

C. 17.65 Ha. (43.63 Acres)

Kilcullen, Co Kildare

REA

BROPHY FARRELL

PSRA Licence No. 001230

For Sale by Tender

Wednesday 2nd July, 2025

### Lot 1.

- Residential Zoned Land  
C. 1.97 Ha. (4.87 Acres)
- Strategic Reserve Lands  
C. 8.60 Ha. (21.26 Acres)

### Lot 2.

Industry & Warehousing Land  
c. 7.07 Ha. (17.49 Acres)

### Lot 3.

The Entire  
c. 17.65 Ha. (43.63 Acres)





# Key Features

- High profile location adjacent to M9
- Selling in 1 or 2 lots.
- Lands zoned in Variation No. 1 of Kildare County Development Plan 2023 – 2029, effective 31st March, 2025
- Extensive road frontage on 3 roads
- Good connectivity by M9 motorway and public transport to Dublin and South.
- Laid out in 3 divisions, level topography and well drained
- Proven Selling Area.



## Description

The lands extend to c. 17.65 Ha.(43.63 Acres) and are located in a prime location at the southern end of Kilcullen Town. The lands are zoned in the “Kilcullen Settlement

Plan” being a variation (No. 1) of the Kildare County Development Plan 2025 – 2029.

## Location

Kilcullen is a busy town on the River Liffey full of unique historic charm but with all modern amenities.

Kilcullen, formally know as “Kilcullen Bridge”, was developed after 1319, when a bridge was constructed over the River Liffey. The town has developed over the years and now is a busy, diverse town with a mix of services.

Kilcullen has a population of 3,815 (2022 Census) Kilcullen boasts a diverse range of shops, cafes, restaurants, bars and services.

Established Shopping towns nearby include Naas c. 12km Newbridge c. 6km, Kildare Village c. 14km and Dublin c. 60km

Recreational facilities are provided by many local sporting clubs. Kilcullen is of close proximity to the

Wicklow Mountains and the Curragh plains.

The local schools are Cross & Passion Secondary School, and Scoil Bhride National School.

Kilcullen is a commuter town located just a short distance from Dublin, with excellent connectivity to major transport routes. The town is conveniently close to the M8 motorway, and both Newbridge and Sallins trains stations are only a short drive away. Additionally, Kilcullen benefits from a reliable and efficient bus network, making it an ideal base for commuters.

Significant employers in the area include Pfizer, Kerry Group, Queally Group and the Bloodstock Industry and Department of Defence.



# Kilcullen Settlement Plan

## ZONING

Kildare County Council Development Plan 2023 – 2029 was adopted on 9th December, 2022 and came into effect on 28th January, 2023.

Kilcullen Settlement Plan is a Statutory Variation of Kildare County Development Plan and is incorporated into “Volume 2A Kilcullen Settlement Plan”. Adopted 31st March, 2025 effective 31st April, 2025

### “New Residential”

The lands extend to 1.97 Hectare (4.86acres). These land have been zoned “C4” New Residential in the Kilcullen Settlement Plan

The Settlement Plan has indicated a Residential yield of 78 units with a net density of 35-40 units per hectare.

### “Strategic Reserve”

These Lands extend to c. 21.24 acres. (8.59 Ha.)

These lands have been zoned as “Strategic Reserve” in the Kilcullen Settlement Plan.

Strategic Reserve lands have been defined in the Kildare County Development Plan 2023 – 2029 under Land Use Zoning objectives as follows;

“To provide for Strategic Reserve To protect lands from inappropriate forms of development which would impede the orderly expansion of the Strategic Urban Centre in future plan periods. The lands identified as Strategic Reserve are generally not developable for housing within the life time of the Plan except in exceptional circumstances where the onus will be on the applicant to demonstrate such exceptional circumstances to the satisfaction of the Planning Authority.”

