



HAMPTON DEMESNE

A place to make



your own



Life with *persepective*

Balbriggan is a coastal town with a strong sense of identity and a growing sense of opportunity. Rooted in its maritime history, it is now one of Dublin's youngest and fastest-growing communities, where a new generation is choosing to make a start.

Living in Dublin feels more accessible here. Families, first-time buyers and professionals are finding the space to anchor into, while staying closely connected to the city. From the harbour and shoreline to the town centre and surrounding green spaces, everyday life is both connected and easy.

Ongoing investment through Fingal County Council's regeneration programme is driving the town forward, enhancing the harbour, public spaces and infrastructure, and strengthening its future.

Hampton Demesne is part of this next chapter. A neighbourhood designed with green space, connection and everyday living in mind.

Welcome to Hampton Demesne.



Where *home* begins

Life in *balance*



BETWEEN LAND AND SEA



Whatever everyday life looks like to you, Balbriggan provides endless possibilities: from cafés and castles, to schools and shops, parkland hikes or beach walks.

The town's beach and coastline combine to create an outstanding public space to pause a while, or to take in the authentic experience of a working fishing harbour. Just a few minutes' walk away from the seafront, Main Street and other leisure, cultural and tourism opportunities are close at hand.

A northwards walk along the beach, past the Martello Tower, brings Bremore Castle into view. A short drive south by car takes you to Ardgillan Castle, with stunning gardens and a sweeping vista out to the sea.

NATURE AROUND YOU.
LIFE BESIDE YOU.



Connected to the urban, yet standing apart, Balbriggan is the place where you can lift your head, take in the view and breathe in the sea air, or enjoy a walk in the nearby woodlands and fill your senses with nature.

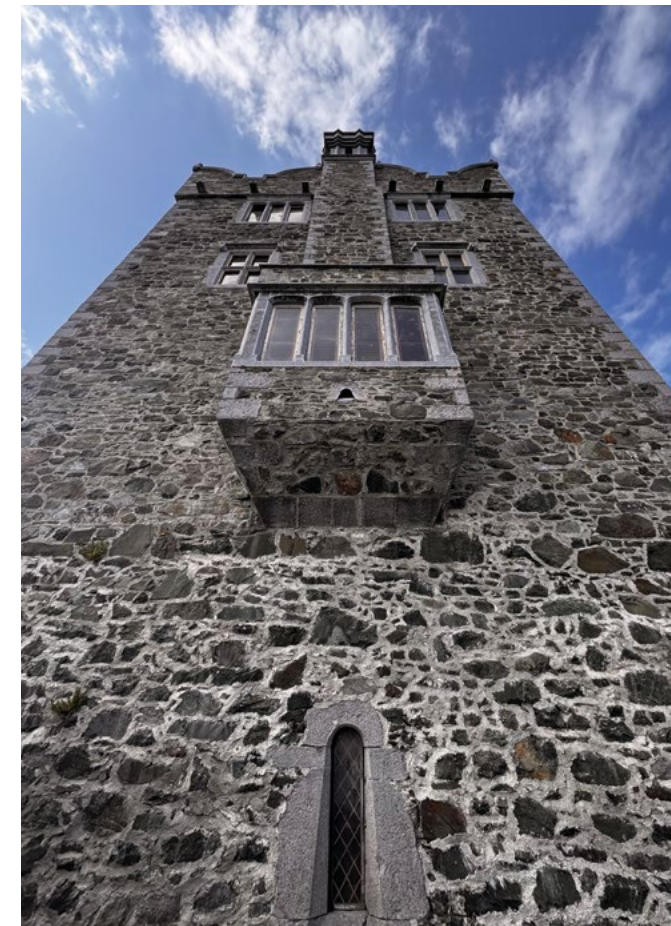
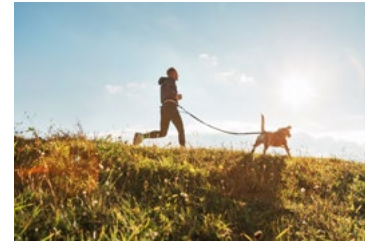


BALBRIGGAN FRONT STRAND

In Balbriggan, castles, churches and cobblestones meet sand, shore and salt air.

The harbour, lighthouse and old mill buildings still anchor the coastline. From the traces left behind by the earliest settlers here, through to the textiles industry that thrived two centuries ago, Balbriggan has always been a town built by people who made things, moved things and kept going.

That spirit continues today, as Balbriggan holds onto its character while a new future unfolds.

ARDGILLAN
CASTLE & GARDENS

BREMORE CASTLE



A town that's *moving forward*





Balbriggan's town centre and coastline are being reshaped through **"Our Balbriggan"**, Fingal County Council's rejuvenation programme. Renewed to 2030, the plan brings together major investment in public spaces, culture, recreation, movement and heritage, with projected physical and infrastructural investment of €54-57 million across the town.

For Hampton Demesne residents, the most visible change is along the harbour and Quay Street, where Balbriggan's waterfront is being reimagined as a more welcoming public destination. A new plaza, improved public realm, renewed river and harbour edges, harbour buildings, public facilities and the restoration of the former RNLI Boathouse are all helping to reconnect the town centre with the sea.

This is a story already taking shape on the ground. Across Balbriggan, completed works include upgraded beach access and amenity spaces, new town-centre parking, youth recreation spaces, improvements at Bremore, and the Harry Reynolds Road pedestrian and cycle route, which strengthens connections to schools, community facilities and local neighbourhoods.

The programme is also investing in the civic and cultural heart of the town. At 2-4 Dublin Street, a planned Creative Hub will introduce new public and creative spaces into a prominent town-centre site, adding further activity and energy to the heart of Balbriggan.

