



C. 53 ACRES (21.54 HECTARES)

EAGLE HILL, SUNCROFT,
THE CURRAGH
CO. KILDARE

For Sale by Public Auction
Friday 29th September 2023 at
3pm in the Keadeen Hotel, Newbridge, Co.
Kildare.

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION
CIRCA 53 ACRES (21.54 HECTARES),
EAGLE HILL, SUNCROFT, THE
CURRAGH, CO. KILDARE.

LOCATION:

The lands are located in a rural area between the villages of Suncroft (4km) and Nurney (7km) in South Kildare. There is access via several local roads and the larger towns of Newbridge (12km), The Curragh (7km), Kildare Town (11km), Athy (13km) & Kilcullen (12km) are all within easy reach.

The M9 and M7 Motorways are both within 10 minutes' drive.

DESCRIPTION:

The entire extends to a total area of 53 acres and is being offered for sale in the following lots:

Lot 1: Circa 45 acres (18.2 ha) with Farmyard:

These lands are all in the one block, currently in grass and laid out in 4 divisions with natural boundaries and hedgerows on all sides. There is extensive frontage onto a cul-de-sac laneway. The yard, located at the entrance provides two hay barns with lean-to, cattle crush & loading pens.

Lot 2: Circa 8 acres (3.23 ha):

This lot is directly opposite the lands above and is in grass, in one division. It would make an ideal site for a residence subject to obtaining the necessary Planning Permission

Lot 3: Entire 53 acres (21.54 ha)

The entire is an ideal out farm or possible location for a hobby farmer looking to construct a residence. With the land leasing market currently strong the investment merits of acquiring land to take advantage of the tax – free income also presents opportunities.

TITLE:

Freehold

SOLICITOR:

Wilkinson & Price, Naas, Co. Kildare
045 - 897551.

SERVICES:

Lot 1 – natural water supply. ESB available for connection in the area.

GUIDE PRICE:

€10,000 per acre.

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% non - refundable deposit required payable. No pre – registration required.

CONTACT:

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PUBLIC AUCTION

Friday 29th September 2023 at 3pm in
the Keadeen Hotel, Newbridge,
Co. Kildare.





**MAP OF LANDS FOR IDENTIFICATION
PURPOSES:**

Lot 2: Circa 8 acres

Lot 1: Circa 45 acres

Directions:

From Newbridge / The Curragh:

Proceed into Suncroft and pass through the Village continuing on the L4002 for 2km. Turn right at Jordan sign and go straight for 1km. The land will be on your right with a Jordan sign after circa 1.5km.

From Kildare Town:

Take the Tully Road turning left after the National Stud. Go straight for 1km and keep right at the Y. Continue towards Suncroft for 1.5km taking the next right and go for 4km until you come to a T-junction and turn right. Go straight for 1km and turn right at Jordan sign. The land will be on your right with a Jordan sign after circa 1.5km.

MULLAGHMOYNE
WEST