



**FOR SALE BY PRIVATE TREATY WITH
POSSIBLE AUCTION LATER**

c. 11.27 HECTARES (c. 27.85 ACRES)

HAWKFIELD, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €300,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

C. 11.27 HECTARES (c. 27.85 ACRES),
HAWKFIELD, NEWBRIDGE
CO.KILDARE

LOCATION:

Situated in the townland of Hawkfield c. 2 miles from the Post Office in the Town Centre and 1½ miles from Train Station. The lands are in a rural setting c. ¼ mile off the R416 Newbridge to Milltown road. Newbridge is a busy provincial town 27 miles south west of Dublin just off the M7 Motorway accessed via Junction 10 or 12. The area has excellent transportation links with train service direct to City Centre, bus route and M7 Motorway. The town has a wealth of facilities with shops, schools, sports clubs, restaurants, pubs, churches, all on your doorstep.

DESCRIPTION:

The lands comprise c. 11.27 ha (27.85 acres) with x. 20 acres of good arable land currently in winter corn with good shelter and the balance 7.85 acres is low lying. There is an open concrete hay/stock shed (45m x 45m) with open concrete slab silage pit. The lands have c. 52 metres of road frontage and are c. 400 metres from zoned lands.

TOWN PLANNING:

The lands are outside any zoned area and agriculture in nature, however they are c. 400 metres from zoned lands.

TITLE:
Freehold

SOLICITOR:
Tom Stafford, Reidy Stafford
Newbridge

GUIDE PRICE:
€300,000

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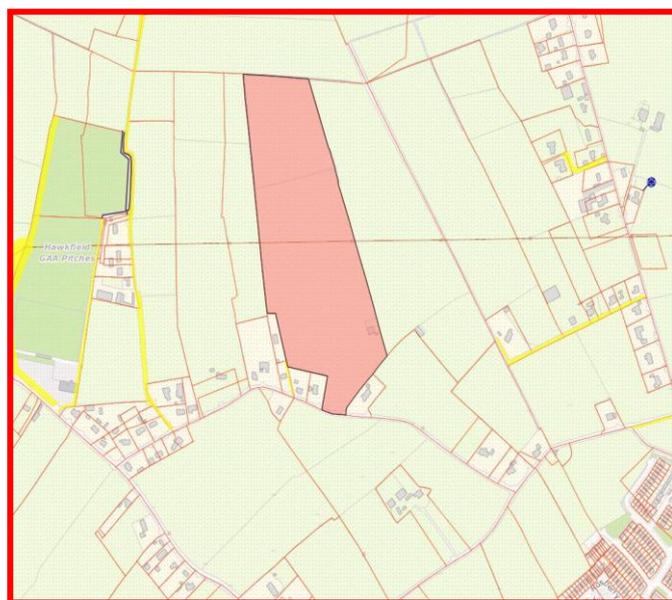
DIRECTIONS:

From the Post Office in Newbridge proceed out the R416 passing the Train Station up to the traffic lights at Rickardstown, from these traffic lights proceed 0.6 mile and turn right proceed up this road for ¼ mile and lands are on the left hand side.

Aerial View



Outline of Property



Edward Street, Newbridge, Co. Kildare.
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