

FOR SALE BY PUBLIC AUCTION



**22.25 HECTARES (55 ACRES)
TOP QUALITY LAND WITH FARMHOUSE**

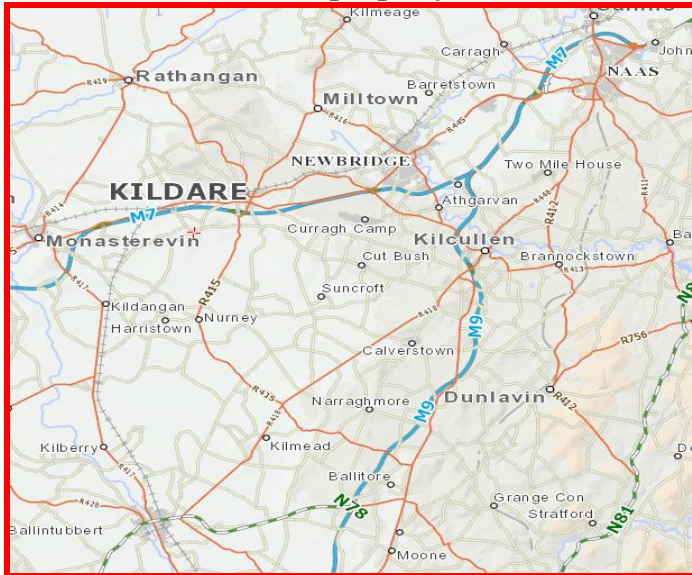
**KILRUSH
ATHY
CO. KILDARE**

**PUBLIC AUCTION
THURSDAY 30TH JULY 2015
@3PM IN THE CLANARD
COURT HOTEL, ATHY (UPS)**

LOCATION:

The property is just off the N78 between Kilcullen and Athy near Fontstown. The entire is accessed via a series of local roads which connect the surrounding hinterland with Calverstown, Suncroft, Narraghmore, Kilcullen. The M9 can be accessed at Kilcullen approx. 8km or Ballytore 6km.

Location of property in red



Map of property



DESCRIPTION:

Lot 1: Comprises approximately 55 acres (22.25 hectares) of top quality land, all in permanent pasture, laid out in 7 divisions with great shelter. Whilst it has frontage on the Athy/Kilcullen Road the farmyard is approached by a private tarmac drive. There is mains water available to all divisions. The yard includes: 2 x 3 span haysheds (2 silage pits) and some old derelict buildings.

Lot 2: This comprises an old two storey 3 bed farmhouse, 2 reception, w.c, w.h.b, in need of refurbishing on a 0.506 acre site.



SERVICES:

Mains water, septic tank drainage to house, ESB

LOTS:

Lot 1: c. 55 acres (22.25 ha) with farmyard

Lot 2: Two storey farmhouse on 0.506 acre site

AUCTION DETAILS:

Public Auction on Thursday 30th July
2015 at 3pm in the Clanard Court
Hotel, Athy (unless previously sold).

CONTACT:

Paddy Jordan **FSCSI, FRICS**
paddy@jordancs.ie

Clive Kavanagh **MCSI, MRICS**
clive@jordancs.ie

SOLICITOR:

Messrs R.A. Osborne, Emily Square, Athy
Co. Kildare

DIRECTIONS:

From Kilcullen:

Take Athy Road N78 after approximately
8km the property is on the left (Jordan sign)

From Athy:

Take the Kilcullen Road N78 and after approx.
8km the property is on the right (Jordan sign).

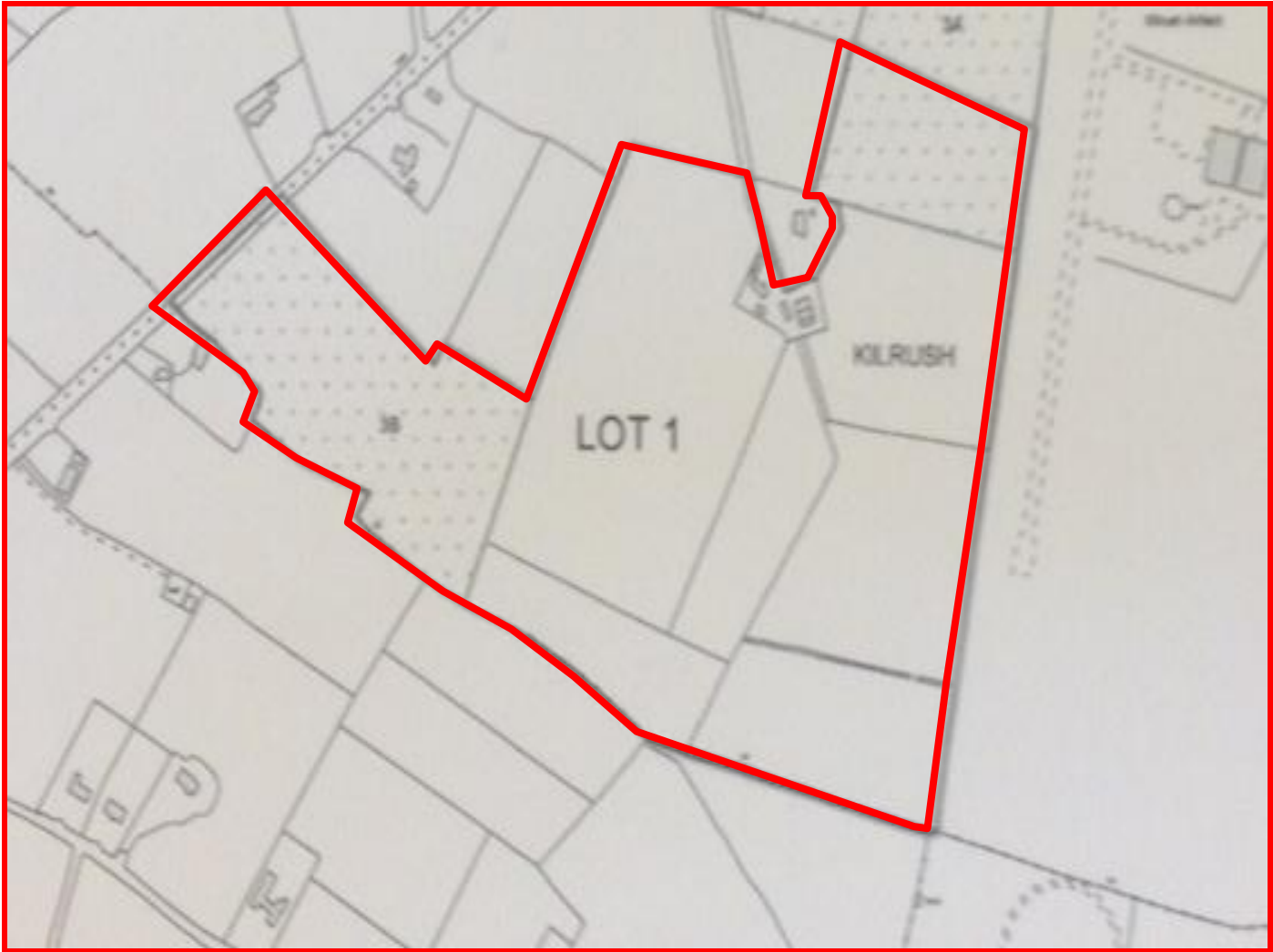
Aerial view of property (ID purposes only)



VIEWING BY APPOINTMENT WITH SOLE SELLING AGENTS

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MAP OF LANDS
LOT 1(outlined in red)



MAP OF LANDS

LOT 2:

