



**C. 39 ACRES (15.78 HECTARES)**

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

**FOR SALE BY PRIVATE TREATY**

**JORDAN** 

PSRA Reg No. 001536

**BER G**



## 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](mailto:clive@jordancs.ie)**

**Paddy Jordan:**

**T: 045 - 433550**

**E: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)**

**BER:**



**115017477**

### 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.
- ❖ 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:

Shopping: Kinnegad & Enfield.

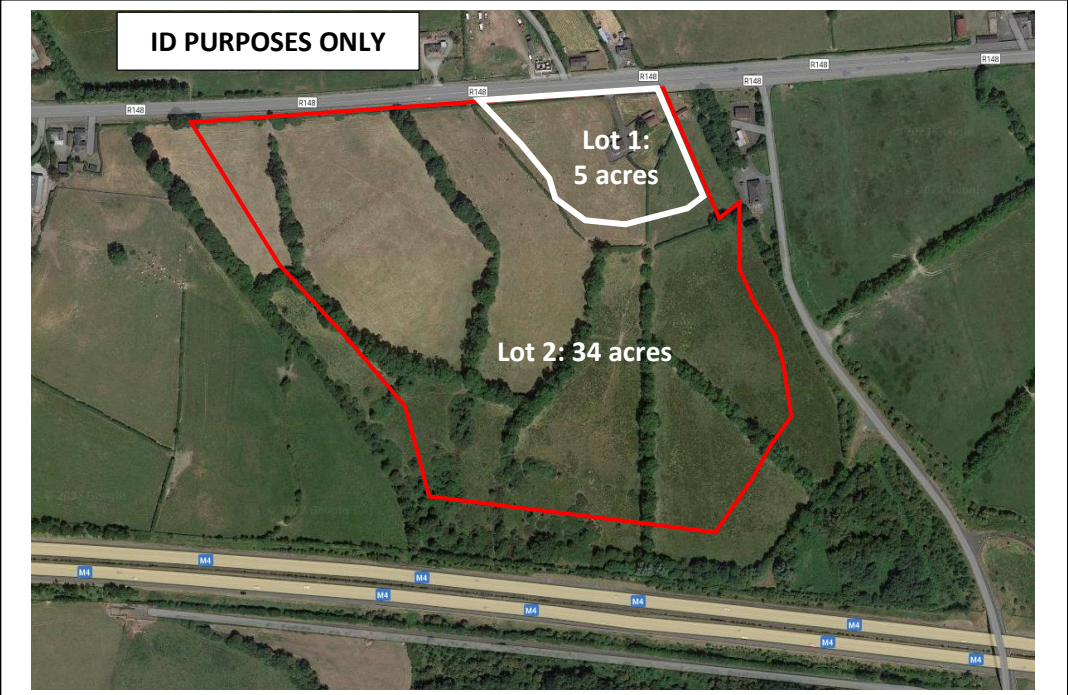
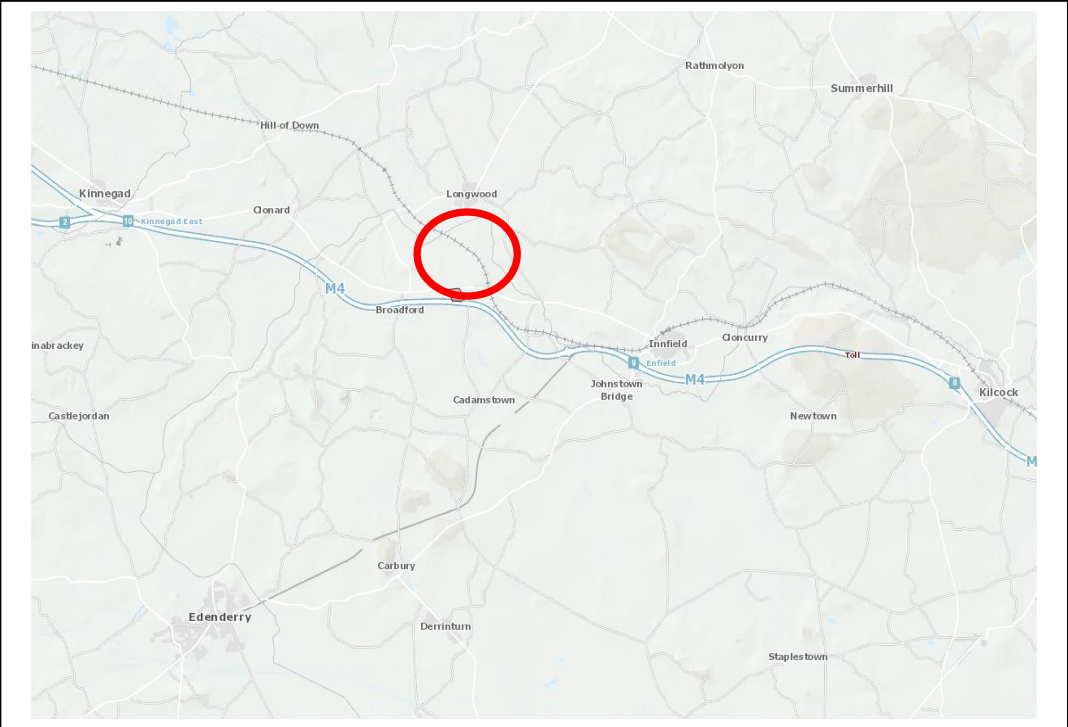
Golf: Moyvalley, Highfield & K Club.

