

Woodfield Manor, Newcastle West, Co. Limerick



Affordable Housing Scheme

Last updated on 1st February 2024



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Woodfield Manor Affordable Housing Scheme

Limerick City and County Council in partnership with DC Manor Ltd. and the Department of Housing, Local Government and Heritage is delighted to launch an Affordable Housing Scheme at Woodfield Manor, Newcastle West, Co. Limerick.

Nestled in the picturesque landscapes of Newcastle West, this Affordable Housing Scheme at Woodfield Manor is a superb new development of A rated family homes. The development includes a selection of 3 bedroom affordable houses which will be completed to a high quality standard both internally and externally.



Situated on the banks of the Arra River, Newcastle West is a historical town which has become a thriving town centre with a wide range of facilities and services.

The town is located on the N21 Limerick-Tralee road and is approximately 40 minutes drive from Limerick City and an hour from Killarney. The locality has a strong business and enterprise culture and is home to companies such as Filtertek, Sysco and Ballygowan. A wide range of smaller enterprises such as bars, restaurants, cafes, supermarkets and specialty shops also provide employment and services within the town and to the wider community. Over the past 20 years, Newcastle West has also steadily built a reputation for fashion and style and is now a destination town for fashionistas.

As well as its culture of business and enterprise, Newcastle West also has a strong education hub with four national schools, including a Gaelscoil, and two second level schools. The town has transport links to the University of Limerick, Mary Immaculate College, TUS Limerick and MTU Tralee.

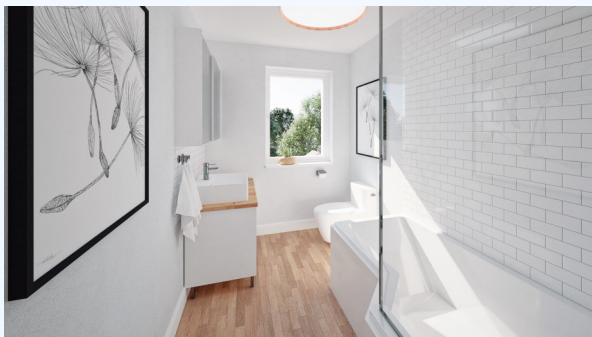
Sport plays a big part in the life of Newcastle West and the town has a world class Regional Athletics Hub in addition to sports facilities for GAA, soccer and rugby. It is also home to several cycling clubs, an athletics club, tennis club, pool and several gyms. Newcastle West is also an entry point to the Limerick Greenway, a redeveloped off-road cycling and walking route which links the West Limerick landscape with bustling towns and villages and some of the country's most historic sites.



Woodfield Manor Affordable Homes

The Affordable Housing Scheme of 42 affordable homes at Woodfield Manor is to be delivered in two phases. Phase 1 opened for applications in October 2023 and Phase 2 will open for applications at 12:00 on Monday 19th February 2024. The homes are large, beautifully designed, finished to the highest standard and will come with a 10 year structural warranty guarantee. The development incorporates the latest features, fittings, and technology to ensure a highly desirable home, with many attractive features suited to modern living.

All of the homes in this development are A rated energy efficient homes with high standards of insulation and air tightness throughout.



Woodfield Manor Affordable Homes

Home Type A

Home Type A is a 3 bedroom, 2-storey mid-terrace house with a floor area of 92m².



Home Type B

Home Type B is a 3 bedroom, 2-storey end of terrace house with a floor area of 92m².



Woodfield Manor Affordable Homes

Home Type C

Home Type C is a 3 bedroom, 2-storey end of terrace house with a floor area of 101m².



Home Type D

Home Type D is a 3 bedroom, 2-storey semi-detached house with a floor area of 92m².



