



C. 15.36 ACRES (6.22 HECTARES)

NEWTOWN, SHANACLOON LANE,
KILDARE, CO. KILDARE

Guide Price: €275,000

For Sale by Online Auction
Friday 16th October 2026 @ 3pm via
www.lslauctions.com

JORDAN 

PSRA Reg No. 001536

FOR SALE BY ONLINE AUCTION
CIRCA 15.36 ACRES (6.22 HECTARES),
NEWTOWN, SHANACLOON LANE,
KILDARE, CO. KILDARE.

LOCATION:

The subject property is located in the townland of Newtown, approximately 2.5 km from Kildare Town and Junction 13 of the M7 Motorway. The lands enjoy frontage onto Shanacloon Lane and are conveniently located to a wide range of surrounding towns and villages.

Kildare Town offers an excellent range of shopping, educational, sporting and recreational amenities, together with Kildare Train Station and Kildare Village. Newbridge, The Curragh and Naas are also within easy reach, while the nearby M7 provides excellent connectivity to Dublin and the wider region.

The surrounding area is synonymous with the thoroughbred and equestrian industries, with The Curragh, the Irish National Stud and numerous stud farms and training establishments located nearby.

DESCRIPTION:

The property is held under Folio KE2052F and extends to approximately 6.22 hectares (15.36 acres) of agricultural land. The lands are laid out in one division, are currently all in grass and are generally of good quality.

The property benefits from approximately 270 metres of road frontage onto Shanacloon Lane and is bounded by a combination of mature hedgerows, natural boundaries and post-and-rail fencing. The lands are well situated and would be suitable for a range of agricultural and equestrian uses.

TITLE:

Freehold.

SERVICES:

None

SOLICITOR:

Morrin Legal, Naas, Co. Kildare.

GUIDE PRICE:

€275,000.

KEY HIGHLIGHTS:

- Excellent location convenient to Kildare Town, The Curragh and Newbridge, with easy access to the M7
- Attractive, compact holding ideally with potential for a residence
- Planning Permission for kennels & cattery.
- Ideal site for a yard and someone needing close access to the city.
- Mature trees and hedgerows providing excellent shelter
- Good road frontage and accessibility.
- Existing planning permission which may be of benefit to certain prospective purchasers.

DIRECTIONS:

From Kildare Town:

From Kildare Town, proceed south on the R415 in the direction of Nurney. Continue towards Newtown Crossroads and turn right onto the L7024. Take the turn onto Shanacloon Lane and continue along the lane, where the subject lands are on the left.

AUCTION CONDITIONS:

For sale by online Auction. Pre-registration and deposit required. See www.lslauctions.com. See terms and conditions attached.

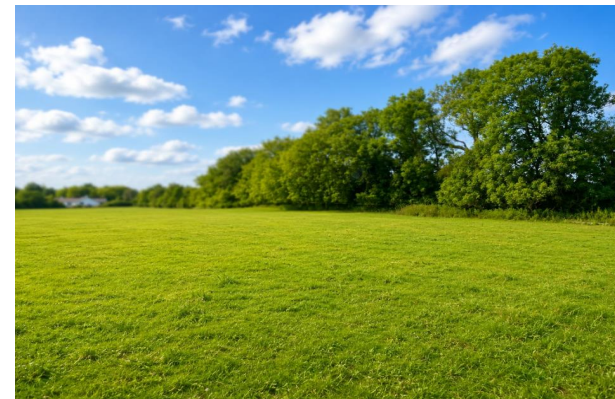
CONTACT:

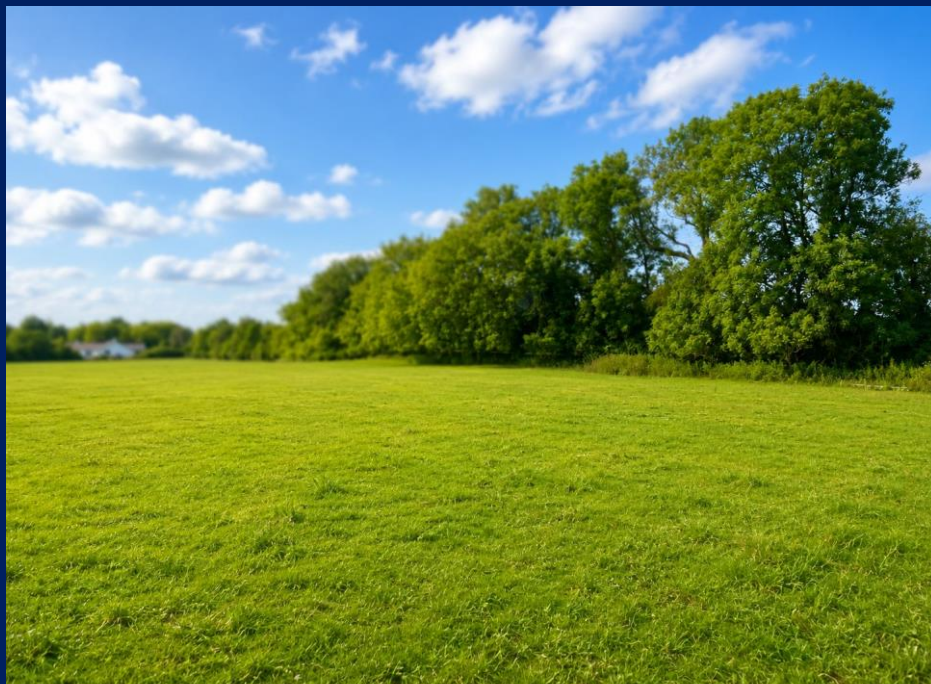
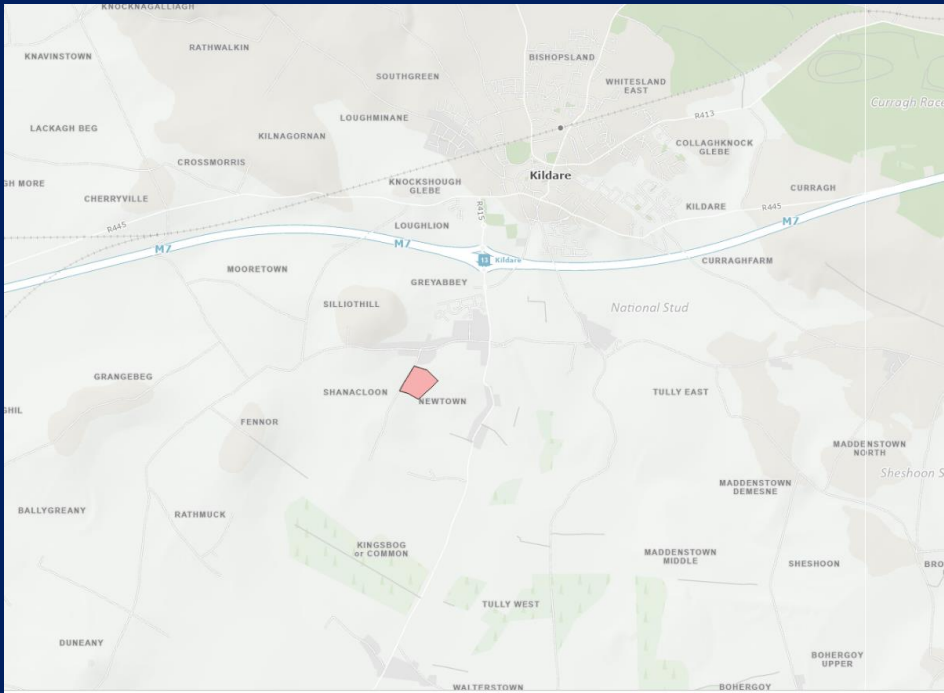
Clive Kavanagh

