



**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 land 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
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BER: G BER NO: 110896412

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