



Lockhouse
SEVEN Way MILLS

SEVEN MILLS' NEWEST NEIGHBOURHOOD



WELCOME HOME, WELCOME TO LOCKHOUSE WAY

Lockhouse Way is the newest neighbourhood in Seven Mills, the brand new town in Dublin 22. Perfectly located along the scenic Grand Canal between Lucan and Clondalkin, with parks and green spaces close to every front door.

With spacious, thoughtfully designed homes Lockhouse Way is a neighbourhood for better living. Whether you're part of a growing family or a first time buyer, Lockhouse Way is an ideal choice for making a home in a vibrant, connected community.



Lockhouse Way

SEVEN MILLS, A NEW TOWN ALIVE WITH OPPORTUNITY

Seven Mills is already well-established as a thriving community and home to many in neighbouring Parkleigh.

Thoughtfully designed to offer a seamless blend of convenience and connectivity, nearly everything you need will be just a 5-minute walk away. And with a range of commercial and business hubs in the plans, it's a place where you can truly live, work, and thrive - all within one inspiring community.



A GREENER WAY OF LIFE



Lockhouse Way supports sustainable living with every home a short walk from open green spaces, parks, and lots of play areas.

With 12.5 km of walking and cycle routes – including a dedicated cycleway that connects directly to the city – it’s designed for relaxation and a healthy lifestyle. As a Biodiversity Net Gain neighbourhood, Lockhouse Way is thoughtfully designed to leave nature in a better state than before – with more green spaces, cleaner air, and a healthier, more sustainable environment for you and your family to enjoy every day.

12.5 KM

of walkways & cycleways to explore

2 MINS WALK

from beautifully designed green spaces



Lockhouse Way

PERFECTLY PLACED





Homes eligible for First Home Scheme, Help to Buy and Green Mortgage.



25 MINS



cycle to Dublin City Centre

10 MINS WALK



from Clondalkin Fonthill train station

12 MINS



train ride to Heuston Station

D22



your new location in Dublin 22

12.5 KM

of walkways & cycleways to explore



3.5 KM

of canal side amenity



225 ACRES



of green spaces, parks and play space, equivalent to 126 football pitches



LOCATION

START HERE - GO ANYWHERE

Offering easy access to the M50, N7, and N4, Lockhouse Way is also a 12 minute train journey from Dublin's Heuston Station, offering effortless commuting from nearby Clondalkin Fonthill and Kishoge train stations.

There are several bus routes also, running from Clondalkin Fonthill to Lucan, as well as to the LUAS stop at Red Cow for travel to the city centre.

This easy access to public transport helps reduce traffic congestion, and improve air quality, enhancing residents' quality of life while benefiting the environment.

