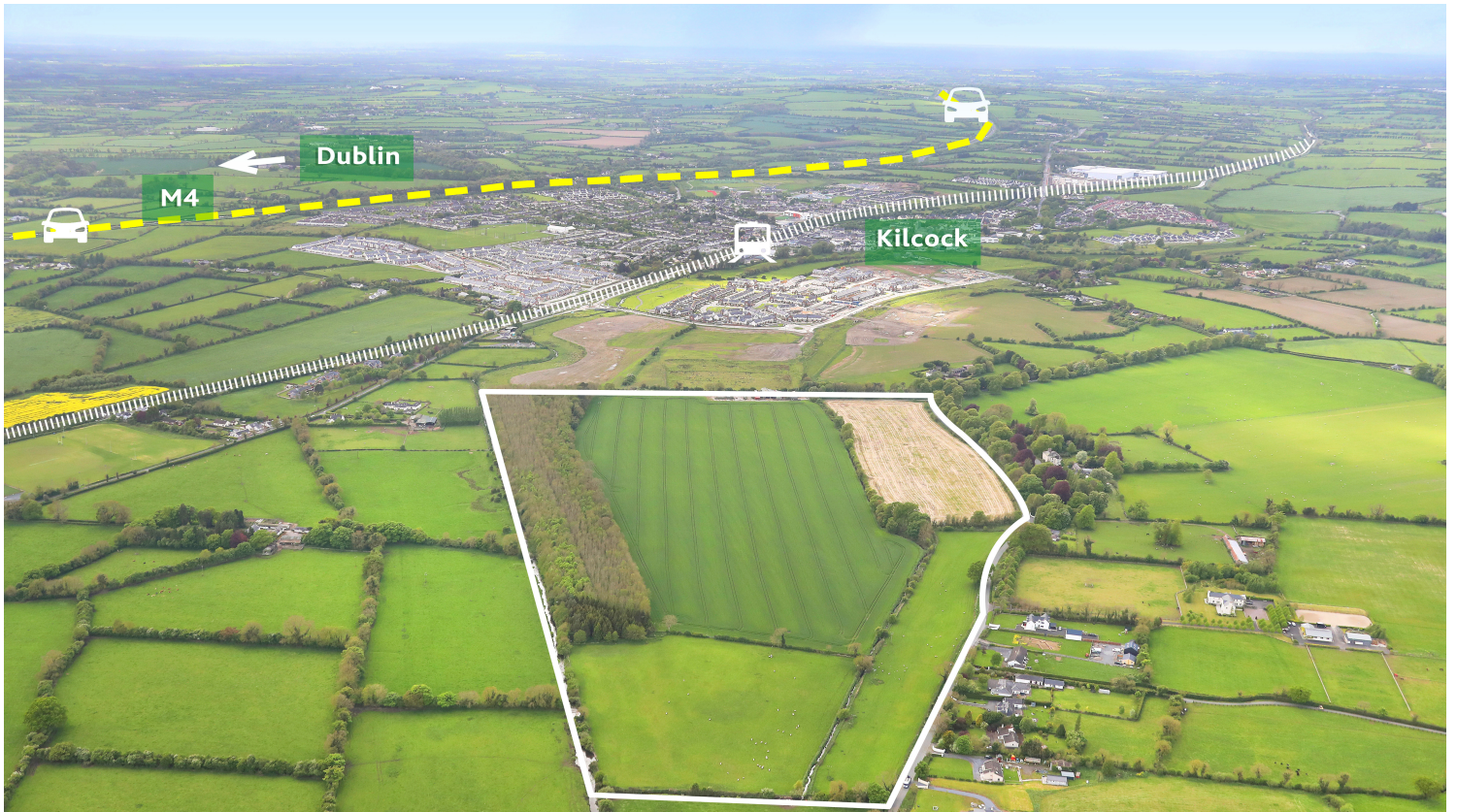


Land

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Approx. 80 acres Newtownmoyaghy, Kilcock

- Approx. 80 acres (32.37 ha) of good quality, free draining lands
- The western edge of the property adjoins the Kilcock Environs development boundary (lands of which are zoned residential)
- The lands are set out in five divisions, mainly in tillage and grazing, with approx. 11.5 acres in forestry
- Superb holding of land with haybarn and lean-to with large concrete apron
- Excellent road frontage to the Moyglare Road and extensive frontage to the Rye River
- Of interest to developers, investors and those seeking an investment with growth prospects

Approx. 80 acres
(32.37 ha) with
obvious development
potential

Guide Price:
Excess €1.5 million

For Sale by Public Auction at
3pm Wednesday, 20th July at
the Glenroyal Hotel,
Maynooth, Co. Kildare.

