

FOR SALE BY PRIVATE TREATY



**ASHGROVE,
KILDANGAN,
CO. KILDARE.
ON C.25.9 HECTARES (64 ACRES)**

FOR SALE IN LOTS

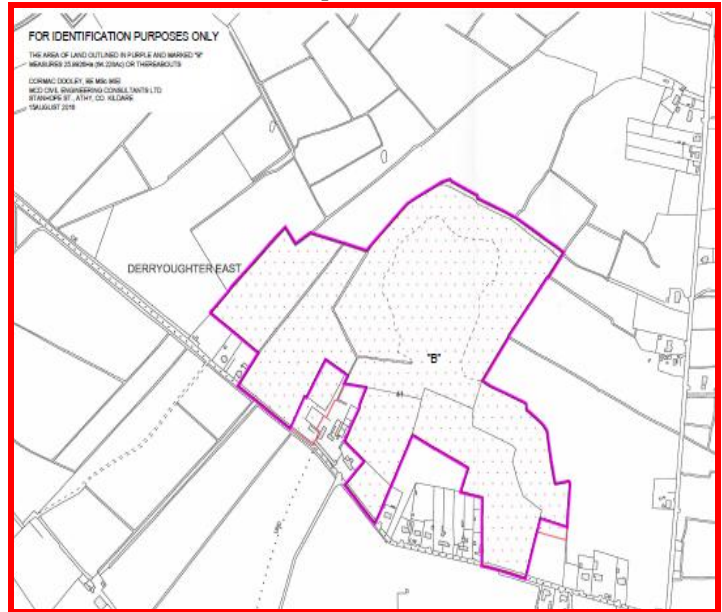
LOCATION:

Situated off the Athy – Monasterevin Road (R417) close to the Village of Kildangan, 3 km Monasterevin, 9 km Kildare and 16 km Newbridge. The M7 can be accessed at Kildare or Monasterevin, as can the Arrow Rail Service, with commuter service to Dublin.

Location of property



Map of Lands



DESCRIPTION:

The entire property extends to 25.9 hectares (c.64 acres). It is all in grass with about 5.26 hectares (13 acres) in forestry and is being offered for sale in 3 lots:

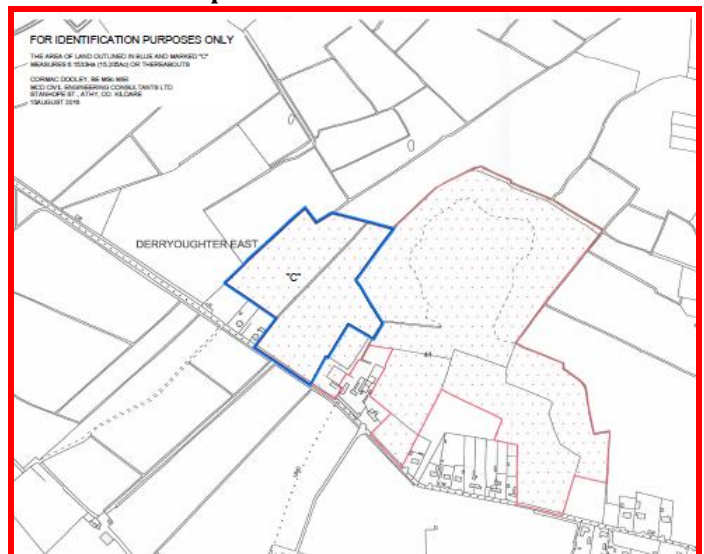
LOT 1: C.6.15 HECTARES (C.15.2 ACRES).

This lot is all in grass with frontage onto the local road in a number of divisions. There is good mature timber on all the boundaries and it would be an ideal site for a house subject to obtaining the necessary Planning Permission.

