

For Identification Purposes Only

Sallins

Sallins By-Pass

C. 42.407ACRES (17.166 HECTARES)

MILLICENT
SALLINS
CO. KILDARE

€ POA

For Sale by Private Treaty

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY
C. 42.407 ACRES (17.166 HECTARES)
MILLICENT, SALLINS, CO. KILDARE

**IDEAL FOR EQUESTRIAN OR FARMING
ENTERPRISE AND OR PREMIUM RESIDENCE(S)
(SUBJECT TO USUAL PLANNING PERMISSION)**

LOCATION:

Situated in a most desirable location, only 3 km north of Sallins, 4 km south of Clane and 8 km from the centre of Naas. The property is adjacent to the Sallins By-Pass, allowing easy access to the M7 Motorway at Junction 9A, providing speedy access to Dublin City.

This top quality land is located in an idyllic and much sought after setting, adjacent to the River Liffey, and within a short drive from several established stud farms and racing stables. Goffs Bloodstock Sales Complex is a 5 min drive and there is excellent accessibility to a number of premier racecourses including The Curragh, Punchestown, Naas and Leopardstown.

The property is also within a short distance of choice Golf Clubs including Palmerstown House, Castlewarden Golf & Country Club, The K Club and the neighbouring Millicent Golf and Country Club and is in close proximity to the extensive range of amenities that Naas, Clane and Sallins have to offer. The area is also serviced by excellent road and rail infrastructure with regular train service from Sallins Station direct to Dublin City Centre.

DESCRIPTION:

The entire property extends to c. 42.407 (c. 17.166 hectares) of excellent land, laid out in 5 well sheltered divisions all in permanent pasture for over 100 years. There are many mature trees, affording great shelter and privacy. The land has good access and benefits from 2 entrances on separate roads offering lots of future potential.

Lot 1: The Entire – c. 42.407 Acres (c. 17.166 Ha)

Lot 2: c. 21.203 Acres (c. 8.58 Ha)

Lot 3: c. 21.203 Acres (c. 8.58 Ha)

PLANNING:

There was a previous planning permission granted on this property which has since lapsed.

TITLE:

Freehold

SOLICITOR:

Stephen Fleming, Becker Tansey & Co
2 The Mall, Lucan, Co. Dublin

Tel: 01-4593927 or 01-4592956

Email: sfleming@beckertansey.com

SERVICES:

Mains water connection.

OFFERS:

All offers to be emailed with proof of funding provided.

GUIDE PRICE:

POA

KEY FEATURES:

- ❖ Excellent location near Sallins By-Pass.
- ❖ Top quality pastureland with 2 separate road entrances.
- ❖ Idyllic setting with mature natural boundaries.
- ❖ Ideal site for farming or equestrian enterprise, small stud farm and/or premium residence(s) (subject to usual PP).
- ❖ Convenient to Sallins, Clane, Naas & Motorway.
- ❖ M7 access at Junction 9A nearby.

CONTACT:

Clive Kavanagh

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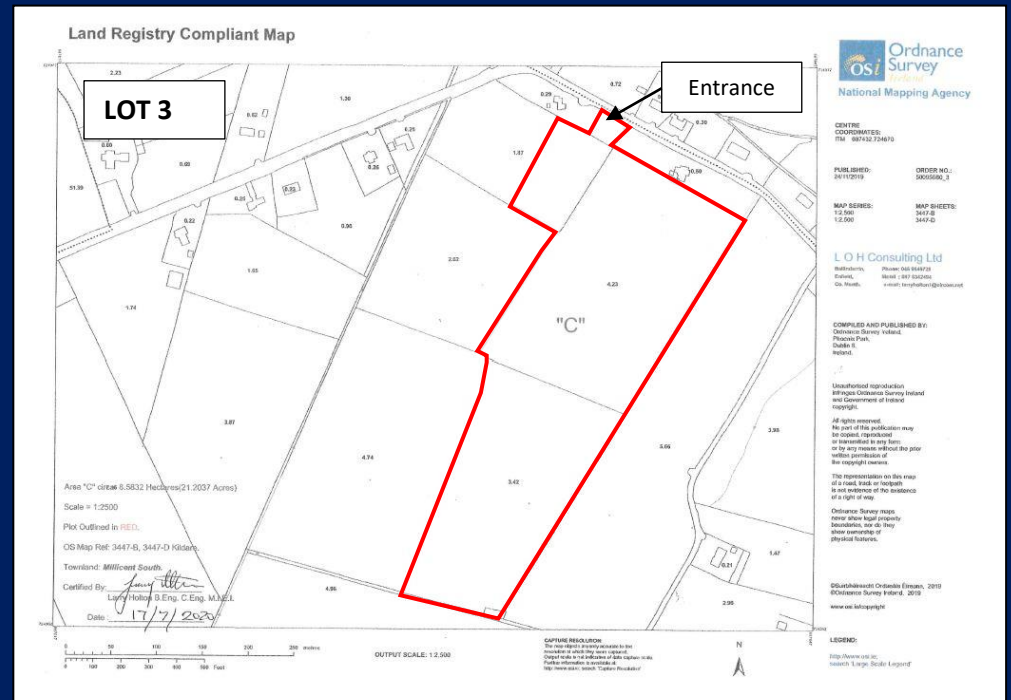
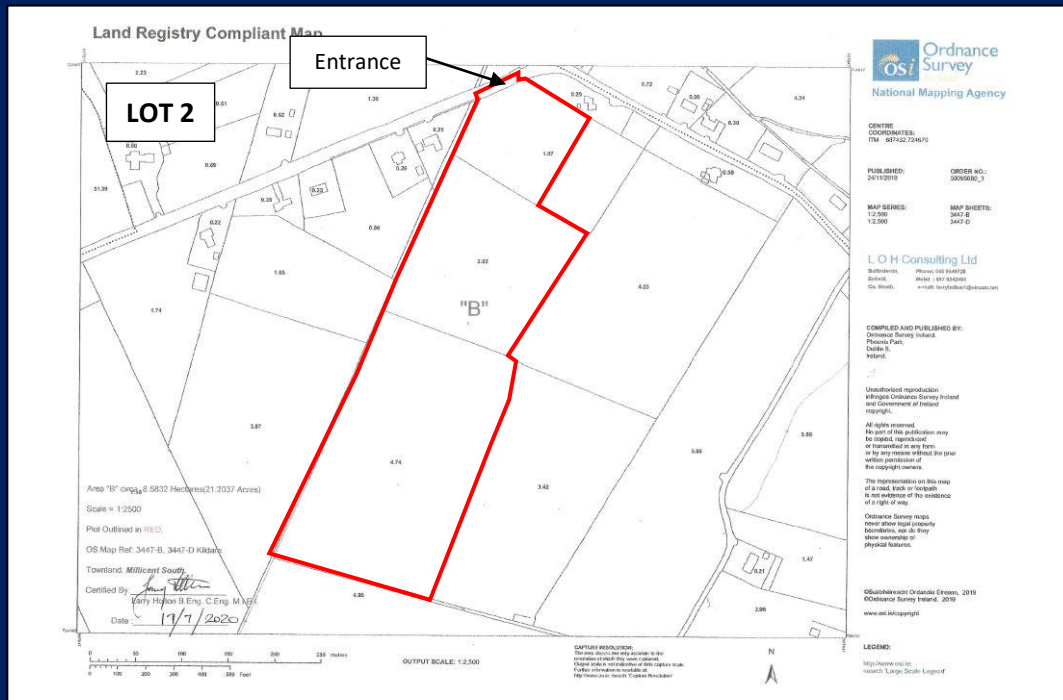
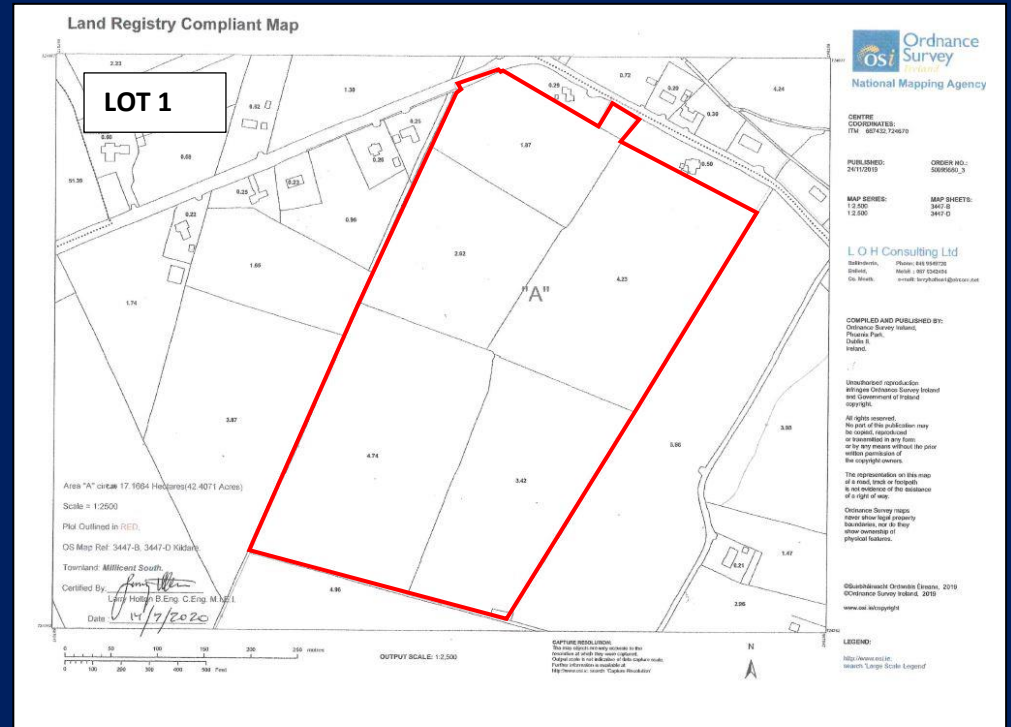
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