

FOR SALE BY PUBLIC AUCTION



c. 10.6 ACRES

**BROWNSTOWN,
THE CURRAGH,
CO. KILDARE.**

GUIDE PRICE: €150,000

**PUBLIC AUCTION
WEDNESDAY 5TH OCTOBER 2016
IN KEADEEN HOTEL, NEWBRIDGE
@ 3.00 PM (unless previously sold)**

BROWNSTOWN, THE CURRAGH, CO. KILDARE

Location:

Situated on the edge of the Village of Brownstown adjacent to the village boundary only 750 metres from the world famous Curragh Plains with c. 4,500 acres of open parkland. The M7 Motorway access is only 3½ km, Kildare 5 km and Newbridge 5 km offering a wealth of facilities with schools, restaurants, pubs, banks and shopping to include the Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema along with Kildare Retail Outlet Village offering designer shopping at discounted prices. A good road and rail infrastructure is closeby with the bus route from the Curragh edge.

Description:

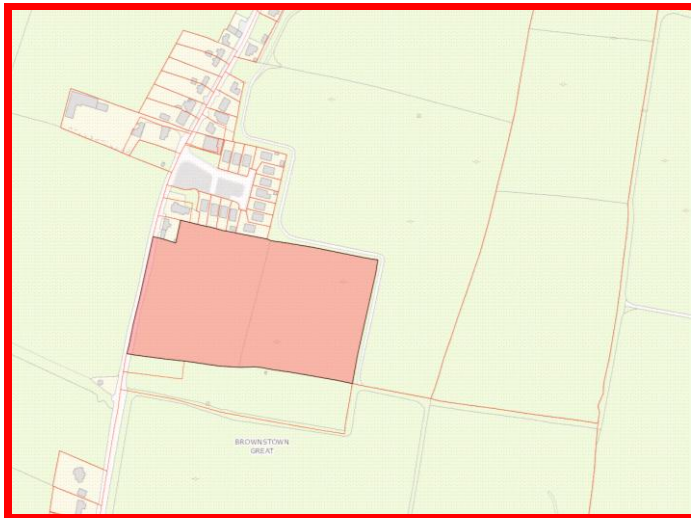
The land comprises c. 10.6 acres (c. 4.3 Ha) in two divisions enclosed by hedges and level topographically. Adjacent to a residential development to the north with stud farm to the east. This is a lovely parcel of land ideal for a residence and paddocks (subject to the usual planning permission) for the equestrian enthusiast.

Planning:

Planning permission was previously obtained by Kildare County Council in 2010 under Planning Ref: 09/963 for 4 serviced sites on a portion of the lands, but this planning permission expired in 2015.

Services:

Potential purchasers will have to satisfy themselves as to the availability and adequacy of services.



Solicitor:

Coughlan White, Moorefield Road, Newbridge, Co. Kildare.

Further Information:

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