ON FOOT

2 MINS

Grand Canal Greenway

10 MINS

Clondalkin Fonthill Train Station & Bus Stop

25 MINS

The Mill Shopping Centre

PUBLIC TRANSPORT

12 MINS

Heuston Station by train

16 MINS

Red Cow Luas by bus

25 MINS

Connolly Station by train

BY CAR

8 MINS

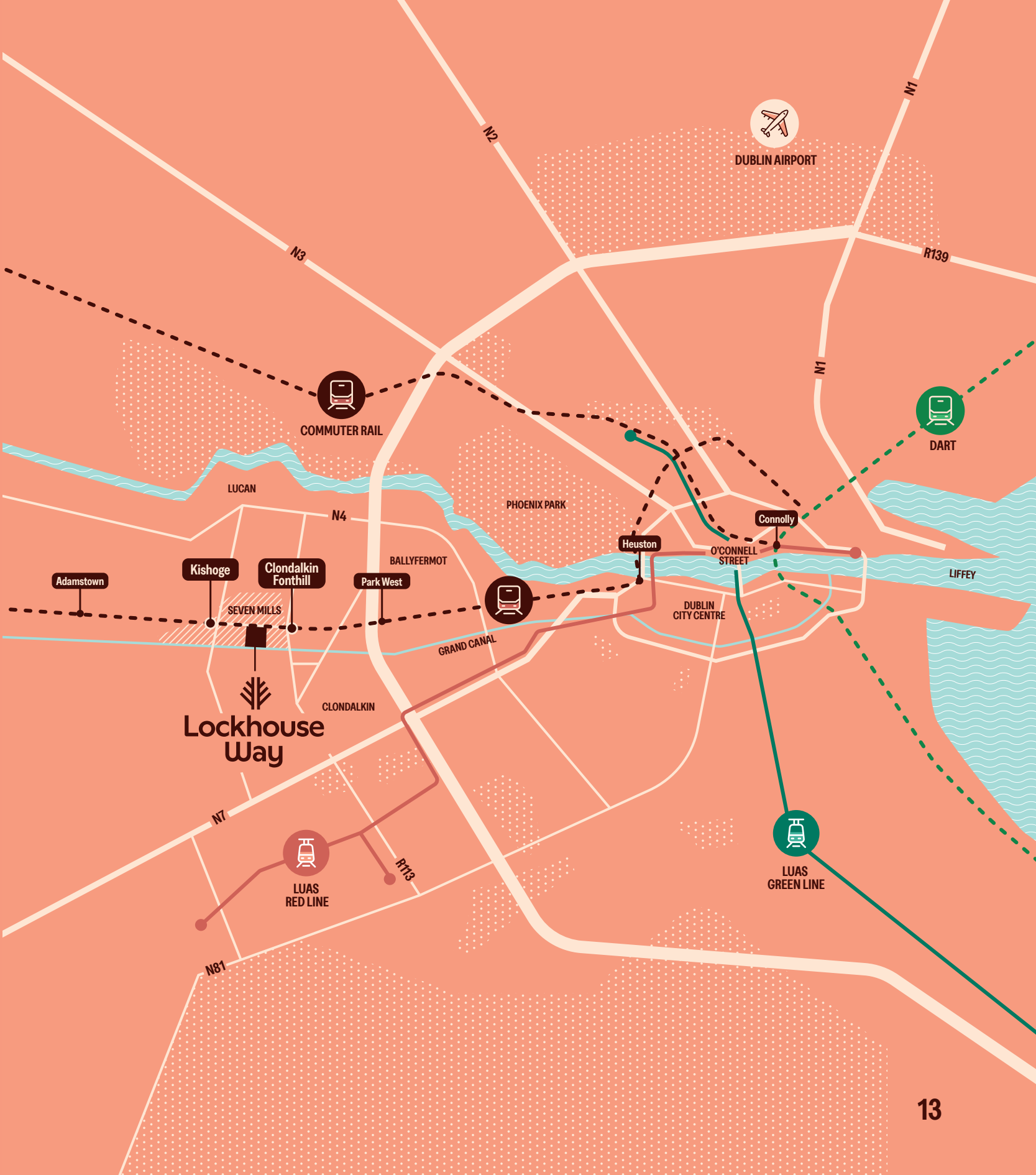
Liffey Valley Shopping Centre

20 MINS

Dublin City Centre

20 MINS

Dublin Airport



SO MUCH TO DO - SO NEARBY

Lockhouse Way is ideally located just minutes from Liffey Valley Shopping Centre and a selection of vibrant business parks, offering the perfect blend of everyday convenience and retail indulgence.

Exciting plans are underway for a diverse range of shops, restaurants, local businesses, and other amenities.

Among these is the recently opened Dash Café, sure to become your local favourite, along with the upcoming Fonthill Lodge Crèche.

Lockhouse Way is a place where connected living truly comes to life – making it easy to enjoy everything you need, right on your doorstep.