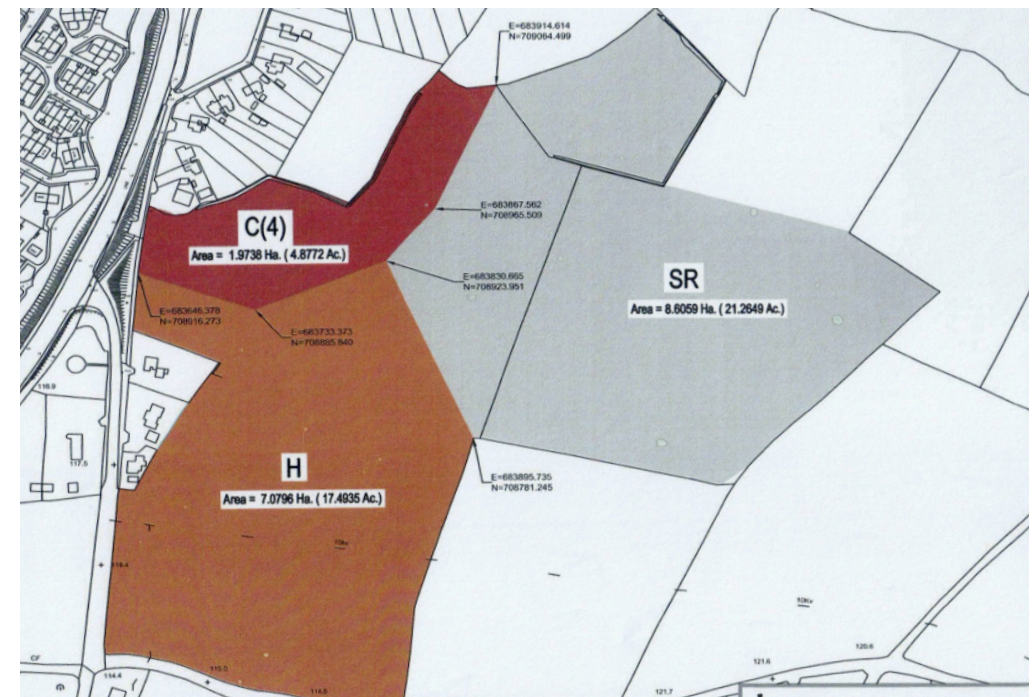
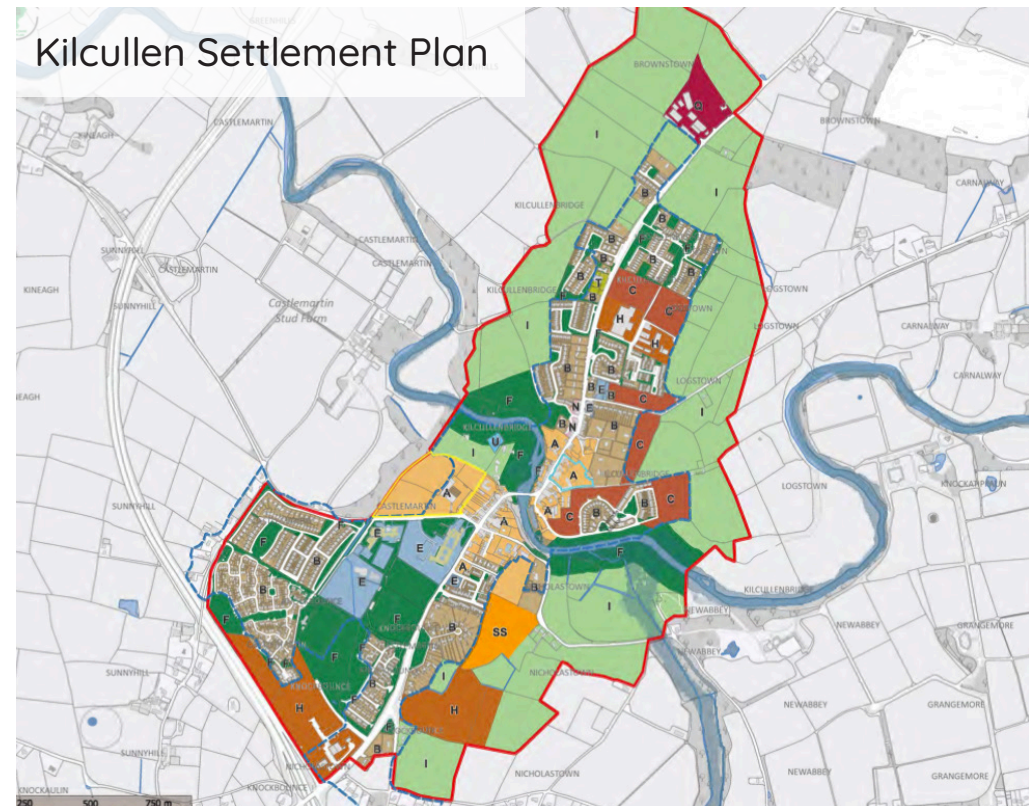
### “Industry and Warehousing”

The lands extend to c. 17.57 acres (7.11Ha.) These lands have been zoned “H” “Industry and Warehousing” in the “Kilcullen Settlement Plan.”

