

**LAND C. 9.4 ACRES**  
(available in lots)

Eadestown | Naas | Co. Kildare

LOT 1

LOT 2

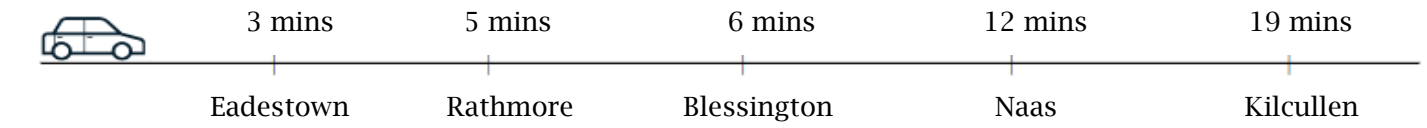
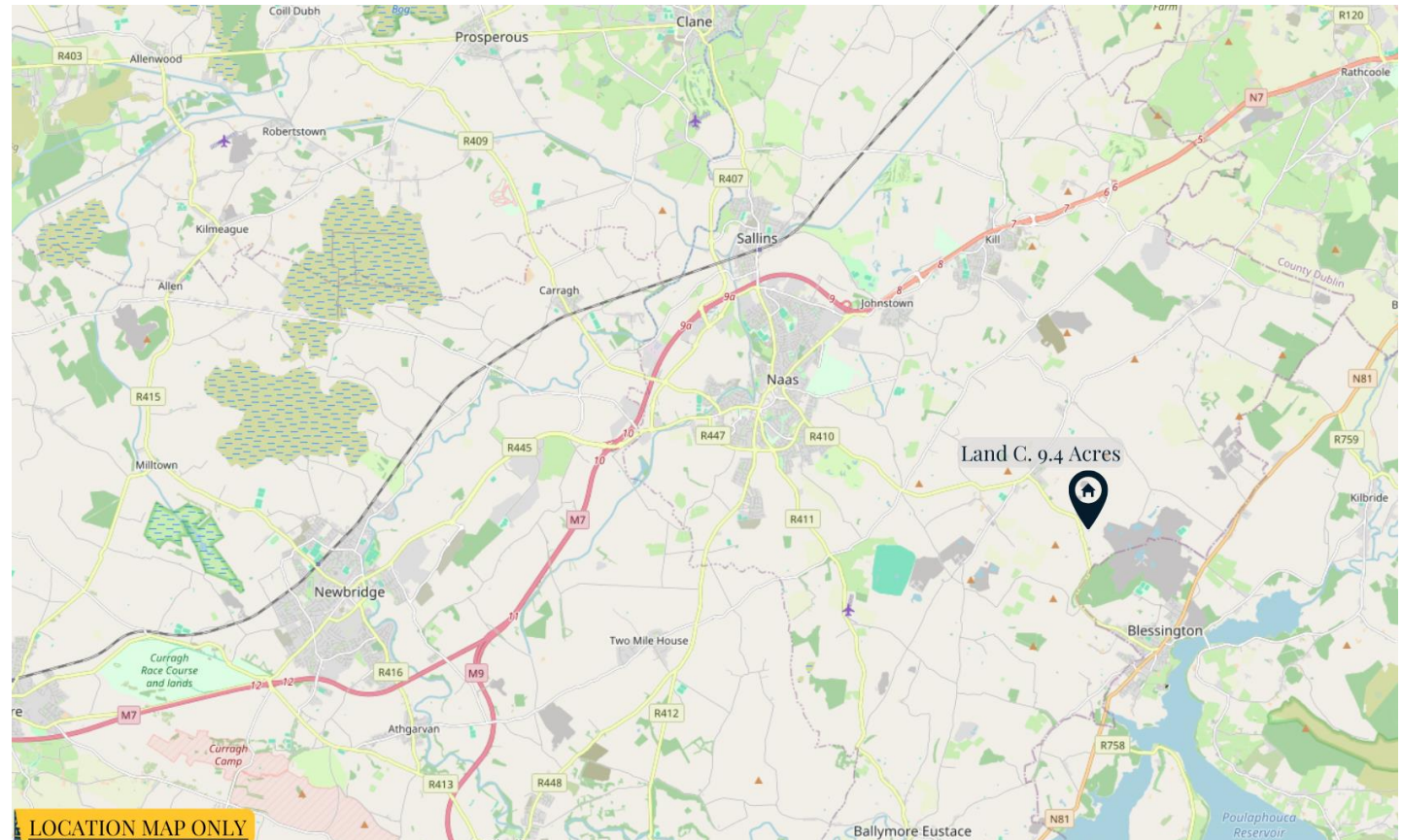
LOT 3

# LOCATION

Situated c. 6 kms (3.7 miles) southwest of Naas, in a rural location just off the Naas to Blessington Road and within Walking distance of Eadestown Village. The Eadestown area is known for its rural charm and picturesque countryside, like many rural Irish villages, Eadestown has a strong sense of community and GAA tradition. The surrounding area is characterized by farmland, rolling green hills. There are various outdoor recreational opportunities, such as hiking trails, fishing spots and equestrian facilities, making it an attractive destination for those who enjoy outdoor activities and nature.

