

**FOR SALE BY PUBLIC AUCTION**



**BADEN LODGE  
THE CURRAGH  
CO. KILDARE**

**15.17 Hectares (c.37.5 acres)  
with cottage and yard**

**For sale in lots**

**PUBLIC AUCTION:**

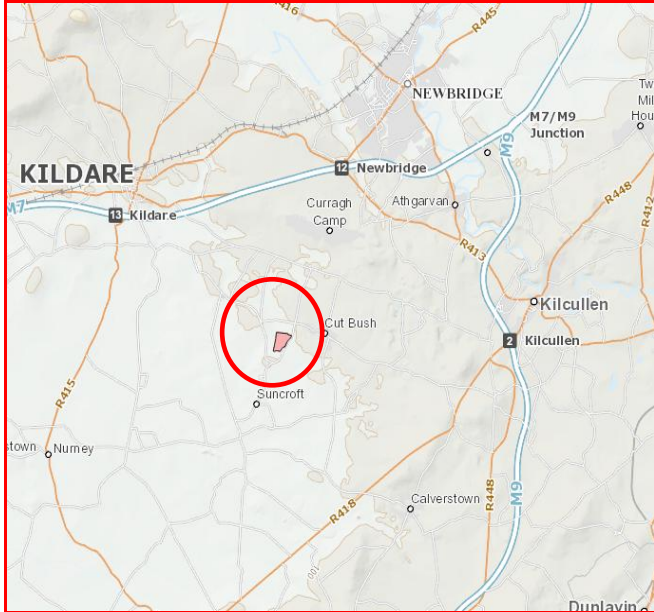
**3pm on Wednesday the 17<sup>th</sup> May  
2017 in the Keadeen Hotel,  
Newbridge, Co.Kildare  
(unless previously sold)**



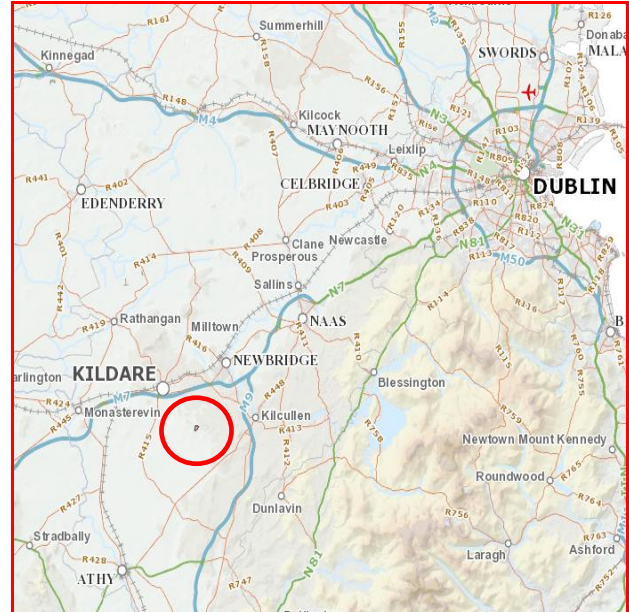
## LOCATION:

The property is in an excellent location, close to The Curragh plains and a mere 6km south of Newbridge. With easy access to the M7 (5km) and M9 (7km) motorways, in addition to the towns of Kildare (5km), Kilcullen (7km) and Naas (14km), the property is ideally suited to anyone looking for the perfect combination of country and city living.

**Location of property**



**Location of property within wider region**



## DESCRIPTION:

The entire property currently extends to c.15.17 hectares (37.5 acres) and is being offered for sale in three lots.

### **Lot 1: Lands extending to circa 14.84 hectares (36.6 acres)**

These lands are currently in one block of five fields, with extensive frontage onto the local road. Ideal for arable, grazing or bloodstock purposes, there are natural boundaries and hedgerows throughout and the land is all top quality 'Elton series'. Sheshoon Stud, owned by the Aga Khan, adjoins the holding to the northern and western boundary.

**View of lands**



**View of lands**





## **Lot 2: Baden Lodge & Yard on circa 0.36 hectares (0.89 acres)**

Baden Lodge is a charming property set back from the road. Surrounded by mature timber and an array of old flowers and shrubs, the cottage itself is in need of complete renovation. Also included is a yard to the rear of the cottage, with a three-span hay shed, two lean-tos and some other older outbuildings. This is a superb opportunity to acquire a property with potential for replacement/renovation, subject to acquiring the necessary Planning Permission.

**View of cottage:**



**View of garden**



## **Lot 3: Entire Lands, Cottage & Yard on circa 15.17 hectares (37.5 acres)**

This is the entire property, comprising both Lot 1 & Lot 2, as described above.

### **SOLICITOR:**

David M Turner & Co Solicitors, 32 Lower Abbey Street, Dublin



**NO: 109582411**

### **PUBLIC AUCTION:**

3pm on Wednesday the 17<sup>th</sup> May 2017 in The Keadeen Hotel, Newbridge (unless previously sold)

### **LOTS & GUIDE PRICES:**

<b>Lot 1:</b> Lands extending to circa 14.84 hectares (36.6 acres)	<b>€350,000</b>
<b>Lot 2:</b> Cottage & Yard on circa 0.36 hectares (0.89 acres)	<b>€150,000</b>
<b>Lot 3:</b> Entire Lands, Cottage & Yard on circa 15.17 hectares (37.5 acres)	<b>€500,000</b>

### **DIRECTIONS:**

#### **From Newbridge /Naas**

Take the road towards the Curragh Camp (L3008) and proceed straight for circa 5km, going through two sets of crossroads towards Suncroft. After the second crossroads, the property is on your right-hand side just before the Carna graveyard, with a **Jordan sign**.

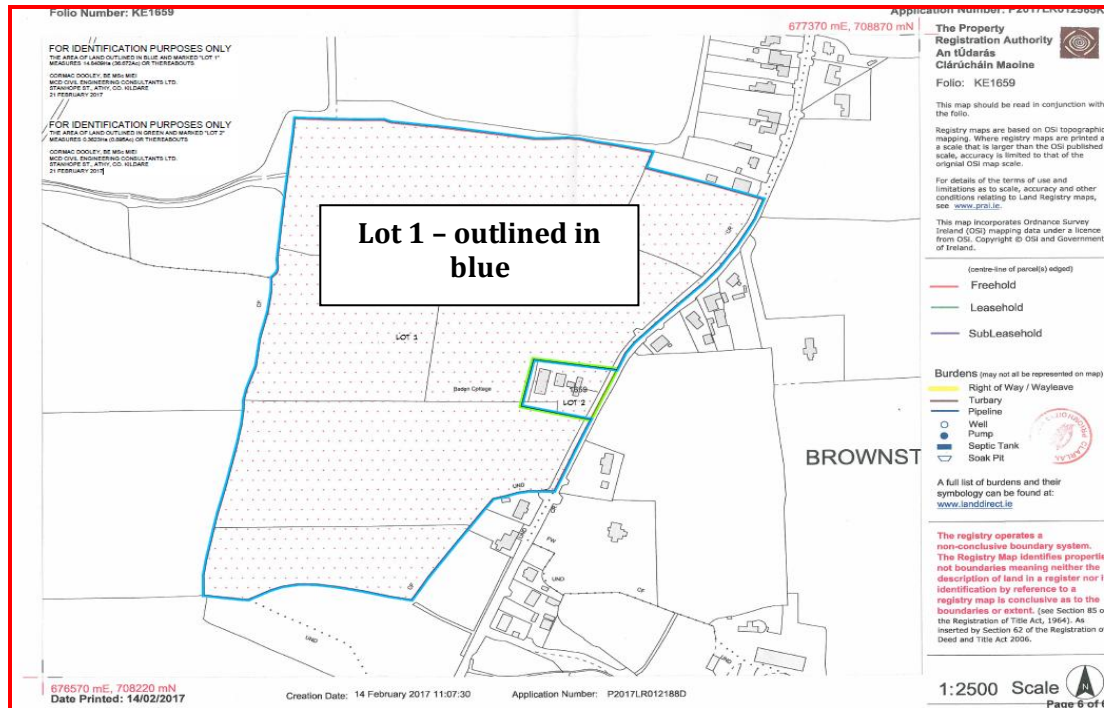
#### **From Kildare Town**

Take the M7 motorway northbound, exiting at junction 12 towards the Curragh Camp (L3008). Proceed straight for circa 5km, going through two sets of crossroads towards Suncroft. After the second crossroads, the property is on your right-hand side just before the Carna graveyard, with a **Jordan sign**.

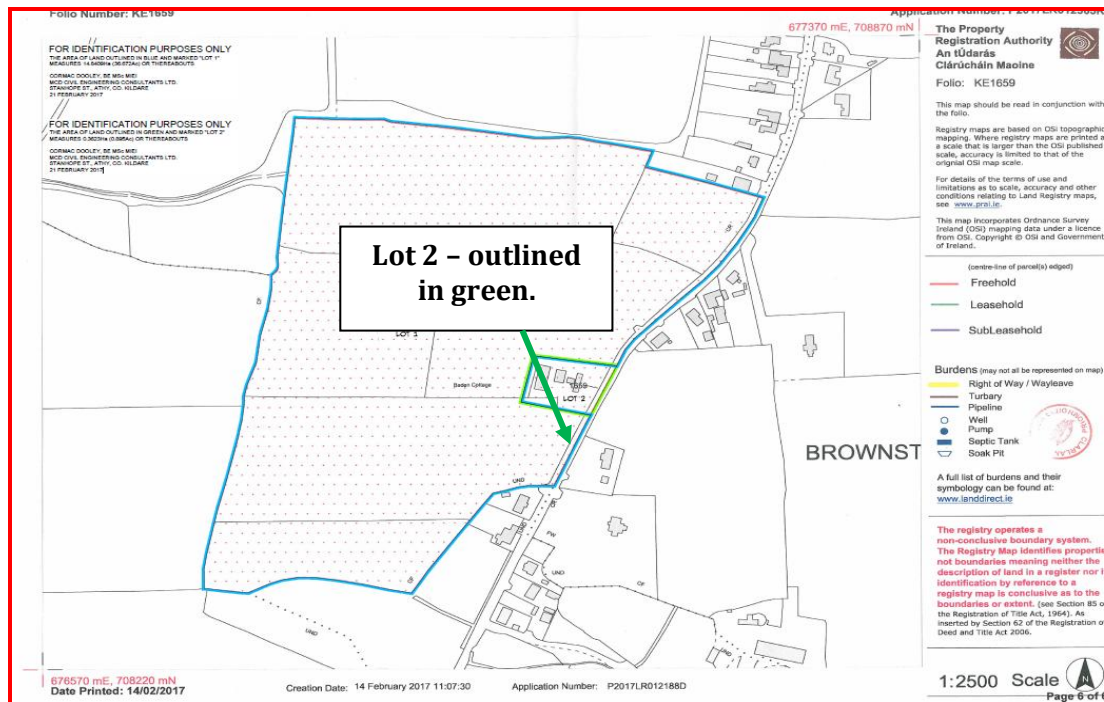
**VIEWING STRICTLY BY APPOINTMENT BY SOLE SELLING AGENTS**

## MAP OF PROPERTY:

**Lot 1: Lands extending to circa 14.84 hectares (36.6 acres).**



**Lot 2: Baden Cottage & Yard on circa 0.36 hectares (0.89 acres).**



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