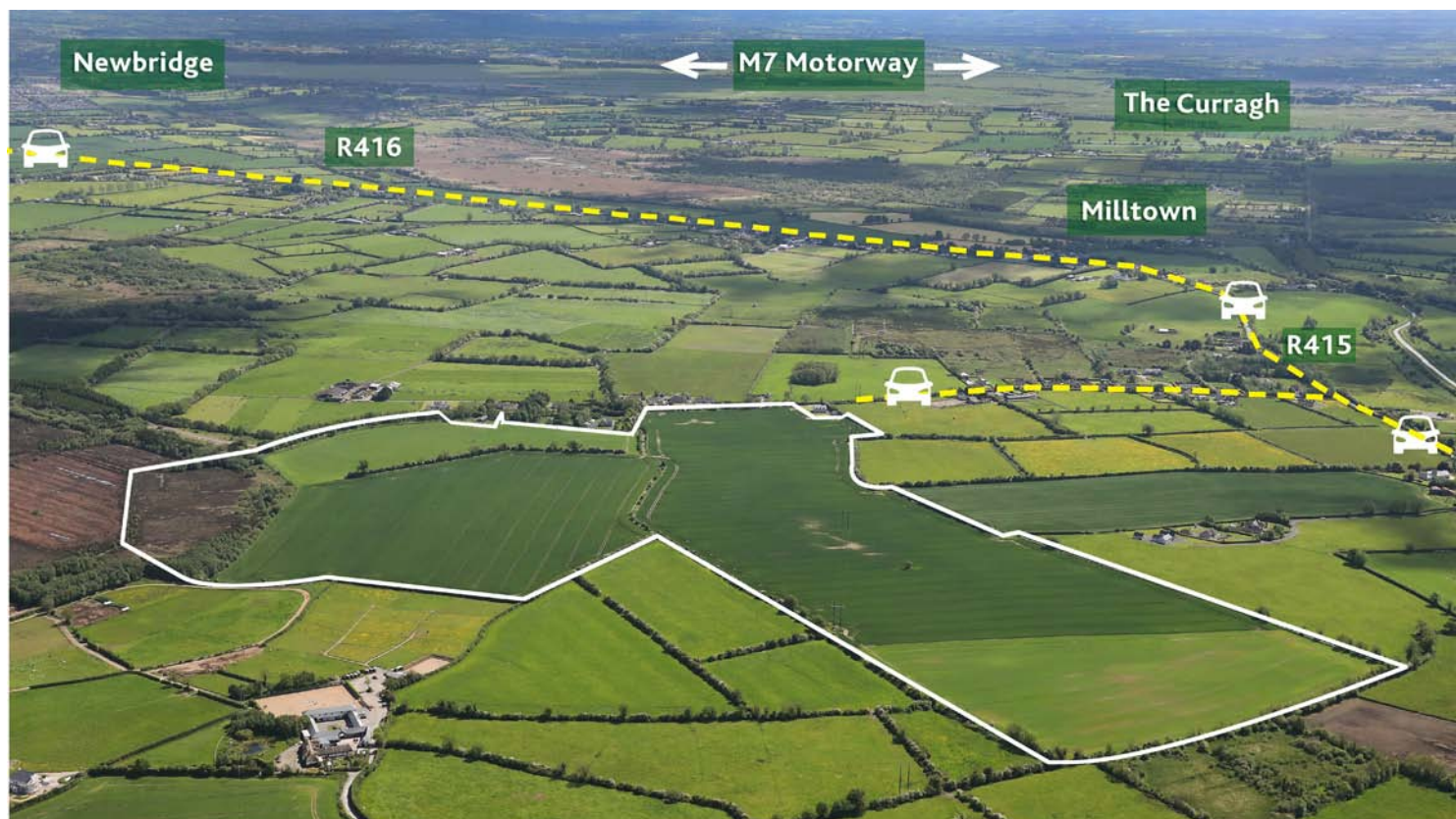


Farm Land



Approx. 137 acres (55.4 ha) Baronstown West, The Curragh, Co. Kildare

- Prime free draining non-residential farm in one lot
- Currently in tillage but suitable for any agricultural or equine use
- Superb potential as an investment or for owner occupier
- Potential for superb site STPP
- Ideal location close to Newbridge, Kildare town and The Curragh

