

Ardrass

Straffan, Co. Kildare
220 Acres (89 Ha)

For Sale by Public Auction on
Monday the 18th June 2018 @ 3pm
in the Glenroyal Hotel, Maynooth, Co. Kildare (unless previously sold)



Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: 045-433550
www.jordancs.ie
PSRA No: 001536

Ardrass

Ardress is a superb farm situated in a much sought after location about 1 km from Straffan Village and 2 km from Celbridge. All in permanent pasture it is top quality land, with great shelter, superb views and extensive frontage onto 2 roads – it also has frontage on the River Liffey. It would make an ideal stud or dairy farm with its limestone base & classification as 'Elton Series' in the Soils of Co. Kildare.

Straffan 1 km • Celbridge 2km • Maynooth 7km • Clane 10km • Naas 15km • Dublin City 30km • Airport 37km

The property will be offered in 4 Lots.

LOT 1: c. 67 Acres (27 ha),
Ardress Upper, Straffan - Folio 2325 Co. Kildare

This lot has extensive road frontage and is bounded by the River Liffey. Laid out in 3 divisions with great shelter, it has wonderful views towards the Dublin Mountains. It is just over 1 km to Straffan Village and convenient to Celbridge.

LOT 2: c. 87.29 Acres (35 ha),
Ardress Upper, Straffan - Folio 7464 Co. Kildare

This lot has extensive frontage onto the Celbridge Road and is laid out in 6 divisions with tremendous shelter. This lot joins Lot 3 and is across the road from Lot 1.

LOT 3: c. 67 Acres (27 ha),
Ardress Upper, Straffan - Folio 17468 Co. Kildare

This lot joins lot 2 above and has extensive frontage on the Clane/ Celbridge Road. Laid out in 10 well sheltered divisions with tremendous shelter. It includes St. Patricks Hill, believed to have some sand and gravel deposits. There are some superb views particularly towards the east and west.

LOT 4: Entire



AMENITIES IN THE AREA:

- **Hunting:** with the Kildare's & South County.
- **Racing:** Naas, Punchestown, Leopardstown & The Curragh.
- **Golf:** K Club & Carton House
- **Fishing & Boating:** On the River Liffey.
- **Shopping:** City Centre & Kildare Village 30 mins drive.
- **Primary Schools:** Straffan
- **Secondary Schools:** Clongowes, King's Hospital & Clane.
- **Train:** To Connolly station from Maynooth in 30 mins.
To Heuston from Hazelhatch in 20 mins.



SOLICITOR:

David J. Reilly & Co., Emmett Street, Trim, Co. Meath.

DIRECTIONS:

From Kill: Go into Straffan Village, turn right at pub, after 1km and property is on the left – Lot 2 and 3, continue past this c. ½ km and Lot 1 is on the right.

From Maynooth – Barberstown: Go into Straffan Village, turn left at pub, after 1km and property is on the left – Lot 2 and 3, continue past this c. ½ km and Lot 1 is on the right.

From Celbridge: take Clane Road R403 after c. 2km turn left (Jordan Sign), property on left and right.

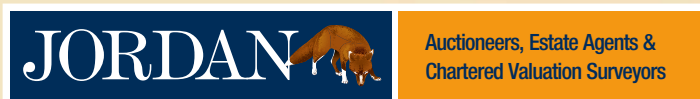
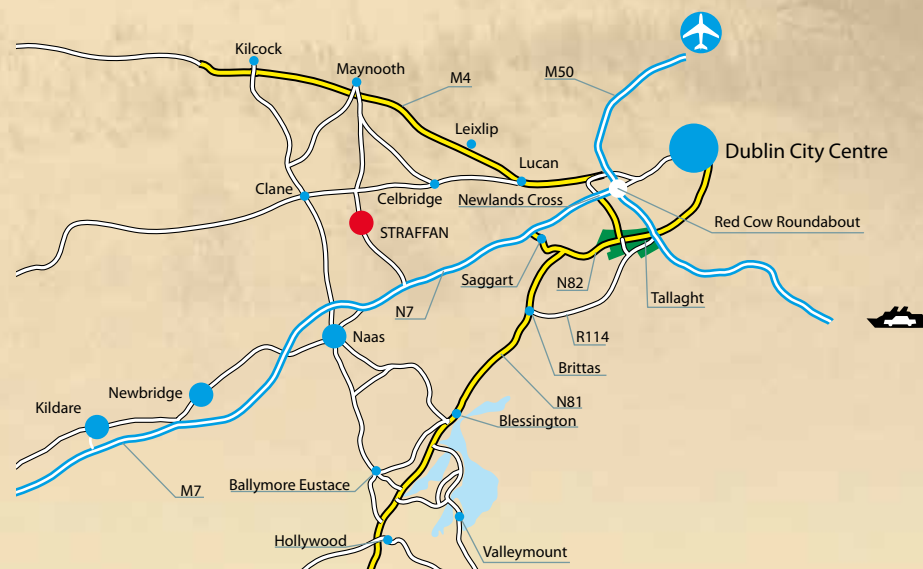
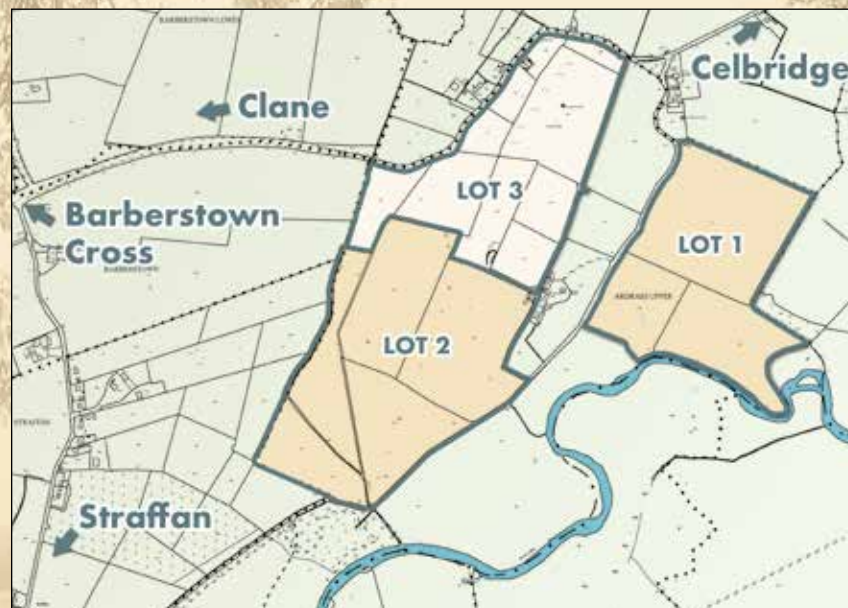
AUCTION CONDITIONS:

A successful purchaser will require a 10% deposit on day of the Auction payable by either cheque or Bank Draft.

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VIEWING BY APPOINTMENT
WITH SOLE AGENTS ONLY

Paddy Jordan FSCSI, FRICS – paddy@jordancs.ie
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