Woodfield Manor Affordable Homes

Site Layout Plan



Woodfield Manor Affordable Homes

Location of Affordable Homes (highlighted in blue)



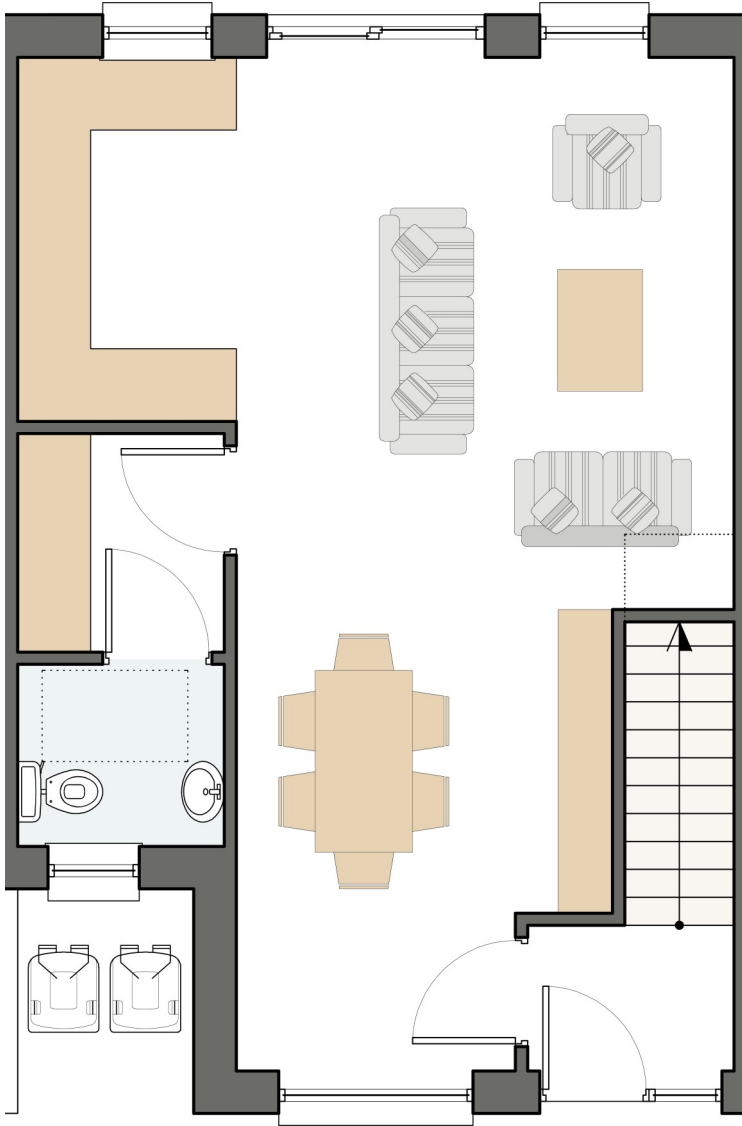
Home Type A (3-bed mid terrace 92m²)

Home Type A offers a modern layout with an attractive open plan kitchen/dining/living space.