Situated approximately The Village is part of the wider community and parish of Rathmore.

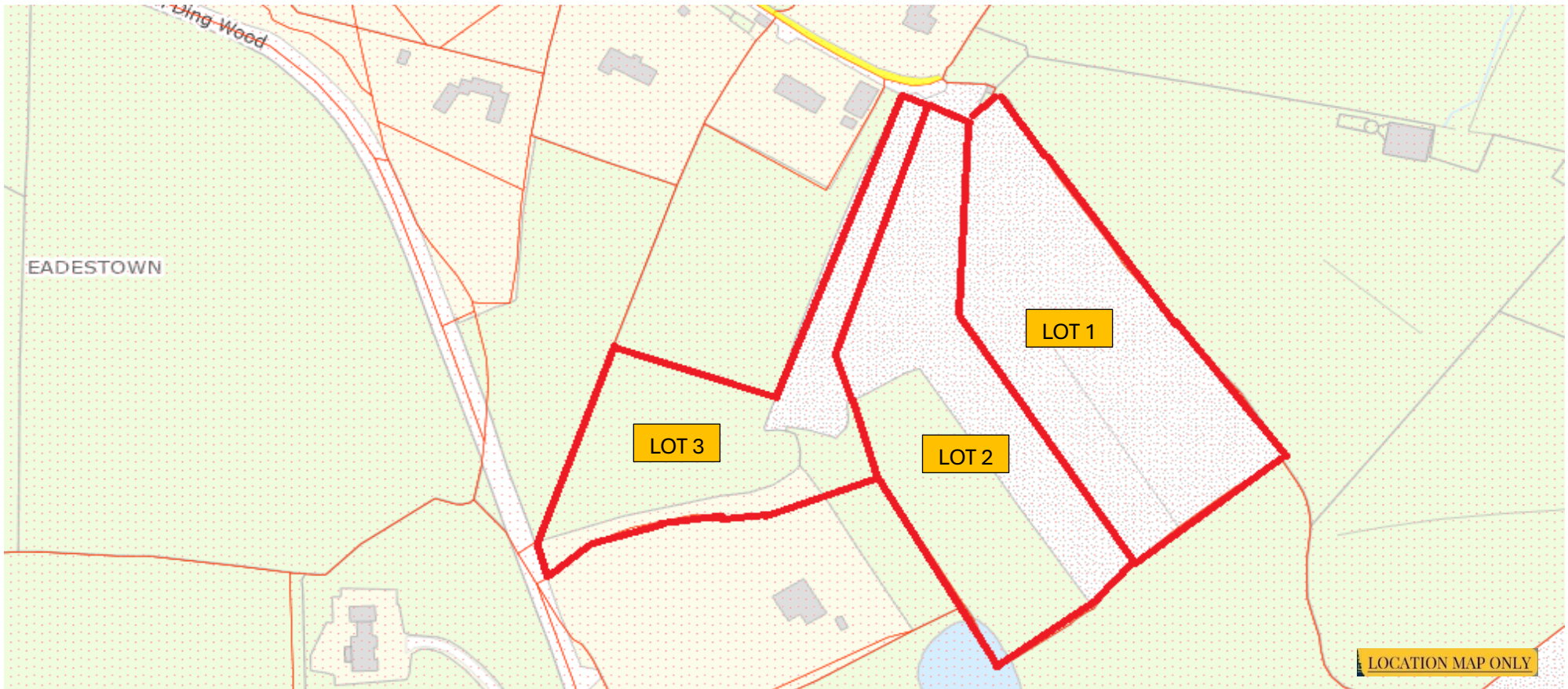
- Eadestown: c. 2.5 kms.
- Rathmore: c. 3.7 kms.
- Blessington: c. 6.4 kms.
- Naas: c. 8.8 kms.

