



C. 17.5 ACRES (7.08 HECTARES)

CUTBUSH, THE CURRAGH
CO. KILDARE.

Guide Price: €425,000

FOR SALE BY PUBLIC AUCTION
Thursday 3rd October 2019 @3pm
in the Keadeen Hotel, Newbridge,
Co. Kildare
(unless previously sold)



PSRA Reg No. 001536

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C. 17.5 ACRES (7.08 HECTARES) CUTBUSH, THE CURRAGH, CO. KILDARE.

LOCATION:

The subject land is located on the edge of the existing village of Cutbush which is 1.5km south of the Curragh, 6km south of Newbridge and 16km southwest of Naas. It benefits from good accessibility to both the M7 (Junctions 11/12) & M9 (Junction 2) Motorway's. The Airport a mere 40-minute drive.

Cutbush is a small country village having a convenience store, public house and primary school. Newbridge provides all the additional shopping, leisure and educational functions required.

There are number of existing housing developments in Cutbush including Dun Cuilinn, Clorane Brook and Cluain Dara. Most of these are low density estates comprising detached houses on their own sites.

DESCRIPTION:

The property extends to c. 17.5 acres (7.08 hectares). The lands are laid out in one block, currently in two divisions with frontage onto the local road of approximately 130 metres. The land is currently in arable use and there are existing housing developments located to the north, west and south.

ZONING:

The entire is within the village of Cutbush and we estimate that circa 6 acres are zoned for 'Settlement Expansion' with the balance 'agricultural' as contained in the Kildare County Development Plan 2017 – 2023. The Agri lands have potential long-term value. A previous planning application for 43 dwellings was made on the lands in 2008 and refused (Planning ref:07141). This was upheld by An Bord Pleanala in 2008 (ref:228487).

TITLE:

Freehold (Folio No. KE 51584F)

SERVICES:

Interested parties are advised to make their own enquiries on availability of same but mains water and sewer is in the area.

DIRECTIONS:

From Newbridge:

Proceed through The Curragh camp passing by the Centra shop on your left and continuing to Brownstown Cross. Go straight through the cross and continue for 1.5km taking a left at the next crossroads. Stay on that road for another ½ km going past Vaughan's pub (on your left) and the land will be on your left with a Jordan sign.

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

PRICE:

€425,000

SOLICITOR:

OSM Partners, Harcourt Street – 01 691 5900.
(Contact Dario Di Murro).

CONTACT:

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SUPERB OPPORTUNITY FOR DEVELOPERS / BUILDERS OR INVESTORS

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