



Location Map Only

LAND c. 6.5 ACRES | 2.6 HECTARES  
BALLYSAXPLAIN | THE CURRAGH | CO. KILDARE



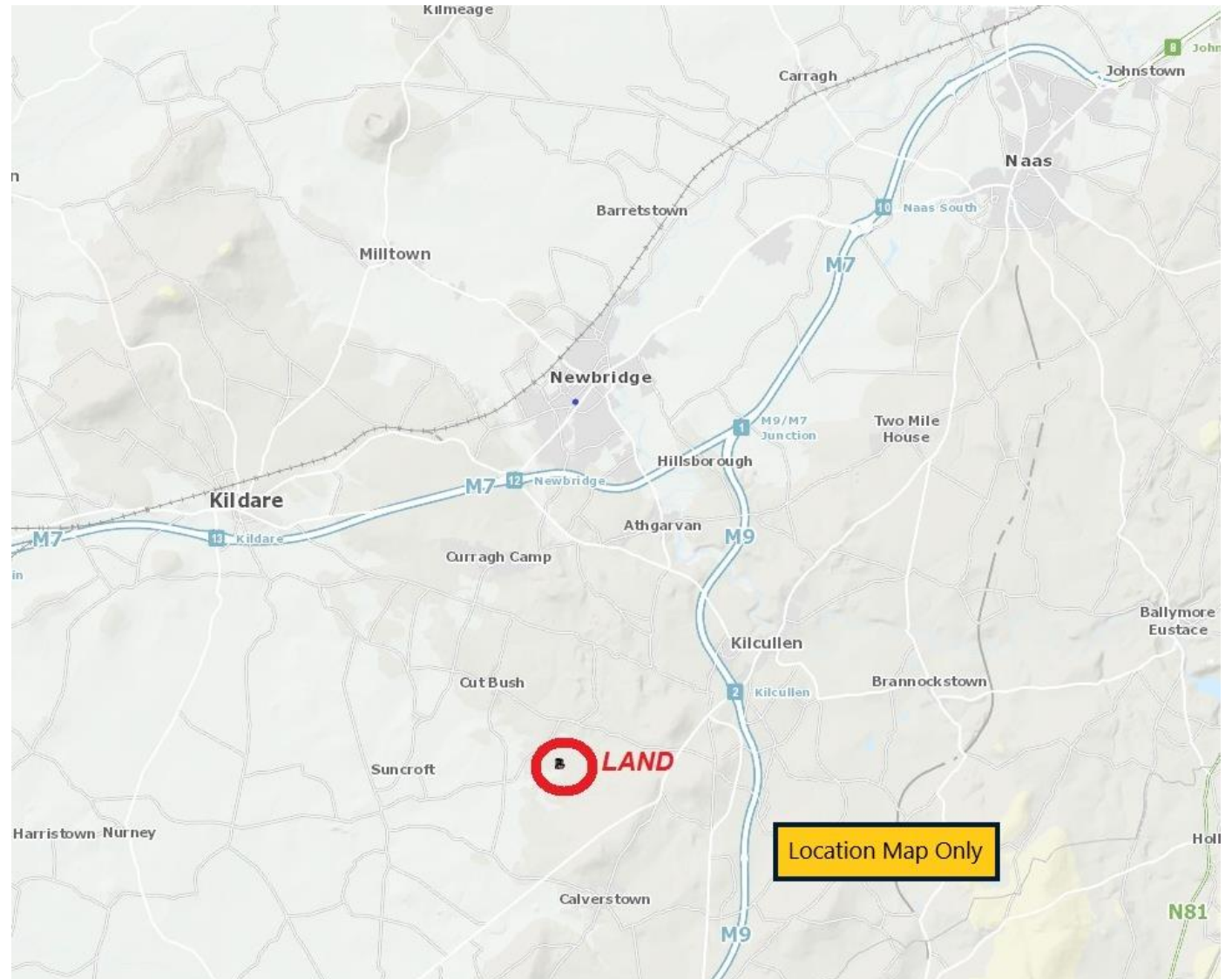
FOR SALE BY PRIVATE TREATY

# LOCATION

Situated in a rural location close to the villages of Cutbush & Calverstown in the heart of Co Kildare. Co. Kildare is considered one of the most desirable counties in Ireland, it is very accessible to Dublin City and Airport, renowned worldwide for its connection to racing and the bloodstock industry with excellent towns and modern amenities.

The vibrant town of Newbridge is c. 10 km away, Athgarvan Village is 13 Km, Kilcullen 7 Km, Calverstown 6 Km. The town of Naas is a short distance with good boutiques, restaurants and pubs.

Dublin and Dublin Airport are an easy drive along the M7 and M50. There is a hose of local amenities close by including Hunting with Kildare Hunt and South County, Racing at Curragh (short drive), Punchestown and Naas within 20 minute drive.



# DESCRIPTION

Land c. 6.5 acres laid out in two good sized fields of top-quality land with extensive road frontage in this much sought after location. The land is currently grazing and is well sheltered with mature boundaries.