**Comhairle Contae
Fhine Gall**
Fingal County
Council



2024-
2025

ALREADY DELIVERED



Front Beach upgrades
and improved access



Bremore Recreational Hub
(Phase 1)



280 new free car parking spaces
(approx.) across three locations



**Quay Street paving &
Mill Street footpaths**

2026

CURRENTLY UNDERWAY



Quay Street & Harbour Plaza
€15m waterfront investment
Completion expected Q3 2026



Harbour Buildings & Kiosks
Completion and operational
readiness expected Q3 2026



RNLI Boathouse Restoration
Targeted completion
Q3 2026



EV Infrastructure
New electric vehicle chargers
in town car parks

2027-
2030

WHAT COMES NEXT



Creative Hub - 2-4 Dublin Street
A dedicated space for arts, culture,
and digital innovation



Balbriggan Public Swimming Pool
A 6-lane, 25-meter pool at
Castlelands



Bridge Street / De Bruns Site
Mixed-use development linking
Millpond Park to the Harbour

Balbriggan is entering a
new chapter of growth,
investment & renewal.



Historic Bath House & Boat House
Restoration of the structures near
the Martello Tower



Bremore Sports Hub (Next Phases)
Athletics track, GAA/soccer pitches
and tennis courts



Railway Street & Station Plaza
Enhancing the "green corridor"
and connectivity between the
station and the beach.

Where culture *comes alive*



CREATIVE HUB AT 2-4 DUBLIN STREET

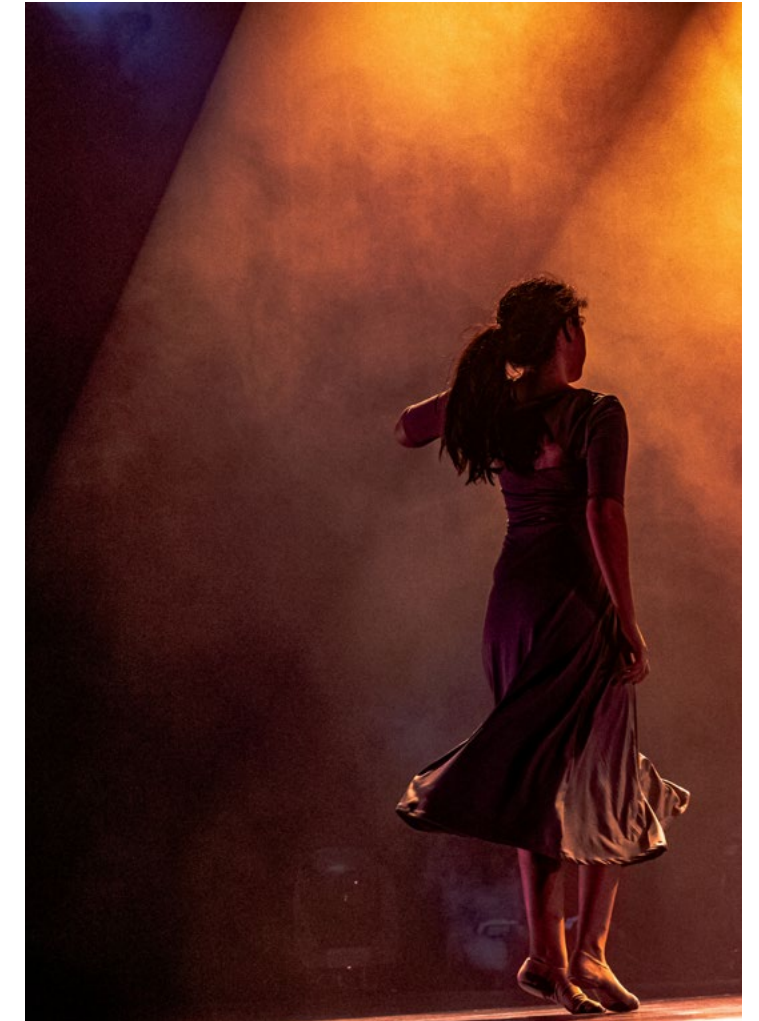


A DEDICATED PUBLIC SPACE FOR ARTS

Befitting Ireland's youngest large town, Balbriggan has a growing and increasingly visible cultural scene.

On Church Street, The Lark has become a major cultural anchor for the town. Part of the Irish Institute of Music & Song campus, the award-winning 400-seat venue brings live music, theatre, comedy, performance and community events into the heart of Balbriggan. Its recognition through the RIAI Public Choice Award has helped give the town a cultural landmark with a profile extending well beyond the local area.

That momentum is set to grow further through the planned Creative Hub at 2-4 Dublin Street, which aims to create a more permanent home for creative practice, learning and collaboration within the town centre. Designed to support artists, makers, performers and community participation, the space reflects a broader ambition to make culture more visible and accessible within everyday life in Balbriggan.

HOME TO THE INSTITUTE OF
MUSIC AND SONG

From performance
to participation,
Balbriggan's cultural life
brings people together
through music, art
and shared experience.

That wider cultural momentum is also being supported through Fingal's Creative Places Balbriggan Programme. Focused on creative youth, creative industry and climate-focused cultural activity, the initiative sees arts and culture as part of Balbriggan's wider regeneration, encouraging creativity to become more visible in the streets, public spaces and everyday life of the town.

From live performance and music education to studios, workshops and community events, Balbriggan is building a cultural life that's rooted in the people who live there. It is a place where creativity can be seen, heard and shared close to home.