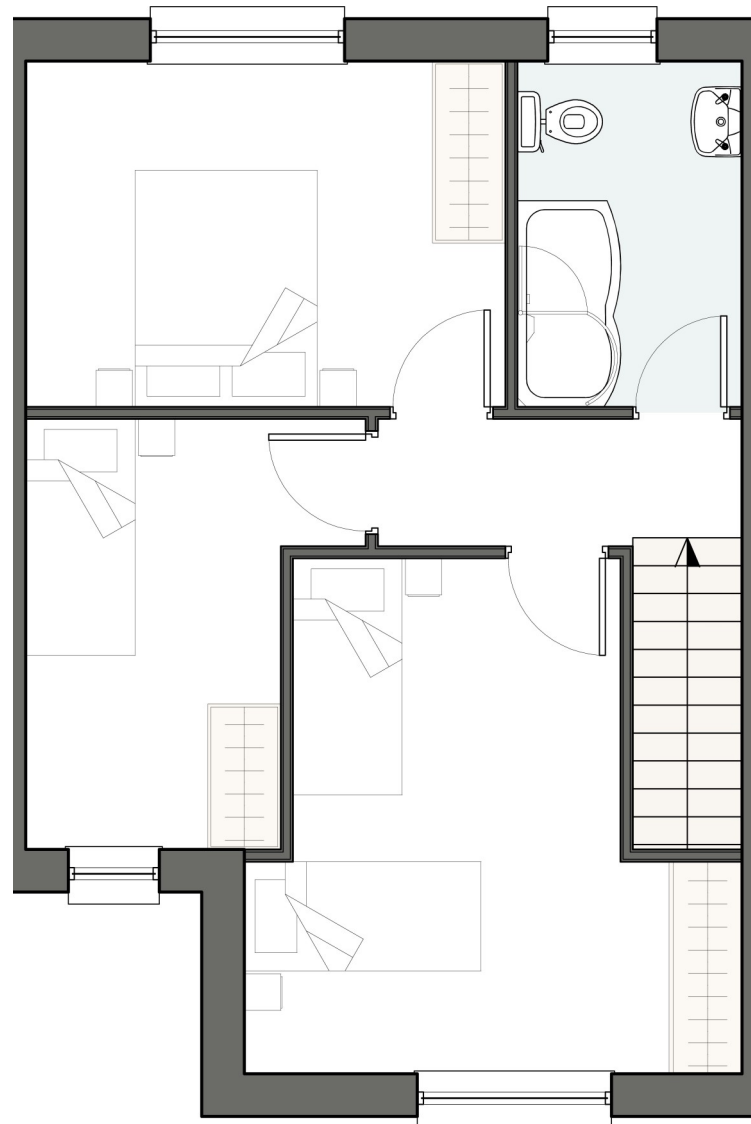


Home Type A (3-bed mid terrace 92m²)

Ground Floor Plan



First Floor Plan



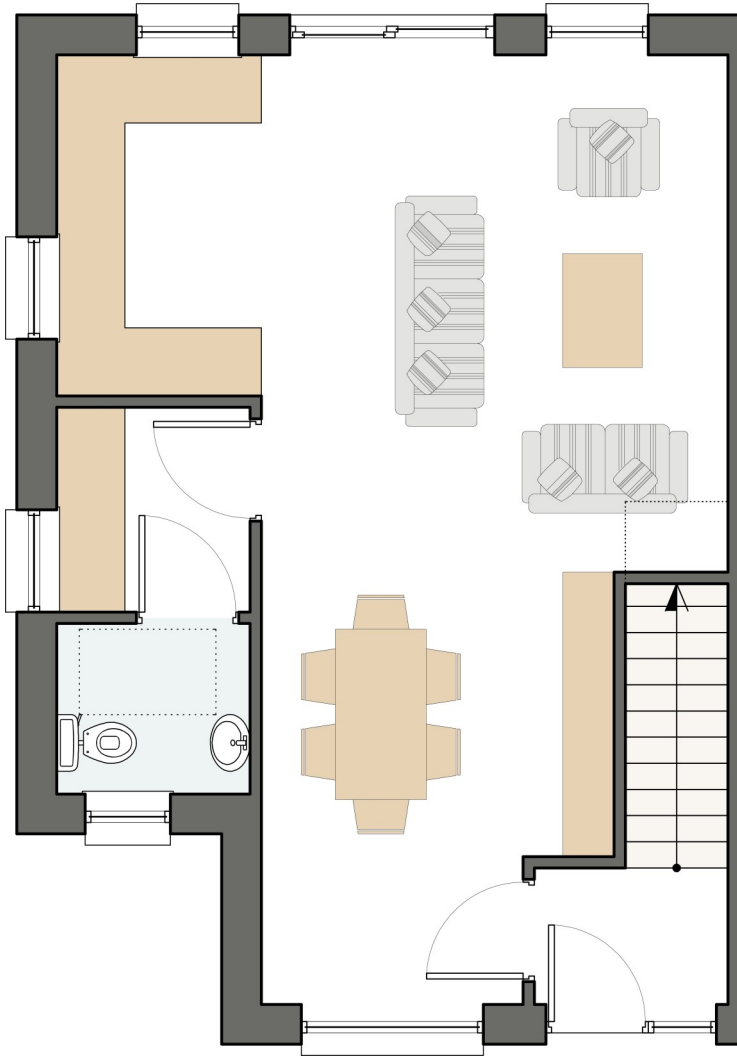
Home Type B (3-bed end of terrace 92m²)

Home Type B offers a modern layout with an attractive open plan kitchen/dining/living space.

