



C. 65.4 ACRES (26.47 HECTARES)

IRONHILLS HOUSE, IRONHILLS
SUNCROFT, CO. KILDARE.

Guide Price: €390,000

**FOR SALE BY PUBLIC AUCTION
ON THURSDAY THE 2ND JULY 2020
AT 3PM ON THE PROPERTY**



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY
C. 65.4 ACRES (26.47 HECTARES)
IRONHILLS HOUSE, IRONHILLS
SUNCROFT, CO. KILDARE.

LOCATION:

This property is in the townland of Ironhills between the villages of Nurney 6km and Suncroft 2.5km. This is a very central location close to Kildare Town 10km, Newbridge 11.5km & The Curragh 7.5km. The entire also benefits from easy accessibility to the M7 & M9 Motorways.

DESCRIPTION:

The lands extend to a total area of circa 26.47 hectares (65.4 acres) with a derelict farmhouse. The land is in grass and in several small divisions. There are some superb mature trees on the boundaries and although the land requires reclamation it would make an ideal site for a residence and yard subject to obtaining the necessary Planning Permission.

TITLE:

Freehold (Part Folio No. KE3990)
Eircode: R51 W627.

SOLICITOR:

Hughes Walsh Solicitors, James Street, Kilkenny.
(Contact: Oliver Holohan) – 056 7764355

PRICE:

€390,000 (€6,000 per acre)

AUCTION CONDITIONS:

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

DIRECTIONS:

From Suncroft:

Proceed through the village towards the Athy road. After you go around sharp bend take the next immediate right. The property will be on your left with a Jordan sign.

From Nurney:

Proceed through Nurney (R415) towards Kildare Town. At crossroads for GAA club turn right and continue for 4.5km going past Martin's pub (Kildoon). The property will be on your right with a Jordan sign.

CONTACT:

Clive Kavanagh

T: 045 -433550

E: clive@jordancs.ie

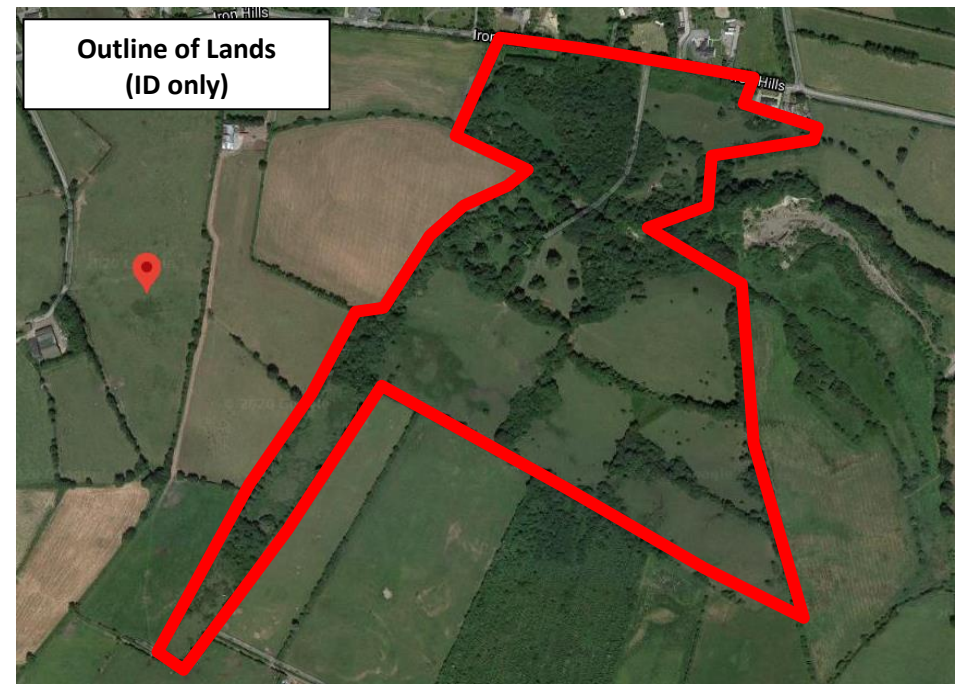
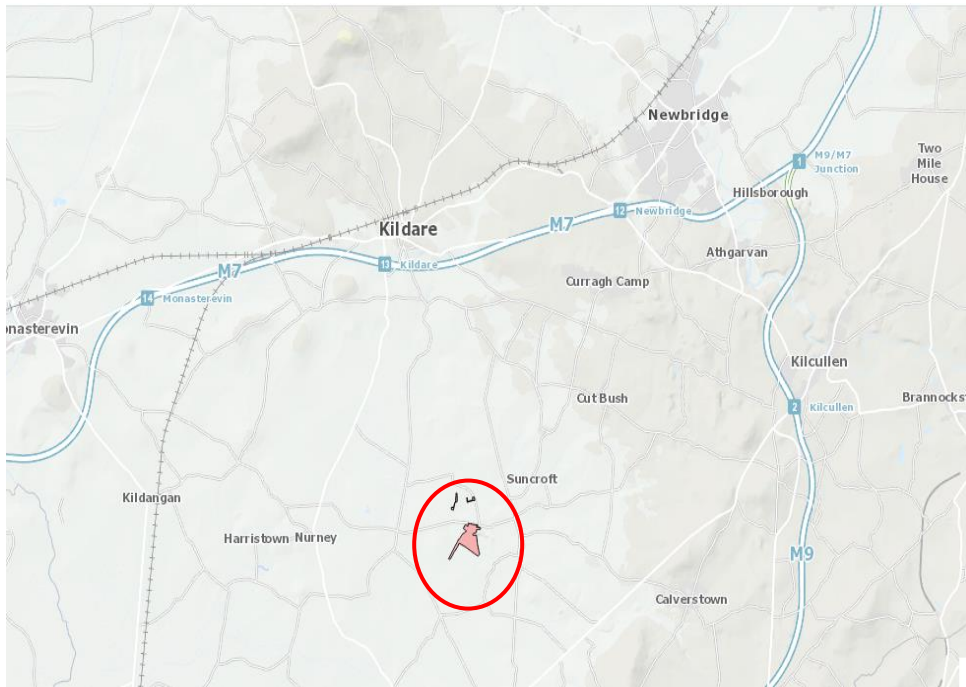
Paddy Jordan:

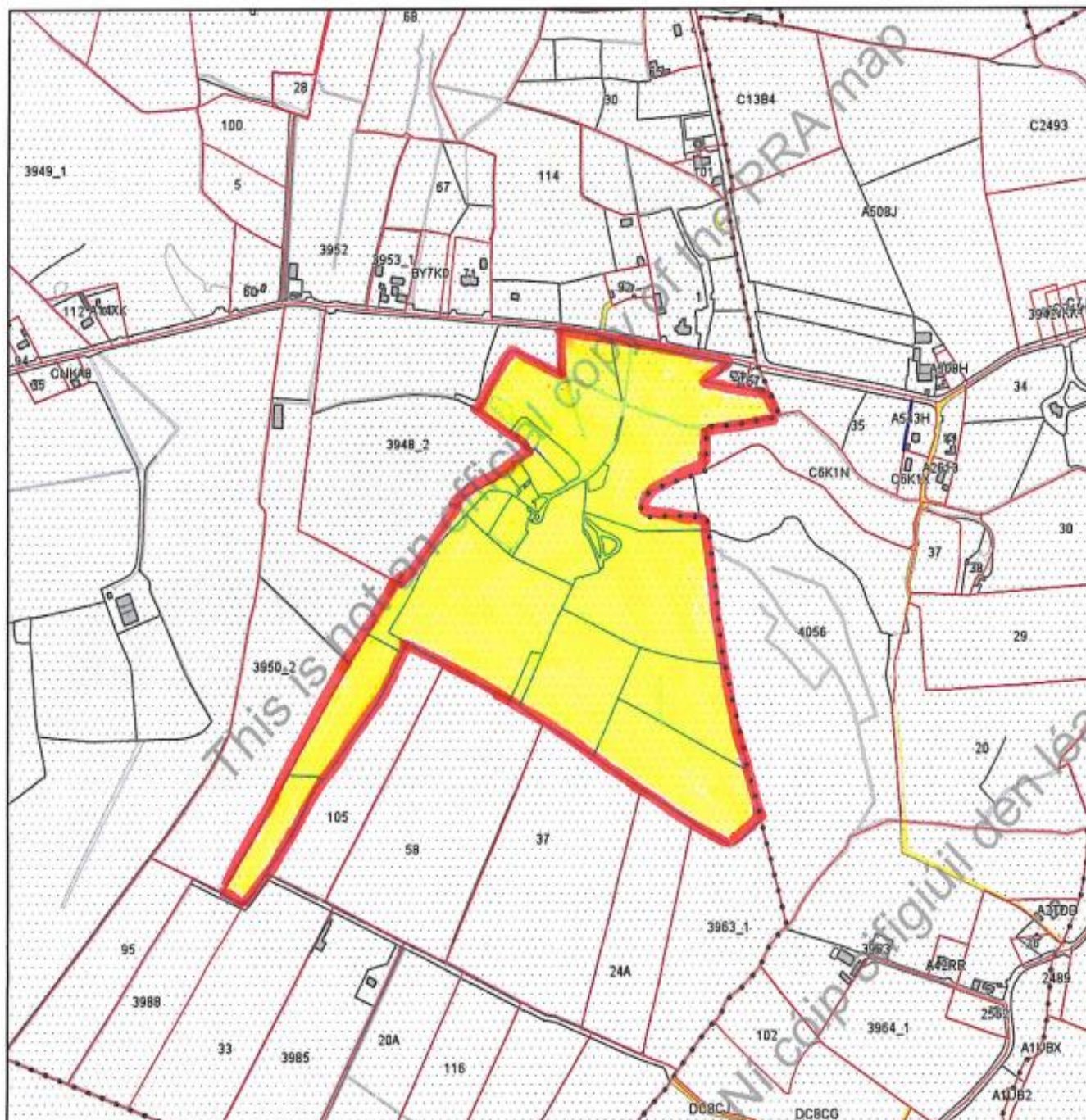
T: 045 - 433550

E: paddy@jordancs.ie

FOR SALE BY PUBLIC AUCTION
ON THURSDAY 2ND JULY 2020
AT 3PM
ON THE PROPERTY







The Property Registration Authority An tÚdarás Clárúcháin Maoine



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.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.pra.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

- (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

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