



Limebrook

NAVAN



Naturally
Connected.



Limebrook

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Limebrook isn't just a place to live, it's a place to belong. It's a thoughtfully planned neighbourhood of modern 2, 3 and 4-bedroom homes designed around everyday life. Set within generous green surroundings, Limebrook brings comfort, space and convenience together in a setting that feels calm, connected and easy to call home.





Designed for everyday life

Limebrook is designed around connection in every sense.

This is connection to the surrounding landscape, to the rhythm of everyday life and to a growing community that feels welcoming from the start.

It's also a place that keeps you well connected beyond your doorstep with Navan close by for daily essentials and Dublin within easy reach when the city calls. Here, connection isn't just about where you live, it's about how you live.



The locale

Navan, a town steeped in heritage, blends small-town charm with the ease of modern convenience, with a wide range of amenities just moments from Limebrook.

From cosy tearooms and local family-run butchers to boutique shops, high street brands and popular supermarkets, everything you need is close at hand. A vibrant mix of cafés, restaurants and cultural spaces, including the Solstice Arts Centre, sits alongside a growing wellness scene, creating a town that feels both lively and welcoming.





Close to everything that matters

Navan sits at the heart of Ireland's Ancient East, a region shaped by thousands of years of history and legend. From the nearby Hill of Tara to the ancient landscapes of the Boyne Valley, this part of County Meath has long been a place where stories begin and communities take root.

Just 1km from Navan town centre, Limebrook puts daily essentials within easy reach. Shops, cafés, schools and services are all close by making everyday routines simpler and more enjoyable.



Education

1. Gaelscoil Éanna
2. Beaufort College
3. St Josephs Mercy Secondary School
4. Navan Educate Together National School
5. Ard Rí Community National School
6. Loreto Secondary School
7. Scoil Chlasaiceach Phádraig Naofa



Bars & restaurants

8. The Seven Arches Bar & Restaurant
9. Camile Thai
10. Ryan's Bar
11. Crave
12. Luvida
13. Pimientos Café
14. The Gate Restaurant
15. Fifty50
16. Room8
17. Crystal Cafe
18. The Central Bar & Restaurant
19. Newgrange Hotel
20. Ardboyne Hotel



Recreation

21. Solstice Arts Centre
22. The Arc Cinema
23. Blackwater Park
24. Boyne Ramparts Walk
25. Hill of Tara
26. Boyne Valley to Lakelands County Greenway



