

**STRATEGIC LAND HOLDING WITH FUTURE DEVELOPMENT POTENTIAL ON
THE EDGE OF KILDARE TOWN**



**C. 22 ACRES (8.91 HECTARES)
TOP QUALITY LAND WITH LONG TERM
HIGH - DENSITY DEVELOPMENT POTENTIAL**

**DUNMURRY WEST, KILDARE TOWN
CO. KILDARE**

Guide Price: €450,000

PUBLIC AUCTION
Thursday 5th June 2025 at
3pm in the Keadeen
Hotel,
Newbridge, Co. Kildare.



PSRA Reg No. 001536

C. 22 ACRES (8.91 HECTARES) OF TOP QUALITY LAND WITH LONG-TERM HIGH-DENSITY DEVELOPMENT POTENTIAL.

LOCATION:

The property is located in the townland of Dunmurry West approximately 2km north of Kildare Town. The lands are accessed via a series of local roads which connect the surrounding hinterland with the various towns and villages. The property is 4km from the M7 Motorway (Junction 13) and is also with easy reach of Newbridge (9.5km) and The Curragh (4km).

DESCRIPTION:

The entire extends to a total area of circa 8.91 hectares (22 acres). The lands have frontage onto the local road and are laid out in three well sized divisions with natural boundaries and hedgerows. The entire is topographically level and classified as 'Elton' series in the soils map of Ireland which are described as some of the best in the Country. There are panoramic views towards The Curragh Racecourse and Wicklow Mountains with the steeple of St. Brigid's Cathedral along with the Round Tower visible in the distance.

PLANNING:

The property is currently located outside any zoned area or settlement boundary. It is however, less than 400 metres from the Kildare Town Development Plan 2023 – 2029 boundary giving excellent long-term high-density development potential (see map extract below).

THE OPPORTUNITY:

- Excellent long-term high-density development potential given proximity to town boundary.
- Great location close to Kildare Town and the M7 Motorway.
- Smashing site for a residence subject to obtaining the necessary Planning Permission.
- Frontage onto the local road giving access to water and electricity.
- Views of The Curragh Racecourse, Wicklow Mountains, St. Brigid's Cathedral and Round Tower.
- Top quality land suitable for any number of uses.

GUIDE PRICE:

€450,000

SOLICITOR:

Myles C. Murphy & Co, Newbridge, Co. Kildare.

SERVICES:

Mains water available.

TERMS OF SALE:

Public Auction on Thursday 5th June 2025 at 3pm in the Keadeen Hotel, Newbridge. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

DIRECTIONS:

From Kildare Town take the R401 towards Rathangan going for approximately 2km. At the bend in road take a right turn (Jordan sign) and the land will be on your right after 250 metres.

CONTACT:

Clive Kavanagh

MRICS, MSCSI

T: 045 -433550

E: clive@jordancs.ie

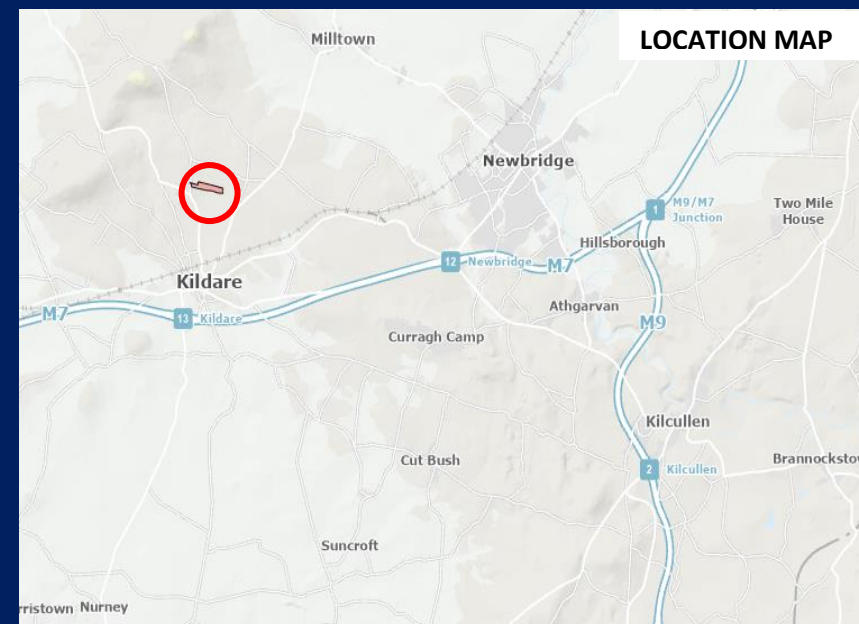
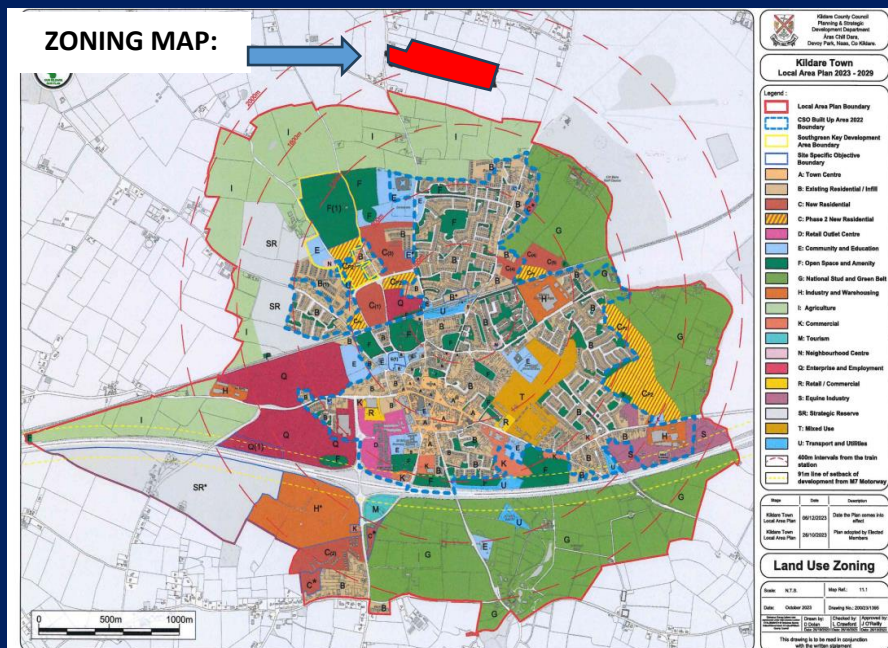
Liam Hargaden

