



**C. 9.63 ACRES (3.89 HECTARES)  
WITH OLD FORGE & HAY BARN  
DOWDENSTOWN GREAT  
BALLYMORE EUSTACE  
CO. KILDARE.**

**FOR SALE BY PUBLIC AUCTION  
THURSDAY 24<sup>TH</sup> APRIL 2025 @ 3PM  
IN THE KEADEEN HOTEL  
NEWBRIDGE.**



PSRA Reg No. 001536

**Guide Price: €145,000**



## **C. 9.63 ACRES, DOWDENSTOWN GREAT, BALLYMORE EUSTACE, CO. KILDARE.**

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### **LOCATION:**

The subject holding is situated between Ballymore Eustace (5km) and Naas (8km) in the townland of Dowdenstown Great.

It is accessed via a series of local roads which connect the surrounding hinterland with the various Towns and Villages including Blessington 7km and Kilcullen 14km. The N81 is 10 mins drive with the M7 about 15 mins with Punchestown Racecourse only 3.5km

### **DESCRIPTION:**

The entire extends to approximately 9.63, laid out in two divisions with natural boundaries and hedgerows. There is extensive road frontage on two sides and the land is all in grass but suitable for any number of uses. It is elevated in part with panoramic views of the surrounding countryside.

There is an old forge at the north - western boundary and also a hay – barn. There is believed to be sand and gravel deposits on the land, but no survey has been undertaken.

It would make an ideal site for a residence subject to obtaining the necessary planning permission.

### **THE OPPORTUNITY:**

- Great location, easily accessible to Naas, Ballymore Eustace, Kilcullen & Blessington.
- Short distance from the M7 & N81.
- Land all good quality, ideal for any number of uses.
- Extensive road frontage on two sides.
- Ideal site for a residence (subject to obtaining PP).

### **SERVICES:**

Mains water supply.

### **SOLICITOR:**

Burns Nowlan, Newbridge, Co. Kildare. 045 – 432382.

### **AUCTION DETAILS:**

Public Auction on Thursday 24<sup>th</sup> April 2025 at 3pm in the Keadeen Hotel, Newbridge. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

### **DIRECTIONS:**

The property is opposite W91 K3E9 which is also for sale by Public Auction.

### **CONTACT:**

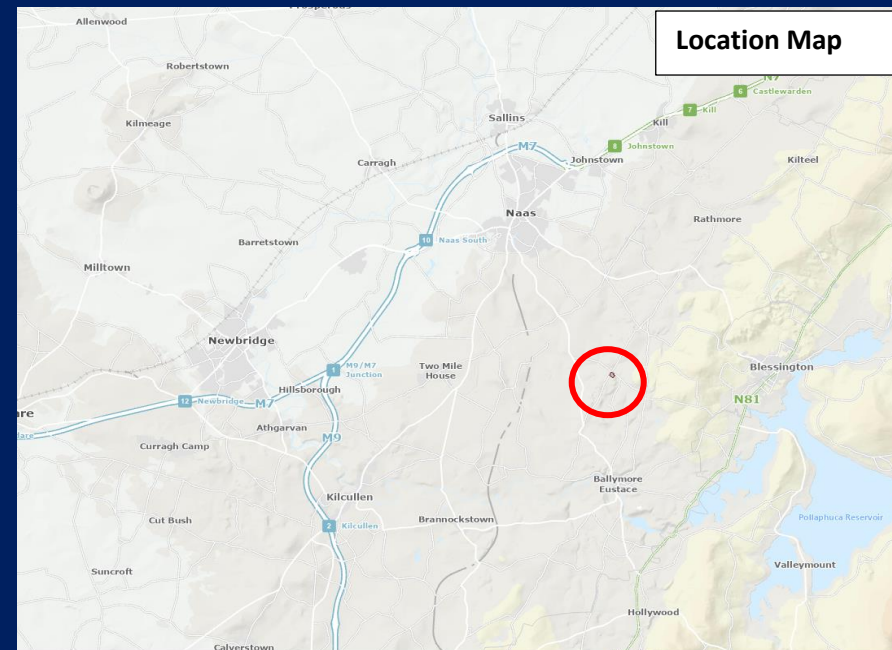
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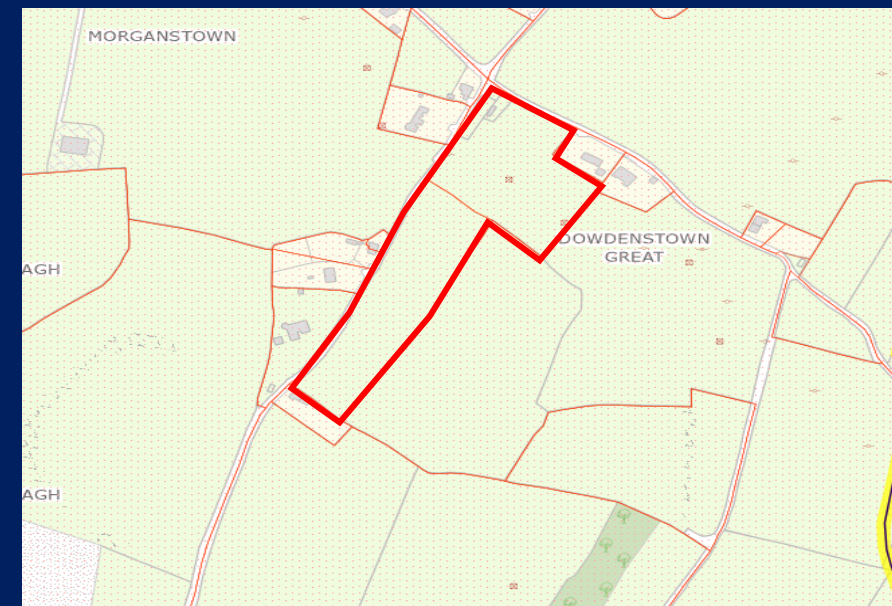




Outline for ID purposes only



Location Map



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