



**C. 12.7 ACRES (5.16 HECTARES)**

**CARBURY, CO. KILDARE.**

**Guide Price: €200,000**

**FOR SALE BY  
PRIVATE TREATY**



PSRA Reg No. 001536

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### LOCATION:

The subject lands are located between Edenderry (7km) and Enfield (11km) just outside the village of Carbury with extensive road frontage onto the R402.

This is an excellent location with the M4 (Junction 9) less than a 10-minute drive from the holding. The village of Carbury is within walking distance.

### DESCRIPTION:

The property extends to c. 12.7 acres (5.15 hectares) with over 500 metres frontage onto the R402. It is currently in grass with mature trees and natural hedgerows on the boundaries.

There is a lovely aspect towards Carbury Castle to the north and Newberry House to the south. The entire would make an ideal site for a house (subject to obtaining planning permission).

### TITLE:

Freehold.

### PLANNING:

No previous Planning Applications made on the lands.

### PRICE:

€200,000

### DIRECTIONS:

#### From Edenderry:

Take the R402 towards Carbury travelling for circa 6km. At the roundabout continue straight towards Johnstown Bridge and after 1km the lands will be on your right with a Jordan sign.

#### From Enfield:

Take the R402 towards Edenderry going through Johnstown Bridge and Kilshanroe. The lands will be on your left with a Jordan sign just before Carbury.

### CONTACT:

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