

FOR SALE BY PUBLIC AUCTION



**HALVERSTOWN,
KILCULLEN,
CO. KILDARE.**

**43.14 HECTARES (C.106.6 ACRES)
WITH COTTAGE & YARD**

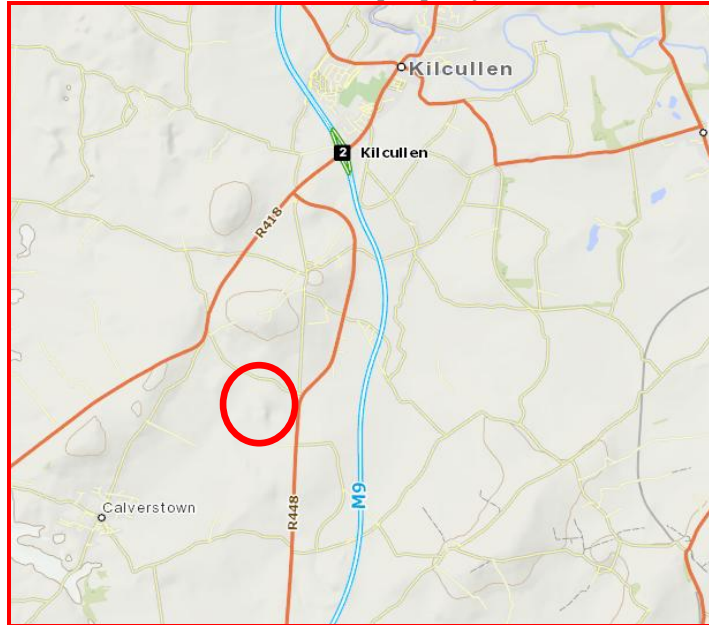
FOR SALE IN LOTS

**PUBLIC AUCTION:
THURSDAY 11TH AUGUST 2016
IN THE KEADEEN HOTEL,
NEWBRIDGE, CO.KILDARE AT
3PM (unless previously sold)**

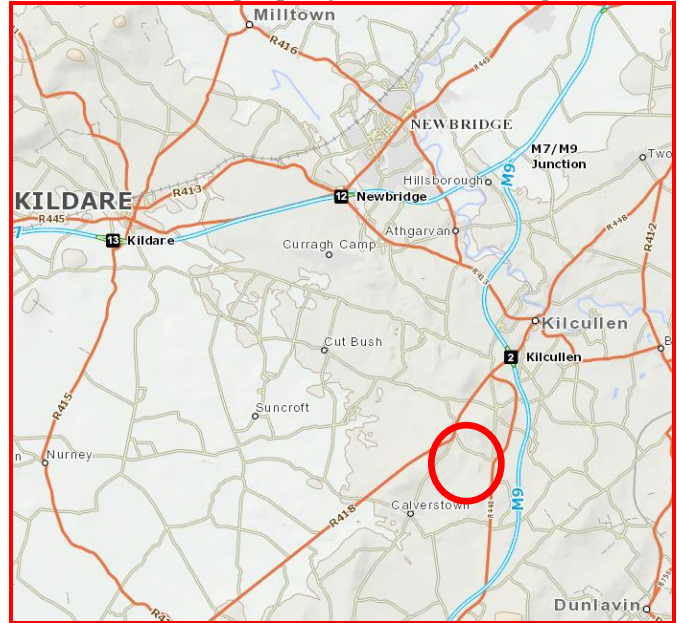
LOCATION:

The property occupies an excellent location just 3.5km from Kilcullen and the M9 Motorway (junction 2) and within easy reach of Newbridge, The Curragh and the M7 (junction 12). The entire can be accessed via a local road off the R418 to Athy or via a shared access off the R418 to Castledemot (old N9). We outline the location of the holding on the maps below.

Location of property



Location of property within wider region



DESCRIPTION:

The entire property currently extends to c. 106.6 acres (43.14 hectares) and is being offered for sale in 3 lots which we describe below.

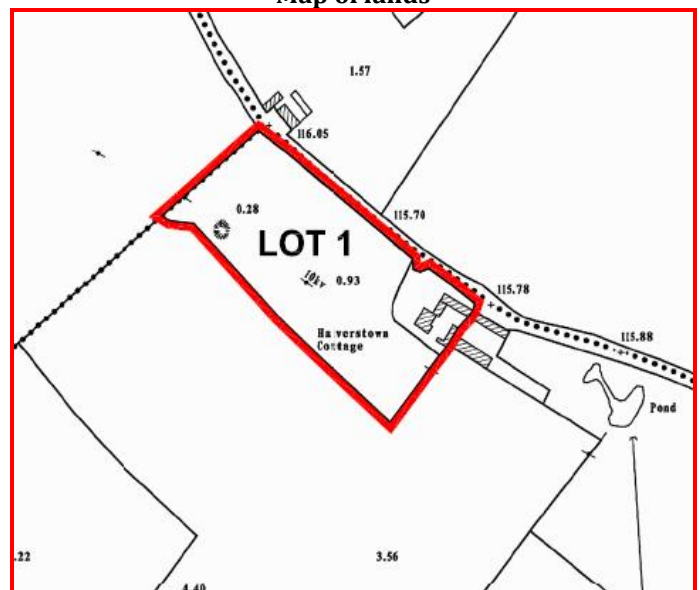
Lot 1: Halverstown Cottage on 1.36 hectares (3.36 acres).

