

FOR AUCTION



Approx. 18 acres (7.28 Ha)
Kilbrook,
Enfield, Co. Kildare

- Prime parcel of lands in one block
- Excellent road frontage to R148 (Old N4) roadway
- Lands all in pasture with benefit of farm shed
- Ideal for attractive site STPP

Kilcock 8 km, Enfield 3 km, Dublin city 40 km

Approx. 18 acres
(7.28 Ha)

Guide Price
POA

Public Auction Wednesday
29th June at 3pm in the
Glenroyal Hotel
Maynooth Co. Kildare

Location:

The property is located along the old N4 roadway just 3 km from Enfield village on the Kilcock road. The lands are close to Cloncurry cross and have easy access to the M4 motorway at either Kilcock or Enfield. The property has also the benefit of easy access to Kilcock and Enfield train stations and regular bus service from either town to the capital.

Enfield is a growing village that has seen substantial growth over the past number of years. It boasts national and secondary schools as well as shops, restaurants and is close to the nearby Johnstown House Hotel.



Directions

Folio Number: KE4721

Application Number: P2022LR049325C

681320 mE, 742000 mN

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine



Folio: KE4721

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



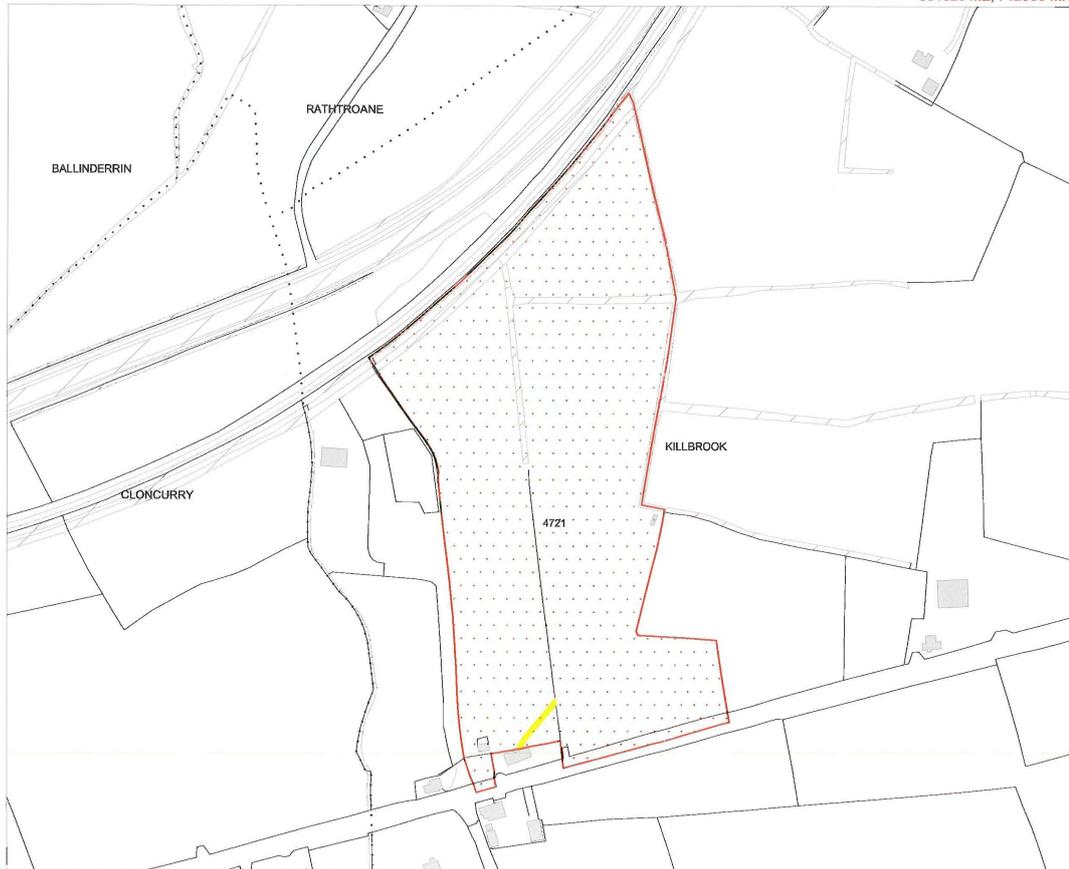
A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:2500 Scale