Description

Property:

The property comprises approx. 80 acres (32.37 ha) and is positioned in the townland of Newtownmoyaghy.

The lands are mainly in tillage with one division along the Rye River boundary in forestry. The lands are suitable for most agricultural purposes and are of good quality. There is a yard set back off the public road with two hay barns (plus lean-to) and large concrete apron.

The subject lands to western boundary adjoin the Kilcock Environs development boundary which is identified in the Meath County Development Plan, 2021 – 2027.

The subject lands benefit from extensive road frontage of over 850m onto the Moyglare Road and over 850m of frontage onto the River Rye.



Location



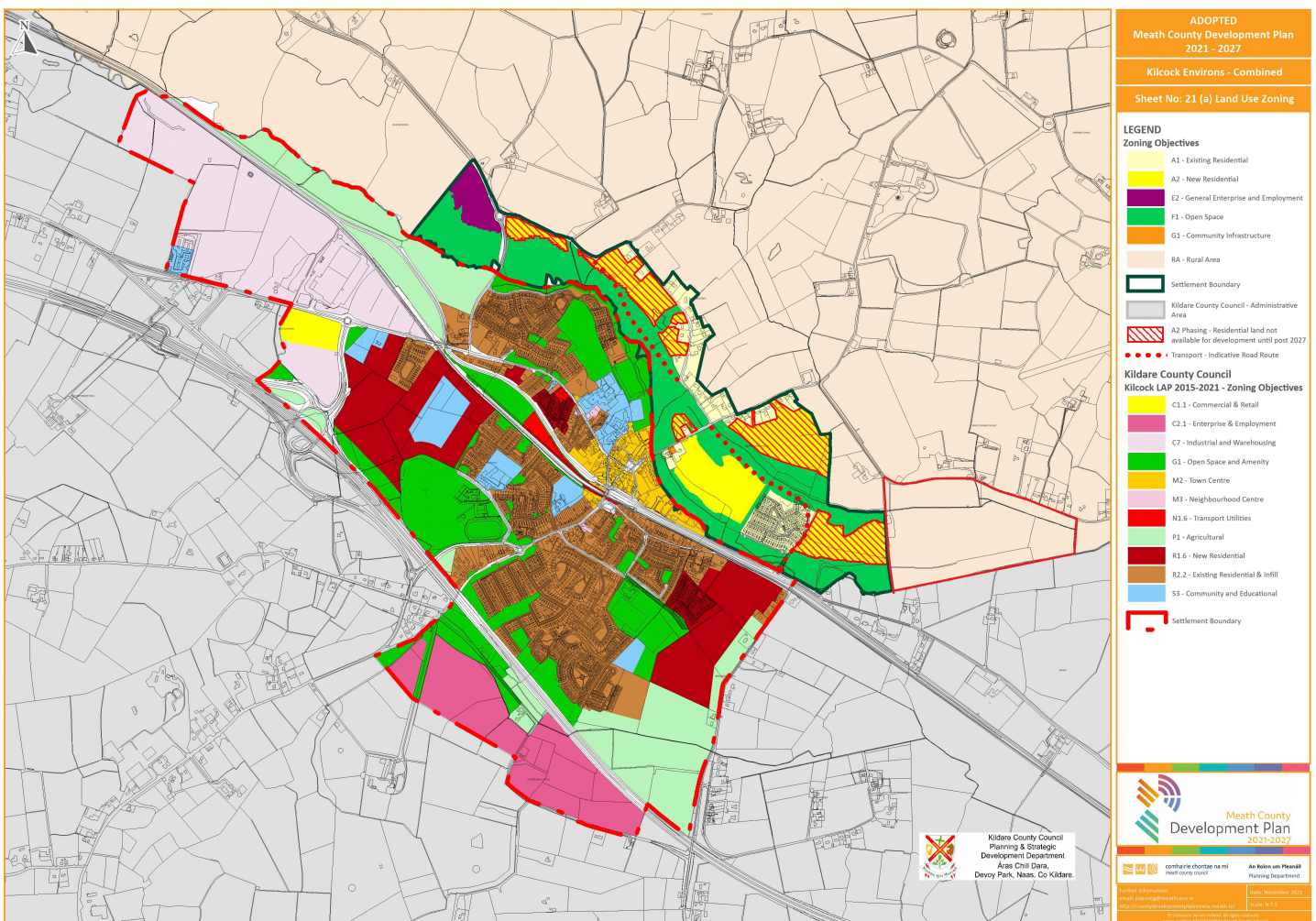
Location:

Kilcock is a service centre for the north Kildare/south Meath area and is a relatively compact town with a medieval street pattern. It is situated 33km from Dublin adjacent to the M4 motorway. The nearby university town of Maynooth is approximately 4km to the east. Given the excellent road and rail connections to Kilcock, it is likely the town will continue to grow and develop as a thriving suburb.

