

**FOR SALE BY PUBLIC AUCTION**



**BROADLEAS, BALLYMORE  
CO. KILDARE**

**LOT 1: 28.78 Acres (11.64 Ha)  
LOT 2: 5.51 Acres (2.23 Ha)  
LOT 3: Entire - 34.29 Acres (13.88 Ha)**

**PUBLIC AUCTION  
WEDNESDAY 4<sup>TH</sup> NOVEMBER  
2015 @3PM IN THE  
KEADEEN HOTEL,  
NEWBRIDGE (UPS)**

***Brannockstown 4km, Dunlavin 9km, Kilcullen 8km  
Ballymore Eustace 2km, Blessington 8km***

**LOCATION:**

The land is located in the townland of Broadleas just south of Ballymore Eustace (2km) and convenient to Brannockstown and Hollywood just off the N81. The land has extensive road frontage on 2 roads with many mature trees on the boundaries. **NOTE:** The N81 is due to be upgraded within the next few years, giving easy access to the City.

**DESCRIPTION:**

All the land is contiguous, laid out in 6 divisions, all in permanent pasture.

**LOT 1:**

Comprises c. 28.78 acres with farmyard, All top quality land with good shelter and water laid on. No waste whatsoever. Extensive road frontage.

**The Yard includes:**

- 2 span hayshed with 2 lean-tos.
- Concrete base.
- Cattle crush and pens.
- Old timber sheep shed.



**LOT 2:**

Comprises 5.51 acre site with mature beech on the boundary. Its an ideal site for a house and has a southerly aspect.



**SERVICES:**

Mains water, ESB.

**DIRECTIONS:**

From Ballymore Eustace take the R411 towards Hollywood after 2km the property is on Right (Jordan Sign)

