



FOR SALE

By

PUBLIC AUCTION

1.8 acres with Derelict Residence, Green Avenue, Naas, Co. Kildare

GUIDE PRICE: €200,000

RARE DEVELOPMENT & LIFESTYLE OPPORTUNITY



RARE DEVELOPMENT & LIFESTYLE OPPORTUNITY - C. 1.8 ACRES WITH DERELICT TWO-STOREY RESIDENCE

A truly rare opportunity to acquire a substantial c. 1.8-acre property in a peaceful rural setting, while remaining within easy reach of Naas, Newbridge and Kilcullen.

Set in a quiet and attractive countryside environment, this property offers enormous potential for those seeking a private country residence, a renovation project or an opportunity to explore the future potential of a generous residential holding, subject to the necessary planning permissions and consents.

The property includes a derelict two-storey house, standing on approximately 1.8 acres, providing an exciting blank canvas for the discerning purchaser.

THE PROPERTY

The property comprises a substantial parcel of approximately 1.8 acres, incorporating a derelict two-storey dwelling, enclosed by mature trees providing a haven of peace and tranquility away from the hustle and bustle of modern life.

Its generous proportions, established setting and peaceful surroundings combine to create an opportunity rarely available so close to the major towns of Kildare. For the purchaser with vision, the property offers the possibility to create a substantial private home in a countryside setting, while enjoying the convenience of being close to all the amenities and services of Naas and the surrounding area.



A PEACEFUL COUNTRY SETTING

One of the property's principal attractions is its quiet rural environment. Surrounded by the character and tranquillity of the Kildare countryside, the site provides an appealing sense of space and privacy that is increasingly difficult to find within easy commuting distance of Dublin.

The property is conveniently positioned for access to Naas, Newbridge and Kilcullen, offering the best of both worlds — countryside living with excellent everyday convenience.

SUPERB LOCATION

The property enjoys an exceptionally convenient position within the wider Naas area. Naas is a thriving and well-established town offering an extensive range of shopping, educational, recreational, sporting and professional facilities.

Nearby amenities include a wide selection of schools, supermarkets, retail parks, restaurants, cafés, leisure centres and sporting facilities. Naas also benefits from multiple bus routes and excellent road connectivity.

Among the area's facilities are Monread Shopping Centre, Naas Retail Park, Globe Retail Park and Naas Sports Centre, together with a broad choice of primary and secondary schools.

EXCELLENT TRANSPORT CONNECTIONS

The location is particularly attractive to commuters and those requiring convenient access to Dublin and the surrounding region.

Road

Excellent access is available to the M7 motorway, providing direct connections towards Dublin and the west and south of the country. The Naas area is served by a number of motorway junctions, providing convenient access to the wider national road network.

Rail

Commuter rail services are available from Sallins & Naas Railway Station, with further rail connectivity from Newbridge.

Bus

The area benefits from an established bus network. TFI Local Link services also connect Kilcullen with Naas, Newbridge and surrounding areas, including Newbridge Train Station.

This combination of road, rail and bus connectivity makes the property particularly appealing to commuters.

SHOPPING & AMENITIES

The purchaser can enjoy an excellent range of shopping and everyday amenities within easy reach. Naas provides a strong retail offering including supermarkets, specialist shops, retail parks, cafés, restaurants and professional services, while Newbridge offers further extensive retail and leisure facilities.

The area also benefits from its proximity to major destinations such as Whitewater Shopping Centre and Kildare Village.

SPORT & RECREATION

The surrounding area is renowned for its outstanding sporting and recreational facilities. Golf, GAA, rugby, soccer, athletics, tennis, basketball, hockey, equestrian activities, walking and a wide range of other sports are all well represented locally. For leisure and fitness, facilities include K Leisure Naas, Osprey Leisure Club and Killashee Leisure Centre.

The wider Kildare area also boasts the Curragh, Naas Racecourse and Punchestown, providing an exceptional choice of outdoor and sporting pursuits.

A RARE OPPORTUNITY

Opportunities to acquire a c. 1.8-acre property in a peaceful rural setting, with a substantial existing dwelling and such convenient access to Naas and the surrounding towns, are exceptionally rare. Whether the purchaser is seeking a private country residence, a substantial renovation project or a property with future potential, this is an opportunity worthy of serious consideration.

VIEWINGS

Viewing is highly recommended by appointment.

An exceptional opportunity to acquire a substantial property in a wonderful rural setting, yet within easy reach of the amenities, transport links and facilities of Naas and the surrounding area.



Features

- Mature c. 1.8 acre site
- Derelict two-storey residence
- Peaceful rural setting
- Excellent privacy and space
- Convenient to Naas (7km), Newbridge (8.5km) & Kilcullen (9km)
- Excellent road connectivity
- Easy access to the M7 motorway
- Rail services available from Sallins & Naas and Newbridge
- Good bus connectivity
- Excellent choice of schools
- Extensive shopping and retail facilities
- Superb sporting and recreational amenities
- Rare opportunity in an increasingly sought-after location

Auction Details

Public Auction to be held **Thursday, 22nd October 2026 @ 3pm** at the Keadeen Hotel, Newbridge, Co. Kildare.

Solicitor

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Viewings

Strictly by prior appointment only.



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