



# Hampton Gardens Close

By Orchid Homes

Naul Road, Balbriggan, Co. Dublin.





Community friendly Balbriggan is a bustling seaside town in north County Dublin once considered the country neighbour of the more cosmopolitan locations closer to Dublin City ... but no more!

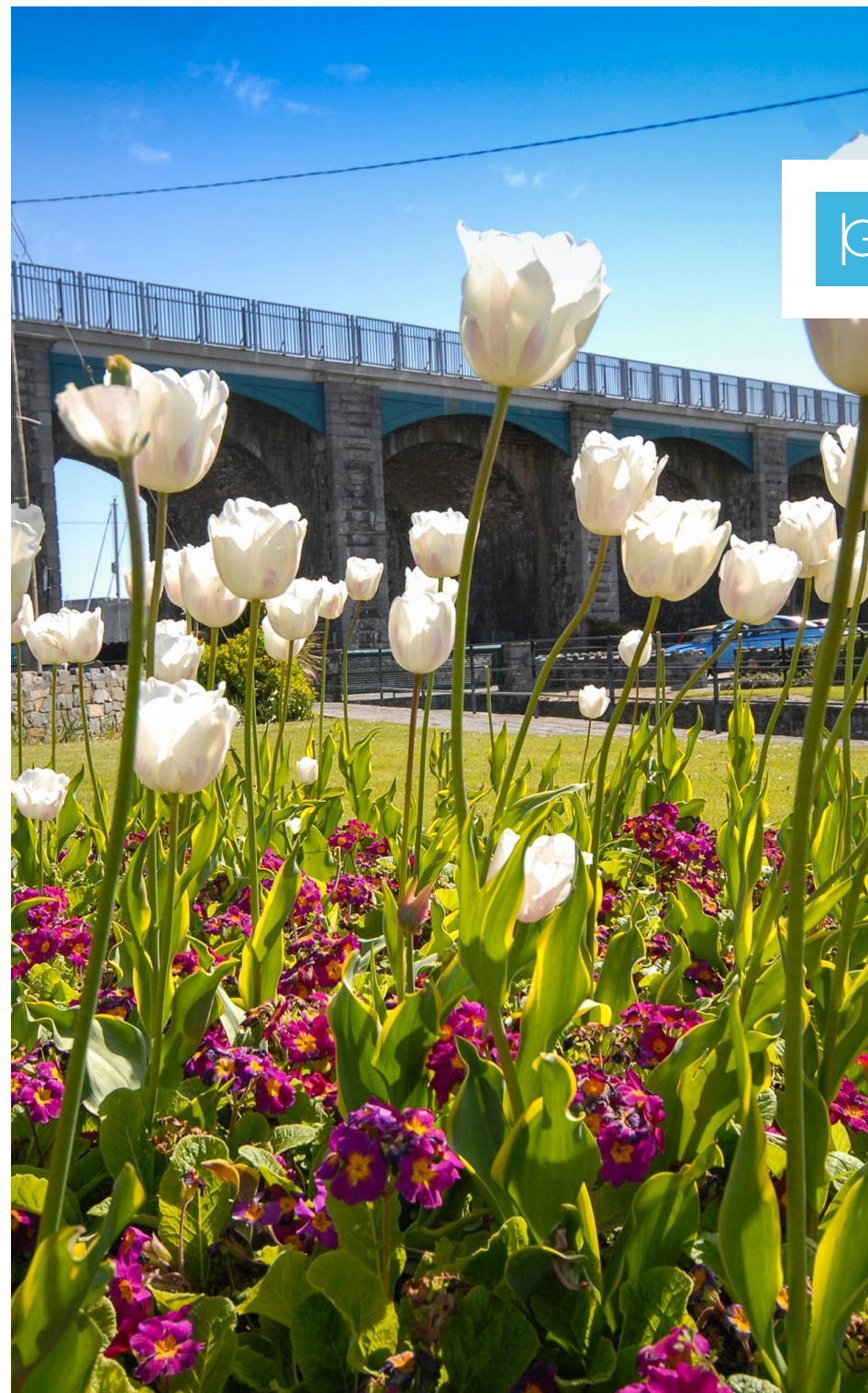
The town has an enviable range of super amenities, good shopping, and public transport services, two heritage castles, Bremeore & Ardgillan, with surrounding parkland and a magnificent maritime and coastal backdrop that enhances the popularity and desirability of the town as a location to set down roots.



