

JORDAN 

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FOR SALE BY PUBLIC AUCTION



**17.27 HECTARES (43 ACRES)
GOOD QUALITY LAND
WITH TRADITIONAL COTTAGE**

**GORTEEN
NURNEY
CO. KILDARE**

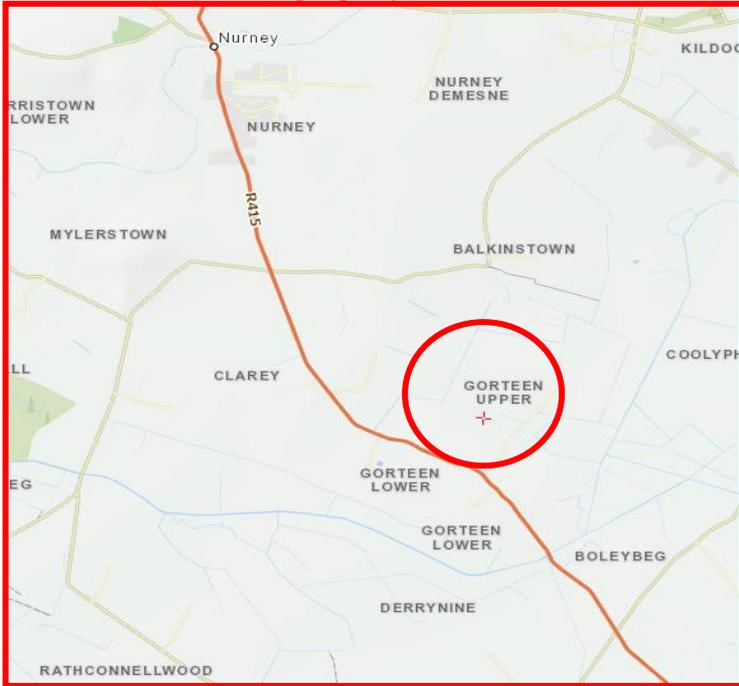
**PUBLIC AUCTION ON THURSDAY
8TH OCTOBER 2015 @ 3PM
IN THE KEADEEN HOTEL,
NEWBRIDGE (UPS)**



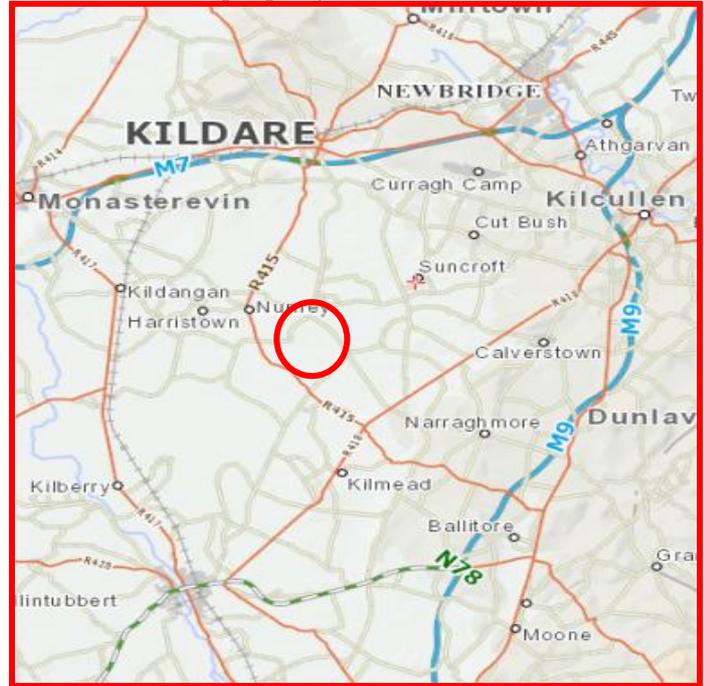
LOCATION:

This property is located in the townland of Gorteen Upper, on the R415 between Kildare (5km) and Athy (7km). The M7 Motorway (Junction 13) can be accessed at Kildare Town and is only 10 mins from the lands. In addition to this the entire is also close to The Curragh and Newbridge Outlined on the maps below is the location of the property encircled in red.

Location of property outlined in red



Location of property within wider hinterland



DESCRIPTION:

The property extends to a total area of 17.27 hectares (42.67 acres) with a traditional cottage and yard. There is road frontage onto the R415 between Athy and Kildare extending to approximately 100 metres. The entire is accessed via a gravel tree (copper beech and oak) lined laneway which leads to the cottage and yard, setback in the middle of the holding.

View of Avenue



Aerial view of holding (ID only).



IDEALLY SUITABLE FOR FARMING, BLOODSTOCK OR AS A PRIVATE RESIDENCE

Cottage:

This is a traditional cottage which requires complete renovation. The accommodation comprises sittingroom, kitchen, 2 bedrooms and bathroom. Outside there is a small yard with a number of stores. The site would be ideal for a replacement dwelling (subject to the necessary Planning Permission).

