



C. 46.5 ACRES (19 HA)

KILL EAST & PAINSTOWN,  
KILL, CO. KILDARE  
For Sale in Lots

FOR SALE BY  
PUBLIC AUCTION  
Friday 12<sup>th</sup> October 2018 @ 3pm  
in the Keadeen Hotel, Newbridge.  
(unless previously sold)



PSRA Reg No. 001536

## FOR SALE BY PUBLIC AUCTION

**C. 46.5 ACRES (19 HA), KILL EAST & PAINSTOWN, KILL, CO. KILDARE**

**LOT 1: 9.5 acres (3.84 hectares) – Kill East.**

**LOT 2: 37 acres (15 hectares) – Painstown.**

**LOT 3: Entire 46.5 acres (19 hectares)**

### LOCATION:

The property is in an excellent location just outside the village of Kill (2km) with frontage onto both the Straffan and Barberstown roads. It is easily accessible to a range of locations including Naas 8km, Straffan 8km, Newcastle 12km & Dublin 30km. Junction 7 of the Naas Dual Carriageway is only a 2 minute drive.

The entire is close to a number of Golf Clubs including Palmerstown House, Castlewarden Golf & Country Club, The K Club and Kileen Golf Club.

In addition to this Goffs Sales yard is a 5 minute drive and there is excellent accessibility to the racecourses of Naas, The Curragh, Punchestown & Leopardstown.

### DESCRIPTION:

The entire landholding extends to c. 46.5 acres (19 ha) comprising good quality agricultural lands. The property is being offered for sale in 3 lots.

**LOT 1:** 9.5 acres (3.84 ha) of top quality lands with frontage onto the Straffan road of circa 240 metres. Currently in 2 divisions the entire would be an ideal site for a residence subject to obtaining the necessary Planning Permission.

**LOT 2:** 37 acres (15 hectares) of excellent quality land in 3 large divisions with frontage onto both the Straffan (375 metres) and Barberstown roads (350 metres). There are natural boundaries and hedgerows throughout and the Painstown River flows through the lands.

**LOT 3:** Entire.

### SERVICES:

ESB and water on the road.

### TITLE:

Freehold

### PLANNING:

Interested parties to make their own enquiries.

### SOLICITOR:

Myles C. Murphy & Co, Newbridge, Co.Kildare.

### GUIDE PRICES:

€12,000 per acre for all lots.

### DIRECTIONS:

#### From Dublin / North:

Take the N7 south bound, exit at Junction 7 and go back over the motorway bridge towards Straffan. Continue for circa 2km and lands will be on your left with **Jordan signs**.

#### From Naas/ South:

Take the N7 north bound, exit at Junction 7 and keep left at roundabout heading towards Straffan. Continue for circa 2km and lands will be on your left with **Jordan signs**

#### From Straffan / West

Take the L2007 towards Kill going for approximately 8km. The lands will be on your left with **Jordan Signs**.

### CONTACT:

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**VIEWING BY APPOINTMENT**





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