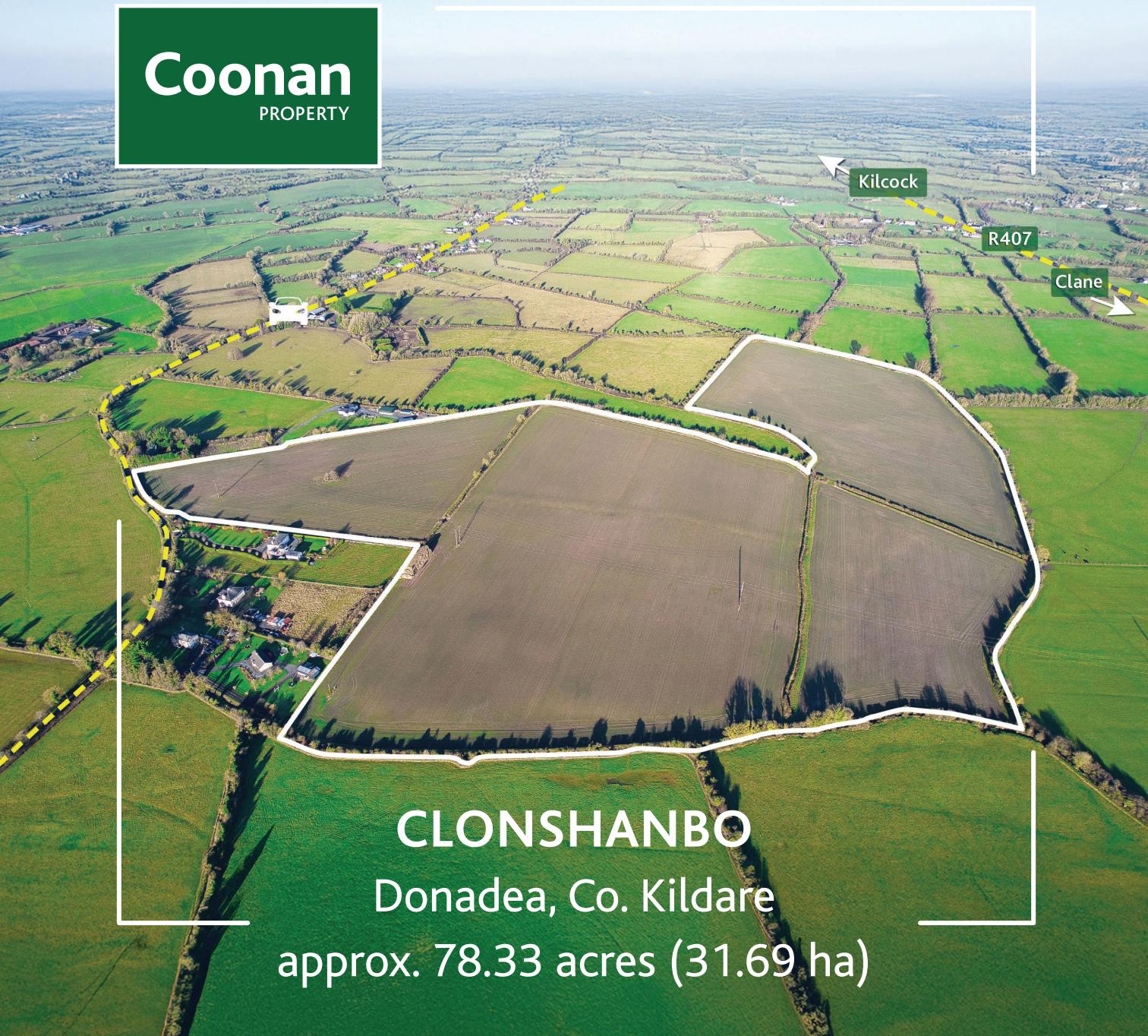


Coonan
PROPERTY



CLONSHANBO
Donadea, Co. Kildare
approx. 78.33 acres (31.69 ha)



CLONSHANBO

- Prime Kildare lands extending to approx. 78.33 acres (31.69 ha) laid out in one block and located in the townland of Clonshanbo, Donadea
- The lands are of good quality free draining soil, has been well maintained and are split into 4 generous sized divisions
- The holding is stud rail fenced in part and has good mature hedgerows with established boundaries to the balance of the property
- The lands have the added benefit of good road frontage with one **agricultural access point**
- Lands are currently in tillage and could be used for most agricultural or equestrian purposes
- Well located in an area renowned for many stud farms and is close to popular commuter towns such as Maynooth, Kilcock and Clane

For Sale by Private Treaty

Excess €1,475,000



Description

The property consists of approx. 78.33 acres (31.69 ha) and is contained within folio KE64598F. The land is of good quality free draining soil, has been well maintained and is split into 4 well-sized divisions. The land is currently in tillage and could be used for most agricultural or equestrian purposes.

The property has the benefit of good road frontage onto a secondary road with one access point with double gates suitable for accommodating large machinery. There is a short internal road giving good access to the back section of the farm for ease of management.

