



Sheds & Yard at Barberstown, Straffan, Co. Kildare on approx. 5.5 acres (2.23 ha)

- High profile yard on approx. 5.5 acres (2.23 ha) located at Barberstown, Straffan with obvious further development potential (subject to the relevant planning permission)
- Barns extending to approx. 6,200 sq.ft (575 sq.m) with concrete floor and internal lock up shed, extensive concrete apron plus four loose boxes with awning, kitchen/staff room and tack room
- Good quality lands suitable for a multiple of uses and split into three divisions with good road frontage to the R406
- Three-phase power and mains water supply
- Manageable permanent pasture with mature boundaries providing good shelter and privacy
- Strategically positioned with outstanding transport connectivity, the property offers easy access to the M4 (Junction 7, Maynooth) and the M7 (Junction 7, Kill)
- Rare opportunity to acquire a compact holding in an area where land with this profile is seldom available to purchase

PSRA No. 003764 coonan.com

Strategically located
high profile yard
on approx. 5.5 acres
(2.23 ha)

Excess:
€500,000

For Sale by Public Auction
Thursday, 5th March at 3pm
in the Glenroyal Hotel,
Maynooth, Co. Kildare.

Description

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Description:

Set in the heart of north Kildare, this holding of approximately 5.5 acres (2.23 hectares) is superbly located at Barberstown, Straffan, in a high profile position with frontage to the Barberstown to Maynooth Road, R406.

The property benefits from a hay barn extending to approximately 6,200 sq.ft (575 sq.m), complete with a concrete floor, internal lock-up storage shed and extensive concrete apron. There are four loose boxes arranged in a single, practical block, complete with an awning, kitchen and staff room positioned adjacent to the stables. Additional facilities include a dedicated tack room, three-phase electrical supply, and the convenience of external power sockets and water taps, making the yard highly functional and well suited to many uses.

The lands are of good quality, split into three divisions, and are ideally suited to a range of uses including equestrian, bloodstock, farming or commercial purposes. The property enjoys good road frontage and convenient access, making it both practical to manage and highly appealing from a development perspective.

The lands offer excellent potential for further enhancement, subject to the necessary planning permissions, and would lend themselves well to the development of ancillary equestrian facilities or a residential element to complement the setting.

Excellent transport links are a key feature, with the M4 & M7 motorway easily accessible, providing swift connectivity to Dublin city centre, Dublin Airport, and the national road network. Maynooth University town lies nearby and benefits from a regular commuter rail service to Dublin, further enhancing the convenience of this highly accessible property.

This rare opportunity offers purchasers the chance to acquire a compact holding in an area where land with this profile is seldom available.

Yard Accommodation:

Yard	
Buildings	Barns extending to approx. 6,20 sq.m (575 sq.m) with concrete floor and internal lock up shed plus extensive concrete apron. 4 loose boxes laid out in a single block plus awning with kitchen/staff room adjacent and tack room.

Folio:

The lands are contained in Folio KE3111. See contract for conditions of sale and map.

Services:

- Mains electricity with 3 phase
- Mains water supply
- Outdoor sockets and taps

Items Included in sale:

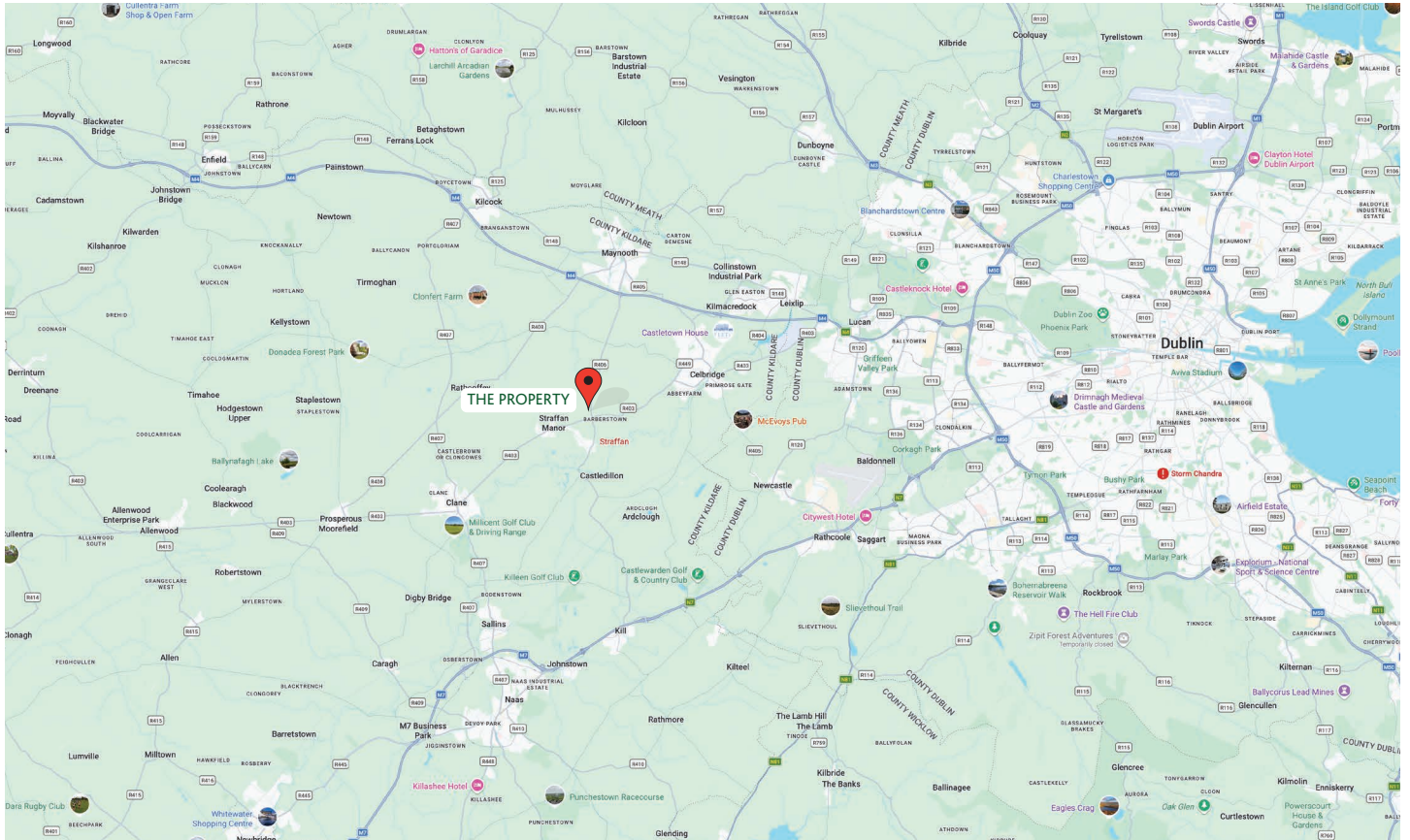
The yard, stables and sheds are being sold as seen





Directions

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Directions

From Dublin, take the M4 and exit for Maynooth at junction 7. At the top of the exit take the second exit and proceed towards Barberstown on the R406. The subject property is located on the right-hand side, adjacent to Straffan Antiques and Design (see for sale signs).

From Straffan, proceed to the Barberstown Road roundabout and take the second exit towards Maynooth (R406). The subject is located on the left-hand side, adjacent to Straffan Antiques and Design (see for sale signs).

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Viewing

By appointment at any reasonable hour

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