



C. 38.4 ACRES (15.54 HECTARES)
SHERLOCKSTOWN, SALLINS,
CO. KILDARE

Guide Price: €12,000 per acre

For Sale by Public Auction
Wednesday 24th November 2001 @ 3.00 pm
In Lawlor's Hotel, Naas
(Pre-Registration Essential)
(unless previously sold)



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION
38.4 ACRES, SHERLOCKSTOWN,
SALLINS, CO. KILDARE.

Executor Sale

LOCATION:

The property is in an excellent location close to Sallins (3.5km), Naas (6km), Clane (7km) and the M7 Motorway. The entire is close to a number of Golf Clubs including Palmerstown House, Castlewarden Golf & Country Club, The K Club and Kileen Golf Club.

In addition to this Goffs Sales yard is a 5-minute drive and there is excellent accessibility to the racecourses of Naas, The Curragh, Punchestown & Leopardstown.

DESCRIPTION:

The entire comprises 38.4 acres (15.54 hectares) of good quality land in 3 large divisions with frontage onto the local road of about 500 metres. There are natural boundaries and hedgerows throughout and would also make an ideal site for a residence subject to obtaining the necessary planning permission.

SERVICES:

ESB and water on the road.

TITLE:

Freehold

PLANNING:

Interested parties to make their own enquiries.

SOLICITOR:

Whitney Moore, Shelbourne Road, Ballsbridge, D4.
Attn: Frank O'Reilly/Julie Fitzgerald. Tel: 01-6110000

AUCTION CONDITIONS:

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

GUIDE PRICE:

€12,000 per acre.

DIRECTIONS:

From Sallins:

Take the R407 towards Clane, turning right at Bodenstown Cross. Continue straight through the next crossroads (Sherlockstown) and continue for 1km. The lands will be on your right with **Jordan signs**

From Kill:

Take the Straffan road and turn left just past Bishopscourt. Continue over the bridge and the lands will be on your left- with **Jordan signs**.

CONTACT:

Clive Kavanagh

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E: clive@jordancs.ie

Paddy Jordan:

T: 045 - 433550

E: paddy@jordancs.ie

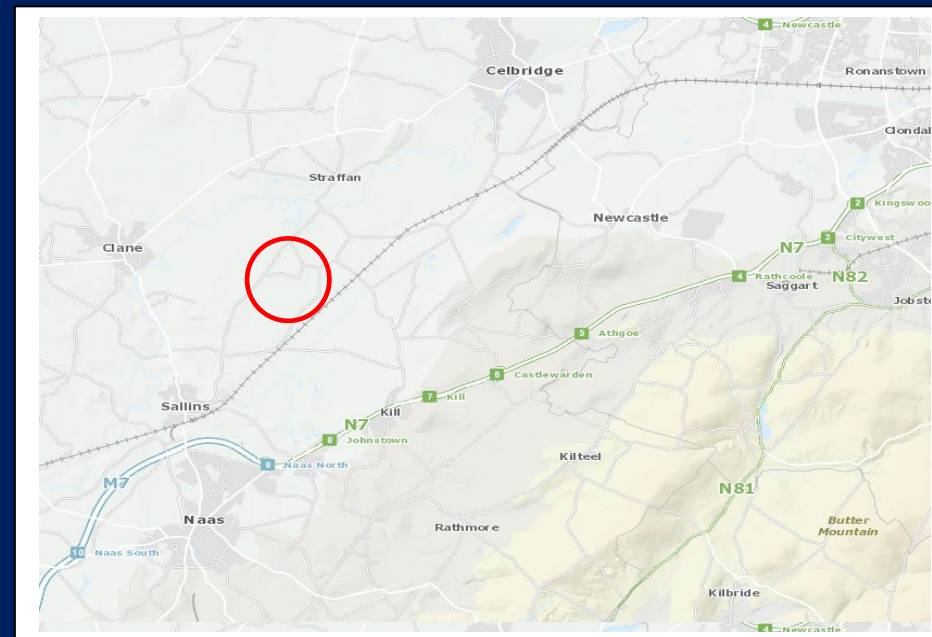
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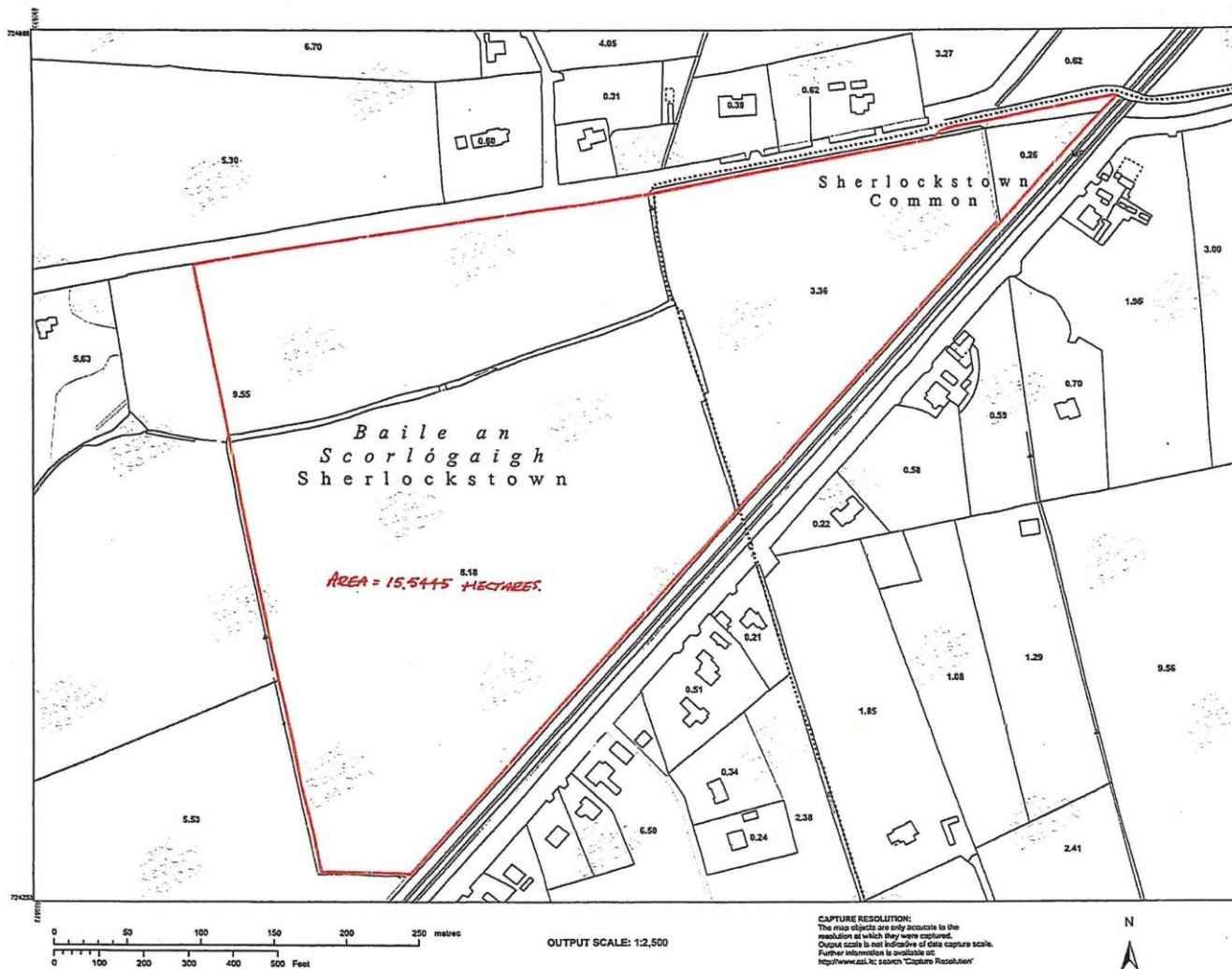
(PRE-REGISTRATION REQUIRED)





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Land Registry Compliant Map



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National Mapping Agency

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