Comprising a charming derelict cottage surrounded by mature timber in a private location benefiting from good accessibility to Kilcullen, Newbridge and the M9 Motorway. Ideally suitable for a replacement dwelling subject to obtaining the necessary Planning Permission with a lovely private paddock adjacent currently in grass with frontage onto the local road.

View of lands



Map of lands



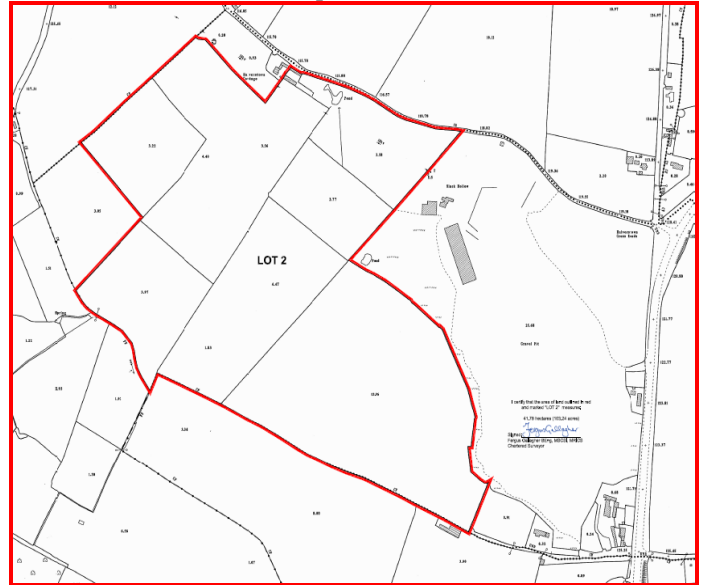
Lot 2: 41.78 hectares (103.24 acres) & old yard:

This property comprises circa 68.5 acres in winter wheat and 34.5 acres in grass. The corn crop is included in the sale. The entire is laid out in one large block with access from the old Kilcullen to Athy road, now the R418 and the old Kilcullen to Castledermot road, now the R448. There are mature boundaries on the lands and a natural water supply. Also included is an old yard with some derelict outbuildings and a 3 span hay shed.

View of lands:



Map of lot 2:



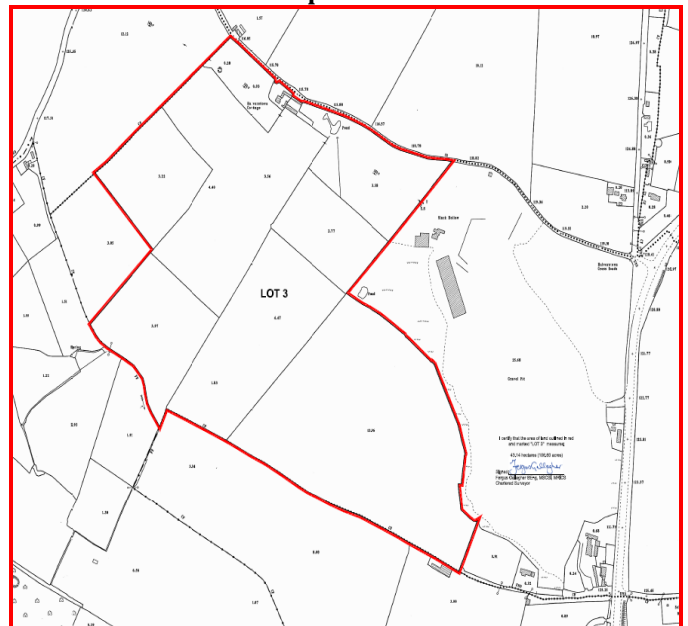
Lot 3: Entire 43.14 hectares (106.59 acres):

The entire property comprises the 2 lots outlined above as a combined unit (see map below)

View of lands:



Map of lot 3:



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 2016. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007516 © Government of Ireland.

SOLICITOR:

Donal O'Hagan & Company, Courthouse Square, Dundalk, Co. Louth.

PUBLIC AUCTION:

Thursday the 11th August 2016 @ 3pm in the Keadeen Hotel Newbridge (unless previously sold)

LOTS & GUIDE PRICES:

Lot 1: Halverstown Cottage on 1.36 hectares (3.36 acres).	€100,000
Lot 2: 41.78 hectares (103.24 acres) & old yard:	€700,000
Lot 3: Entire 43.14 hectares (106.59 acres):	€800,000

DIRECTIONS:

From Kilcullen:

Take the R448 from Kilcullen (old road to Castledermot) and proceed for circa 3km. You will see the Kilsaran Plant on your right and immediately past entrance to same there is an access lane to the lands with a **Jordan sign**. Continue on the laneway and the property is directly in front of you.

