

FOR SALE

**Forestry Land at Clonbrin,
Rathangan, Co. Kildare**

Lisney

COMMERCIAL REAL ESTATE



Lisney

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ABOUT THE PROPERTY

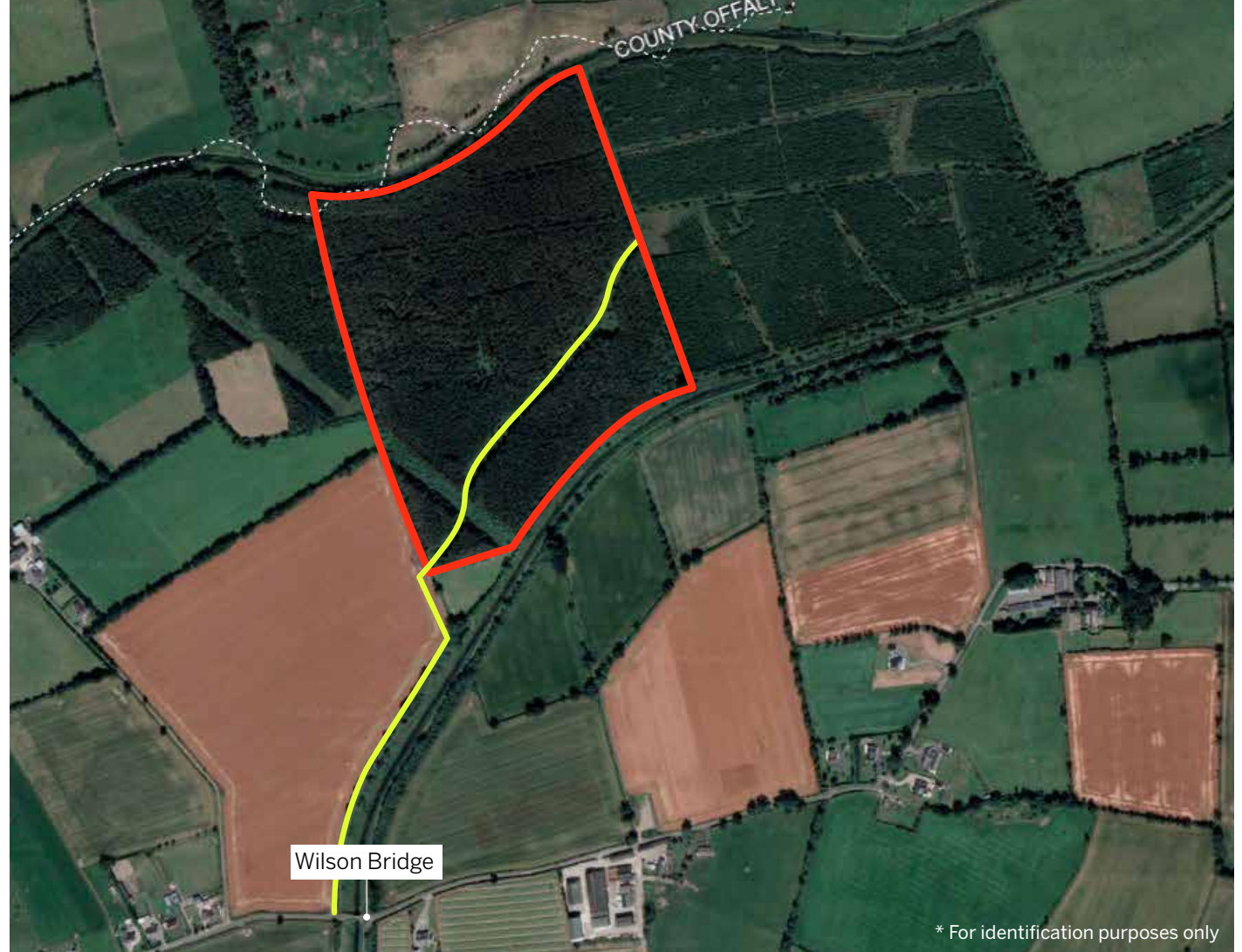
Commercial forest plantation extending to approximately 55 acres (22 hectares)

Planted in 1989 with 99% Sitka Spruce

Located the townland of Clonbrin on the outskirts of Rathangan town in Co. Kildare

Fully accessible by road from forest to National road network via a shared entrance at Wilson Bridge.

Professionally managed by a state forester with regular thinning performed at appropriate intervals.



LOCATION

Clonbrin is a small townland on the outskirts of the town Rathangan in Co. Kildare. Rathangan is located in the west of county Kildare and is located 14 km from Kildare town at the intersection of the R401, R414, and R419 regional roads. The River Slate runs to the North of the property and the Grand Canal runs to the South of the property. The surrounding land to the property is largely forestry and agricultural land.

DESCRIPTION

Clonbrin is a commercial forest plantation extending to approx. 55 acres (22 hectare). Planted in 1989 with Sitka Spruce (approximately 99%) and it is approaching maturity. The plantation has been professionally managed by a state forester from its original plantation date with all necessary thinning performed at appropriate intervals. The property is fully accessible by road from forest to National road network, via a shared entrance at Wilson Bridge. This roadway is a high specification, purpose built roadway to facilitate heavy machinery, vehicle traffic and crop extraction.

55 Acres (22Ha) of Forestry Land at Clonbrin, Rathangan, Co. Kildare



Planted in 1989 with Sitka Spruce (approximately 99%) and it is approaching maturity.





The property is fully accessible by road from forest to National road network, via a shared entrance at Wilson Bridge.

TITLE

Freehold

PRICE

Guiding €540,000
Exclusive.

FOLIO NUMBER

KE7873

LOCATION MAP

Coordinates: [53.20224, -7.02416](#)



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For further information

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

