

JORDAN 

Auctioneers, Estate Agents
& Chartered Valuation Surveyors

Tel: (045) 433550

Website: www.jordans.ie

PSRA Licence No. 001536.



LEINSTER MARTS

LIVESTOCK & PROPERTY AUCTIONEERS

Email: leinstermarts@gmail.com

PSRA Licence No: **001191**

John Osborne 087 251 9062
Eoin Lawler 087 377 0770

Tel: Carlow 059 9131617
Kilcullen 045 481301
Borris 059 9773168

For All Your Livestock, Land Sales, Leases, Valuations & Clearance Auctions

FOR SALE BY PUBLIC AUCTION

(The Estate of John Anderson deceased)

VARIOUS HOLDINGS AT:

INCHAQUIRE, BALLITORE, CO. KILDARE ON c. 91 acres (36.7 hectares)

ARDREE & GRANGEMELLON, ATHY, CO. KILDARE ON c. 74 acres (29.94 hectares)

(In lots)

ARDREE, ATHY, CO. KILDARE ON c. 55 acres (22.25 hectares)

(In lots)

All top-quality land – ideal for any arable or grass-based enterprise.

For Sale by Public Auction

On Thursday 21st July 2022 @ 3.00pm

In Keadeen Hotel, Newbridge

(unless previously sold)



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GENERAL INFORMATION:

Auction details:

Public Auction on Thursday 21st July 2022 @3.00 pm in the Keadeen Hotel, Newbridge. Purchaser to sign contracts on day of sale with a 10% non -refundable deposit required

Solicitor:

R.A Osborne & Co, Emily Square, Athy, Co. Kildare 059 86 31277.

Agent Contact Details:

Clive Kavanagh

Paddy Jordan:

John Osborne

T: 045 -433550

T: 045 – 433550

T:087 - 2519062

E: clive@jordancs.ie

E: paddy@jordancs.ie

E: leinstermarts@gmail.com

Entitlements to the Basic Payment Scheme:

For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme included in the sale.

Entry & Possession:

Entry is by agreement with vacant possession, subject to the Conacre Agreement.



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Lotting:

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Plans, Areas and Schedules:

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally:

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

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Lot 1:
c. 43.4 acres (17.5 hectares) with Yard
Ardree
Athy
Co. Kildare

For Identification only





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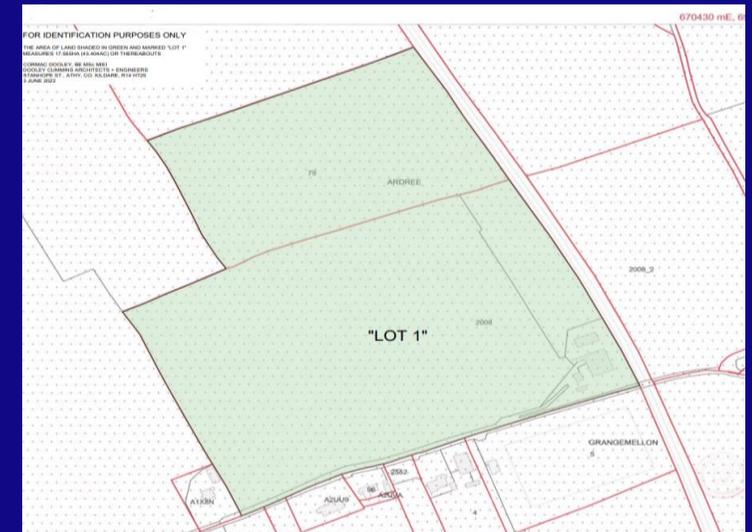
Location:

This property is located just outside Athy (5.5km), off the R417, close to Castledermot (11km) and Kilkea (5km). It is a very accessible location surrounded by some of the best lands in County Kildare. Athy is the closest town with a thriving local community including plenty of amenities, shops, bars and restaurants.

Description:

The property extends to 43.4 acres with a farmyard. It is on top quality land, in 3 divisions, currently in grass but ideal for any number of uses. There is extensive frontage onto the local road of over 300 meters and it would make a superb site for a residence subject to usual P.P. (if required). The farmyard which is mostly under concrete comprises:

- Enclosed workshop.
- 5 span hay barn.
- 2 stables.
- Feed silo.
- Silage slab.
- 5 span hay shed with silage walls and 2 lean -to's.
- Various outhouses & stores.





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Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

ESB & private water.

Title:

Freehold.

Guide Price:

€15,000 per acre (€645,000)

Directions:

From Athy:

Proceed from Athy towards Carlow (R417) for 5.5km, take a left turn at **Jordan & Leinster Marts sign** and proceed on that road for circa 1km and the land is on your left with a **Jordan & Leinster Marts** sign before the railway bridge.



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Lot 2:
c. 12.5 acres (5.05 hectares)
Ardree
Athy
Co. Kildare

For Identification only





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Location:

This property is located just outside Athy (5.5km), off the R417, close to Castledermot (11km) and Kilkea (5km). It is a very accessible location surrounded by some of the best lands in County Kildare. Athy is the closest town with a thriving local community including plenty of amenities, shops, bars and restaurants.

