



1.06 ACRES (0.43 HECTARES)

BLACKETRENCH, NEWBRIDGE, CO. KILDARE

Guide Price: €65,000

**FOR SALE
BY PRIVATE TREATY**



PSRA Reg No. 001536

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1.06 ACRES, BLACKTRENCH, NEWBRIDGE,
CO. KILDARE.

LOCATION:

New to the market this site is located in a quiet rural setting within 8 km of Newbridge & Naas in the townland of Blacktrench.

The property benefits from good road and rail infrastructure with the M7 Motorway at Junction 10 within a short drive and the commuter rail service available at both Newbridge & Sallins.

DESCRIPTION:

The property comprises c. 1.06 acres of agricultural land with frontage along a secondary road. The land is currently in grass with mature boundaries and hedgerows on all sides,

PLANNING:

There are two previous Planning Refusals on the site (ref no 08/1458 & 04/2512). The reasons for the refusals centred on non-compliance with the Local Need Rural Housing Policy as defined by Kildare County Council.

TITLE:

Freehold

PRICE:

€65,000 – all offers in email format with proof of funds.

SERVICES:

Water on road and ESB nearby.

SOLICITOR:

TBC

DIRECTIONS:

From Naas:

Take the road towards Rathangan and proceed for 3km. Once you go over the Railway Bridge continue for another 1.5km and take a left turn at the Jordan sign. Proceed down the road for 1km and the property will be on your right (Jordan sign).

From Newbridge:

Take the Barretstown Road for 5.5km and once you come to Railway Bridge turn left and continue on the Rathangan road for 1.5km taking a left turn at the Jordan sign. Proceed down the road for 1km and the property will be on your right (Jordan sign).

CONTACT:

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