Or

Take the R418 toward Athy and proceed for approximately 3.5km just before the bad bend and road to Calverstown there is a road to the left (**Jordan sign**), turn down road and proceed to property on your right with a **Jordan sign**.

From Castledermot:

Take the R448 towards Kilcullen after The Priory restaurant (Walls of Kilgowan) continue for about 2km and before the Kilsaran plant you will see a **JORDAN sign** with a turn to the left. Continue on laneway and property is directly in front.

CONTACT:

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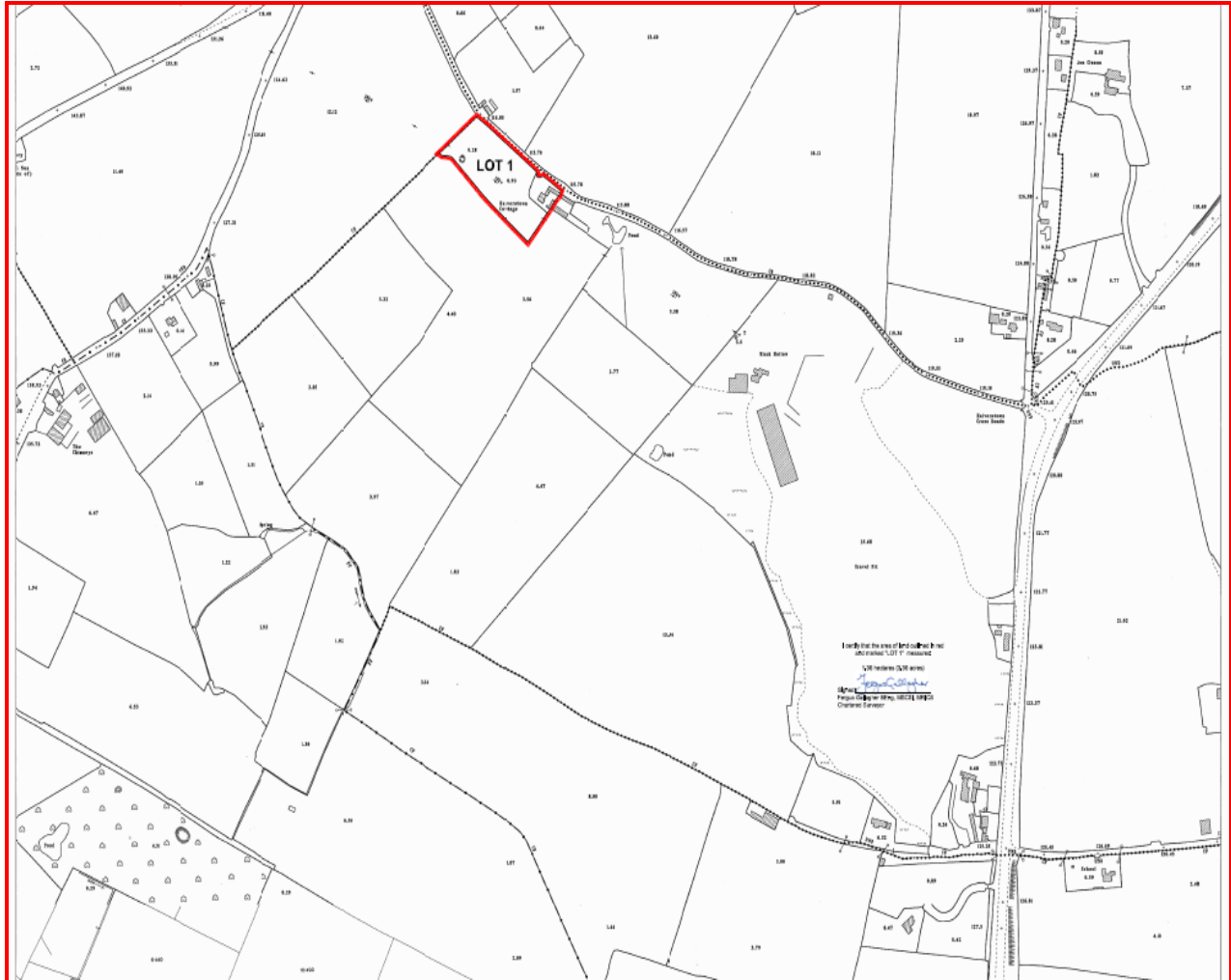
GPS COORDINATES

53° 5' 29.382" N

6° 46' 12.8604" W



MAP OF LOT 1: Halverstown Cottage on 1.36 hectares (3.36 acres).



**MAP OF LOT 2:
41.78 hectares (103.24 acres) & old yard:**