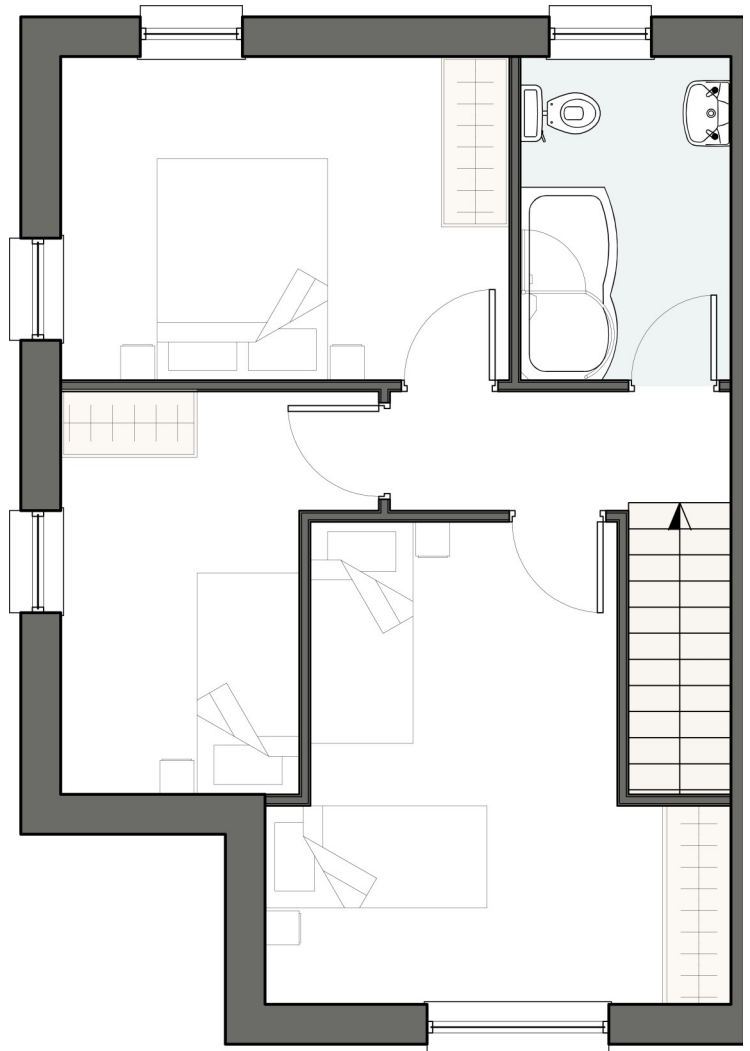


Home Type B (3-bed end of terrace 92m²)

Ground Floor Plan



First Floor Plan



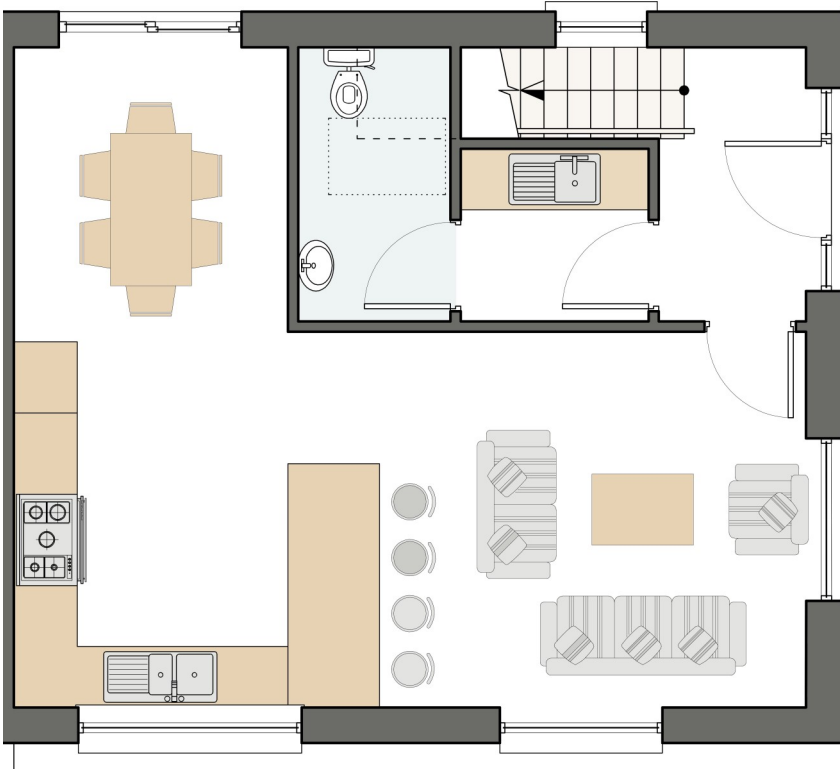
Home Type C (3-bed end of terrace 101m²)