The best of Balbriggan

Shopping

1. XL Castleland Balbriggan
2. Moriarty's SuperValu
3. Lidl
4. Millfield Shopping Centre
 - Tesco
 - Boots
 - Easons
5. Castle Mill Shopping Centre
6. Balbriggan Retail Park
7. Costcutter Balbriggan

Sport / Fitness

8. Balbriggan Golf Club
9. Balbriggan Rugby Club
10. Balbriggan FC
11. Balrothery Tennis Club
12. Balrothery Football Club
13. North County Cricket Club
14. Fingal Rowing Club
15. Axis Badminton Club
16. O'Dwyers GAA
17. Balbriggan Sports Centre
18. Balbriggan Skatepark
19. Calisthenic Park
20. Castleland Community Centre

Entertainment

21. The Lark Concert Hall
22. Omniplex Cinema Balbriggan
23. Balbriggan Library
24. Bracken Court Hotel

Amenity & Outdoor

25. Ardgillan Castle and Demesne
26. Balbriggan Beach
27. Balbriggan Harbour
28. Balbriggan Martello Tower
29. PJ's Party and Childcare Centre
30. Flynn Park Water Park
31. Bremore Castle
32. Charlie Moore Memorial Park

Health & Wellness

33. Platinum Gyms
34. Bike Row Ski Balbriggan
35. D.P. Gymnastics
36. Balbriggan Medical Centre

Food & Drink

37. Molly's Coffee Gallery
38. Her Upstairs
39. The Coffee Pot
40. Pappagallinos Ice Cream
41. Cabanna Café
42. Java the Hut Speciality Coffee
43. The La-La Café & Restaurant
44. Jaffa's
45. The Brick Room
46. Man O'War Gastro Pub

Schools & Education

47. Bracken Educate Together
48. Gaelscoil Baile Brigín
49. St Oliver Plunkett National School
50. St Teresa's Catholic Primary School
51. Loreto Secondary School Balbriggan
52. St Molaga's National School
53. Balbriggan Community College
54. Coláiste Ghlór na Mara
55. St George's National School
56. Bremore Educate Together Secondary School
57. Scoil Chormaic CNS
58. Ardgillan College
59. Balbriggan Educate Together National School
60. Saints Peter and Paul J.N.S Catholic Primary School
61. Links Childcare Balbriggan
62. Irish Institute of Music & Song



On your *doorstep*



BALBRIGGAN CARNEGIE LIBRARY

When it comes to all life's needs and wants, you're covered.

Whether you're filling your trolley at SuperValu, or Lidl, grabbing a coffee or some food with a friend or taking a long walk along the front strand or through the gardens and estate at Ardgillan Castle you've got loads of options within a five to ten minutes' drive.



MILLFIELD SHOPPING CENTRE



BREMORE CASTLE



ARDGILLAN CASTLE & GARDENS



BALBRIGGAN BEACH



THE CENTRAL / HER UPSTAIRS



OMNIPLEX CINEMA



BALBRIGGAN TRAIN STATION



BRACKEN COURT HOTEL



DEMPSEY'S BAR



BALBRIGGAN CRICKET CLUB



BALBRIGGAN GOLF CLUB



BALBRIGGAN VIADUCT

Feed your *senses*

For the space in between work and play, between school and sport, you need a place to linger over a latte, or catch up over a cappuccino.



JAVA THE HUT



BILKOS CAFÉ

Balbriggan has a great choice of interesting venues to eat and drink, including Cabana Café, Blueberry Hill, Bilkos Coffee, and loads more besides.

Homemade treats are the order of the day at Molly's Coffee Gallery in a beautiful old building on Bridge Street, within sight of the viaduct.

Want to take your coffee consumption up a notch? At Java the Hut, the coffee isn't just served on the spot, it's roasted there too - with some Dublin wit thrown in for good measure.

Turning to food, you can choose between snacks or more substantial fare. Step back in time at Man O'War, a gastro pub with a historic touch of whitewashed walls and thatched roof. Feeling more adventurous? Karma Thai offers authentic Asian fare.

You'll find reminders of Balbriggan's connections to the land and sea at places like Bracken Grill where you can feast on seafood or steak, or Lockie's on Drogheda Street.



CABANA CAFÉ

MAN O'WAR
GASTRO PUB

Local Hotspots

1. Cabana Café Balbriggan
2. Blueberry Hill
3. Molly's Coffee Gallery
4. Bilkos Coffee
5. Java the Hut Specialty Coffee Shop
6. The Coffee Pot
7. Jaffas
8. Tower Cafe Balbriggan
9. La-La Café & Restaurant
10. The Brick Room Balbriggan
11. The Bracken Grill
12. Look Mam No Hands
13. Man O' War Gastro Pub
14. The Gem Treatery
15. Lockie's Restaurant

MOLLY'S COFFEE GALLERY



LOOK MAM NO HANDS CAFÉ

The space to come together

Balbriggan is a place where learning happens in more ways than one.

In classrooms, on playing fields, and in the friendships formed along the way.

A growing town with a strong sense of community, it's where children can settle in, find their place, and feel part of something from the very beginning. Schools sit at the heart of daily life here, bringing people together and shaping the rhythm of the neighbourhood.



Education & Recreation

1. Bracken Educate Together
2. Gaelscoil Baile Brígin
3. St Oliver Plunkett National School
4. St Teresas Catholic Primary School
5. Ardgillan College
6. Balbriggan Golf Club
7. Platinum Gyms
8. Bike Row Ski Balbriggan
9. D.P. Gymnastics
10. Balbriggan Skatepark
11. Flynn Park Aqua Lough
12. Castleland Community Centre

Beyond the school gates, there's space to grow. Local clubs, sports grounds and shared spaces give young people the chance to build confidence, stay active, and connect with others. Plans for new facilities, including a public swimming pool and enhanced community spaces, will only strengthen what's already here.

With a wide choice of primary and secondary schools nearby, and easy access to third-level institutions across Dublin, Balbriggan supports every stage of learning, while keeping community at its core.

Connected to *possibility*

Coastal yet connected,
Balbriggan lets you live
and work – your way.

Hampton Demesne → Balbriggan Train Station

Walk  23 mins | Cycle  7 mins | Drive  7 mins



Make your home in a seafront sanctuary where school, work and the outside world are within easy reach by rail or by road. Alight from the bus right on Main Street, or take the coastal walk home from Balbriggan Station via the beach that's mere minutes away from where the train pulls in.

With the planned DART+ Coastal North project set to further enhance frequency and connectivity, getting to and from the city will become even easier.

Ideally placed, Balbriggan sits close to the airport, the M50, Dublin city, Drogheda and Dundalk.

This isn't just a stop on your journey: let it be your destination.