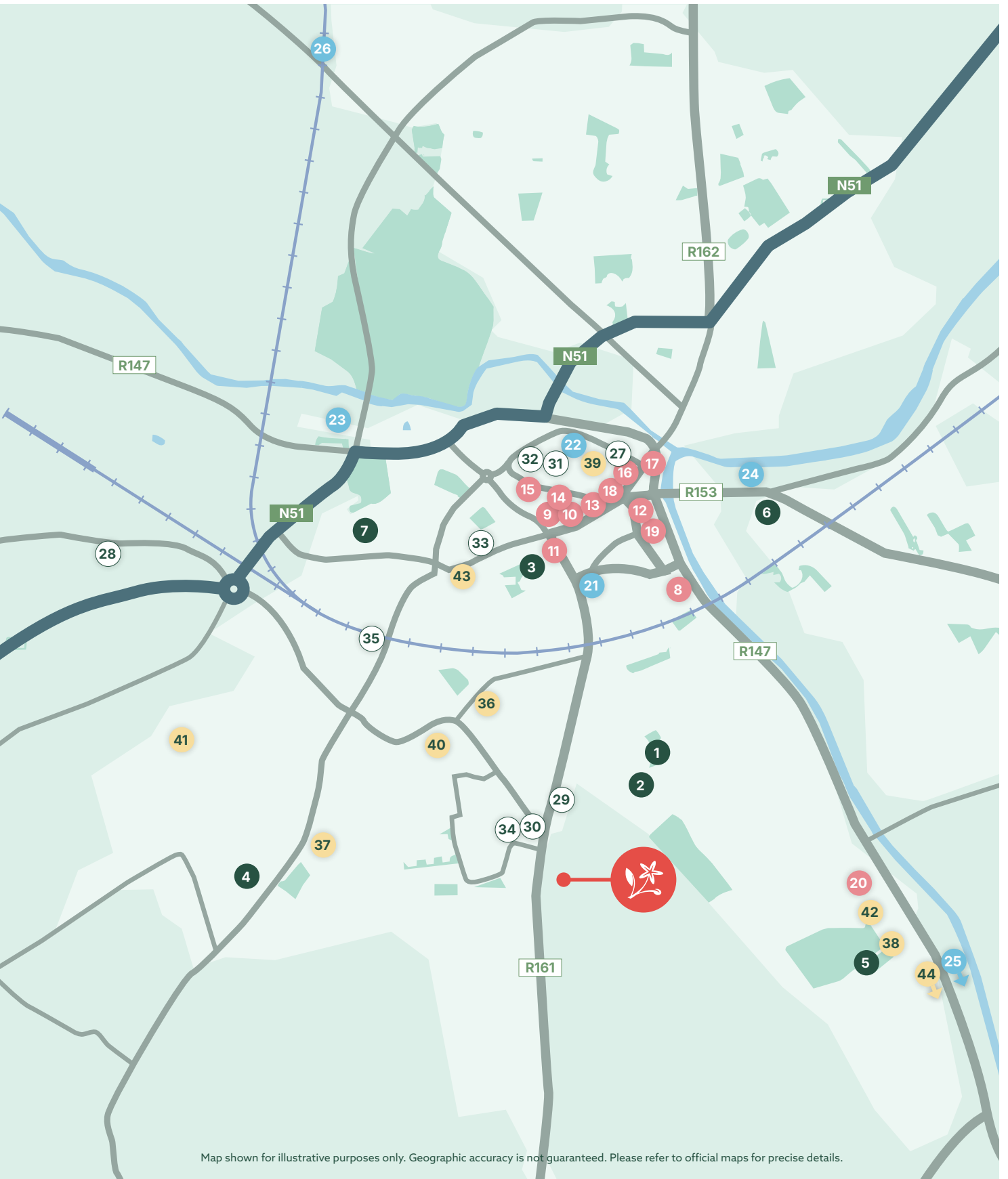
Shopping

27. Navan Town Centre
28. Navan Retail Park
29. Lidl
30. Beechmount Shopping Centre
31. Marks & Spencer
32. Tesco Superstore
33. ALDI
34. Bird's SuperValu
35. Centra Commons Rd



Sports & fitness

36. Navan Pitch & Putt Club
37. Claremont Stadium
38. Navan Tennis Club
39. Snap Fitness
40. BtFitness
41. 121 Fitness
42. Navan Rugby Football Club
43. Navan O'Mahonys GAA Club
44. Royal Tara Golf Club



Map shown for illustrative purposes only. Geographic accuracy is not guaranteed. Please refer to official maps for precise details.





Well connected. Wonderfully convenient.

Limebrook offers the perfect balance of connection and convenience, with excellent access to the N51 and M3 making commuting and travel easy. At the same time, everything you need for everyday living is close at hand.

By Foot

- 5 mins | Nearest bus stop
- 5 mins | Lidl
- 5 mins | SuperValu

By Bike

- 2 mins | SuperValu
- 8 mins | Navan Town Centre
- 8 mins | Navan Retail Park

By Car

- 5 mins | Navan Retail Park
- 5 mins | N51
- 7 mins | M3
- 8 mins | Navan Town Centre

By Bus

- NV1** | The local Navan bus route.
Runs every 30 minutes
Monday to Saturday and every
60 minutes on Sunday.
- 190** | The 190 runs between
Drogheda and Athlone
every 60 minutes.

Please note all times provided are approximate.

Everything you need,
right where you want it





Life, naturally connected



Limebrook has been carefully planned to foster a strong sense of community



Walking distance to Lidl, Circle K and Beechmount Shopping Centre

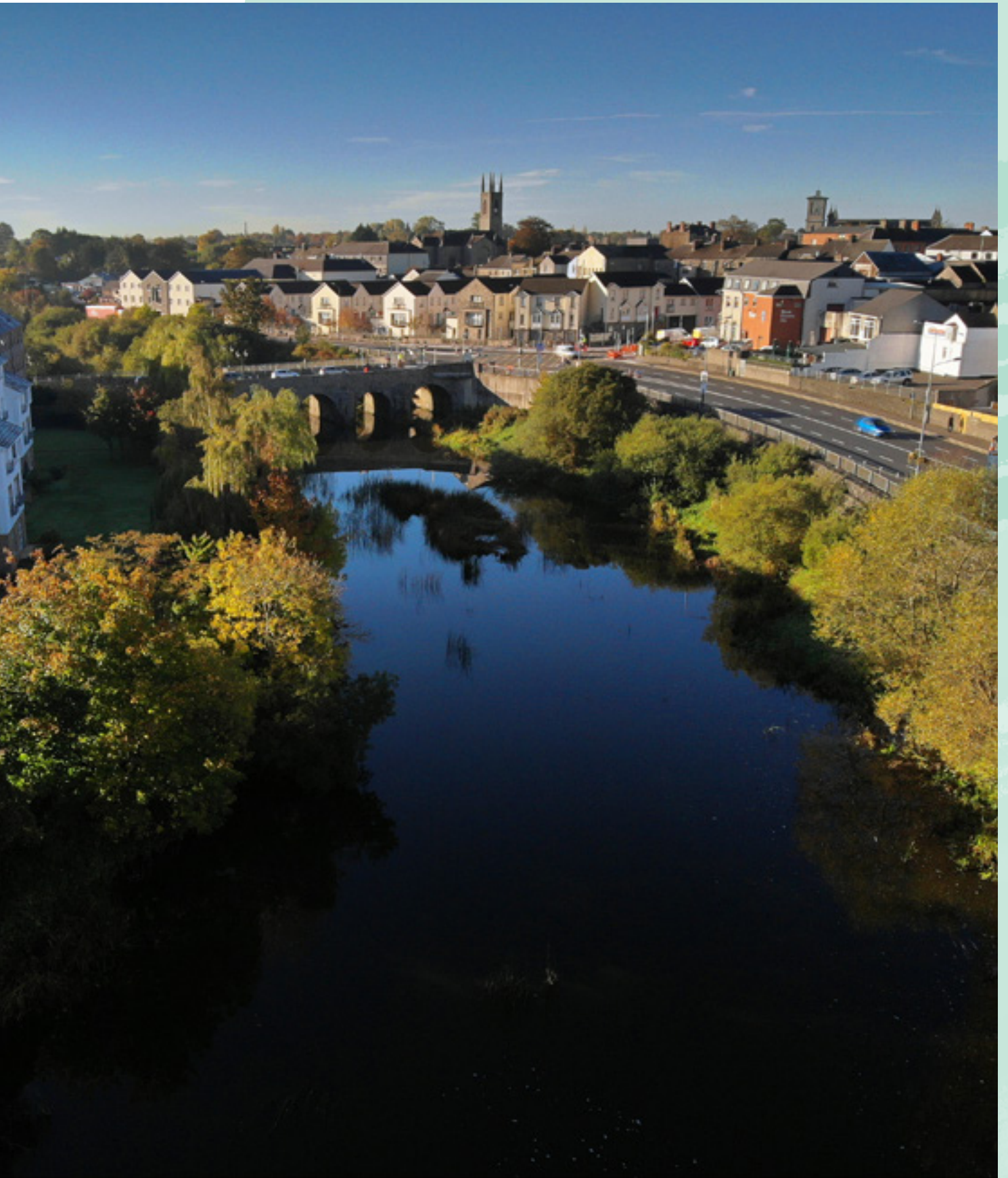


Contemporary, energy-efficient houses designed for modern living



Native planting, retained hedgerows and thoughtfully designed pathways soften the streetscape





