

Land

Coonan
PROPERTY



Johnstown, Naas, Co. Kildare

Approx. 85 acres (34.39 ha)

- Exceptional landholding located in a highly sought-after residential area with access into the adjoining Johnstown Manor
- Situated adjacent to established residential developments and the heart of Johnstown
- Clear potential for residential development subject to zoning and planning permission
- Offers strong connectivity to local amenities, schools, and transport infrastructure
- Approximately 85 acres (34.39 ha) divided into five divisions, enclosed by mature hedgerows
- Rare opportunity for investors, developers, or those seeking a strategic land asset in a growing community

Exceptional landholding
located in a highly
sought-after
residential area

Excess:
€4,000,000

The subject property
is offered for sale by
Private Treaty.

Description

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The property comprises approximately 85 acres (34.39 ha) of land in a prime residential area within excellent commuting distance of the capital and well connected to Johnstown and Naas.

The landholding presents a rare opportunity to acquire a property with future development potential, given its proximity to established residential and commercial zones and direct access to major transport infrastructure.

The site is bordered to the north by an existing residential development, while the western boundary adjoins a proposed green belt area.

There are three access points to the property, two points through Johnstown Manor and one off the L6035, the Johnstown to Furness Road.

The subject lands are contained within folios KE47068F and KE1814.



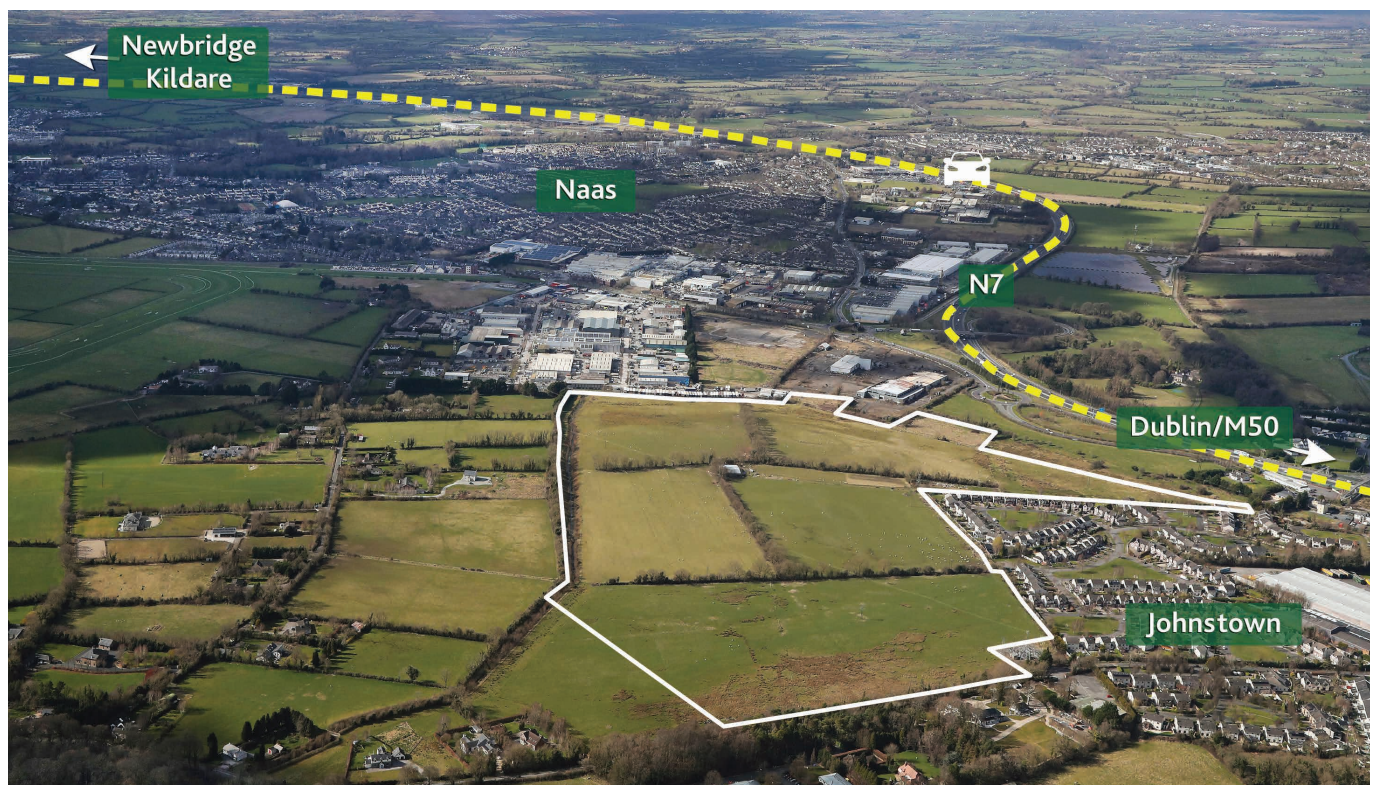
Location

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Johnstown is a well-established and highly sought-after residential area just 2km north of Naas, located just off the N7 at Junction 8. The area is home to several successful developments including Johnstown Manor, Furness Manor, Knights Wood and St. John's Grove.

