



**C. 46.2 ACRES (18.73 HECTARES)**

**BATTEMOUNT, NARRAGHMORE  
CO. KILDARE.**

**Guide Price: €640,000**

**FOR SALE BY PRIVATE TREATY**



PSRA Reg No. 001536

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**C. 46.2 ACRES (18.73 HECTARES)**  
**BATTLEMOUNT, NARRAGHMORE, CO.**  
**KILDARE.**

**LOCATION:**

This property is located in the townland of Battlemount close to Athy (12km), Kilcullen (20km), Newbridge / The Curragh (25km) and the M9 (7km). It is accessed via a series of very good quality roads with extensive frontage onto same. There are superb views from the lands towards the Wicklow Mountains.

**DESCRIPTION:**

The entire extends to circa 46.2 acres in 6 divisions with traditional farmyard, derelict cottage and 400 metres frontage onto the local road. The yard which is mostly under concrete comprises:

- Two 4 span hay barns with lean to's.
- Cattle crush.
- Dungstead.
- Old stables.

Under the Soils map of Co. Kildare, the entire farm is classified as 'Fontstown Series' which are top quality lands suitable for any number of uses.

**SOLICITOR:**

HG Donnelly & Sons, Athy, Co. Kildare (0598631284).

**TITLE:**

Freehold

**SERVICES:**

Mains water & ESB.

**PRICE:**

€640,000

**DIRECTIONS:**

**From Kilcullen (north):**

Take the R418 towards Athy for circa 13km and at Fontstown cross turn left. Continue for circa 4km and turn right (Jordan sign). Continue for 1km and the property will be on your left and right.

**From Athy (south):**

Take the R418 towards Kilcullen for circa 10km and at Fontstown cross turn right. Continue for circa 4km and turn right (Jordan sign). Continue for 1km and the property will be on your left and right.