Rooted in the landscape

The name Limebrook draws inspiration from the land itself and the historic lime kilns that once shaped the landscape here. Paired with the gentle presence of a nearby stream, Limebrook reflects a connection to place that feels authentic, grounded and quietly meaningful. The character of the locale is fully embraced to help inform the new chapter that is Limebrook.









Space to slow down

Green space is central to life at Limebrook, woven throughout to create pockets for relaxation, play and connection.

Native planting, retained hedgerows and thoughtfully designed pathways soften the streetscape, while shared outdoor areas invite everything from casual chats to community moments. Here, nature is part of everyday life.

Existing hedgerows, tree belts, and mature boundaries retained wherever feasible to provide instant character. New treelined streets, pocket woodlands, native planting, and meadow areas create a lush, biodiverse environment.

Government grant eligible

Buying your first 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. If you decide to buy a new home did you know there are government support schemes that may be available to help you?

Owning your first home is within reach and we're here to help you every step of the way.



First Home Scheme

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



Help to Buy

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



Green Mortgages

A Green Mortgage offers lower interest rates when buying a more energy efficient home.

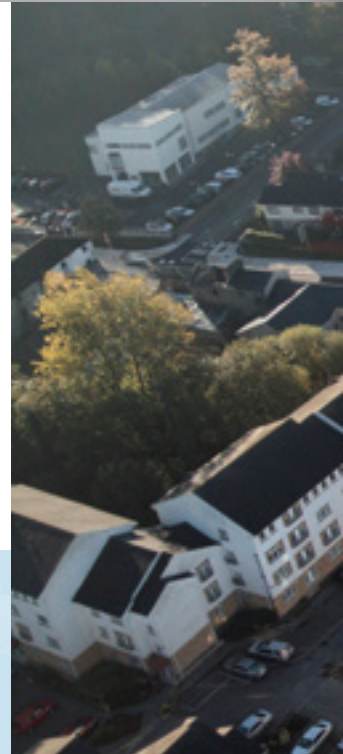




A neighbourhood with heart

Limebrook has been carefully planned to foster a strong sense of community. From the layout of the streets to the positioning of green spaces, every detail encourages connection while respecting privacy.

This thoughtful mix of homes supports a diverse neighbourhood, creating a place that feels balanced, welcoming and built to last.









Built for real life

Homes at Limebrook are designed around how people actually live today. They are bright, efficient and comfortable with layouts that flex as life changes.

These are contemporary, energy-efficient houses designed for modern living, and the mix of 2, 3 and 4 bedroom homes are built to suit every stage of life. Here is a calm and welcoming environment that feels established right from day one.

















Designed for tomorrow

Limebrook homes are built with sustainability at their core.

Energy-efficient construction, modern building methods and thoughtful design choices help reduce environmental impact while lowering running costs.

These energy-efficient homes are designed for comfort and performance, while reducing your energy bills through their smart design. A truly future-focused approach has been taken in the design and build of Limebrook homes.





Site plan



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 and the final number and location may vary. Cairn 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.