Hampton Demesne → Airport

 20 mins

Balbriggan → Dublin Connolly

 45 mins

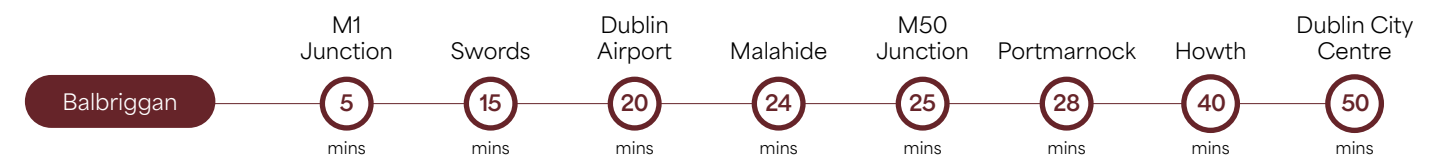


Train

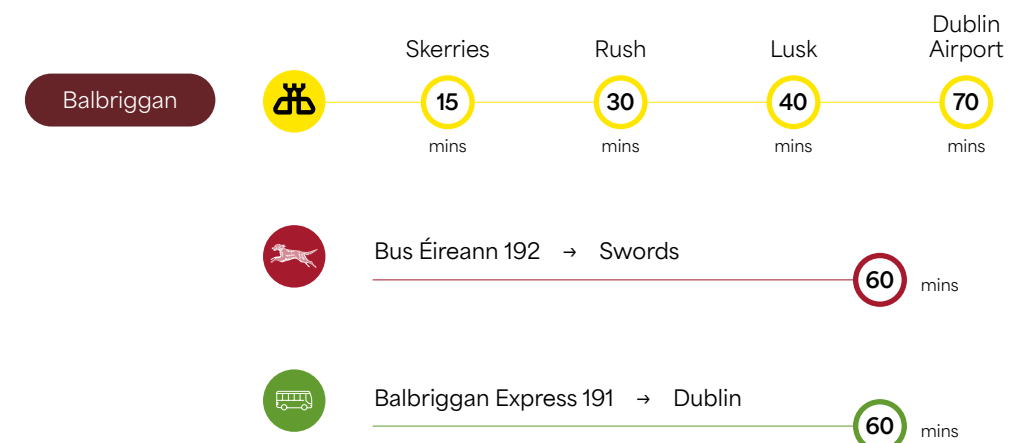
Irish Rail Northern Commuter Line



Car



Bus



Designed for



Set within a well-connected part of Balbriggan, Hampton Demesne is a carefully considered new neighbourhood offering a high standard of contemporary living. With generous green spaces and a sense of openness throughout, it's a place designed to support everyday life and bring people together.

The collection of two-, three- and four-bedroom homes is arranged around landscaped areas, with wide pathways and streets that encourage walking, cycling and a natural sense of community.

Inside, each home is designed with comfort and practicality in mind. Intelligent layouts, high-quality kitchens and fitted units, considered finishes and a strong attention to detail create spaces that are both functional and built to last.

everyday *living*





CGI is for illustration purposes only and subject to change.

Site Plan



The Shoal

2-Bedroom, 2-Storey House
84 sq.m | 902 sq.ft



The Harbour

3-Bedroom, 2-Storey House
98 sq.m | 1,052 sq.ft



The Cove

3-Bedroom, 2-Storey House
108 sq.m | 1,162 sq.ft



The Strand

4-Bedroom, 2-Storey House
129 sq.m | 1,390 sq.ft



The Bay

4-Bedroom, 2-Storey House
129 sq.m | 1,390 sq.ft



Site plan is for illustration purposes only and subject to change.

Property Types & Prices

Property Type	E.g. House, Apartment	No. of bedrooms	No. of Units in first portal launch	Market Value €	Minimum Sale Price €
H1 Mid Terrace	2 bed house	2	9	€430,000	€330,000
H1 End Terrace	2 bed house	2	4	€440,000	€340,000
H2A Mid Terrace (98m²)	3 bed house	3	36	€470,000	€370,000
H2A End Terrace (98m²)	3 bed house	3	5	€485,000	€385,000
H2B Mid Terrace (108m²)	3 bed house	3	4	€490,000	€390,000
H2B End Terrace (108m²)	3 bed house	3	9	€500,000	€400,000
H3A/C Mid Terrace	4 bed house	4	1	€530,000	€430,000
H3A/C End Terrace	4 bed house	4	2	€535,000	€435,000
H3B/D End Terrace (side entry)	4 bed house	4	3	€540,000	€440,000



The Starter Home Purchase Scheme

Fingal County Council, in association with the LDA and Ballymore, is excited to introduce Hampton Demesne, which is for sale through The Starter Home Purchase Scheme.

The Starter Homes Programme Purchase Scheme, formerly the Local Authority Affordable Purchase Scheme, is designed to help bridge the gap between what you can afford and the price of your new home, making homeownership more attainable.

When purchasing a Starter Home at Hampton Demesne, Fingal County Council (FCC) will take a percentage equity share in the property. This share represents the difference between the market value of the home and the reduced purchase price paid by the buyer.

Eligibility will be assessed based on factors including maximum mortgage capacity, deposit, and savings. FCC’s contribution will be expressed as a percentage, representing the equity share retained in your home.