Milltown 2 km, The Curragh 3 km, Newbridge 7 km,
Kildare Town 7 km Dublin city and airport 50 km

PSRA No. 003764 coonan.com

Approx. 137 acres
(55.4 ha)

Guide Price
€1,800,000

Sale by Public Auction on
Thursday 26th May at 3 pm
in the Keadeen Hotel,
Newbridge, Co. Kildare

Description

Coonan
PROPERTY

Description:

A superb free draining farm in one block extending to c.137 acres (c.55.44 hectares) in total and located in one of County Kildare's most sought after locations. The property enjoys good road frontage and an elevated position together with uninterrupted views of the surrounding countryside. The lands are currently in tillage and have been well maintained over the years and would also suit equine or farming interests. The land is mainly free draining and high yielding and maybe suitable for any agricultural or equestrian use.

Location:

Located in the heart of the bloodstock industry just c.3km from the Curragh, c.2km Milltown, c.7km Newbridge and Kildare Town just c.7km away. Just a short drive will find you at the M7 interchange at the Curragh leaving Dublin City and Airport just c.50km away. There is horse racing close by in the Curragh, Naas and Punchestown.

Planning:

There is a planning permission lodged for gateway access to public road way

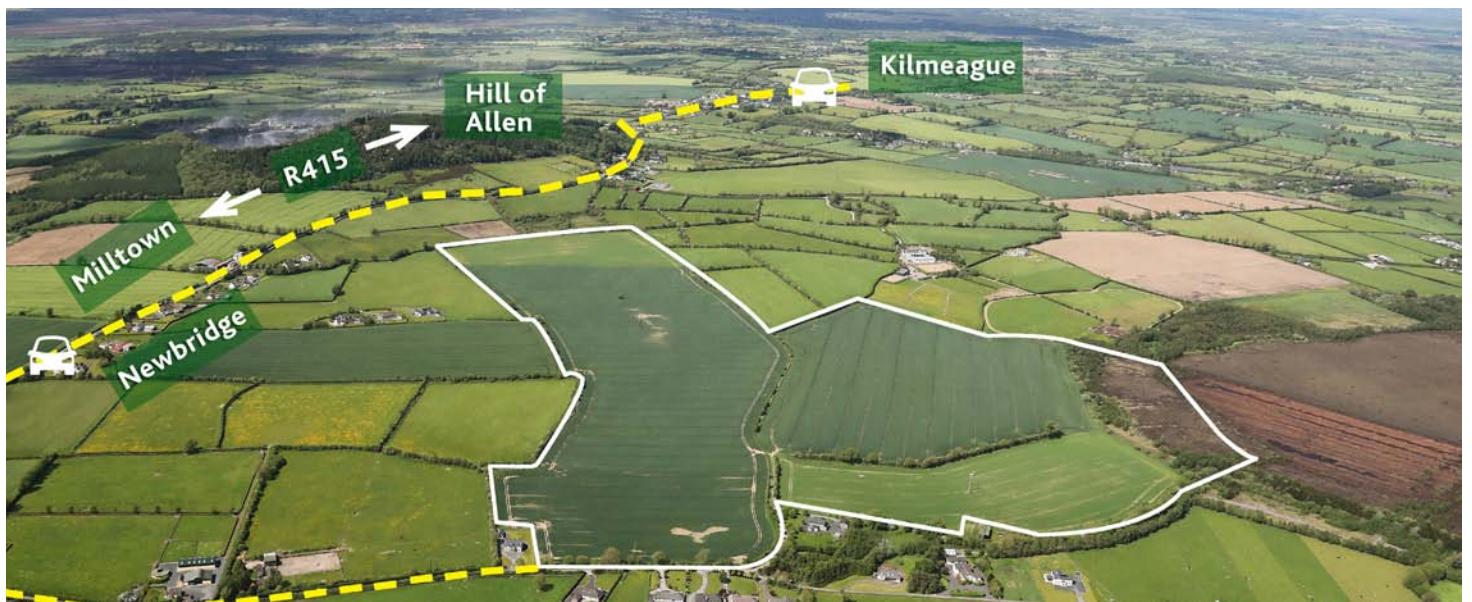
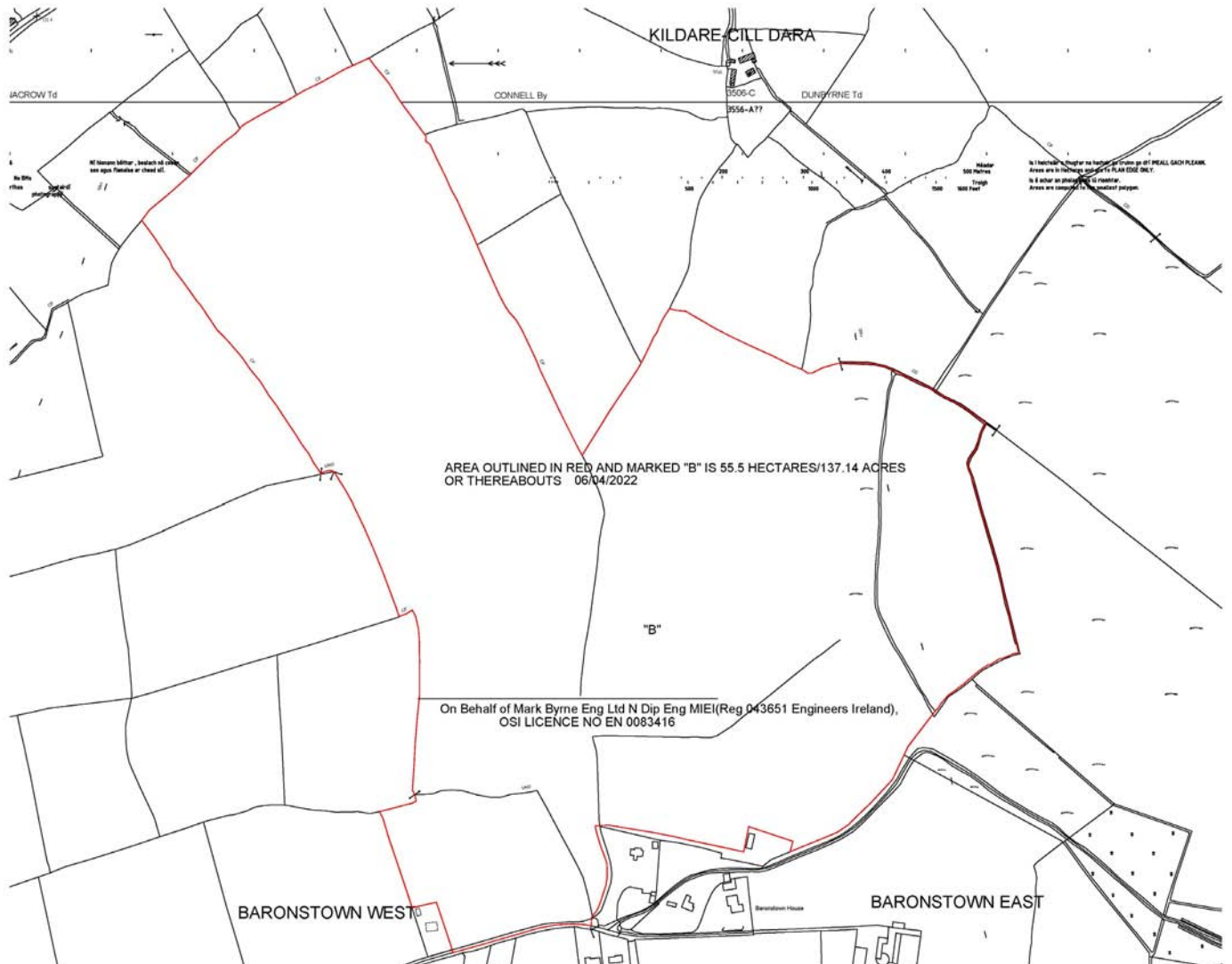
Additional Information:

- Elevated and free draining lands
- Good road frontage to secondary road
- Prime free draining and well maintained lands
- Laid out in 3 large divisions
- Potential for superb residence (S.T.P.P.)
- Excellent access to M7, Newbridge and Kildare towns
- Suitable for any agricultural or equestrian use



