

Affordable Housing at Castle Place, Newcastle West, Limerick

Limerick City and County Council



7 no. 3 Bedroom Houses and 3 no. 4 Bedroom Houses at Castle Place, Newcastle West, Co. Limerick are being made available for sale by Limerick City and County Council under affordable dwelling purchase arrangements under the Affordable Housing Act 2021 and associated Regulations. Affordable units at Castle Place, Newcastle West, Co. Limerick will be available for first-time buyers and fresh start applicants who do not own a home (although a small number of exceptions apply).

Property Type	Typical Gross Household Income Limit*	Minimum Sale Price	Equivalent Market Value	Approximate % Reduction from Market Value
4 Bedroom Semi Detached	€81,301	€361,337	€435,000	16.9%
3 Bedroom End Terrace	€67,520	€300,087	€355,000	15.5%
3 Bedroom Mid Terrace	€66,395	€295,087	€340,000	13.2%

*Income to be assessed by Limerick City & County Council

The purchasers will enter an affordable dwelling purchase arrangement with Limerick City and County Council. Under this arrangement Limerick City and County 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. Limerick City and County Council may not seek realisation of its affordable dwelling equity for a 40-year period (although a small number of exceptions apply). 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 Limerick City & County Council. Eligible applicants will be prioritised based on the Limerick City and County Council Scheme of Priority.

Further information on this scheme, including the Scheme of Priority and How to make an Application, will be available on from <https://www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme> in advance of 19th December 2025.

Applications may be made between:

12:00 noon on Friday 19th December 2025 and 12:00 noon on Friday 13th February 2026.

In relation to 100% of the dwellings, as per the Limerick City and County Council Scheme of Priority, date and time of application will be one of the criteria on which eligible applications will be prioritised under Limerick City & County Council's Scheme of Priority. This means that eligible applications received first will be given priority.