



PRIORY FIELDS

SKERRIES | COUNTY DUBLIN



[PRIORYFIELDS.IE](https://www.prioryfields.ie)



WELCOME TO PRIORY FIELDS

WHERE COASTAL CHARM MEETS CONTEMPORARY LIVING

Priory Fields is an exceptional collection of thoughtfully designed homes set within the historic and picturesque seaside town of Skerries. Carefully planned to maximise natural light and comfort, these homes offer a refined balance of contemporary living and timeless coastal charm, creating a place where beautiful homes meet inspired living.

Set along north Dublin's stunning coastline, Skerries is a vibrant and much-loved seaside town, celebrated for its natural beauty, rich maritime heritage and strong sense of community. With its colourful harbour, expansive sandy beaches and lively town centre, Skerries strikes a rare balance between relaxed coastal living and everyday convenience. Outstanding schools, inviting bistros, cafés, bustling markets and a wide range of outdoor pursuits combine to create, a vibrant lifestyle, enriched by fresh sea air and a warm, welcoming atmosphere.

The new one-,two-and three-bed homes at Priory Fields are being offered to new purchasers under the Local Authority Affordable Purchase Scheme.

In this initial sales phase, 36 Affordable Purchase homes will be made available to eligible buyers through the Local Authority Affordable Purchase Scheme. This includes one-bedroom apartments and two- and three-bedroom duplexes at Priory Fields.

The scheme is available to eligible applicants seeking to purchase a newly built home who require additional funding to bridge the gap between their mortgage and deposit and the cost of the home.

In return, Fingal County Council will take a percentage equity stake in the Affordable Purchase home. The Council's equity stake will be equal to the discount of the purchase price from the full market value of the home.



WHERE COASTAL CHARM MEETS CONTEMPORARY LIVING

Skerries is renowned for its exceptional coastal setting and the outstanding quality of life. The town's west-facing harbour provides a stunning backdrop to daily life, where evenings can be spent dining by the water as the sun sets over the sea.

Priory Fields is ideally located just off Golf Links Road, minutes from Skerries town centre, placing residents at the heart of a vibrant, active coastal community. From scenic beaches and coastal walks to independent boutiques, renowned restaurants, a bustling harbour and a variety of sports clubs including golf, rugby, GAA, sailing, cricket and soccer, everything that makes Skerries so special is on your doorstep.

LIFE OUTDOORS

LEARN, WORK, PLAY & DISCOVER



Nature is woven into everyday life in Skerries. The Skerries Coastal Walk loops for 1.5km around Red Island, connecting the rugged North Beach with the calmer South Beach, ideal for family days out. Along the trail, pause by the Martello Tower, watch the waves, or admire the Mourne Mountains on the horizon.

Ardgillan Demesne offers sweeping views, woodland walks and manicured gardens surrounding an 18th-century manor house. Visitors can enjoy a tour of the castle or relax with afternoon tea in the drawing room. For cultural exploration, the St Patrick's Way and Art Trail presents five commissioned sculptures along an easy coastal walk, blending local history with contemporary art.





HERITAGE, MARKETS & MARITIME CHARACTER



Skerries' heritage is ever-present, from the iconic Skerries Mills, milling flour since the 12th century, to the weekly farmers' market filled with local produce such as fresh seafood, artisan breads, seasonal strawberries and Queen potatoes from nearby Rush. This blend of old and new gives the town its distinctive charm: a place that honours its roots while embracing modern living.







AMENITIES

Priory Fields enjoys a prime position within walking distance to the beach, sports clubs and the town centre. Cafés, restaurants, bars and boutique shops are all easily accessible, with neighbourhood shopping available on Shenick Road.



