



## Approx. 23.6 acres (9.55 ha) Moyglare, Maynooth – in Lots

- Approx. 23.6 acres (9.55 hectares) of good quality free draining land suitable for any agricultural purpose
- The lands are located beside the world renowned Moyglare Stud, approx. 4km from Maynooth town with easy access to the M4 motorway
- With excellent road frontage and two gated entrances to the property plus extensive frontage to the Rye River
- Ideal for a residential site subject to the necessary planning consent
- Lot 1 - approx. 9.6 acres, Lot 2 - approx. 14 acres & Lot 3 – The Entire

PSRA No. 003764 coonan.com

Approx. 23.6 acres  
(9.55 ha)

Guide Price:  
**€12,500**  
per acre

For sale by auction  
14th April at 3pm

# Description

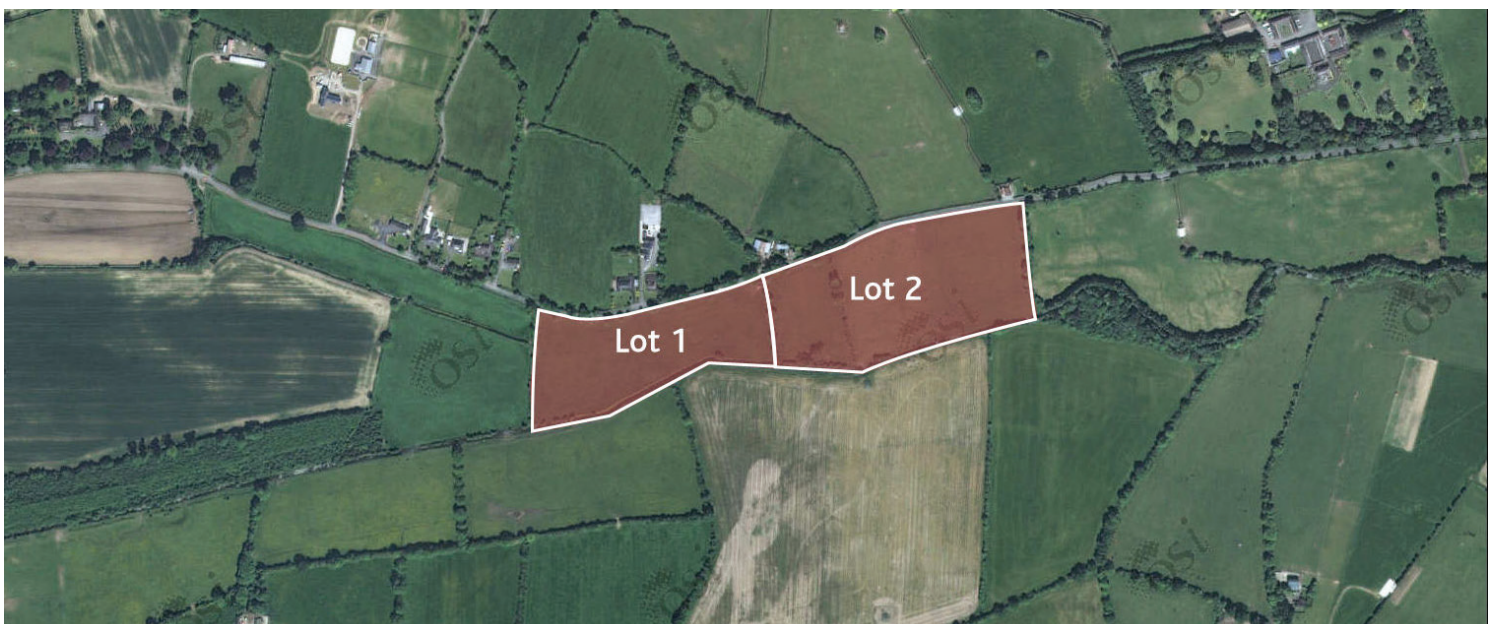
## Location:

Maynooth university town is located approximately 23km from Dublin and is accessed via the M4 motorway on the Dublin/Galway route. Fast becoming a major satellite town, Maynooth and its environs can provide all the requirements of the modern family with excellent employment opportunities in the area, first class leisure amenities, both sporting and leisure and a wide range of shops both in the town and the Manor Mills & Carton Park shopping centre. There is also the benefit of a regular train service to Dublin from the Arrow rail station.

The subject lands are located between Maynooth and Kilcock, approximately 4km from the University town of Maynooth and just east of Kilcock. The lands have easy access to the M4 motorway at Maynooth or Kilcock and are serviced by a regular bus and commuter rail service from Maynooth town. The lands are in rural countryside surrounded by stud farms, farms and one-off houses.

