

Aerial Outline for Identification
Purposes only.



C. 8 ACRES (3.23 HECTARES) WITH BARN

CARBURY, CO. KILDARE.

Guide Price: €275,000

**FOR SALE BY
PRIVATE TREATY**



PSRA Reg No. 001536

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C. 8 ACRES (3.23 HECTARES) CARBURY,
CO. KILDARE.

LOCATION:

The subject property is located in Carbury Village approximately 7km from Edenderry and 11km from Enfield. This is an excellent location with the M4 (Junction 9) less than a 10-minute drive from the holding. Carbury itself is a smashing village having been by-passed and now with an active tidy towns committee who have improved the attractiveness of the village considerably in recent years.

DESCRIPTION:

The property extends to c. 8 acres (3.23 hectares) with an old barn and extensive road frontage in the village. It is currently in grass with mature trees and natural hedgerows on the boundaries.

There is a lovely aspect towards Carbury Castle to the north and Newberry House to the south. The entire would make an ideal site for a house or small cluster of houses (subject to obtaining planning permission).

TITLE:

Freehold.

PLANNING:

Carbury Village is classified as a 'Rural Node' in the County Development Plan 2023 – 2029. There was a Previous Planning Permission (since expired) granted in 2008. (Ref 061211) for '*Conversion of existing listed building to dwelling house with proposed extension to rear & all associated site works including provision of septic tank*'.

OPPORTUNITY:

- To develop the barn as per the previous Planning Permission.
- Apply for a small, clustered development on the lands.
- Safe investment into the future.
- With Planning Authority directing people away from one – off rural housing there must be opportunities in the smaller rural settlements for some new housing.

PRICE:

€275,000. All offers must in written form and accompanied with proof of funds.

DIRECTIONS:

From Edenderry:

Take the R402 towards Carbury travelling for circa 6km. At the roundabout continue straight towards Carbury Village and the lands will be on your left with a **Jordan sign**.

From Enfield:

Take the R402 towards Edenderry going through Johnstown Bridge and Kilshanroe. The lands will on your right with a **Jordan sign** in Carbury Village

CONTACT:

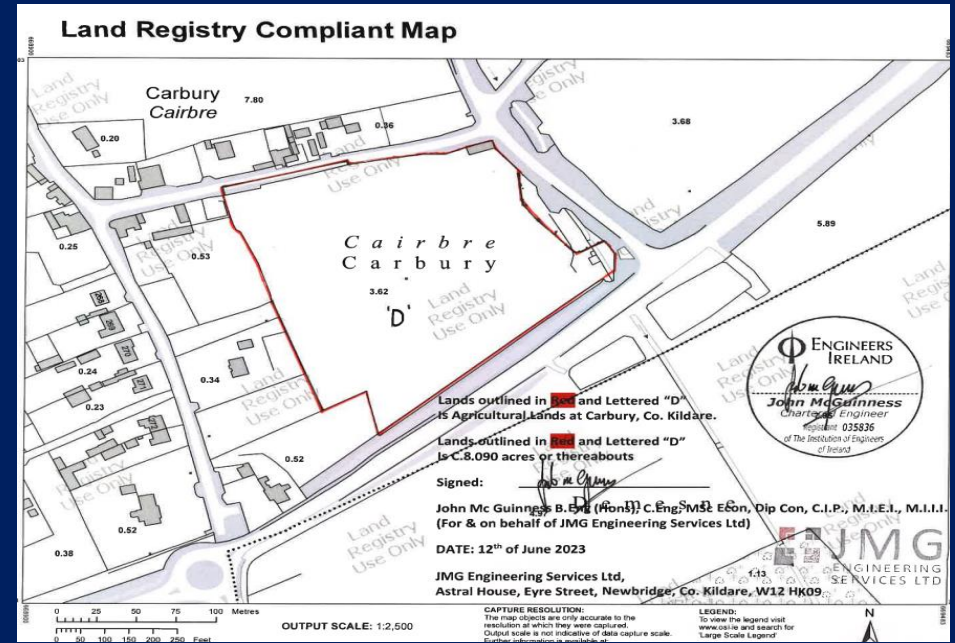
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TREATY**

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