SCHOOLS

1. Holmpatrick National School
2. St. Patrick's Junior Catholic School
3. St. Patrick's Senior Catholic School
4. Skerries Community College
5. Scoil Réalt Na Mara N. S.
6. Skerries Educate Together N. S.
7. St Michael's House
8. The Windy Hill Outdoor Preschool

SPORTS

9. Skerries Golf Club
10. Skerries Rugby Club
11. Skerries FC
12. Skerries Hockey Club
13. Skerries Lawn Tennis Club
14. Skerries GAA Club
15. Skerries Watersports Academy
16. Skerries Bowling Club

SHOPPING

17. C&T Supermarket
18. Moriarty's SuperValu Skerries
19. Gerry's Fresh Foods
20. Skerries Point Shopping Centre
21. Coco C
22. Philanns
23. The Shoe Horn
24. Skerries Hardware and Pet Centre

RECREATION

25. Goat In The Boat
26. The Watermill Cafe
27. The Brick House Restaurant
28. Stoop Your Head Restaurant
29. Butcher Boy Coffeehouse
30. La Scarpetta Restaurant
31. The Snug Skerries
32. Piccolo Trattoria
33. Red Island Wine



CONNECT WITH EASE

TRANSPORT & CONNECTIVITY



Skerries combines the calm of the coast with suburb connectivity. Thanks to the M1 motorway, Dublin Port Tunnel and the Lusk bypass, driving to and from the town is an effortless, scenic journey through rolling countryside that keeps the city within easy reach.

With Dublin Airport only 30 minutes away, travelling for work or leisure couldn't be easier.

Commuters will also appreciate the excellent rail service, with Skerries Train Station providing fast

and frequent services to Dublin City Centre, to Connolly or Pearse Station in 45 minutes or less.

The town is also well served by Dublin Bus and Go-Ahead, with the 33 route linking Skerries to the city centre and surrounding towns, giving you multiple options for an easy, reliable commute.

These transport options ensure Priory Fields residents enjoy coastal living without sacrificing convenience or connectivity.



- Nearest bus stop **13 MINS**
- Nearest Beach **15 MINS**
- Skerries Train Station **16 MINS**
- Nearest school **23 MINS**
- Nearest restaurant **23 MINS**



- Swords Pavilions **18 KM**
- Dublin Airport **23 KM**
- O'Connell Street **30 KM**
- Drogheda **33 KM**
- Liffey Valley **38 KM**





EDUCATION



Families at Priory Fields are well served by a wide range of schools. Early learning and specialised support are available at St Michael's House. Nearby primary schools include St. Patrick's Junior and Senior Schools, Holmpatrick National School, Scoil Réalt Na Mara, Skerries Educate Together, Milverton National School, Loughshinny National School, St. Catherine's National School, and Gaelscoil Ros Eo.

Secondary schools include Skerries Community College, Lusk Community College, and St. Joseph's Secondary School, offering a broad range of academic and extracurricular opportunities.

With such a variety of respected schools close to home, Priory Fields offers families convenience, choice and peace of mind when it comes to education.

HOMES IN PERFECT HARMONY

At Priory Fields, homes are designed with care and intention. Bright interiors, well-proportioned layouts and a seamless connection between indoor and outdoor living define these beautifully crafted

spaces. Thoughtfully created, each home is where aspiration meets reality – offering a calm and welcoming sanctuary for everyday life.



Skerries Train Station

SITE PLAN



The Wren

1 BED APARTMENT / GROUND FLOOR
c.51 SQM / 549 SQFT



The Starling

2 BED DUPLEX / FIRST & SECOND FLOOR
c.94 SQM / 1,012 SQFT



The Sparrow

3 BED DUPLEX / GROUND & FIRST FLOOR
c.111 SQM / 1,195 SQFT



The Skylark

3 BED DUPLEX / FIRST & SECOND FLOOR
c.108 SQM / 1,163 SQFT

The Site Plan is for illustrative purposes only and is subject to change throughout the course of development. Details such as construction, landscaping, naming, trees, planting and open spaces are indicative and may vary in number, layout and specification. In line with our policy of continuous improvement, we reserve the right to amend the layout, landscaping and specifications without prior notice. This Site Plan does not form part of any offer or contract and should not be relied upon as a statement or representation of fact. Please contact the Selling Agent for further information or clarification.

