



# Church Fields

A Fingal County Council Development

Superb New A-Rated  
2 & 3 Bedroom Houses  
for Sale in Dublin 15



Rialtas na hÉireann  
Government of Ireland

Housing for All  
A new Housing Plan for Ireland

Comhairle Contae  
Fhine Gall  
Fingal County  
Council







Fingal County Council in association with GEM is excited to introduce The Affordable Purchase Scheme in Church Fields, tailored specifically for first-time buyers meaning it also qualifies for the Help To Buy Scheme.\*

The Affordable Purchase Scheme aims to make owning a home more accessible by bridging the gap between what you can afford and the market price of your new home. Through this initiative, you have the opportunity to purchase a high-quality, newly built home at a price lower than its market value.

With the combination of Fingal County Council's expertise in providing affordable homes and GEM's exceptional track record in delivering high quality homes, this ensures that the Church Fields development will provide prospective homeowners with a pathway to buy a superior quality new home in a very good location.

Welcome to Church Fields, the vibrant new community in Dublin 15, brought to you by GEM & Fingal County Council in collaboration with the Government of Ireland.



### Here's how it works

When you purchase a home through The Affordable Purchase Scheme in Church Fields, Fingal County Council (FCC) will take a percentage equity share in the property. This share is equal to the difference between the market value of the home and the reduced price you pay as the buyer.

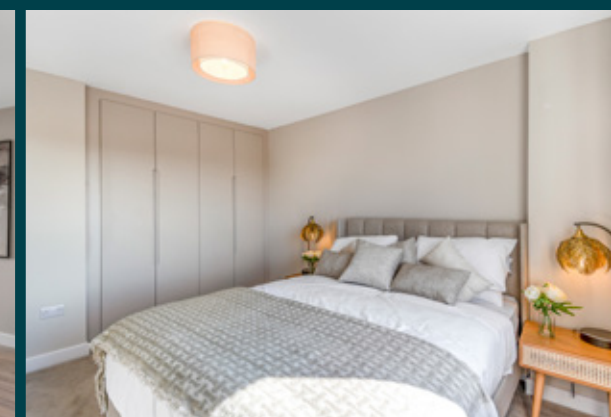
To determine the amount of assistance you'll receive, factors such as your maximum mortgage capacity, deposit, and savings will be considered. Fingal County Council's contribution will be expressed as a percentage, representing the equity share they retain in your home.

The scheme is designed for individuals who may not be able to afford a home at its full market price. This scheme is committed to making homeownership more attainable for everyone.

This development also qualifies for The Help to Buy (HTB) Scheme. To be eligible for HTB scheme, you need a qualified loan on a qualifying home from an approved lender. From October 11, 2023, your mortgage plus Fingal County Council's contribution will be considered when calculating your loan-to-value ratio for HTB. This ratio must be at least 70% of your home's market value.

More information specifically relating to this new rule can be found at [www.revenue.ie](http://www.revenue.ie)







Welcome to Church Fields, the most exciting residential development in Dublin, designed with you in mind.

Whether you're a first-time buyer or seeking a fresh start, Church Fields offers a superb selection of homes that qualify for The Affordable Purchase Scheme under the government's Housing for All initiative.

**GEM & Fingal County Council have poured dedication and meticulous planning into making Church Fields a thriving community. Here's what sets us apart:**

**Sustainable Living:** Embrace a new way of living with walk/cycle green routes and a vibrant linear park, fostering interaction and community spirit between new and existing residents. Pocket parks scattered throughout provide perfect spots for families to connect and play, both at street level and within our lush green spaces.

**Distinctive Design:** Each neighbourhood within Church Fields boasts its own unique character, with carefully selected materials and architectural treatments that blend seamlessly with the surrounding area. From charming local parks to tree-lined streets, every detail is designed to enhance your living experience.

**Biodiversity:** Nature is at the heart of Church Fields. Our landscaping scheme is tailored to the local soil conditions, promoting biodiversity and sustainability. Inspired by the site's natural beauty, we aim to create a vibrant ecosystem that enriches the lives of our residents and visitors alike.

**Unit Mix:** Our first phase offers a mix of homes, catering to a range of lifestyles. Choose from comfortable two-bedroom houses to spacious three-bedroom homes, each thoughtfully crafted to meet your needs. Church Fields has something for everyone.

**Quality Assurance:** Rest assured, all our homes meet the highest standards of quality and sustainability. From thermally efficient construction to sustainable design measures, every detail is carefully considered to ensure your comfort and peace of mind.