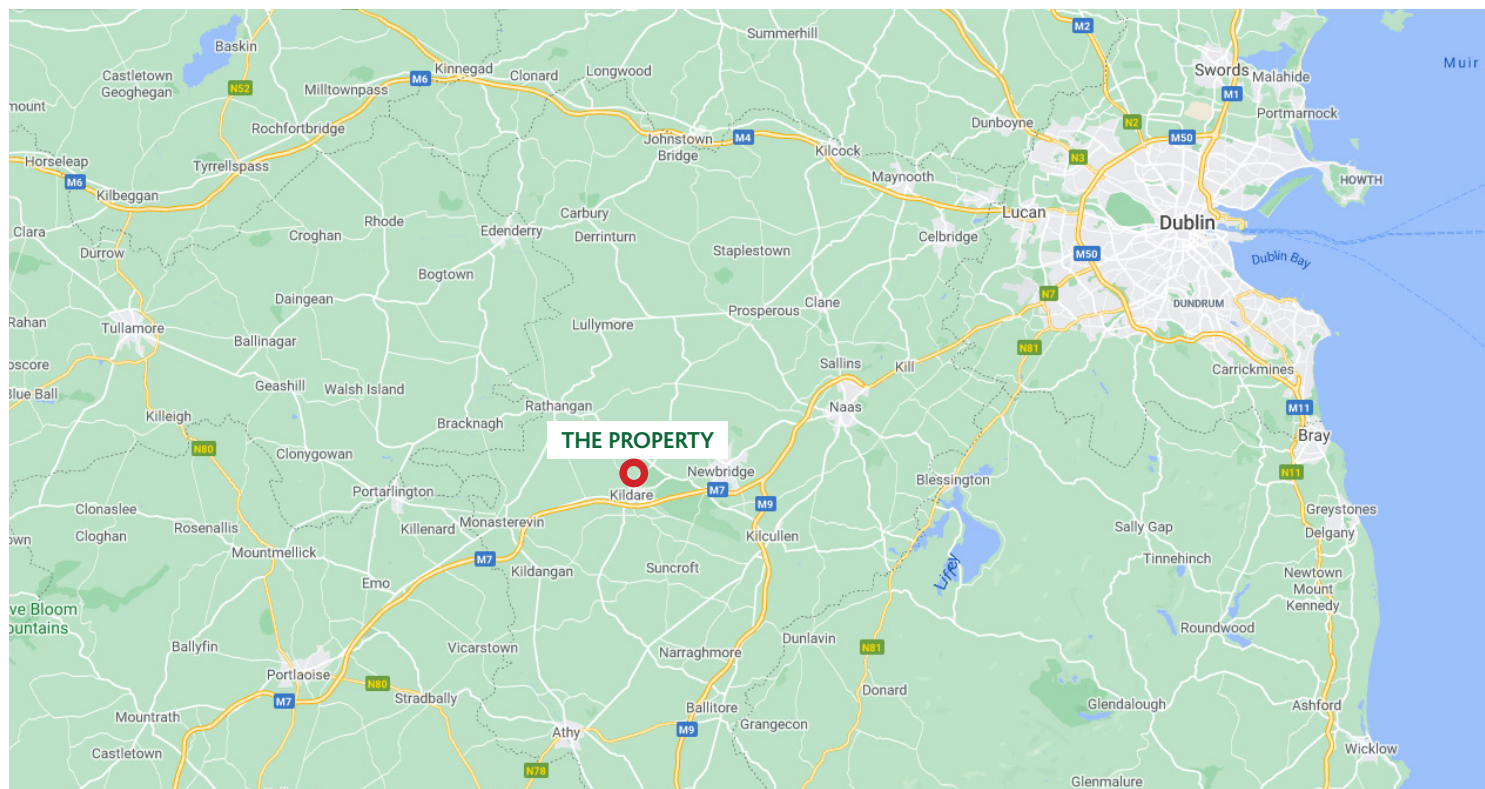
Map

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions:

From Dublin take the M7 motorway as far as The Curragh (exit 12). Proceed behind the new stand at The Curragh racecourse and take a right turn signed for Milltown (R415). Proceed through Milltown village toward Hill of Allen and take first right turn (see agent signs). Property is approximately 1 km on left hand side identified by for sale signs.

Solicitor:

Mr Eddie Timmons O' Reilly Timmons Solicitor's Kilcock Co. Kildare T: 01-6287703

Coonan
PROPERTY

Contact Information:
Philip Byrne
Coonan Property
Maynooth Co. Kildare
01-6286128

Joint Agent;

John J Dowling, Dowling Property Main St., Kilcullen,
Co. Kildare, Tel: 045 482189

Viewing

By appointment at any reasonable hour.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com