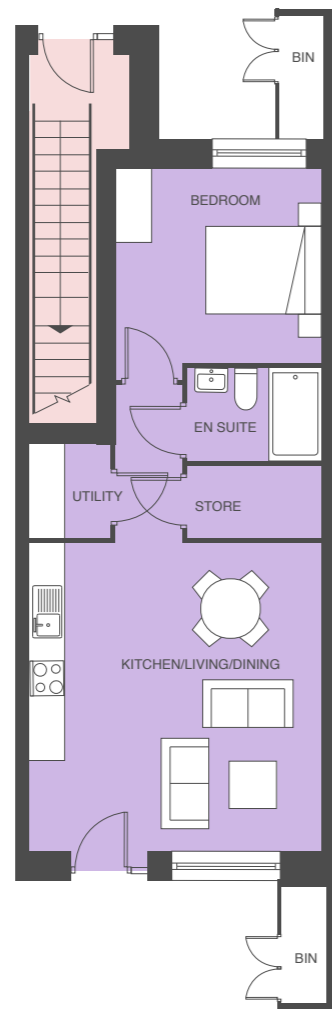
* Play Area





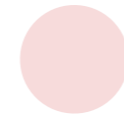
The Wren

1 BED APARTMENT / GROUND FLOOR
c.51 SQM / 549 SQFT



GROUND FLOOR

Floor plans, room dimensions and layouts are for illustrative purposes only and are subject to change. As part of the developer's ongoing commitment to quality and continuous improvement, the developer reserves the right to make modifications to the layout and architectural style without prior notice. These plans do not form part of any offer or contract and should not be relied upon as a statement of fact.



The Starling

2 BED DUPLEX / FIRST & SECOND FLOOR
c.94 SQM / 1,012 SQFT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plans, room dimensions and layouts are for illustrative purposes only and are subject to change. As part of the developer's ongoing commitment to quality and continuous improvement, the developer reserves the right to make modifications to the layout and architectural style without prior notice. These plans do not form part of any offer or contract and should not be relied upon as a statement of fact.

i

The Sparrow

3 BED DUPLEX / GROUND & FIRST FLOOR
c.111 SQM / 1,195 SQFT



GROUND FLOOR

FIRST FLOOR

Floor plans, room dimensions and layouts are for illustrative purposes only and are subject to change. As part of the developer's ongoing commitment to quality and continuous improvement, the developer reserves the right to make modifications to the layout and architectural style without prior notice. These plans do not form part of any offer or contract and should not be relied upon as a statement of fact.

ii

The Sparrow

3 BED DUPLEX / GROUND & FIRST FLOOR
c.111 SQM / 1,195 SQFT



GROUND FLOOR

FIRST FLOOR

Floor plans, room dimensions and layouts are for illustrative purposes only and are subject to change. As part of the developer's ongoing commitment to quality and continuous improvement, the developer reserves the right to make modifications to the layout and architectural style without prior notice. These plans do not form part of any offer or contract and should not be relied upon as a statement of fact.



The Skylark

3 BED DUPLEX / FIRST & SECOND FLOOR

c.108 SQM / 1,163 SQFT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plans, room dimensions and layouts are for illustrative purposes only and are subject to change. As part of the developer's ongoing commitment to quality and continuous improvement, the developer reserves the right to make modifications to the layout and architectural style without prior notice. These plans do not form part of any offer or contract and should not be relied upon as a statement of fact.



The Skylark ii

3 BED DUPLEX / FIRST & SECOND FLOOR

c.108 SQM / 1,163 SQFT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

* Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.

Floor plans, room dimensions and layouts are for illustrative purposes only and are subject to change. As part of the developer's ongoing commitment to quality and continuous improvement, the developer reserves the right to make modifications to the layout and architectural style without prior notice. These plans do not form part of any offer or contract and should not be relied upon as a statement of fact.



