



**C. 7 ACRES (2.79 HECTARES) WITH  
DERELICT COTTAGE & SHED**

**BATTLEMOUNT, NARRAGHMORE,  
CO. KILDARE**

**Guide Price: €150,000**

**FOR SALE BY PRIVATE TREATY**



PSRA Reg No. 001536

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**C. 7 ACRES (2.79 HECTARES)**  
**BATTLEMOUNT, NARRAGHMORE,**  
**CO. KILDARE**

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**LOCATION:**

The property is located close to the Villages of Narraghmore, Ballitore and Kilmead and convenient to Athy, Kilcullen and Newbridge.

**DESCRIPTION:**

The property comprises a 7 acre paddock currently in permanent pasture with a derelict cottage and shed. There are natural hedgerows giving excellent shelter.

An ideal site for residence (subject to planning permission)

**TITLE:**

Freehold. Held in Folio KE2942.

**SERVICES:**

No services provided.

**SOLICITOR:**

Patrick Dawson, HG Donnelly & Sons, 5 Duke Street, Athy, Co. Kildare T: 059-8631284

**PRICE:**

€150,000

**DIRECTIONS:**

**From Kilcullen (north):**

Take the R418 towards Athy for circa 13km and at Fontstown cross turn left. Continue for circa 4km and turn right (Jordan sign). Continue for 1km and the property will be on your right.

**From Athy (south):**

Take the R418 towards Kilcullen for circa 10km and at Fontstown cross turn right. Continue for circa 4km and turn right (Jordan sign). Continue for 1km and the property will be on your right.

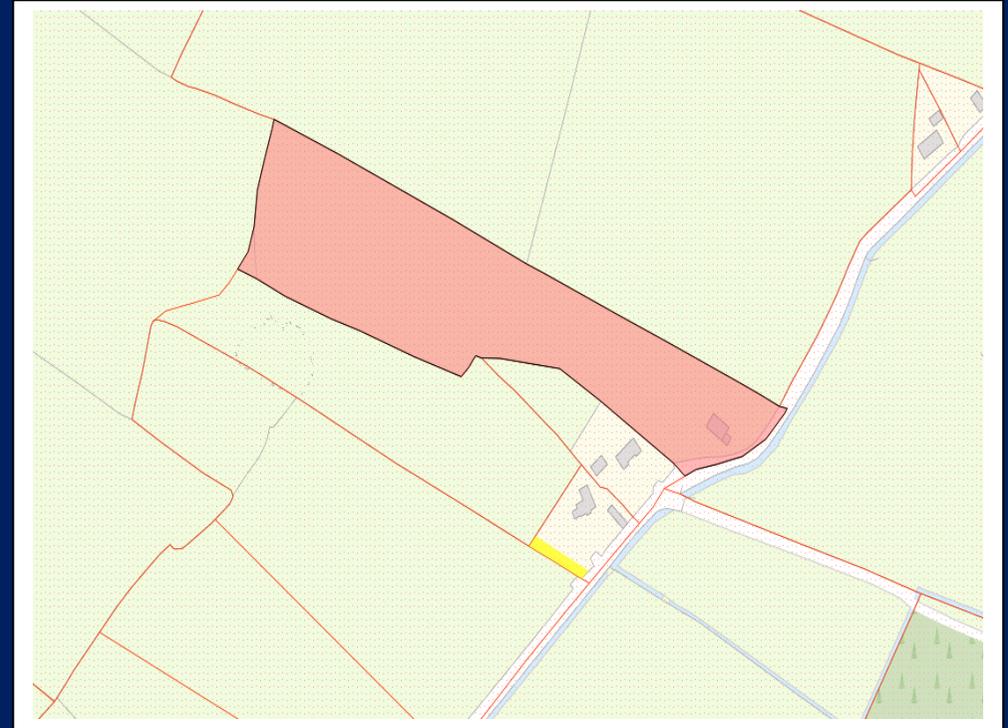
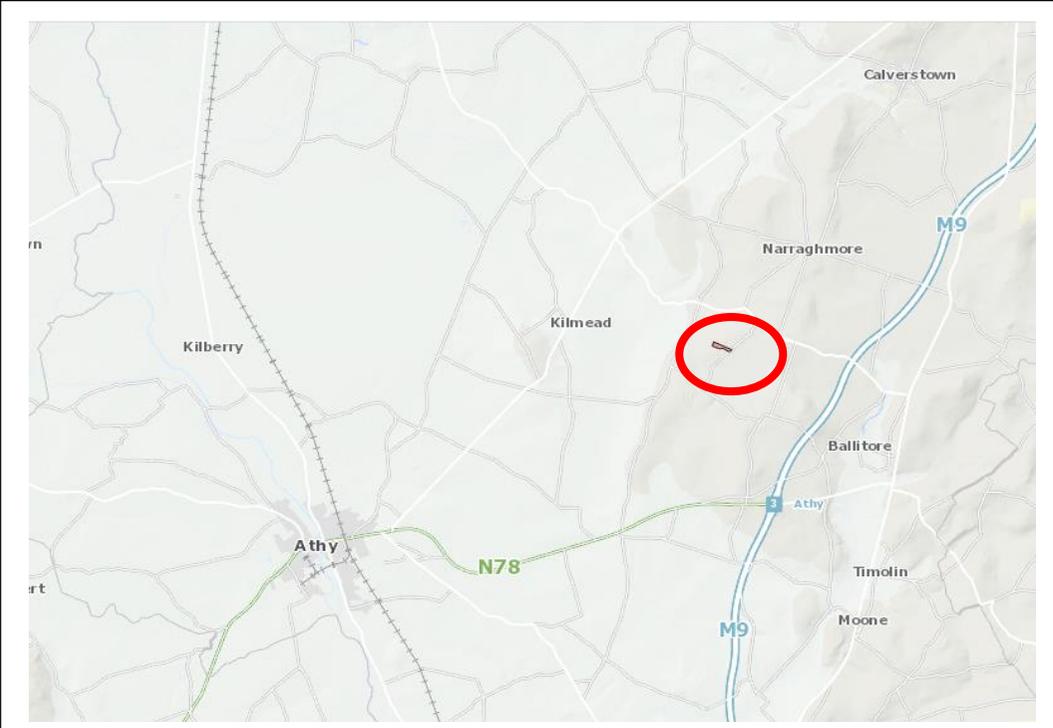
**CONTACT:**