RESTAURANTS & CAFÉS

- 1 The Waterside
- 2 The 9th Lough
- 3 Pattaya
- 4 Quinlan's
- 5 East Village
- 6 The Treetop Restaurant
- 7 Gunpowder Bar & Grill
- 8 Elephant & Castle
- 9 Dash

SHOPPING

- 1 Dunnes Stores
- 2 Tesco Superstore
- 3 The Mill Shopping Centre
- 4 Liffey Valley Shopping Centre
- 5 Fonthill Retail Park
- 6 Clondalkin Village
- 7 Citywest Shopping Centre

PARKS & RECREATION

- 1 Grand Canal Walk
- 2 Collinstown Park
- 3 Ballyowen Park
- 4 Clondalkin Round Tower
- 5 Tully's Castle
- 6 Corkagh Park

CLUBS & GYMS

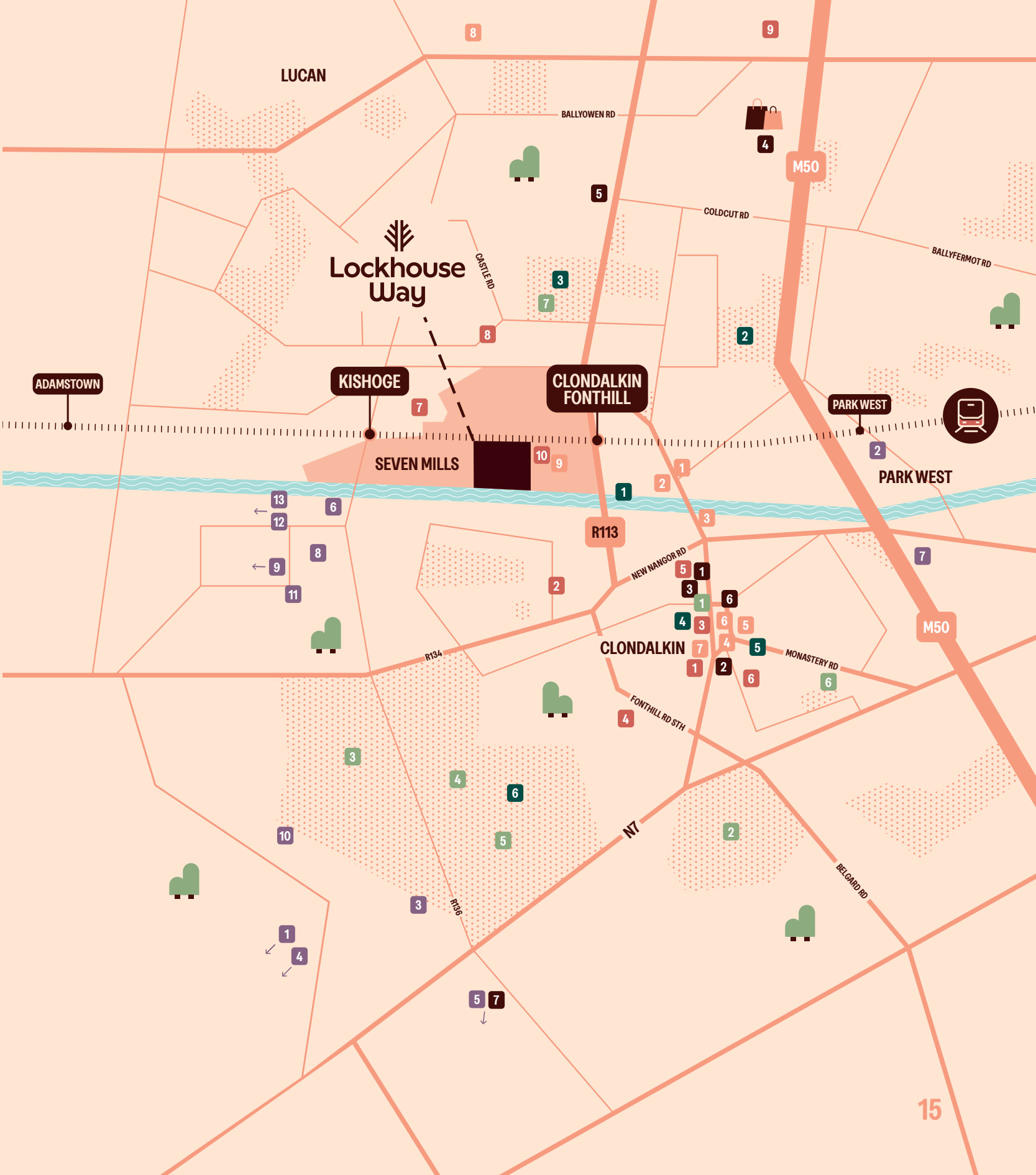
- 1 Anytime Fitness
- 2 Newlands Golf Club
- 3 Grange Castle Golf Club
- 4 National Baseball Facility
- 5 Adamstown Cricket Club
- 6 Round Tower GAA Club
- 7 South Dublin Football League

