



SUNNYHILL, KILCULLEN, CO. KILDARE, R56 X050



For Sale By Public Auction
Friday the 22nd March 2024 @ 3.00pm in the Killashee
Hotel, Naas.
(The Estate of Aileen Mullins Deceased)

For Identification Purposes Only



Auctioneers, Estate Agents
& Chartered Valuation Surveyors

Tel: (045) 433550

Website: www.jordancs.ie

PSRA Licence No. 001536.



LEINSTER MARTS

LIVESTOCK & PROPERTY AUCTIONEERS

Email: leinstermarts@gmail.com PSRA Licence No: 001191

John Osborne 087 251 9062
Eoin Lawler 087 377 0770

Tel: Carlow 059 9131617
Kilcullen 045 481301
Borris 059 9773168

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GENERAL INFORMATION:

Auction details:

Public Auction on Friday the 22nd March 2024 @3.00 pm in the Killashee Hotel, Naas. Purchaser to sign contracts on day of sale with a 10% non -refundable deposit required.

Solicitor:

OMD Solicitors, Naas. Contact Andrew Greenlee (045 899485).

Agent Contact Details:

Paddy Jordan:

T: 045 – 433550

E: paddy@jordancs.ie

John Osborne

T:087 – 2519062

E: leinstermarts@gmail.com

Clive Kavanagh

T: 045 – 433550

E: clive@jordancs.ie

Entitlements to the Basic Payment Scheme:

For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme included in the sale.

Entry & Possession:

Entry is by agreement with vacant possession, subject to the Conacre Agreement.



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Lotting:

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Plans, Areas and Schedules:

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally:

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

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Lot 1:
Residence on c. 5 Acres (2.02 ha)
Sunnyhill
Kilcullen
Co. Kildare
R56 X050



BER D2



Location:

This property is located just 2km from Kilcullen and close to Newbridge(8km), Naas (15km) and The Curragh (6km). The M9 Motorway is less than 2 mins from the property and is accessible at Junction 2.

The neighbouring towns offer a wealth of education, recreation and shopping facilities including the Whitewater Shopping Centre and Kildare Retail Outlet Village. Commuters have the benefit of M9/M7 Motorway access and a Train Service from Newbridge, Kildare or Sallins Station direct to City Centre.

Description:

The entire comprises a detached bungalow of circa 168 sq.m (1,808 sq.ft) positioned on a lovely elevated site with private entrance and electric gates. The house provides the following accommodation:

Hall	
Sitting Room:	4.79m x 7.22m – open fireplace.
TV Room:	4.30m x 2.99 – open fireplace, sliding door to;
Kitchen:	3.66m x 5.55m – Built in units, sink, extractor
Utility:	Plumbed, sink unit & presses.
Bathroom:	Bath, shower, w.c w.h.b & bidet
Bed 1:	3.05m x 3.46m – Built in presses.
Bed 2:	3.15m x 3.64m – ensuite, shower, w.c & w.h.b
Bed 3:	3.64m x 3.24m – built in presses and sink unit.
Bed 4:	4.06m x 4.28m – built in presses, laminate floor, ensuite. with w.c, w.h.b, shower & bidet

The house does require some upgrading, but it presents a great opportunity to a buyer to add their own touch and modernise the property. There is a nice paddock to the rear of the house along with extensive lawns. There is also a detached garage.





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Planning:

The entire is within the jurisdiction of Kildare County Council. We are not aware of any recent Planning Applications on the subject property.

Services:

Septic tank, OFCH, telephone & alarm.

BER:

BER D2

Inclusions:

Fixtures only.

Guide Price:

€300,000





Lot 2:
Cottage on c. 5 acres (2.02 Ha)
Sunnyhill
Kilcullen
Co. Kildare
R56 CH22





Location:

This property is located just 2km from Kilcullen and close to Newbridge (8km), Naas (15km) and The Curragh (6km). The M9 Motorway is less than 2 mins from the property and is accessible at Junction 2. The neighbouring towns offer a wealth of education, recreation and shopping facilities. Commuters have the benefit of M9/M7 Motorway access and a Train Service from Newbridge, Kildare or Sallins Station direct to City Centre.

Description:

This property comprises a cottage extending to c. 76 sq.m (818 sq.ft) and while habitable it is in need of upgrading. The accommodation comprises:

Kitchen /Living:	4.1m x 7.5m	with 11ft paneled ceilings, built in presses, double doors to yard.
Bedroom 1:	3.4m x 4.6m	with paneled ceiling.
Utility & w.c.:	2.4m x 2.8m	
Bedroom 2:	2.8m x 4.4m	
Bathroom:	1.5m x 3.3m	with w.c., w.h.b, bath, telephone shower.

It has oil fired central heating. Located to the rear of the cottage is a smashing field with frontage onto two roads.

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

Septic tank & ESB.

Title:

Freehold.

Guide Price:

€200,000

Property has been vacant for 2 years and as such an application for the vacant home grant can be applied for





Lot 3:
c. 11.2 acres (4.53 hectares)
Sunnyhill
Kilcullen
Co. Kildare





Location:

This property is located just 2km from Kilcullen and close to Newbridge (8km), Naas (15km) and The Curragh (6km). The M9 Motorway is less than 2 mins from the property and is accessible at Junction 2.

The neighbouring towns offer a wealth of education, recreation and shopping facilities including the Whitewater Shopping Centre and Kildare Retail Outlet Village. Commuters have the benefit of M9/M7 Motorway access and a Train Service from Newbridge, Kildare or Sallins Station direct to City Centre.

Description:

The property extends to 11.2 acres. It is on top quality land, currently in grass and laid out in two divisions. There is frontage onto the local road and the lands would be ideal for any number of uses and have potential for the construction of a residence (subject to obtaining the necessary Planning Permission)

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and we are not aware of any recent planning applications on the lands.

Services:

None supplied.

Title:

Freehold.

Guide Price:

€170,000





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Lot 4:
Lots 1 -3 (inclusive)
Sunnyhill
Kilcullen
Co. Kildare



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Lot 5:
c. 4 acres (1.61 hectares)
Sunnyhill
Kilcullen
Co. Kildare





Location:

This property is located just 1.5km from Kilcullen and close to Newbridge (8km), Naas (15km) and The Curragh (6km). The M9 Motorway is less than 2 mins from the property and is accessible at Junction 2.

The neighbouring towns offer a wealth of education, recreation and shopping facilities including the Whitewater Shopping Centre and Kildare Retail Outlet Village. Commuters have the benefit of M9/M7 Motorway access and a Train Service from Newbridge, Kildare or Sallins Station direct to City Centre.

Description:

The property extends to circa 1.64 hectares (4.05 acres) with frontage on two roads. It is an ideal site for a future residence subject to obtaining the necessary Planning Permission.

Planning:

The entire is outside any zoned area or settlement boundary. It is within the jurisdiction of Kildare County Council, and there was previous grant of Planning Permission for a two-storey residence (ref: 042031) which was never constructed.

Services:

None.

Title:

Freehold. BB

Guide Price:

€50,000