The surrounding towns and villages of Naul, Bascadden, Balrothery & Skerries enhance the range of amenities and options to explore including Seamus Ennis Cultural Centre, Fourknocks passage graves, Skerries renowned Harbour with friendly eateries and many water based activities.

Balbriggan has its own Harbour where fresh fish are landed daily, weather permitting! coastal walks, beaches and of course Ardgillan Demense – an unexplored parkland beauty and tea shop. The amenities continue to notch up, 18-hole parkland golf course, Rugby, Cricket, O’Dwyers GAA, Glebe North soccer clubs, gyms, martial arts, and Bracken boxing club. For those interested in country pursuits the town is surrounded by an agricultural hinterland offering equestrian activities, game fishing at Wavin lake and for the more adventurous Courtlough clay pigeon and adventure centre with quad bikes, zip lines, rock walls etc.

Orchid Homes are proud to offer Hampton Gardens Close for sale as part of Fingal County Council’s Affordable Homes initiative. This is an attractive development along Naul Road, just a short stroll from the beach, Millfield Shopping Centre, and Town Centre.





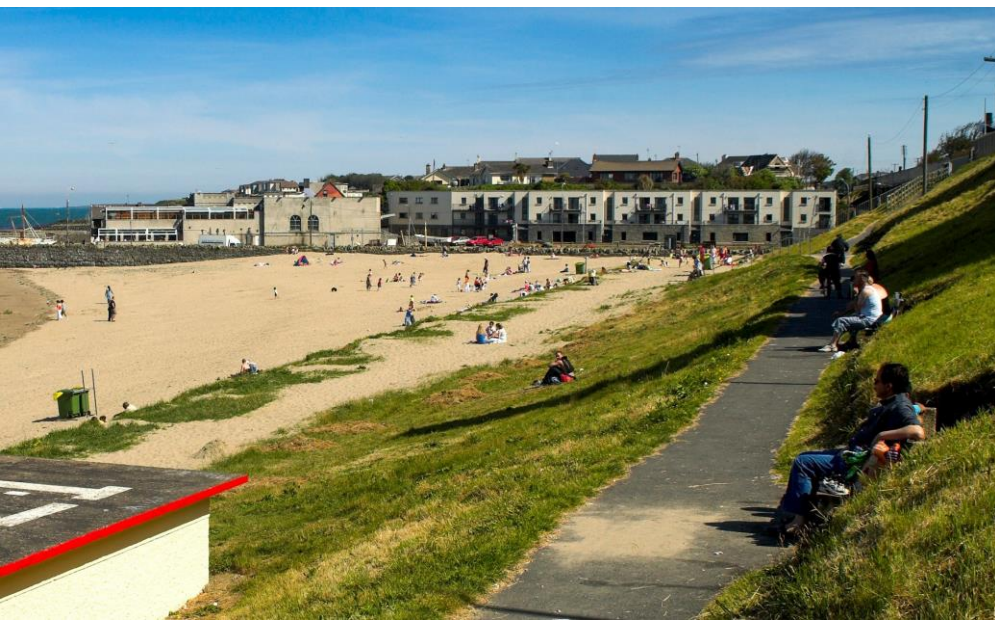
# The Location

Hampton Gardens is situated along the Naul Road, almost adjacent Millfield Shopping Centre and west of Balbriggan Town. This is a very convenient location within a very short walk of the beach, many sports clubs and Balbriggan town centre with an array of restaurants, bars, cafes, cinema etc. Shopping is available close by, and schools are immediately at hand – St Georges national school adjoins the site. The development can access the M1 motorway and Balbriggan Town in only a few minutes' drive.

The M1 motorway and Dublin Port Tunnel have made for comfortable commuting to and from Balbriggan, passing through rolling countryside to your coastal home - an easy commute from the City and Dublin Airport. Balbriggan also benefits from an excellent public transport service that includes Iarnrod Eireann rail service and Dublin Bus & Bus Eireann services, offering over 70 weekday departures and a journey time to Connolly of less than 50 minutes.

