LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

The Mills

LDA Cost Rental Scheme



The Mills, Castletroy, Co. Limerick

Cost Rental Scheme

Introducing Horgan's Quay

The Land Development Agency presents The Mills, a new housing development located in Castletroy, Co. Limerick, offering a small number of two-bedroom apartments to rent from €1,235 per month.



The Mills is located just off the Dublin Road in Castletroy, a 15-minute drive from Limerick City Centre. The scheme is also close to major employment areas such as the National Technology Park, Annacotty Business Park, and the University of Limerick. The Mills is well-served by public transport, with frequent bus services running to Limerick City Centre and the University of Limerick.

Residents have easy access to supermarkets, with Lidl adjacent to the scheme and SuperValu a 10-minute walk away. This also connects residents to Castletroy Town Centre, a modern neighbourhood shopping centre offering a range of shops, restaurants, and amenities such as Odeon cinema.

The area is connected to the Castletroy Urban Greenway, allowing for car-free access to schools, shops, a cinema, a local park, and other amenities and services. Nearby schools include Gaelscoil Castletroy and Monaleen National School, among other primary and secondary schools.



For frequently asked questions, see our **FAQs**.

General information can also be found on our **website**.

Apartment Features

The apartments are provided unfurnished with:

- Fully fitted kitchen and white goods.
- Wardrobes in all bedrooms.
- Bathroom fittings.
- Blinds and flooring throughout.
- Highly efficient A-rated apartments.
- Centralised heating system.

Car parking is not available at The Mills.

Virtual Tours

Virtual Tour - for illustrative purposes only:

Two-bedroom apartment






Sample images for illustrative purposes only.

Eligibility Criteria

Affordability is a key criteria and is measured as rent being no more than 35% of your Net Household Income. To be considered eligible for Horgan's Quay, applicants combined Net Household Income must fall within the following range:

Apartment Type	Rent Per Month	Suitable For	Household Net Income Threshold
Two-bedroom	€1,235	Two adults, a cohabiting couple, a cohabiting couple and one adult, two cohabiting couples, or cohabiting couple/lone parent with one child.	€42,343 - €59,000

Household types include Families, friends sharing, and cohabiting couples.

We will not consider an application that will lead to over-occupation of a property. Over-occupation is when more than two children are occupying one bedroom per household or when two children, one of whom is aged 10 or more and of the opposite sex, are sharing a room.



Application Process

Register your interest on the LDA website at LDA Cost Rental and follow the instructions. All registrations are online and cannot be made by post, email or over the phone.

To be eligible for The Mills, applicants must meet the following criteria:

• Your net household income is below €59,000 per annum. Net household income is the combined income of all householders over 18 years. Please refer to your payslips for Net Pay. Use this Net Income Calculator to understand how this is calculated.
• You are not in receipt of any social housing supports (including Rent Supplement or HAP).
• You do not own a property.
• Applicants must be permanent residents and tax domicile in Ireland.
• Your household size matches the size of the property advertised (All members of the household must be living in Ireland at the time of applying).
• Your household has only entered one application.
• You can afford to pay the cost of rent for the home. Affordability is measured as 35% of net household income.

*** Terms and conditions for cost rental housing in Ireland are set out in the Affordable Housing Act 2021.**

Once you have selected the property that you are eligible for, you are invited to enter your details into a self-service eligibility checker and register your interest. Applicants will be required to prove how they calculated their Net Household Income, with supporting documentation.

You must first register your interest in one property type and indicate your eligibility by providing the information requested when applying through LDA Cost Rental.