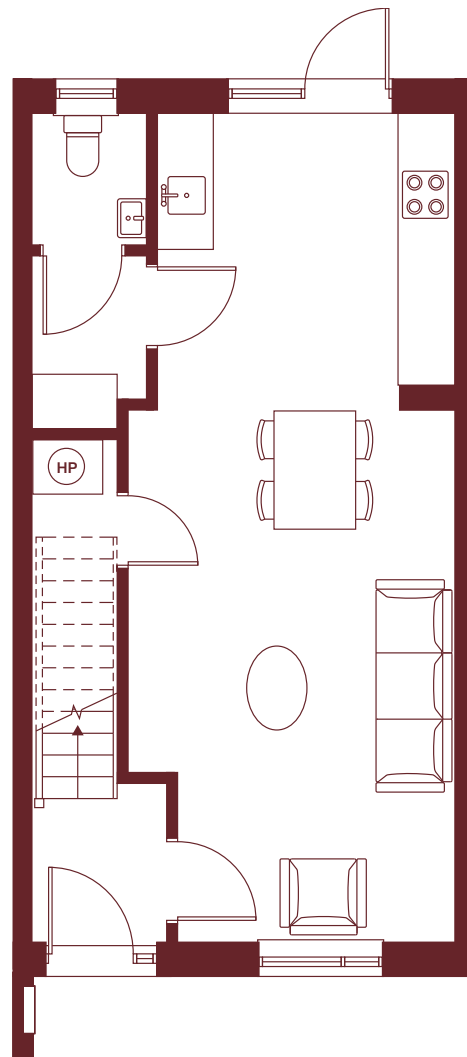
A selection of homes within this development also qualify for the Help to Buy (HTB) Scheme.

To find out more, please visit:
www.fingal.ie/affordablehousing



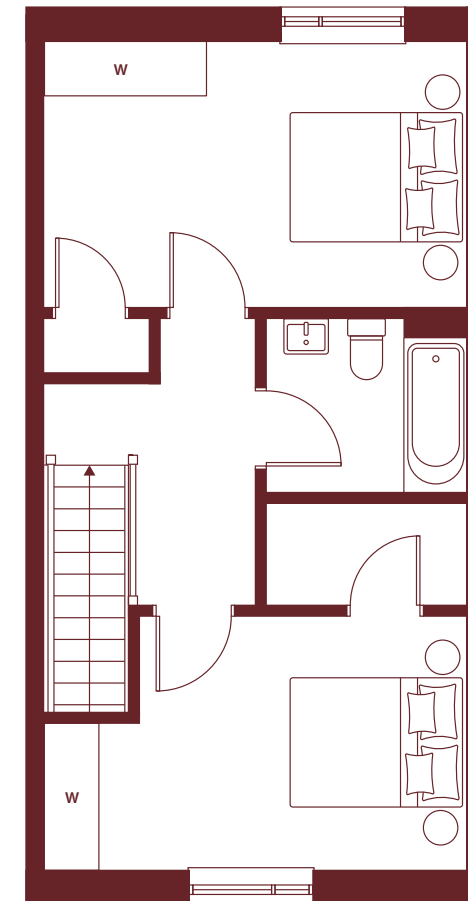
The Shoal

2-Bedroom, 2-Storey House
AREA 84 sq.m | 902 sq.ft



Ground Floor

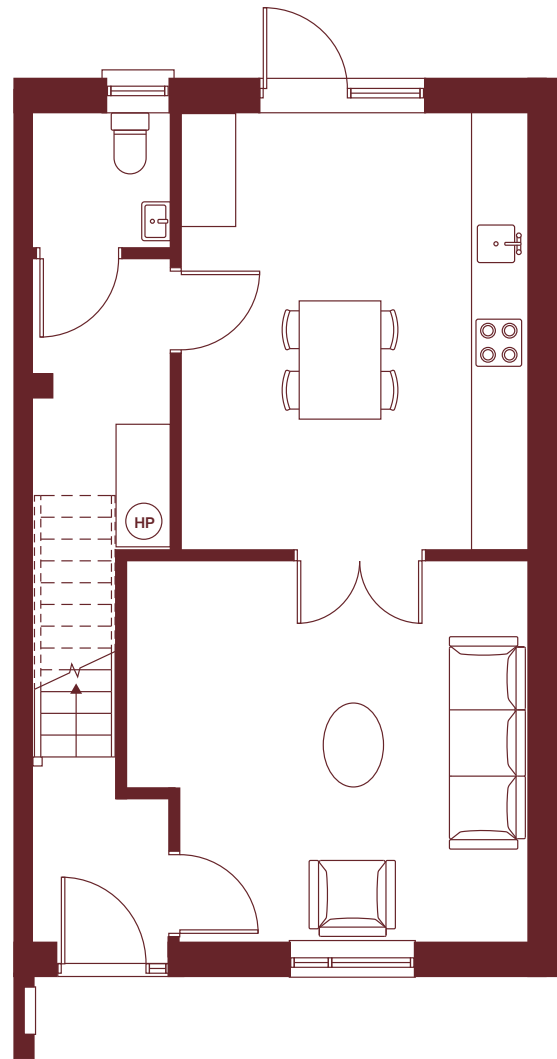
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First Floor

