

FOR SALE BY AUCTION RESIDENTIAL FARM

“Smiths Farm”, Lewistown, Naas, Co Kildare



O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD



Location

Naas is situated some 33 kilometres from Dublin City Centre 17 kilometres from Newbridge and 22 kilometres from Kildare Town. Naas is the administrative capital of County Kildare as is also the largest urban centre in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in population over the past ten years and the general area serves as an important commercial and services centre for the county. The recent improvement to the M7 Motorway with the addition of an upgraded junction 10 and the opening of the new Junction 9a/Sallins Bypass has improved the accessibility of the general areas immensely. The subject property is located off the R446 Naas/Newbridge road approx. 2.8km from junction 10 M7 Motorway and some 7.5km & 6.8km from Naas and Newbridge Town Centre respectively.

Description

The property comprises a farmhouse with extensive farm outbuildings on a land holding extending to c.17.14 hectares (42.35 acres). This attractive block of land is laid out in a rectangular configuration in two divisions currently in permanent pasture and arable which are well sheltered with natural hedgerow and trees. The farmhouse is a fine two storey L shaped farmhouse in need of refurbishment. The farmhouse comprises entrance porch, entrance hall, living room, dining room, kitchen/breakfast room and a bathroom with gardens to the front and rear. The farmhouse and yard have separate access from the roadside. The yard is predominately concreted throughout.

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Description

The farm building comprises a five span hay shed, double walled hayshed, slatted sheds, animal handling facilities, along with a number of outhouses and sheds.

Tenancy

The property is held on a short-term licence agreement which expires on 29 February 2020.

Tenure:

The property is held by virtue of a freehold title.

Building Energy Rating

BER D2

Guide Price

On application



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Auction Date

Wednesday 23rd of October 2019 @ 3pm

(Unless previously sold)

Auction Venue

Lawlor's Hotel, Popular Square, Naas, Co Kildare

Solicitors with carriage of Sale

Leman Solicitors, 34 Percy Place, Dublin 4
Ref: Sarah Keenan

Viewing

By appointment only

Further Information

Darac O'Neill

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Mobile: 087 965 6063

Email: darac@oneillandco.ie

Accommodation

We understand the property comprises the following floor areas:

Description	SQ M	(SQ FT)
Residence	182.6	1,966
Total	182.6	1,966

Description	Acres	Hectares
Lands	42.35	17.14
Total	42.35	17.14

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

DISCLAIMER

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