As if all this connectivity wasn't enough, the Government recently announced plans to extend the Dart line in Dublin to Balbriggan, which will only serve to further increase daily commuting options and increase the number of departures times.





Hampton Gardens Close is the final phase of the Hampton Gardens estate, which is laid in a series of small cul-de-sacs, with pedestrian entrances to Naul Road, providing a very real sense of community. Building Standards and Codes have dramatically improved in recent years and these houses will benefit from the very latest energy efficient standards.

With an A2 BER Certificate the units boast several features ensuring they are extremely healthy, efficient to run and comfortable to live in, including an exceptional level of thermal insulation, highly efficient windows & doors with low U levels, air to water heat pumps and demand control mechanical ventilation.

Don't delay registering your interest as we expect demand to be strong!

# Special Features

## Kitchen

All homes feature a stylish painted kitchen.

## Internal Doors

High quality flush finished heavy duty doors throughout.

## Front Door

The simple and understated front doors have been sourced from Munster Joinery's timber composite T & G range with Glazing panel.

## Heating System

Panasonic air to water heat pumps with the very latest technology in zoned heating controls for ultimate energy efficiency to perimeter radiators.

## Ventilation

Demand control Aereco ventilation for healthy comfortable living.

## Electrical

Generous LED lights and power points throughout each unit. All houses have provision for telephone, broadband and EV Chargers.

## Security & Safety

Each home is fitted with smoke, heat, and carbon monoxide detectors as per Safe Electric guidelines.

## Bathrooms

Contemporary white sanitary ware from Tubs & Tiles with wall & floor tiling to wet areas as per the show houses.

## Internal Finishes

Walls are painted one neutral colour throughout and the main bedroom in the 1 bed unit will have a fitted wardrobe whilst the main bedroom in the 2 bedroom unit will have a large walk-in wardrobe.

## Gardens

All communal open spaces will be fully landscaped with feature concrete pathways in the garden areas and parking provided to the front of the buildings.

## HomeBond Guarantee

Each home is covered by the HomeBond Guarantee Scheme.

## Energy Efficiency

Orchid Homes are committed to sustainable development ensuring not only lower day-to-day running costs, but also insulating the future value of your new home.

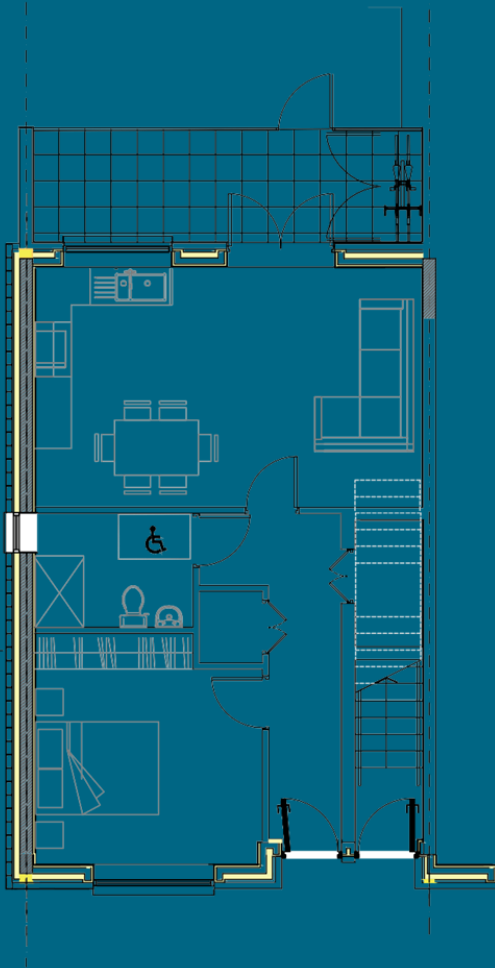
The following features combine to achieve the high 'A2' BER energy efficiency rating:

- High levels of insulation to the best standards.
- Panasonic Heat pumps with provision for online 24/7 energy monitoring
- Minimised thermal bridging.
- Superior external windows and doors with low U values.
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- Concrete built for optimum thermal gain, retains heat to even better energy usage levels.
- Air pressure tested by "2EVA" to current standards and high levels of acoustic insulation.