2 Bedroom Homes

K1

Mid Terrace

86.2 Sq M / 928 Sq Ft

3 Bedroom Homes

F1

Mid Terrace

105.8 Sq M / 1139 Sq Ft

F2S

End Terrace Side entry

106.5 Sq M / 1146 Sq Ft

F2

End Terrace

105 Sq M / 1130 Sq Ft

F3S

Semi Detached Side entry

106.5 Sq M / 1146 Sq Ft

F3

Semi Detached

105 Sq M / 1130 Sq Ft

C3

Semi Detached

114.1 Sq M / 1228 Sq Ft

4 Bedroom Homes

J3

Semi Detached

128.7 Sq M / 1385 Sq Ft

J3S

Semi Detached Side entry

130.3 Sq M / 1402 Sq Ft

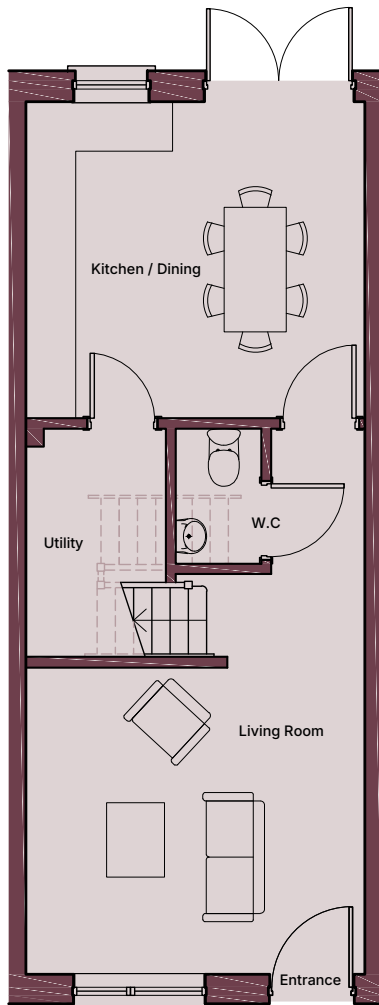


2 Bedroom Houses

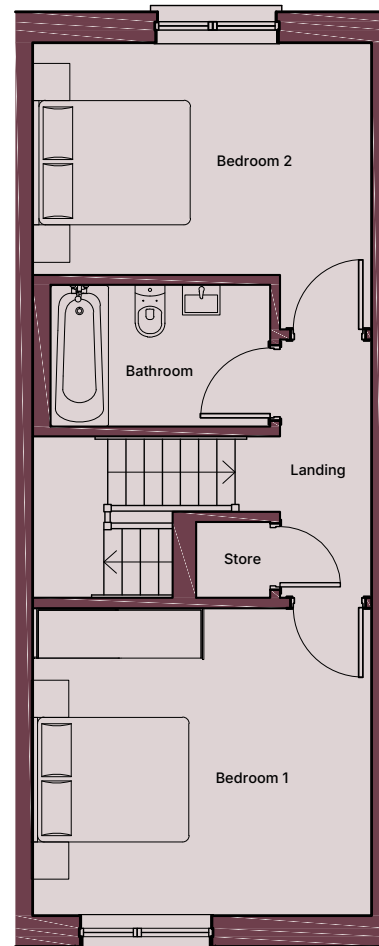
— K1 —

Mid Terrace

86.2 Sq M / 928 Sq Ft



Ground floor



First floor

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 Houses