The property enjoys a prime location adjacent to both the M7 motorway and Johnstown, approximately 25km from Dublin city centre, offering excellent connectivity and convenience. The area is exceptionally well-serviced, featuring top-rated schools, a variety of restaurants and pubs, sporting facilities, and extensive shopping options in nearby Naas and Newbridge.

The lands are located in an area with huge growth potential for residential and commercial uses. This property provides a unique opportunity given its strategic position and will influence the development and expansion of Johnstown for many years ahead.



Zoning

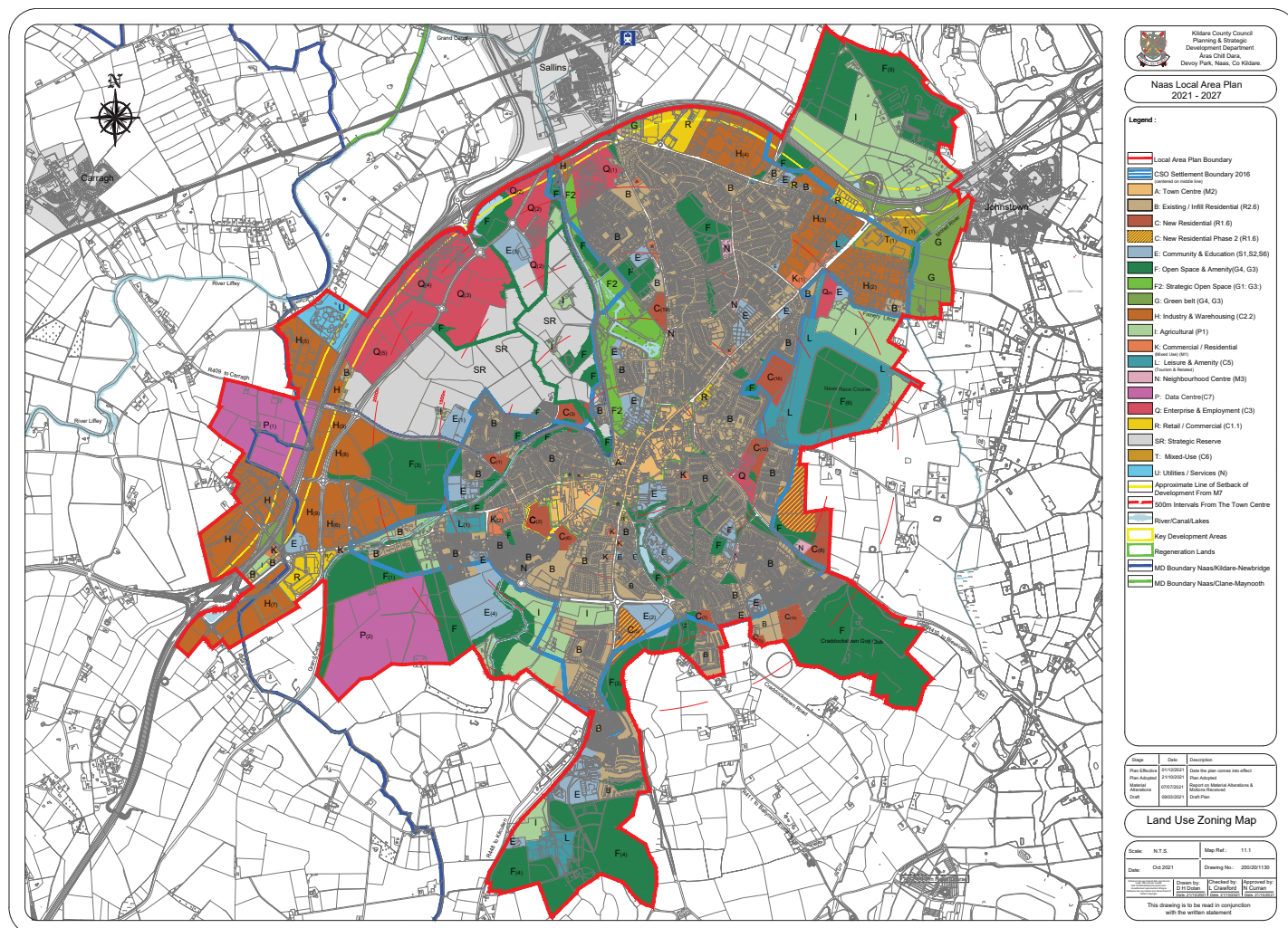
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A portion of the lands (approx. 40 acres (16.18 ha) are zoned in the Naas Local Area Plan 2021 - 2027 with an Objective G – Green Belt. To maintain the settlement character and protect, from inappropriate development, the greenbelt between Naas and Johnstown.