View of lands



Map of lot 1 - outlined in blue



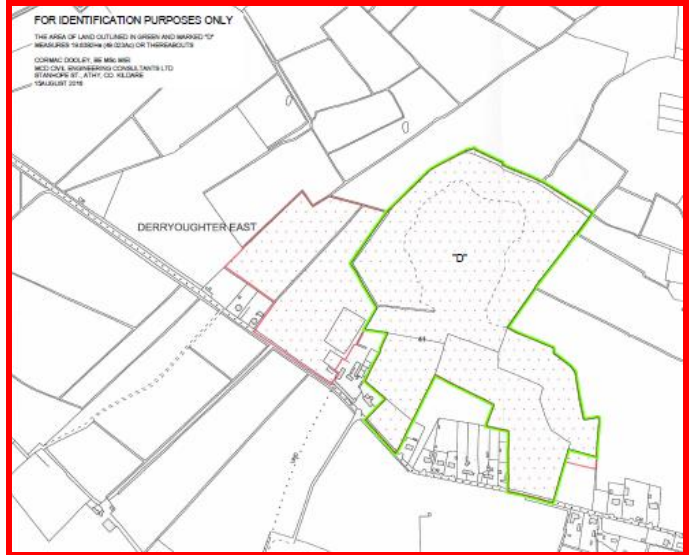
LOT 2: C. 19.83 HECTARES (49 ACRES)

This lot comprises c.49 acres adjoining Lot 1. The entire is laid out in a number of divisions with splendid mature timber and natural boundaries. About 13 acres is in forestry with the balance all in grass. There is frontage onto the local road at two separate points and there is a part internal concrete road through the lands. It is good fattening land.

View of lands



Map of lot 2 – outlined in green



LOT 3: ENTIRE 26.3 HECTARES (65 ACRES)

This combines the entire of lot 1 & 2 above as outlined on page 1 of these particulars.

SERVICES:

Mains water & ESB.

SOLICITOR:

Coonan Cawley, Wolfe Tone House, Naas - 045 - 899571

AMENITIES:

Racing: Curragh, Naas, Punchestown & Leopardstown

Golf: Cill Dara, The Heritage, The Heath, & The Curragh

Hunting: Kildares, Laoise, South County

Schools: Primary in Kildangan and Monasterevin
Secondary in Kildare, Monasterevin, Newbridge, Athy

GUIDE PRICES:

Lot 1: €120,000

Lot 2: €390,000

Entire: €510,000

CONTACT:

Paddy Jordan – 045 – 433550 or paddy@jordancs.ie or

Clive Kavanagh – 045 – 433550 or clive@jordancs.ie

VIEWING BY APPOINTMENT ONLY

Location Map



From Newbridge/ Kildare:

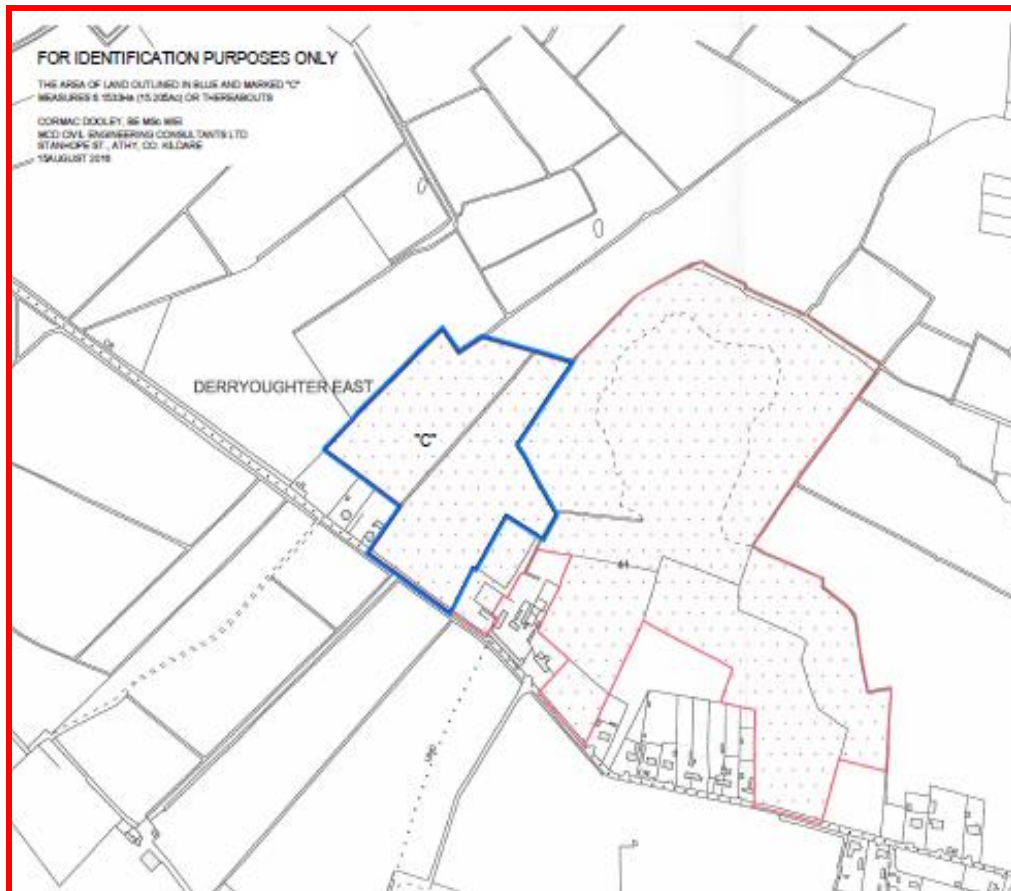
Take M7 to Kildare Town (Exit 13 – Retail Village). Take 1st Exit (towards Nurney) go for 500 yards and turn right (Newtown Cross) and proceed into Kildangan Village. At Cross Keys pub, which will be immediately in front of you turn left towards Athy and go straight for 2 km. At **Jordan sign** take right turn. Proceed down the road and property is on your left after 1km