FRICS, FSCSI

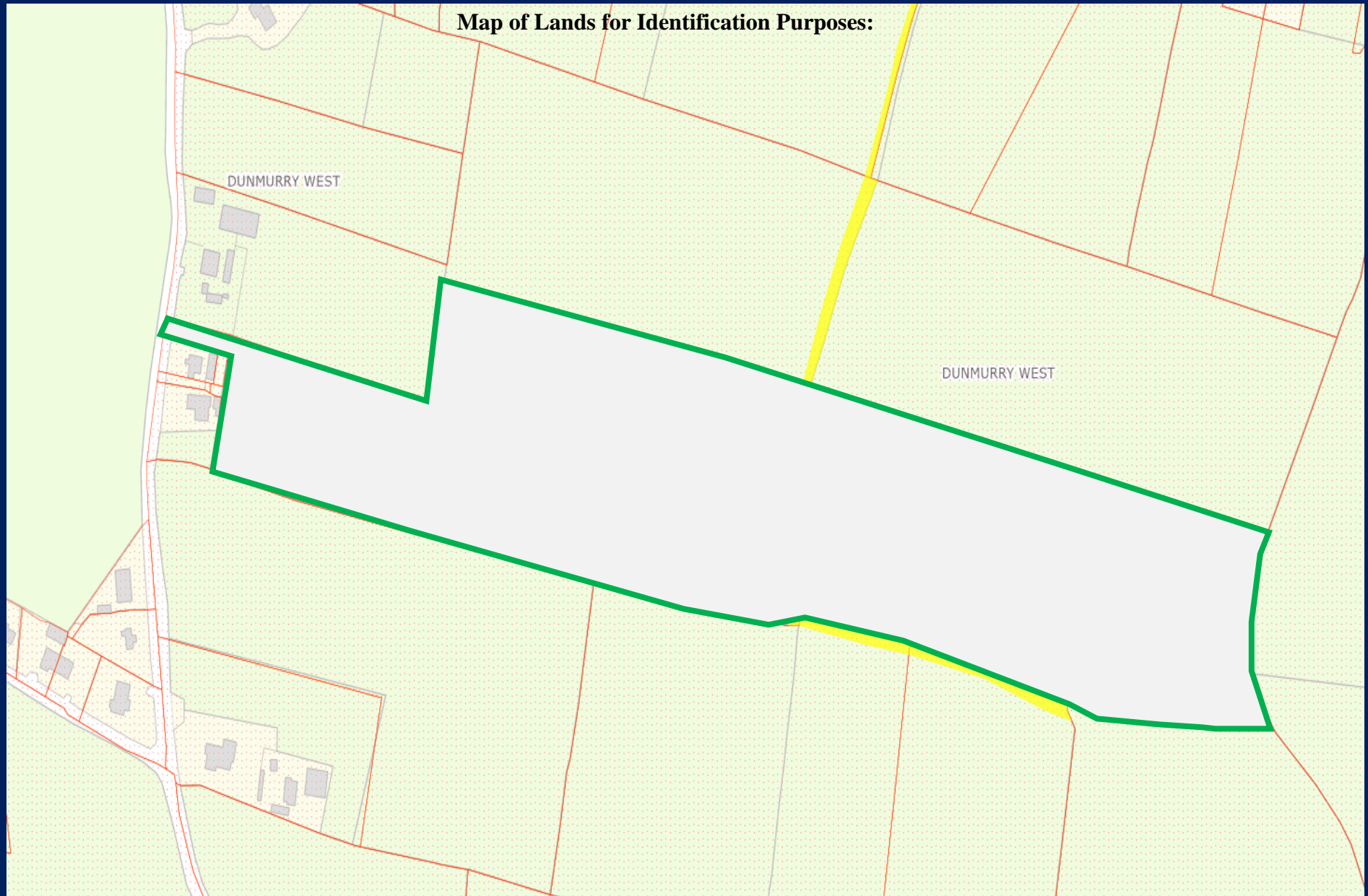
T: 045 - 433550

E: liam@jordancs.ie





Map of Lands for Identification Purposes:



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