The lands are stud rail fenced in part and have good mature hedging to the balance of the boundary with frontage to two small rivers on the eastern boundary.

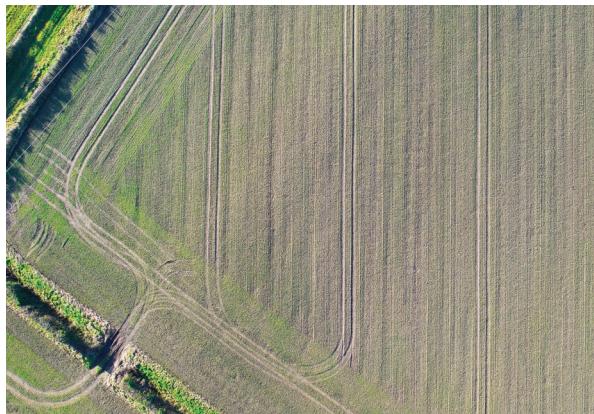
Location

The lands are located in the townland of Clonshanbo, Donadea, in north Co. Kildare, close to the towns of Maynooth, Kilcock and Clane. The property enjoys excellent connectivity to the M4, at junction 7 & 8, at Maynooth and Kilcock giving convenience without compromising the tranquillity of its rural setting.

The property is well located close to popular commuter towns such as Kilcock (7.5km), Clane (8km) and Maynooth (10km). All local amenities can be accessed in these towns including schools, health centres and hospitals, supermarkets, retail outlets and eateries. Attractions such as Clonfert Pet Farm and Donadea Forest Park are nearby also.

The subject lands are situated in an area renowned for many stud farms including Loughtown Stud, Derrinstown Stud, Kilnamoragh Stud, Cottage Stud and Damastown Stud.