Description:

The property extends to 12.5 acres. It is on top quality land, currently in grass but ideal for any number of uses. There is frontage onto the local road, and it would make a superb site for a residence subject to P.P. (if required).

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

None supplied.

Title:

Freehold.

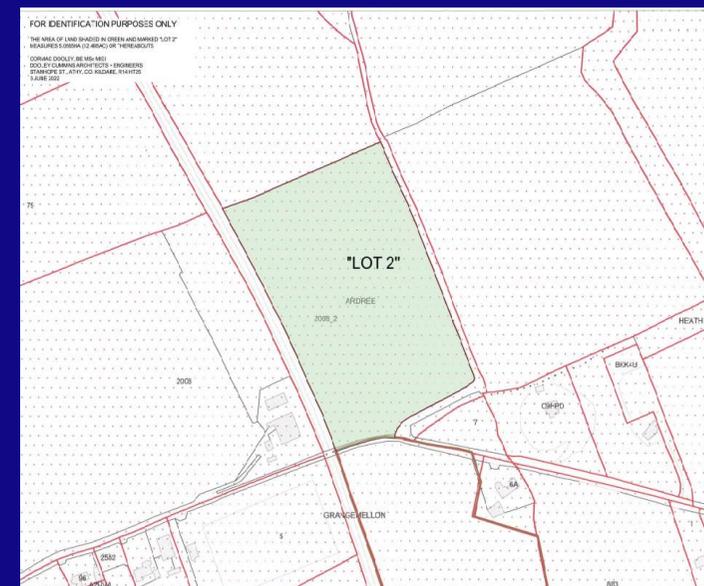
Guide Price:

€12,000 per acre (€150,000)

Directions:

From Athy:

Proceed from Athy towards Carlow (R417) for 5.5km, take a left turn at **Jordan & Leinster Marts sign** and proceed on that road, passing over the railway bridge the land will be on your immediate left with a **Jordan & Leinster Marts sign**.



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Lot 3:
c.18 acres (7.31 hectares)
Grangemellon
Athy
Co. Kildare

For Identification only





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Location:

This property is located just outside Athy (5.5km), off the R417, close to Castledermot (11km) and Kilkea (5km). It is a very accessible location surrounded by some of the best lands in County Kildare. Athy is the closest town with a thriving local community including plenty of amenities, shops, bars and restaurants.

Description:

The property extends to 18 acres. It is on top quality land, currently in grass but ideal for any number of uses. There is frontage onto the local road.

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

None supplied.

Title:

Freehold.

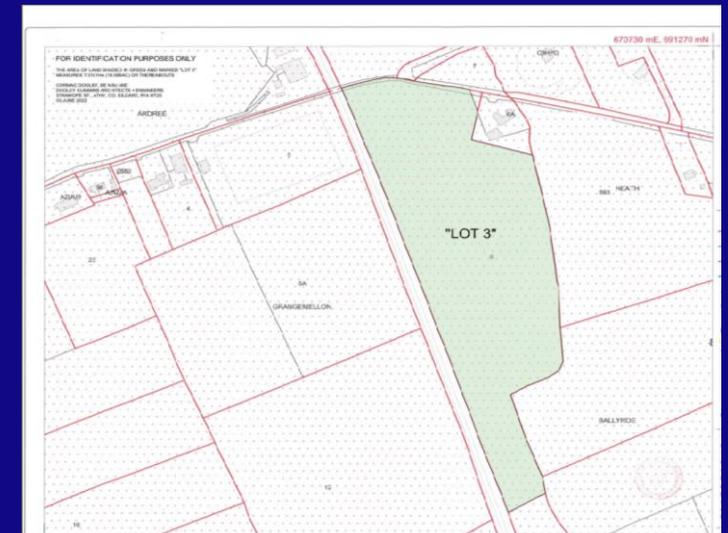
Guide Price:

€12,000 per acre (€216,000)

Directions:

From Athy:

Proceed from Athy towards Carlow (R417) for 5.5km, take a left turn at **Jordan & Leinster Marts sign** and proceed on that road, passing over the railway bridge and the land will be on your immediate right with a **Jordan & Leinster Marts sign**.



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Lot 4:
c. 42 acres (17 hectares)
Grangemellon
Athy
Co. Kildare





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Location:

This property is located just outside Athy (4km), off the R417 Carlow Road. It is a very accessible location close to a wide farming hinterland. Athy is the nearest town with a thriving local community including plenty of amenities, shops, bars and restaurants.

Description:

The property extends to 42 acres. It is on top quality land, currently in arable use but ideal for any number of farming enterprises. There is frontage onto the R417 of over 1/2km. There are natural boundaries and hedgerows throughout and entire is in one division. A small section of the land at the bottom adjoining the River Barrow /Grand Canal) is liable to some flooding in times of extreme rainfall.

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

None supplied.

Title:

Freehold.