F1

F2

F3

Mid Terrace

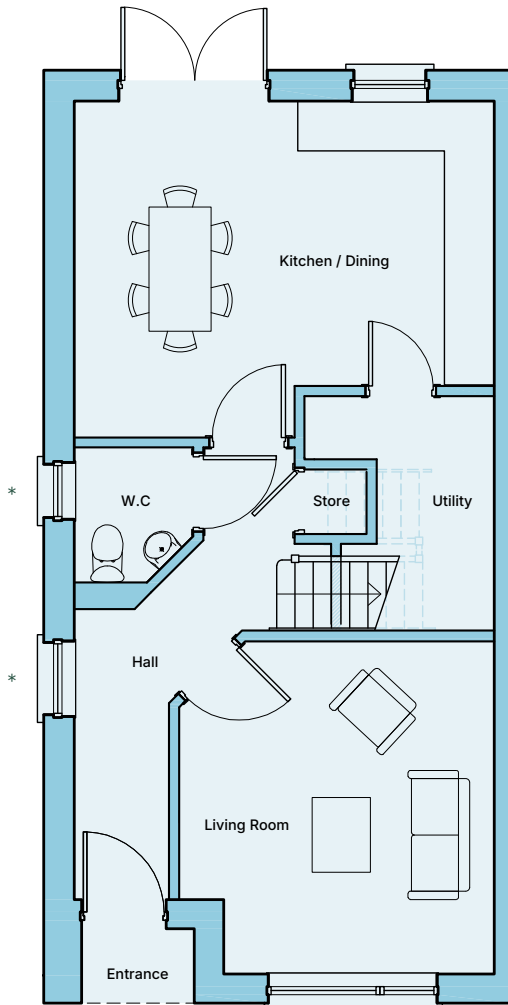
105.8 Sq M / 1129 Sq Ft

End Terrace

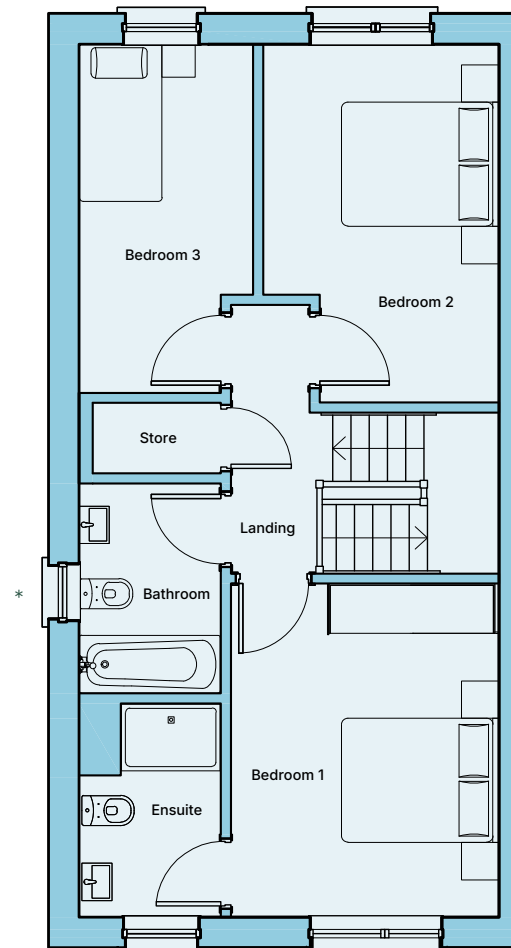
105 Sq M / 1130 Sq Ft

Semi Detached

105 Sq M / 1130 Sq Ft



First floor



Ground floor

*Windows in End Terrace and Semi Detached Houses

3 Bedroom Houses

— F2S —

— F3S —

End Terrace

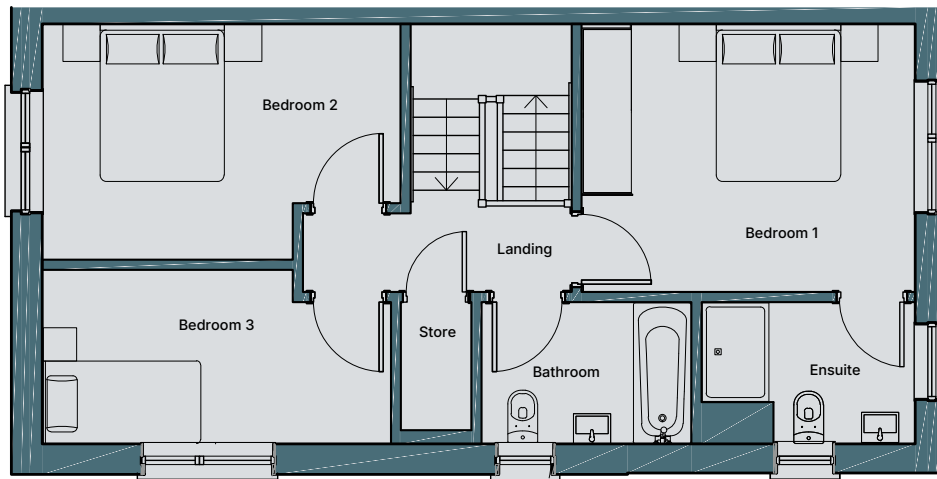
Side entry

106.5 Sq M /1146 Sq Ft

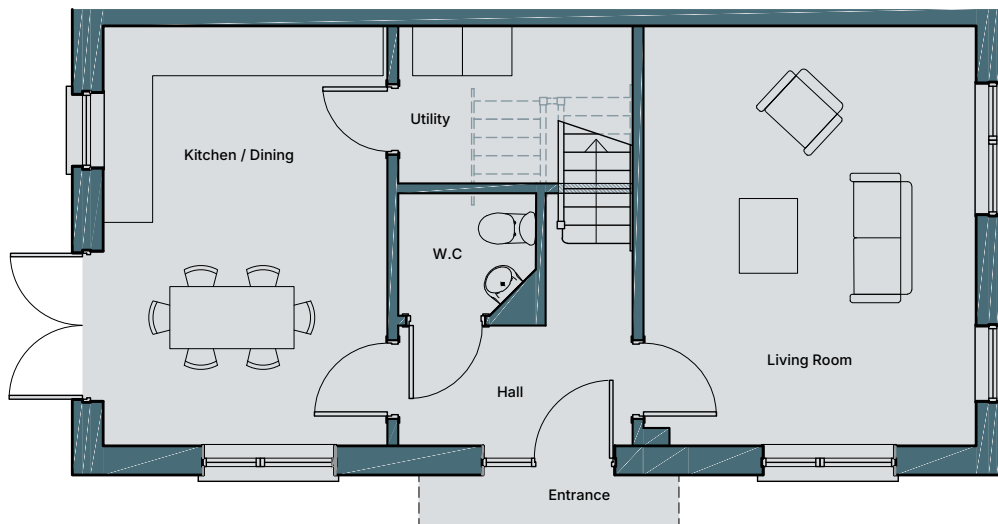
Semi Detached

Side entry

106.5 Sq M /1146 Sq Ft



First floor



Ground floor

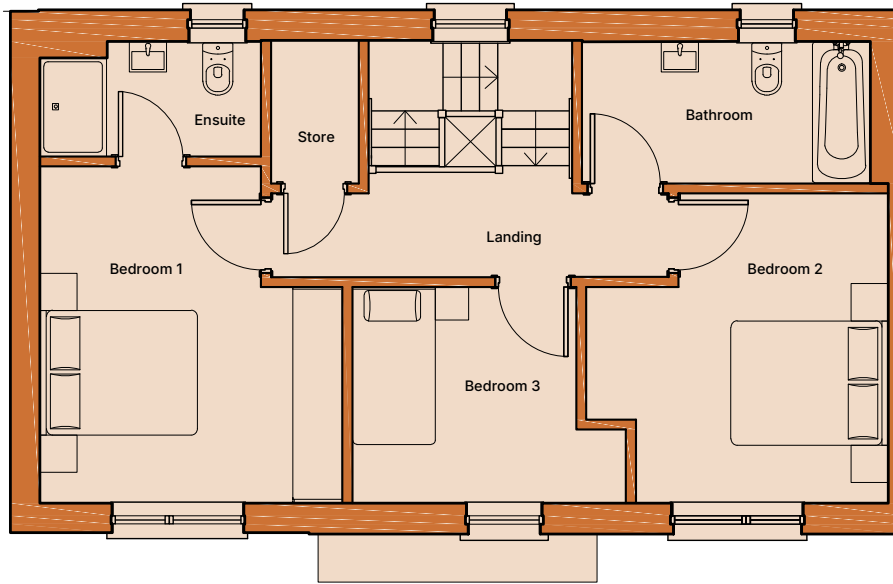
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3 Bedroom Houses