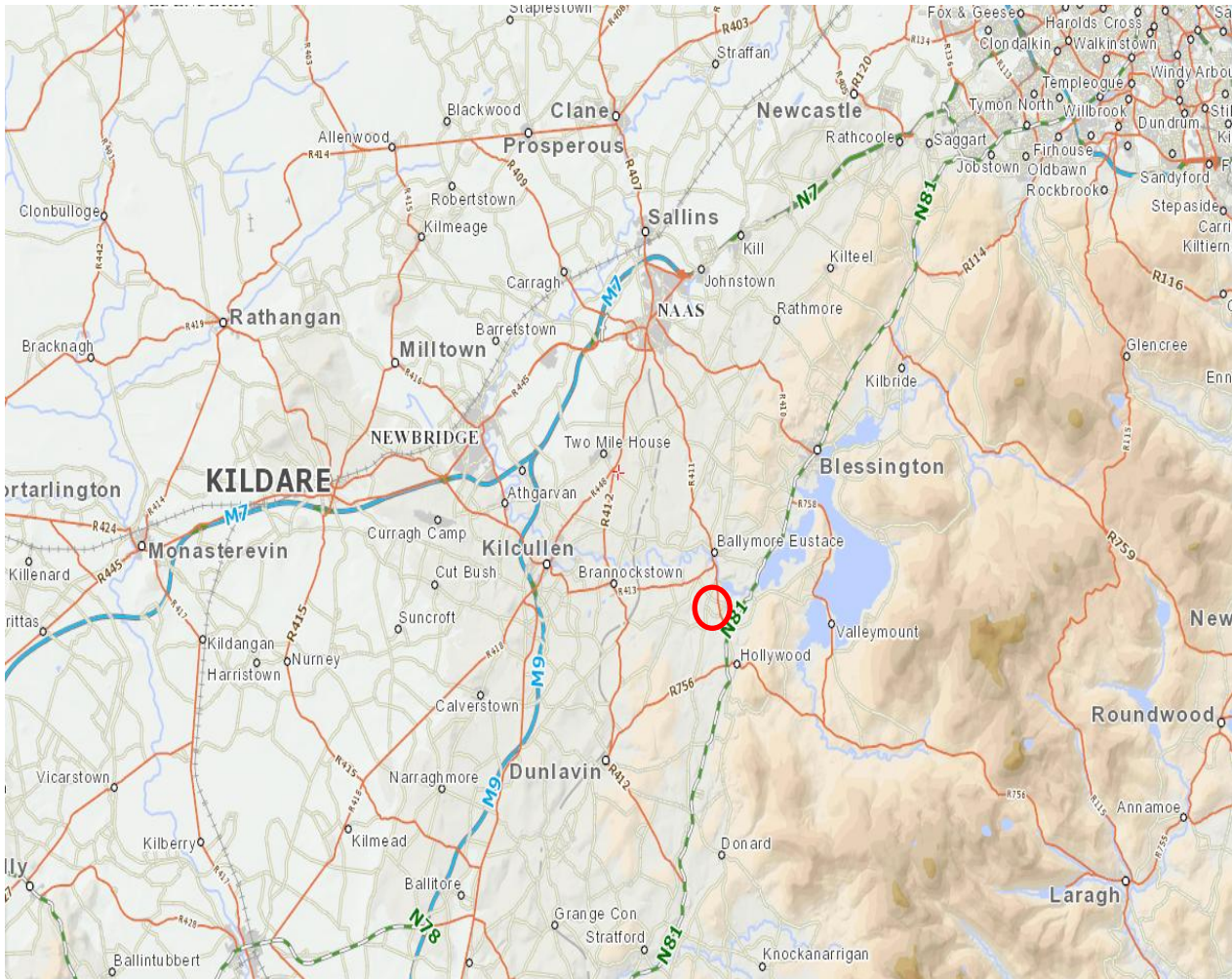
**SOLICITOR:**

Reidy Stafford, Moorefield Terrace  
Newbridge, Co. Kildare

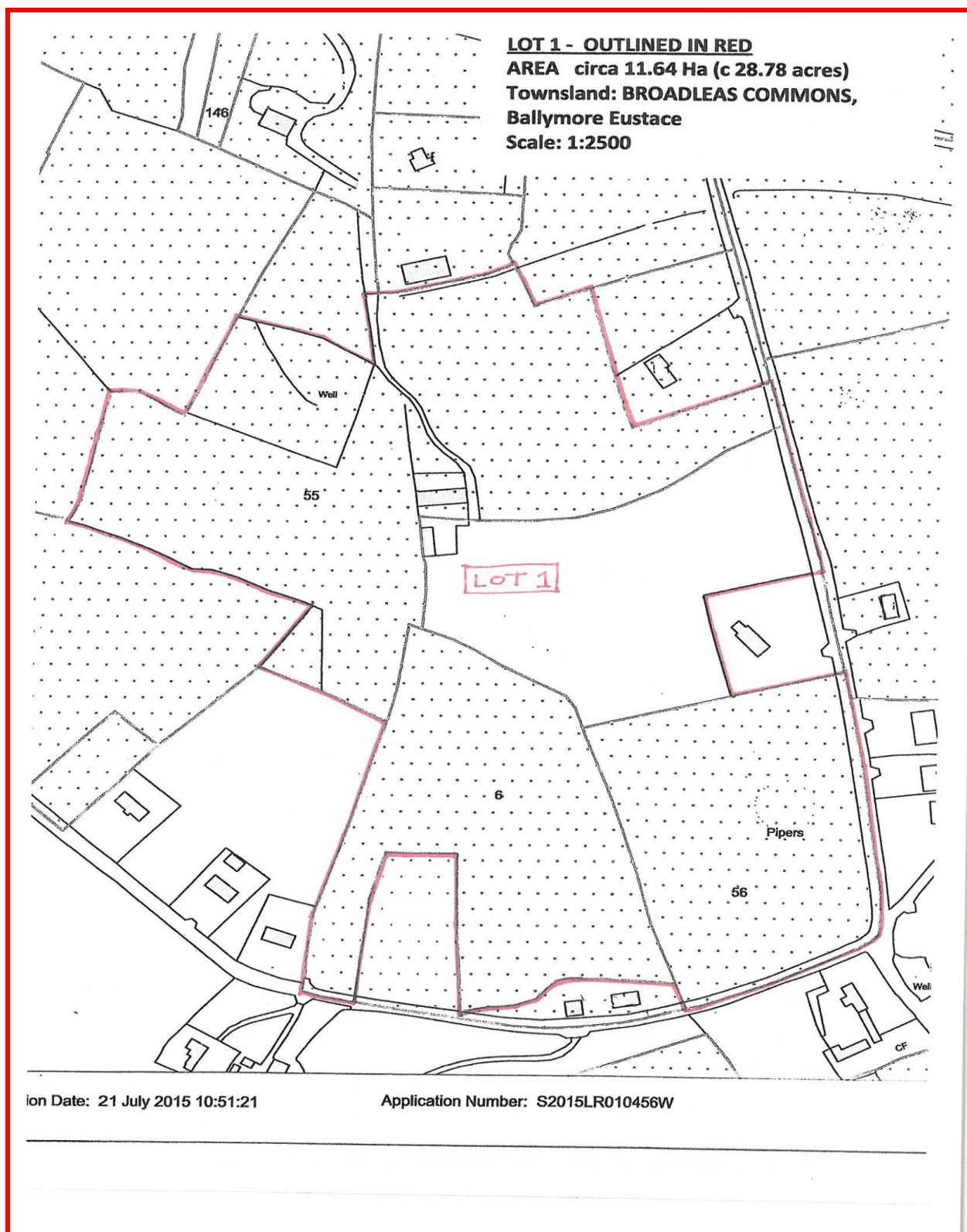
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## LOCATION MAP