View of cottage



View of yard



Lands:

The land is all in permanent pasture laid out in circa 8 divisions. There are natural hedgerows with great shelter and mature timber on the boundaries. Overall this is top quality land classified in the soils map of County Kildare as 'Fontstown Series' which is generally accepted to be some of the best land in the Country. They are described *'as moderately deep to shallow, well – drained soils, of sandy loam to loam texture. The parent material comprises almost entirely limestone'*

View of lands



View of lands



SOLICITOR:

Gallagher Shatter, 4 Upper Ely Place, Dublin 2,



BER Number: 107844136

SERVICES:

Private well, ESB.

AUCTION DETAILS:

Public Auction on Thursday 8th October 2015 @ 3.00pm
 In the Keadeen Hotel, Newbridge
 (unless previously sold)

CONTACT:

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DIRECTIONS:

From Dublin:

Take the M7 Motorway south bound and exit at Junction 13 signposted for Kildare Town. At the roundabout take first exit toward Nurney, the R415. Proceed through the village of Nurney and the property is approximately 1.5km on your left hand side with a **JORDAN sign.**

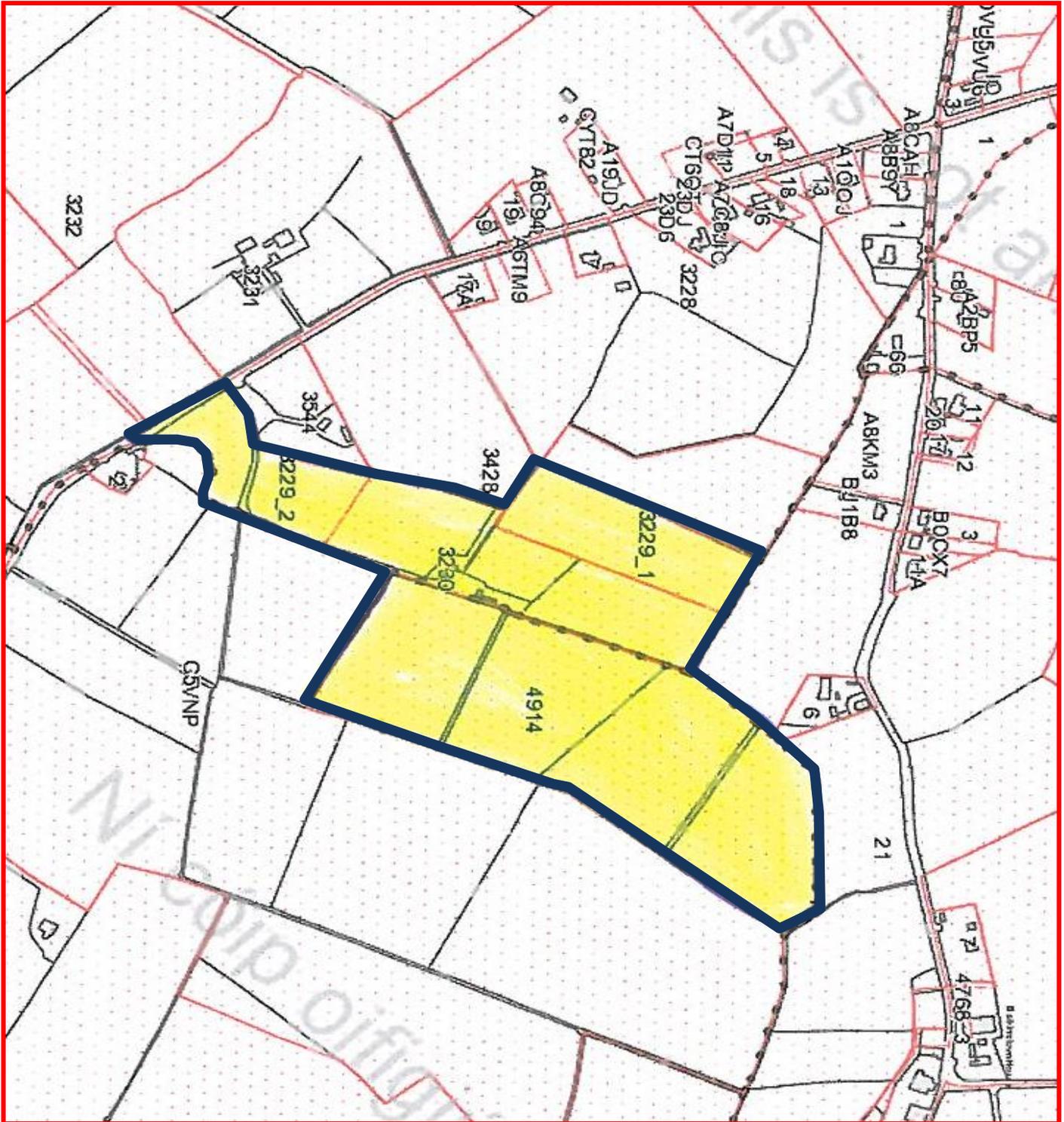
From Kilcullen:

Take the Kilcullen to Athy road, now the R418. Continue to Fontstown Cross (past Church on right) and turn right at Cross and continue straight on that road signposted for Kildare Town, after 3km property will be on your right a **JORDAN sign.**



VIEWING STRICTLY BY APPOINTMENT

MAP OF THE PROPERTY:



These particulars are issued by Jordan Town and Country Estate Agents, on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2015. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007515 © Government of Ireland.