A small portion of the lands are zoned in the Kildare County Development Plan 2023 – 2029 with an Objective A – Village Centre. To provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use.

The balance of the lands adjoins the development boundary of the Kildare County Development Plan 2023 – 2029.

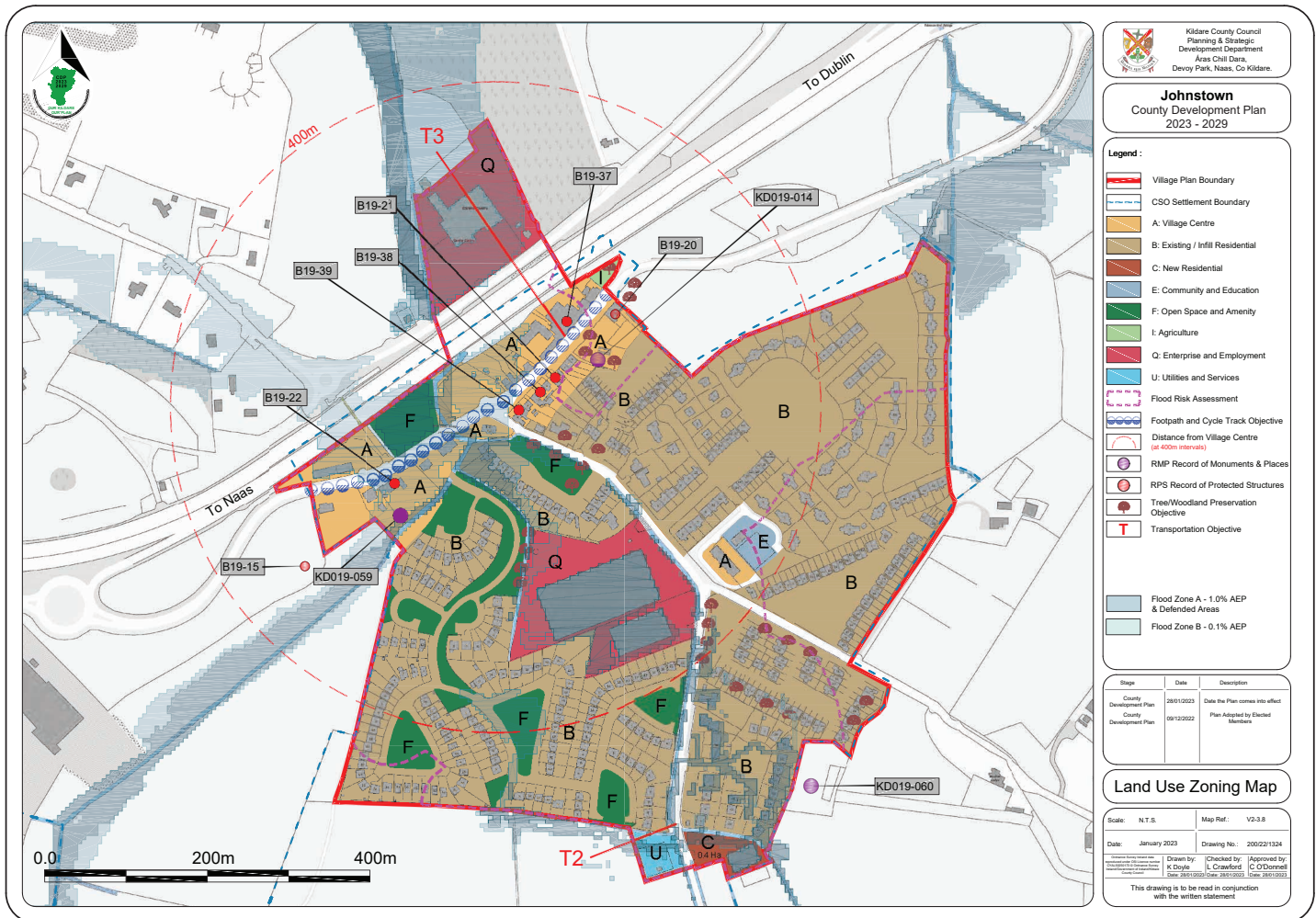
Naas Local Area Plan 2021 - 2027. Land Use Zoning Map



