



C. RESIDENCE & YARD ON C.110 ACRES (44.51 HA)

COLLINSTOWN
CARBURY
CO. KILDARE
Guide Price: €1,900,000

For Sale by Public Auction
on Thursday 30th November 2023 at 3pm in
the Keadeen Hotel, Newbridge, Co. Kildare.



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION
COLLINSTOWN, CARBURY, CO. KILDARE
CO. KILDARE C.110 ACRES (44.51 HA).

LOCATION:

The property is in a good location just off the R402 between Carbury (3km) and Johnstown Bridge (6km) with the M4 Motorway (Junction 9) situated circa 7.5km to the south. Dublin airport is approx. 45 minutes away.

Enfield (8.5km) or Edenderry (10km) provide all the necessary day to day living services whilst the larger shopping centres of Liffey Valley and Kildare Village are both easily accessible.

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.

There is good access to a range of primary and secondary schools along with sports clubs. For the golfing enthusiast there are several courses within easy reach including Rathcore, Highfield, Moyvalley and world class courses at Carton House in Maynooth and The K Club in Straffan.

DESCRIPTION:

This is a smashing residential farm with traditional yard extending to approximately 110 acres (44.51 hectares) of top- quality lands, all in the one block.

Residence:

A traditional farmhouse which is now derelict and requires complete renovation or replacement having been unoccupied for a considerable period of time.

Yard:

The yard is located to the rear of the residence and provide a range of stone outhouses (in need of repair) and a 5 span hay barn with lean -to.

Lands:

The land is all in one block currently in grass with superb mature trees and natural hedgerows throughout. The land is in about 8 divisions and fenced for sheep. It is an ideal farm for livestock, a dairy enterprise or for an equestrian use. It is classified as 'Elton Series' in the soils map of County Kildare, and these are some of the best lands in the County suitable for a wide range of uses.

TITLE:

Freehold

SOLICITOR:

Patrick Hogan & Co, Ballinasloe, Co. Galway
(ph. 090 9642110).

SERVICES:

No services.

BER:



GUIDE PRICE:

€1,900,000

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% non - refundable deposit required payable. No pre - registration required.



CONTACT:

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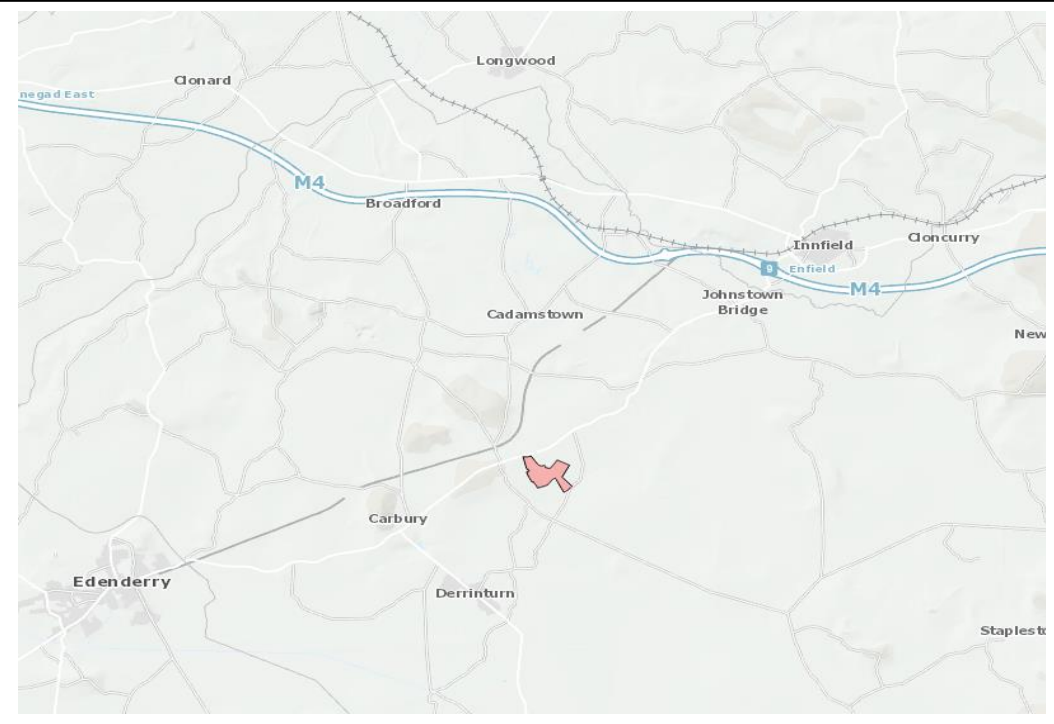
Clive Kavanagh

