

Land

Coonan

PROPERTY



Brallistown, Kildare Town, Co. Kildare approx. 11.8 acres

- Approx. 11.8 acres (4.78 ha) ideally located just south of Kildare Town with direct access to the M7 motorway at Junction 13
- Obvious future development potential subject to the relevant planning permission
- Lands are presently in grass with the added benefit of a large developed shared entrance
- Prime parcel of good quality land suitable for most agricultural or equestrian uses
- M7 motorway (junction 13) is in close proximity to the lands providing a high level of accessibility nationally and to the surrounding towns

PSRA No. 003764 coonan.com

Prime parcel of
good quality land
with obvious future
development potential

Excess:
€400,000

For Sale by Online Auction on
Wednesday, 25th February,
2026 at 12pm.

Description

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Description:

The subject lands extend to approximately 11.8 acres (4.78 ha) and are contained within folio KE73285F.

The subject lands are presently in grass with the added benefit of a large developed shared entrance. A prime parcel of land suitable for most agricultural or equestrian uses.

The subject lands are located adjacent to Lourdesville Nursing Home in an area primarily residential in nature with detached houses on small plots, backing onto agricultural lands.



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Location

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Location:

The subject lands are located in Brallistown, just south of Kildare town, an ever-expanding commuter town with easy access to the M7 motorway at Junction 13.

The M7 motorway is located in close proximity to the property and provides a high level of accessibility nationally and to the surrounding townlands. Travel times include just 45 minutes to Dublin Airport and Dublin City Centre, 95 minutes to Limerick City and 2 hours to Cork City. There are regular bus services to Naas, Newbridge, Dublin, Limerick, Ennis and Tralee. It also has access to a first-class rail service for commuters, which is within walking distance of the lands, and includes services to Dublin Heuston (35 mins), Cork (2hrs 30 mins), Limerick (1 hr 30 mins), Portlaoise (23 mins) and Waterford (1 hr 40 mins).

In recent years, Kildare Town has re-invested in its amenities which today provides for a modern community with an established local identity. The town and surrounding area has a number of unique assets which sets it out as a major international tourism destination, particularly in relation to its significant heritage and cultural features including the Curragh, Pollardstown Fen, the Irish National Stud, Japanese Gardens, the newly developed Curragh Racecourse (home to the 2,000 Guineas and Irish Derby) as well as the historic town centre.



