



C. 76 ACRES (30.8 HECTARES)

DUNBRIN LOWER, ATHY
KILDARE/ LAOIS BORDER

Guide Price: €900,000

**FOR SALE BY PUBLIC AUCTION
ON FRIDAY 21ST AUGUST 2020
AT 3PM ON THE PROPERTY**



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION
C. 76 ACRES (30.8 HECTARES)
DUNBRIN LOWER, ATHY.

LOCATION:

This property is located on the Kildare / Laois border in the townland of Dunbrin Lower and is circa 3.5km from Athy on a local road which connects the Town with Carlow (23km) and a range of smaller villages and settlements.

DESCRIPTION:

The entire extends to circa 30.8 hectares (76 acres). It is all in one division with access off the existing laneway and with frontage onto the local road. The entire is currently in arable use (winter wheat) with natural boundaries and hedgerows throughout. Under the Soils of Co. Kildare, they are classified as 'Fontstown Series' which are top quality suitable for any number of uses. There are lovely views towards the Wicklow Mountains and also the Killeslin Hills.

TITLE:

Freehold.

SOLICITOR:

R.A Osborne & Sons, Emily Square, Athy, Co. Kildare (ph 059 863 1277).

ENTITLEMENTS:

Included in the sale are Single Farm Payments to the value of approx. €9,000.

PRICE:
€900,000.

AUCTION CONDITIONS:

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

DIRECTIONS:

From Athy:

Take the Fortbarrington (Barrowhouse Road) out of Athy and continue straight for circa 3.5km. The property will be on your left with a JORDAN sign.

From Carlow:

Take the Athy road from Carlow the R417 for 10km. Turn left at Maganey (The Three Counties) and take the next immediate right. Continue straight on that road for circa 4.5km and the property will be on your right with a Jordan sign.

CONTACT:

Clive Kavanagh

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E: clive@jordancs.ie

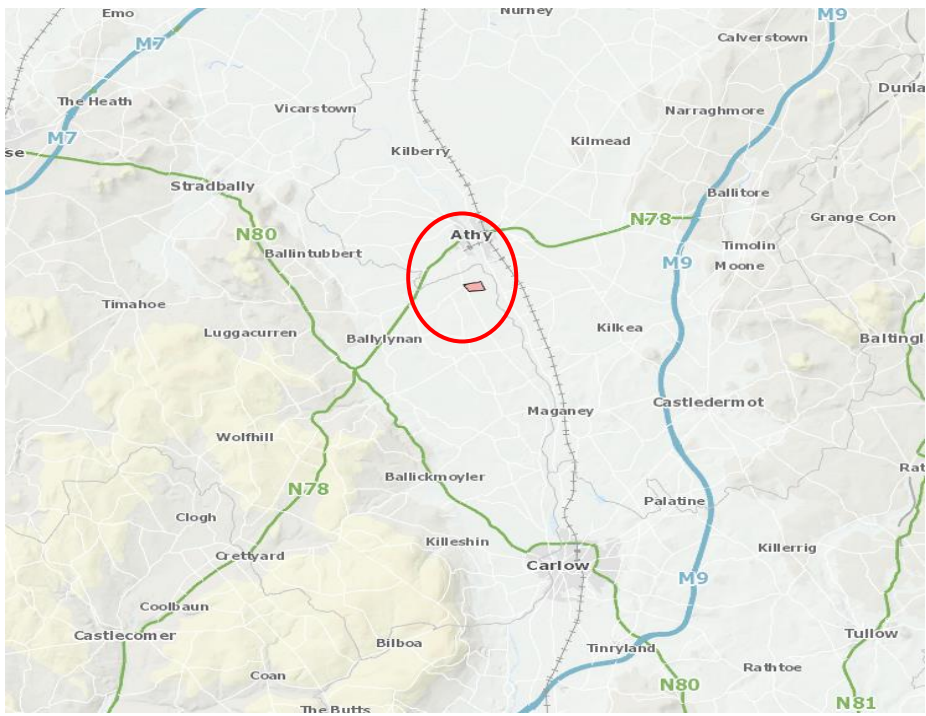
Paddy Jordan:

T: 045 - 433550

E: paddy@jordancs.ie

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**LANDS OUTLINED FOR
ID PURPOSES ONLY**

