

FOR SALE BY PUBLIC AUCTION



**30.28 HECTARES (75 ACRES)
GOOD QUALITY LAND ALL IN GRASS WITH
FRONTAGE TO RIVER LIFFEY.**

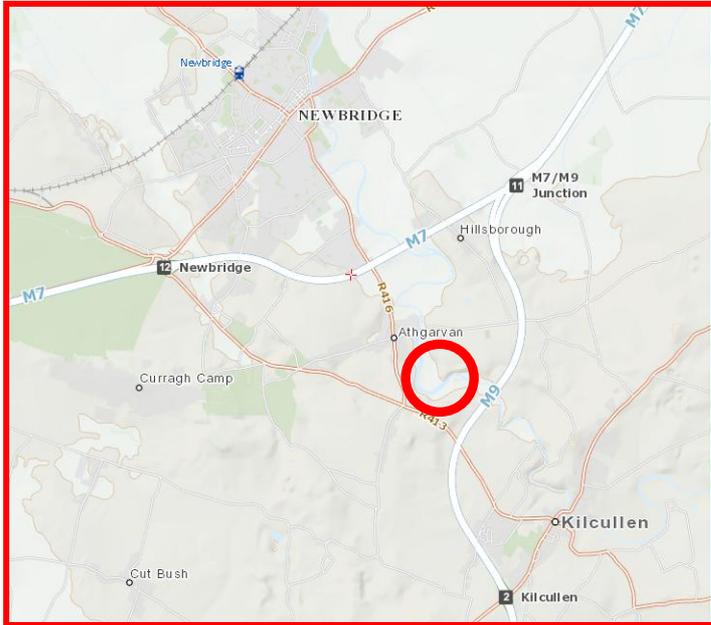
**CASTLEMARTIN & KINNEAGH
THE CURRAGH
CO.KILDARE**

**PUBLIC AUCTION ON
TUESDAY 21ST JUNE 2016
IN THE KEADEEN HOTEL
NEWBRIDGE AT 3PM
(unless previously sold)**

LOCATION:

The property is located between Newbridge (5km) and Kilcullen (2.5km) in the townlands of Castlemartin & Kinneagh, close to The Curragh and Athgarvan (1.5km). It has direct access off the R413 and is 5 minutes from the M7 Motorway (Junction 12).

LOCATION OF PROPERTY



LOCATION OF PROPERTY WITHIN WIDER HINTERLAND



DESCRIPTION:

The property extends to circa 30.28 hectares (75 acres), all in grass in a number of divisions with mature timber. The land is bounded by the M9 Motorway and the River Liffey (600 meters frontage). There is access off the R413 with a small yard comprising 3 span hay – shed with lean – to. The entire is ideally suitable for a range of enterprises and may also suit a hobby farmer or somebody looking to purchase the land with a view to constructing a house (subject to obtaining the necessary Planning Permission).

View of lands



View of Yard



SERVICES:

There is mains water and ESB supplied.

Aerial view of lands for ID purposes



View of River Liffey



AUCTION DETAILS:

Public Auction on Tuesday 21st June 2016 at 3pm in the Keadeen Hotel, Newbridge, Co.Kildare (unless previously sold).

CONTACT:

Paddy Jordan **FSCSI, FRICS**
paddy@jordancs.ie

Clive Kavanagh **MCSI, MRICS**
clive@jordancs.ie

SOLICITOR:

Daniel J.Reilly & Co, Emmet Street, Trim, Co.Meath.

DIRECTIONS:

From Newbridge:

Take the R416 towards Athgarvan and proceed through the Village. At t-junction turn left and after 1km property is on your left with a **JORDAN sign**.

From Kilcullen:

Take the R413 towards Newbridge / The Curragh for 5km. Once you cross over the Motorway bridge the property is on your right with a **JORDAN sign**.



GEOGRAPHICAL CO-ORDINATES: 53° 8' 32.2836" N 6° 45' 59.2632" W

