

**C.130 ACRES (C.52.6 HECTARES)**  
**Brackna, Athy, Co. Kildare**

*A rare opportunity to acquire a substantial farm in a prime agricultural area*

**FOR SALE** by Public Tender / Tenant not affected.  
Tender: Thursday, 20th August at 3pm. (Executor sale)

**JORDAN** 



## Location

The lands are situated in the town-land of Brackna, approximately 8km south of Athy and 7km north of Stradbally. Access is via a quiet cul-de-sac road (L80601) connecting to the local road network, providing convenient access to the surrounding towns and wider regional routes. South Kildare is widely recognised for its productive agricultural soils and strong demand for well-sized land holdings, and this property represents a rare opportunity to acquire a substantial farm in one continuous block within this highly regarded farming area.

## Description

The holding extends to approximately 52.6 hectares (130 acres) and forms part of Folio KE2685. The lands comprise a large, well-shaped block divided into workable fields with mature hedgerows and natural boundaries throughout. The breakdown of land use is approximately as follows:

- **Arable Land: c.40.46 hectares (100 acres)**
- **Grassland: c.8.49 hectares (21 acres)**
- **Woodland: c.3.64 hectares (9 acres)**

The tillage land is of excellent quality, while the grassland areas remain suitable for grazing or silage production. There is potential for the construction of a residence and yard on the land subject to obtaining the necessary planning permission.

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## Current Tenancy

Part of the holding extending to approximately 102 acres is currently leased with 5 years remaining (lease can be furnished as needed) and to expire on 15th October 2031.

## Key Selling Features

- Large 130-acre farm in a single block
- Excellent quality tillage land
- Located between Athy and Stradbally
- Strong agricultural region in South Kildare
- Income producing land with existing lease in place
- No buildings – low capital maintenance requirement
- Suitable for tillage, livestock, equestrian or investment purposes
- Attractive opportunity for farmers, investors or adjoining owners

**Brackna, Athy, Co. Kildare**

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## Tender Date

Public Tender on **Thursday, 20th August at 3pm.**  
Completed documents to be sent to offices of  
Morris & McConnell Solicitors, Naas, Co. Kildare,  
no later than 3pm. The executor reserves the right  
to accept or reject any tender received.

## Solicitor

Morrin Legal Solicitors, Trident House, Dublin  
Road, Naas, Co. Kildare Tel: 045 – 835212

## Services

No services connected to the lands.

## Directions

The property is located just off the Stradbally to  
Athy road (R428) closest Eircode is R14RW63.

## BISS

None available with sale.

## Guide Price

€1,750,000 (€13,500 per acre).

## Viewing

Strictly by appointment with the selling agents.



## Selling Agent Contact

Clive Kavanagh *MSCSI, MRICS*

### Director

Email: [clive@jordancs.ie](mailto:clive@jordancs.ie)

Tel: 045-433550



Edward Street, Newbridge,  
Co. Kildare, Ireland.

+353 (0)45 433 550

[info@jordancs.ie](mailto:info@jordancs.ie)

[www.jordancs.ie](http://www.jordancs.ie)

