



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

**Guide Price: €12,000 per acre**

**For Sale by Public Auction**  
**Wednesday 24<sup>th</sup> 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 Bodinstown 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**

**T: 045 -433550**

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

**Paddy Jordan:**

**T: 045 - 433550**

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

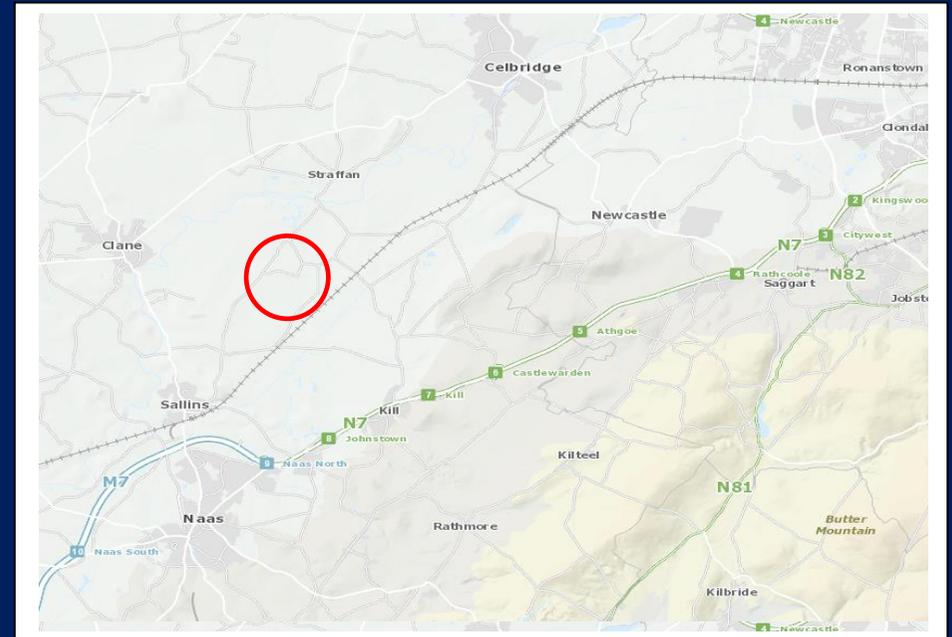
**FOR SALE BY PUBLIC AUCTION**

**On Wednesday 24<sup>th</sup> November 2021**

**@ 3.00 pm in Lawlor's Hotel, Naas**  
**(unless previously sold)**

**(PRE-REGISTRATION REQUIRED)**





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# Land Registry Compliant Map



**Ordnance Survey**  
*Ireland*  
**National Mapping Agency**

**CENTRE COORDINATES:**  
 ITM 690988,724561

**PUBLISHED:** 12/08/2020      **ORDER NO.:** 50134955\_1

**MAP SERIES:** 12,500      **MAP SHEETS:** 3448-B, 3448-D



**COMPILED AND PUBLISHED BY:**  
 Ordnance Survey Ireland,  
 Phoenix Park,  
 Dublin 8,  
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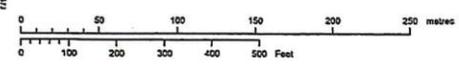
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