

FOR SALE BY PUBLIC AUCTION

**C.170 ACRES (68.8 HA) OF CLEARED FORESTRY LANDS
(NO REPLANTING CONDITION)**

Lot 1:

64 ACRES (26.04 HECTARES)

OLDTOWN DONORE

NAAS

CO. KILDARE

Lot 2:

106 ACRES (42.89 HECTARES)

INCHACOOLEY

MONASTEREVIN

CO. LAOIS

**For Sale by Public Auction
on Thursday 22nd February 2024 @
3pm in the Lawlor's Hotel, Naas, Co.
Kildare**

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

LOCATION:

c.64 acres (26.04 ha), Oldtown Donore, Naas, Co. Kildare.

These lands are in an excellent location just 5km from the Village of Caragh, 10km from Naas/ Newbridge, 7km from Prosperous and 13km from Sallins. The M9 & M7 Motorways are accessible within 20 mins. The area is largely agricultural along with some single one – off rural housing.

c.106 acres (42.89), Inchacooley, Monasterevin, Co. Laois.

These lands are accessed via a local road circa 5km from Monasterevin and 6.5km from Portarlinton. The M7 Motorway can be accessed in 15 mins (Junction 14). The surrounding lands are all agricultural.

DESCRIPTION:

c.64 acres (26.04 ha), Oldtown Donore, Naas, Co. Kildare:

These lands are all in the one block with frontage onto the local road. The land which has now been cleared were planted in the early 1990's in four different types of Christmas trees. There was no replanting condition as the lands were not a commercial forestry and no grants or government breaks were obtained.

c.106 acres (42.89), Inchacooley, Monasterevin, Co. Laois:

These lands are all in the one block and have been cleared in the same manner as the holding in Oldtown Donore with no replanting condition. 110kv lines cross the lands along the northern and eastern boundary and the River Figile bounds the land along the eastern side.

TITLE:

Freehold

SOLICITOR:

O'Shea Barry Solicitors, Fitzwilliam Place, Dublin 2 (01 – 661 8199).

SERVICES:

Interested parties to make their own enquiries.

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

VIEWING:

Interested parties can view the lands at their own convenience or make an appointment to view the lands with the selling agents.

THE OPPORTUNITY:

Both land parcels present an ideal opportunity for a prospective purchaser to purchase a block of land at a competitive price and some possible uses include:

- Planting of a commercial forest.
- Reinstatement to agricultural use.
- Solar development.
- Possibility for the construction of a residence and yard (subject to obtaining PP).
- Potential for companies looking to invest in a project that offsets their carbon footprint & improves their ESG rating.

GUIDE PRICES:

Lot 1: Oldtown Donore €450,000 (€7,000 per acre)

Lot 2: Inchacooley €530,000 (€5,000 per acre)

CONTACT:

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DIRECTIONS:

c.64 acres Oldtown Donore, Naas, Co. Kildare:
From Naas:

Take the Rathangan road (L2030) going for circa 4km. Once you pass over the railway bridge go for 0.5km and turn right, then a sharp left. Continue for 0.5km and keep left at fork in road and continue straight (passing a gallop on your right). The land will be on your right with a Jordan sign after 1.5km.

c.106 acres (42.89), Inchacooley, Monasterevin, Co. Laois:

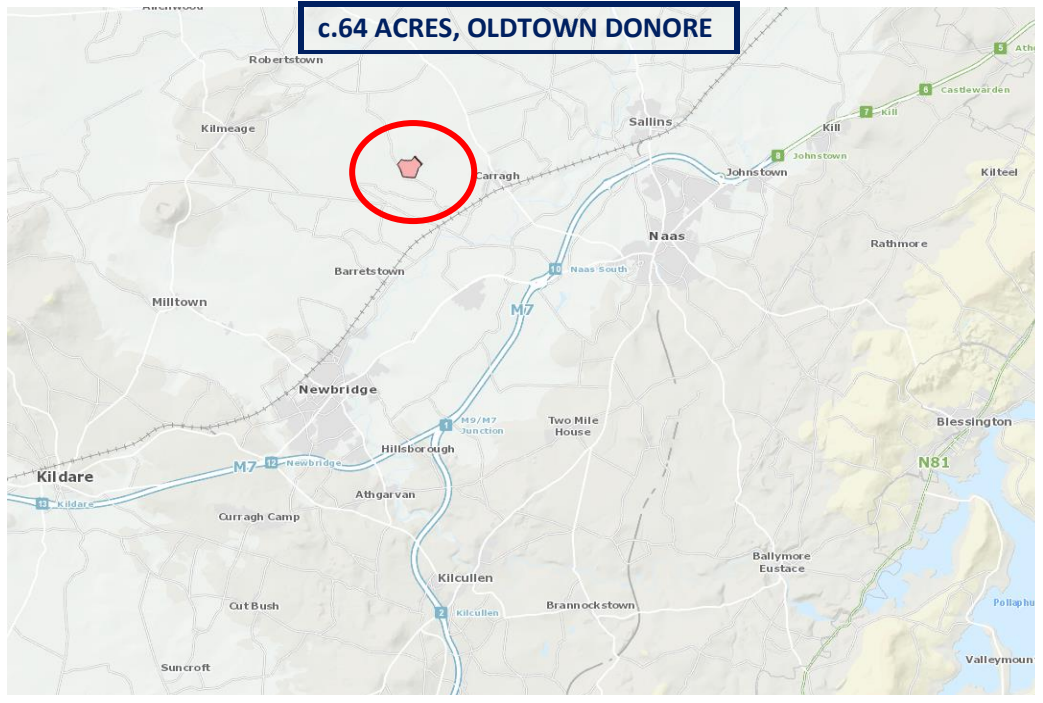
From Monasterevin:

From the Dublin side go into Monasterevin passing Fitzpatrick's garage (on your right) and turn right at the Monument (old Bank of Irl). Proceed over the Canal bridge and through the traffic lights. Vere right at the next fork in road and proceed straight for 1.5km turning right again. Keep going straight for about 2km and the land will be on your right-hand side with a **JORDAN SIGN**.

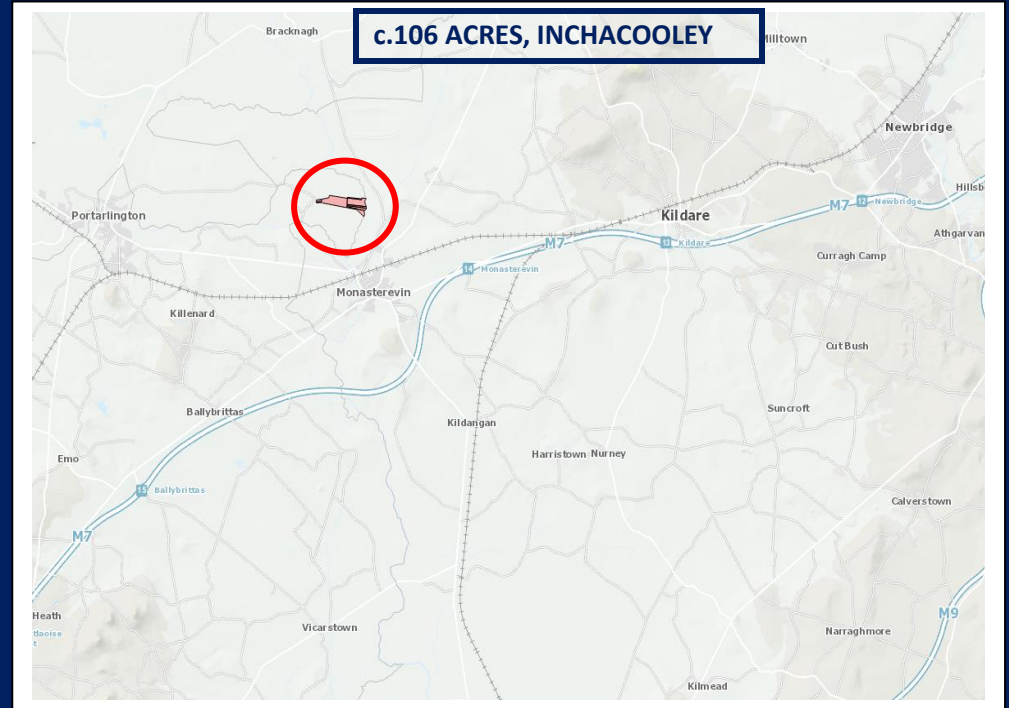
From Portarlinton:

Take the R420 towards Monasterevin going for 4km (past rugby club) and keep left at bend in the road signposted for Monasterevin. Go straight for 3.5km and turn left. Proceed straight for 1.5km turning right again. Keep going straight for about 2km and the land will be on your right-hand side with a **JORDAN SIGN**.

