



C. 21 ACRES (8.49 HECTARES)

**BLACKCHURCH & TUCKMILLTOWN
CO. KILDARE (IN LOTS)**

Guide Price: €550,000

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



PSRA Reg No. 001536

C. 21 ACRES (8.49 HA) BLACKCHURCH & TUCKMILLTOWN 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 10km 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 12km away, with Greenogue and Baldonnell Business Parks just 10km from the property. Naas Enterprise Park lies 16km to the southwest, while Avoca Rathcoole is only 6km away. The nearby villages of Kill (4km) and Straffan offer local shops, schools and community services. Castlewarden Golf & Country Club is just 1km 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 an attractive holding of approximately 21 acres of top-quality arable with extensive roads frontage. The lands are laid out in two well defined divisions extending across the townlands of Blackchurch and Tuckmilltown.

Naturally bounded by mature hedgerows and benefiting from access to the Slane River, the holdings offer productive, well-maintained ground suitable for a wide range of agricultural or alternative uses. The overall quality and versatility of the lands make this a superb opportunity for purchasers seeking a substantial and well-balanced holding.

THE OPPORTUNITY:

- Top quality land being offered in two lots.
- Positioned just off Junction 6 (Castlewarden) on the N7 with immediate access to Dublin and the M50
- Extensive road frontage and excellent accessibility.
- Potential sites for a residence.
- Frontage to the Slane River.

LOTS & GUIDE PRICES

Lot 1 ("A" on map): Circa 6 acres	€200,000
Lot 2 ("B" on map): Circa 14.5 acres	<u>€350,000</u>
Lot 3 ("A1" on map): Entire	€550,000

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:

None – interested parties to make their own enquiries.

SOLICITOR:

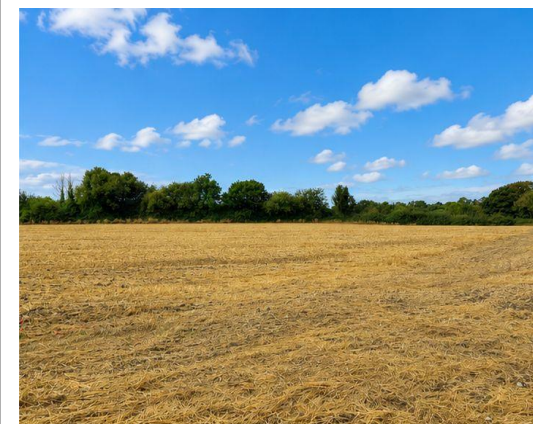
Reidy Stafford Solicitors, Moorefield Terrace, Newbridge, Co. Kildare.

