



c. 13 ACRES (c.5.23 HECTARES)

GREEN AVENUE / NEULANDS SOUTH,  
NAAS, CO. KILDARE

Guide Price: €250,000

For Sale by Public Auction  
Wednesday 14<sup>th</sup> June 2023 @ 3.00pm  
In Keadeen Hotel, Newbridge  
(unless previously sold)

**JORDAN** 

PSRA Reg No. 001536

## FOR SALE BY PUBLIC AUCTION

c. 13 ACRES (c.5.23 HECTARES)  
GREEN AVENUE / NEWLANDS SOUTH,  
NAAS, CO. KILDARE

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### LOCATION:

The lands are situated in the townland of Newlands South, Naas c. 665 metres from the R448 Naas to Kilcullen Road. This is a superb location only c. 4.7 km south of Naas in a nice quiet country setting c. 2 km north of Two Mile House and c. 7 km from Kilcullen.

The area has a wealth of amenities on your doorstep with Naas offering superb educational, recreational and shopping facilities including such retailers as Tescos, Dunnes Stores, Lidl, Aldi, Woodies, Boots, Argos, Harvey Norman, Currys, B & Q, Power City, to name a few.

The Village of Two Mile House has a church, primary school, Brown Bear Pub/Restaurant and an active GAA Club.

The area has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 9, 9A or 10, along with bus route available from Naas and train service from Sallins Station direct to the City Centre either Heuston Station or Grand Canal Dock

### DESCRIPTION:

The property comprises Folio KE552F c. 13 Acres of land laid out in one regular shaped division, mainly in grass enclosed by trees, offering good shelter and privacy. The land is level topographically and has excellent road frontage with 135 metres on the green avenue and c. 280 metres on the Newlands Road.

### 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 R448 Kilcullen Road. From the entrance to Killashee House Hotel continue for 1.8 km then take the right hand turn for Green Avenue and proceed for 665 metres and the land is on the right hand side at the intersection of the Green Avenue and Newlands South.

### AMENITIES:

There is a large selection of amenities in the area including tennis, basketball, athletics, GAA, rugby, soccer, hockey, horse riding, golf, leisure centres and racing in the Curragh, Naas and Punchestown.

### AUCTION CONDITIONS:

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

### SOLICITOR:

Coonan Cawley Solicitors, Unit 38, Wolfe Tone House, Naas, Co. Kildare.

### CONTACT:

**Liam Hargaden**

FRICS FCSI

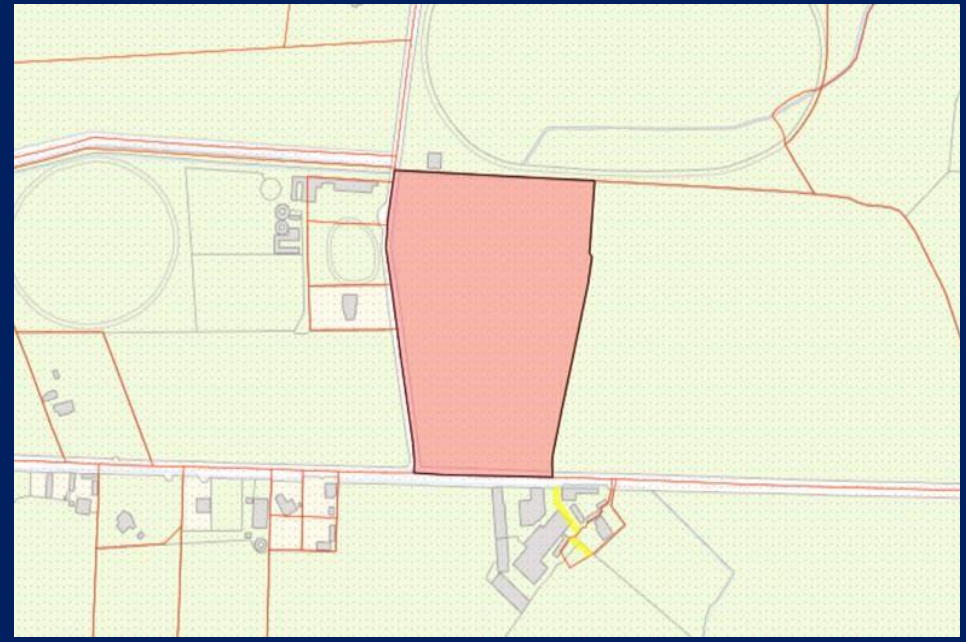
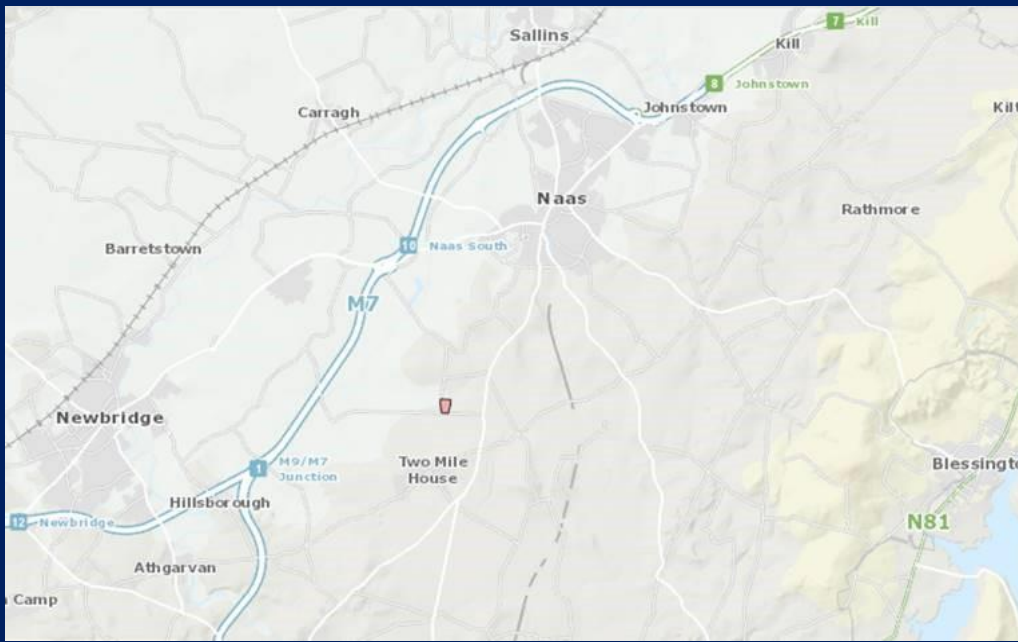
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