Home Type C offers a modern layout with an attractive open plan kitchen/dining/living space and a master bedroom with ensuite.

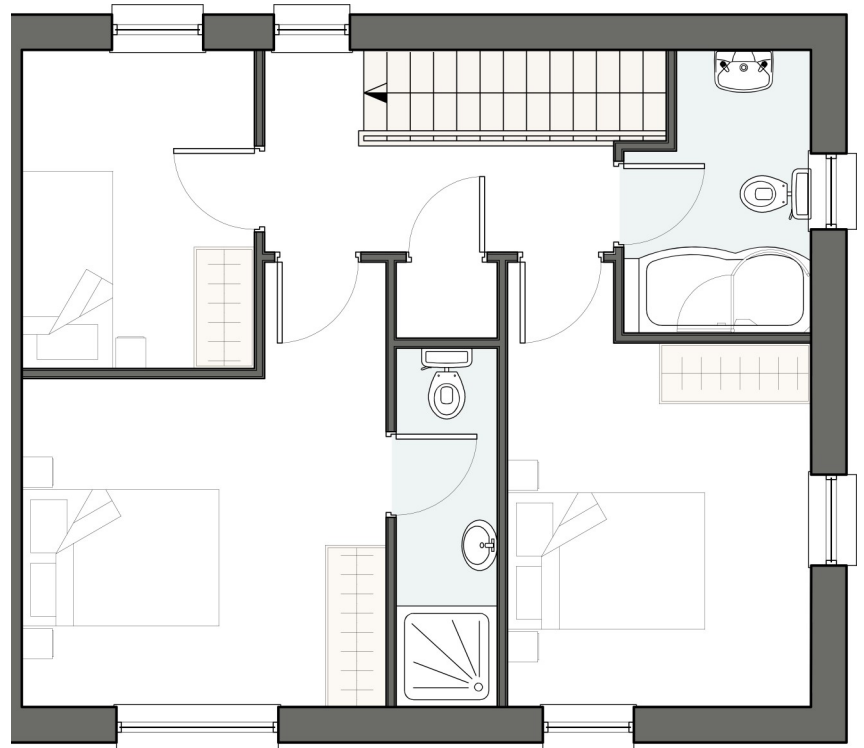


Home Type C (3-bed end of terrace 101m²)

