

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 1st April, 2025
- Extensive road frontage on 2 roads
- Well-connected via the M9 motorway and public transport links to Dublin and the 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 vibrant and growing town situated on the banks of the River Liffey. Rich in historic character and unique charm, Kilcullen combines its heritage with a full range of modern amenities. Originally known as “Kilcullen Bridge,” the town developed after a bridge was built over the River Liffey in 1319. Since then, it has evolved into a diverse and dynamic community, offering a broad mix of services and facilities.

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

Kilcullen is ideally located, with excellent shopping destinations nearby, including: Naas c. 12km Newbridge c. 6km, Kildare Village c. 14km and Dublin c. 50km.

Kilcullen offers abundant recreational opportunities,

supported by a variety of local sports clubs. Its proximity to the scenic Wicklow Mountains and the Curragh Plains provides easy access to a wide range of outdoor activities.

Educational needs are served by excellent schools such as Cross and Passion College (Secondary School) and Scoil Bhride (National School).

Kilcullen is a popular commuter town, benefiting from its strategic location and strong transport links. It is well connected to the M9 motorway, with both Newbridge and Sallins train stations just a short drive away. The town also enjoys a reliable and efficient bus service, offering excellent access to Dublin and the South.

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 1st April, 2025.

“New Residential”

The lands extend to C. 1.97 Ha. (4.87 Acres). 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. 8.60 Ha. (21.26 Acres). 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.”

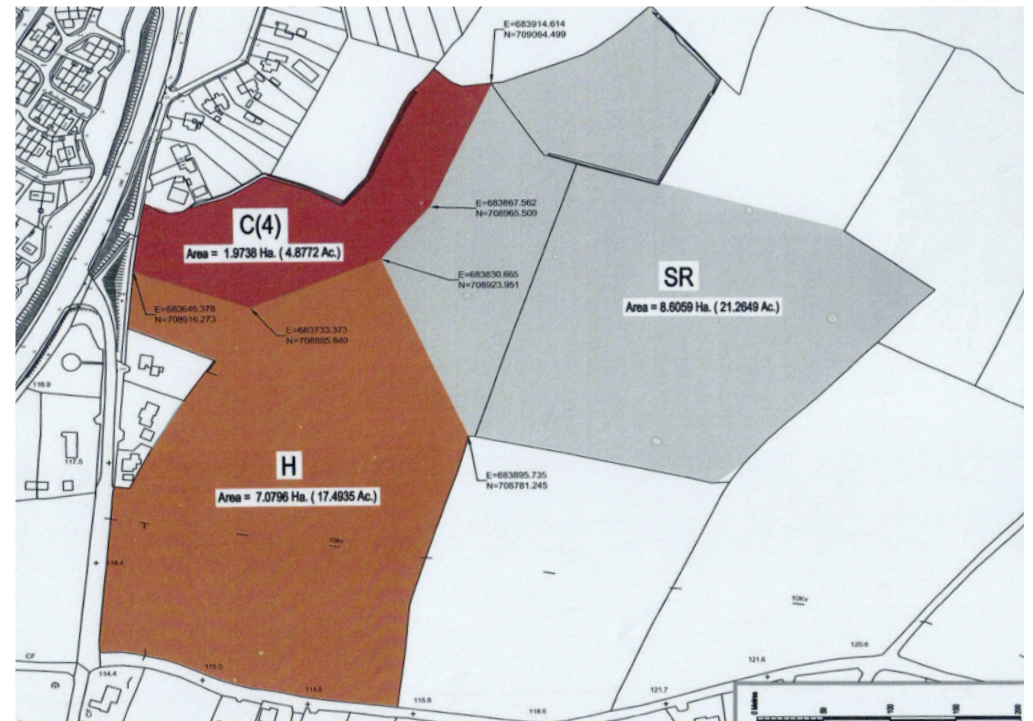
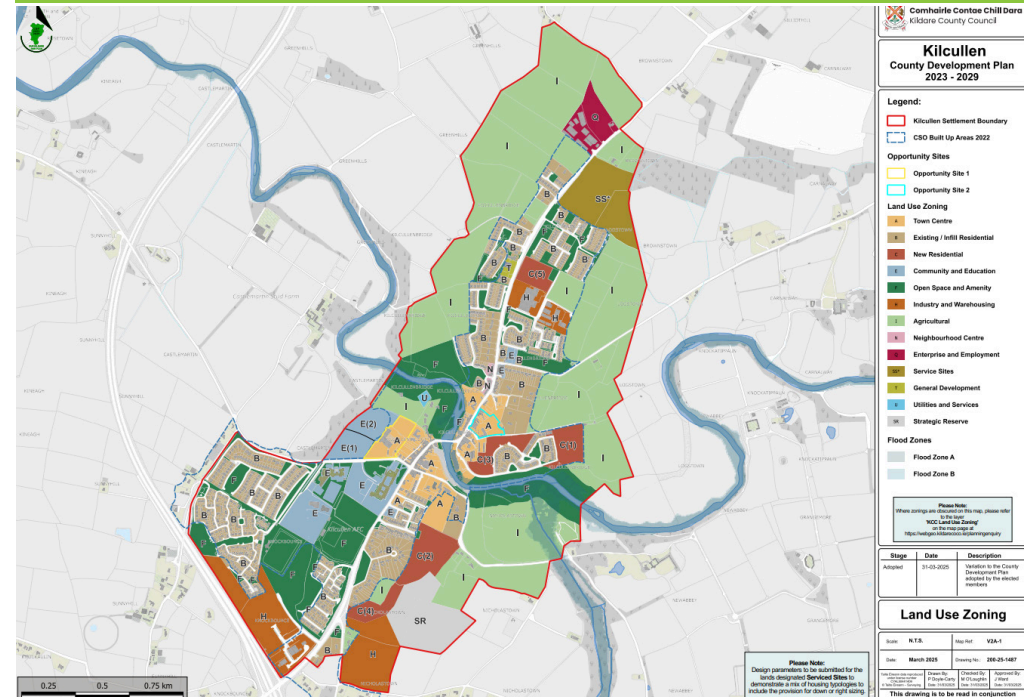
“Industry and Warehousing”

