



**c. 6½ ACRES (C. 2.63 HECTARES)**

**TIPPER SOUTH, NAAS, CO. KILDARE**

**GUIDE PRICE: € 150,000**

**FOR SALE BY  
PRIVATE TREATY**



**PSRA Reg. No. 001536**

## TIPPER SOUTH, NAAS, CO. KILDARE

---

### LOCATION:

The lands are situated in a superb location in the townland of Tipper South c. 3½ km east of Naas Town Centre at the intersection of Beggars End heading back to the Tipper Road, only c. 1½ km from Punchestown Racecourse and c. 1½ km from Craddockstown Golf Club. Easily accessible to the N7 three lane dual carriageway c. 6 km at Johnstown (Junction 9) and only c. 23 km south west of the M50. Blessington is c. 10½ km on the N81 which will also provide access to the City. The commuter rail service is available at Sallins Station which provides access to Heuston Station or Grand Canal Dock.

Naas offers a wealth of amenities on your doorstep with good educational, recreational and shopping facilities with such retailers as Tesco, Dunnes Stores, Aldi, Lidl, B & Q, Woodies, Currys, Harvey Norman, Powercity to name a few.

Sporting activities include: GAA, rugby, soccer, athletics, hockey, tennis, basketball, horseriding, golf, swimming, leisure centres and horse racing in Naas, Punchestown and the Curragh.

### DESCRIPTION:

The property is contained in Folio KE21223F and comprises 6½ acres of land laid out in one division, all in grass, enclosed by trees and hedges with good road frontage.

### ZONING/TOWN PLANNING:

The property is outside any zoned area or settlement boundary as defined by Kildare County Council and this would make an ideal site for a residence, subject to obtaining the necessary planning permissions and meeting Kildare County Council's criteria for one off planning in a rural area.

**TITLE:** Freehold

### DIRECTIONS:

#### From Naas:

Proceed out the R410 Blessington Road approximately 3½ km to Beggars End Five Cross Roads, take the first left turn and the property is on the left hand side, Jordan sign on it.

### SOLICITOR:

Patrick J. Farrell  
Charlotte Street  
Newbridge  
Co. Kildare

Tel: 045-431542 – Attn: Niall Farrell

### TERMS OF SALE:

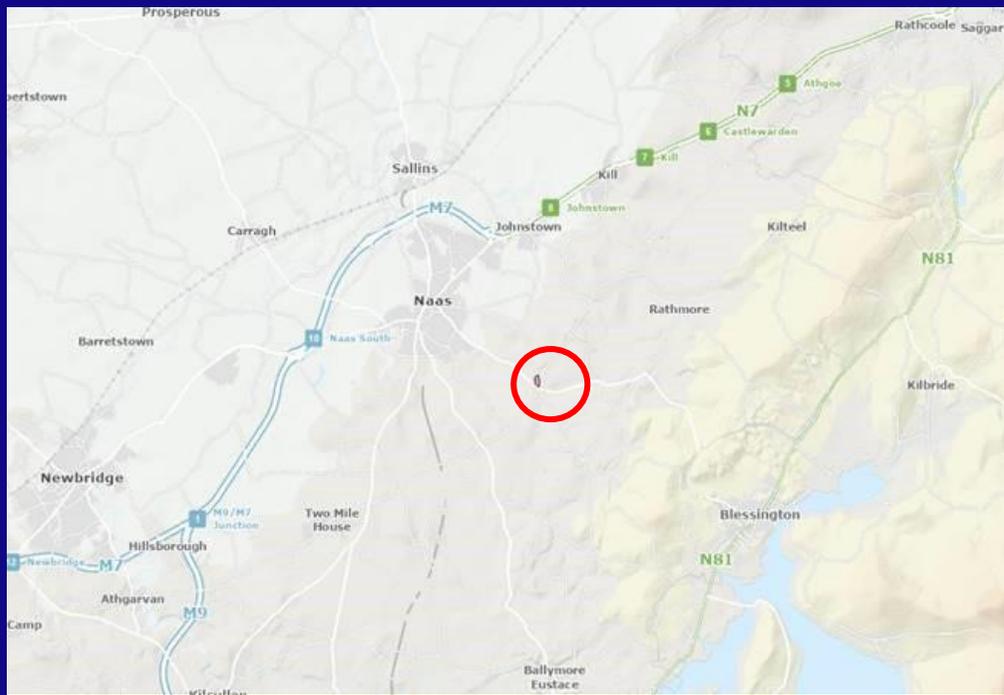
Booking Deposit is €10,000 and balance of 10% due on signing contracts.

### CONTACT:

Liam Hargaden

M: 086 2569750 T: 045-433550 E:

liam@jordancs.ie



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 2025. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007525 © Government of Ireland.



**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)**