



**FOR SALE BY PUBLIC AUCTION**  
**COTTAGE & YARD ON C. 9.32 HECTARES (23 ACRES)**  
**TOP QUALITY LAND**



PROSPECT & SHERLOCKSTOWN  
SALLINS  
CO. KILDARE  
W91 TK70

**GUIDE PRICE: €350,000**

Public Auction on  
Monday 23<sup>rd</sup> July 2018  
@ 3.00pm in the Keadeen  
Hotel, Newbridge (*u.p.s*)



PSRA Reg No. 001536



## FOR SALE BY PUBLIC AUCTION

HOUSE & YARD ON C. 9.32 HECTARES (23 ACRES), PROSPECT & SHERLOCKSTOWN, SALLINS, CO. KILDARE, W91 TK70

### LOCATION:

The property is located in the townlands of Sherlockstown and Prospect to the north east of Sallins c. 3.5km, Naas 6km and Clane 7km. M7 Motorway access is via Junction 9 (Naas North) leading both north and south.

### DESCRIPTION:

The property is accessed via a cul-de-sac road which terminates shortly after the property. The property extends to c. 9.32 hectares (23 acres) together with cottage and yard and is held under Folio KE8939. The single storey cottage comprises c. 1,000 sq.ft. (92.9 sq.m.) with kitchen, bathroom, livingroom, utility and 3 bedrooms (in need of complete renovation). Yard comprises 3 span hay barn, outhouses and various stone buildings.

The lands are laid out in one block, currently in two divisions with extensive frontage onto the cul-de-sac. It is all in tillage with natural boundaries and hedgerows. The lands are classified in the Soils of Co. Kildare as "Straffan Series" which is in considered good quality and suitable for a wide number of uses.

### SERVICES:

Private water, septic tank drainage, oil fired central heating, ESB.

### SOLICITOR:

Len Roche, Roche & McGuinn, The Square, Tullow, Co. Carlow – Tel: 059-9151823

### PLANNING:

Interested parties to make their own enquiries.

### GUIDE PRICE:

€350,000

### CONTACT:

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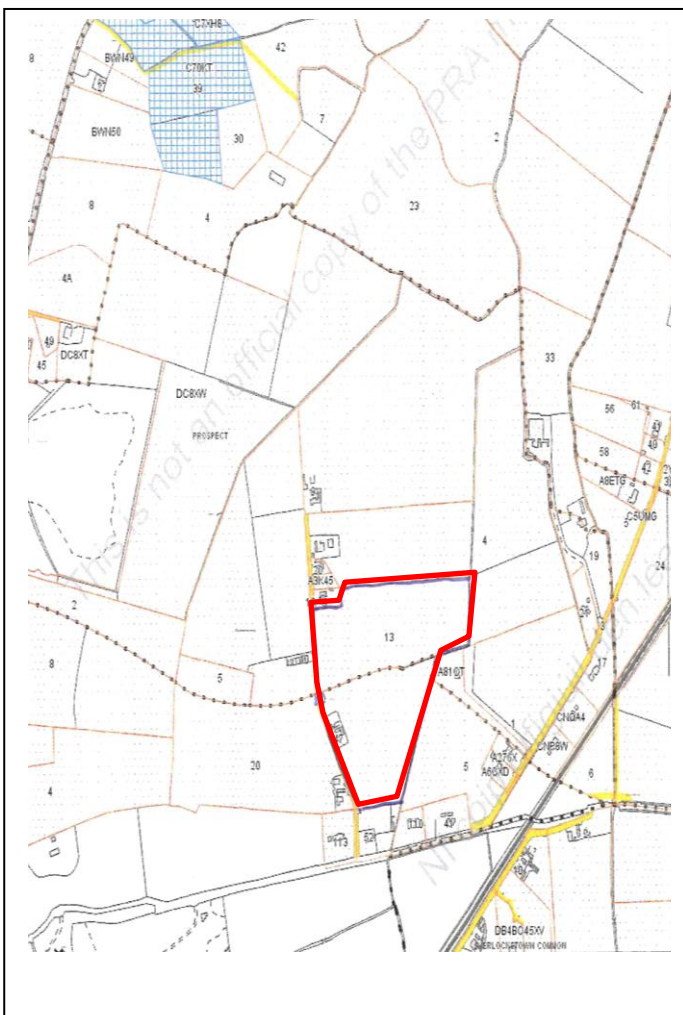
### DIRECTIONS:

From Naas: take the Sallins Road R407 and go through Sallins on Clane Road (R407) – after 1 km turn right (Bodenstown Cemetery). Go through Sherlockstown Cross Roads – after 500m turn left (cul de sac) (Jordan Sign) – property is on the right.

