

# FOR SALE

By Online Auction



**Bungalow & Land c. 27.8 ACRES, Gormanstown, Kilcullen,  
Co. Kildare, R56 YA38 - IN LOTS**



4



2



165 Sqm



**GUIDE PRICE: €750,000**

**JORDAN** 

## DETACHED BUNGALOW ON C. 27.8 ACRES

### Online Auction

Thursday 9th July @ 3.00pm via [www.lslauctions.com](http://www.lslauctions.com)

LOT 1: SPACIOUS DETACHED BUNGALOW ON c. 0.84 ACRES IN DESIRABLE LOCATION

LOT 2: c. 26.93 ACRES LAID OUT IN 3 DIVISIONS

LOT 3: c. 27.8 ACRES BUNGALOW & LAND

Located in the sought-after area of Gormanstown, Kilcullen, Co. Kildare, this property enjoys a convenient rural setting with excellent access to a range of towns and transport links. Kilcullen is approximately 6 km away, with Naas located c. 15km north and Newbridge c. 18 km west. The M9 motorway can be accessed within minutes, providing an easy commute to Dublin City and surrounding areas.

The area is particularly well regarded for its strong equestrian and bloodstock connections, with close proximity to a number of leading training yards, stud farms and equestrian facilities throughout County Kildare. Punchestown Racecourse is approximately 12km away, while both the Curragh Racecourse and Naas Racecourse are easily accessible. Goffs Sales Complex at Kill is also within convenient driving distance, further enhancing the appeal of the location for those involved in the equestrian industry.

The holding comprises an extended four-bedroom detached bungalow together with c. 27.8 acres of good quality agricultural land all currently in grass and laid out in well-shaped, manageable divisions with excellent natural shelter and sections of post and rail fencing. The lands are well suited to a range of agricultural, equestrian and hobby farming uses.

Extending to approximately 1,776 sq. ft. (c.165 sq. m.), the residence is presented in good condition throughout and offers excellent potential for further modernisation and improvement.



Accommodation briefly comprises entrance hall, sitting room, kitchen/dining room, four bedrooms (one en-suite), office and family bathroom. Features include double-glazed PVC windows, PVC fascia and soffits together with oil-fired central heating.

The property is approached by a recessed entrance and is set amidst mature gardens to the front and side with additional ancillary outbuildings to the rear. The private setting together with the quality of the surrounding lands will appeal to purchasers seeking a manageable residential farm holding in a well-connected location.

The residence has been vacant for in excess of two years and should qualify for the Vacant Property Refurbishment Grant of up to €50,000, subject to the relevant terms and conditions, presenting an excellent opportunity for purchasers to refurbish and modernise the property to their own requirements.

**ONLINE AUCTION:**

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**TITLE:**

Freehold

**TERMS & CONDITIONS:**

Identification:

To register, it will be necessary to upload a copy of your passport / driving licence and proof of address, i.e., bank statement, correspondence from a Government agency / source, dated within the last 3 months.

Registration:

In order to bid at the auction, it will be necessary to register with our office, 045 - 433550, on or before Tuesday 7th July 2026 with deposit fully transferred and, in our account, (see below).



The Auctioneer assumes the bidder is bidding for himself/herself. If the bidder intends to purchase a Lot in a name other than his or her personal name, arrangements must be made with the Auctioneers in advance. By registering you are deemed to have accepted the terms and conditions of the auction and irrevocably authorise us, as agents for the vendor, to sign the completed Contract for Sale on your behalf.

#### Deposit:

A deposit of €30,000 is required in order to bid and this is payable in advance of the auction by online bank transfer. Our bank details will be provided to you at registration. The successful bidder's deposit will become non-refundable as soon as the property is sold, and a binding Contract is entered into, and the agents are hereby authorised to sign the Contract for Sale on your behalf. The deposit payable on the signing of the Contract is 10% of the purchase price. If there is a shortfall in the deposit furnished by the purchaser prior to the auction, then the purchaser shall be required to lodge the balance of the deposit with the auctioneers within 1 business day of the online auction. If you are not the successful purchaser, your deposit will be returned to you (in full).

#### Solicitor:

Michaela Kelly of Reidy Stafford, Moorefield Terrace, Newbridge, Co. Kildare - Tel - 045 - 432188 - Email: [m.kelly@reidystafford.ie](mailto:m.kelly@reidystafford.ie)

#### Guide Price:

The guide price should not be construed as being the selling price of the property and it is the purchaser's responsibility to decide on how much to bid at the Auction.

#### Description of Property:

The particulars contained in our brochure / advertising / social media are issued by JORDAN AUCTIONEERS on the understanding that all negotiations are conducted through them. All descriptions, dimensions, etc., included in the particulars, and any statements made by JORDAN AUCTIONEERS or our representatives, are made in good faith and are not intended to form a basis for any Contract. Any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the accuracy of same before committing themselves to a Contract. Any maps, plans or photographs in the brochure shall be indicative only and shall not form part of the contract.



#### Legal Documentation:

Prior to the Auction, the Solicitor for the vendor will make available the legal documentation in relation to the property, copies of which are available from the vendors Solicitor. It is important to consult you Solicitor in relation to Contracts / Conditions of sale before bidding as you will become legally bound by the said contract / conditions of sale if you are the highest bidder and the property is sold to you.

#### Reserve Price:

The price agreed between the vendor and the Auctioneer at which the property can be sold. In the event of the property not reaching the reserve the Auctioneer will deal exclusively with the highest bidder (for 1 hour after the Auction) in order to realise a satisfactory sale. If a deal is not concluded, then the Auctioneer may deal with the under – bidders and any other interest parties following that period of negotiation.

#### General Conditions:

The highest bidder to be the purchaser, subject to the right of the owner to withdraw the property should the reserve not be reached. The Particulars and Conditions of Sale may change prior to the Auction, and it is the sole responsibility of the bidder to make sure they have the latest version. The Auctioneer reserves the right to sell the property prior to Auction, withdraw the property from Auction, change the order of any lots or consolidate the lots without any notice to any prospective purchaser.

#### LSL Online Platform:

Neither JORDAN AUCTIONEERS or LSL Online Auctions, their servants or agents shall be responsible in any manner whatsoever, whether in contract law, tort, common law or otherwise for any loss arising in whatever fashion as a result of loss of internet connectivity during the Auction process. The bidder accepts that such contract is at the bidder's own risk and in the event that the internet line is not established or break down, or if there is any confusion or disruption then the bidder will not be able to participate in the auction.



## Features

- Double glazed windows.
- PVC fascia's and soffits.
- Oil fired central heating.
- Possible eligibility for vacant homes grant.

## Inclusions

TBC

## Outside

Independent access from main road.  
Mature gardens to front and side.

## Services

Oil fired central heating.  
Septic tank.  
ESB.  
Group Water Scheme.

## Negotiator | Mark Neylon

T: 045 433550 E: [mark@jordancs.ie](mailto:mark@jordancs.ie) W: [www.jordancs.ie](http://www.jordancs.ie)

## Viewings

Strictly by prior appointment only





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