

C. 39 ACRES (15.78 HECTARES)

MOYVALLEY BROADFORD CO. KILDARE W91H2RC GUIDE PRICE: €650,000

FOR SALE BY PRIVATE TREATY



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY C. 39 ACRES (15.78 HECTARES) MOYVALLEY, BROADFORD, CO. KILDARE (IN LOTS).

LOCATION:

This property is in a great location close to a range of towns including Enfield (7km), Kinnegad (12km), the M4 Motorway (Junction 6) and the M6 Motorway (Junction 2) is less than a 10-minute drive. The M50 is a mere 40 minutes. Moyvalley Hotel & Golf Resort is less than 2km

DESCRIPTION:

The entire extends to circa 39 acres (15.78 hectares), all in the one block with a detached residence and old yard. There is extensive frontage onto the R148 and also via a side road. The land is currently all in grass with lovely mature hedgerows and natural trees. A section of the land would benefit from drainage and reclamation. The property is being offered for sale in lots:

Lot 1: Residence & Yard on c.5 acres (2 hectares):

This lot comprises a small detached rofab style cottage extending to c.73 sq.m (785 sq.ft) with a kitchen, sitting room, bathroom and 3 bedrooms. Outside there is a large, detached garage and an old yard with 2 span hay barn and lean-to along with some derelict stores

Lot 2: Circa 34 acres (13.76 hectares):

This lot has extensive frontage onto the R418 of circa 300 metres there is also a gateway off the local road to the eastern boundary. Lands all in grass in well sized divisions. Ideal for any number of farming enterprises.

Lot 3:

Entire on 39 acres.

TITLE:

Freehold

SOLICITOR:

Regan McEntee & Partners Solicitors, Trim, Co. Meath (046) 9431202

SERVICES:

Septic tank, ESB, private well serving lot 1.

GUIDE PRICES:

Lot 1: €275,000 Lot 2: €375,000 (€10.7k per acre) Lot 3: €650,000

LOTS:

Lot 1: c. 5 acres with residence, garage & old yard. Lot 2: c. 34 acres of agricultural lands. Lot 3: Entire

CONTACT:

Clive Kavanagh T: 045 -433550 E: clive@jordancs.ie Paddy Jordan: T: 045 - 433550 E: paddy@jordancs.ie



KEY FEATURES:

- Good location close to the Motorway network.
- Residence habitable & ideal for a possible replacement.
- Extensive road frontage.
- Yard could be extended and used for a range of purposes.
- \clubsuit Lands all in the one block.
- Good letting market in the area and tax-free income opportunities for investors willing to lease over 5 years.

AMENITIES:

<u>Shopping</u>: Kinnegad & Enfield. <u>Golf:</u> Moyvalley, Highfield & K Club. <u>Racing</u>:Kilbeggan, Fairyhouse, Navan, The Curragh & Punchestown. <u>Sport</u>: GAA, rugby, soccer all provided locally.



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 2022. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.









