

**For Sale by Private Treaty**

**Lands at Silliot Hill, Kilcullen, Co. Kildare**



**CUSHMAN &  
WAKEFIELD**



For illustrative purposes only

**Agricultural land holding extending to approx.  
6.57 ha (16.23 acres)**

### **Property Highlights**

- Landholding extending to approximately 6.58 hectares (16.23 acres).
- Natural boundaries
- The lands lends itself for a variety of agricultural enterprises subject to the necessary P.P.
- Located approx. 3 km from Kilcullen, with good access to the M9 Motorway and national roads.

### **Contact**

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BER Exempt

[cushmanwakefield.ie](http://cushmanwakefield.ie)

## Location

Kilcullen is an expanding town situated to the east of the M9 Motorway linking M7, connecting Killcullen to Waterford. Kilcullen has experienced substantial growth in recent years.

Historically the town has been focused around agricultural and horseracing but it has been identified in the Strategic Planning Guidelines for the Greater Dublin Area as being within the Dublin Hinterland and has been identified as a primary growth centre.

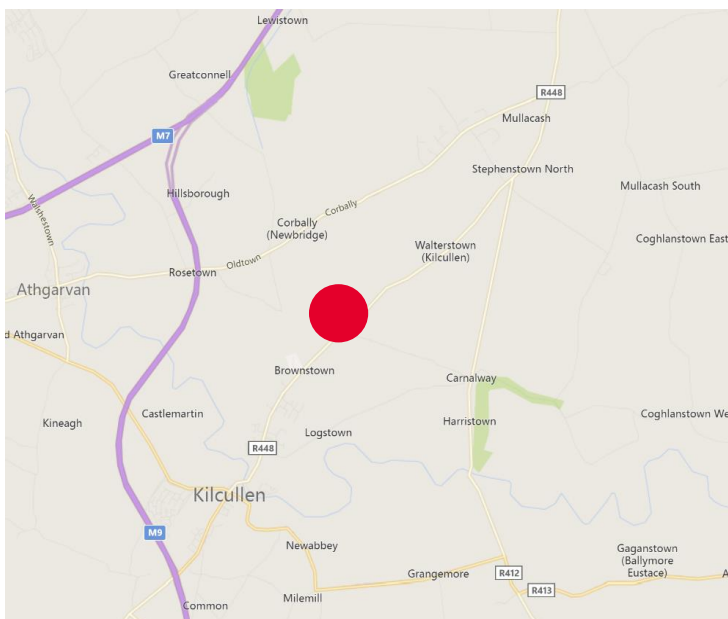
The subject lands are located 3 km north west of Kilcullen located off the R448 Naas to Kilcullen Road, 6 km from the Curragh, 16 km from Naas and 48 km south west from Dublin.

## Services

Please note we have not tested any apparatus fixtures, fittings, or services.

## Planning

Planning policy for the area is contained within the Kildare Development Plan 2017 - 2023. The property is located outside any development boundary and therefore un-zoned.



## Description

- The subject property comprises regular shaped landholding extending to approximately 6.58 hectares (16.23 acres).
- The lands are accessed via two points off a rural lane and are held in folio KE42367F.
- The lands have natural boundaries and slightly slope from east to west, and surrounded by one off houses and farm lands.
- The lands lends itself for a variety of agricultural enterprises subject to the necessary P.P.

## Title

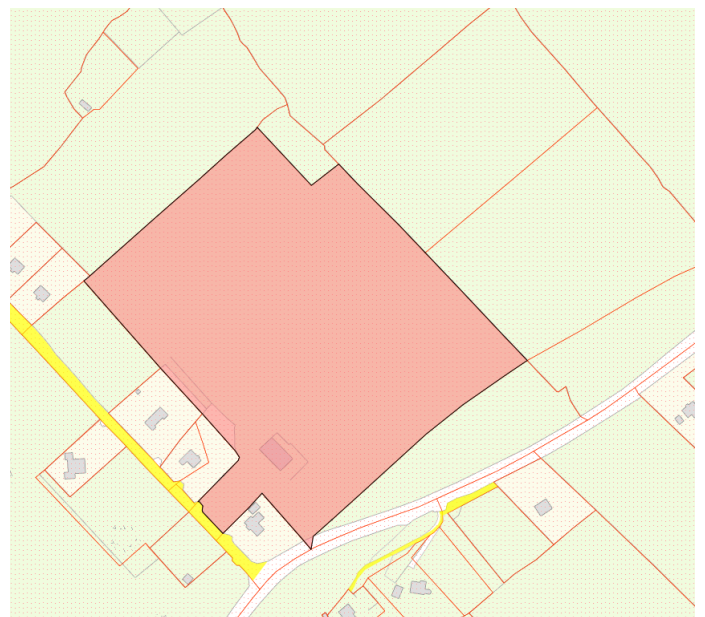
We assume the property is held freehold

## Price

€220,000 (exclusive of purchaser costs)

## Viewings

Viewing by appointment with sole agents Cushman & Wakefield.



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A full copy of our general brochure conditions can be viewed on our website at <https://property.cushmanwakefield.com/disclaimer> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222