



BER EXEMPT

C. 8 ACRES (3.23 HECTARES)

**CLOWNINGS, NEWBRIDGE
CO. KILDARE.**

Guide Price: €200,000

FOR SALE BY PUBLIC AUCTION
On Friday 8th May 2026 @ 3pm in
the Keadeen Hotel
Newbridge.

JORDAN 

PSRA Reg No. 001536

C. 8 ACRES (3.23 HA), CLOWNINGS, NEWBRIDGE, CO. KILDARE.

LOCATION:

The property enjoys a highly convenient rural setting in the townland of Clownings, ideally positioned approximately 6km from Newbridge and 8.5km from Naas. Naas, the county town of Kildare, offers an excellent range of retail, dining and professional services together with a strong selection of primary and secondary schools, leisure facilities and sporting amenities. Newbridge provides further extensive amenities including the Whitewater Shopping Centre, major supermarkets, cafés, restaurants and a wide variety of local services.

The location is particularly well placed for commuters and those working locally, with the M7 Motorway at Junction 10 (c.5km) providing excellent connectivity to Dublin (c.35 km), the Midlands and the South. Naas Enterprise Park is within easy reach and represents a major local employment hub. Both Newbridge Train Station (c.7 km) and Sallins Train Station (c. 10km) provide regular and reliable rail services to Dublin Heuston, making this an ideal setting for those seeking the balance of country living with convenient access to Naas, Newbridge and the capital.

DESCRIPTION:

The property comprises an excellent parcel of agricultural land extending to approximately 8 acres, presented in one well-defined division and laid entirely in grass. The holding benefits from extensive road frontage and strong natural boundaries, creating a clearly identifiable and easily managed unit.

This is a quality holding that will appeal to those seeking a manageable parcel of land with potential for a private residence and ancillary outbuildings, subject to obtaining the necessary planning permission.

ZONING & PLANNING:

The property is currently unzoned and is being sold as is.

THE OPPORTUNITY:

- Approx. 8 acres of quality agricultural land in one compact and well-defined division
- Extensive road frontage.
- Attractive rural setting within easy reach of Naas (c.8.5km) and Newbridge (c.6km)
- Excellent connectivity with the M7 Motorway at Junction 10 just c. 5 km away
- Good quality land, all in grass.
- No known history of adverse planning decisions
- Ideal opportunity for a private residence and ancillary outbuildings, subject to planning permission

SERVICES:

None – interested parties to make their own enquiries.

SOLICITOR:

OMD Solicitors, Naas, Co. Kildare.

AUCTION DETAILS:

Public Auction on Friday 8th May 2026 at 3pm in the Keadeen Hotel, Newbridge. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

DIRECTIONS:

From Newbridge:

Take the Great Connell Road at bottom of the town passing Pfizer on your left. Continue for 1km and turn left at Baroda Stud. Continue on that road for approx. 6km and land will be on your right with a Jordan sign.

From Naas:

Take the R445 Newbridge Road and once over the roundabout take the first or second left-hand turn. Continue straight on that road for c.4km and the land will be on your left with a Jordan sign.

