

A COMPACT STUD FARM ON C. 68 ACRES WITH TWO YARDS

OAKLAWN STUD, FRIARSTOWN, THE CURRAGH, CO. KILDARE, R51 D652

GUIDE PRICE: € 1,500,000

For Sale By Public Auction Friday 25th October 2024 @ 3.00pm in Keadeen Hotel, Newbridge (unless previously sold)



PSRA Reg. No. 001536

Oaklawn Stud, Friarstown, The Curragh, Co. Kildare, R51 D652

DESCRIPTION:

The property comprises Oaklawn Stud and Carhue Stud extending to c. 68 Acres of top quality land, classified under the Elton Series in the Soils of Co. Kildare. This soil type has excellent free draining limestone land.

Situated in a very central location only 1½km from the Curragh Plains, c. 5 km Kildare, c. 8½ km from Newbridge and 7 km from Rathangan. Good road and rail infrastructure is available closeby with the M7 Motorway Access at Junction 12 (Ballymany) c. 7 km providing speedy access to the City only 47 km south of the M50. The train service is available from Kildare and Newbridge Stations.

Oaklawn Stud:

Oaklawn Stud is approached through a recessed entrance with electric gates leading to a tarmacadam driveway leading up to the residence which is in need of modernisation containing c. 177 sq.m. (c. 1,905 sq.ft.) of accommodation with the benefit of entrance porch, hall, drawingroom, diningroom, kitchen, office, livingroom, 3 bedrooms, 2 bathrooms and back hall.

To the rear of the residence is an enclosed yard with:

- 11 boxes
- Office, tackroom,, feedhouse, toilet and lofted area.
- Adjacent to the yard is a 6 unit automatic walker, carport, 3 span haybarn with lean-to
- Lunging ring, loading ramp and store.

Carhue Stud:

Carhue Stud is approached through a recessed entrance with tarmacadam drive – this is used as an isolation yard and comprises:

- 12 boxes.
- Tack room and feed house.

The Land:

The land extends to c. 68 acres of top quality land all in grass with post and rail paddocks with automatic water laid on and part keep safe fencing. The laid is laid out in 23 divisions with internal roadway system leading to all paddocks.

The property is in an outstanding location positioned in the heart of the equestrian County of Kildare with the training grounds of Little Curragh, Old Vic and Walsheshill Gallops closeby.

AMENITIES:

- Hunting with Kildares & South County.
- Racing at Curragh, Naas, Punchestown.
- Golf at Curragh, Cill Dara, Heritage, Palmerstown, Naas and K Club within a short drive.

IDEAL PROPERTY SUITED FOR STUD FARM, SALES PREP OR TRAINING ESTABLISHMENT

SERVICES: Private water, ESB, septic tank drainage

TITLE: Freehold

SOLICITOR:

Elaine Cox Reidy Stafford Moorefield Terrace Newbridge Co. Kildare Tel: 045-432188 Email: <u>emcox@reidystafford.ie</u>

BER: G **BER NO:** 110896412

FOR SALE BY PUBLIC AUCTION

Friday 25th October 2024 @ 3.00pm In Keadeen Hotel, Newbridge unless previously sold

CONTACT:

Paddy Jordan T: 045 433550 E: <u>paddy@jordancs.ie</u> Liam Hargaden T: 045-433550 E: <u>liam@jordancs.ie</u>



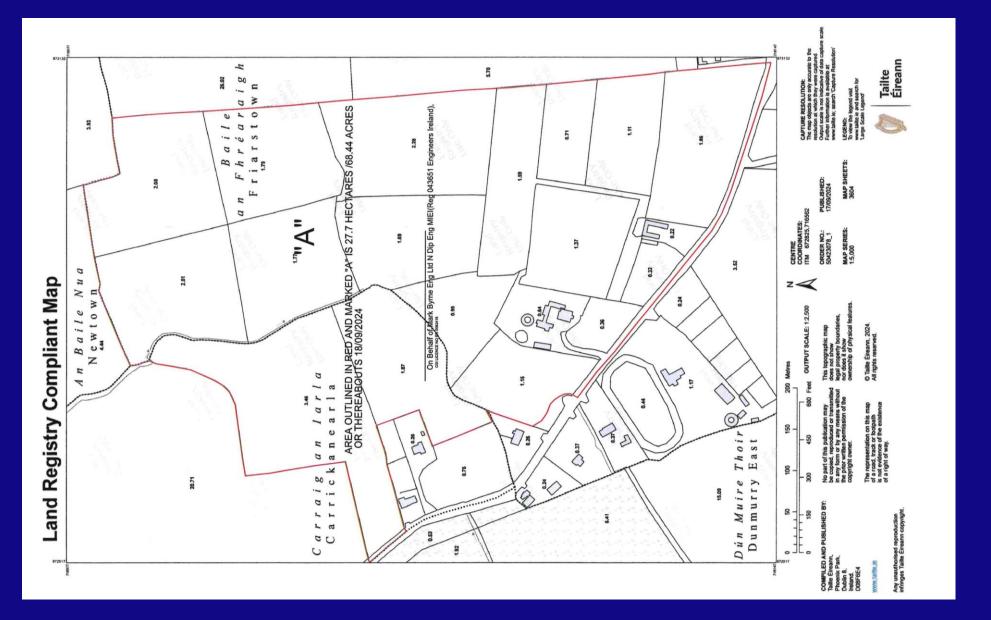














Edward Street, Newbridge, Co. Kildare T: 045-433550 www.jordancs.ie These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2024. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007524 © Government of Ireland.