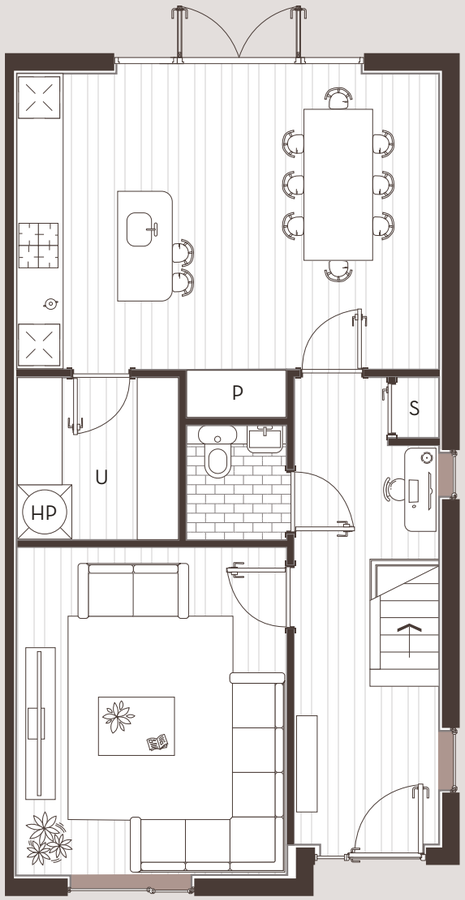
S: Store HP: Heat Pump P: Pantry FW: Fitted Wardrobe SW: Shower BA: Bath U: Utility

NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

COOLFIN

4 Bed Semi-Detached Plus Walkaround Attic
142 sq. m. | 1528 sq. ft.

GROUND FLOOR



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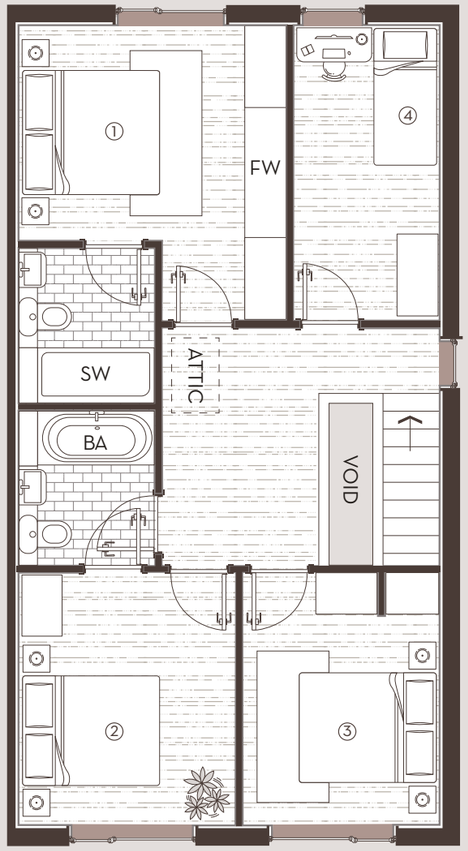


KITCHEN
4350 mm x 6100 mm

LIVING ROOM
4750 mm x 3900 mm

BEDROOM 1
4300 mm x 3850 mm

BEDROOM 2
3650 mm x 3150 mm

BEDROOM 3
3650 mm x 2850 mm

BEDROOM 4
4250 mm x 2100 mm

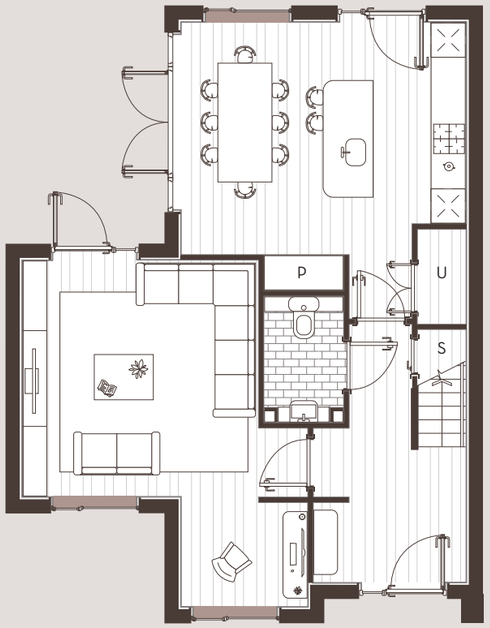
S: Store HP: Heat Pump P: Pantry FW: Fitted Wardrobe SW: Shower BA: Bath U: Utility

NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

DEERPARK

4 Bed Detached Plus Walkaround Attic
137 sq. m. | 1475 sq. ft.

GROUND FLOOR



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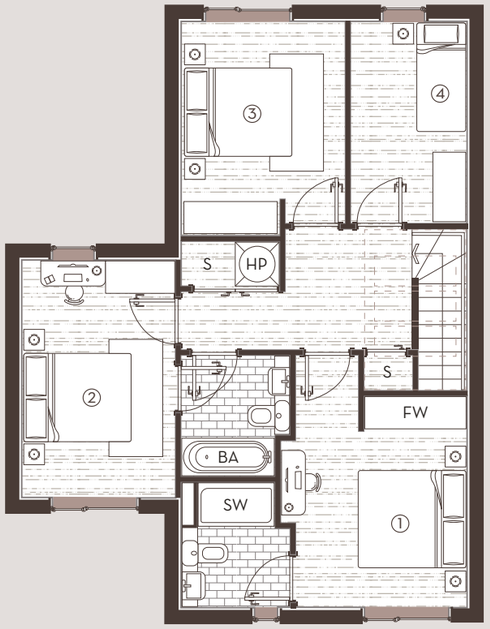


KITCHEN
4250 mm x 5200 mm

LIVING ROOM
4300 mm x 4300 mm

STUDY
1900 mm x 2300 mm

BEDROOM 1
4600 mm x 3150 mm

BEDROOM 2
4300 mm x 2800 mm

BEDROOM 3
3700 mm x 3000 mm

BEDROOM 4
3700 mm x 2100 mm

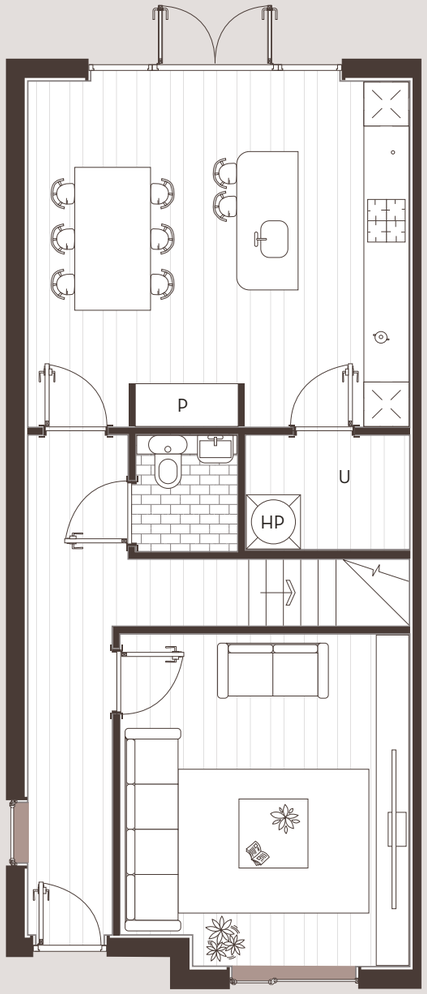
S: Store HP: Heat Pump P: Pantry FW: Fitted Wardrobe SW: Shower BA: Bath U: Utility

NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

ELDERFIELD

4 Bed Semi-Detached Plus Walkaround Attic
137 sq. m. | 1475 sq. ft.

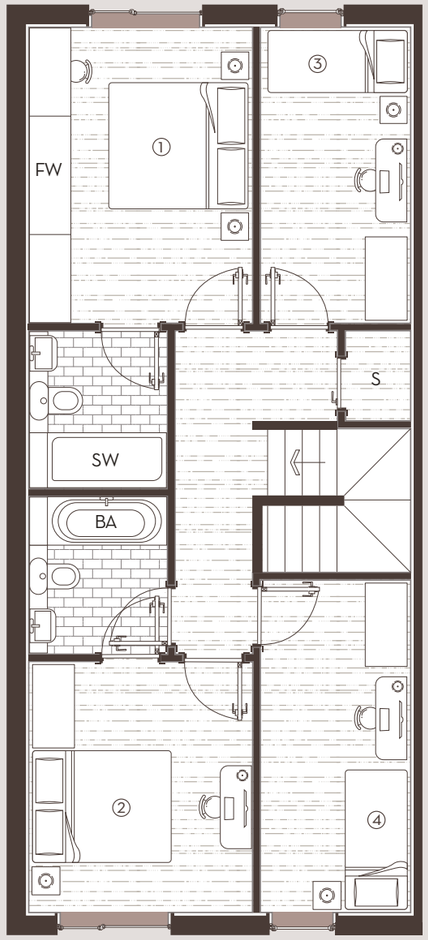
GROUND FLOOR



KITCHEN
4950 mm x 5400 mm

LIVING ROOM
4700 mm x 4140 mm

FIRST FLOOR



BEDROOM 1
3150 mm x 4 200 mm

BEDROOM 2
2100 mm x 4200 mm

BEDROOM 3
3500 m x 3150 mm

BEDROOM 4
4700 mm x 2100 mm

S: Store HP: Heat Pump P: Pantry FW: Fitted Wardrobe SW: Shower BA: Bath U: Utility

NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

COOLFIN KITCHEN

SPECIFICATIONS

EXPLORE THE METICULOUS DETAILS AND THOUGHTFUL FEATURES THAT DEFINE LIFE AT SAND WOOD,

THE 'HOLLYBROOK FINISH'

Setting ourselves apart from others, all Hollybrook homes come with:

- Each home has been carefully Architect designed for modern family living
- Integrated branded appliance pack within luxurious kitchen including:
  - Oven
  - Hob
  - Extractor
  - Fridge Freezer
  - Dishwasher
- 20mm thick Quartz worktop with 100mm high upstand and full height upstand behind hob
- Fully fitted floor finishes
  - High quality Oak effect wood flooring to ground floor
  - Luxury carpet to bedrooms, stairs and landings
  - High quality parcelanosa tiling to WC, Bathroom and Ensuites
- Conversion* friendly attics
  - Open walk around storage
  - Floors boarded
  - Drop down ladder
  - Velux style glazed roof windows to provide natural light
  - Power, lighting and data supply

BUILDING WARRANTY

- Each Hollybrook home is covered with a 10-Year HomeBond Warranty

SUSTAINABILITY AND ENERGY EFFICIENCY

- A Rated BER Rated Homes incorporating renewable technology to lower energy costs
- Energy efficient air source heat pumps for heating and hot water
- Sustainable timber frame construction
- Energy saving LED light fittings throughout
- Centralised Mechanical Extract Ventilation for control of the homes ventilation requirements
- High performance external walls with a U-Value of 0.18W/m2K
- All homes constructed to provide high level of air tightness to a standard that exceeds building regulations
- Power and pre-wired for EV car charging

**Professional advice from architect and engineer prior to any conversion is required*

WHERE EACH HOME HAS BEEN CAREFULLY DESIGNED TO CATER TO MODERN FAMILY LIVING

EXTERNAL FEATURES

- Combination of high-quality brick, render and feature cladding finishes
- High performance double glazed stylish black uPVC windows
- Feature high performance multi locking entrance door and hardwood screen
- Feature uPVC glazed patio doors to private gardens

KITCHENS

- Bespoke designed contemporary Micro Shaker kitchens
- Pantry unit / coffee dock with oak effect interior and feature LED lighting and power
- Large kitchen island with feature fluted finish
- Quartz worktop
- Soft close doors and drawers
- Appliances
- Large undermount stainless steel single bowl sink
- Chrome monobloc mixer tap
- LED undercabinet lighting

UTILITY ROOM / CUPBOARD

- Additional counter top
- Utility room with services for washing machine and tumble dryer

