



**C. 17.5 ACRES (7.08 HECTARES)**

**CUTBUSH, THE CURRAGH  
CO. KILDARE.**

**Guide Price: €425,000**

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



PSRA Reg No. 001536

## FOR SALE BY PUBLIC AUCTION

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:

**Clive Kavanagh**

**T: 045 -433550**

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

**Paddy Jordan:**

**T: 045 - 433550**

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

## SUPERB OPPORTUNITY FOR DEVELOPERS / BUILDERS OR INVESTORS

### For Sale by Public Auction

Thursday 3<sup>rd</sup> October 2019 @ 3.00 pm

In the Keadeen Hotel, Newbridge, Co. Kildare

(unless previously sold)



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007519 © Government of Ireland.

