

FOR SALE BY PUBLIC AUCTION
DERELICT COTTAGE ON
17.4 ACRES (7.06 Hectares),
DERREENS,
CARAGH,
CO.KILDARE.



- Excellent location close to Naas, Caragh & M7 Motorway.
- Derelict cottage, ideal opportunity for replacement (subject to P.P).
 - Top quality land.
 - Extensive road frontage.
- For sale in Lots - Lot 1: Derelict Cottage on 4.87 acres
Lot 2: 12.57 acres
Entire: 17.44 acres

**PUBLIC AUCTION ON FRIDAY THE 13TH JUNE 2014 IN THE KEADEEN HOTEL,
NEWBRIDGE AT 3PM (UNLESS PREVIOUSLY SOLD).**

IDEAL SITE FOR RESIDENCE (Subject to PP) -EXCELLENT LOCATION, GOOD QULAITY LAND.

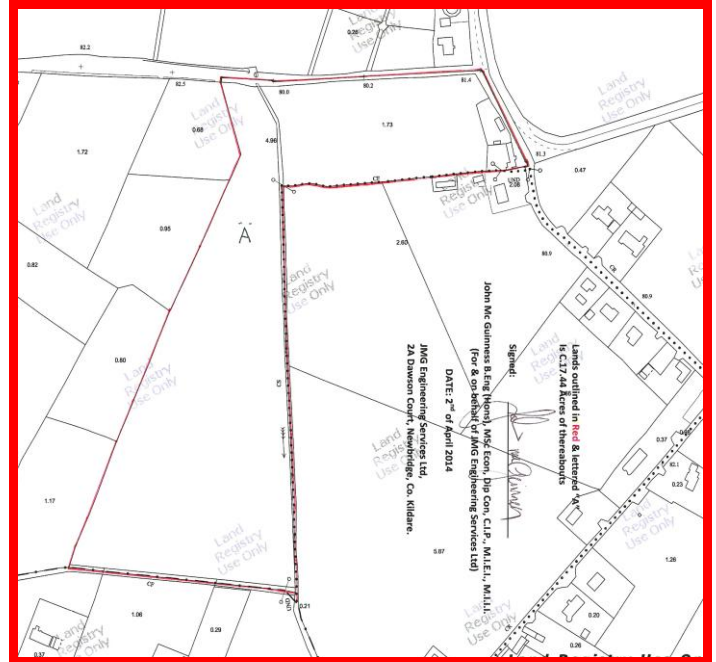
LOCATION:

The property is located in the townland of Derreens close to Caragh, Naas and Newbridge. This is an excellent location with good accessibility to the motorway and the surrounding towns. The land in the vicinity is all in agricultural use with a number of detached houses along the road.

Location of lands in red



Map of lands in red



DESCRIPTION:

The property comprises circa 17.4 acres (7.06 hectares) of agricultural land with a derelict cottage. The land is in two divisions with extensive road frontage and mature hedgerows on all sides. The property is ideal for somebody looking for planning permission for a new residence and is being offered for sale in two lots.

View of cottage



View of lands



SERVICES:

Old septic tank and well.

SOLICITOR:

Wilkinson & Price Solicitors, South Main Street, Naas, Co.Kildare.

DIRECTIONS:

From Naas:

Take the Rathangan road and proceed straight for circa 4km. After railway bridge take first immediate right hand turn and at fork in road keep left. Continue on that road for circa 1km and take left. Property is 500 metres on your left hand side (Jordan sign).