Join us at Church Fields and experience the joy of homeownership in thriving Dublin 15. **Your dream home awaits!**



### Biodiversity

**A common element throughout the site will be Biodiversity. The planting will be tailored to suit the soil conditions within each character area on the site.**

- › The ability to adapt and tailoring the plant choice to conditions minimises the need for watering and soil improvement. Indeed, watering should only ever be required during establishment.
- › The scheme takes its inspiration from the site's unique natural setting, such as the Ballyman Glen and responds to the existing natural features present on site with newly proposed features to enhance the amenity and sustainability of the area.
- › The aim is to create a high-quality public realm that provides a series of spaces and opportunities for both residents, employees and visitors that complements and enhances the Mulhuddart region.







DUBLIN 15



Conveniently located in Dublin 15, Church Fields is your gateway to a vibrant lifestyle convenient to Dublin City Centre. This exciting new development provides easy access to an array of amenities catering to all ages and interests.







## Location

Church Fields boasts proximity to the bustling Blanchardstown Centre, a premier destination offering an unparalleled shopping and leisure experience. With over 180 stores, three retail parks, 25 restaurants, the renowned Draíocht Arts Centre and Theatre, and the Odeon Cinema, Blanchardstown Centre stands as one of Ireland's premier shopping destinations.

Whether you're exploring the charming villages of north county Dublin, enjoying a thrilling day at Fairyhouse, or indulging in some retail therapy at Blanchardstown Centre, Church Fields ensures that everything you need is right at your doorstep.







Church Fields is a haven for family-friendly activities. For nature lovers and outdoor enthusiasts, Dublin's iconic Phoenix Park is within easy reach, offering a myriad of recreational opportunities. Home to Dublin Zoo and hosting over two thousand sporting and recreational events annually, Phoenix Park is the perfect destination for leisurely strolls, picnics, and outdoor adventures.