BATHROOMS & ENSUITES

- Luxurious and contemporary designed bathrooms and ensuites providing
  - High quality Hansgrohe single lever chrome wash hand basin taps with matching bath and shower fittings.
  - Showers over all baths with glazed screen
  - Contemporary Porcelanosa porcelain stone effect wall tiling to selected walls
  - Contemporary Porcelanosa porcelain stone effect floor tiling with tiled skirting
  - Large format mirror
  - Contemporary single ended bath with wall mounted taps and shower fitting (to bathrooms)
  - Contemporary extra large low-profile shower tray
  - WC with concealed cistern, Eco-friendly dual flush plate and soft close seat
  - Semi recessed wash hand basin
  - Shaver Socket
  - Luxury chrome ladder towel rail
  - Illuminated storage niche under sink

SPECIFICATIONS

WARDROBES

- Contemporary Micro Shaker wardrobes provided to master bedroom

INTERIOR FINISHES

- 2500mm high ceilings to ground and first floor
- Fully fitted floor finishes
- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Square edge skirting board painted in white satinwood
- Square architrave painted in white satinwood
- Shaker style painted internal doors with contemporary matte black ironmongery
- Shaker style glazed painted internal door to kitchen / dining room

HEATING

- Heating and hot water by energy efficient air source heat pumps
- A heating zones provided each floor
- Radiator panel heating with individual thermostatic valve controls

ELECTRICAL & MEDIA

- Lighting
  - Energy efficient warm white LED downlights to kitchen, bathroom and ensuites
  - Pendants to living rooms, dining areas, hallways and bedrooms
  - Energy efficient external lights
- Power and Switches
  - Multi gang switch for appliances
  - Power and pre-wired for EV car charging
  - USB Sockets provided in kitchen
  - USB Sockets provided to either side of the master bed
- TV
  TV system installed to allow free to air digital TV and allow for future installation of Satellite TV by purchaser.
  - TV point to all Bedrooms
  - TV point to Living Room
  - TV point to Kitchen/Dining Room
  - TV supply in attic
- Data
  Homes CAT 6 wired from utility cupboard to provide data to designated points around house.
  - Data point to main TV in living room
  - Data point to study area
  - Data point to hall
  - Data point to all bedrooms
  - Data supply in attic

**Professional advice from architect and engineer prior to any conversion is required*

SECURITY & SAFETY

- Mains powered smoke detectors to hallways, kitchen, living room and bedrooms.
- Heat detector to kitchen

FRONT & REAR GARDENS & LANDSCAPING

- All homes with private gardens
- 1800mm high timber fencing between gardens with rear access to gardens.
- External rear water tap
- Topsoil and seeded rear garden
- Feature tree to front garden
- Power and pre-wired for Electrical point for car charging

CAR PARKING

- Two allocated private car parking spaces

COMPLETION & HANDOVER

- Comprehensive handover pack will be included with the sale of each house

LANDSCAPING & EXTERNAL AMENITY SPACE

The exterior and public spaces of the neighbourhood have been designed by award winning Landscape Architects and include the following features:

- 500 trees planted throughout the neighbourhood
- Natural wild flower and native species of planting
- Two fenced playground with play equipment in the centre of the neighbourhood
- BMX bike pump track
- Natural play area
- Woodland walk
- Ecological zone with Bug and Inset Hotels
- Bird boxes around the neighbourhood to encourage biodiversity

Any plans given are not to scale. Any measurements/areas are estimates only and may vary. Prospective buyers are responsible for making their own enquiries and satisfying themselves, by inspection or otherwise as to the correctness of each of the statements in this document

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DEVELOPER

HOLLYBROOK

HOLLYBROOK HOMES - ONE OF LONDON'S FINEST DEVELOPMENT COMPANIES

TRACK RECORD

Hollybrook is a private family-owned development and construction company, focusing on high quality, bespoke residential and commercial developments.

The business was founded in 1987 in London by an Irish family and has grown to become a well-established developer in the UK and, more recently, Ireland. We have considerable experience, not just in new-build projects, but also in the restoration and refurbishment sector, having successfully completed many diverse and challenging projects. Hollybrook builds all its own developments and has a 30 year track record of constructing high quality major residential and mixed-use schemes. The company is passionate about construction build-quality and has been awarded many NHBC Awards over the past 15 years. We have also won the **NHBC Seal of Excellence** on our last five developments. Less than 1 in 1000 developments achieve this award.

SW
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BER A2

BER certificates can be viewed with agents

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