

**STRATEGIC LAND HOLDING WITH FUTURE DEVELOPMENT POTENTIAL WITHIN THE TOWN BOUNDARY**



**C. 11.3 ACRES (4.57 HECTARES)  
TOP QUALITY LAND WITH FUTURE  
DEVELOPMENT POTENTIAL**

**WHITESLAND WEST, KILDARE TOWN  
CO. KILDARE**

**Guide Price: €300,000**

**PUBLIC AUCTION  
Thursday 17<sup>th</sup> July 2025  
at 3pm in the Keadeen  
Hotel,  
Newbridge, Co. Kildare.**



PSRA Reg No. 001536

**C. 11.3 ACRES (4.57 HECTARES) OF TOP QUALITY LAND WITH FUTURE DEVELOPMENT POTENTIAL.**

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**LOCATION:**

The property is located in the townland of Whitesland West approximately 1.5km west of Kildare Town. The lands have frontage onto the R445 towards Monasterevin and are located opposite an existing industrial /warehousing development which includes Brooks timber & building supplies along with Wanzl Ireland Ltd.

The property is 2km from the M7 Motorway (Junction 13) and is also with easy reach of Newbridge (10km) and The Curragh (4km).

**DESCRIPTION:**

The entire extends to a total area of circa 11.3 acres (4.57 hectares). The lands have frontage onto the R445 and are laid out in one well sized division with natural boundaries and hedgerows. The entire is topographically level and there are panoramic views towards The Curragh Racecourse and Wicklow Mountains with the steeple of St. Brigid's Cathedral along with the Round Tower visible in the distance.

**PLANNING:**

The property is currently within the settlement boundary under the Kildare Local Area Plan 2023 – 2029 and zoned 'Agricultural'. It was previously zoned for 'Industrial & Warehousing' in the 2012 – 2018 Local Area Plan.

**THE OPPORTUNITY:**

- Excellent future development potential given its location within the town boundary.
- Accessible to Kildare Town and the M7 Motorway.
- Smashing site for a residence subject to obtaining the necessary Planning Permission.
- Frontage onto the local road.
- Views of The Curragh Racecourse, Wicklow Mountains, St. Brigid's Cathedral and Round Tower.
- Top quality land suitable for any number of uses.

**GUIDE PRICE:**

€300,000

**SOLICITOR:**

Mary Henry & Co Solicitors, Clontarf, Dublin 3.

**SERVICES:**

None.

**TERMS OF SALE:**

Public Auction on Thursday 17<sup>th</sup> July 2025 at 3pm in the Keadeen Hotel, Newbridge. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

**DIRECTIONS:**

From Kildare Town take the R445 towards Monasterevin going for approximately 1.5km. The land will be on your left with a Jordan sign.

**CONTACT:**

**Clive Kavanagh**

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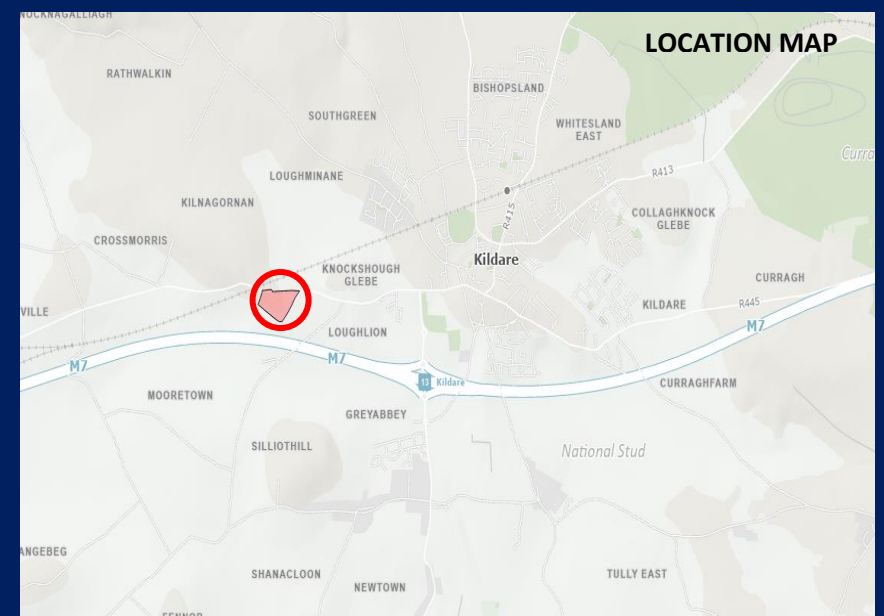
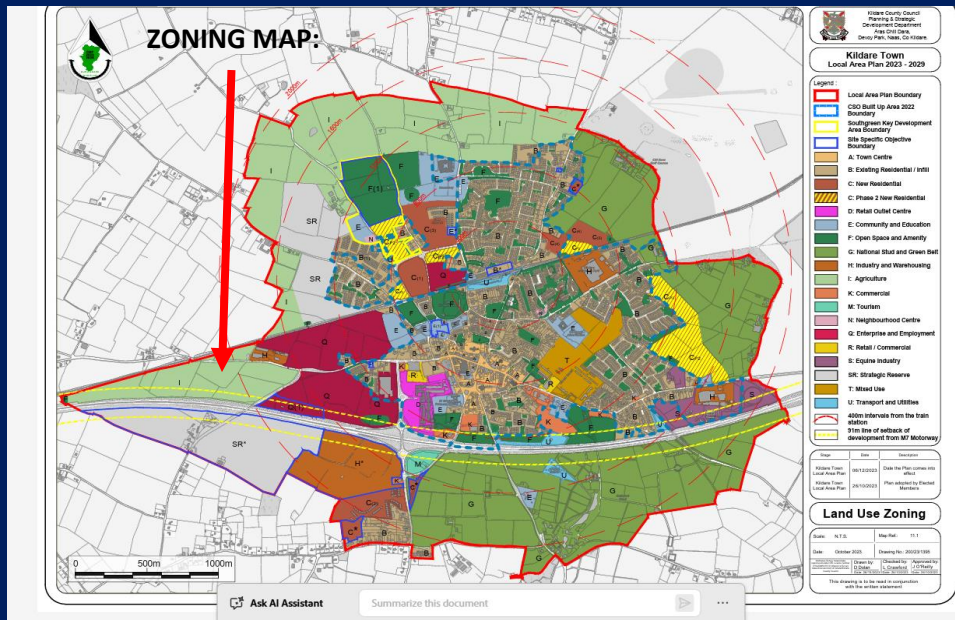
**Liam Hargaden**