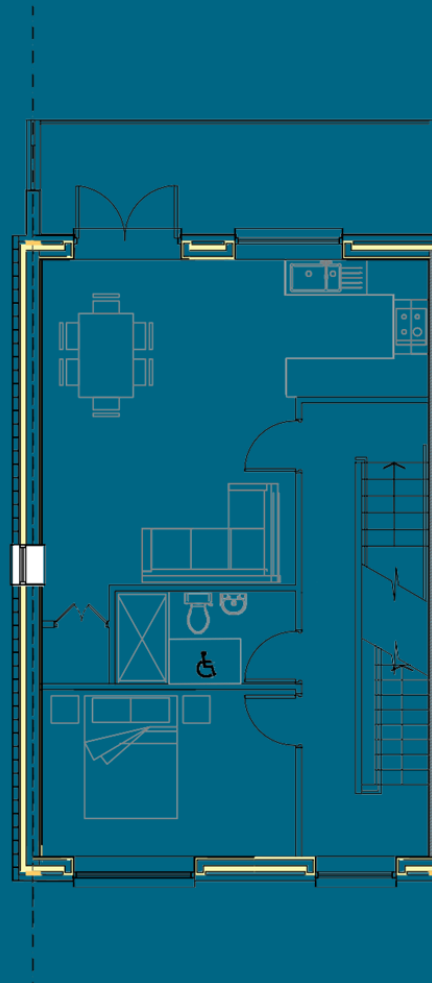




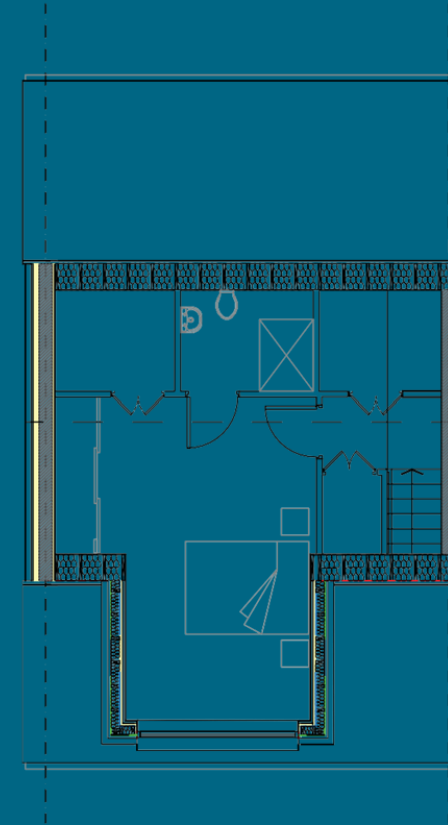
Ground floor -1 bed Apartment



First Floor – 2 Bed Duplex Lower



Second Floor - 2 Bed Duplex Upper



## Floor Plans

Floor plans are for illustrative purposes only, are not to scale and layouts may vary.