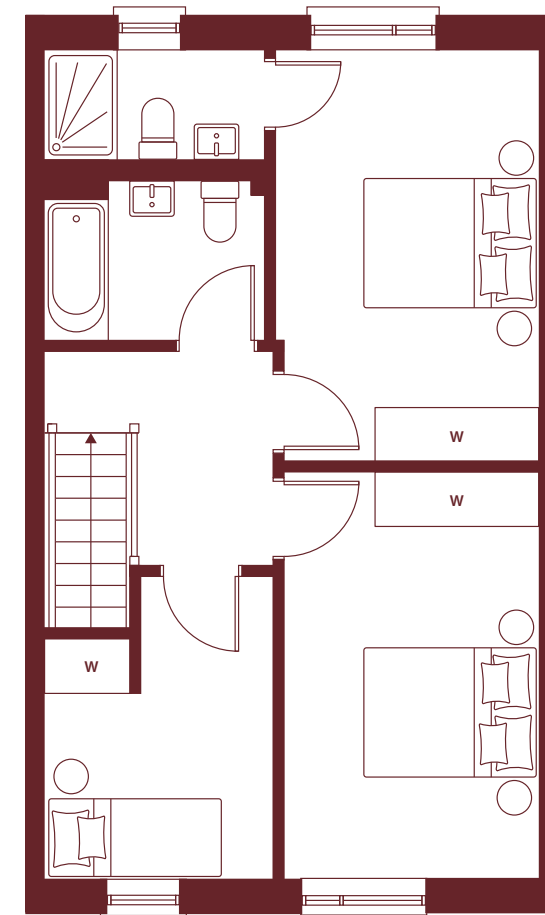
The Harbour

3-Bedroom, 2-Storey House
AREA 98 sq.m | 1,052 sq.ft



Ground Floor

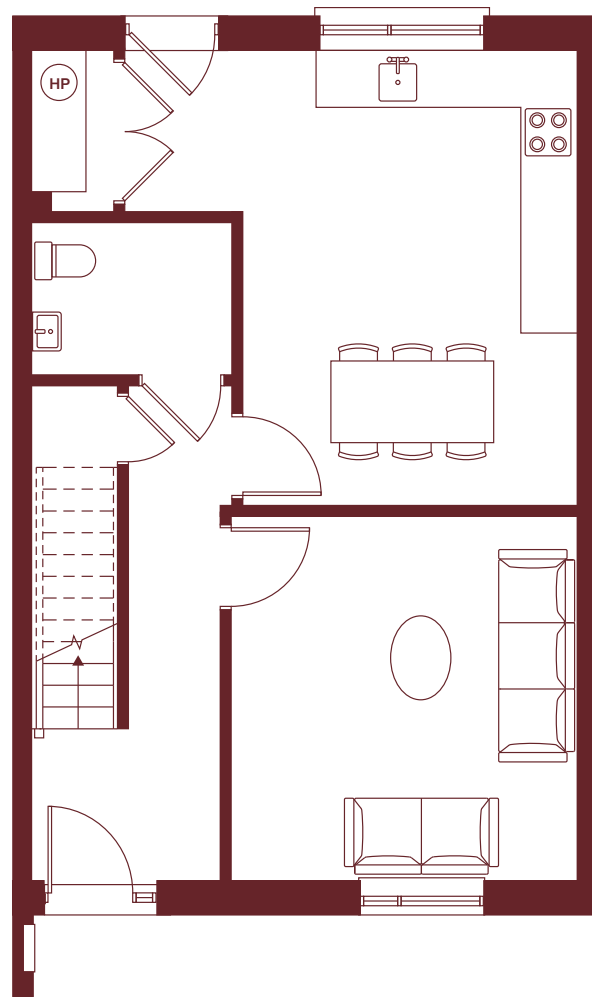
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First Floor

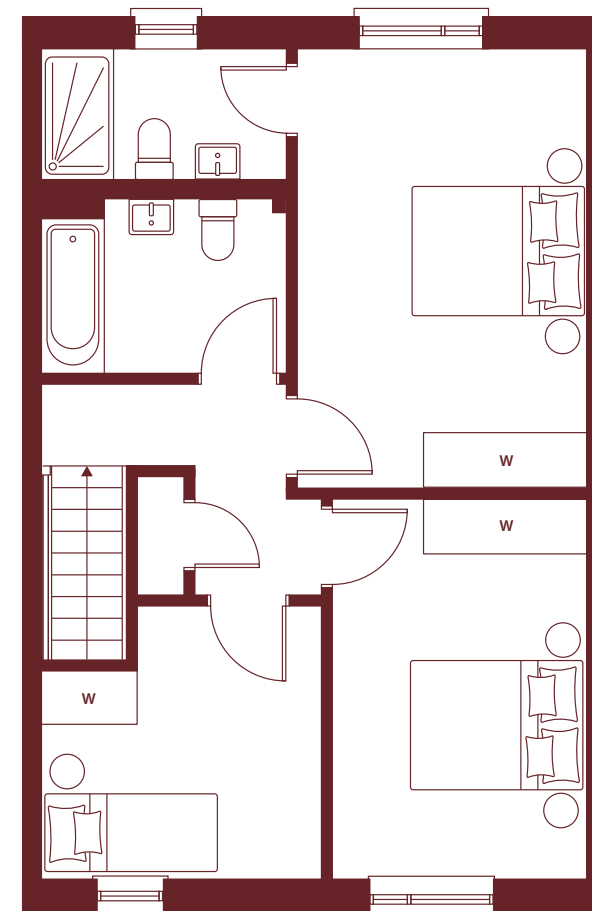
The Cove

3-Bedroom, 2-Storey House
AREA 108 sq.m | 1,162 sq.ft



Ground Floor

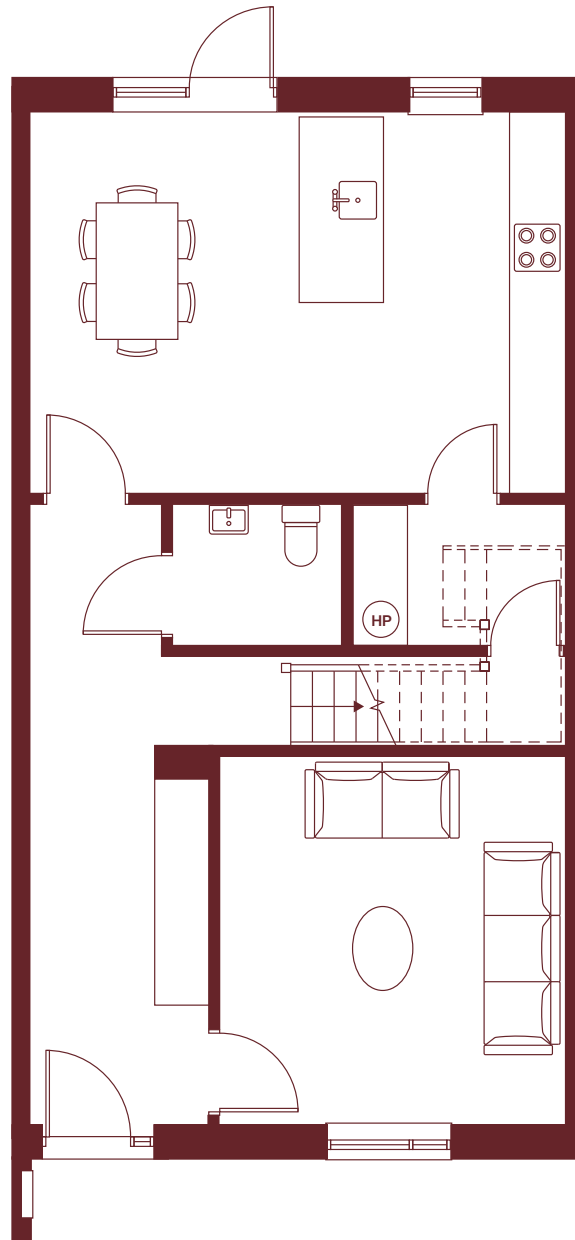
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First Floor