FRICS, FSCSI

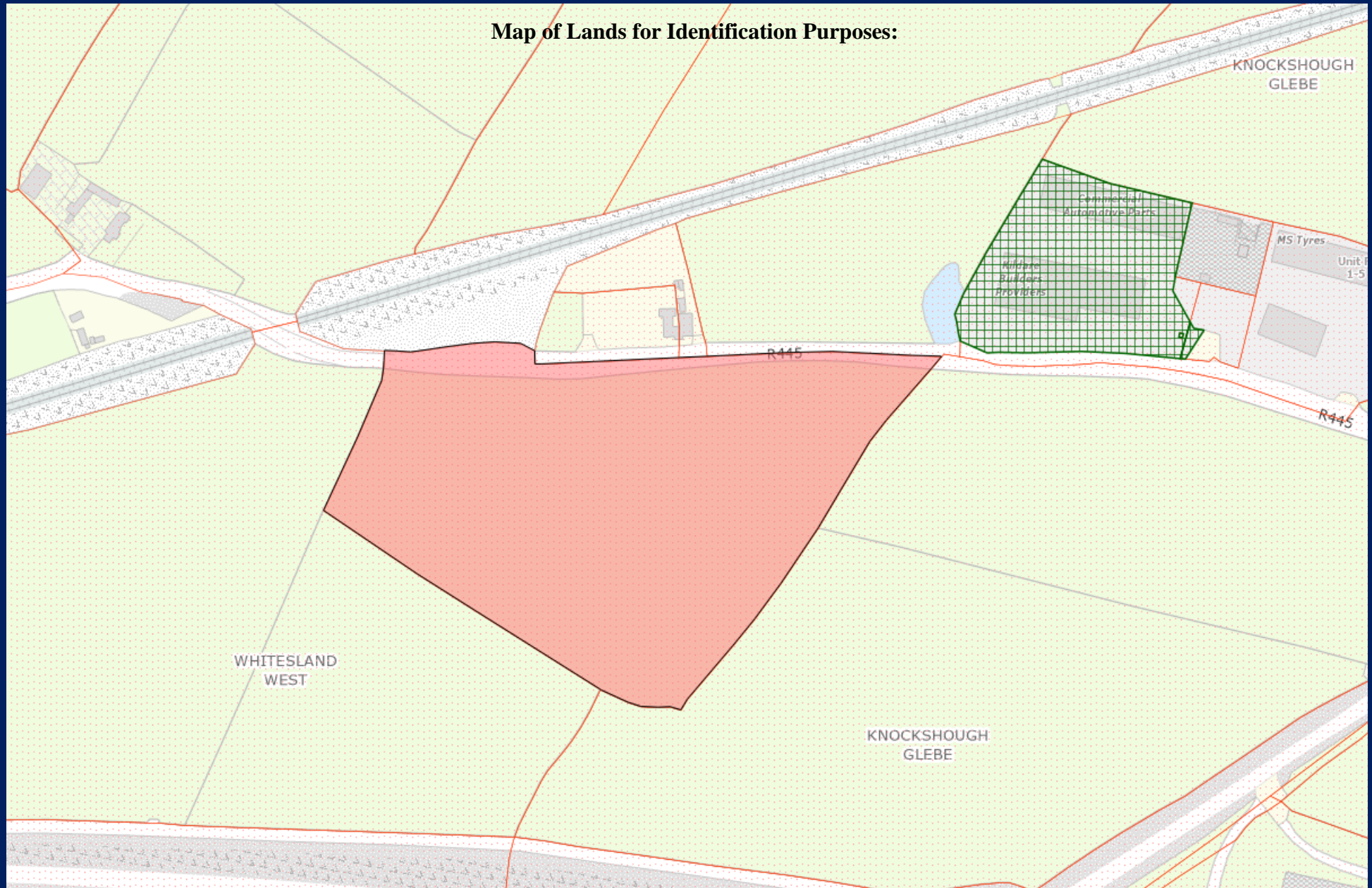
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### Map of Lands for Identification Purposes:



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