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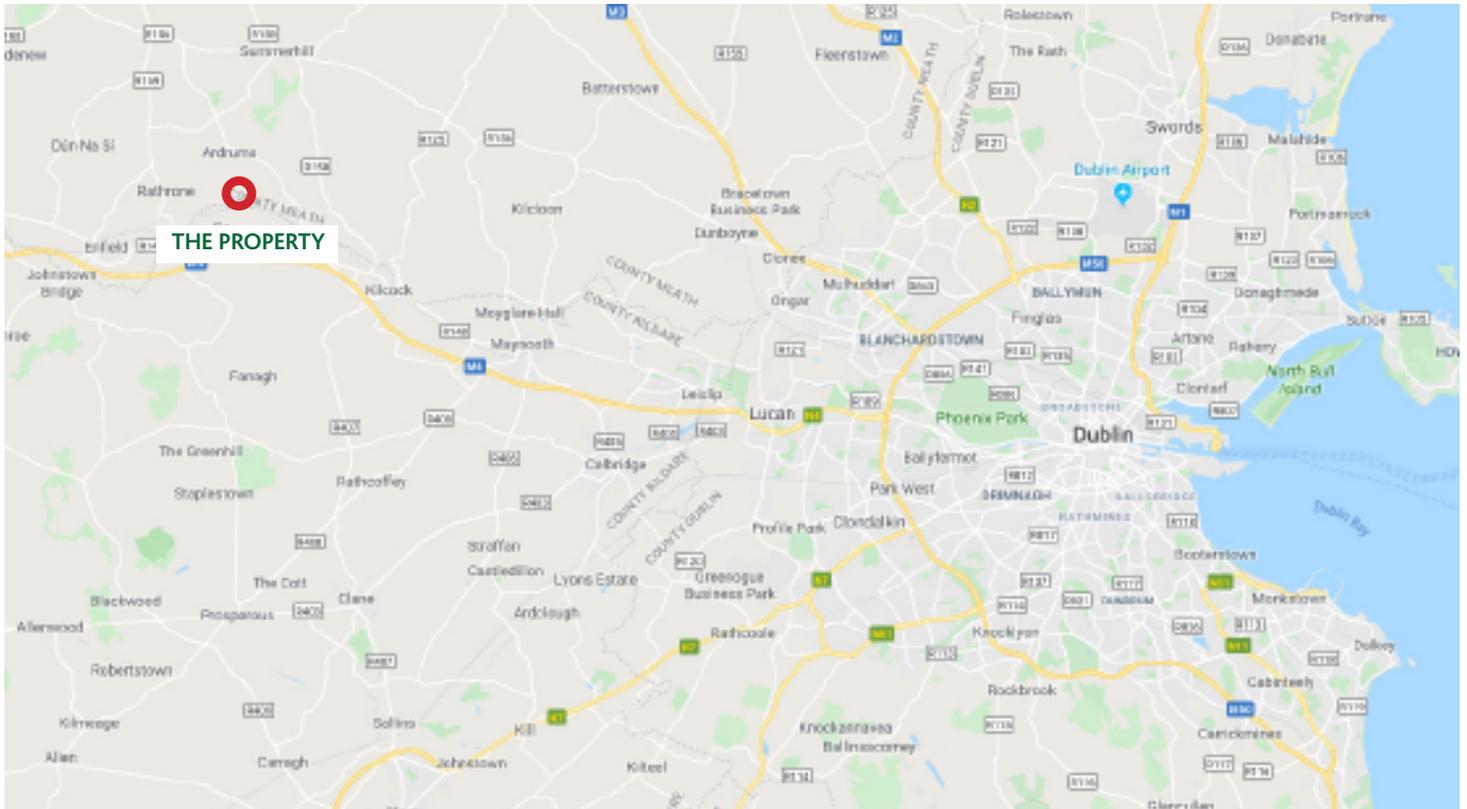
680520 mE, 741350 mN
Date Printed: 05/05/2022

Creation Date: 05 May 2022 07:54:15

Application Number: P2022LR049325C

Directions

Coonan
PROPERTY



Directions:

From Dublin take the M4 motorway and take the Kilcock exit. Proceed toward Enfield (R148) for 8 km and property is on right hand side identified by for sale sign.

Solicitor:

Mary Cowhey of Mary Cowhey Solicitors Maynooth Co. Kildare T 016285711



Contact Information:
Coonan Property
Maynooth
016286128

Additional Information:

- Prime parcel of lands all in grass
- Ideal for superb residential site subject to the necessary planning consent
- Excellent road frontage
- Natural water supply
- Shed on lands

Viewing

By appointment at any convenient time

PSRA registration no. 003764.

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