Zoning

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Johnstown County Development Plan 2023 - 2029. Land Use Zoning Map

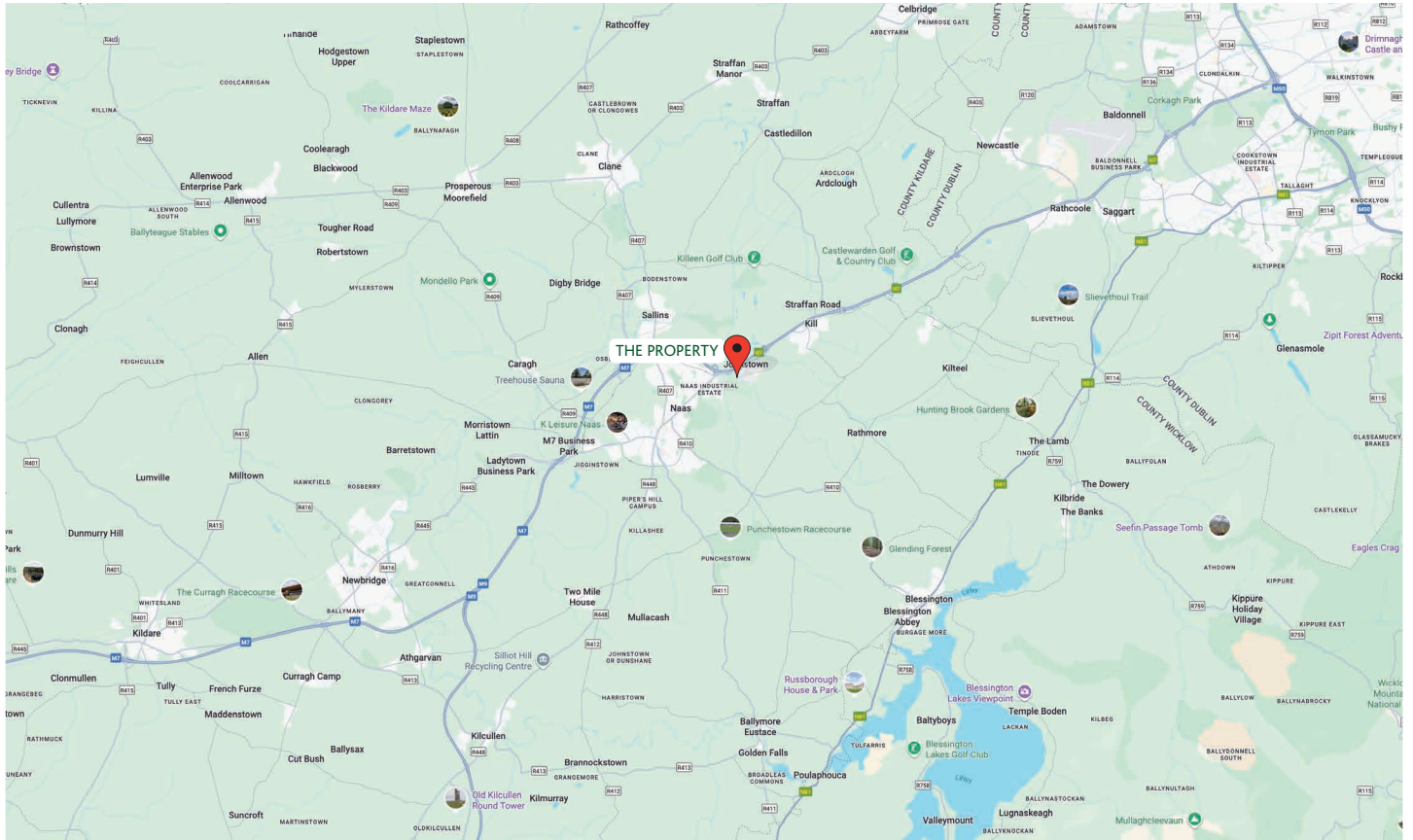


Services

We have been advised that mains services are accessible in Johnstown Manor, however all interested parties must satisfy themselves with the availability and adequacy of all services.

Directions

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Viewing

Viewings strictly by appointment only.



Contact information

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Tenure

The subject lands are contained within folios KE47068F and KE1814.

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