CHURCH FIELDS

N2

ST MARGARET'S

DUBLIN 15

M1

PORTMARNOCK

DONAGHMEDE

DART

POWERSTOWN EDUCATE  
TOGETHER NS

TU DUBLIN  
BLANCHARDSTOWN  
CAMPUS

NATIONAL  
AQUATIC CENTRE

BLANCHARDSTOWN  
SHOPPING CENTRE

CONNOLLY HOSPITAL  
BLANCH

FINGLAS

GLASNEVIN

RAHENY

N3

MULHUDDART

BLANCHARDSTOWN

ASHTOWN

BROOMBRIDGE

NATIONAL  
BOTANIC  
GARDENS

DUBLIN  
PORT TUNNEL

SAINT  
ANNES PARK

CLONTARF

BULL  
ISLAND

CASTLEKNOCK

PHOENIX  
PARK

LUAS

N4

M50

BALLYFERMOT

DUBLIN

CONNOLLY

DOCKLANDS

M50

DUBLIN  
BAY

HEUSTON

LUAS

GOLDENBRIDGE

ST STEPHEN'S  
GREEN

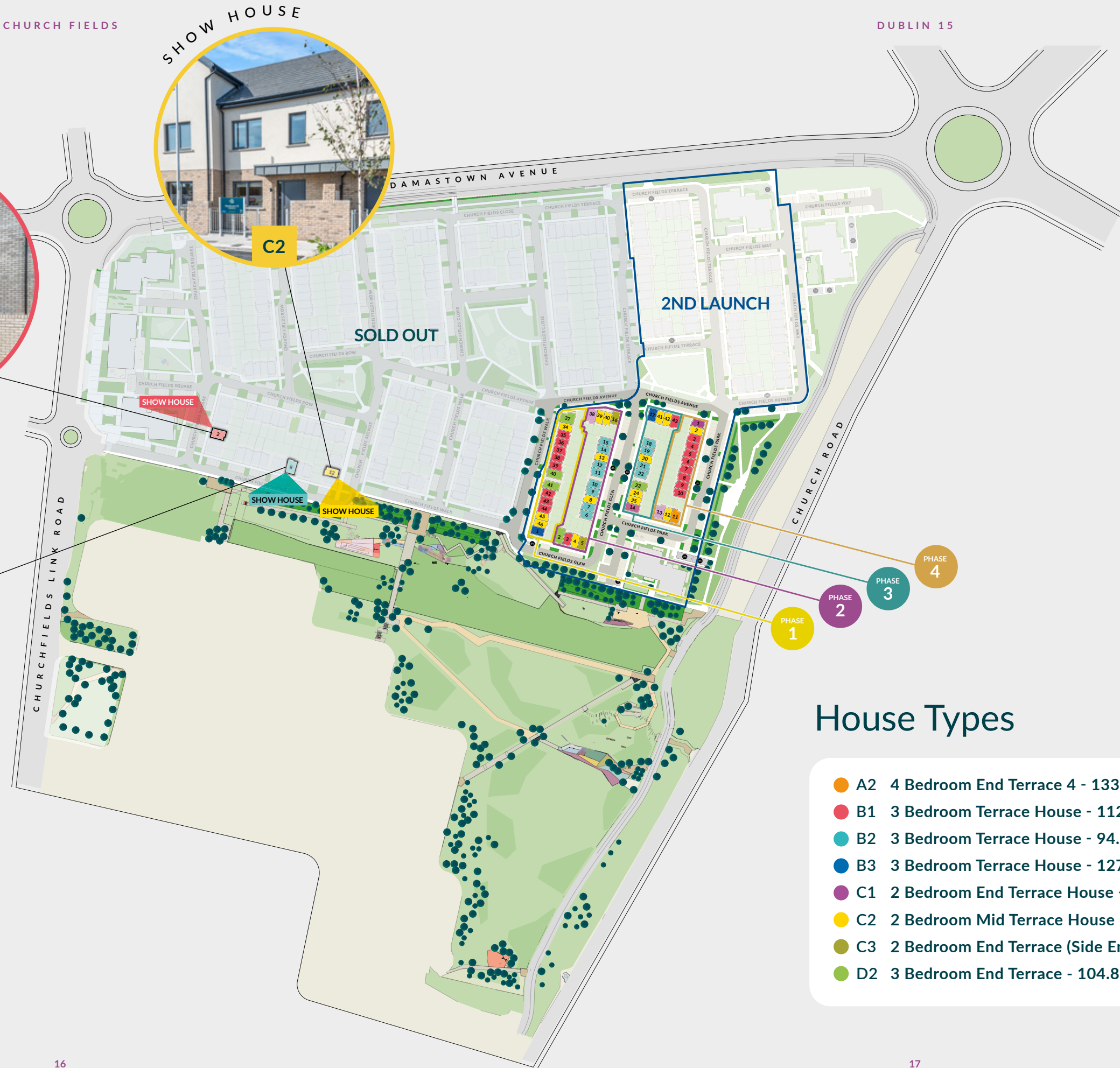
BALLSBRIDGE

15

14



# Site Map



## House Types

- A2 4 Bedroom End Terrace 4 - 133.5SQ.M
- B1 3 Bedroom Terrace House - 112.8 SQ.M
- B2 3 Bedroom Terrace House - 94.2 SQ.M
- B3 3 Bedroom Terrace House - 127.9 SQ.M
- C1 2 Bedroom End Terrace House - 82.8 SQ.M
- C2 2 Bedroom Mid Terrace House - 82.8 SQ.M
- C3 2 Bedroom End Terrace (Side Entry) - 88.2 SQ.M
- D2 3 Bedroom End Terrace - 104.8 SQ.M





