



**FOR SALE BY PUBLIC AUCTION**  
**c.4.12 HECTARES (10 ACRES)**

**TOP QUALITY LAND**

CLONEEN  
BALLYBRITTAS  
CO. LAOIS

**GUIDE PRICE: €110,000**

Public Auction on  
Thursday the 10<sup>th</sup> May 2018  
@ 3.00pm in the Keadeen  
Hotel, Newbridge (*u.p.s*)



PSRA Reg No. 001536



## FOR SALE BY PUBLIC AUCTION

C.4.12 HECTARES (10 ACRES) CLONEEN,  
BALLYBRITTAS, CO. LAOIS.

### LOCATION:

The property is located just off the old N7 National Primary Route between Monasterevin & Portlaoise. The entire is accessed via a series of local roads which connect the surrounding hinterland with the villages of Ballybrittas (2.5km) and Killenard (3.5km). The M7 Motorway can be accessed at New Inn approximately 6.5km to the south of the property.

### DESCRIPTION:

The lands extend to circa 10 acres and are laid out in the one block with substantial road frontage. The land is currently in grass with natural boundaries and hedgerows including some splendid mature timber.

The entire would make an ideal site for a residence subject to obtaining the necessary Planning Permission.

### SERVICES:

Mains water.

### SOLICITOR:

James V. Tighe & Co Main St, Donaghcumper,  
Celbridge, Co. Kildare.

### PLANNING:

Interested parties to make their own enquiries.

### GUIDE PRICE:

€110,000

### CONTACT:

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## PUBLIC AUCTION

**Thursday the 10<sup>th</sup> May 2018 @ 3.00pm**  
**in the Keadeen Hotel, Newbridge**  
**(unless previously sold)**

### DIRECTIONS:

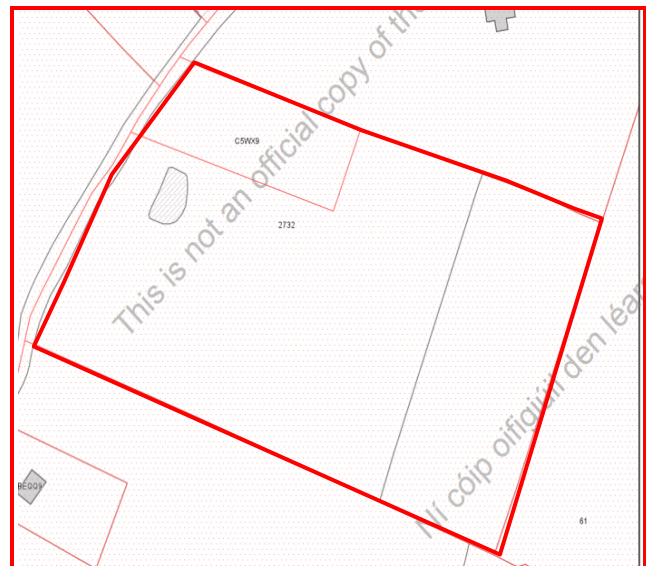
#### From Portlaoise:

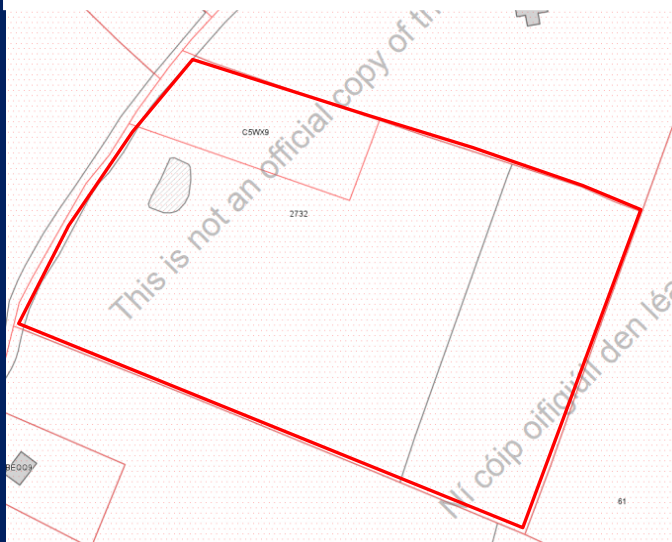
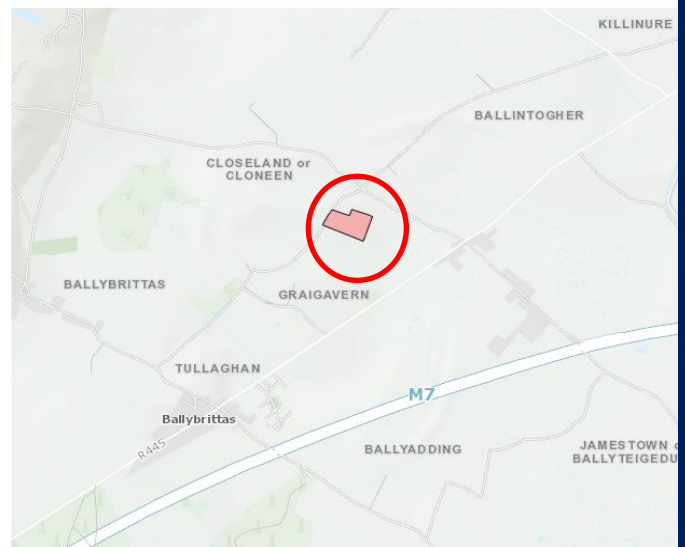
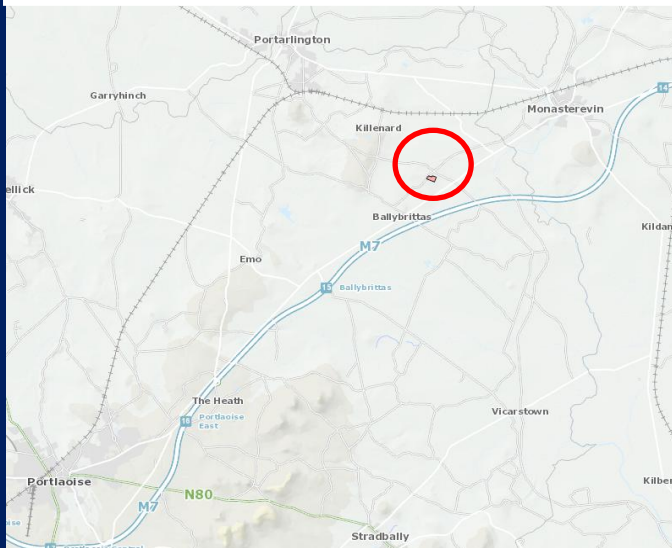
Take the M7 north bound and take exit 15 signposted for Ballybrittas. Proceed on the old N7 now the R445 into Ballybrittas (3.5km) and take first left in Village signposted for Killenard. Continue on that road for approximately ½ km and take right turn (Jordan sign). Continue straight on that road for 1½ km and property is on your right with a **Jordan sign**.

#### From Kildare/ Dublin:

Take the M7 south bound and take exit 15 signposted for Ballybrittas. Proceed on the old N7 now the R445 into Ballybrittas (3.5km) and take first left in Village signposted for Killenard. Continue on that road for approximately ½ km and take right turn (Jordan sign). Continue straight on that road for 1½ km and property is on your right with a **Jordan sign**.

### SITE MAP





Edward Street, Newbridge, Co. Kildare.

T: 045-433550

[www.jordancs.ie](http://www.jordancs.ie)

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