



**AFFORDABLE HOUSING SCHEME AT  
HEREFORD PARK, LEIXLIP, CO. KILDARE.**

4 No. 2-bed and 12. No. 3 bed Terrace Houses at Hereford Park, Leixlip 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
3 Bedroom Mid Terraced House	10	€105,806	€343,000	31%
3 Bedroom End of Terrace House	2	€106,875	€355,000	29%
2 Bedroom Mid Terraced House	2	€95,118	€310,000	31%
2 Bedroom End of Terrace House	2	€96,187	€320,000	29%

\*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 realization 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 prioritized 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.

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 prioritized. 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 **Tuesday, 4 March 2025 at 9:00 a.m.**

Applications may be made between **9:00 a.m. on Tuesday, 4 March 2025 and 5:30 p.m. on Thursday, 27 March 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/>



**KILDARE COUNTY COUNCIL**

Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91X77F.

Telephone: 045-980200 • Emergency Number  
(Outside Office Hours) 1800 500 444

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