



FOR IDENTIFICATION PURPOSES ONLY

C. 31.4 ACRES (12.71 HA)

**BLACKBERRY LANE, NEWBRIDGE,
CO. KILDARE**

FOR SALE BY PRIVATE TREATY

Guide Price: €12,000 per acre



PSRA Reg No. 001536

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C. 31.4 ACRES (12.71 HECTARES)
BLACKBERRY LANE, NEWBRIDGE, CO. KILDARE

LOCATION:

The land is located in the townland of Morrinstown Biller and is approx 2 km from Newbridge Town Centre. Newbridge benefits from a host of schools, churches, banks, post office, restaurants and pubs nearby. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway within a short drive and bus route and commuter rail service direct to city centre both within easy access.

The surrounding area is predominantly agricultural with development being restricted to single one off housing.

The lands are on the edge of the Town boundary and are currently zoned agriculture but with possible future development potential.

DESCRIPTION:

The property comprises c. 12.7 hectares (31.4 acres) of agricultural land all in one block. The land is mainly regular in shape, currently in grass with mature trees and hedgerows throughout. Turbary rights in Donore, Caragh.

SERVICES:

We understand that electricity is in close proximity. Continuous supply of spring water with pond. Interested parties are advised to make their own enquiries on availability of same.

TITLE:
Freehold

SOLICITOR:

Patrick J. O'Meara & Co.
Liberty Square, Thurles, Co.
Tipperary
Ref: Ann Marie Osbourne.

DIRECTIONS:

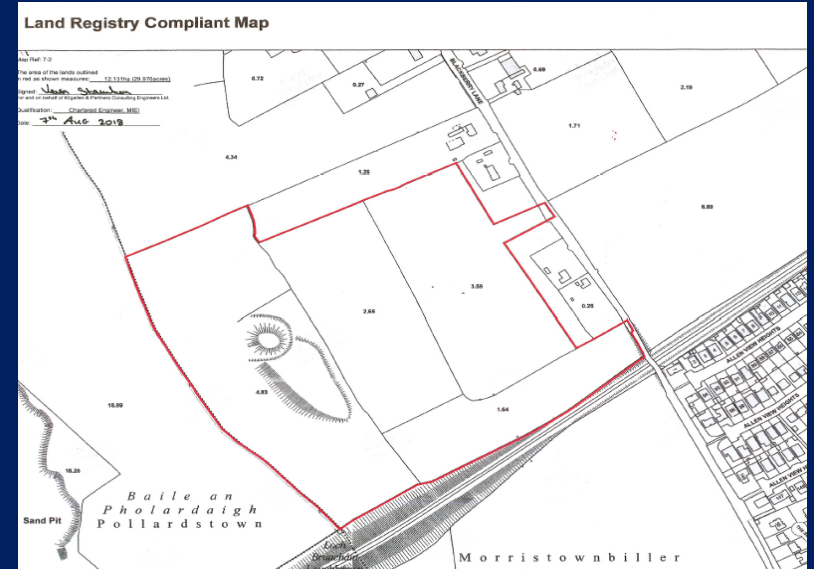
From Newbridge Town Centre:
Proceed out Standhouse Road towards The Curragh, passing Seven Springs on your right. Take the next right down Blackberry Lane and proceed as far as Railway Bridge. The subject lands are on the left hand side immediately after the Railway Bridge. Entrance to lands is marked by Jordan Auctioneers "For Sale" sign.

CONTACT:

Paddy Jordan or Clive Kavanagh
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E: paddy@jordancs.ie or
clive@jordancs.ie



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Site Location