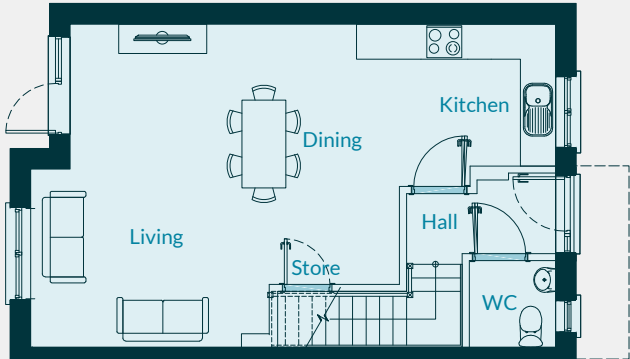


# Floor Plans

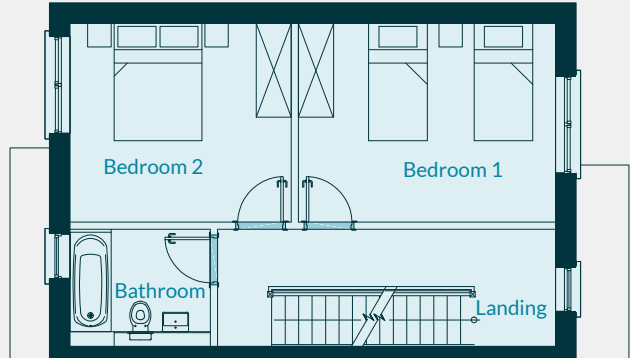


## House Type B1

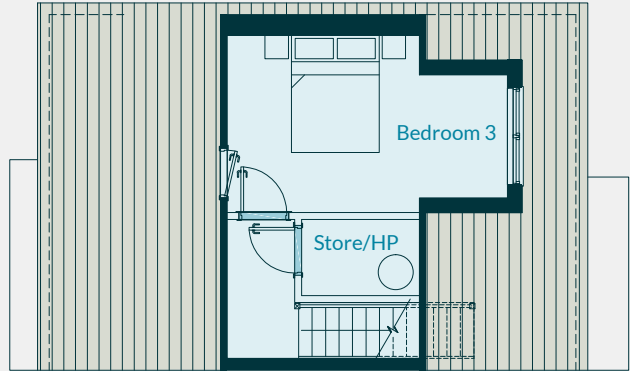
3 Bedroom End Terrace House  
c. 112.8 sq.m (1,294 sq.ft)



Ground Floor



First Floor

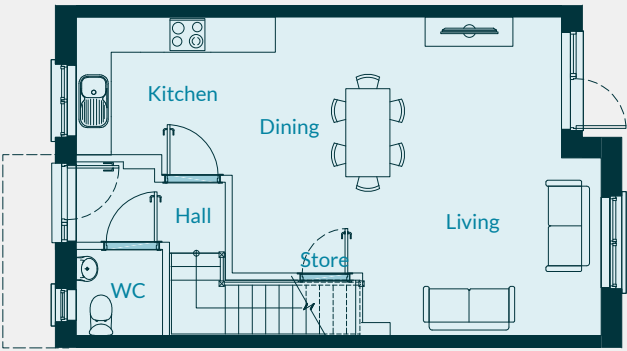


Second Floor

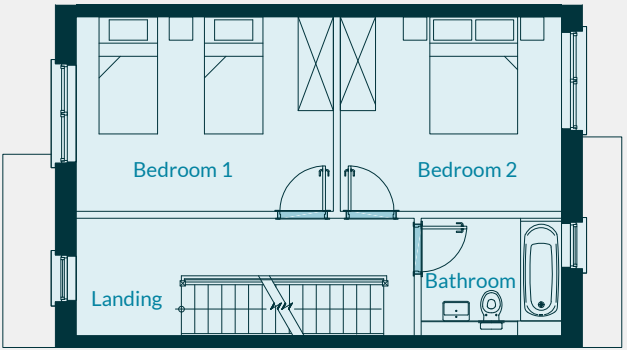


## House Type B1

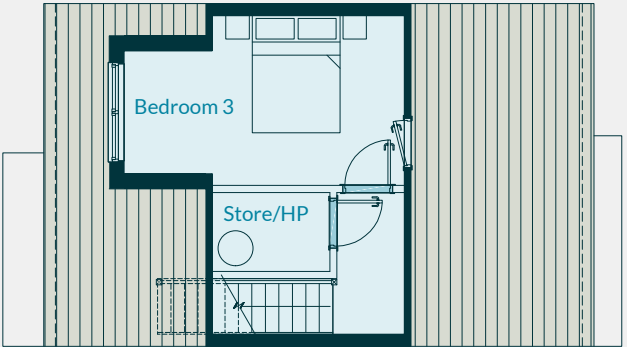
3 Bedroom Mid Terrace House  
c. 112.8 sq.m (1,294 sq.ft)