**CONTACT:**

**Clive Kavanagh**

**T: 045 -433550**

**E: [clive@jordancs.ie](mailto:clive@jordancs.ie)**

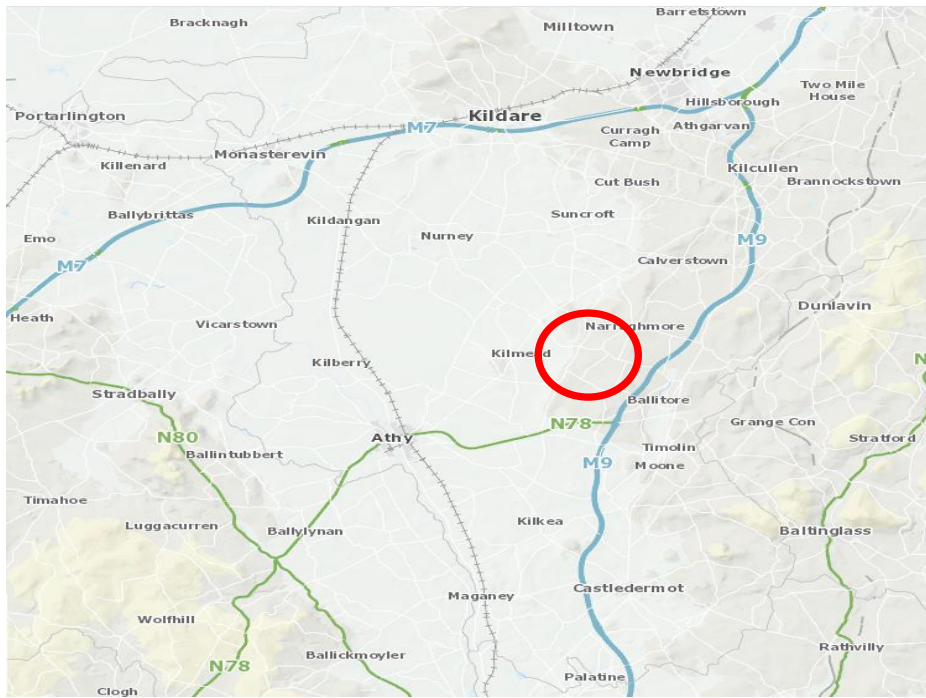
**Paddy Jordan:**

**T: 045 - 433550**

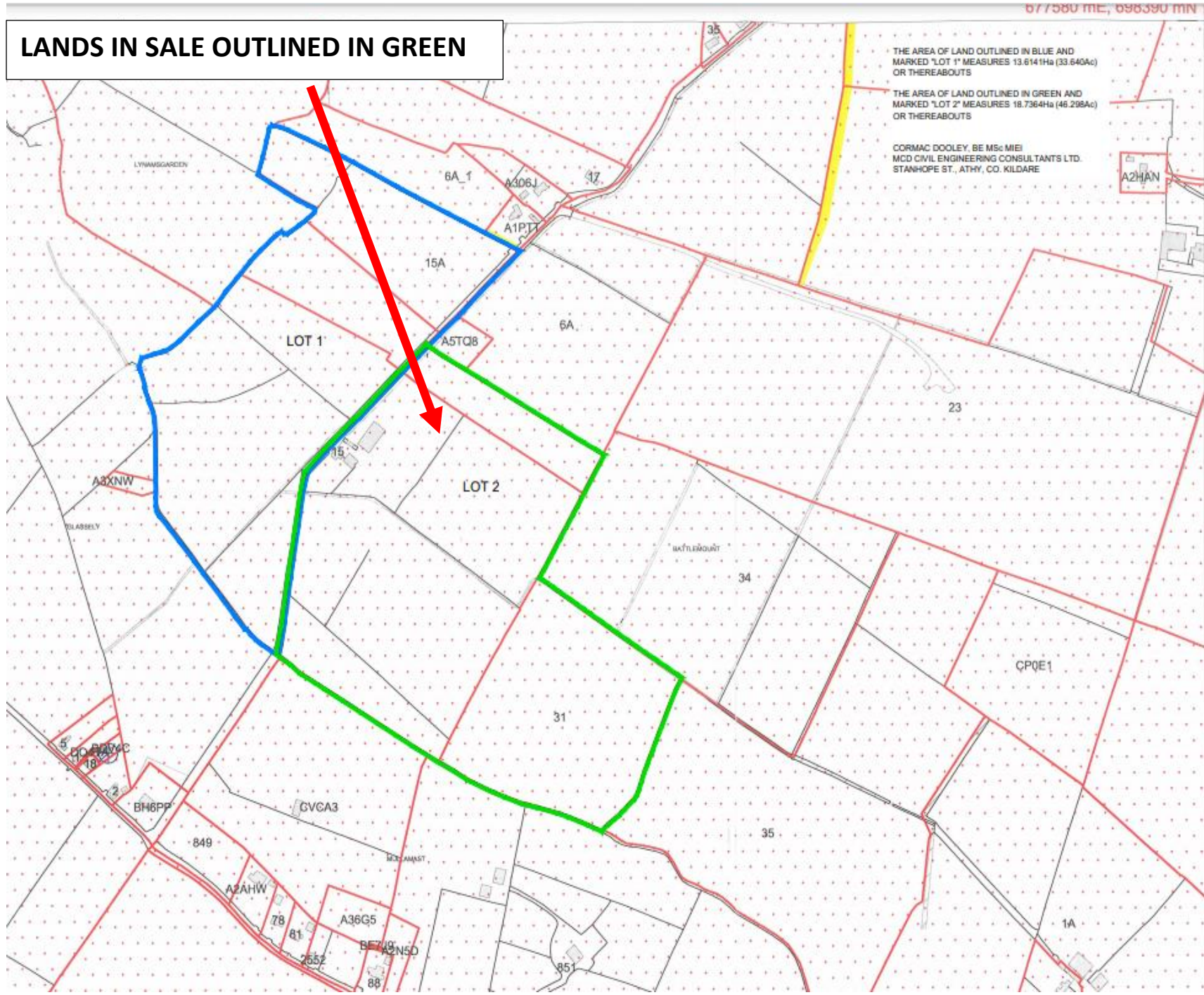
**E: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)**

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# LANDS IN SALE OUTLINED IN GREEN



677580 ME, 696390 MN

THE AREA OF LAND OUTLINED IN BLUE AND MARKED "LOT 1" MEASURES 13.6141Ha (33.640Ac) OR THEREABOUTS

THE AREA OF LAND OUTLINED IN GREEN AND MARKED "LOT 2" MEASURES 18.7364Ha (46.298Ac) OR THEREABOUTS

CORMAC DOOLEY, BE MS& MIEI  
MCD CIVIL ENGINEERING CONSULTANTS LTD  
STANHOPE ST., ATHY, CO. KILDARE

**The Property Registration Authority**  
An tÚdarás Clárúcháin Maoine



Official Property Registration Map  
This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- 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](http://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