From Athy:

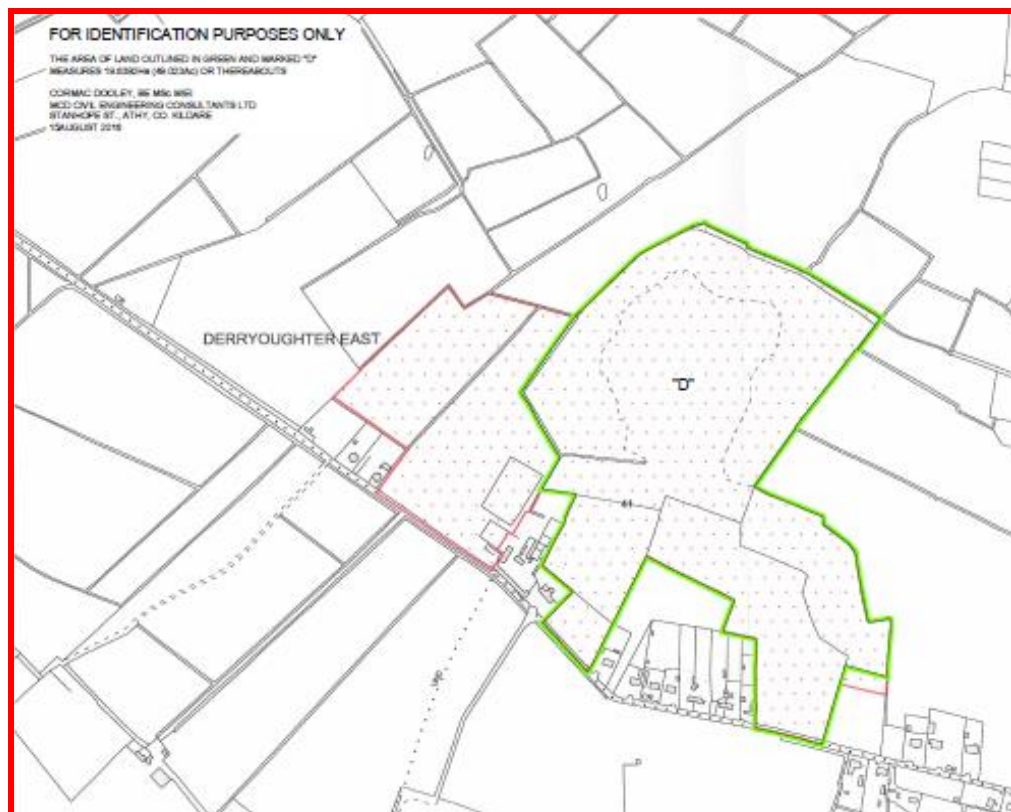
Take the R417 towards Monasterevin once you go past the Cush Inn on your right it is the next immediate left (Jordan sign). Go down the road for 1km and land is on your right with a Jordan sign.

