Comhairle Contae Chill Dara
Kildare County Council

AFFORDABLE HOUSING SCHEME
AT GRATTAN PARK, SHACKLETON ROAD, CELBRIDGE

8 No 2-bed mid terrace houses and 4 No 3-bed end terrace 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 houses 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	Typical Gross Household Income Limit* (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value	MARKET VALUE
3 Bed End-Terrace	2	€111,150	€356,400	31%	€520,000
3 Bed End-Terrace, larger corner garden	2	€112,219	€357,400	31%	€525,000
2 Bed Mid-Terrace	8	€96,188	€327,400	27%	€450,000

*Income to be assessed by the Council.

The purchasers will enter 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:

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

The following documentation must be included with the application otherwise the application will be deemed invalid:

1. Photo ID.
2. Proof of Right to Reside in Ireland.
3. Proof of income.
4. Proof of address dated within the last 3 months.
5. Financial statements dated within 2 weeks of the application submission.
6. Proof of 30% eligibility (where applicable).

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.

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.

Applications will be accepted via an online application portal which will go live on **Tuesday, 6 January 2026.**

Applications can be made from **11:00 a.m. on Tuesday, 6 January 2026 to 12:00 p.m. on Wednesday, 28 January 2026.**

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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