The spacious homes at Priory Fields, built by Lydon, immediately impress with their attention to detail and thoughtful design. Each home has been carefully crafted to provide generous, light-filled accommodation, combining modern comfort with timeless quality.

SPECIFICATION

APARTMENT & DUPLEX

EXTERNAL SPECIFICATIONS

- High quality brick and render facades.
- uPVC high-performance double-glazed windows by Munster Joinery.
- Ultra Tech front door with secure locking system.
- Own door entry (no common area access or lifts).
- Parking: 1 car parking space (off curtilage).
- External bike storage available.

INTERNAL FEATURES

- High quality painted doors.
- Contemporary architrave and skirting.
- Internal smooth white painted finish throughout.
- Superior quality internal joinery.
- Brushed satin finish ironmongery.

KITCHEN

- Contemporary and professionally designed high quality fitted kitchens by QK LIVING.
- Laminate worktop.
- Soft close doors.
- Stainless steel sink and chrome mixer tap.

BATHROOMS & ENSUITES

- Tiling to floor and wet areas.
- High quality sanitaryware.
- Ensuites have contemporary shower enclosure.

WARDROBES

- Fitted wardrobes by Cawleys Furniture.

ELECTRICAL & CONNECTIVITY

- Generous provision of lighting and power points.
- Smoke detectors fitted throughout.
- Wired for high-speed broadband.
- TV data point in living room and master bedroom.
- Main infrastructure installed to accommodate Virgin and Siro.

ENERGY EFFICIENCY

- A2 BER energy rating.
- Highly insulated airtight design.
- Heating: Energy efficient heat pump.

GUARANTEE

- All homes are covered under the Homebond Structural and Latent Defects Insurance (10 years) and Mechanical and Electrical Defects Insurance (5 years).



AFFORDABLE PURCHASE SCHEME

The homes at Priory Fields are being made available under the Affordable Purchase Scheme, delivered in partnership with The Land Development Agency (LDA) and Fingal County Council (FCC) and built by Lydon.

The Local Authority Affordable Purchase Scheme is designed to support buyers who are ready to begin their journey to homeownership but need help bridging the gap between their mortgage, savings, and the full price of a newly built home. Applicants who are eligible for the Fresh Start Principle may also be eligible for the scheme.

Under the Local Authority Affordable Purchase Scheme, homes are sold at a reduced price below open market value, with the exact price calculated by the local authority based on your income and mortgage capacity. The local authority contributes the difference between the market value and what you pay, retaining

this contribution as an equity share in your home.

Each property has a Minimum Sale Price, already set below market value, and you must be able to show you can meet this amount through a combination of mortgage, savings, and (if eligible) the Help to Buy scheme. If your income and borrowing capacity are higher, the purchase price will reflect that. Over time, you can choose to redeem or “buy out” the local authority’s equity share in part or in full, although there is no obligation to do so. Certain events, such as selling your home, will trigger repayment of the equity share, as set out in the Affordable Dwelling Purchase Agreement, which should be reviewed carefully with your solicitor.

[Video Guide for Making your Application.](#)

[Frequently Asked Questions](#)



(01) 491 2600

PSRA No. 004017

Comhairle Contae
Fhine Gall
Fingal County
Council



Rialtas na hÉireann
Government of Ireland



Disclaimer

The information contained in this brochure, including any plans, descriptions, specifications or dimensions provided herein or communicated separately to prospective buyers, is indicative and intended as a guide only. It should not be relied upon as the basis for any contract and does not constitute any statement of fact, representation or warranty. Any plans provided are not to scale. Measurements and areas, including approximate gross internal areas (from internal blockwork, excluding all internal finishes), are estimates only and may vary. The Lydon Group reserves the right to make changes to designs, features, finishes and specifications. Consequently, the finished home may differ from the information provided. No employee or representative of has the authority to bind The Lydon Group or make any representations or warranties in relation to this development or any part of it.

BROCHURE DESIGN
BYRON



PRIORYFIELDS.IE