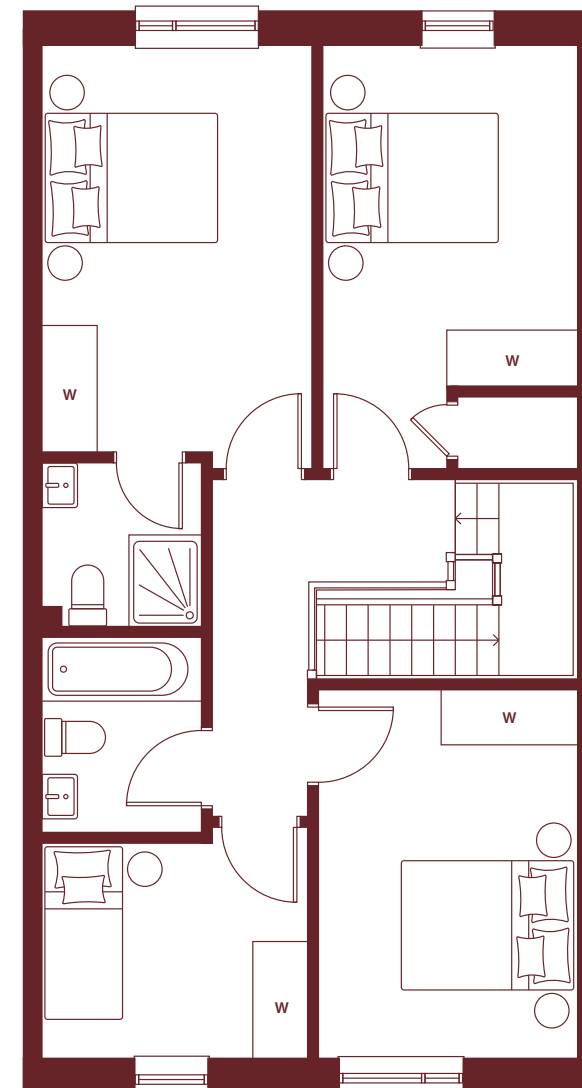
The Strand

4-Bedroom, 2-Storey House
AREA 129 sq.m | 1,390 sq.ft



Ground Floor

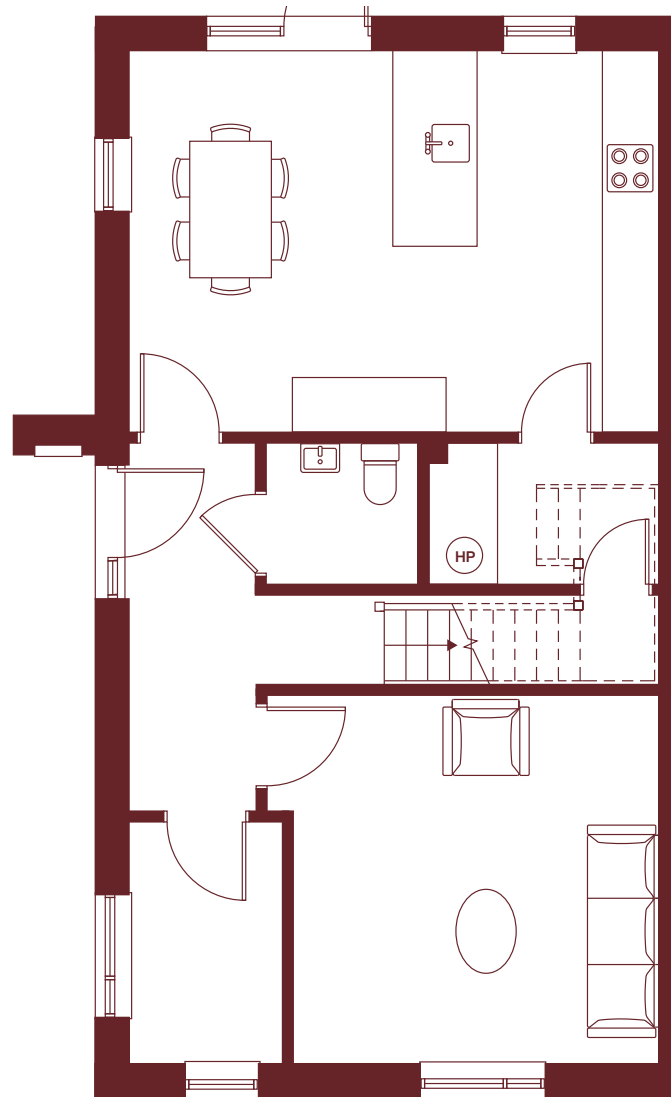
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First Floor

