

AUCTION REGISTRATION REQUIRED



C. 16.6 ACRES (6.71 HECTARES)

COOLTRIM, DONADEA
CO. KILDARE

Guide Price: €250,000

For Sale by Public Auction
Friday 18th October 2024 @ 3pm
in the Keadeen Hotel, Newbridge,
Co. Kildare.

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION
CIRCA 16.6 ACRES (6.71 HECTARES),
COOLTRIM, DONADEA, CO. KILDARE.

LOCATION:

The lands are located in the townland of Donadea benefiting from easy accessibility to a number of surrounding towns including:

- Kilcock: 8km
- Maynooth: 13km
- Clane: 9km
- Naas: 22km
- M4 (Junction 8): 8km

The larger towns within the general vicinity provide a wide range of services and facilities.

Donadea Forest Park is within walking distance where there are many looped trails and historical features including the remains of the castle and walled gardens, St. Peter's church, an icehouse and boat house.

DESCRIPTION:

The land is all in one block currently in grass with superb mature trees and natural hedgerows throughout. The land is currently in one division with frontage onto the local road. It is an ideal parcel of land for the construction of a residence and yard subject to obtaining the necessary Planning Permission.

TITLE:

Freehold.

SOLICITOR:

Powderly Solicitors, Kilcock.
(contact: Esme Hennessey).

SERVICES:

None – ESB close by for connection.

GUIDE PRICE:

€250,000 (€15,000 per acre).

INSPECTION:

The lands can be inspected at any reasonable time.

DIRECTIONS:

From Kilcock:

Take the R407 towards Clane. After 7.5km turn right (Painestown Cross) and proceed for 4km before turning right (opposite Donadea Forest Park entrance). Continue on that road for 1.5km and the lands will be on your right with a **JORDAN** sign.

From Clane:

Take the R407 towards Kilcock. After 6km turn left (Painestown Cross) and proceed for 4km before turning right (opposite Donadea Forest Park entrance). Continue on that road for 1.5km and the lands will be on your right with a **JORDAN** sign.

AUCTION CONDITIONS:

- Pre – registration required.
- Purchaser to sign contracts on day of sale. 10% non -refundable deposit required payable.

CONTACT:

Clive Kavanagh

T: **045 -433550**

E: clive@jordans.ie

PUBLIC AUCTION

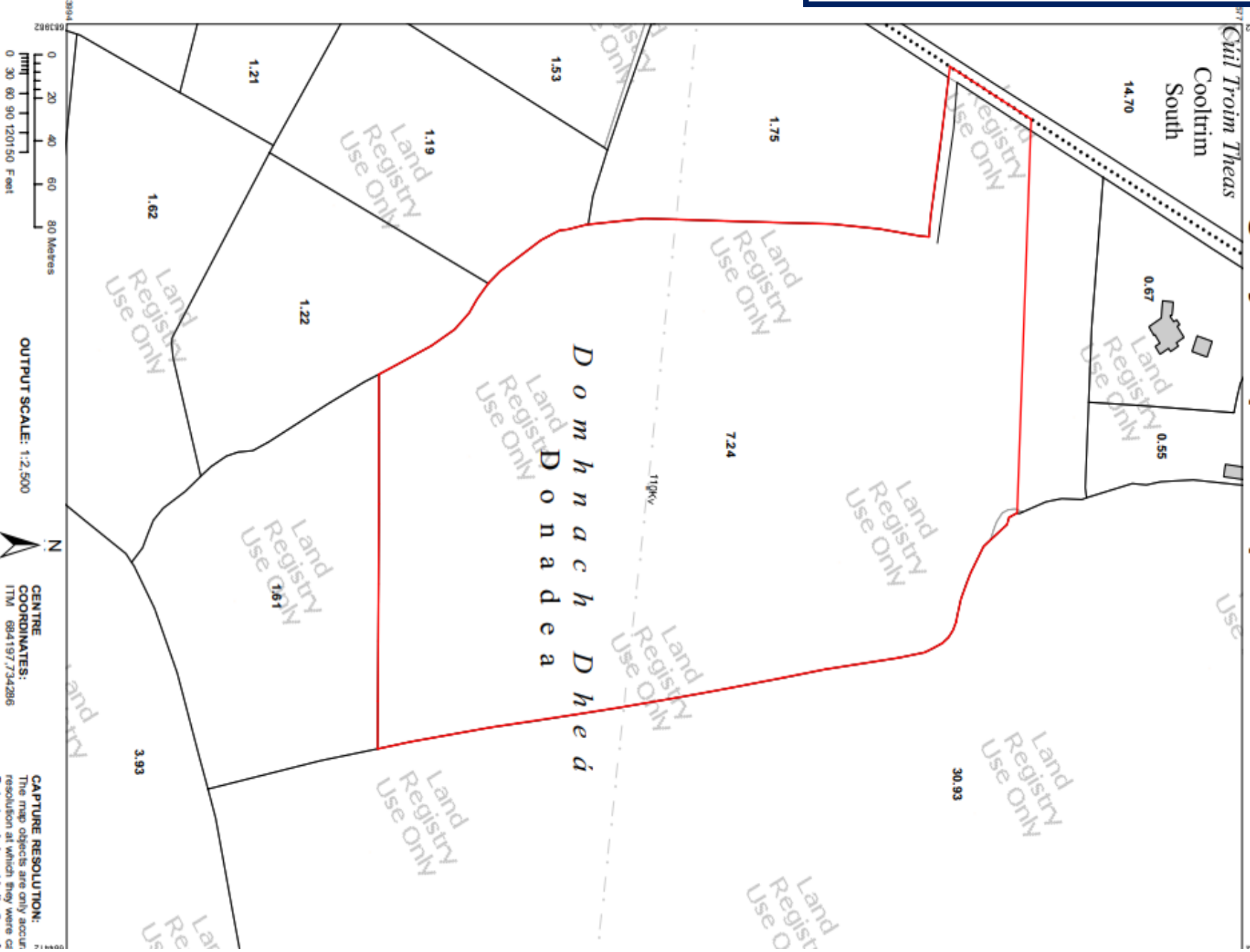
**Friday 18th October 2024 at 3pm in the
Keadeen Hotel, Newbridge, Co. Kildare.**





MAP OF LANDS FOR IDENTIFICATION PURPOSES:

Land Registry Compliant Map



COMPILED AND PUBLISHED BY:

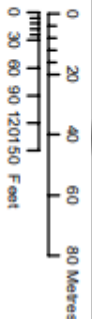
Tailte Éireann,
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D08 FGE 4

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CENTRE COORDINATES:
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MAP SHEETS: 3256-A

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OUTPUT SCALE: 1:2,500



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Or Browne - Chartered Engineer
B.Sc.Eng., Dip.Eng., Furling, CE.Eng., M.I.E.I.
Site Area outlined in RED = 67,150 sq.m / 6,715 Ha



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