

**IDEAL DEVELOPMENT OPPORTUNITY
(SUBJECT TO PLANNING)**



**C. 10 ACRES - ZONED SETTLEMENT EXPANSION IN VILLAGE ENVIRONMENT WITH
DETACHED 3 BED BUNGALOW**

BER D1

Brannockstown, Naas, Co. Kildare, W91 E4A7

GUIDE PRICE: €1,400,000



PSRA Reg. No. 001536

Brannockstown, Naas, Co. Kildare W91 E4A7

DESCRIPTION:

Jordan Auctioneers are delighted to offer a rare opportunity to acquire a substantial residential holding extending to c. 10 acres, superbly positioned within the village boundary of Brannockstown. Zoned Settlement Expansion under the Kildare County Development Plan 2023 - 2029, the property offers an exceptional blend of immediate residential amenity and development potential.

Set within a quiet and established village environment, enjoying an attractive rural setting with local amenities including a primary school and church. The lands are directly opposite the Harristown Estate, extending to approximately 750 acres and adjoining Gilltown Stud, creating a particularly open and scenic backdrop and reinforcing the appeal of this proven and highly sought-after location.

Despite its peaceful surroundings, the property benefits from excellent accessibility. Brannockstown is located approximately 4½ km east of Kilcullen, 11 km south of Naas, and 11 km south-east of Newbridge. These neighbouring towns offer a comprehensive range of services, schools, restaurants and shopping facilities, including major national retailers, the Whitewater Shopping Centre and Kildare Retail Outlet Village.

The property has a detached three-bedroom bungalow extending to approximately 136 sq.m. (1,468 sq.ft.). The residence is well positioned within the holding and benefits from PVC double-glazed windows and oil-fired central heating. Accommodation includes an entrance hall, living room, kitchen/dining room, conservatory, utility room, three bedrooms, a family bathroom and an integrated garage.

The property is further enhanced by excellent transport links, situated approximately 35 km south-west of the M50, with rail services available from Newbridge and Sallins, regular bus services from Kilcullen, and convenient access to the M9 Motorway at Junction 2, providing swift connectivity to Dublin and the south.

ACCOMMODATION:

Hallway : 3.60m x 1.80m
Laminate floor, recess lights.

Sitting Room : 4.85m x 3.40m
Laminate floor, fireplace, recessed lights.

Cloak Closet :

Kitchen/Dining Room : 7.00m x 3.18m
Laminate floor, built in ground and eye level presses, recessed lights, s.s. sink, Stanley oil cooker.

Utility Room : 1.57m x 3.08m
Tiled floor, plumbed, hotpress with immersion.

Bedroom 1 : 3.50m x 3.46m
With recessed lights.

Bedroom 2 : 3.63m x 3.12m
Double built-in wardrobes, recessed lights.

Bathroom :
Recessed lights, bath with shower attachment, w.c., vanity w.h.b., shower, tiled floor and surround.

Bedroom 3 : 2.93m x 3.20m
Built-in wardrobe, shelving, recessed lights.

Conservatory : 3.52m x 2.95m
French doors, tiled floor, wall lights.

FEATURES:

- c. 10 acres inside Village Boundary
- Zoned settlement expansion in County Development Plan 2023-2029
- Sought after village environment
- Walking distance of primary school
- Proven selling location
- Kilcullen c. 4½ km, Newbridge & Naas c. 11 km
- Ideal development opportunity (subject to planning)
- Detached 3-bedroom bungalow c. 136 sq.m.
- Adjacent to Harristown Estate and Gilltown Stud

OUTSIDE:

Garage (7.47m x 2.75m), toilet with w.c., w.h.b., tarmac drive, tiled roof.

SERVICES:

Mains water, septic tank drainage, oil fired central heating and ESB.

TITLE:

Freehold.

ZONING:

We understand the property is zoned settlement expansion under the Kildare County Development Plan 2023 – 2029.

SOLICITOR:

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