CRÈCHES & SCHOOLS

- 1 Moyle Park College
- 2 Talbot Senior National School
- 3 St John's National School
- 4 Sacred Heart National School
- 5 Coláiste Chillian
- 6 Coláiste Bríde
- 7 Kishoge Community College
- 8 Divine Mercy Junior & Senior Schools
- 9 The King's Hospital School
- 10 Fonthill Lodge Crèche

BUSINESSES & BUSINESS PARKS

- 1 Greenogue
- 2 Park West
- 3 Kingswood
- 4 Aerodrome
- 5 Citywest
- 6 Grange Castle
- 7 Western
- 8 Pfizer
- 9 Grifols
- 10 Google Data Center
- 11 Microsoft
- 12 EdgeConneX
- 13 Takeda



Lockhouse Way

ELIGIBLE FOR GOVERNMENT INITIATIVES

The purchase of your first home is an exciting time in anyone's life. Our aim is to make it as simple and stress free as possible. If you decide to buy a new home did you know there are government support schemes available to help you?

Visit [cairnhomes.com](https://www.cairnhomes.com) for more information.



This scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home.



Did you know you can get up to €30,000 towards your deposit?



A Green Mortgage offers lower interest rates to those who are buying a more energy efficient home.





THE HOMES



BEAUTIFULLY BUILT HOMES IN A NATURAL SETTING

At Lockhouse Way, every home showcases exceptional craftsmanship and thoughtful design, where beautiful exteriors meet a landscape of scenic canal side walks, lush parks, and tranquil cycleways.

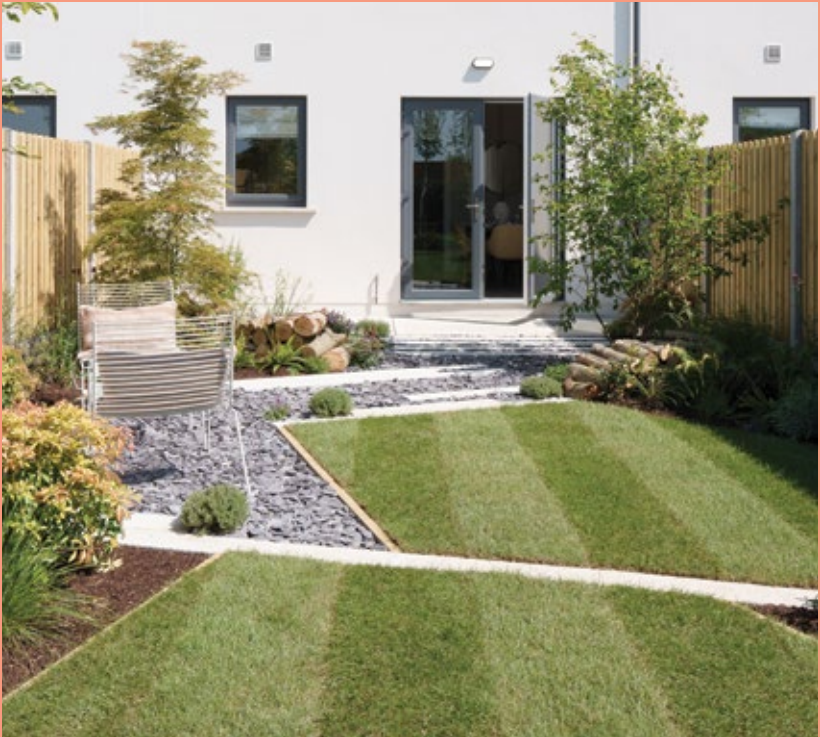
These homes feature high-quality brick and render finishes amongst a host of carefully considered details. Surrounded by nature yet built for contemporary living, Lockhouse Way offers a place where style, comfort, and natural beauty come together seamlessly.