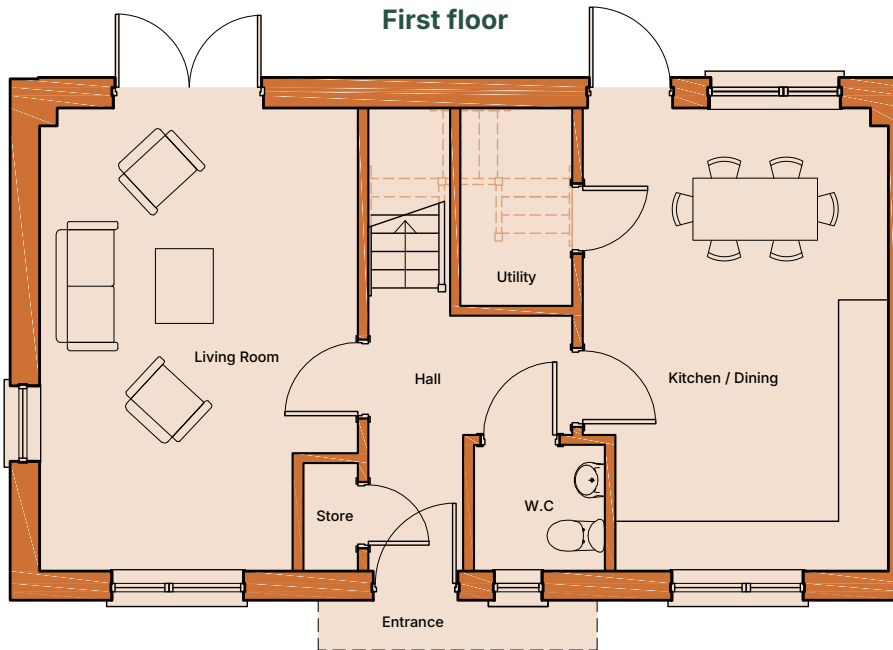
— C3 —

Semi Detached

114.1 Sq M /1228 Sq Ft



First floor



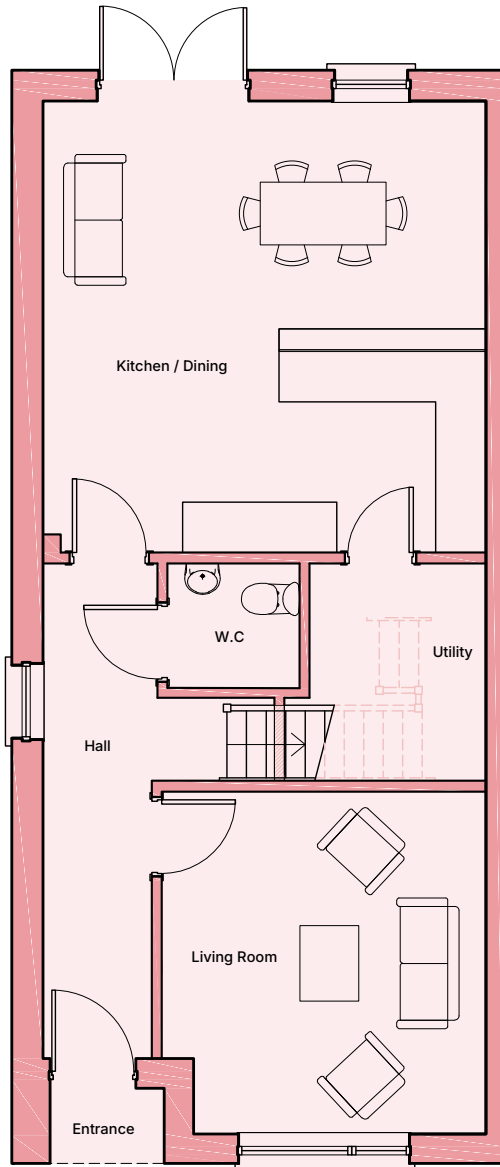
Ground floor

4 Bedroom Houses

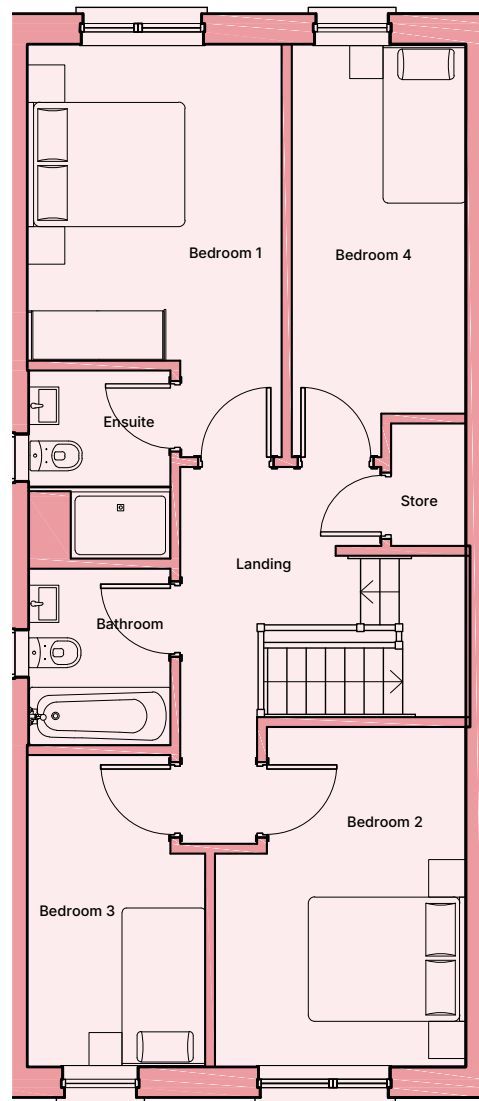
— J3 —

Semi Detached

128.7 Sq M /1385 Sq Ft



Ground floor



First floor

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.

