COMHAIRLE CONTAE CHILL DARA
Kildare County Council

LDA
Ghníomhaireacht Forbartha Talún
Land Development Agency

Rialtas na hÉireann
Government of Ireland

AFFORDABLE HOUSING SCHEME AT BARRACKSFIELD WEST, NAAS, CO. KILDARE
KILDARE COUNTY COUNCIL IN PARTNERSHIP WITH
THE LAND DEVELOPMENT AGENCY

12 No 1-bed apartments, 12 No 2-bed duplexes and 42 No 3-bed terraced houses are being made available for sale by Kildare County Council under affordable dwelling purchase arrangements in accordance with the Affordable Housing Act 2021 and associated Regulations. The properties will generally be available only for First-Time Buyers who do not own a home (although a small number of exceptions apply).

Property Type	Number of Properties	Size (Sq. M)	Typical Gross Household Income Limit* (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value
1 Bed Apartment	12	49.1	€68,400	€243,477	23.91%
2 Bed Duplex	12	96.4	€82,294	€292,933	23.91%
3 Bed Terrace House	24	101	€102,600	€365,216	23.91%
3 Bed End of Terrace House	14	101	€105,806	€376,629	23.91%
3 Bed Side Entry House	4	103.4	€105,806	€376,629	23.91%

*Income to be assessed by the Council.

Please note these units will be subject to the following provisional annual management fees for 2026. The houses range from approximately €474.27 - €485.20. The 1 bed apartments are estimated at €706.67. The 2 bed duplexes are estimated at €1,387.29. These fees are reviewed annually.

The purchasers will enter into an affordable dwelling purchase arrangement with Kildare County Council. Under this arrangement the Council will take a percentage equity share in the dwelling equal to the difference between the market value of the dwelling and the price paid by the purchaser, expressed as a percentage of the market value of the dwelling. The Council may not seek realisation of its affordable dwelling equity for a 40-year period (other than for breach of the agreement). However, the purchaser may choose to redeem or buy out the affordable dwelling equity at any time by means of one or a series of payments to the Council. Eligible applicants will be prioritised based on Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements.

To be eligible to apply for the Scheme applicants must satisfy the following criteria:

- Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle. Income Limits as set out above.
- Each person included in the application must have the right to reside indefinitely in the State.
- The affordable home must be the household's normal place of residence.
- Applicants purchasing power must not exceed 95% of the market value of the property.

It is recommended applicants have mortgage approval in principle prior to applying for this Scheme. You are required to have mortgage approval at the time of the assessment of your application. If you have not yet applied for mortgage approval in principal or the LAHL please commence this process now. The lender must enter into a Priority Agreement with the Local Authority.

In accordance with Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements the following will apply:

In relation to 70% of the dwellings, date and time of application will be a ranking mechanism on which eligible applications will be prioritised. This means that eligible applications received first will be given priority.

In respect of the balance of 30% of the dwellings, priority to be given to eligible applicants based on any person making the application being or having been resident in the current administrative area of Kildare County Council for a minimum period of 5 years preceding the time of application.

Applications will be accepted via an online application portal which will go live on **Wednesday, 26 November 2025 at 10:00 a.m.**

Applications may be made between **10:00 a.m. on Wednesday, 26 November 2025 and 12 noon on Wednesday, 17 December 2025.**

Further information on this scheme, including Kildare County Council's Scheme of Priority for Affordable Dwelling Purchase Arrangements, the link to the online application form, support documentation and how to make an application, are available from https://kildarecoco.ie/AllServices/Housing/AffordableHousing/

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