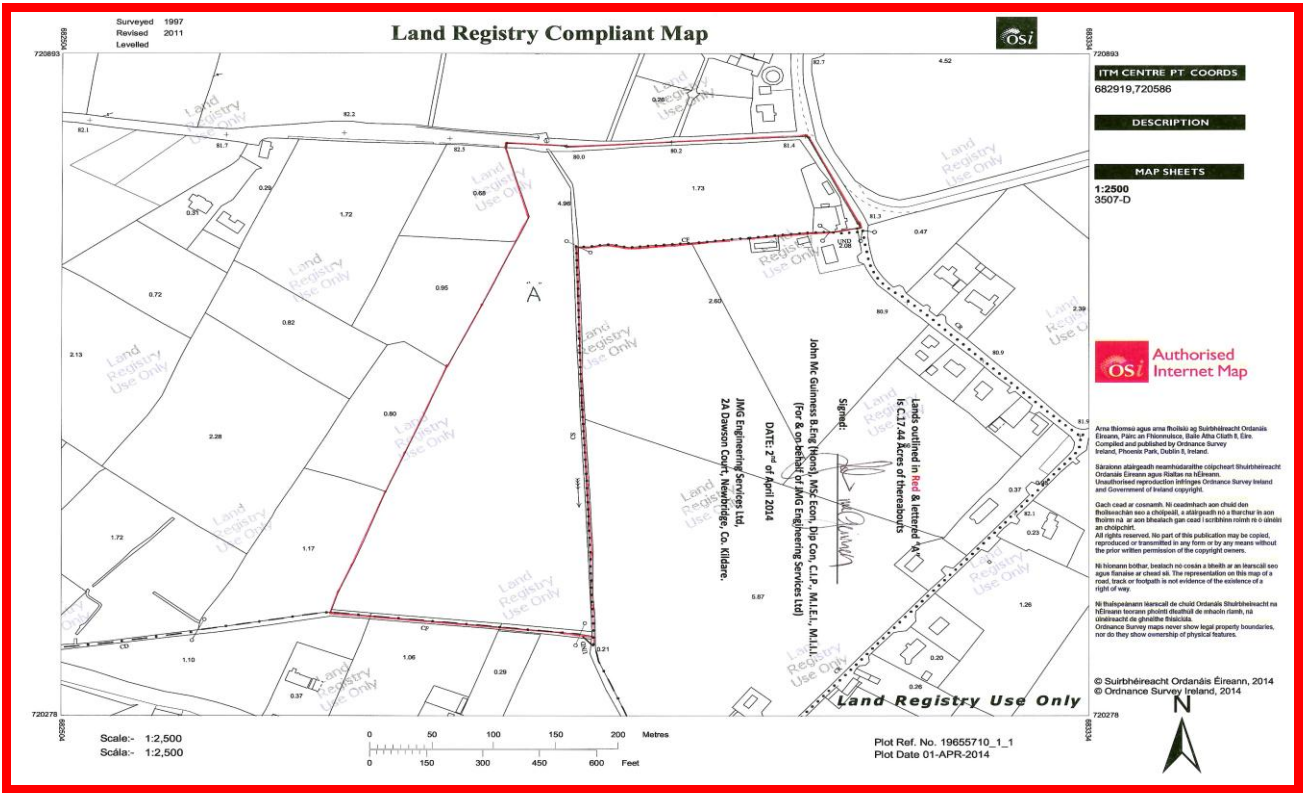
AERIAL VIEW OF PROPERTY:

LOT 1 OUTLINED IN RED AND LOT 2 OUTLINED IN BLUE.