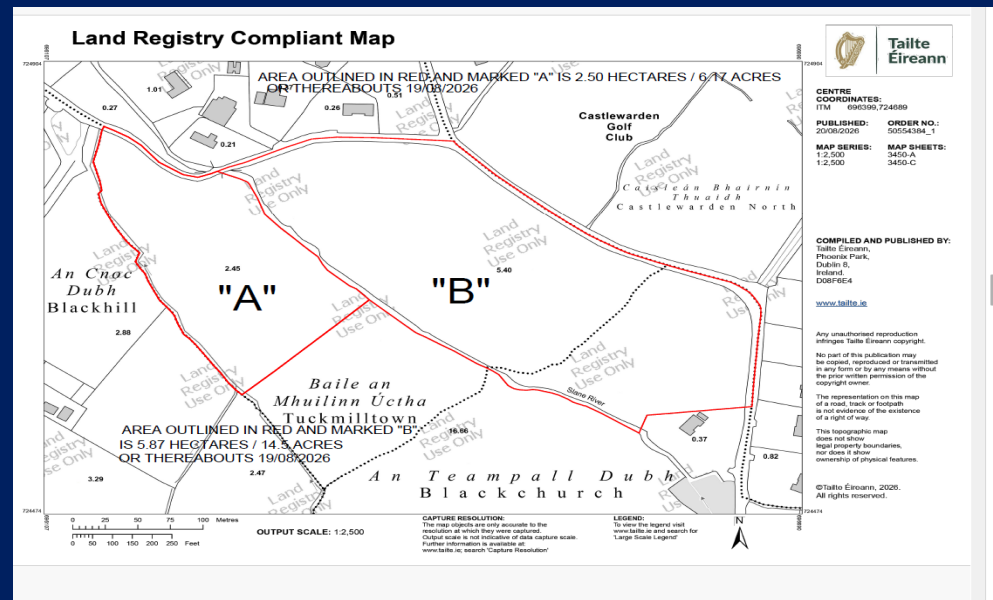
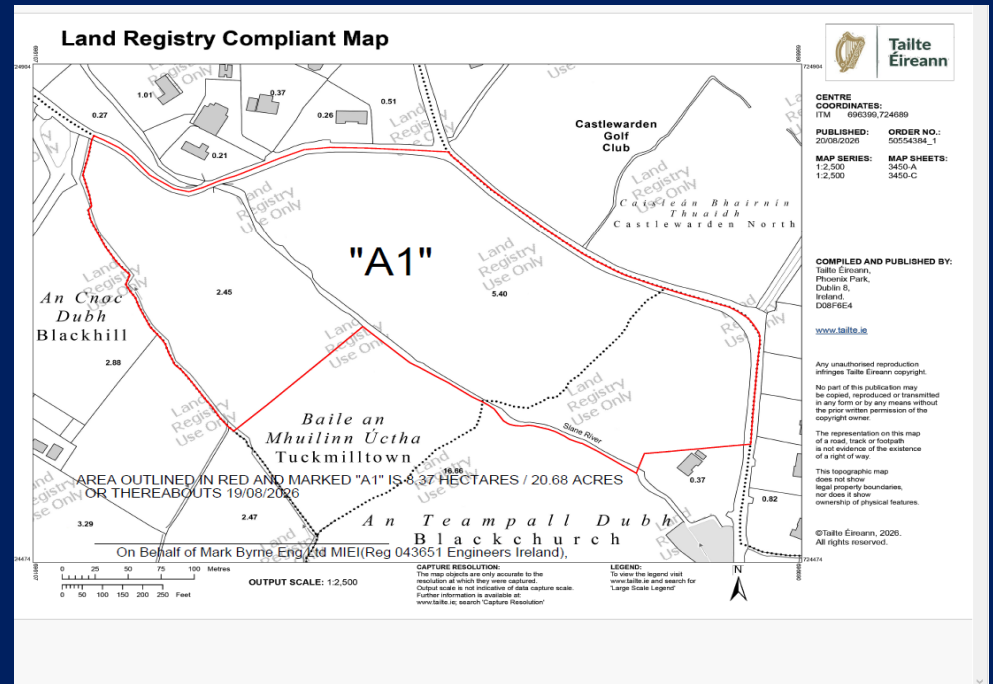
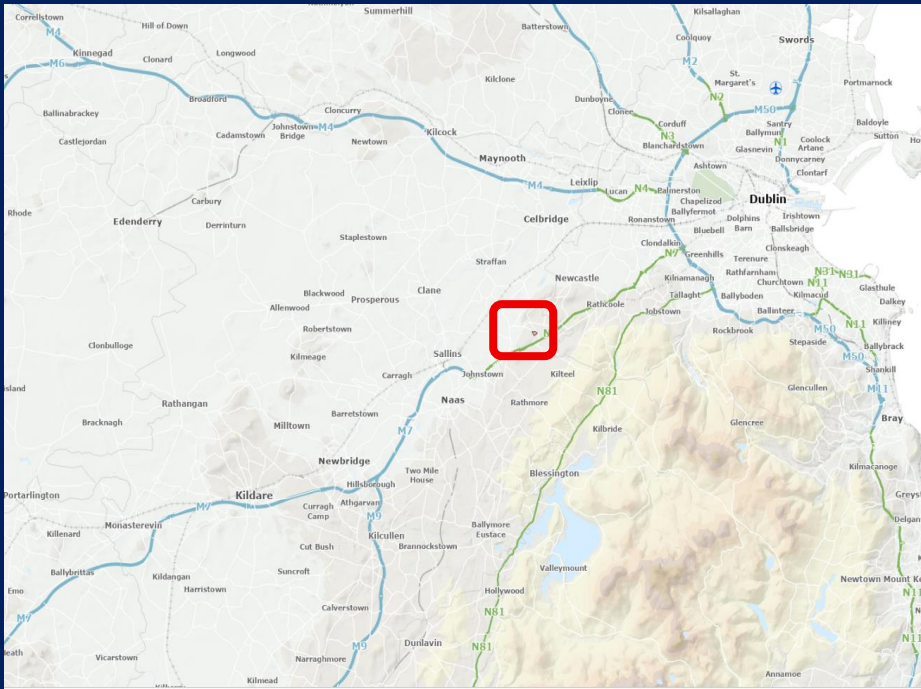
AUCTION DETAILS:

Public Auction on Thursday 8th October 2026 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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