

# Land



## Approx. 31 acres (12.5 ha) **Martinstown,** The Curragh, Co. Kildare

- Approx. 31 acres (12.5 ha) of good quality, fertile lands presently in grass
- Mature well maintained holding set out in three distinct divisions
- Superb parkland type setting with attractive stud rail fencing throughout
- The benefit of over 200 metres of road frontage and access onto two separate roads
- Particularly attractive hedgerows and fields which are populated with specimen Oak, Beech and Chestnut
- Suitable for a one-off residence, subject to the necessary planning permission

Approx. 31 acres  
(12.5 ha)

Price on Application

Private Treaty



# Description

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The property comprises approx. 31 acres (12.5 ha) and is positioned in the townland of Martinstown adjacent the Curragh, Co. Kildare. Kildare is home to a diverse range of land uses including agriculture and equine industries, local food production, recreational and tourist activities, established villages and rural housing. These combine to provide both residents and visitors with a quality environment to live, work and enjoy.

The lands are suitable for most agricultural purposes and are of excellent quality with huge potential for a site subject to the relevant planning permission being obtained. The lands benefit from good road frontage of over 200m and two access points.





# Location

The lands are situated in a peaceful rural setting approximately 2 km south of Cutbush village.

There is easy access to the M9 motorway at junction 2 (Kilcullen) and from the M7 Motorway access at Junction 12 (Ballymany, Newbridge).

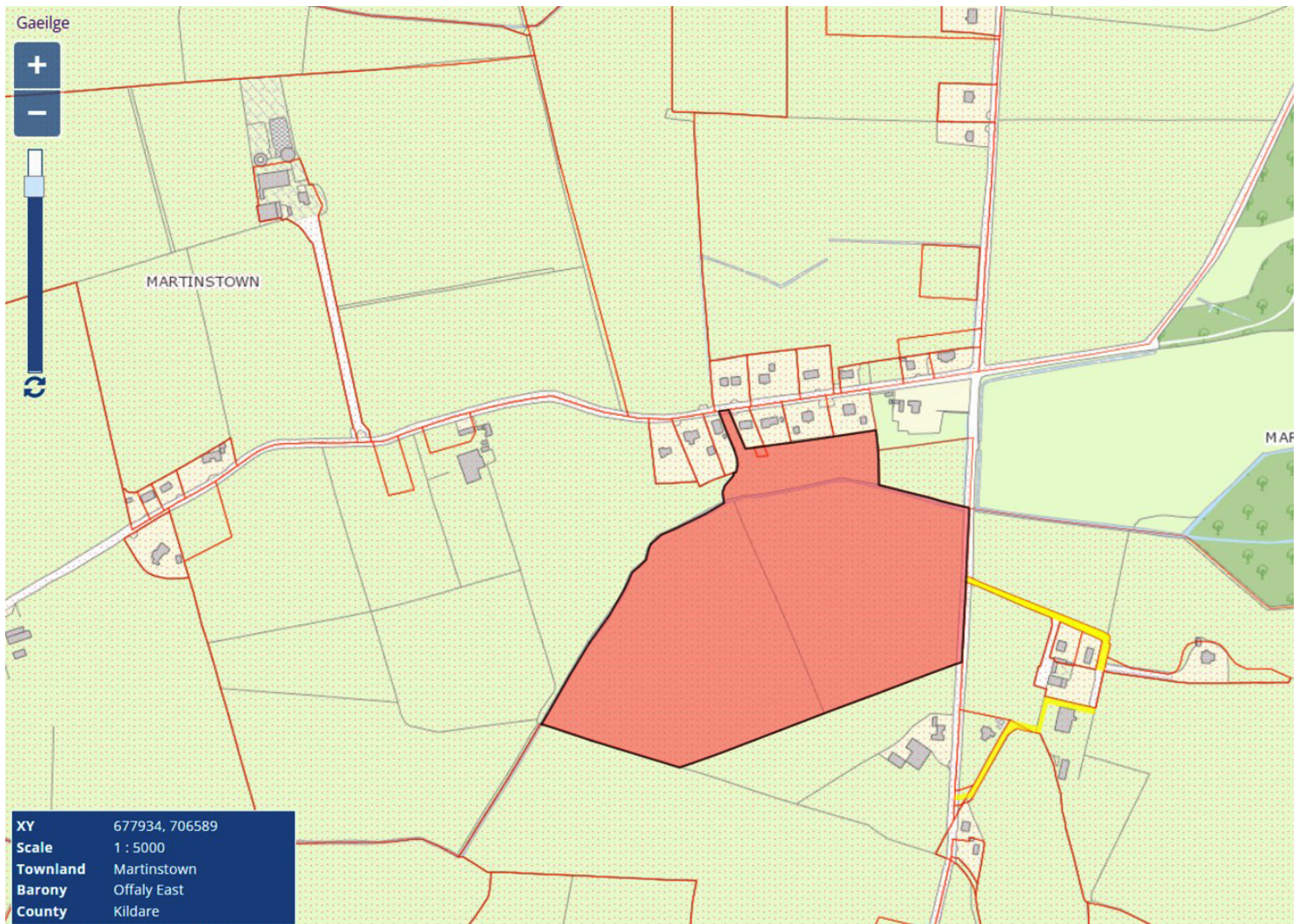
The Curragh Plains are a wonderful and natural amenity on the doorstep with c. 4,500 acres of open parkland ideal for walking, running and cycling. The surrounding towns of Newbridge, Kilcullen and Kildare offer a wealth of facilities and amenities including pubs, restaurants, schools, shops including such retailers as TK Maxx, Penneys, Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, the Whitewater Shopping Centre plus the Kildare Village retail outlet offering designer shopping at discounted prices.

The National Stud and the Japanese Gardens are just a fifteen-minute drive away.

In addition to The Curragh racecourse, nearby race courses include Punchestown and Naas, with Goffs just a few minutes' drive up the M7. There are several luxury hotels close by, to include the K-Club at Straffan, Killashee and Lawlors in Naas.

## Folio Number

KE69281F



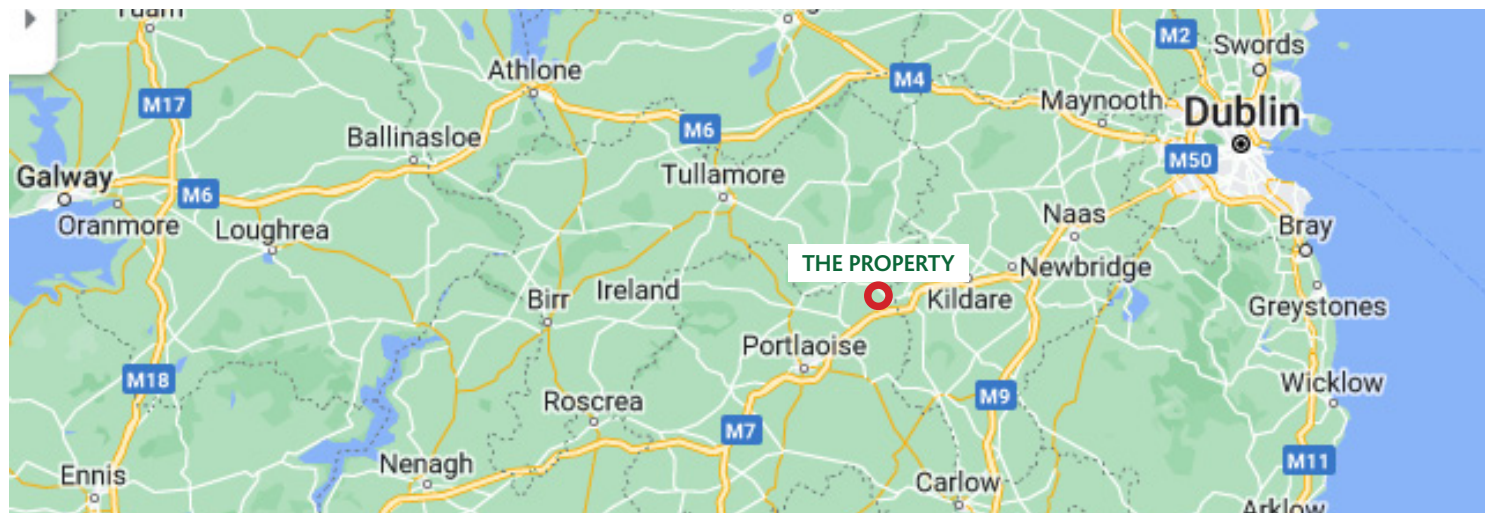






# Directions

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From the M7 take the Newbridge exit at Junction 12, at the top of the interchange go straight through the roundabout following the signs for the Curragh Camp, L3008. Continue straight through the Curragh Camp and the same at the crossroads at Brownstown. Follow this road until the next crossroads and take a left for Cutbush, on entering the village turn at St. Bridgid's school. Continue along this road until the next crossroads (Martinstown) and the property for sale is just after the junction on the right-hand side (see sign).

Alternatively, from Dublin take the M7 and then the M9 leaving the motorway at Junction 2 for Kilcullen. At the top of the ramp turn right on to the R418. Continue on that road for approximately 6 kilometres until coming to a crossroads and turning right on to the L8007. After about 2 kilometres take the first right turn and the land is less than 1 kilometre on the left just before Martinstown Cross. This is no more than a 10 minute drive from Junction 2 off the N9.

There is also a second entrance to the property if you take a right at the crossroads, proceed to the 5th entrance on the left.

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Contact Information:  
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## Viewing

By appointment only at any reasonable hour.

## Services

Mains water connected to the subject property.

PSRA registration no. 003764.

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