Ground Floor Plan



First Floor Plan



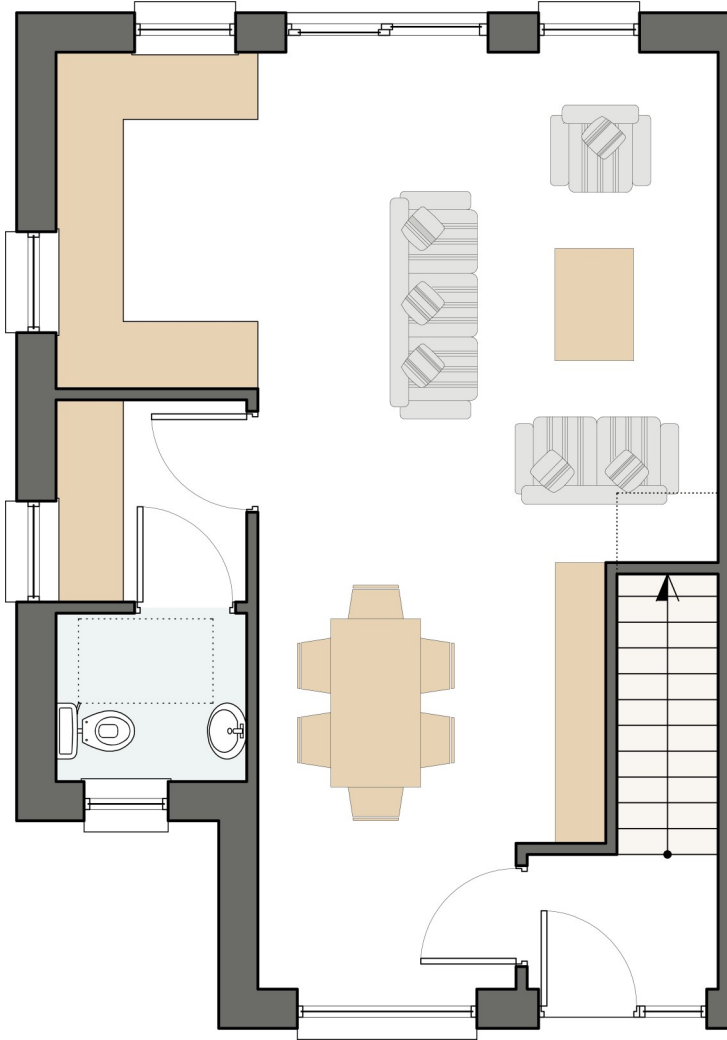
Home Type D (3-bed semi-detached 92m²)

Home Type D offers a modern layout with an attractive open plan kitchen/dining/living space.

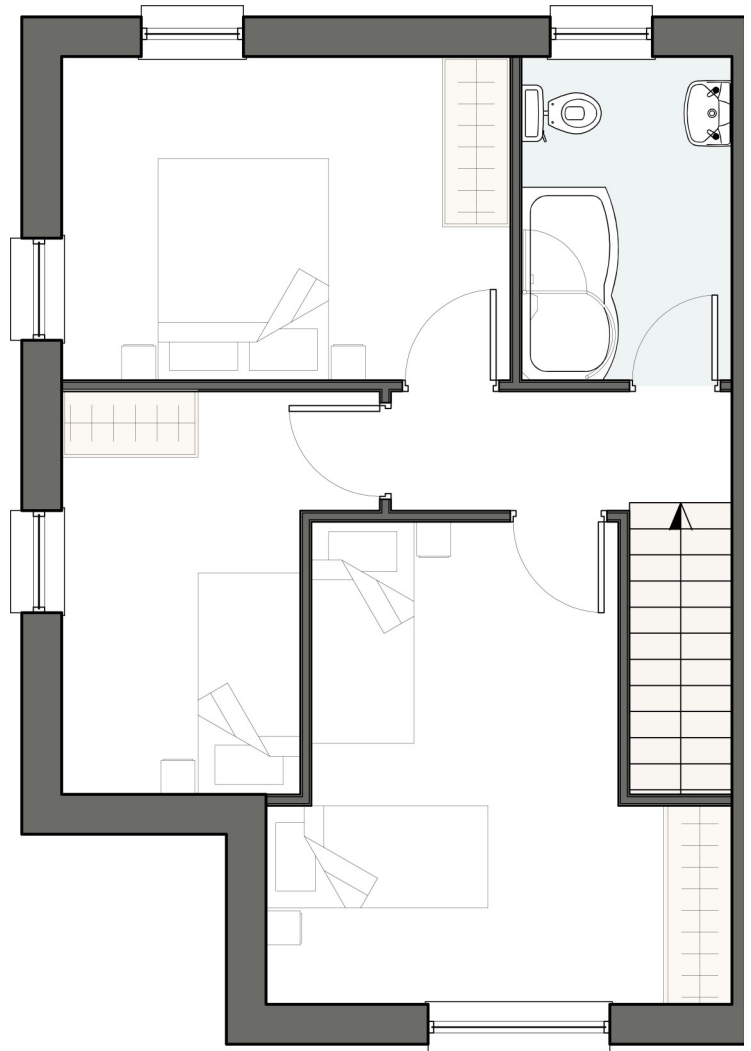


Home Type D (3-bed semi-detached 92m²)