The lands extend to C. 7.07 Ha. (17.49 Acres). These lands have been zoned “H” “Industry and Warehousing” in the “Kilcullen Settlement Plan.”

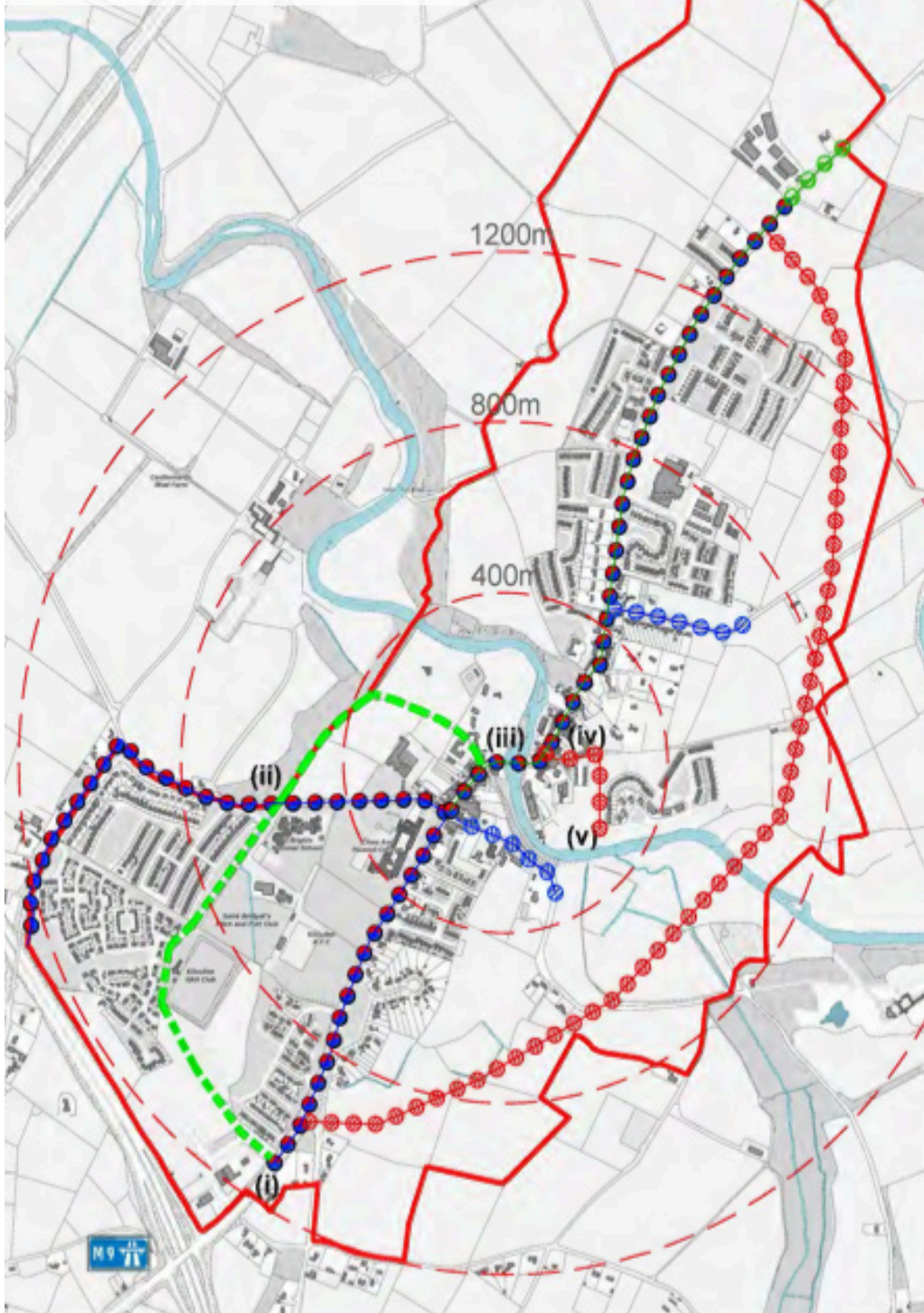
Industry and Warehousing has been defined in the Kildare County Development Plan 2023- 2029 under Land Zoning Objectives as follows;

“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.
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Sole Selling Agents

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