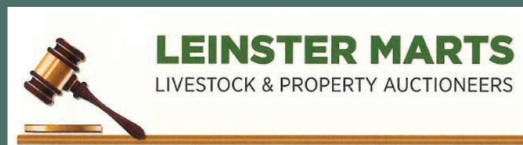


C. 32 ACRES / 12.95 HECTARES
Moorhill, Brannockstown, Co. Kildare

Exceptional Strategic Landholding (For Sale in Lots or Entire)

• Top-Quality Lands • Extensive Dual Road Frontage • Prime Brannockstown Location • Long-Term Strategic Potential

FOR SALE BY PUBLIC AUCTION
Friday, 9th October 2026 at 3.00pm



BRANNOCKSTOWN

BALLYMORE EUSTACE

DUNLAVIN

MOORHILL, BRANNOCKSTOWN, CO. KILDARE





MOORHILL, BRANNOCKSTOWN, CO. KILDARE



Location



The lands occupy an exceptional location at Moorhill, Brannockstown, Co. Kildare, in one of the most highly regarded and sought-after parts of the county.

Brannockstown is an attractive rural settlement surrounded by some of Co. Kildare's finest countryside and is renowned as a desirable residential, agricultural and equestrian location. The property lies in the heart of Kildare's renowned bloodstock country, an area synonymous with thoroughbred breeding and home to a number of

prominent stud farms and equestrian holdings. Sallymount Stud and Gilltown Stud, to name but a few, are located in the wider locality, underlining the calibre and prestige of this exceptional rural setting. The surrounding countryside is characterised by top-quality farmland, established stud farms and substantial country residences, reflecting the long-standing association of this part of Kildare with the bloodstock and equestrian industries.

Despite its attractive rural setting, the property is exceptionally well positioned. Kilcullen is approximately 5km away, providing an excellent range of shops, schools, restaurants, sporting facilities and everyday amenities. Ballymore Eustace is approximately 6 km, Dunlavin 7 km and Naas 13 km from the property.

Accessibility is a further significant advantage, with both the M7 and M9 motorways approximately 15 minutes' drive away, providing excellent connectivity.

Description

An outstanding opportunity to acquire approximately 32 acres / 12.95 hectares of top-quality land at Moorhill, Brannockstown, Co. Kildare.

The lands are all in grass and laid out in two well-sized divisions, providing an attractive and easily managed holding.

The property is particularly well presented, with lovely, mature trees along sections of the

boundaries, together with established hedgerows and natural boundaries which add considerably to the character and maturity of the holding.

One of the outstanding features of the property is its extensive road frontage onto both the Dunlavin Road and Ballymore Eustace Road. This dual frontage provides excellent accessibility and is an important attribute from both an existing-use and longer-term strategic perspective.

The lands are of excellent quality and should appeal to farmers, adjoining landowners and equestrian purchasers, while their scale, location and road frontage are likely to be of particular interest to investors, land bankers and strategic purchasers.

The property may also offer an attractive opportunity for the creation of a high-quality residential and equestrian holding, with ample space for a residence, stable yard, paddocks and associated facilities, subject to obtaining all necessary planning permissions.

The Opportunity

The sale represents a rare opportunity to acquire a substantial parcel of top-quality land in a highly strategic position immediately convenient to the established settlement of Brannockstown.

While the property is presently agricultural in nature, its location, scale, extensive dual road frontage and close physical relationship with Brannockstown provide the holding with an important additional dimension.

Extending to approximately 32 acres, the property offers an opportunity to acquire an excellent underlying agricultural asset in one of Co. Kildare's most attractive and sought-after rural locations while

retaining exposure to the potential longer-term growth and evolution of Brannockstown.

This combination is likely to be of particular interest to land bankers, investors and strategic purchasers taking a medium- to long-term view.

The extensive frontage onto both the Dunlavin Road and Ballymore Eustace Road is particularly noteworthy. Dual public-road frontage of this nature provides excellent accessibility and flexibility and significantly enhances the strategic characteristics of the holding.

Of further interest, the CSO-defined settlement boundary for Brannockstown intersects the holding. The CSO settlement boundary is prepared for

statistical purposes and is separate from the planning authority's Rural Settlement Boundary. It does not constitute a zoning or planning designation and does not confer development rights.

