

**PRE -REGISTRATION REQUIRED TO BID AT  
AUCTION**



**C. 12 ACRES (4.85 HECTARES)**

**AGRICULTURAL LANDS  
DERREENS, CARAGH, NAAS,  
CO. KILDARE**

**Guide Price: €240,000**

**FOR SALE BY PUBLIC AUCTION  
WEDNESDAY 10<sup>TH</sup> JULY 2024 @ 3 PM  
IN THE KEADEEN HOTEL,  
NEWBRIDGE.**



**PSRA Reg No. 001536**

## C. 12 ACRES, DERREENS, CARAGH, NAAS, CO. KILDARE.

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### LOCATION:

These lands are in an excellent location just 4km from the Village of Caragh, 9km from Naas/ Newbridge and 12km from Sallins. The M9 & M7 Motorways are accessible within 20 mins. The area is largely agricultural along with some single one – off rural housing.

### DESCRIPTION:

The entire extends to approximately 12 acres, laid out in two divisions with natural boundaries and hedgerows. There is extensive road frontage on two sides and the land is all in grass but suitable for any number of uses.

It would make an ideal site for a residence subject to obtaining the necessary planning permission.

### THE OPPORTUNITY:

- Great location, easily accessible to Naas & Newbridge.
- Short distance from the M7 & M9 Motorways.
- Land all good quality, ideal for any number of uses.
- Extensive road frontage on two sides.
- Ideal site for a residence (subject to obtaining PP).
- Water and ESB closeby for connection.

### SERVICES:

Mains water on the road and available for connection. ESB similarly could be connected.

### SOLICITOR:

Wilkinson & Price, Naas, Co. Kildare – Attn: Misty Price – Tel: 045-897551.

### AUCTION REGISTRATION:

In order to bid at the Auction and obtain a paddle board, you will be required to complete a pre – registration form with proof of funds provided. Please contact the office for additional details.

### AUCTION DETAILS:

Public Auction on Wednesday 10<sup>th</sup> July 2024 at 3pm in the Keadeen Hotel, Newbridge.

### DIRECTIONS:

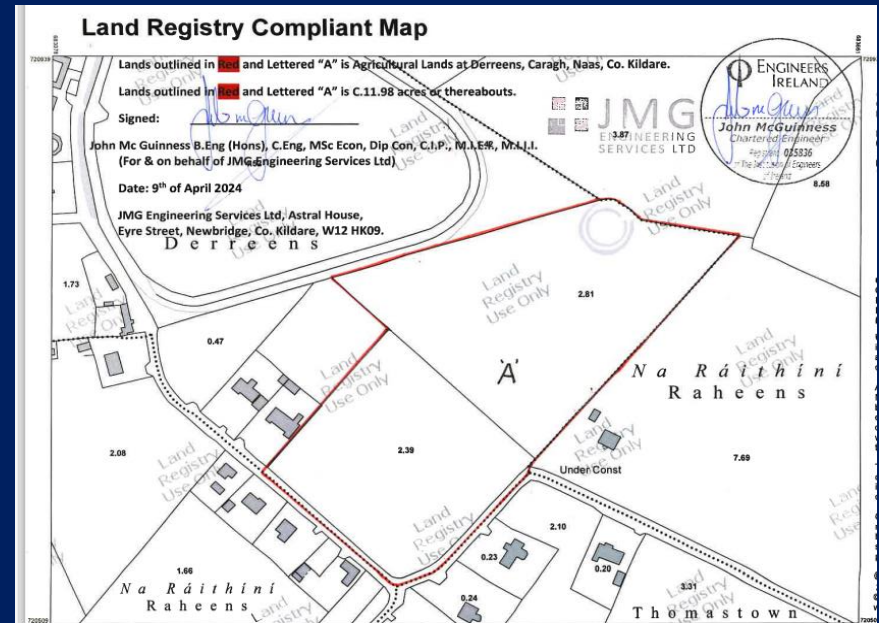
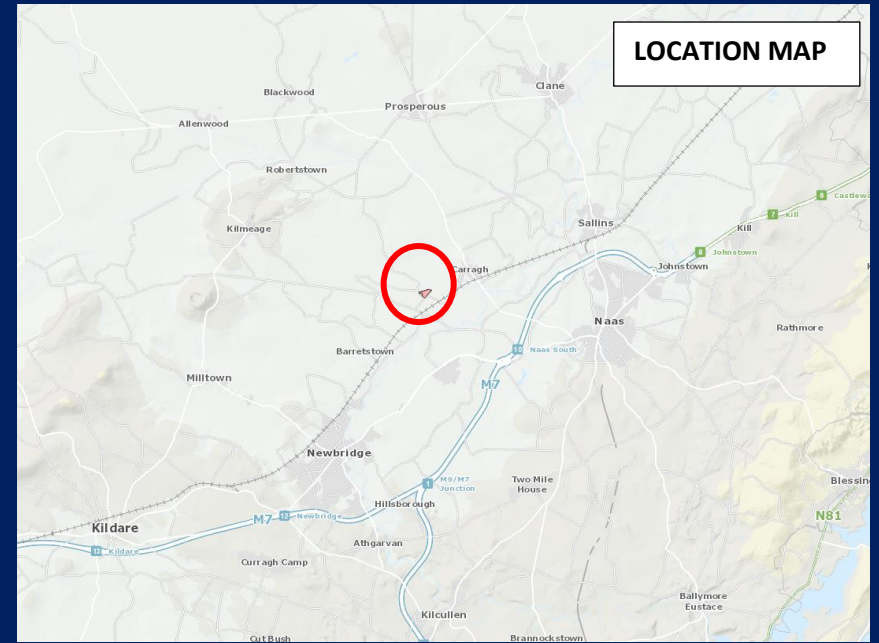
#### From Naas:

Take the Rathangan road (L2030) going for circa 4km. Once you pass over the railway bridge go for 0.5km and turn right, then a sharp left. Continue for 0.5km and at fork in the road the land will be directly in front of you with a Jordan sign.

### CONTACT:

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