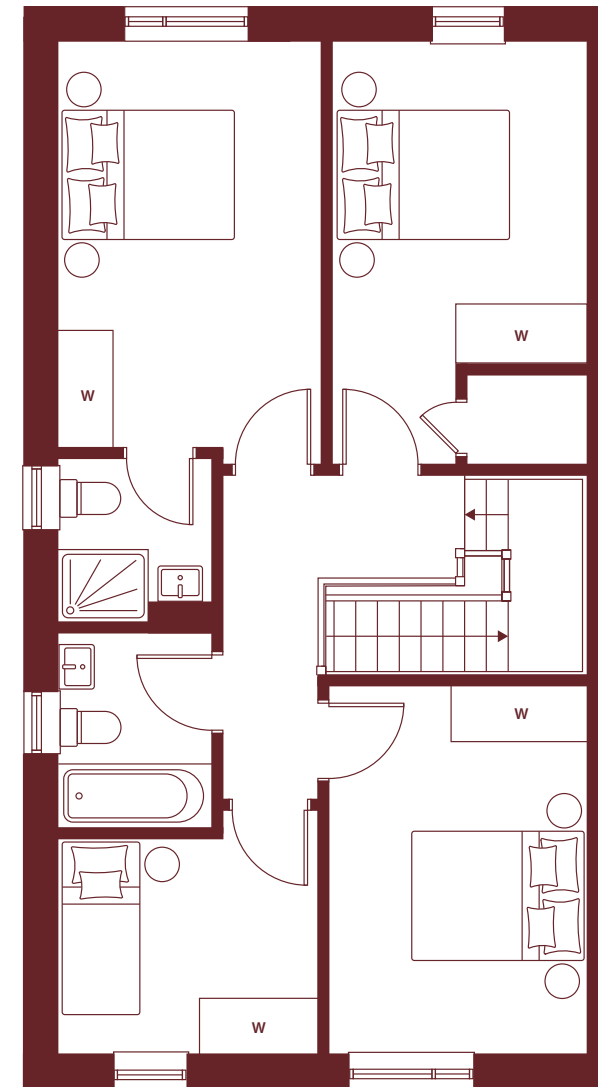
The Bay

4-Bedroom, 2-Storey House
AREA 129 sq.m | 1,390 sq.ft



Ground Floor

Floor plan is for information / illustration purposes only



First Floor

Specifications

Every home at Hampton Demesne is designed for modern family living, with interiors that balance timeless style and practical features.

Kitchens and Utility Rooms

- Thoughtfully designed kitchens with natural and earthy tones in wood grain effect. Allocated space for appliances
- LED strip lighting to kitchen wall units
- Standard fitted extractor fan
- Quartz 20mm worktop and 100mm upstand
- Stainless steel sink and mixer tap
- Separate Utility Room fitted with Heat Pump system and space for washing machine/dryer

Heating, Ventilation and Hot Water

- Thermostatic central heating with an energy-efficient heat pump
- Pressurised hot-and cold-water systems for consistent pressure



Bathrooms and En Suites

- Large format floor tiles to bathrooms
- Wall tiling to showers and bath enclosures
- Patterned WC floor tiles adding character
- High quality sanitaryware
- Wall mounted heated towel rails
- Sink vanity to main bathroom and ensuite for storage
- Provision for wall lighting fixture in bathrooms

Media and Communications

- Digital TV point to living room and main bedroom
- 1 x USB-C in main bedroom and kitchen

Safety and Security

- Mains powered smoke, heat and carbon monoxide detectors
- Provision for wireless intruder alarm

Interior Finishes and Features

- Elevated designer white interior paint finish ready for move-in
- High performance, energy efficient windows
- Generous supply of sockets
- Pendant fittings to living areas and bedrooms
- Contemporary woodwork details
- High quality painted flush doors
- Supermatt fitted wardrobes with sleek handles

Outdoor Amenities

- Shared local park designed to support active use by all ages
- Children's playground
- Sports courts and outdoor fitness equipment distributed within the park
- Walking routes through landscaped areas

Appliances Disclaimer

White goods and appliances displayed in the show house, including the fridge freezer, hob, dishwasher, oven, microwave and washing machine, are for illustrative purposes only and are not included in the sale of the homes, unless expressly stated otherwise in the contract for sale.

Information is for guidance only and may be subject to change.



Outside Space

- Private paved front garden or off-street parking
- Secured rear gardens and terraces
- Landscaped open spaces and timber side gates
- Brick or coloured render façades creating distinctive kerb appeal

Energy Efficiency

- Target A-rated homes
- Energy efficient Heat Pump
- High levels of insulation to walls, floors and roofs
- Infrastructure provided to facilitate EV charging

Guarantee

- 10 year structural warranty scheme

The Team



STONEHAVEN, NAAS

Founded in 1982 by Sean and Bernardine Mulryan, **Ballymore** is one of Ireland and the UK's leading property developers, known for creating large-scale, design-led neighbourhoods. The company has delivered more than 35,000 homes across both markets, alongside over five million square feet of office and retail space in the past decade. Its Irish pipeline includes 8,000 homes across seven active sites, with plans to deliver more than 1,000 family homes annually. Major projects include Dublin Landings, the Guinness Quarter and Dublin Arch. Ballymore has also earned over 80 industry awards for design, sustainability, placemaking and community engagement across its portfolio.

The Land Development Agency (LDA) is the State's affordable housing delivery body, focused on creating new homes and thriving communities on state-sourced and privately acquired sites lands. Construction is already well underway on a number of ambitious developments through its direct delivery and homebuilder partnership channels. The Agency now has a pipeline of more than 25,000 homes nationwide, supporting the delivery of well-connected neighbourhoods where communities can grow and people can put down roots, connect and belong.



SHANGANAGH CASTLE ESTATE, SHANKILL



ASTER PARK, RUSH

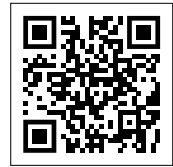
Fingal County Council is proud to play a leading role in delivering affordable, high-quality homes across Ireland's most dynamic and fastest-growing regions. We believe a home is more than just a place, they are about how we live, connect, and grow, providing comfort, security and stability at every stage of life.

With the Council's proven track record that has seen over 1,000 affordable homes delivered to market in recent years, Fingal continue to invest ambitiously in new developments and supporting infrastructure, including in Balbriggan to strengthen and sustain local communities.



Get in *Touch*

SELLING AGENTS



HamptonDemesne.com

DEVELOPED BY



ballymore.

**Comhairle Contae
Fhine Gall**
Fingal County
Council



Riailtas na hÉireann
Government of Ireland

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