

For identification purposes only



BER EXEMPT

C. 34 ACRES (13.76 HECTARES)

TURNINGS, STRAFFAN
CO. KILDARE

Guide Price: €510,000

For Sale by Public Auction
Friday 26th September 2025 @ 3pm
In Lawlor's Hotel, Naas, Co. Kildare

JORDAN 

PSRA Reg No. 001536

**FOR SALE BY PUBLIC AUCTION
CIRCA 34 ACRES (13.76 HECTARES),
TURNINGS, STRAFFAN, CO. KILDARE.**

LOCATION:

This attractive parcel of land is situated in the townland of Turnings, a highly accessible and well-regarded rural area in County Kildare. The property enjoys a prime location just 3.5 kilometres from the picturesque village of Straffan, 9 kilometres from Clane, and approximately 7.5 kilometres from Kill and the N7 dual carriageway, providing swift and convenient access to Dublin and a range of surrounding regional centres. The world-renowned K-Club is only 2km away.

The area is renowned for its rich agricultural and equestrian heritage, and the land lies within close proximity to several of Ireland's leading racecourses, equestrian centres, sales complexes (including Goffs), and veterinary practices. This makes it particularly attractive for those with equine interests along with farmers who are looking for a holding to expand their existing enterprises.

DESCRIPTION:

Extending to approximately 13.76 hectares (34 acres), the land is laid out in a single block and is predominantly in permanent pasture, presenting in good heart and well maintained throughout. Approximately 4 acres of the holding are under mature forestry (planted about 10 years), which is non-commercial in nature but adds character and shelter to the property. The land enjoys direct frontage onto a local road, providing easy access and potential for future development, subject to the necessary planning permissions. Boundaries are defined by a combination of mature natural hedgerows and post-and-wire fencing.

TITLE:

Freehold.

SOLICITOR:

Burns McGrath O'Sullivan Solicitors, Newbridge, Co. Kildare.

SERVICES:

Water & ESB close by for connection.

GUIDE PRICE:

€510,000.

INSPECTION:

The lands can be inspected at any reasonable time.

DIRECTIONS:

Land is situated between properties with Eircode's W23E229 & W23FP57 with a JORDAN sign.

AUCTION CONDITIONS:

Public Auction on Friday 26th September 2025 at 3pm in Lawlor's Hotel, Naas. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

CONTACT:

Clive Kavanagh

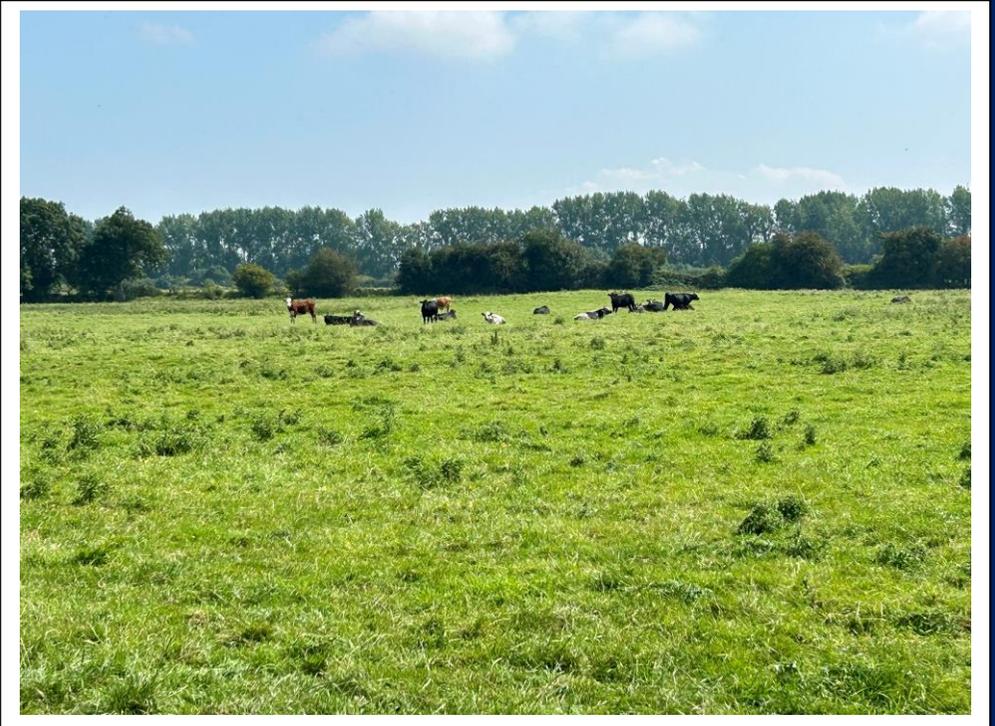
T: 045 -433550

E: clive@jordancs.ie

PUBLIC AUCTION

**Friday 26th September 2025 at 3pm
In Lawlor's Hotel, Naas, Co. Kildare.**





Land Registry Compliant Map

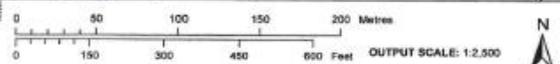
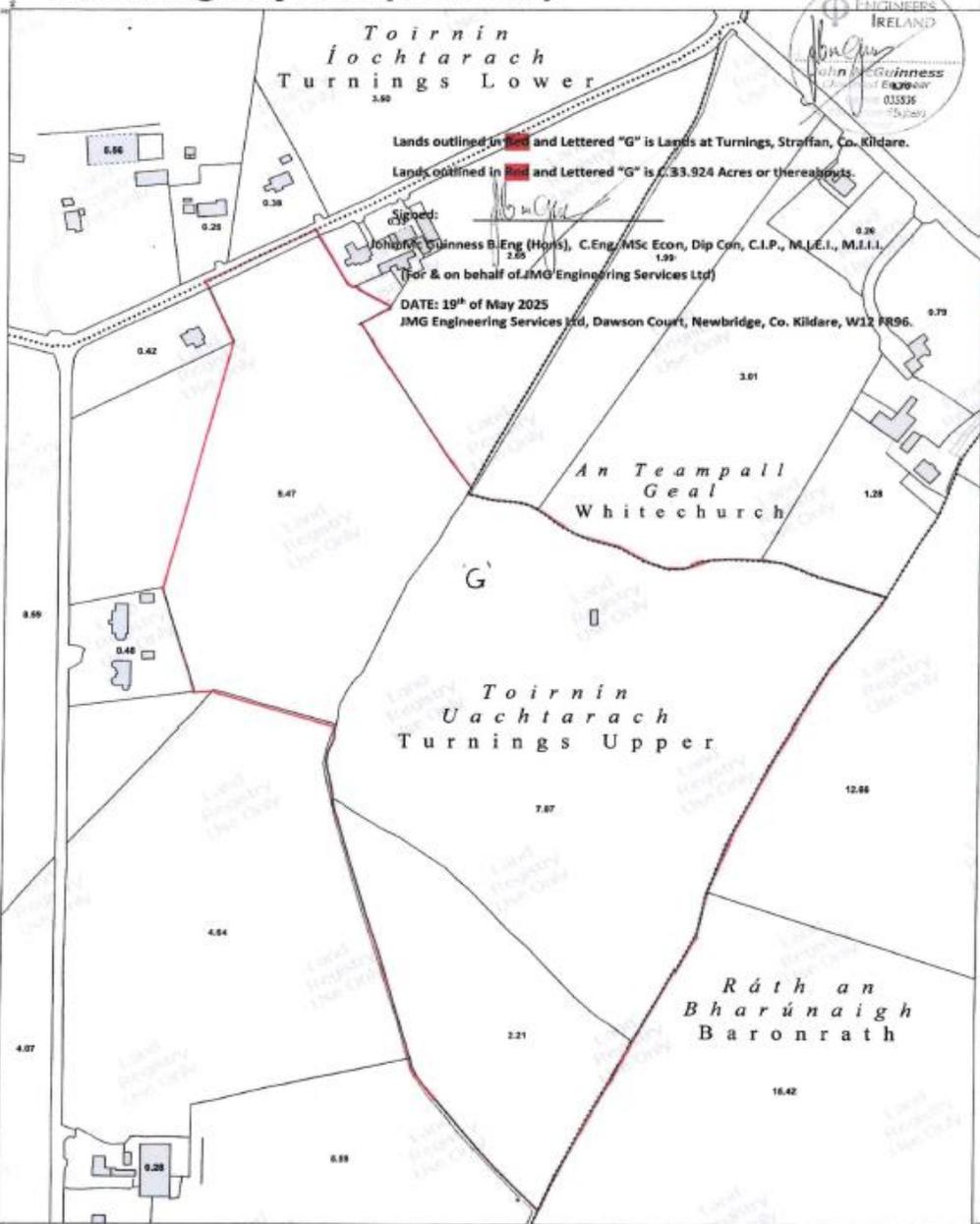


*Toirnin
Iochtarach*
Turnings Lower

Lands outlined in **Red** and Lettered "G" is Lands at Turnings, Straffan, Co. Kildare.
Lands outlined in **Red** and Lettered "G" is **33.924 Acres** or thereabouts.

Signed: *John Guinness*
John Guinness B.Eng (Hons), C.Eng, MSc Econ, Dip Con, C.I.P., M.L.E.I., M.I.I.L.
(For & on behalf of JMG Engineering Services Ltd)

DATE: 19th of May 2025
JMG Engineering Services Ltd, Dawson Court, Newbridge, Co. Kildare, W12 PR96.



CENTRE COORDINATES:
ITM: 682602,727093

ORDER NO.: 50483107_1
PUBLISHED: 28/04/2025

MAP SERIES: 1:2,500
MAP SHEETS: 3385-C

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The representation on this map of a road, track or footpath

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