

THE CURRAGH

FOR SALE BY PUBLIC AUCTION 30TH JUNE 2023 AT 3PM
IN THE KEADEEN HOTEL, NEWBRIDGE.

C.26 ACRES (10.52 HA)
ATHGARVAN

Newbridge, Co. Kildare, W12DC99

M7 MOTORWAY

NEWBRIDGE

- Superb location in the sought after Village of Athgarvan.
- Within walking distance of Athgarvan and less than 5 mins from Newbridge.
- Easy access to both the M7 & M9 Motorways and the Arrow Rail Service in Newbridge.
- Site zoned for a number of uses in the Kildare County Development Plan 2023 – 2029.
- Current capacity in the services network to facilitate development.

ATHGARVAN



Approximate outline - For identification purposes only

Superb opportunity to acquire a substantial
development site in a proven selling location.

Newbridge 3km Kilcullen 3km Naas 10km



www.jordancs.ie
Tel: (045) 433550

C.26 ACRES (10.52 HA)

ATHGARVAN

NEWBRIDGE, CO. KILDARE W12DC99

LOCATION:

The subject property is located on the L2032 within the village of Athgarvan a short distance from both Newbridge (3km) and Kilcullen (3km). It is within ½km of The Curragh Plains and benefits from good access to the motorway network of both the M7 (junction 12) & M9 (junction 2). The commuter train service is available from Newbridge with a frequent service to either Heuston Station or Grand Canal Dock.

Newbridge is the nearest town providing all the necessary shopping, recreational educational and other functions.

DESCRIPTION:

The entire extends to a total area of circa 10.52 hectares (26 acres) comprising a cottage and old farmyard. There is frontage onto the Curragh Road of over 350 metres and the yard comprises several old outhouses and stores along with a 3-span hay barn. The land is in several good-sized divisions, all in grass with natural boundaries and hedgerows throughout. There are several established housing developments adjoining the lands including Old Mill Race, Mountain View, Whitethorn and Eyrefield Lawns.

Athgarvan is a proven selling location benefiting from its village environment yet excellent accessibility to the wider network of towns.

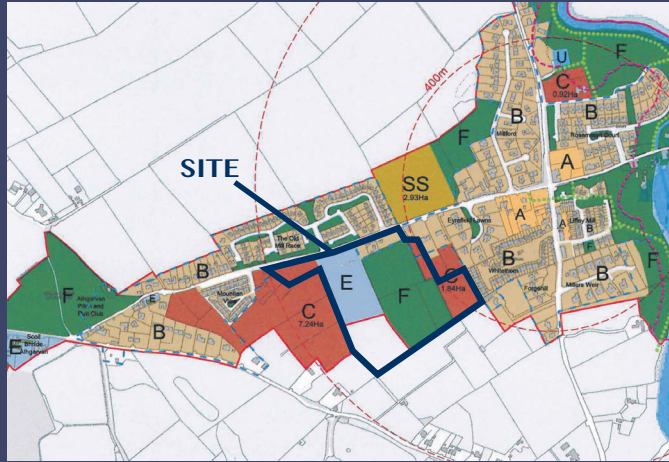
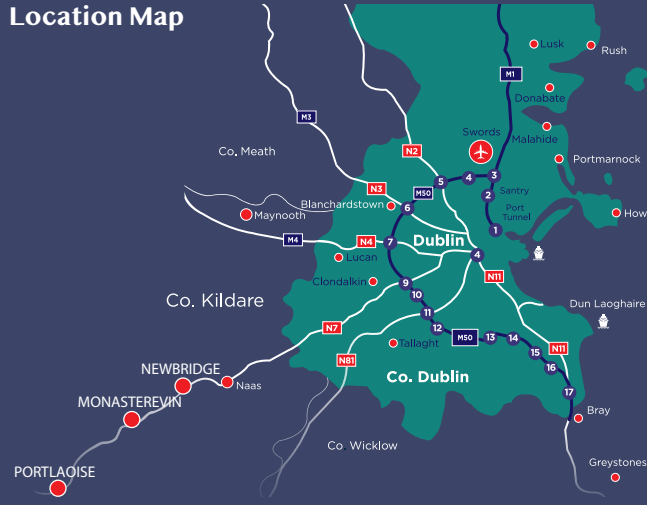
ZONING:

The property is zoned under a number of classifications under the Kildare County Development Plan 2023 – 2029:

New Residential 'C'	c.4.6 acres
Existing Residential 'B'	c.1.4 acres
Community & Educational 'E':	c.5.6 acres
Open Space & Amenity 'F'	c.9.8 acres
Outside Village Boundary	c.4.4 acres

(Note: these are approximate estimates only)

Location Map



DRIVE TIMES

- Dublin City 50 minutes
- Carlow 35 minutes
- Tullamore 50 minutes
- Naas 20 minutes

PLANNING:

No previous planning applications on the property.

TITLE:

Freehold – legal pack and Tender documents available from Solicitor.

SOLICITOR:

D'Arcy & Co, Kildare Town (045) 530807.

TENURE:

Freehold.

SERVICES:

Purchasers to make their own enquiries but we understand there is capacity in the local network for both sewage and water supply.

PRICE:

€2,600,000

FURTHER INFORMATION:

PADDY JORDAN **CLIVE KAVANAGH**

045 – 433550

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clive@jordancs.ie

AUCTION CONDITIONS:

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

PUBLIC AUCTION

ON FRIDAY 30TH JUNE 2023 AT 3PM

IN THE KEADEEN HOTEL, NEWBRIDGE.