Nevertheless, its relationship with the lands further illustrates the property's close physical association with the existing settlement and is an interesting feature for purchasers considering the holding from a longer-term perspective.

The property therefore presents purchasers with an opportunity to acquire a high-quality existing land asset today while taking a long-term view on the future growth and evolution of Brannockstown and the wider area.

Key Investment Highlights

- C. 32 acres / 12.95 hectares in a single strategic holding
- Top-quality lands, all presently in grass
- Laid out in two well-sized divisions
- Extensive frontage onto two public roads
- Frontage onto both the Dunlavin Road and Ballymore Eustace Road
- Immediately convenient to Brannockstown
- CSO settlement boundary intersecting the holding
- Prestigious and sought-after South Kildare location
- Established bloodstock and equestrian area
- Kilcullen 5 km and Naas 13 km
- M7 and M9 approximately 15 minutes' drive
- Potential for a high-quality residential/ equestrian holding, subject to planning
- Significant long-term strategic appeal

The property consequently offers considerably more than a straightforward agricultural acquisition and represents a rare opportunity to secure a quality underlying asset with an important long-term strategic dimension.



Lots & Guide Price

The property will be offered for sale in the following lots:

LOT 1 – C. 16 ACRES

Approximately 16 acres of top-quality grassland with extensive frontage onto the Dunlavin Road.