Industry and Warehousing has been defined in the Kildare County Development Plan 2023- 2029 under Land Zoning Objectives as follows;

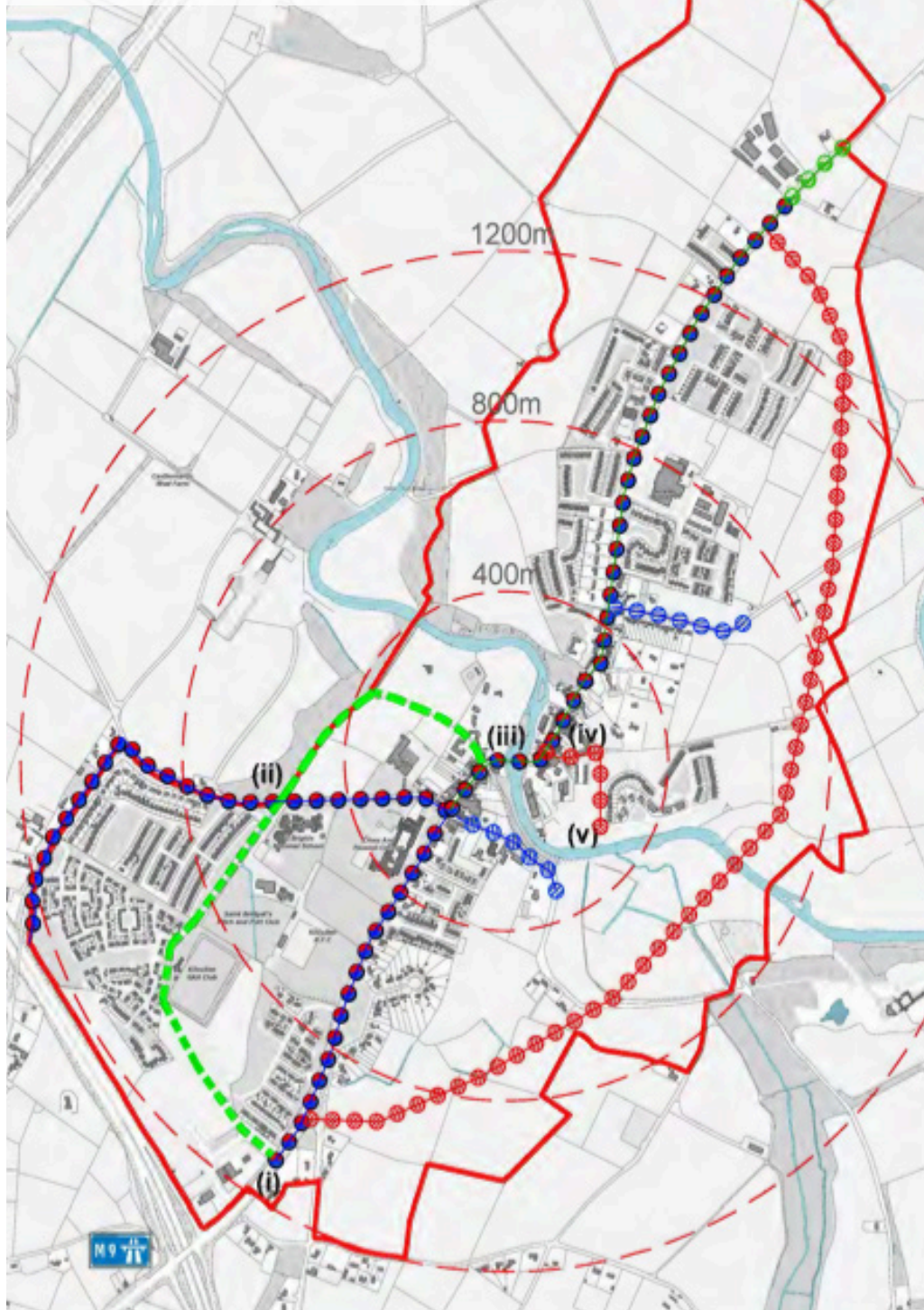
“To provide for new warehousing and Industrial development” The zoning provides for new warehousing and industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.

## Kilcullen Settlement Plan





## Mobility Objectives Map



### Title

We understand that lands are held Freehold

### Services

Interested Parties are advised to satisfy themselves on the availability of services

### Method of Sale

The lands for Sale by Tender on Wednesday 2nd July 2025 at 12 noon.

Tenders are to arrive to offices of Patrick J. Farrell & Co. Charlotte Street, Newbridge, Co Kildare no later than 12 noon on Wednesday 2nd July, 2025

### Solicitors

Niall P. Farrell, Patrick J. Farrell & Co.  
Charlotte Street,  
Newbridge, Co Kildare  
T: 045 431542  
E: [postroom@pjf.ie](mailto:postroom@pjf.ie)

### Sole Selling Agents

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