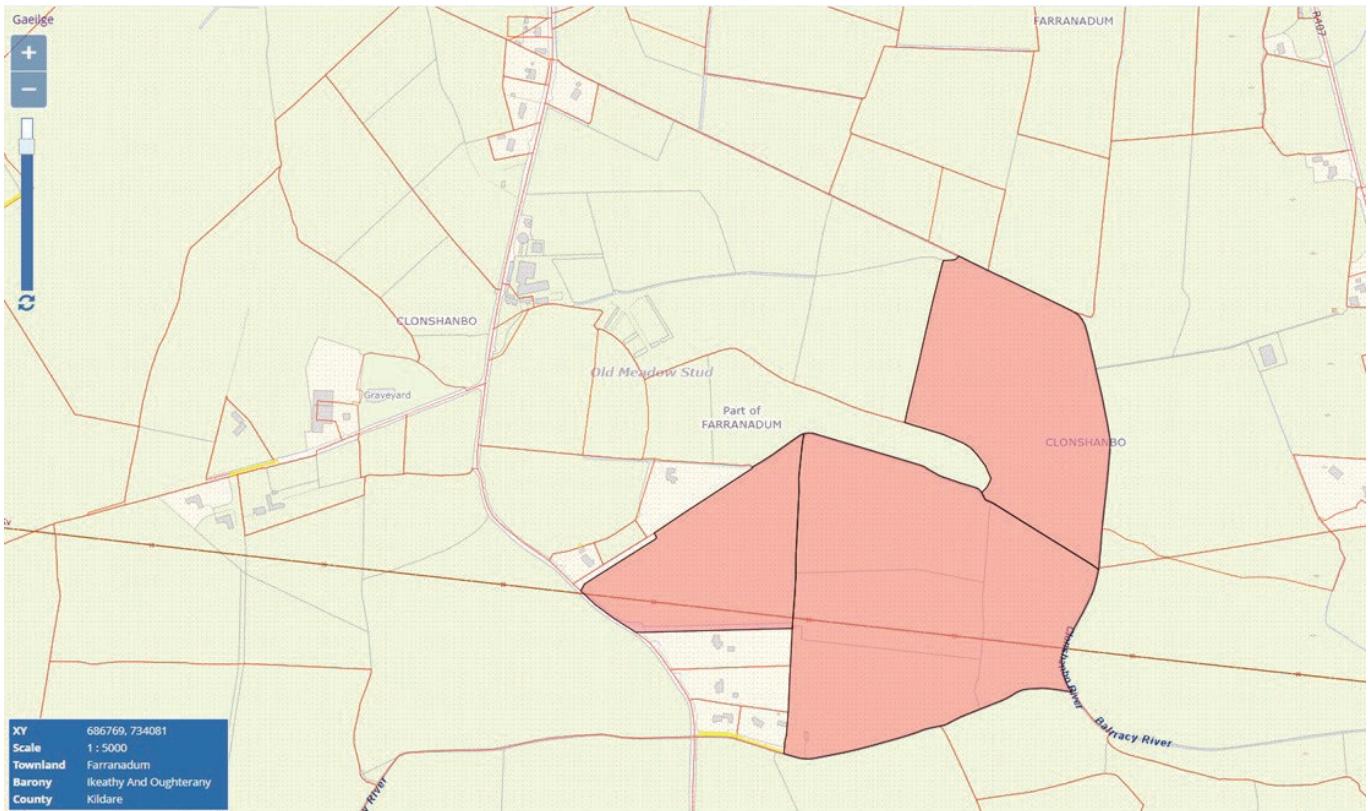






Land Direct Folio Map

The property is contained within folio KE64598F



Directions

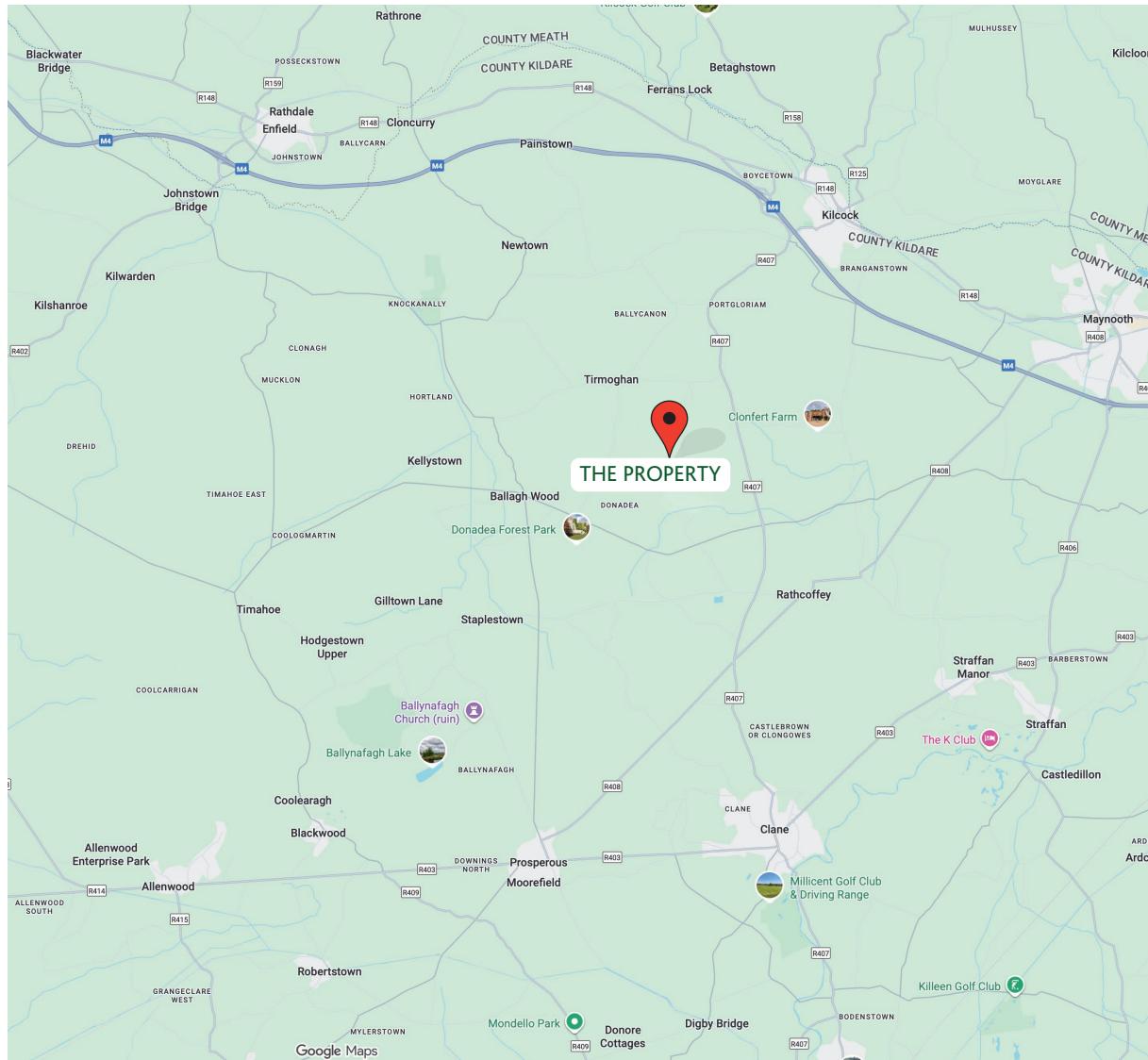
From Maynooth take the Rathcoffey Road, R408, and at Ladychapel Church take a right onto the L1010 towards Donadea.

Proceed straight passing straight through two crossroads and after the second crossroads take the first right.

Continue on this road for approx. 450 metres and the property for sale is on the right-hand side (see signs).

From Kilcock take the Clane Road, R407, and at Baltracy Crossroads take a right onto the L1010 towards Donadea.

Proceed straight and take the first right, continue on this road for approx. 450 metres and the property for sale is on the right-hand side (see signs).





TITLE

The property is contained within folio KE64598F

VIEWING

By appointment only at any reasonable hour

SOLICITORS

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