Geographical Co-ordinates 53° 5' 10.1292" N 7° 1' 53.58" W

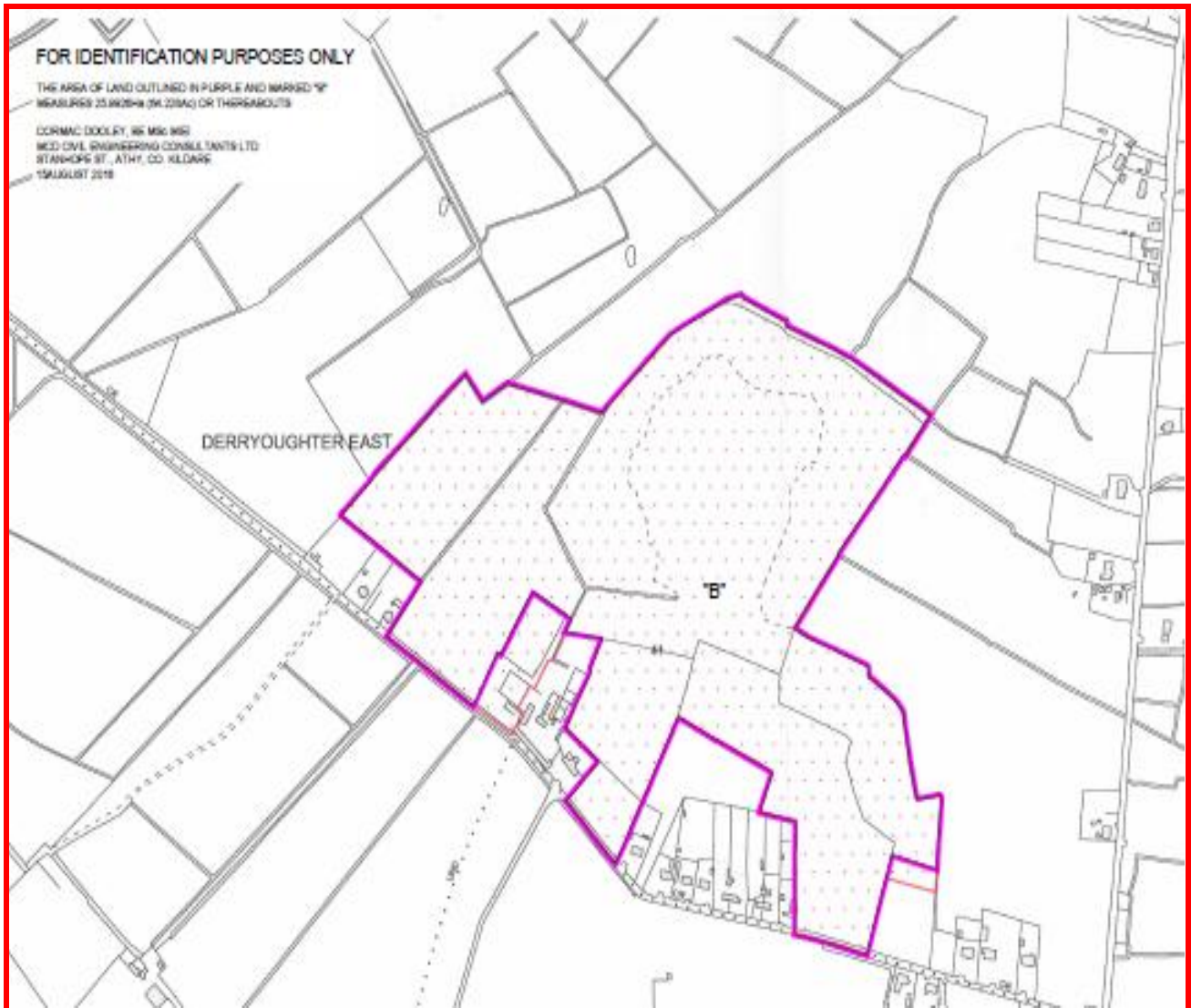
LOT 1: 15.2 ACRES



LOT 2: 49 ACRES



ENTIRE 64 ACRES:



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