



LEINSTER MARTS

LIVESTOCK & PROPERTY AUCTIONEERS

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FOR SALE

BY

PUBLIC AUCTION



Lot 1: c. 50.5 acres

Lot 2: 4.5 acres

**Derelict Residence on c. 55 Acres, Thomastown, Kilcullen, Co. Kildare
(In Lots)**

Public Auction Wednesday 23rd September 2026 in the Keadeen hotel, Newbridge.

JORDAN



EXCEPTIONAL C. 55 ACRE FARM AND DERELICT COTTAGE WITH SUPERB ROAD FRONTAGE

Jordan Auctioneers and Leinster Marts are delighted to offer this exceptional c.55-acre farm to the market. Situated in one of County Kildare's most sought-after farming districts, the holding comprising agricultural land and a derelict cottage comes with superb road frontage and offers great potential.

DESCRIPTION

The property extends to approximately 55 acres (22.26 hectares) contained within a compact holding and is presently laid down in permanent pasture. The lands are divided into a number of well-sized fields by mature hedgerows and established tree lines, providing excellent shelter, privacy and natural boundaries.

The holding comprises predominantly productive grazing land, with a portion of the lower-lying ground offering scope for reclamation and improvement, presenting purchasers with an opportunity to further enhance the overall productivity of the farm. The lands are generally well-configured and benefit from an attractive natural incline, making the property particularly suitable for equestrian use, including the potential development of a private gallop or training facilities.

Occupying a highly accessible position with extensive frontage onto both the R418 and an adjoining local road, the property offers excellent access throughout and considerable long-term flexibility. The traditional derelict cottage is centrally positioned within the holding together with a four-span hay barn incorporating a lean-to and a range of ancillary farm buildings.

The existing buildings create an attractive focal point and may provide a basis for the development of a new residence and farmyard, subject to obtaining the necessary planning permission. The combination of the existing buildings, extensive road frontage and the natural topography of the lands will appeal to farmers, equestrian purchasers and those seeking to establish a country residence with adjoining lands.



LOCATION

The property is situated in the townland of Thomastown, approximately 6.5 km south of Kilcullen, Co. Kildare, occupying a highly accessible location with extensive frontage onto the R418 Kilcullen to Athy Road together with additional frontage onto a local road. The holding enjoys excellent accessibility while retaining the privacy and tranquillity of a prime rural setting.

The surrounding towns of Kilcullen (6.5 km), Kildare Town (13 km), Newbridge (13 km), Athy (18 km) and Naas (17 km) provide an extensive range of amenities including primary and secondary schools, supermarkets, restaurants, hotels, sporting facilities, healthcare services and excellent retail shopping.

The property is exceptionally well connected, with the M9 Motorway approximately 5.5 km away providing direct access to Carlow, Kilkenny and Waterford, while the M7 Motorway offers convenient access to Dublin, Limerick and the national motorway network. Rail services are available from both Newbridge and Kildare stations, each offering regular commuter and intercity services.

Situated in the heart of one of County Kildare's most productive farming districts, the surrounding area is renowned for its quality agricultural land and strong bloodstock tradition, with a mixture of tillage, livestock and equestrian enterprises. The property's strategic location, combined with its accessibility and road frontage, will appeal to farmers seeking to expand an existing holding, equestrian interests and investors alike.

The property is offered for sale in the following lots:

Lot 1: *Approximately 50.5 acres together with the derelict cottage and farm building*

Lot 2: *Approximately 4.5 acres with site potential.*

Lot 3: *The entire holding extending to approximately 55 acres.*



TITLE

Freehold title.

PLANNING

The property is located outside any settlement boundary or zoned area. The existing derelict house may qualify for assistance under the Government's Derelict Property Refurbishment Grant Scheme, subject to the purchaser satisfying the relevant eligibility criteria and application requirements. Purchasers should make their own enquiries with the appropriate authorities regarding grant eligibility and any planning matters relating to the property.

BISS | None.

BER | Exempt

AUCTION DETAILS

For Sale by Public Auction on Wednesday 23rd September 2026 at 3pm in the Keadeen Hotel, Newbridge. The successful purchaser will be required to sign contracts immediately following the Auction and pay the appropriate deposit in accordance with the Conditions of Sale prepared by the Vendor's Solicitor.

GUIDE PRICE

Lot 1: €500,000

Lot 2: €70,000

Lot 3: €570,000

SOLICITOR

Niall P. O'Neill | South Main Street, Naas, Co. Kildare | T: 045 876699



FEATURES

- Compact c.55-acre roadside farm in a highly regarded South Kildare location
- Extensive dual road frontage offering excellent accessibility
- Traditional derelict cottage and useful range of farm buildings
- Predominantly productive grazing lands with scope for further improvement
- Natural rising ground providing excellent equestrian potential, including a private gallop
- Potential to create a superb residential farm, subject to planning permission
- Offered in three lots or as an entire
- Convenient to the M7, M9, Kilcullen, Newbridge and Kildare Town
- Situated in the heart of one of Ireland's premier farming and bloodstock regions
- Freehold title with vacant possession

SERVICES

None.

VIEWINGS

Strictly by appointment by with joint selling agents.

NEGOTIATORS

Clive Kavanagh | T: 045 433550 E: clive@jordancs.ie



John Osborne | Leinster Marts T: 045 481 301



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