

JORDAN 

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FOR SALE BY PRIVATE TREATY



**12.1 HECTARES (30 ACRES)
WITH DERELICT RESIDENCE & YARDS
PART ZONED - DEVELOPMENT POTENTIAL**

**SUNCROFT,
CO. KILDARE.**

GUIDE PRICE: €475,000

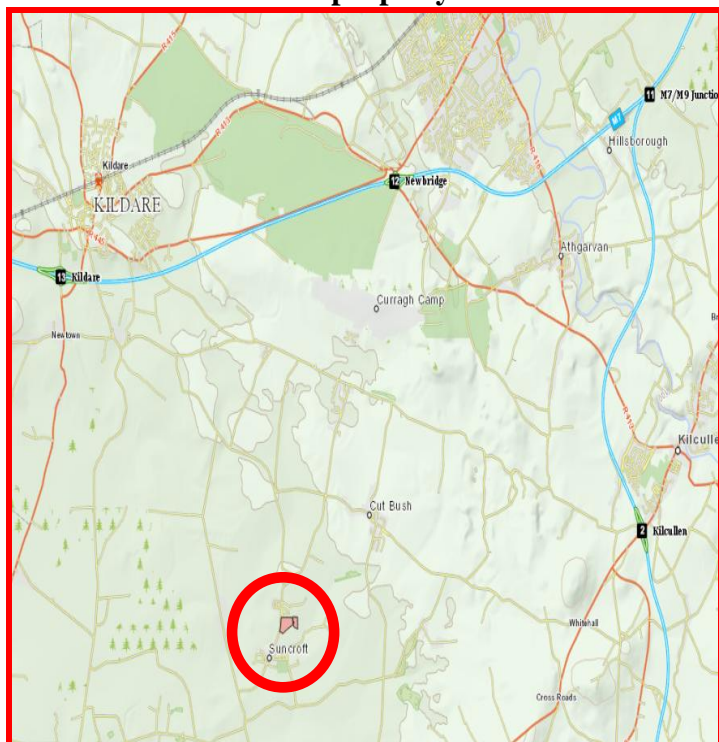
IDEAL OPPORTUNITY FOR DEVELOPERS/ INVESTORS WITH SHORT / MEDIUM TERM GROWTH PROSEPTS.

LOCATION:

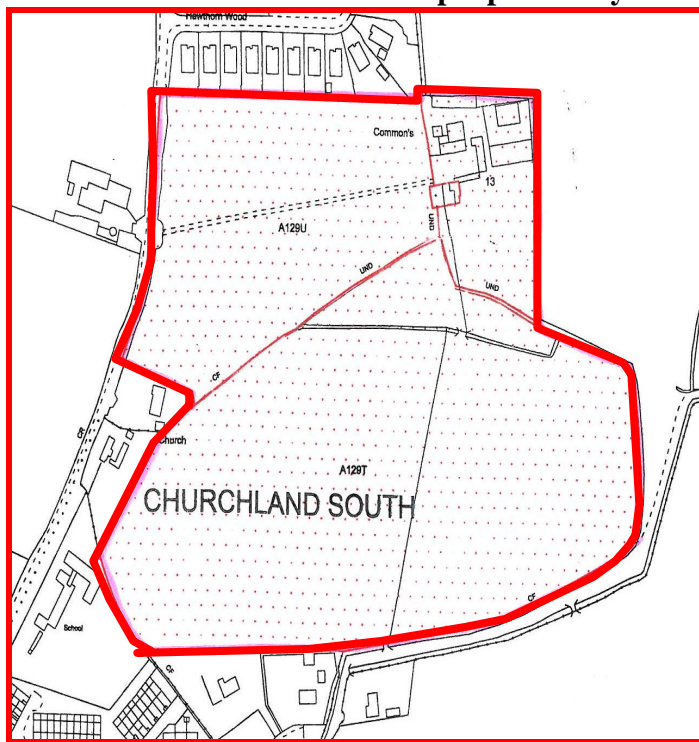
This property is located on the edge of Suncroft connecting the village with The Curragh, Kildare, Newbridge & the M7 Motorway. The area in the immediate vicinity of the subject lands is predominantly residential and agricultural in nature, with the subject lands bounded by a new housing development called 'Hawthorn Wood' to the north.

Suncroft is accessible to a variety of services and facilities in Newbridge Town, the Curragh/ Naas and is approximately five minutes from the M7/M9 Motorway.

Location of property in red



Outline of lands – ID purposes only



DESCRIPTION:

The property extends to circa 30 acres and is all in one block with an old residence and yard. The entire is approached via an avenue leading to the residence which is set back from the public road and has a total gross internal floor area of approximately 257 sq.m (2,766 sq.ft). It is a traditional two storey farmhouse with various extensions to the rear and requires **total renovation throughout.**

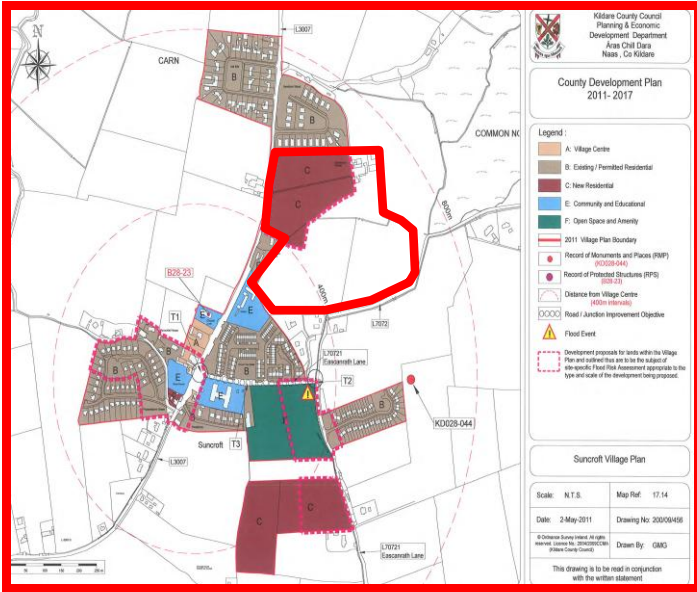
The yard is located to the rear and side of the existing residence and comprises a number of old sheds, cattle house and feed stores.

The land is laid out in a number of divisions all currently in grass. There are natural boundaries and hedgerow throughout and the land is all very good quality suitable for arable or grazing purposes. There is road frontage onto the County road which connects Suncroft with Newbridge, Kildare and The Curragh.

PLANNING:

The property is located within the jurisdiction of Kildare County Council with a portion of the property (circa 9 acres) zoned 'C' *'New Residential'* in the County Development Plan 2011 – 2017 and the settlement strategy for Suncroft. Planning permission was obtained on the lands for 37 dwellings subject to 58 conditions (*ref: 04/2913*) in July 2006. This permission as since lapsed and there are currently no planning applications on the lands.

Zoning Map with lands outlined in red.



Aerial view of lands – outlined in red



SERVICES:

Potential purchaser to investigate the availability of services with the County Council.

CONTACT:

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ASKING PRICE: €475,000