A BETTER QUALITY OF LIFE AWAITS

Well-designed homes create a happier family life. The living rooms at Lockhouse Way are thoughtfully crafted to offer space for relaxation and family time. While the kitchen, at the heart of each home, features fully integrated appliances and a dedicated utility room for added functionality. A full-height door opens to a private garden or terrace, seamlessly extending your living space outdoors.

The bedrooms provide a peaceful retreat, complete with fitted wardrobes in each double bedroom for practical and stylish storage. Designed for comfort and ease, these homes are made for modern family living.



Lockhouse Way

ENERGY EFFICIENCY BUILT IN

Designed with both sustainability and comfort in mind, each home features an insulated, airtight structure with high-performance roof, wall, and floor insulation, along with internal pipe insulation to minimise heat loss.

Heat pump zone controls and top-tier specifications ensure a BER A2 rating, maximising energy efficiency. This means you'll enjoy lower utility costs while making a positive impact on the environment - living smarter and greener every day.



GOING THE DISTANCE TO KEEP IT GREEN

We are committed to building homes that put the environment first. That's why every home is Home Performance Index (HPI) registered- reflecting our dedication to measuring and reducing our environmental footprint.

Each home is designed to minimise running costs covering everything from energy efficiency to sustainable transport. We prioritise the health and well-being of our residents by enhancing natural light, optimising indoor air quality, improving acoustics, and creating a highly walkable neighbourhood.





CUSTOMER CARE PORTAL



Buying a new home is one of life's most exciting and rewarding milestones, and at Cairn, we're committed to making your journey from first viewing to settling in – and beyond – as seamless and enjoyable as possible. To support you every step of the way, our dedicated Customer Care Team is here to guide you through the entire process. But our commitment doesn't end when you move in. We've developed the Cairn Customer Care Portal — a unique digital platform designed to provide a comprehensive and convenient homeowner experience.

This user-friendly online portal gives you round-the-clock access to essential information about your new home, all conveniently stored in one

place. From operating manuals and appliance warranties to maintenance tips and helpful FAQs, it's designed to give you peace of mind and empower you to feel completely at home. To make things even easier, the portal includes step-by-step video guides to help you get the most out of your home's features, from using your heating system to troubleshooting common issues.

You'll also find a customer feedback survey where you can share your thoughts and help us continue to improve our service. And if you ever need to speak to someone directly, a list of useful contact numbers is just a click away.



The portal continues to support you long after move-in day. During your first year, you can log queries or service requests directly through the portal, which will be managed promptly by our experienced Customer Care team.

Beyond practical support, the portal also helps you feel connected to your new community. You'll receive updates on local events, neighbourhood news, and important announcements, so you're always in the loop.

At Cairn, we're proud to offer an experience that goes far beyond handing over the keys. With the Cairn Customer Care Portal, you're not just buying a home—you're gaining a smarter, more connected, and more supported way to live.



BUILT FOR GOOD



Built For Good

Since 2015, Cairn has been building a future for good for everyone. Cairn homes are built to exceed expectations. Every home we build is A-rated, energy efficient and set in prime locations, with world-class design, planning and innovation central to every development.

Community is central to everything we do.

That spirit is woven throughout Cairn, from our unique aftercare services to the outstanding architecture, design and landscaping of our developments, through to sustainability, partnerships, biodiversity and decarbonisation initiatives and more.



BEYOND BRICKS & MORTAR

Community building and home building are one and the same for Cairn. We've always known the importance of growing sustainable communities where everyone can thrive. Over 20,000 people live in more than 8,000 Cairn homes across Ireland, surrounded by over 40,000 trees we've planted. In 2024, we became title sponsor of the Cairn Community Games, the historic Irish institution that has been a source of community for generations.

Our 'We're All In' sponsorship is a call to young people to become the best version of themselves, however they show up. This support runs across youth sports, as well as in the arts, music and culture activities. The ambition is to maximise opportunities for children to take part, bringing the thriving volunteer squad with them in community creation for generations to come.



CAIRN

Built For Good



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Seven — — Mills

Disclaimer

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