Ground Floor



First Floor

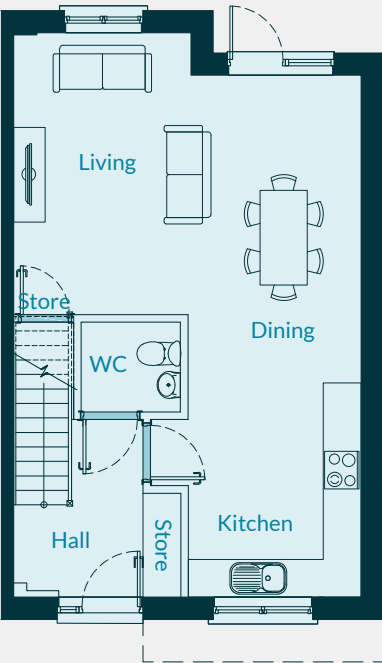


Second Floor

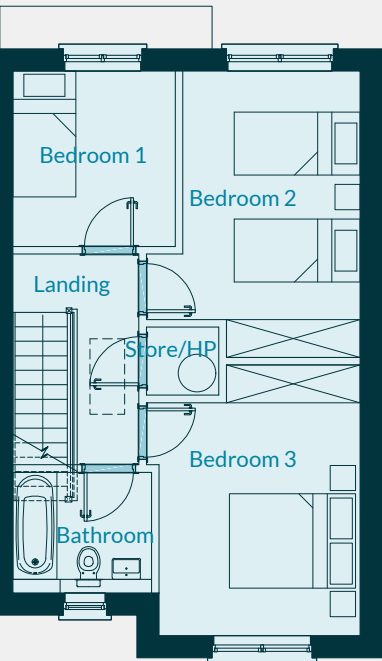


## House Type B2

3 Bedroom End Terrace House  
c. 94.4 sq.m (1,016 sq.ft)



Ground Floor

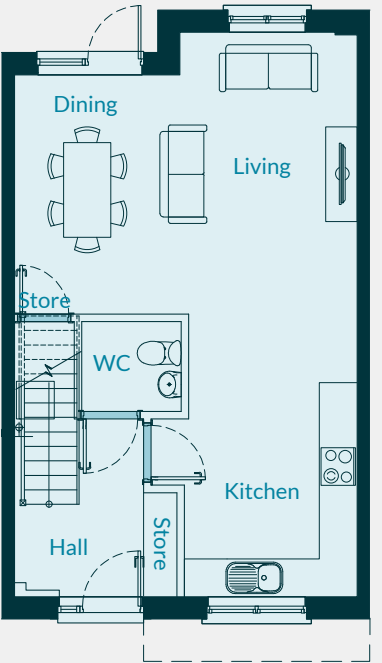


First Floor

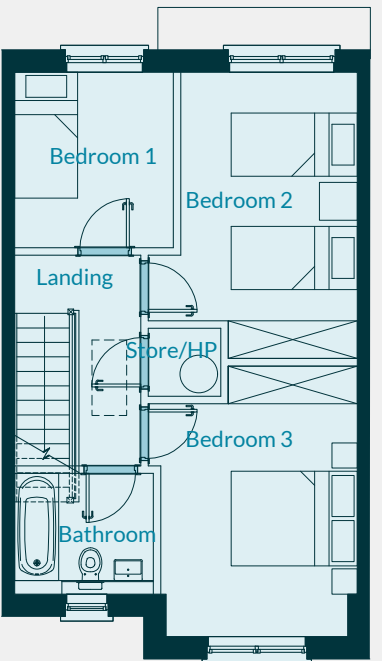


## House Type B2

3 Bedroom Mid Terrace House  
c. 94.4 sq.m (1,016 sq.ft)



Ground Floor

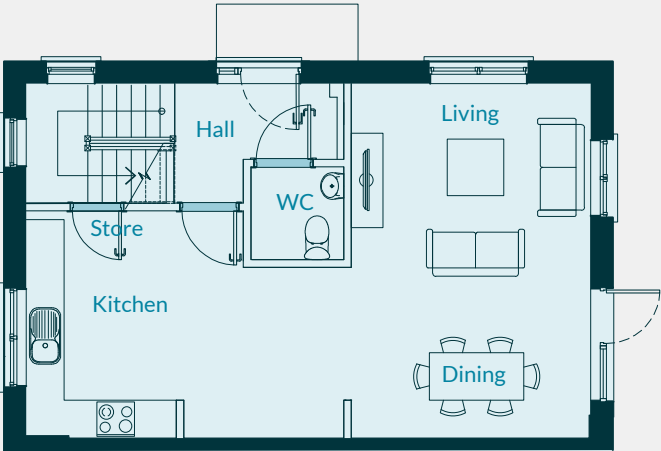


First Floor

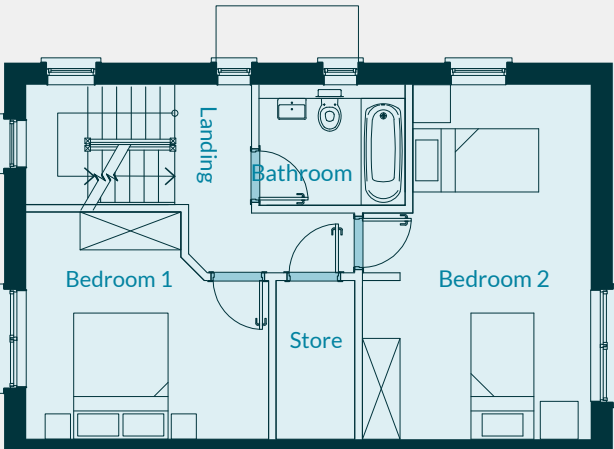


House Type B3

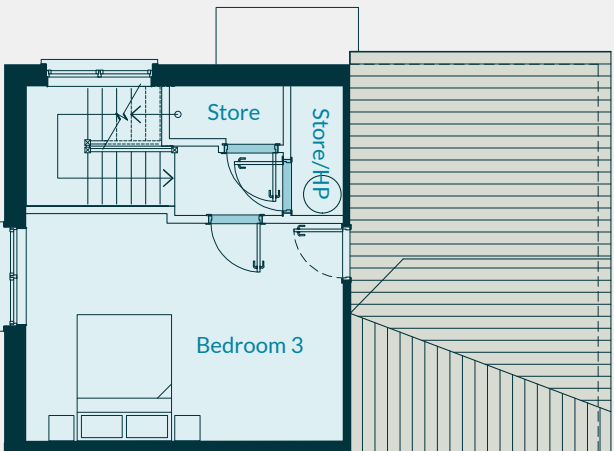
3 Bedroom End Terrace House  
c. 127.9 sq.m (1,377 sq.ft)