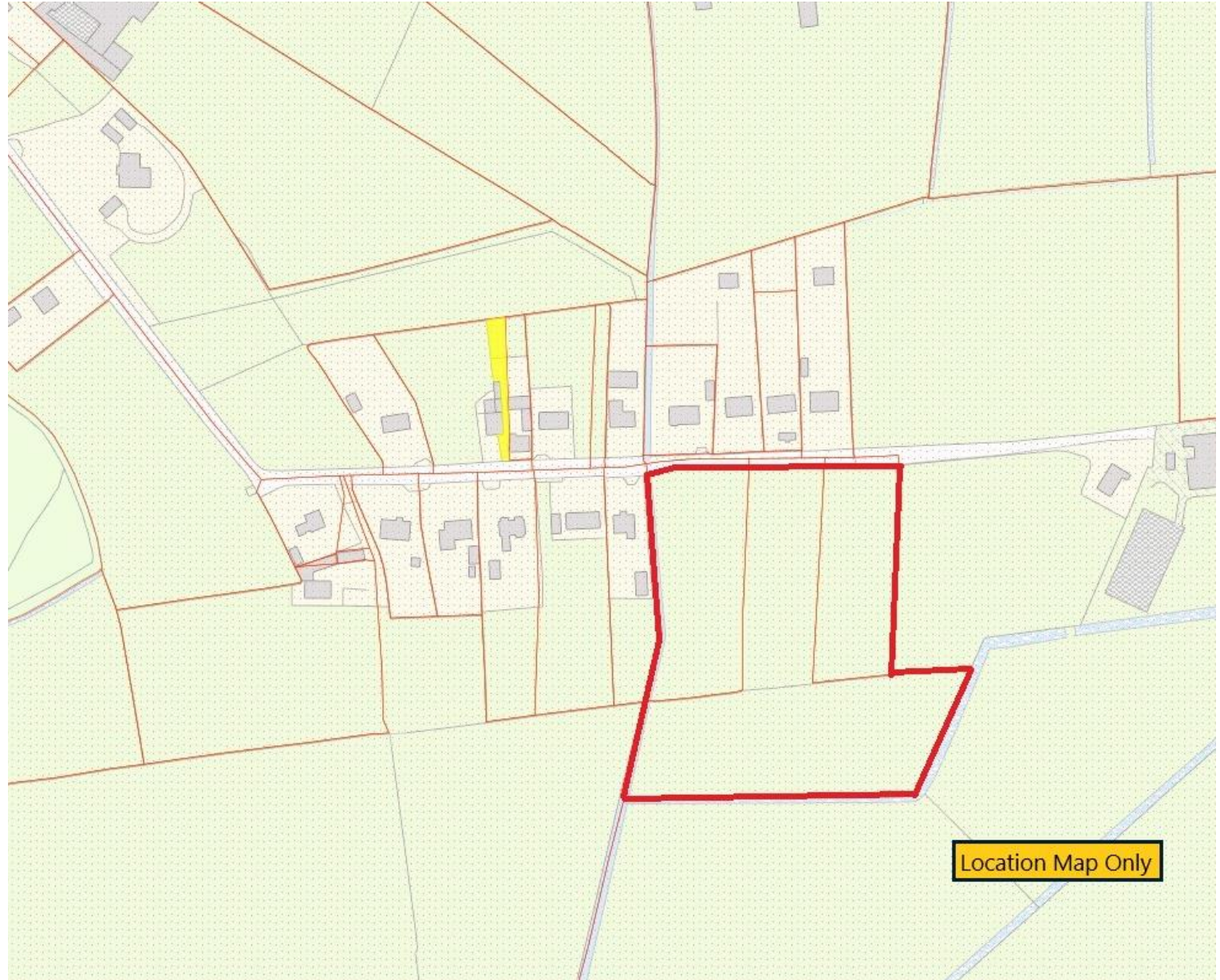
There are many services adjacent to the site including electricity, phone and water. The property is ideally suited all agri purposes, with potential uses for beef, sheep, or equestrian purposes. Additionally, the land offers the possibility for building a family home, subject to the necessary planning permissions, making it an attractive option for those seeking both.





# DIRECTIONS

- From Kilcullen, proceed out Athy road for c.7km.
- Take right turn at Whitehall Cross.
- Continue for c.2km passing church on right and take next left.
- Continue for c.0.5km and take next left.
- Land is located at the end of the cul-de-sac.







## FEATURES

- Excellent Free Draining Land.
- Well Sheltered Throughout.
- Extensive Road Frontage.
- Highly Sought After Location.
- Laid out in 2 Divisions.
- Excellent Access to M7/M9.



## VIEWING:

**By Appointment Only**

## PRICE REGION:

**€129,000**

**BER: EXEMPT**

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
105 Terenure Road East,  
Dublin 6,  
D06 XD29.

## CONTACT US

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