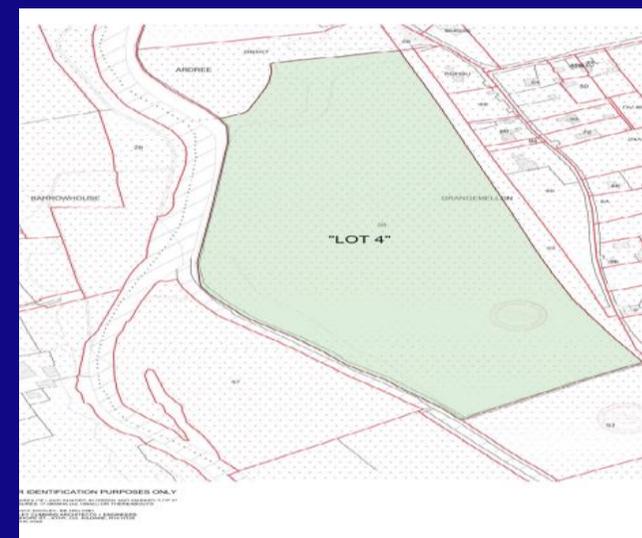
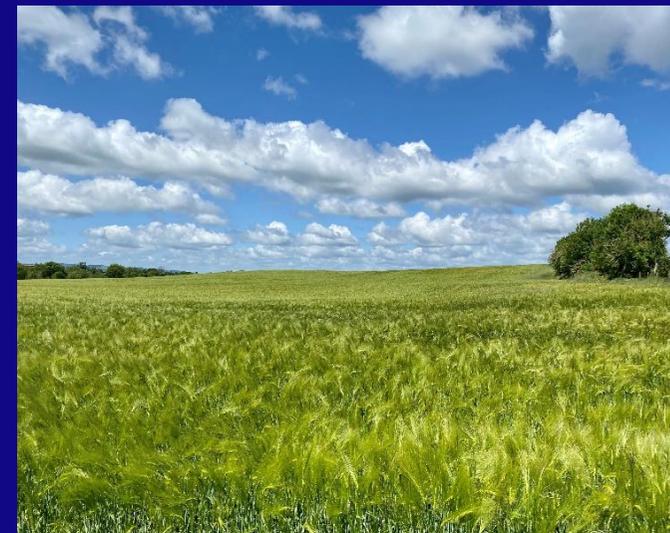
Guide Price:

€13,000 per acre (€560,000)

Directions:

From Athy:

Proceed from Athy towards Carlow (R417) for c.4km. The lands will be on your right with a **Jordan & Leinster Marts** sign.



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Lot 5:
c. 13 acres (5.23 hectares)
Grangemellon
Athy
Co. Kildare





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Location:

This property is located just outside Athy (4km), off the R417 Carlow Road. The land is accessed via a pathway down to the Canal bank (no legal warranty on right of way).

Description:

The property extends to 13 acres and is known as 'The Island'. It is situated between the River Barrow and Grand Canal. It is liable to flooding and only suitable for summer grazing. It is separated from lot 4 above via the Canal and there is an access bridge.

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

None.

Title:

Freehold.

Guide Price:

€30,000

Directions:

From Athy:

Proceed from Athy towards Carlow (R417) for 5.5km. The lands will be on your right and are accessed via a pedestrian path.



The Property Registration Act 1964
An tAcht ar Clárúcháin Maoin
Official Property Map
This map should be read
in conjunction with the
relevant title deed
for details of the terms of
conditions of the lease, or
other rights or interests
affecting the property.
This map is available for
sale at the Office of the
Registrar of Deeds
at Dublin.

Legend:
- Green: Agricultural
- Blue: Water
- Red: Registered
- Black: Boundary
- Yellow: Right of Way
- Blue: Fishery
- Blue: Pipeline
- Blue: Well
- Black: Park
- Black: Sewer Tank
- Black: Book PI
- Black: All other buildings
not shown on this map

The register is subject to
non-conclusive notice.
The Registrar shall not
be bound by any
description of land or
interest shown on this
map unless it is
correctly shown on the
register.
FOR IDENTIFICATION PURPOSES ONLY
THE OFFICE OF LANDS AND SURVEY
RECOMMENDS THE USE OF
COMPASSIONATELY DELETED
BOUNDARY LINES ON THIS MAP
AS SHOWN IN THE TITLE DEED
IN THE REGISTER OF DEEDS AND TITLE
E: 500141 mN
Scale: 1:2500

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Lot 6:
c. 91 acres (36.72 hectares)
Inchaquire
Ballitore
Co. Kildare





Location:

This property is located in the townland of Inchaquire with frontage onto the R448 between Kilcullen (12km) & Castledermot (14km). The entire is close to the village of Narraghmore (3km) and has good accessibility to surrounding hinterland.

Description:

The property extends to 91 acres and is currently in several divisions in both tillage and grass. It is very good quality land ideal for any number of uses and it has frontage onto both the main road and the side road.

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

Group water scheme.

Title:

Freehold.

Guide Price:

€13,000 per acre
(€1,200,000)

Directions:

From Kilcullen:

Proceed on the old Carlow Road now the R448 for approximately 17km and you will pass the lands on your right with a **Jordan & Leinster Marts** sign.

From Castledermot:

Proceed on the old Carlow Road now the R448 for approximately 15km passing Crookstown Service station and the land will be on your left with a **Jordan & Leinster Marts** sign.

