



CHARMING COTTAGE ON C. 0.89 ACRES WITH
FULL UNRESTRICTED PLANNING PERMISSION
FOR RENOVATION & EXTENSION.

**BADEN LODGE, THE CURRAGH,
CO. KILDARE R56 P389**

€150,000

Public Auction
Wednesday 31st October 2018
@ 3.00pm in Keadeen Hotel,
Newbridge (ups)



FOR SALE BY PUBLIC AUCTION
Wednesday 31st October 2018 @ 3pm
In Keadeen Hotel, Newbridge
(unless previously sold)

CHARMING COTTAGE ON C. 0.89 ACRES
(0.36 HA).

LOCATION:

The property is in an excellent location, close to The Curragh Plains and a mere 6 km south of Newbridge. Easy access to the M7 (5 km) and M9 (7 km) Motorways, in addition to the towns of Kildare (5 km), Kilcullen (7 km) and Naas (14 km), the property is ideally suited to anyone looking for the perfect combination of country and city living. It is close to Sheshoon Stud owned by the Aha Khan.

DESCRIPTION:

Baden Lodge is a charming property set back from the road. Surrounded by mature timber and an array of old flowers and shrubs.

Full unrestricted Planning Permission exists for renovation of the original cottage and a new extension of 106 sq.m bringing the overall floor area to 187 sq.m. (2,012 sq.ft.) when completed. In addition to this the Planning Permission includes a much improved site entrance. The Planning Ref is 17/1334 on Kildare County Council website (online planning section).

SOLICITOR:

O'Connor Solicitors, 8 Clare Street, Dublin 2.
(Ref: Peter Benson).

AMENITIES:

Hunting: Kildare & South County.
Racing: Curragh, Punchestown, Naas (15 mins).
Golf: Curragh, Rathsallagh & Naas.
Rugby & GAA: Newbridge, Kilcullen.
Boating, Fishing, Kayaking on Liffey nearby.
Shopping: Newbridge – Whitewater Shopping Centre. Kildare Village Retail Outlet 5 mins drive.

TRANSPORT / ACCESS:

Roads: M7 - 5km M9 – 7km.
Train: Newbridge 7km (10 mins) & Kildare Town 5km – (10 mins).
Bus: Frequent service from Kildare, Newbridge and The Curragh Camp.

GUIDE PRICE:

€150,000



BER NO: 109582411

DIRECTIONS:

From Newbridge/Naas:

Take the road towards the Curragh Camp (L3008) and proceed straight for c. 5 km, going through two sets of crossroads towards Suncroft. After the second crossroads, the property is on your right-hand with a **Jordan sign**.

From Kildare:

Take the M7 Motorway northbound, exiting at Junction 12 towards the Curragh Camp (L3008). Proceed straight for c. 5km, going through two sets of crossroads towards Suncroft. After the second crossroads, the property is on your right-hand side with a **Jordan sign**.

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft



CONTACT:

Clive Kavanagh

T: 045 - 433550

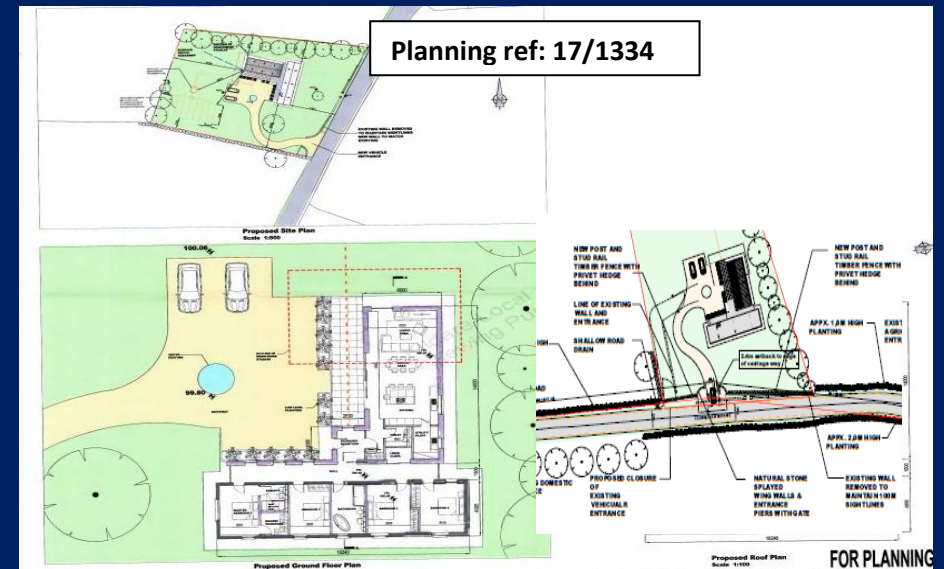
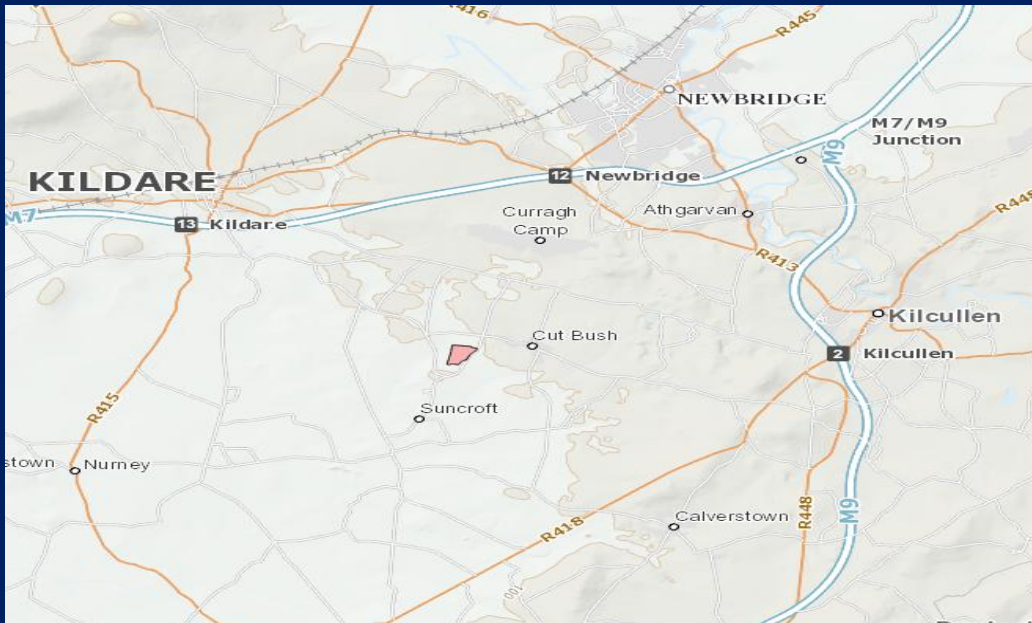
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Paddy Jordan

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VIEWING STRICTLY BY
APPOINTMENT WITH SOLE
SELLING AGENT



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