## The Property:

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# Agricultural

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## **Lots:**

Lot 1 - approx. 9.6 acres

Lot 2 - approx. 14 acres

Lot 3 – The Entire

See the attached map for guidance on the arrangement.

## **Services:**

We have been advised there is access to mains water but there is no connection made to the subject lands.

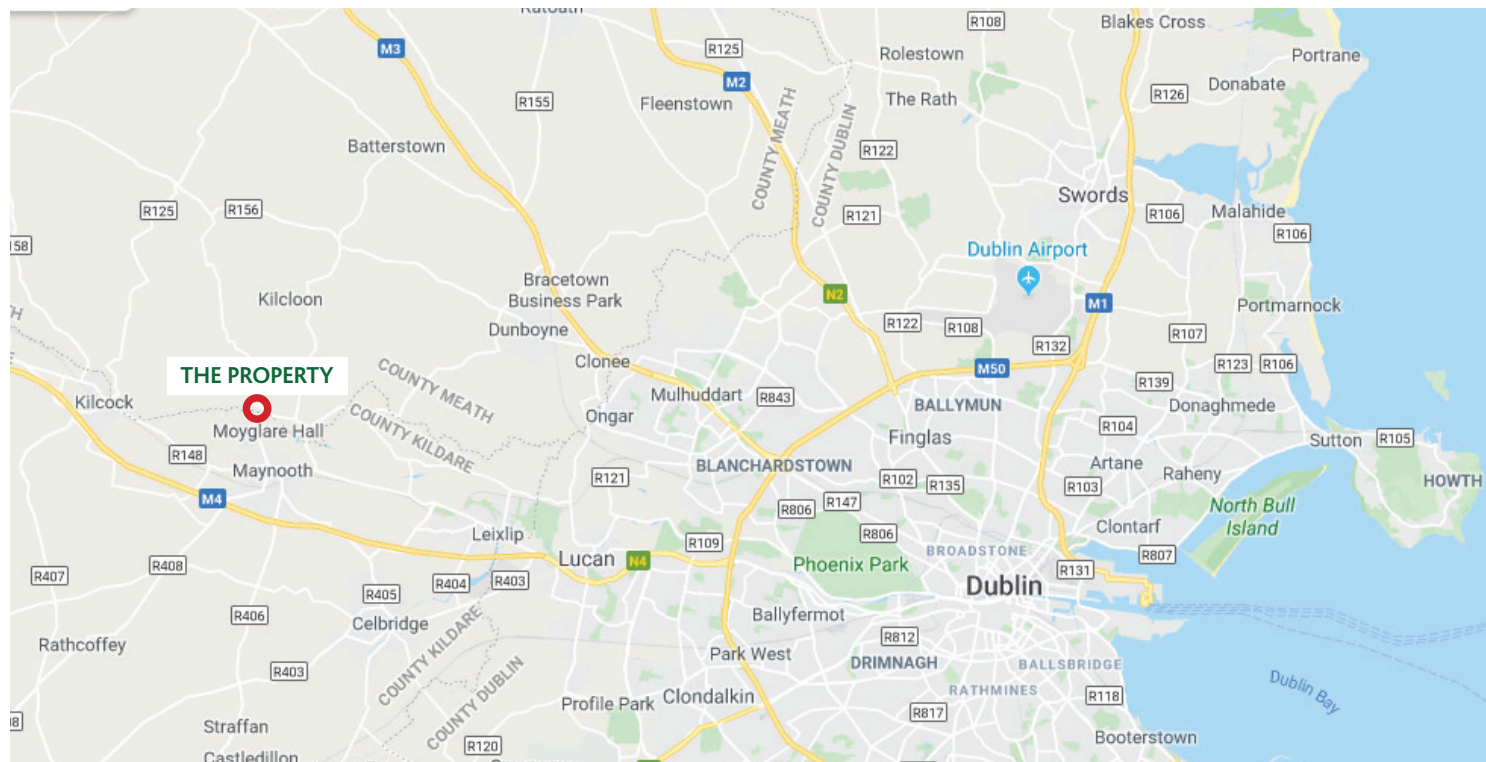
## **Viewing**

By prior appointment at any reasonable hour, dependent on Covid19 restrictions.



# Directions

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## Directions:

From Dublin take the M4 to Maynooth, junction 7, exit off the M4 and follow the signs to Maynooth town centre. At traffic lights on the Main Street turn left, and right at the next lights. Keeping the church on your right-hand side continue up the Moyglare Road for approx. 1.5km and take a left at the first crossroads. Continue straight along this road for approx. 1.5km (keeping left at the Y-junction passing Moyglare Stud) and the property for sale is on your left-hand side (see signs).

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PROPERTY

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PSRA registration no. 003764.

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