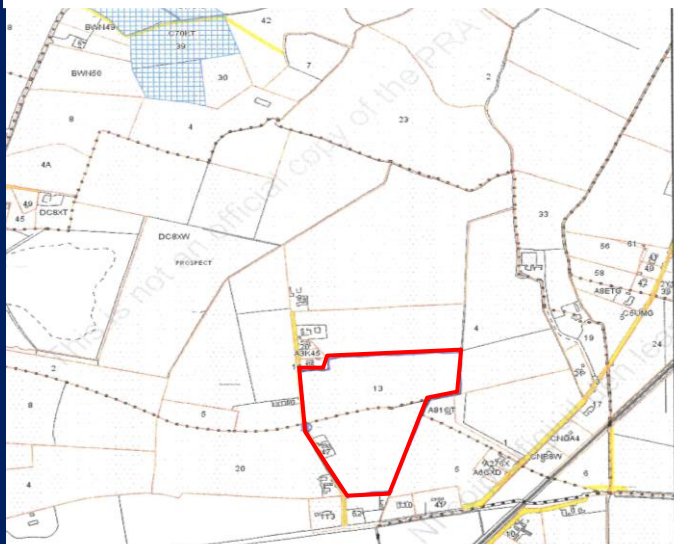
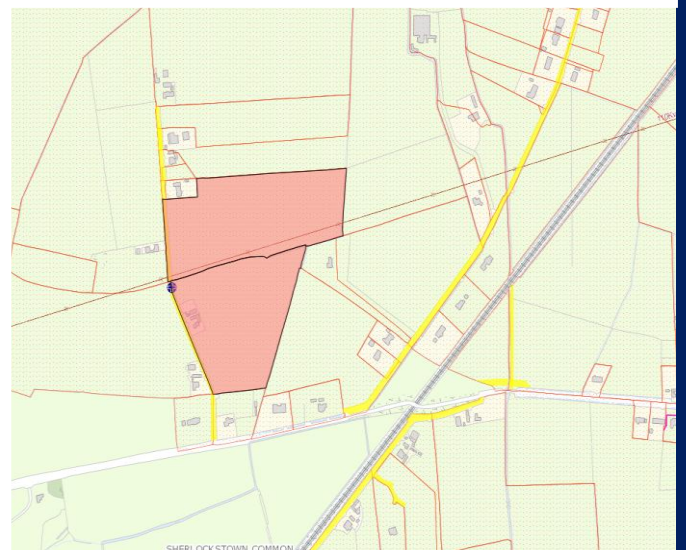
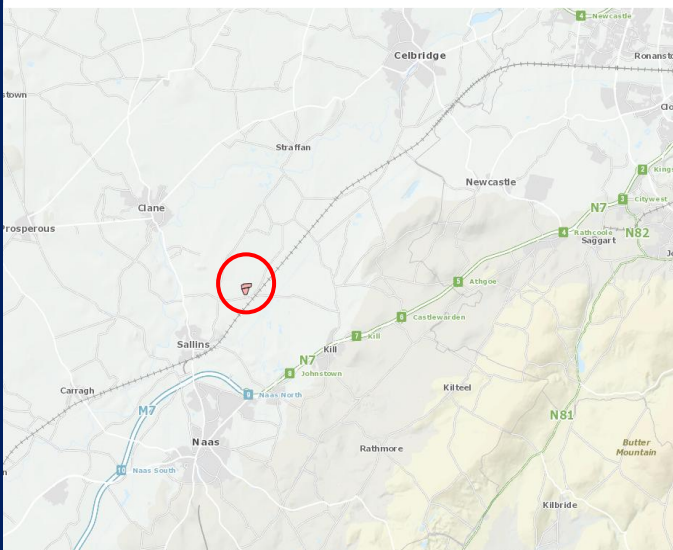
From Dublin: take N7 south exit at Junction 7 (Straffan), after c. 1 km turn left onto Barberstown Road – go over 2 hump back bridges after 2<sup>nd</sup> bridge (200m) turn right (Jordan sign), property is on right.

**PUBLIC AUCTION**  
**on Monday 23<sup>rd</sup> July 2018 @ 3.00pm**  
**in the Keadeen Hotel, Newbridge**  
*(unless previously sold)*

### SITE MAP







Edward Street, Newbridge, Co. Kildare.

T: 045-433550

[www.jordancs.ie](http://www.jordancs.ie)

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