Many large employers have established their base in Kildare with Intel Ireland at Leixlip and the Kerry Group in Naas. These companies are now major contributors to the performance of the local and Irish economy.

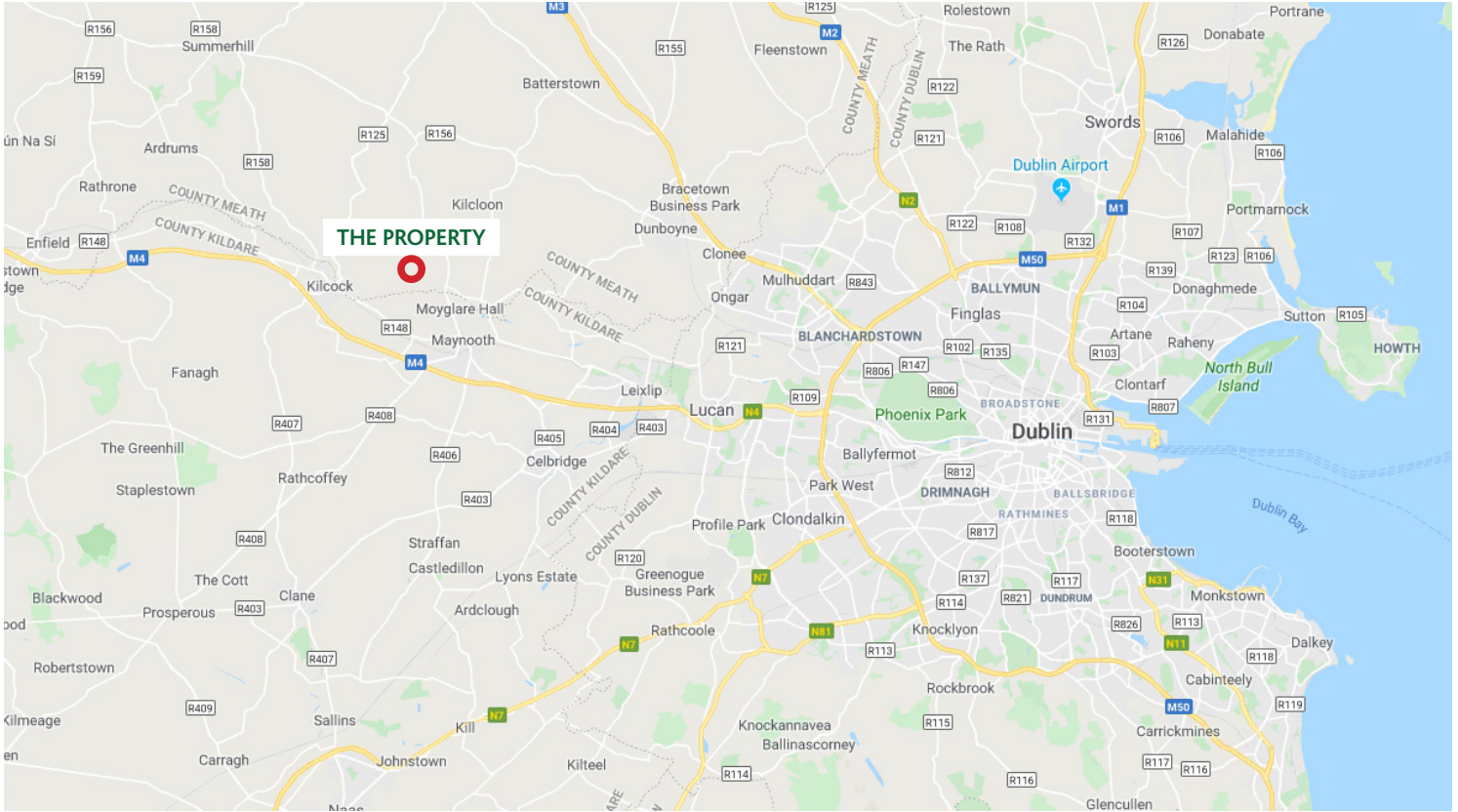
The lands are located on the eastern side of Kilcock off what is locally known as the Moyglare Road, approximately 2km from the centre of Kilcock village and approximately 5km from the University town of Maynooth. The lands have easy access to the M4 motorway at Kilcock or Maynooth and are serviced by a regular bus and commuter rail service from Maynooth town.

Zoning Map:



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. 2km (keeping left at the Y-junction passing Moyglare Stud) and the property for sale is on your left hand side.

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Contact Information:
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Viewing

By appointment only at any reasonable hour.

Solicitor:

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PSRA registration no. 003764.

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