# Location Map

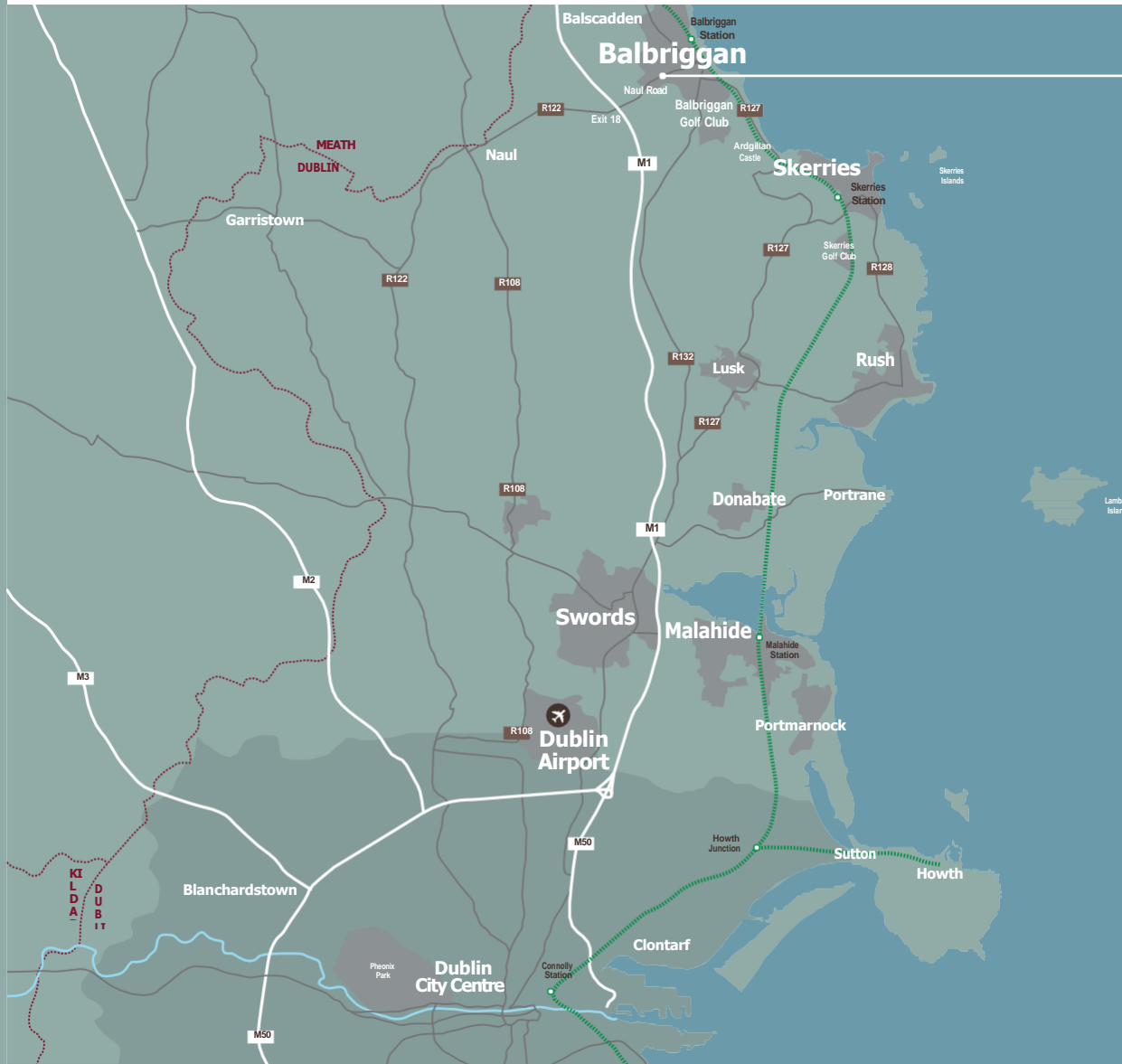


## HAMPTON GARDENS

NAUL ROAD, BALBRIGGAN

### Directions

Hampton Gardens is located on the Naul Road, Balbriggan accessed from Exit 06 from the M1. Driving towards Balbriggan Hampton Gardens is situated on the left-hand side immediately after St Georges National School and just before Millfield Shopping Centre.





Orchid Homes are proud to offer Hampton Gardens Close for sale under Fingal County Council's Affordable Home Purchase Scheme. These 18 homes will be available at a reduced price for buyers who are seeking to purchase a newly built home but need to bridge the gap between their mortgage and deposit to cover the full price of the home. This will be carried out under the Affordable Housing Act 2021 and associated Regulations. The scheme will be aimed at first-time buyers (although some exceptions apply). Sale prices and approximate discounts are below:

Property Type	Number of Units	Typical Gross Household Income Limit* exceptions apply (€)	Minimum Sale Price (€)	Approximate % Reduction from Market Value	Maximum Sale price (€)
2-Bed Duplex Unit	9	€ 58,500	€ 220,000	29.03%	€260,000
1-Bed Ground Floor Apartment	9	€ 49,500	€ 170,000	34.62%	€220,000

\*Please note that these income limits are indicative only. Please refer to Fingal County Council's FAQs at <https://www.fingal.ie/AffordableHousing> to view the exceptions to the limits.