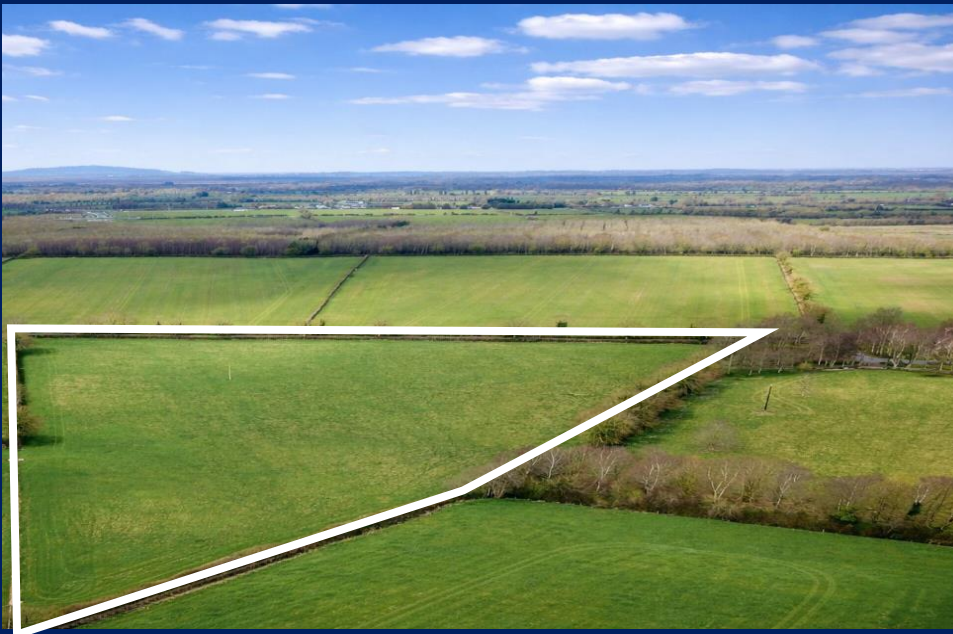
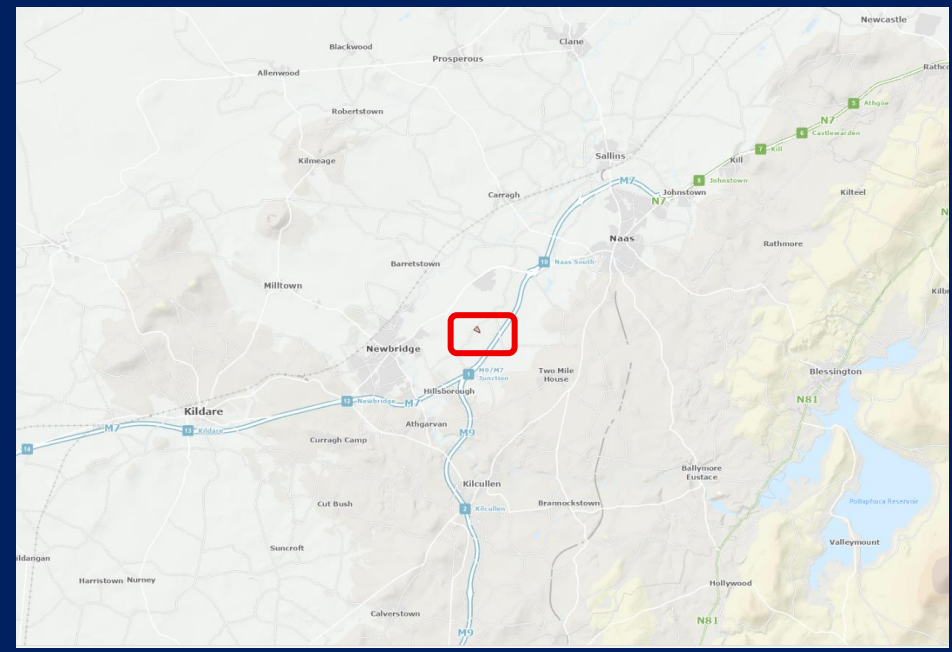
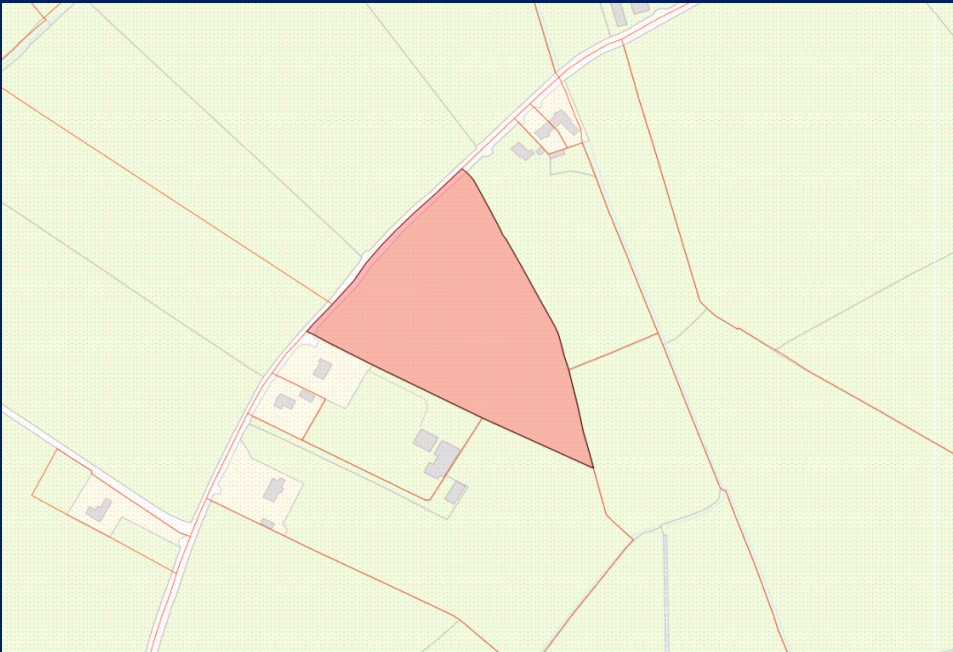
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