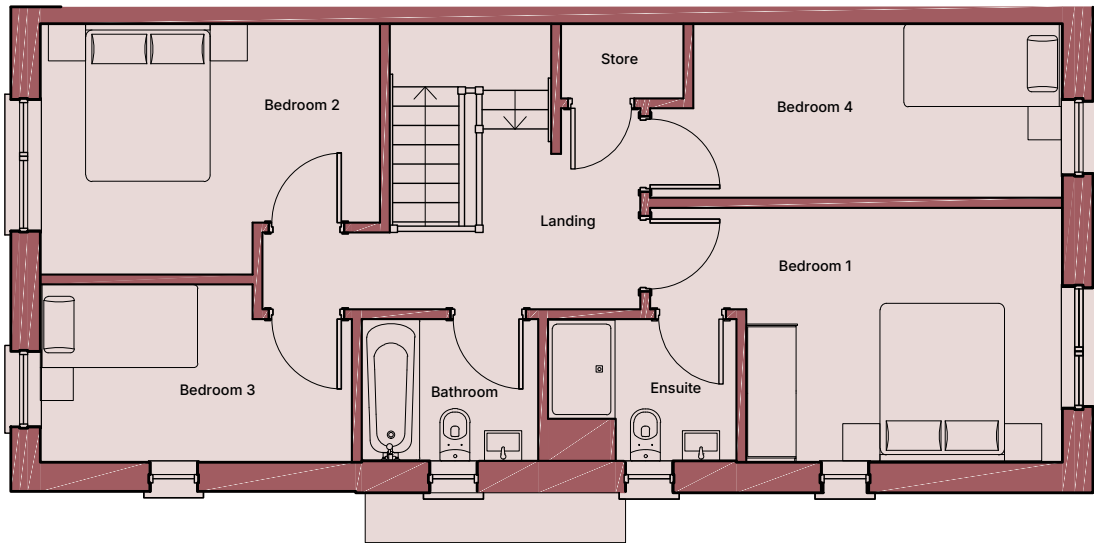
4 Bedroom Houses

J3S

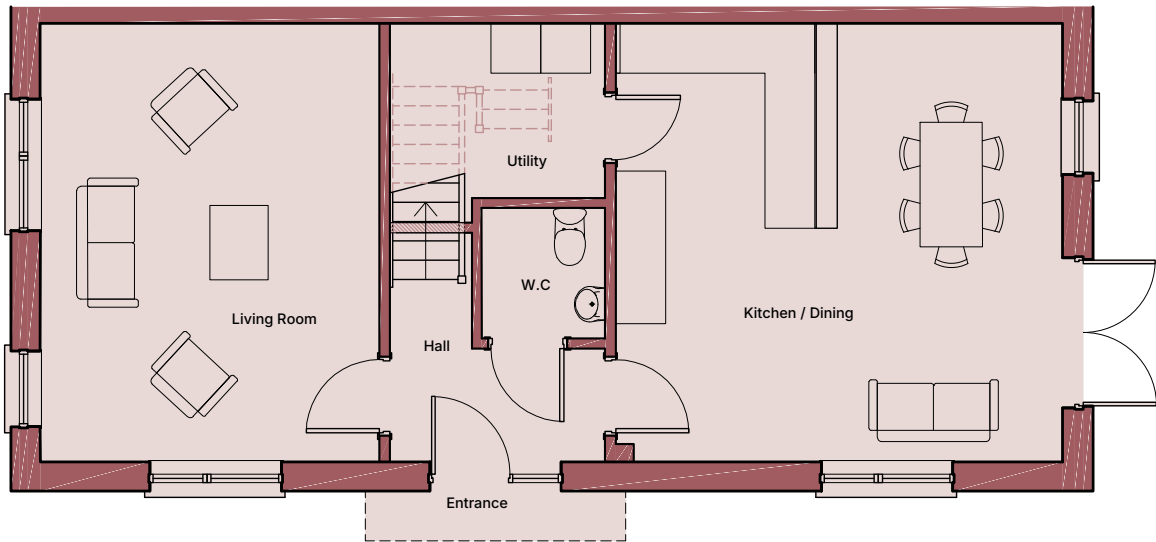
Semi Detached

Side entry

130.3 Sq M /1402 Sq Ft



First floor



Ground floor

Features & specs

External features

- High quality brick and render facades.
- UPVC high- performance double-glazed windows.
- Engineered timber front door with double lock system.
- External tap provided to rear of all houses.
- Large patio doors to private rear garden.
- Side passage gate (where applicable).
- Paved front driveways to accommodate parking (where applicable).
- Seeded rear gardens with specimen tree and dividing fence.

Security & 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.
- Provision for wireless alarm.

Energy efficiency

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

Media & communications

- Wired for high-speed broadband.
- TV data point in living area.
- Main infrastructure installed to accommodate Siro and Virgin Media.

Electrical

- Generous provision of lighting and power points.
- Future proofing for electric car charging point to on and off-curtilage car parking spaces.*
- External weatherproof power point to rear garden.

Bathroom & ensuites

- Tiling to floors and wet areas with feature tile in shower/bath.
- High quality sanitaryware.
- Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen.
- Bathrooms have bath/ shower mixer and sliding rail kit and bath screen.
- Heated towel rails.

* Changes to off curtilage car parking spaces managed by the Management Company.

Interior finishes

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

Kitchen & utility rooms

- Superb contemporary designed kitchens with laminate worktops, integrated doors and space allocated for appliances.
- Each home includes an extractor fan as standard.
- Stainless steel sink and chrome mixer tap.
- Separate utility with fitted countertop and space allocated for washing machine & dryer.

Heating

- Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- Pressurised hot & cold water.