**In order to be eligible to apply for the scheme, applicants must satisfy the below criteria:**

- Be a First-Time Buyer or meet the exceptions under the Fresh Start Principle.
- To apply for a 1-bedroom property, typically gross household income for the preceding 12 months should be below €49,500. *\*Some exceptions apply*
- To apply for a 2-bedroom property, typically gross household income for the preceding 12 months should be below €58,500. *\*Some exceptions apply*
- 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.

**It is strongly recommended that applicants have their Mortgage Approval in Principle prior to applying for this scheme as these units will be completed and ready for sale before the end of this year 2023.**

Applications will be prioritised based on time and date of application. In addition to this, 30% of the homes will only be available to applicants who have been, or are currently, a resident in the administrative area of Fingal County Council for a minimum period of 5 years.

Applications will be accepted via an online application portal. Applications may be made between 12pm on 13<sup>th</sup> October 2023 and 5pm on 3<sup>rd</sup> November 2023.

A link to the online application portal and further information on this scheme, including the Scheme of Priority, guide to making an application and the documentation required to accompany the application is available at <https://www.fingal.ie/AffordableHousing>.

## Calculating the Affordable Purchase Price & Equity Share

(examples based on the Purchasing Power of applicants)

<b>2 Bedroom Duplex in Hampton Gardens Close</b>						
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€50,000	€200,000	€22,222	€222,222	€87,778	28.32%	€310,000
€58,000	€232,000	€25,778	€257,778	€52,222	16.85%	€310,000

<b>1 Bedroom Apartment in Hampton Gardens Close</b>						
Gross household income	Mortgage Capacity (income x 4)	Deposit (Min. 10%)	Applicant Purchase Price (Mortgage + Deposit)	FCC Contribution	Equity Share	Total Cost
€39,000	€156,000	€17,333	€173,333	€86,667	33.33%	€260,000
€49,000	€196,000	€21,778	€217,778	€42,222	16.24%	€260,000

# How to Buy an Affordable Home

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



1. Affordable homes will be advertised on [www.fingal.ie/affordablehousing](http://www.fingal.ie/affordablehousing), Fingal social media channels:



2. Apply for mortgage approval in principal or Local Authority Home Loan [www.fingal.ie/localauthorityhome loan](http://www.fingal.ie/localauthorityhome loan).



3. Check your eligibility for the Help to Buy Scheme (HTBS) ([www.revenue.ie](http://www.revenue.ie)).



4. Register on our Affordable Housing online portal located @ [www.fingal.ie](http://www.fingal.ie) to apply.



5. Submit required documentation including your gross income, proof of right to reside, deposit details (savings, gifts, and/or HTBS) to confirm your eligibility.



6. Fingal will assess the validity and eligibility of your application. Properties will be offered in order of date and time of your application.



12. Arrange House and Mortgage Protection Insurance.



11. Contract of Sale and Affordable Dwelling Purchase Agreement (ADPA) will now be issued to your Solicitor.



10. Apply for formal approval of loan offer. Be aware you may need an extension on your mortgage approval if there are any delays.



9. Pay your booking deposit to the developer to secure your property. Your booking deposit is fully refundable until signing of contracts.



8. Fingal will advise the developer/selling agent to contact you to choose from available properties based on your affordability.



7. Fingal will calculate the equity share based on your purchasing power.



13. Sign Contract of Sale and ADPA with your Solicitor.



14. The developer will invite you to snag your new home. You may engage a surveyor to carry out this work for you or you can do it yourself.



15. Contact your lender to request a draw down of funds. The Developer will carry out any snag works if required.



16. Affordable Dwelling Contribution funds are released, and your purchase can now proceed following receipt of HTBS fund, if applicable, and draw down of lender funds.



17. Both Solicitors will agree a closing date of sale and the developer will contact you to arrange collection of your keys.



**Congratulations!  
Welcome Home.**



Riailtas na hÉireann  
Government of Ireland

**Housing for All**

A new Housing Plan for Ireland

**Fingal  
Housing**



Apply Here:  
<https://www.fingal.ie/AffordableHousing/Hampton-Gardens-Close>