



BER EXEMPT

**C. 61 ACRES (24.68 HECTARES)**

COOLTRIM, DONADEA  
CO. KILDARE

**Guide Price: €600,000**

For Sale by Online Auction  
Wednesday 24<sup>th</sup> September 2025 @ 3pm  
via [www.lslauctions.com](http://www.lslauctions.com)



**JORDAN** 

PSRA Reg No. 001536



**FOR SALE BY ONLINE AUCTION**  
**CIRCA 61 ACRES (24.68 HECTARES),**  
**COOLTRIM, DONADEA, CO. KILDARE.**

**LOCATION:**

The lands are located in the townland of Donadea benefiting from easy accessibility to a number of surrounding towns including:

- Kilcock: 8km
- Maynooth: 13km
- Clane: 9km
- Naas: 22km
- M4 (Junction 8): 8km

The larger towns within the general vicinity provide a wide range of services and facilities with the village of Tirmoghan located 1.2km from the holding.

**DESCRIPTION:**

The land is all in one block currently in grass with superb mature trees and natural hedgerows throughout. The land is currently in several divisions with frontage onto the local road. It is an ideal parcel of land for the construction of a residence and yard subject to obtaining the necessary Planning Permission. There is a cattle crush and collecting pen, under concrete located in the first field.

**TITLE:**

Freehold.

**SOLICITOR:**

Patrick J Farrell & Company, Newbridge.

**SERVICES:**

None.

**GUIDE PRICE:**

€600,000.

**INSPECTION:**

The lands can be inspected at any reasonable time.

**DIRECTIONS:**

From Kilcock:

Take the R407 towards Clane. After 7.5km turn right (Painestown Cross) and proceed for 4km before turning right (opposite Donadea Forest Park entrance). Continue on that road for 2.5km and the lands will be on your left with a **JORDAN** sign.

From Clane:

Take the R407 towards Kilcock. After 6km turn left (Painestown Cross) and proceed for 4km before turning right (opposite Donadea Forest Park entrance). Continue on that road for 2.5km and the lands will be on your left with a **JORDAN** sign.

**AUCTION CONDITIONS:**

For sale by online Auction. Pre-registration and deposit required. See [www.lslauctions.com](http://www.lslauctions.com). See terms and conditions attached.

**CONTACT:**

**Clive Kavanagh**

T: 045 -433550

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

**ONLINE AUCTION**

**Wednesday 24<sup>th</sup> September 2025 at 3pm**  
**via online portal [www.lslauctions.com](http://www.lslauctions.com)**









FANAGHS

Lands Shaded in Orange  
is Lands at Cooltrim, Do  
Lands Shaded in Orange  
is C.60.950 acres or thereabouts.

## MAP OF LANDS FOR IDENTIFICATION PURPOSES:

**This Map is for Illustration Purposes Only. Do Not Scale.**

Signed:

John Mc Guinness B.Eng (Hons), C.Eng, MSc Econ, Dip Con, C.I.P., M.I.E.I., M.I.I.I.  
(For & on behalf of JMG Engineering Services Ltd)

Date: 30<sup>th</sup> of May 2025

JMG Engineering Services Ltd, Dawson Court, Newbridge, Co. Kildare, W12 FR96



COOLTRIM  
NORTH

## TERMS & CONDITIONS:

### **Auction:**

Online Auction on Wednesday 24<sup>th</sup> September 2025 @3pm.

### **Live Auction Viewing:**

LSL Online Auctions Website: [www.lslauctions.com](http://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 Tuesday the 23<sup>rd</sup> September 2025 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:**

Patrick J Farrell & Company, Newbridge, Co. Kildare.

Tel - 045 - 489000

### **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.