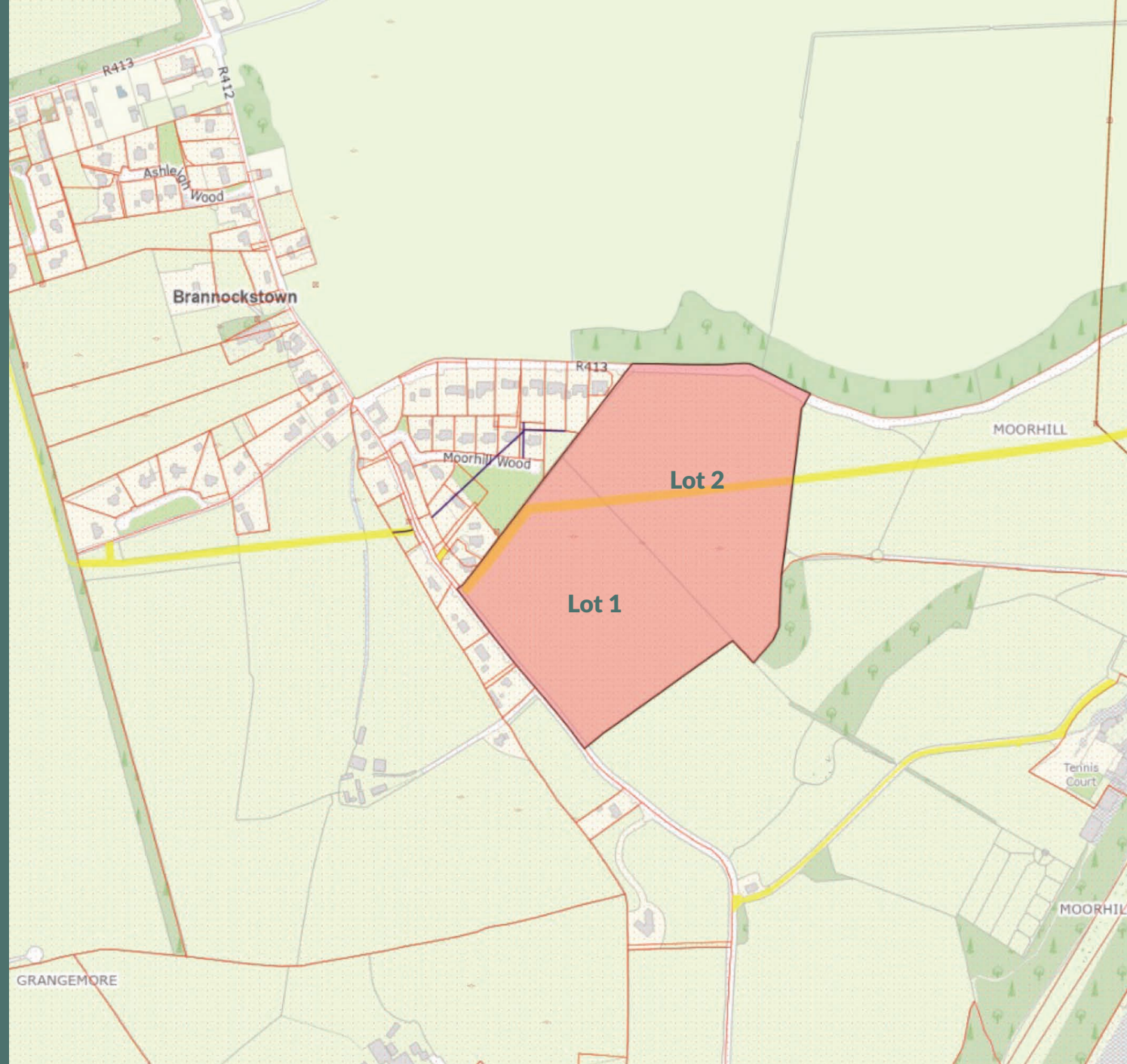
LOT 2 – C. 16 ACRES

Approximately 16 acres of top-quality grassland with extensive frontage onto the Ballymore Eustace Road.

LOT 3 – THE ENTIRE

Approximately 32 acres / 12.95 hectares, comprising the entire holding at Moorhill, Brannockstown, Co. Kildare.

Overall Guide Price: €850,000





MOORHILL, BRANNOCKSTOWN, CO. KILDARE



Zoning & Long-Term Potential

The lands are presently agricultural in nature and purchasers should assess the property having regard to its current planning status. Brannockstown is identified as a Rural Settlement under the Kildare County Development Plan 2023–2029, as varied.

The subject lands are presently situated outside the applicable Rural Settlement Boundary. Notwithstanding this, their close proximity and physical relationship to Brannockstown, together with the property's scale and extensive frontage onto two public roads, are important characteristics from a longer-term strategic perspective.

Of particular interest, the CSO Settlement Boundary for Brannockstown intersects the subject holding. The CSO Settlement Boundary is prepared for statistical purposes and is separate and distinct from the planning authority's Rural Settlement Boundary. It does not constitute zoning, confer development rights or provide any guarantee that the lands will be included within any future settlement or development boundary. Nevertheless, the property's close relationship with the existing settlement is clearly an important characteristic of the holding and may be of particular interest to purchasers taking a long-term strategic view.

The location, scale and extensive dual road frontage may therefore appeal particularly to land bankers, strategic investors and long-term purchasers seeking to acquire a quality underlying asset in advance of any future evolution of settlement or planning policy.

The property offers the opportunity to acquire top-quality agricultural land with an established existing use and value while retaining exposure to the potential longer-term growth of this highly regarded location.



Residential & Equestrian Potential

The lands are situated in an area synonymous with the bloodstock and equestrian industries, surrounded by high-quality farmland, established stud farms and substantial country holdings.

The combination of approximately 32 acres of top-quality grassland, extensive road frontage, attractive mature boundaries and excellent accessibility makes the property particularly appealing to those seeking to establish a prestigious country or equestrian holding.

Subject to obtaining the necessary planning permission, the property could provide an exceptional setting for a residence together with a stable yard, paddocks and associated agricultural or equestrian facilities.

The mature trees and established boundaries provide an attractive setting, while the lands being arranged in two well-sized divisions lends itself naturally to grazing and paddock use.

Its proximity to Kilcullen, Naas and the motorway network further enhances its appeal to private purchasers seeking the combination of a country lifestyle and convenient accessibility.

Any residential, agricultural-yard or equestrian development will be subject to the applicable planning policies and all necessary statutory permissions and consents.



Services

Mains water.

Solicitor

T.R. Brennan & Co Solicitors
Athy, Co. Kildare.

Auction Details

For Sale by Public Auction on
**Friday, 9th October 2026 at
3.00pm** in the Keadeen Hotel,
Newbridge, Co. Kildare.

Contact

JOINT SELLING AGENTS

Clive Kavanagh
Jordan Auctioneers
Tel: 045 433 550
Email: clive@jordancs.ie

John Osborne
Leinster Marts
Tel: 045 481 301

