c. 73 Acres (c. 29.73 Ha), Boley Little, Fontstown, Athy, Co. Kildare

FOR SALE

By Public Auction



GUIDE PRICE: €1,100,000 (€15K per Acre)

JORDAN

C. 73 ACRES OF AGRICULTURAL LAND WITH ROAD FRONTAGE

The property occupies an attractive rural setting at Boley Little, Fontstown, just off the Athy/Kilcullen Road (R418), in an established agricultural area of Co. Kildare. Conveniently situated approximately 11km from Athy, 14km from Kildare Town and 18km from The Curragh, the lands enjoy excellent accessibility to a range of towns, services and amenities.

The surrounding countryside is predominantly agricultural in character, interspersed with individual rural residences. The property also benefits from convenient access to the national motorway network, with the M7 accessible at Junction 13 (Kildare) and the M9 at Junction 2 (Kilcullen), providing excellent connectivity to Dublin and the wider region.

DESCRIPTION

The property comprises approximately 73 acres (29.59 hectares) of agricultural land contained in one block, with frontage onto the local road (R415). The lands are laid out in a number of manageable divisions, all currently in grass, with established natural boundaries and mature hedgerows providing shelter. The lands were in arable use for many years.

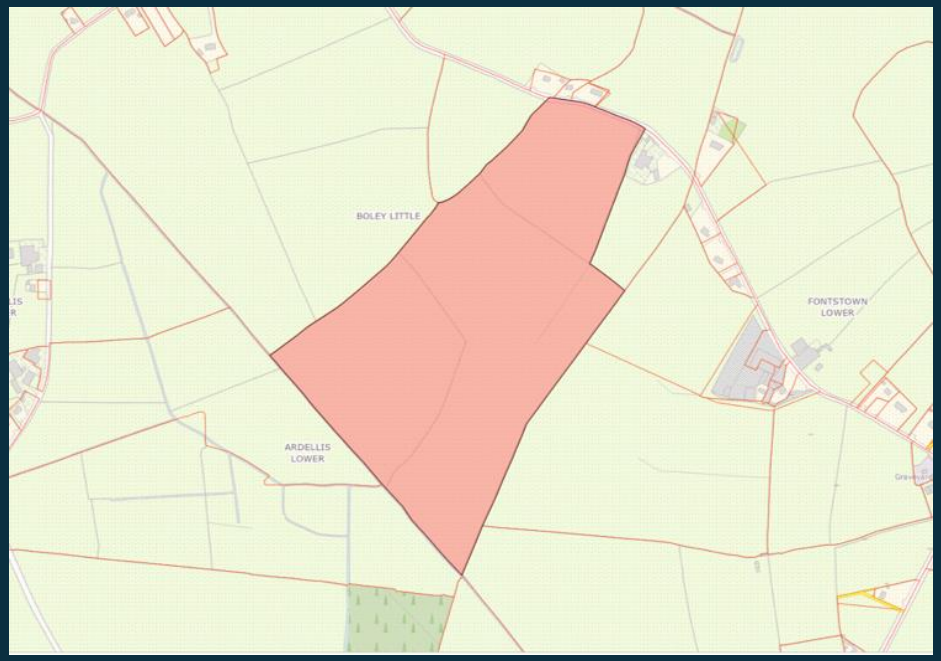
The holding would be ideally suited to a range of agricultural and equestrian enterprises. There is an historic planning permission (Planning Ref. 06/2866) for 30 equestrian boxes. The lands may also offer potential for the development of a private residence and associated agricultural facilities, subject to obtaining the necessary planning permission.













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FEATURES

- Approximately 73 acres (29.59 hectares) contained in one contiguous block
- Attractive rural location in an established agricultural area of Co. Kildare
- Convenient road frontage onto the R415
- Currently laid out in grass in a number of manageable divisions
- Mature hedgerows and established natural boundaries throughout
- Previous planning permission for 30 equestrian boxes (Ref. 06/2866)
- Suitable for a variety of agricultural and equestrian uses
- Excellent opportunity to acquire a substantial out farm or expand an existing holding
- Potential for a residence and yard, subject to planning permission
- Convenient access to Athy, Kildare Town, The Curragh and the M7/M9 motorway

SERVICES

Natural water supply.

DIRECTIONS

From Athy: Proceed towards Kilcullen along the R418 for approximately 10km. At Fontstown Cross, turn left onto the R415 and continue for approximately 1km. The lands will be located on the left-hand side, identified by a Jordan sign.

From Kilcullen: Proceed towards Athy along the R418 for approximately 13km. At Fontstown Cross, turn right onto the R415 and continue for approximately 1km. The lands will be located on the left-hand side, identified by a Jordan sign.

PUBLIC AUCTION

For sale by Public Auction on Thursday 10th December 2026 at 3pm in the Clanard Court Hotel, Athy, Co. Kildare. The purchaser will be obliged to sign the contract if successful and pay a 10% non-refundable deposit.

SOLICITOR

H.G. Donnelly & Sons, 5 Duke Street, Athy, Co. Kildare – Attn: Patrick Dawson – **T**: 059-8631284 **E**: info@hgdonnelly.ie

EXCLUSION:

The sale excludes any water troughs and also the small solar infrastructure at the natural stream.

VIEWINGS

The lands may be inspected by prospective purchasers without prior appointment.

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