Wardrobe & storage

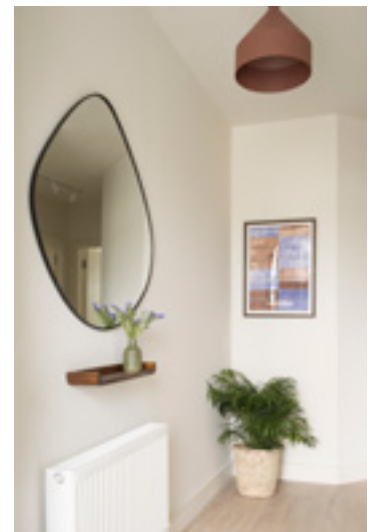
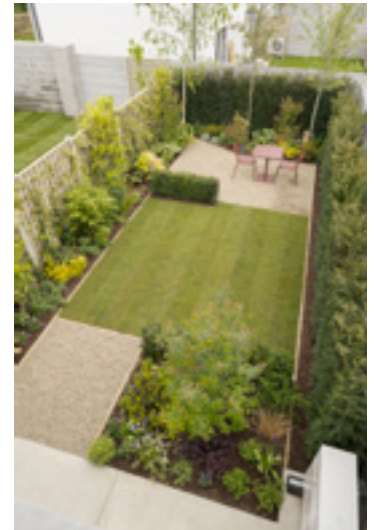
- Fitted wardrobe to principal bedroom

Management company

- All homeowners will automatically become a member of the management company.

Warranty cover under Homebond

- 10 year structural/ latent defects insurance.
- 5 year mechanical and electrical inherent defects insurance.

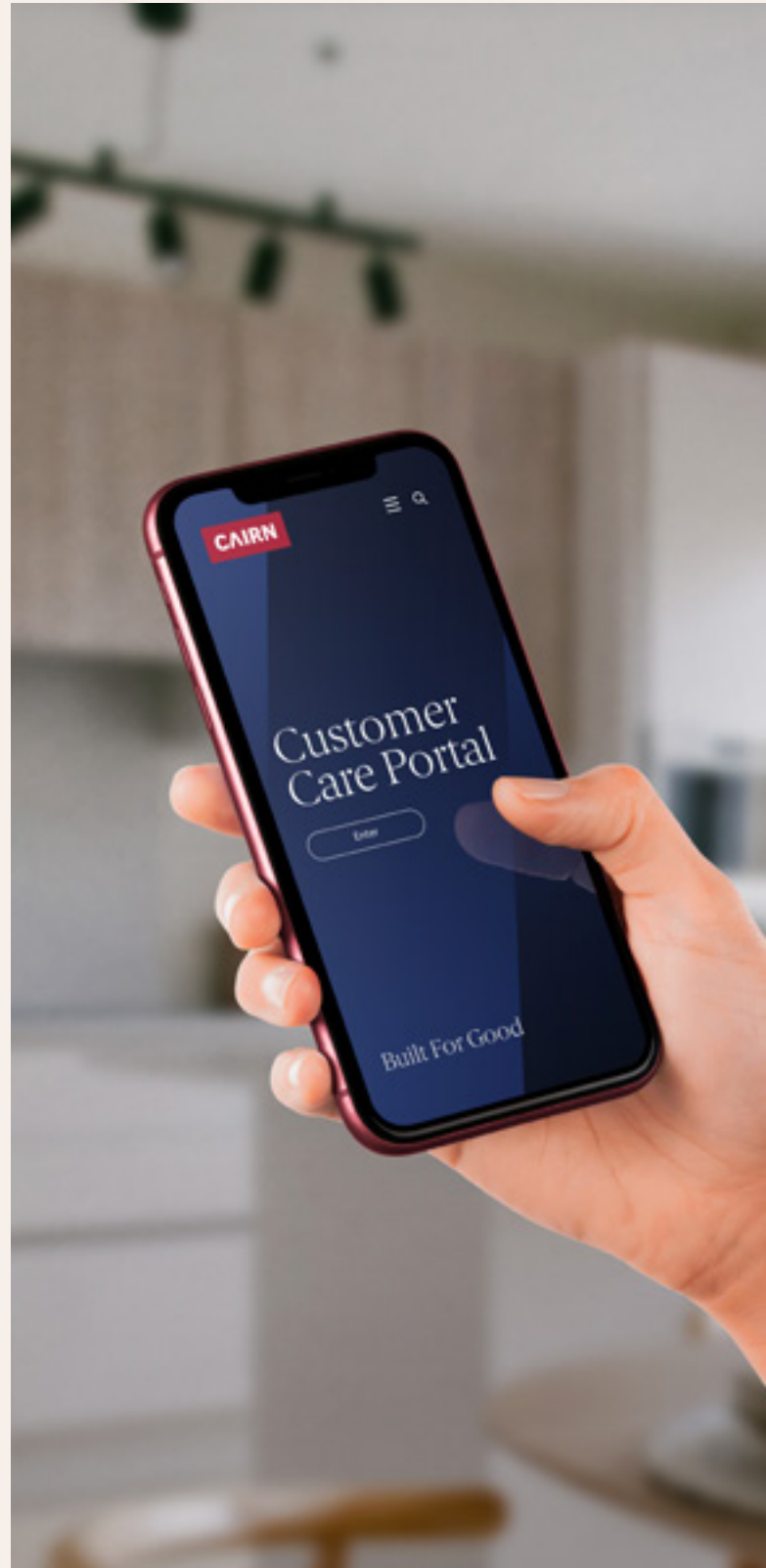


Customer care portal

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 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.

CAIRN

Built For Good

Built for good.

Community is central to everything we do.

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.

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 and 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 30,000 people live in a Cairn home, surrounded by over 100,000 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

T&J
Gavigan

046 902 3232

PSRA Number: 001249



01 631 8402

PSRA Number: 001651

Disclaimer

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