Ground Floor Plan



First Floor Plan



Woodfield Manor Key Specifications

External

- Homebond registered
- Fully landscaped development
- Well-established and well-serviced area
- Front of the houses will have a permeable driveway with the remainder laid to lawn
- Rear of the houses will be laid to lawn
- Concrete roof tiles
- PVC fascia, PVC soffits and PVC downpipes throughout

Internal

- Highly insulated with A energy rating
- Stylish and elegant kitchen included with integrated appliances and all wet areas tiled
- Laminate worktops as standard in all kitchens and utilities
- The kitchen includes a dishwasher, double fan oven, integrated black ceramic hob and free standing combi fridge freezer.
- The utility includes a freestanding washer drier
- Prefinished oak shaker internal doors throughout
- All floors covered with a combination of tiling/laminate flooring/ carpet
- High quality ironmongery throughout
- Stairs and handrail will be soft wood
- All internal walls painted magnolia and skirting, architrave and ceilings painted white
- The electrical layout has a generous allocation of light and power points located throughout each home
- Latest technology in “air to water” heating for space and water heating combined with high efficiency insulation and “air-tightness” membranes
- Heating system will be fully zoned
- Bathroom and ensuite fitted with high quality sanitary ware

Affordable Homes at Woodfield Manor

The Affordable Purchase Scheme is aimed at households who cannot afford a home at its open market value using their combined deposit and their approved maximum mortgage.

The scheme is open to First Time Buyers and Fresh Start applicants only.

Through this scheme, Limerick City and County Council takes a percentage equity share (share of the ownership) in the home.

How is the Affordable Purchase Price of the homes decided?

The affordable purchase price will be calculated by Limerick City and County Council based on the purchasing power of eligible applicants. The calculation takes into account an eligible applicant's maximum mortgage capacity and savings, and the minimum price set for the home by the Council.

What are the Eligibility Criteria?

To be eligible to apply for Affordable Housing, applicants must meet certain income, as well as property and residency criteria.

Your purchasing power (gross income x 4) must be below 85.5% of the market value of the affordable home, or you have proof from a financial institution that you cannot get a mortgage for more than 85.5% of the market value of the home.

You must not have previously owned a home that you bought or built to live in (exceptions apply for Fresh Start applicants).

You must have a legal right to reside indefinitely in Ireland.

More information on eligibility criteria can be obtained from <https://www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme>

Where can I get more information on financing the purchase of an Affordable Home?

Finance can be secured from banks nominated to issue loans to individuals who are availing of a local authority affordable dwelling purchase arrangement.

More information and assistance with a mortgage application can be obtained from the Developer appointed Mortgage Broker for this Affordable Housing Scheme:



Name: Mortgage Search
Address: 3 Cecil Street, Limerick
Phone: 061-318200
Email: ultan@mortgagesearch.ie
Website: www.mortgagesearch.ie

Alternatively, if you are unable to obtain sufficient funding from a commercial bank, you may be eligible to apply for a Local Authority Home Loan. Full details of the Local Authority Home Loan, including eligibility criteria can be found on www.limerick.ie/council/services/housing/buying-a-house/apply-for-a-local-authority-home-loan

Where can I get more information about the homes available in this Affordable Housing Scheme?

For more information about the homes available in this affordable housing scheme, please contact the Developer appointed Estate Agent for this Affordable Housing Scheme:

For Sale

Charles

O'Brien

Auctioneers & Valuers

069 79931 / 087 2541300
www.daft.ie

Name: Charles O' Brien Auctioneers
Address: Maiden Street, Newcastle West, Co. Limerick
Phone: 069-79931
Email: cob@cobauctioneers.com
Website: <https://www.property.ie/estate-agent/charlesobrien/>

Where can I get more information on the eligibility criteria and how to apply for this Scheme?

For more information on eligibility criteria and how to apply for this affordable housing scheme, please contact the Affordable Housing Team at Limerick City and County Council:



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Address: Merchants Quay, Limerick

Phone: (061) 557028

Email: affordable@limerick.ie

Website: www.limerick.ie/council/services/housing/affordable-housing/affordable-home-purchase-scheme

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