Ground Floor



First Floor

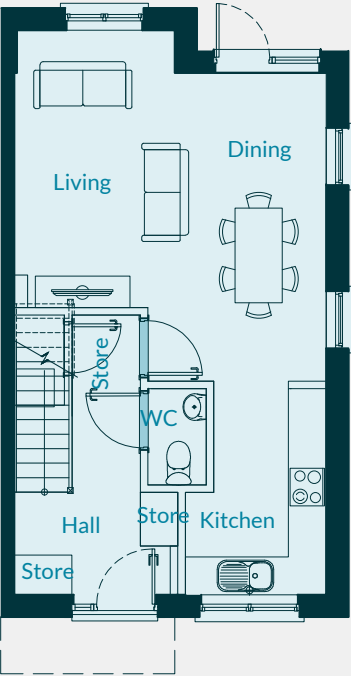


Second Floor

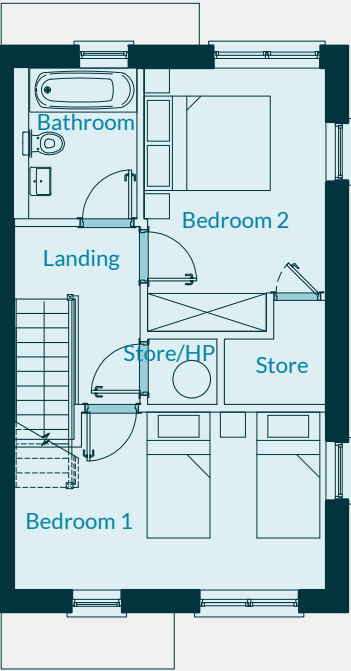


House Type C1

2 Bedroom End Terrace House  
c. 82.8 sq.m (891 sq.ft)



Ground Floor

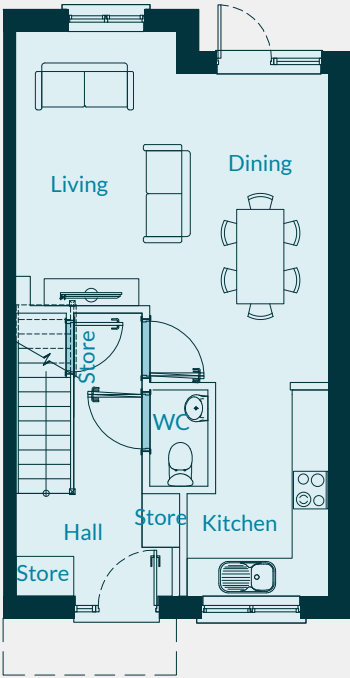


First Floor

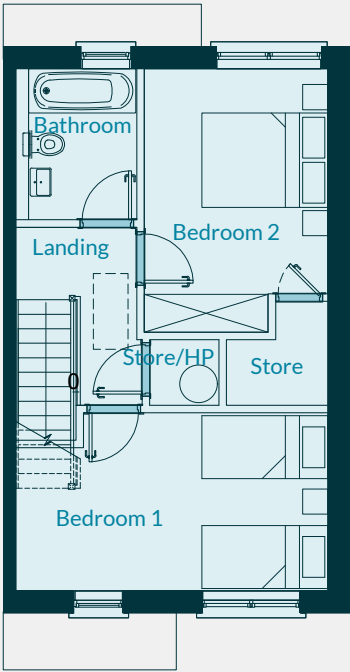


House Type C2

2 Bedroom End Terrace House  
c. 82.8 sq.m (891 sq.ft)



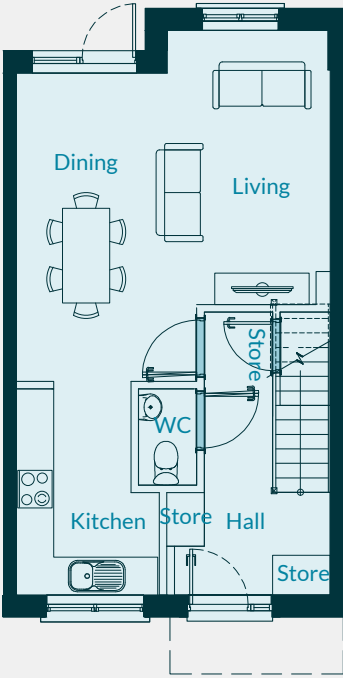
Ground Floor



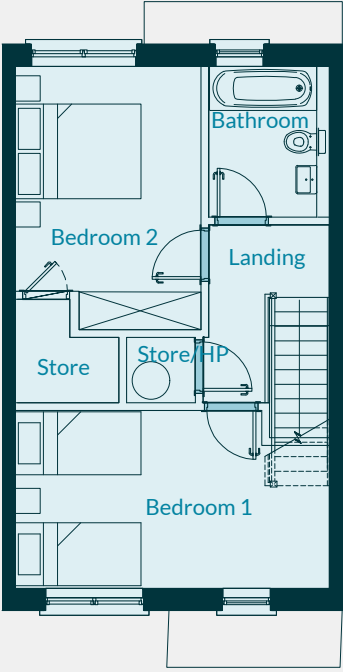
First Floor

House Type C2

2 Bedroom Mid Terrace House  
c. 82.8 sq.m (891 sq.ft)



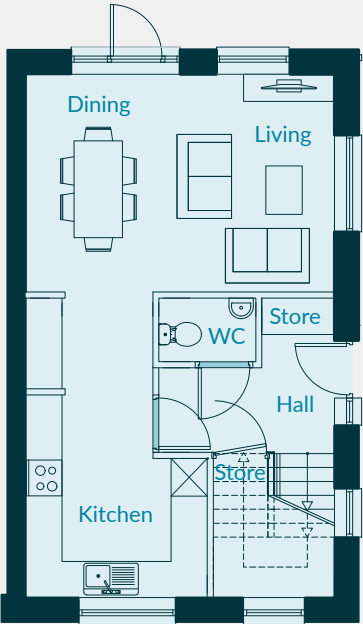
Ground Floor



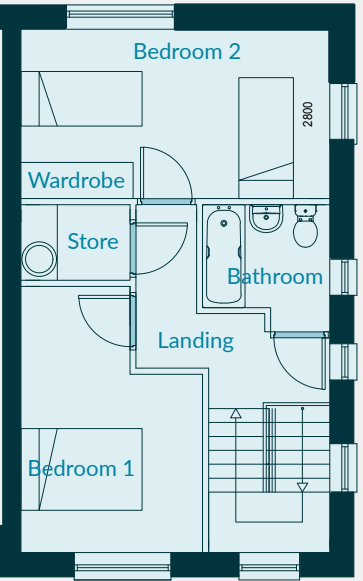
First Floor

House Type C3

2 Bedroom End Terrace (Side Entry)  
c. 88.2 sq.m (949 sq.ft)



Ground Floor



First Floor



# Specifications

## Kitchens

The kitchens are contemporary in style and expertly finished to the highest standard. They come fully equipped with integrated fridge/freezer, oven, hob, extractor hood and integrated dishwasher and kitchen units are elegantly housed behind MFC cabinet doors selected from the Egger range.

## Bathrooms & Ensuites

The ground-floor bathroom features close-coupled WC and full pedestal wash hand basin. Upstairs, the bathroom design boasts sleek back-to-wall WC (concealed cistern) and wallmounted wash hand basin and heated towel rail. The bath is generously sized and features wallmounted shower mixer for temperature control and excellent water pressure.

## Internal Finishes

The internal aesthetic features plasterboard in the ceilings and walls, expertly lined with skim coating and/or tape-and-fill for a flawless finish. Construction favoured timber stud-work for the partition walls with flush, painted doors and door-frames, architraves, skirting and window boards etc. Handrails for the staircases are in worked timber. Smoke and/or heat detectors are newly fitted in accordance with all fire and safety regulations.

## Construction

Every home at Church Fields has enjoyed a rigorous and thorough structural treatment - from conception to completion. Concrete foundations are laid to Structural Engineer's specifications. At ground level, a layer of concrete sits atop the insulation to maximise heat-retention. The overall structure features timber or composite joists with stylish flooring of either softwood or ply/composite boards. Staircases are timber with painted timber balustrades. The separating walls between houses are structural timber double-frame, supplied and erected by a specialist crew to meet all regulations for sound-containment and fire-safety.