Racing: Kilbeggan, Fairyhouse, Navan, The Curragh & Punchestown.

Sport: GAA, rugby, soccer all provided locally.

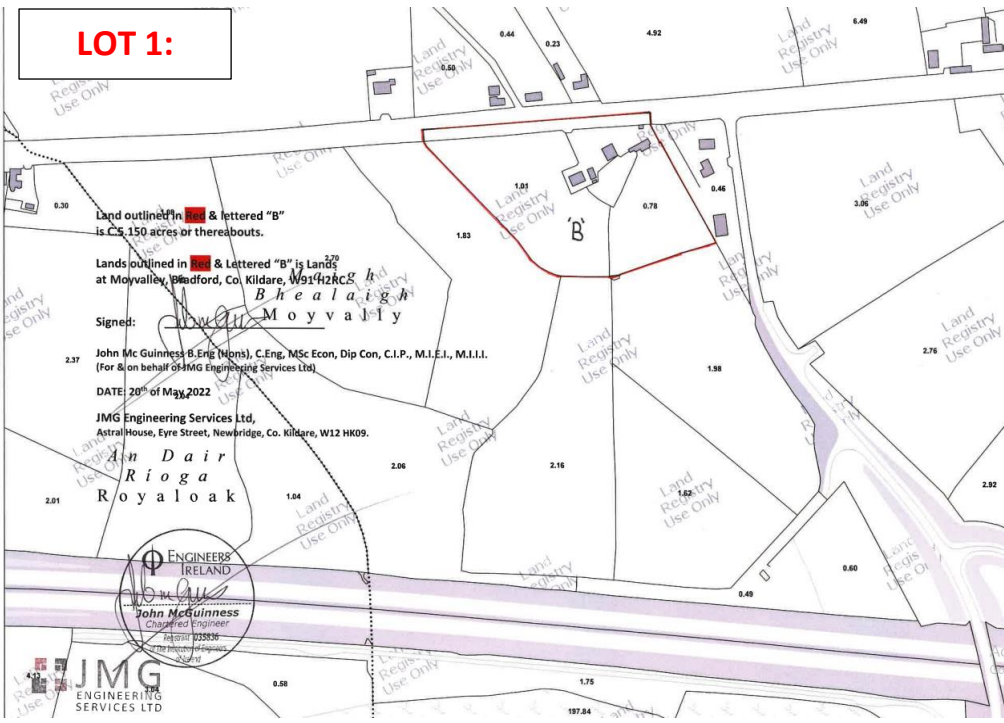








**LOT 1:**



**LOT 2:**