T: 045 -433550 E: clive@jordancs.ie

ONLINE AUCTION

Friday 16th October 2026 at 3pm
via online portal www.lslauctions.com

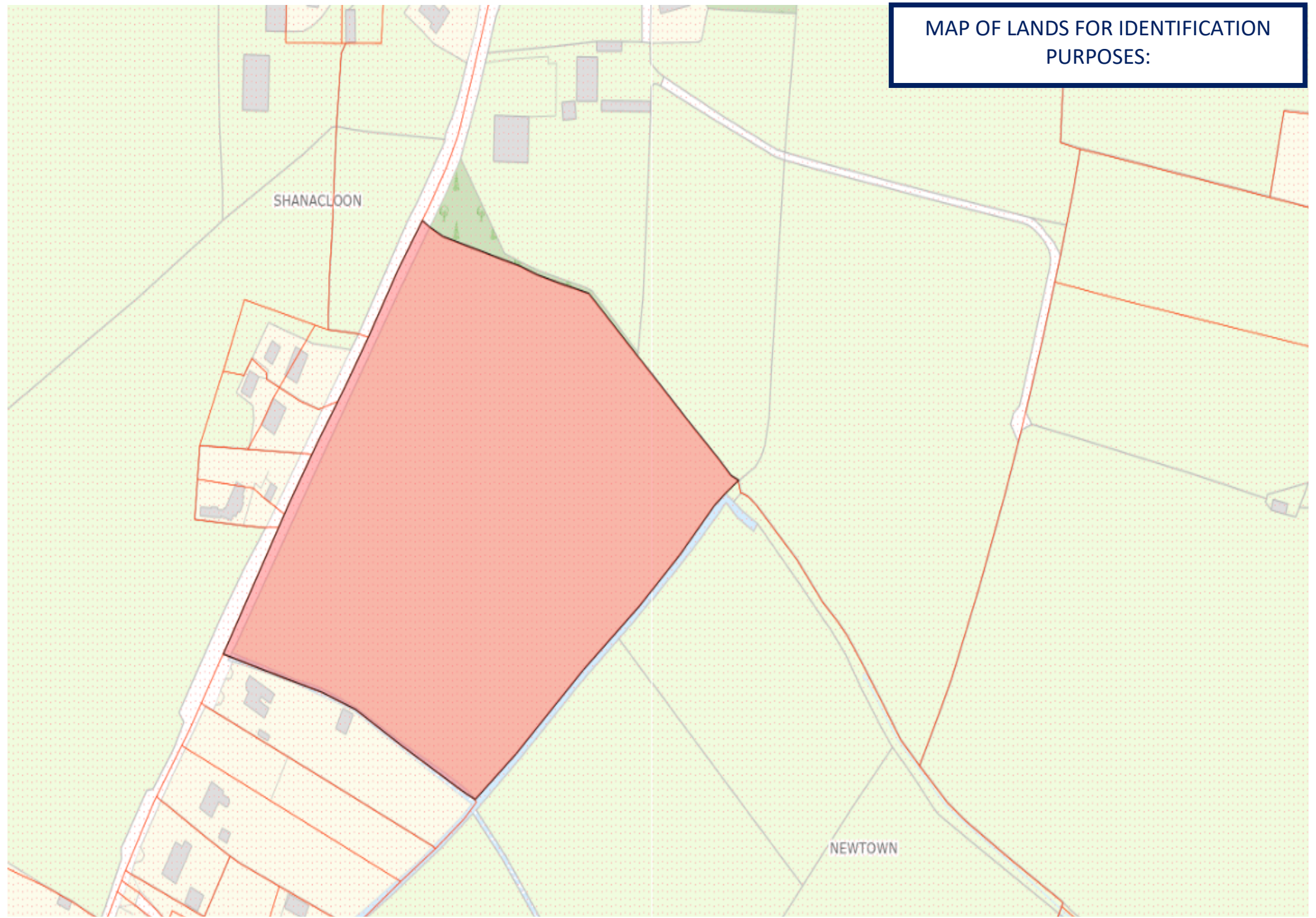




MAP OF LANDS FOR IDENTIFICATION
PURPOSES:

SHANACLOON

NEWTOWN



TERMS & CONDITIONS:

Auction:

Online Auction on Friday the 16th October 2026 at 3pm.