## Heating

The homes at Church Fields are designed to achieve optimum comfort to suit time of year and outside temperature. Each home's central heating and hot water systems are powered by a highly efficient air-to-water heat pump.

## Energy & Efficiency

The homes at Church Fields are superbly designed to ensure absolute efficiency in the use of energy. A variety of keenly considered features work in harmony to minimise usage and maintain low running costs: high performance insulation, double-glazed UPVC windows and a state of the art heating system.

## Electrical & Lighting

Lighting is a key factor in the overall design of the home aesthetic at Church Fields and installation has been carried out to comply with national rules and regulations.

## External Finishes

The external leaf is clay brick and rendered block work with structural timber forming the frame on the inner leaf. Lightweight external walls (above roof level) are finished in brick slips and render on cement board supported on timber frame. Window-sills, jambs, door heads and window heads all feature air-tight sealant and damp-proofing courses to prevent moisture ingress. The pitched roofs feature concrete tile in the underlay with battens on a timber rafter structure. Dormer windows and the roofs of single storey rear extensions are clad in standing seam pressed metal cladding. Windows and patio doors are double-glazed UPVC and front doors are of engineered timber; the front entrance area includes a canopy with pressed metal finish. The homes utilise a mechanical extract ventilation system and roof void ventilation, all to Building Regulation standard. Drainage and sanitary pipework are also to local authority and Building Regulation standards.





## Housing for All Overview

Underpinned by commitments in the Programme for Government, the Government has taken ambitious action to address these issues while developing the Housing for All Plan.

These measures have ranged from new affordability measures to enhancing social housing delivery.



Riailtas na hÉireann  
Government of Ireland

### Housing for All

A new Housing Plan for Ireland

To increase affordability, the Government passed the first ever comprehensive Affordable Housing Act.

Under the Affordable Housing Fund, Fingal County Council is making homes 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. It is proposed to deliver these homes on Council owned land and through advance purchases from Private Developers.

The Affordable Purchase Scheme provides purchasers with what is known as an equity facility. This means that purchasers will enter into an Affordable Dwelling Purchase Agreement with

Fingal County Council and will receive funds from Fingal County Council in return for the Council taking a percentage ownership in the property purchased. The percentage ownership that Fingal County Council holds in your home is known as an equity share.

The purchaser can redeem or 'buy out' this equity share at a time of their choosing, but there is no obligation to do so. If the purchaser chooses not to redeem the equity share while living in the home, the Council can do so when the property is sold, transferred, or after the death of the owner. The Affordable Purchase Scheme will be aimed at households using their combined deposit and their approved maximum mortgage but who cannot afford the home at its open market value.

Housing for All provides four pathways to achieving four overarching objectives:

Supporting  
Homeownership and  
Increasing Affordability

Eradicating Homelessness,  
Increasing Social Housing  
Delivery and Supporting  
Social Inclusion

Increasing New Housing  
Supply

Addressing Vacancy and  
Efficient Use of Existing  
Stock

## How to Buy an Affordable Home





# GEM

Setting itself apart from competitors, GEM operates as both a developer and a construction firm, an integrated approach that offers significant advantages.

By combining these two disciplines under one umbrella, the company achieves enhanced efficiency and streamlined processes. Dealing with stakeholders from an early stage empowers GEM to proactively address potential issues, resulting in successful project outcomes.

GEM's expertise and reputation have led to exciting collaborations with prestigious entities such as Dublin City Council, Fingal County Council, and Dún Laoghaire-Rathdown County Council. The company's construction team is currently engaged in tendering processes for upcoming projects, demonstrating its continued growth and influence in the industry.

At the heart of GEM's achievements lies a commitment to integrating development and construction expertise, empowering the company to deliver exceptional results. By managing all aspects of its projects in-house, GEM ensures direct control and accountability, avoiding dependence on external entities. With an unwavering dedication to quality, efficiency, and stakeholder collaboration, GEM continues to shape the Irish construction landscape, fulfilling housing needs and contributing to the realisation of the government's Housing for All vision.



Rialtas na hÉireann  
Government of Ireland

**Housing for All**  
A new Housing Plan for Ireland

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



Hooke &  
MacDonald



A quality development by GEM at The Willows, Dunshaughlin, Co. Meath

[churchfieldsdublin.ie](http://churchfieldsdublin.ie)

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