**Paddy Jordan:**

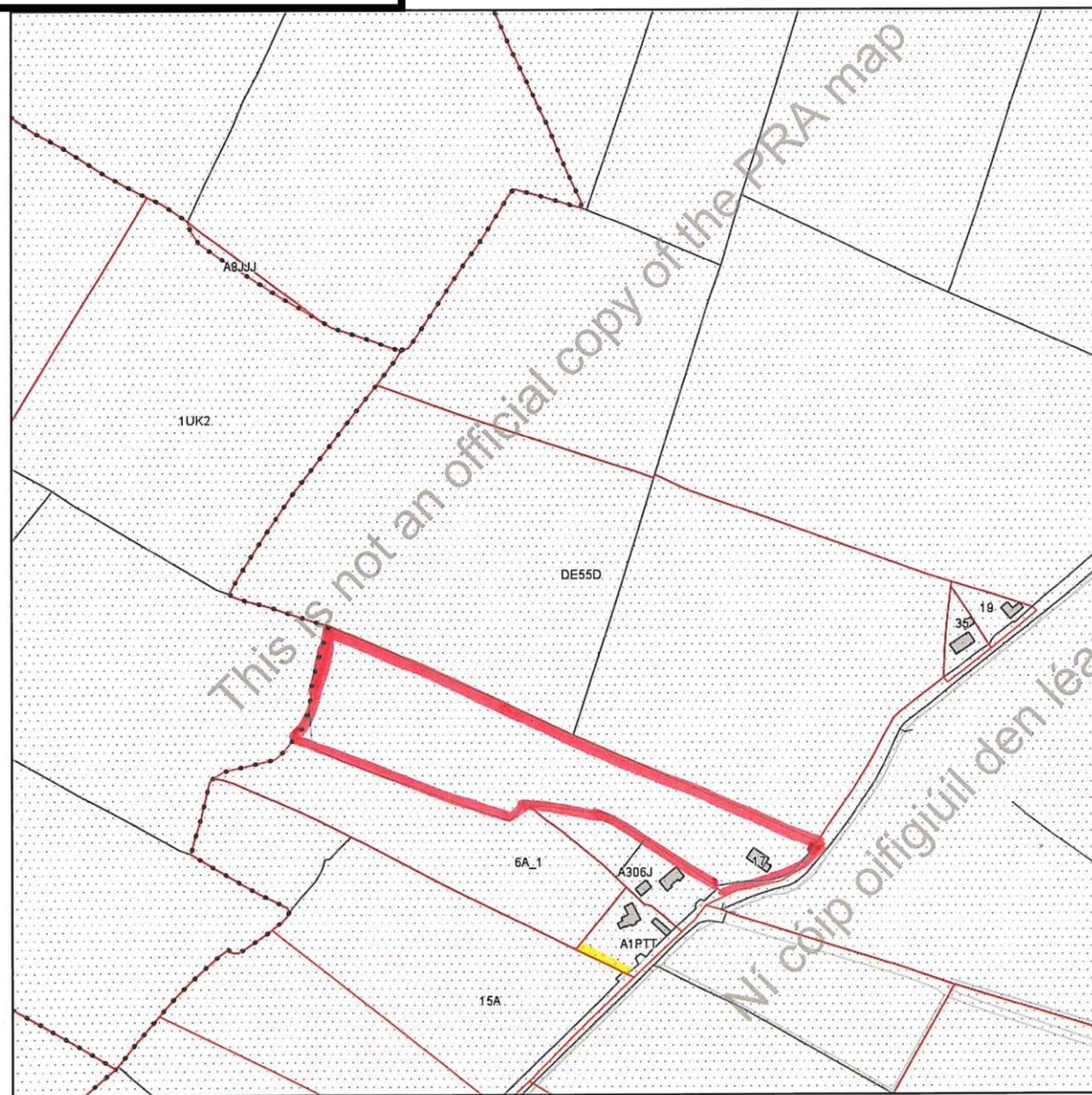
**T: 045 - 433550**

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





# LANDS OUTLINED FOR ID PURPOSES ONLY



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## The Property Registration Authority An tÚdarás Clárúcháin Maoinne



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

**Burdens** (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▭ Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.**

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