Live Auction Viewing:

LSL Online Auctions Website: www.lslauctions.com

Identification:

To register, it will be necessary to upload a copy of your passport / driving licence and proof of address, i.e., bank statement, correspondence from a Government agency / source, dated within the last 3 months.

Registration:

In order to bid at the auction, it will be necessary to register with our office, 045 - 433550, on or before Thursday the 15th October 2026 with deposit fully transferred and, in our account, (see below).

The Auctioneer assumes the bidder is bidding for himself/herself. If the bidder intends to purchase a Lot in a name other than his or her personal name, arrangements must be made with the Auctioneers in advance. By registering you are deemed to have accepted the terms and conditions of the auction and irrevocably authorise us, as agents for the vendor, to sign the completed Contract for Sale on your behalf.

Deposit:

A deposit of €20,000 is required in order to bid and this is payable in advance of the auction by online bank transfer. Our bank details will be provided to you at registration. The successful bidder's deposit will become non-refundable as soon as the property is sold, and a binding Contract is entered into, and the agents are hereby authorised to sign the Contract for Sale on your behalf. The deposit payable on the signing of the Contract is 10% of the purchase price. If there is a shortfall in the deposit furnished by the purchaser prior to the auction, then the purchaser shall be required to lodge the balance of the deposit with the auctioneers within 1 business day of the online auction. If you are not the successful purchaser, your deposit will be returned to you (in full).

Solicitor:

Morrin Legal, Naas, Co. Kildare.

Tel - 045 - 881055

Guide Price:

The guide price should not be construed as being the selling price of the property and it is the purchaser's responsibility to decide on how much to bid at the Auction.

Description of Property:

The particulars contained in our brochure / advertising / social media are issued by JORDAN AUCTIONEERS on the understanding that all negotiations are conducted through them. All descriptions, dimensions, etc., included in the particulars, and any statements made by JORDAN AUCTIONEERS or our representatives, are made in good faith and are not intended to form a basis for any Contract. Any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the accuracy of same before committing themselves to a Contract. Any maps, plans or photographs in the brochure shall be indicative only and shall not form part of the contract.

Legal Documentation:

Prior to the Auction, the Solicitor for the vendor will make available the legal documentation in relation to the property, copies of which are available from the vendors Solicitor. It is important to consult your Solicitor in relation to Contracts / Conditions of sale before bidding as you will become legally bound by the said contract / conditions of sale if you are the highest bidder and the property is sold to you.

Reserve Price:

The price agreed between the vendor and the Auctioneer at which the property can be sold. In the event of the property not reaching the reserve the Auctioneer will deal exclusively with the highest bidder (for 1 hour after the Auction) in order to realise a satisfactory sale. If a deal is not concluded, then the Auctioneer may deal with the under – bidders and any other interest parties following that period of negotiation.

General Conditions:

The highest bidder to be the purchaser, subject to the right of the owner to withdraw the property should the reserve not be reached. The Particulars and Conditions of Sale may change prior to the Auction, and it is the sole responsibility of the bidder to make sure they have the latest version. The Auctioneer reserves the right to sell the property prior to Auction, withdraw the property from Auction, change the order of any lots or consolidate the lots without any notice to any prospective purchaser.

LS Online Platform:

Neither JORDAN AUCTIONEERS or LSL Online Auctions, their servants or agents shall be responsible in any manner whatsoever, whether in contract law, tort, common law or otherwise for any loss arising in whatever fashion as a result of loss of internet connectivity during the Auction process. The bidder accepts that such contract is at the bidder's own risk and in the event that the internet line is not established or break down, or if there is any confusion or disruption then the bidder will not be able to participate in the auction.