



C. 63 ACRES (C. 25.48 HECTARES)

PAINSTOWN, KILL, CO. KILDARE

Guide Price: €14,000 per acre

FOR SALE BY PUBLIC AUCTION
Wednesday 13th September 2023 @
3.00pm in Lawlor's Hotel, Naas
(unless previously sold)



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

c. 63 ACRES (c. 25.48 HA), PAINSTOWN,
KILL, CO. KILDARE

LOCATION:

The property is in an excellent location just outside the Village of Kill (c. 2 km) with frontage onto Barberstown Road. It is easily accessible to a range of locations including Naas c. 8 km, Straffan c. 8 km, Newcastle c. 12 km & Dublin c. 30 km. Junction 7 of the Naas Dual Carriageway is only a 2 min drive.

The entire is close to a number of Golf Clubs including Palmerstown House, Castlewarden Golf & Country Club, The K Club and Killeen Golf Club.

In addition to this Goffs Sales yard is a 5 min drive and there is excellent accessibility to the racecourses of Naas, The Curragh, Punchestown & Leopardstown.

DESCRIPTION:

The entire landholding extends to c. 63 acres (c. 25.48 ha) laid out in 5 divisions and are all top quality with no waste whatsoever, currently in permanent pasture with tremendous shelter and piped water to all divisions from a private well.

Farm buildings comprise:

- Cattle handling facilities for 150 head
- 2 silage pits
- 2 yards together with cattle crush and holding pens.

SERVICES:

Private well water to all paddocks

SOLICITOR:

Paul Ferris, Paul A. Ferris & Co., 33 Upper Merrion Street, Dublin 2

GUIDE PRICE:

€14,000 per acre

DIRECTIONS:

From Dublin / North:

Take the N7 south bound, exit at Junction 7 and go back over the motorway bridge towards Straffan. Continue for c. 2 km and turn left and after 500m the land is on the left.

From Naas / South:

Take the N7 north bound, exit at Junction 7 and keep left at roundabout heading towards Straffan. Continue for c. 2 km, turn left and after 500 m the land is on the left.

AUCTION CONDITIONS:

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

PUBLIC AUCTION

On Wednesday 13th September 2023 at 3pm

in Lawlor's Hotel, Naas

(unless previously sold)

CONTACT:

Paddy Jordan

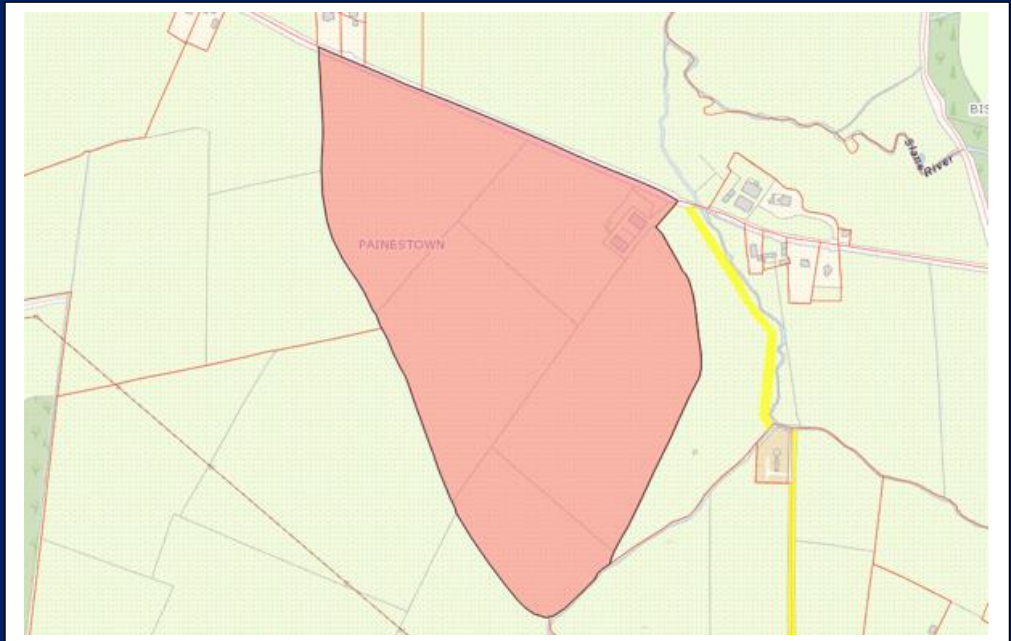
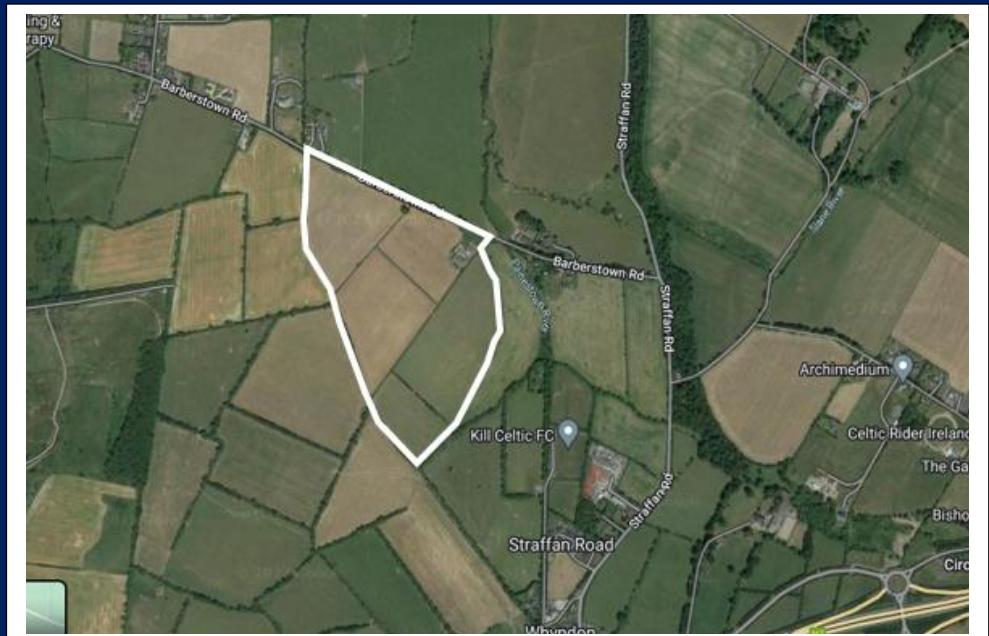
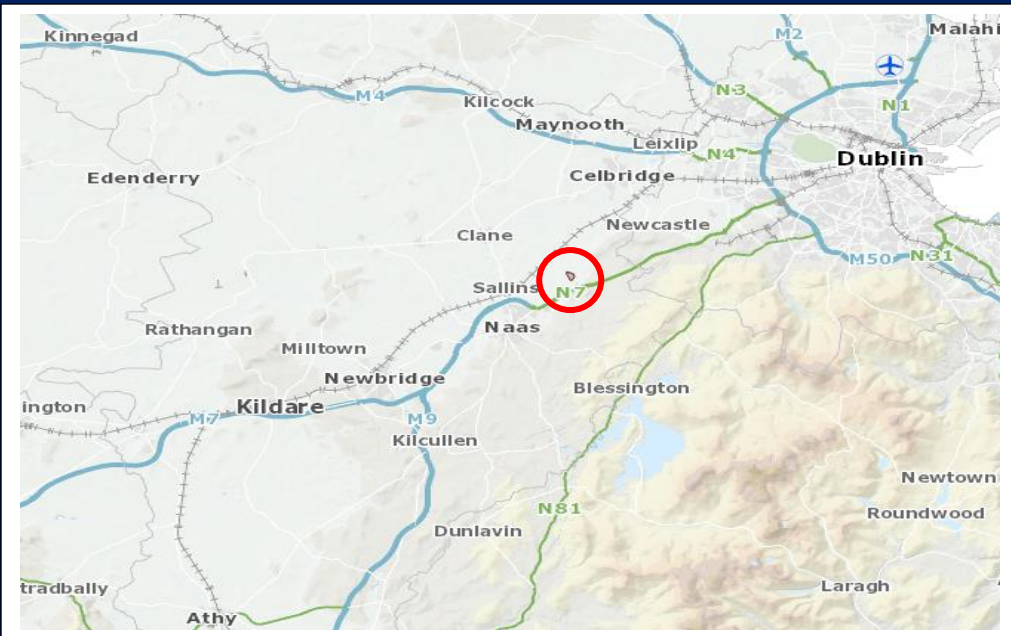
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