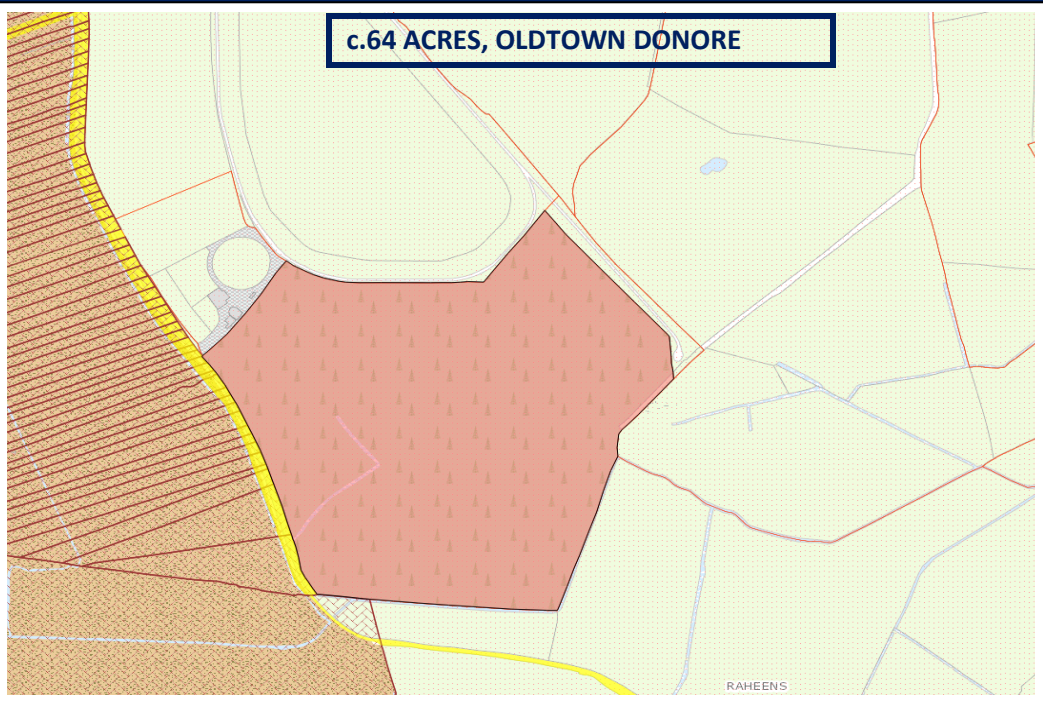
c.64 ACRES, OLDTOWN DONORE



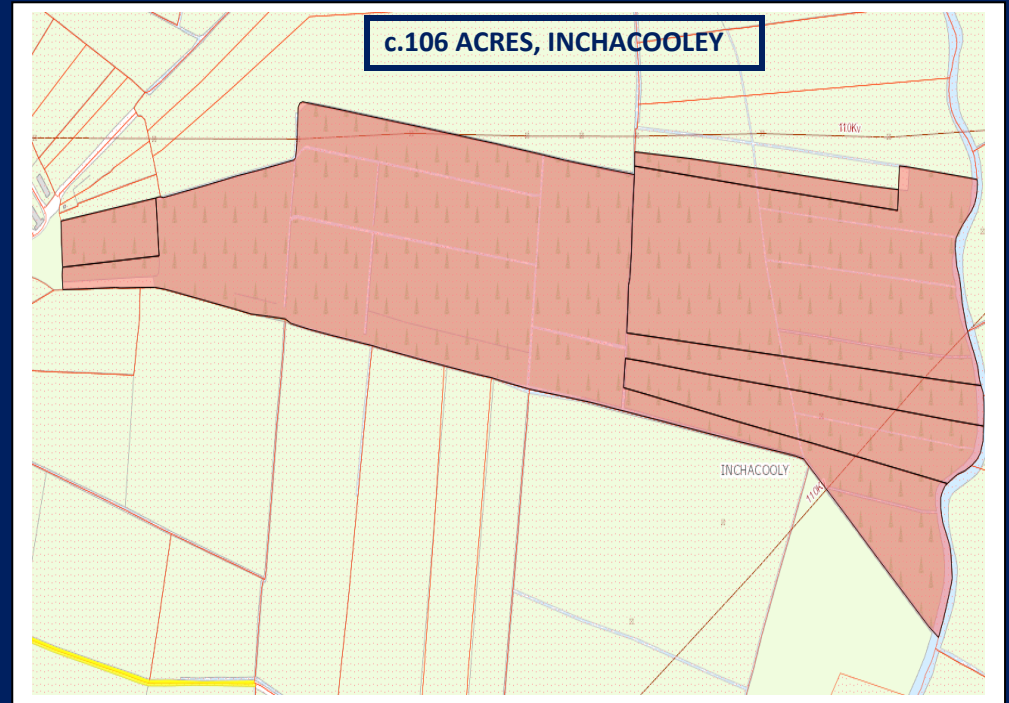
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c.64 ACRES, OLDTOWN DONORE – OUTLINE FOR ID PURPOSES ONLY
(Aerial taken January 2024)



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