



**C. 8.55 ACRES (3.46 HECTARES)
WITH DERELICT COTTAGE & YARD
BLACKCHURCH, KILL
CO. KILDARE.**

Guide Price: €350,000

FOR SALE BY PUBLIC AUCTION
On the 2nd October 2025 @ 3pm in
the Keadeen Hotel
Newbridge.



PSRA Reg No. 001536

C. 8.55 ACRES (3.46 HA) BLACKCHURCH, KILL, CO. KILDARE.

LOCATION:

The property enjoys a highly strategic position just off Junction 6, Castlewarden on the N7 dual carriageway, providing direct access to Dublin, the M50 and the wider national motorway network. Dublin City Centre is approximately 23km away (c. 25 minutes), while the M50 at Red Cow can be reached in just 15km (c. 12 minutes). The property is also conveniently located 12km from Naas and 32km from Dublin Airport.

The surrounding area is exceptionally well served with a range of commercial, retail and leisure facilities. Citywest Business Campus and Shopping Centre are located approximately 9km away, with Greenogue and Baldonnell Business Parks just 10km from the property. Naas Enterprise Park lies 13km to the southwest, while Avoca Rathcoole is only 6km away. The nearby villages of Kill (5km) and Straffan offer local shops, schools and community services. Castlewarden Golf & Country Club is just 3km from the property.

Situated within the Kildare commuter belt, the property benefits from superb connectivity and proximity to some of the region's most established residential, commercial and leisure destinations.

DESCRIPTION:

The property comprises approximately 8.55 acres (3.46 hectares), incorporating an old farmyard and a derelict residence, and is positioned in a high-profile location just off Junction 6 on the N7 dual carriageway.

A gravel-based avenue leads to the yard, which contains a three-span hay barn with lean-to and associated yard space. The derelict residence, while currently uninhabitable, offers clear potential for renovation or replacement, subject to the necessary planning permission.

The combination of quality land, existing yard structures and a residence in need of redevelopment presents an excellent opportunity for a future purchaser to tailor the property for a variety of uses.

THE OPPORTUNITY:

- High-profile site with direct access to the N7, M50 and national road network
- Excellent commuter location within easy reach of Dublin, Naas and surrounding towns
- Yard ideal for a number of uses with potential to be improved as needed.
- Potential to refurbish or replace the derelict residence (subject to planning permission)
- 8.55 acres of land offering scope for a variety of uses.
- Attractive long-term potential given the location.
- Rare opportunity to secure a compact landholding with redevelopment prospects.

ZONING & PLANNING:

The property is currently unzoned and is being sold as is. Purchasers are advised to satisfy themselves as to the planning status and potential future uses.

SERVICES:

Mains water, septic tank, ESB (disconnected).

SOLICITOR:

Reidy Stafford Solicitors, Moorefield Terrace, Newbridge, Co. Kildare.

AUCTION DETAILS:

Public Auction on Thursday 2nd October 2025 at 3pm in the Keadeen Hotel, Newbridge. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

CONTACT:

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