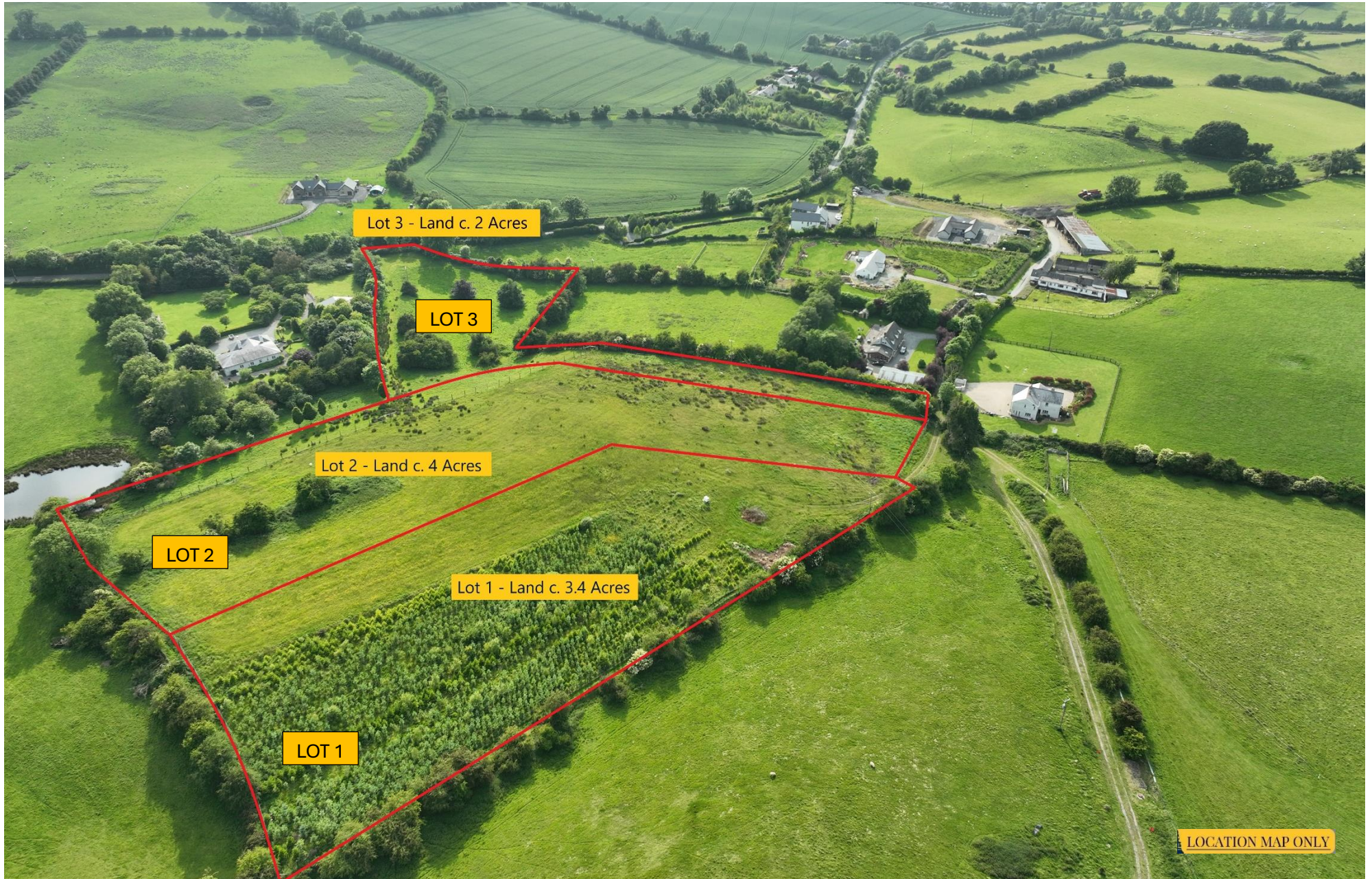




# DESCRIPTION

A unique opportunity to acquire c. 9.4 acres of well-located land, divided into three manageable lots, situated in a quiet and private rural setting just off the Blessington Road. The lands are positioned at the end of a cul-de-sac lane, offering seclusion and tranquillity, yet remaining easily accessible to nearby towns and amenities. Lot 1 extends to approximately 3.4 acres and consists of part grassland and part planted area, providing a mix of open and sheltered ground. Lot 2 comprises approximately 4 acres of quality grassland, ideal for grazing, cultivation, or other agricultural uses. Lot 3 extends to approximately 2 acres and is laid out in grass with the added benefit of mature trees, offering natural shelter and character, along with direct frontage onto the Blessington Road. This property presents excellent potential for a variety of uses, including the development of a one-off dwelling (subject to the necessary planning permission), a smallholding, or a hobby farm. Its peaceful surroundings and practical layout make it an ideal choice for those seeking space, privacy, and rural charm without being remote.











**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**Entire - €400,000**

**Lot 1 - €139,000**

**Lot 2 - €149,000**

**Lot 3 - €139,000**

**AGENT:**

**J. P. & M. Doyle Ltd.**

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