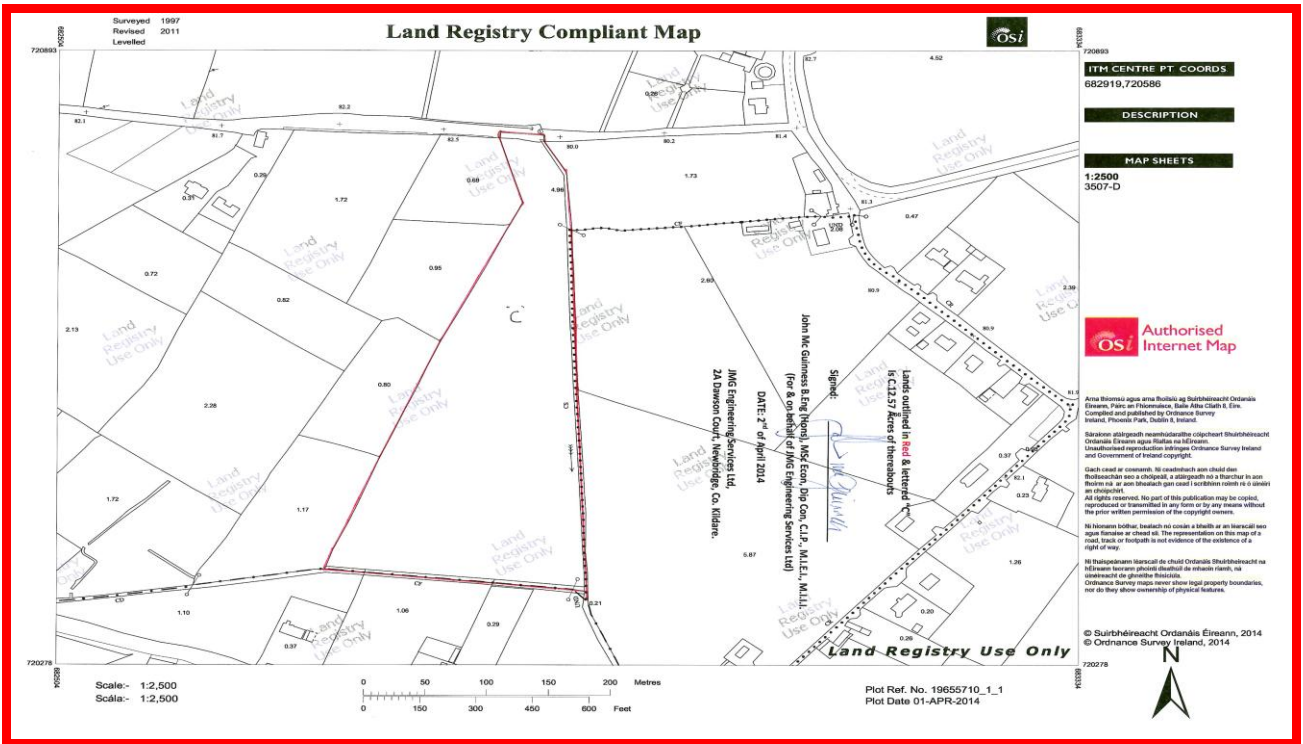


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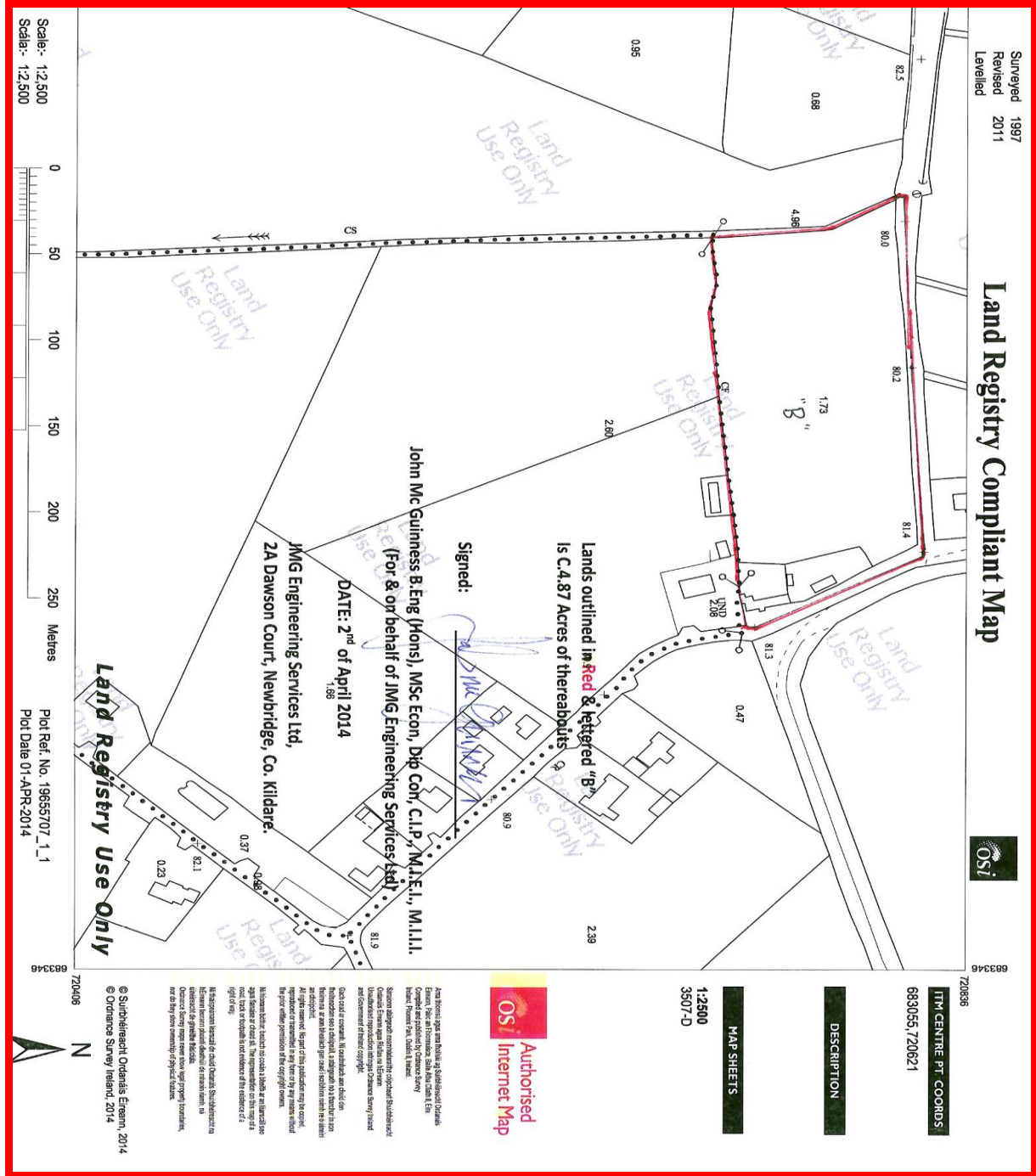
MAPS OF LANDS: ENTIRE PROPERTY



MAPS OF LANDS: LOT 2: 17.44 ACRES



MAPS OF LANDS: LOT 1 COTTAGE ON 4.87 ACRES



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