



c. 4.84 ACRES (1.96 HECTARES)

MILLICENT, SALLINS, CO. KILDARE

Guide Price: €150,000

FOR SALE
BY PRIVATE TREATY

JORDAN 

PSRA Reg No. 001536

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c. 4.84 ACRES (1.96 HECTARES)

MILLICENT, SALLINS, CO. KILDARE

LOCATION:

The lands are situated in the townland of Millicent which is approximately 4 km north of Sallins and 4 km south of Clane. The property is within easy access of the M7 Motorway at Junction 9A c. 6 km, providing a speedy access to the City, approximately 30 km south west of the M50.

The centre of Naas is approximately 8 km, which offers an excellent array of pubs, restaurants, schools, churches, banks, post office and superb shopping to include Tesco's, Dunnes Stores, Lidl, Aldi, Woodies, Boots, Argos, Harvey Norman, Currys, B & Q, to name a few.

The area is serviced by an excellent road and rail infrastructure with the bus route available from Naas, M7 Motorway Access at Junction 9A and Train Service available from Sallins Station direct to the City Centre either Grand Canal Dock or Heuston Station.

DESCRIPTION:

The property comprises a c. 4.84 acres (c. 1.96 hectares) of land laid out in one block mainly in grass with trees interspersed throughout the holding, all enclosed by mature hedges and trees. The land is level topographically with c. 66 metres road frontage.

ZONING/TOWN PLANNING:

The property is outside any zoned area or settlement boundary as defined by Kildare County Council and this would make an ideal site for a residence, subject to obtaining the necessary planning permissions and meeting Kildare County Council's criteria for one off planning in a rural area.

TITLE: Freehold

DIRECTIONS:

From the Train Station in Sallins:

Proceed 2 km on the R407 heading to Clane, then turn left proceed down this road for 1.4 km and turn left and the property is 0.5 km on your right hand side (see Jordan sign).

AMENITIES:

There is a large selection of amenities in the area including tennis, basketball, athletics, GAA, rugby, soccer, hockey, horseriding, golf, racing in the Curragh, Naas and Punchestown.

TERMS OF SALE:

Proof of funds will be required with any offers. The vendor reserves the right to move to a public auction/private auction or seal bid to bring the sale to a conclusion (if required).

SOLICITOR:

Clark Hill LLP

4th Floor

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