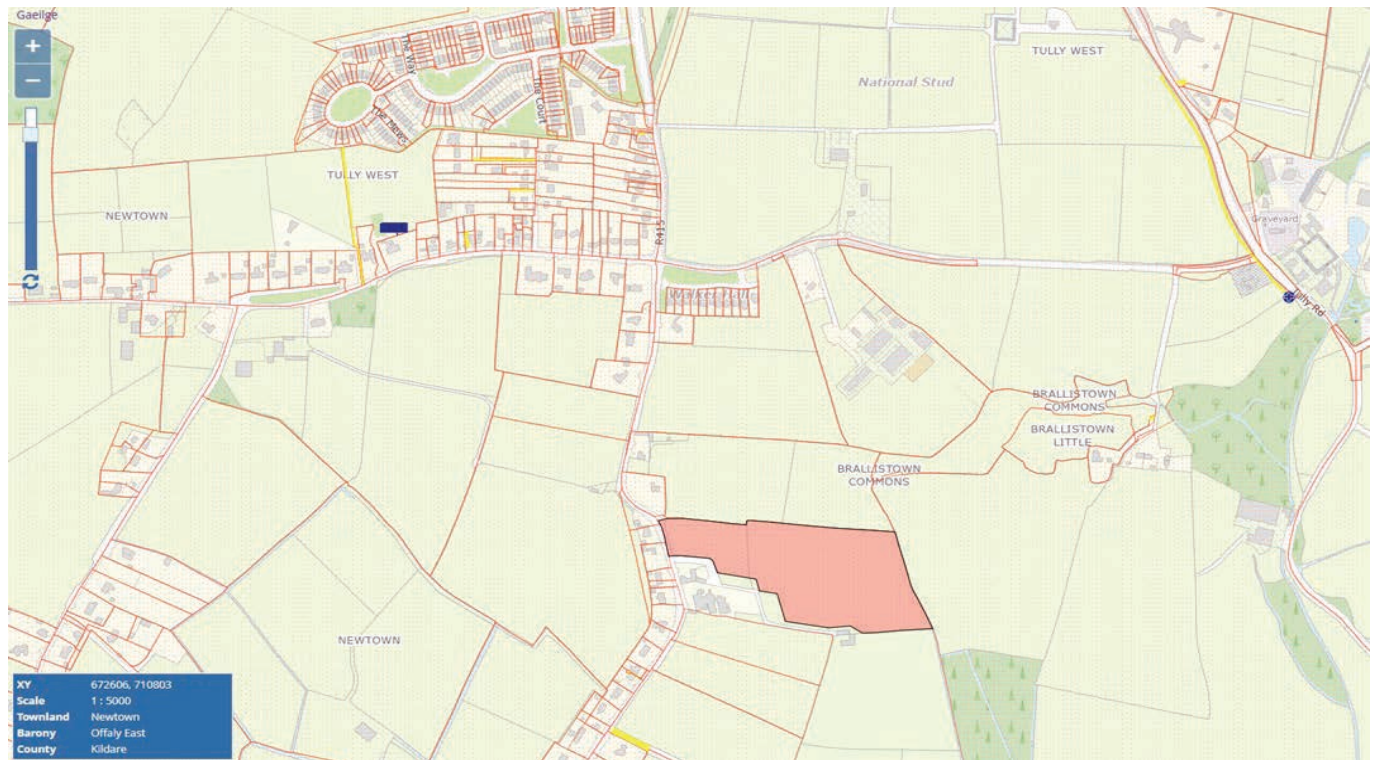


Zoning

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Zoning:

The subject lands are located outside the development boundary of the Kildare Town Local Area Plan 2023 - 2029.



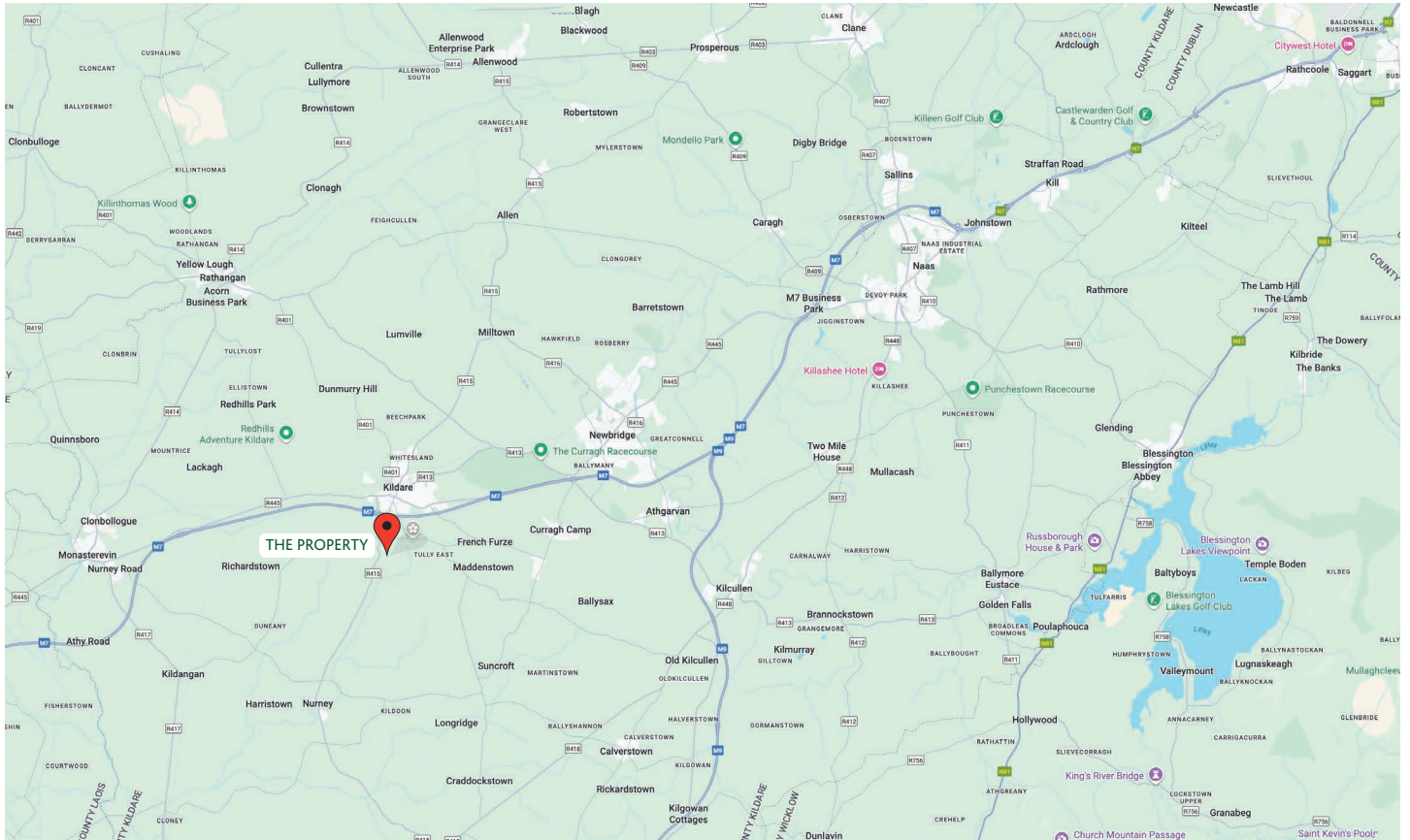
Title:

The property is contained within folio KE73285F.



Directions

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Directions

From the M7 take junction 13. Proceed along the R415, towards Nurney for 1km and the property for sale is on the left-hand side (see for sale boards).

Viewing

By appointment at any reasonable hour

Contact information:

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PSRA No.: 003764.



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