T: 045 - 433550

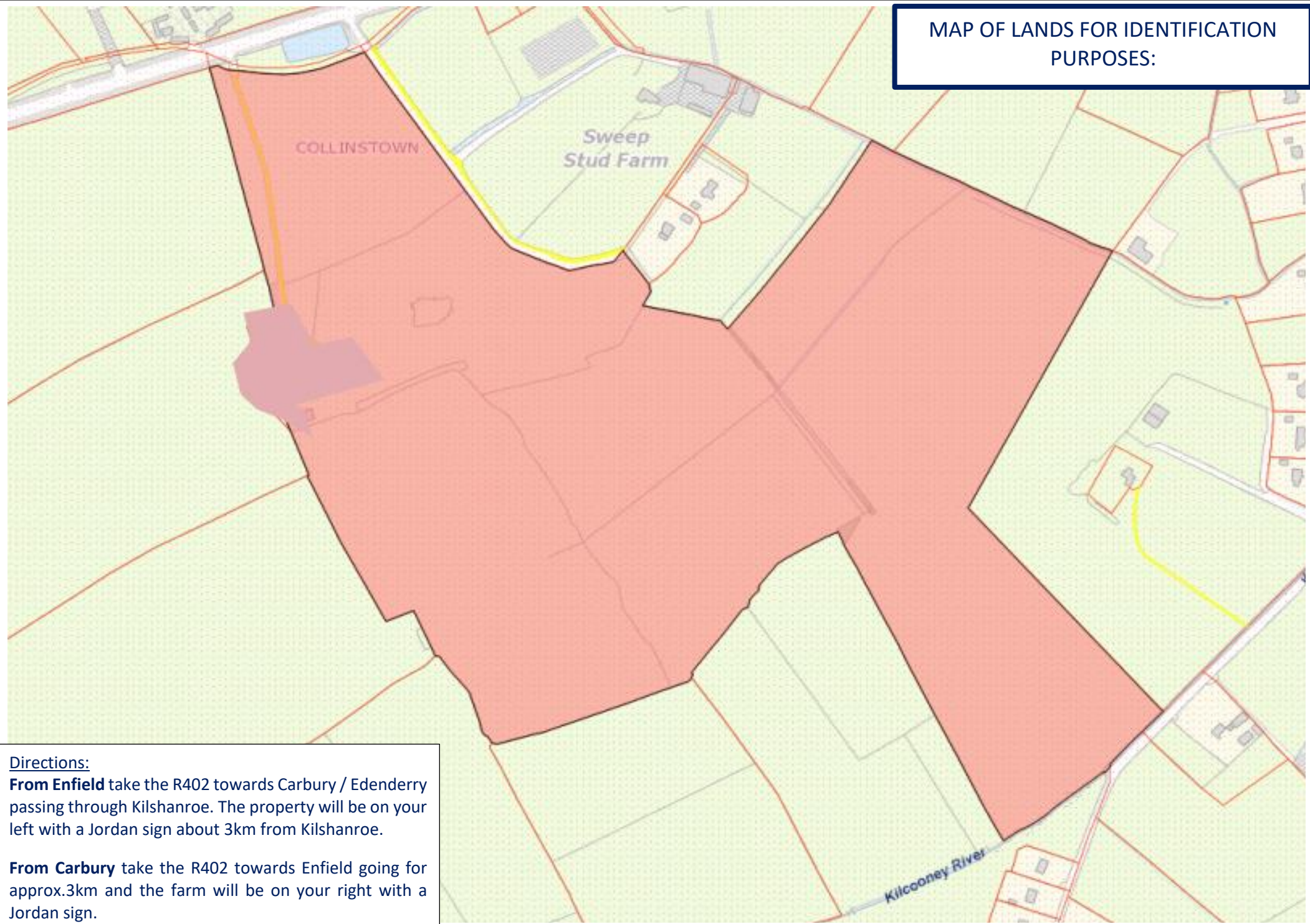
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MAP OF LANDS FOR IDENTIFICATION
PURPOSES:



Directions:

From Enfield take the R402 towards Carbury / Edenderry passing through Kilshanroe. The property will be on your left with a Jordan sign about 3km from Kilshanroe.

From Carbury take the R402 towards Enfield going for approx.3km and the farm will be on your right with a Jordan sign.

For identification purposes only.