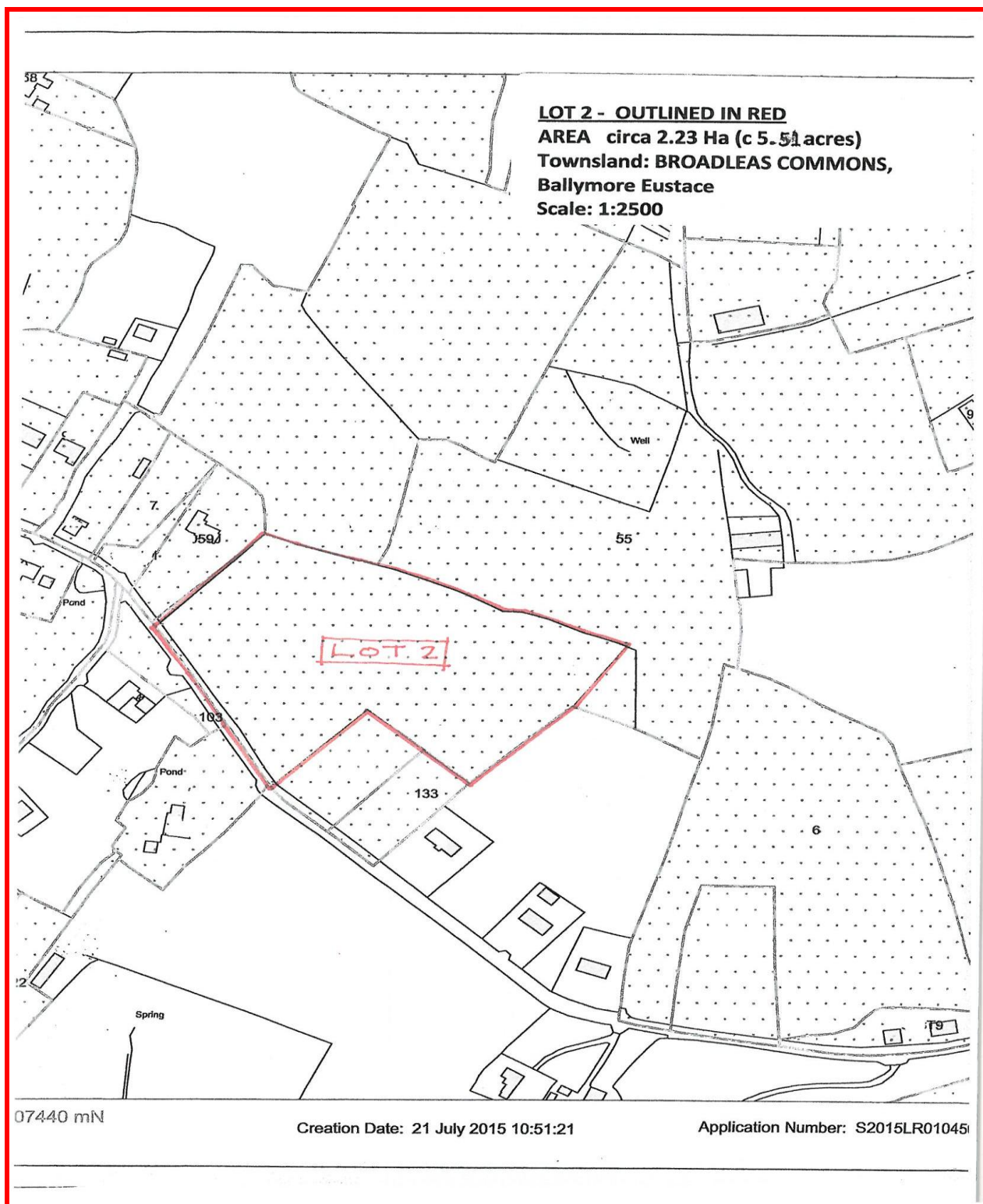


## LOT 1 - 28.78 ACRES





## LOT 2 - 5.51 ACRES



**LOT 3 - 34.29 ACRES**

