

Lands c.101 ha  
(c.250 acres)

Friarstown, The Curragh,  
Co. Kildare



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*A truly unique opportunity  
to purchase a substantial holding  
extending to c.250 acres.*

*Available in the following lots:*

**LOT 1**  
c.126.31 acres

**LOT 2**  
c.123.35 acres

**LOT 3**  
c.250 acres (The entire)





## The Property

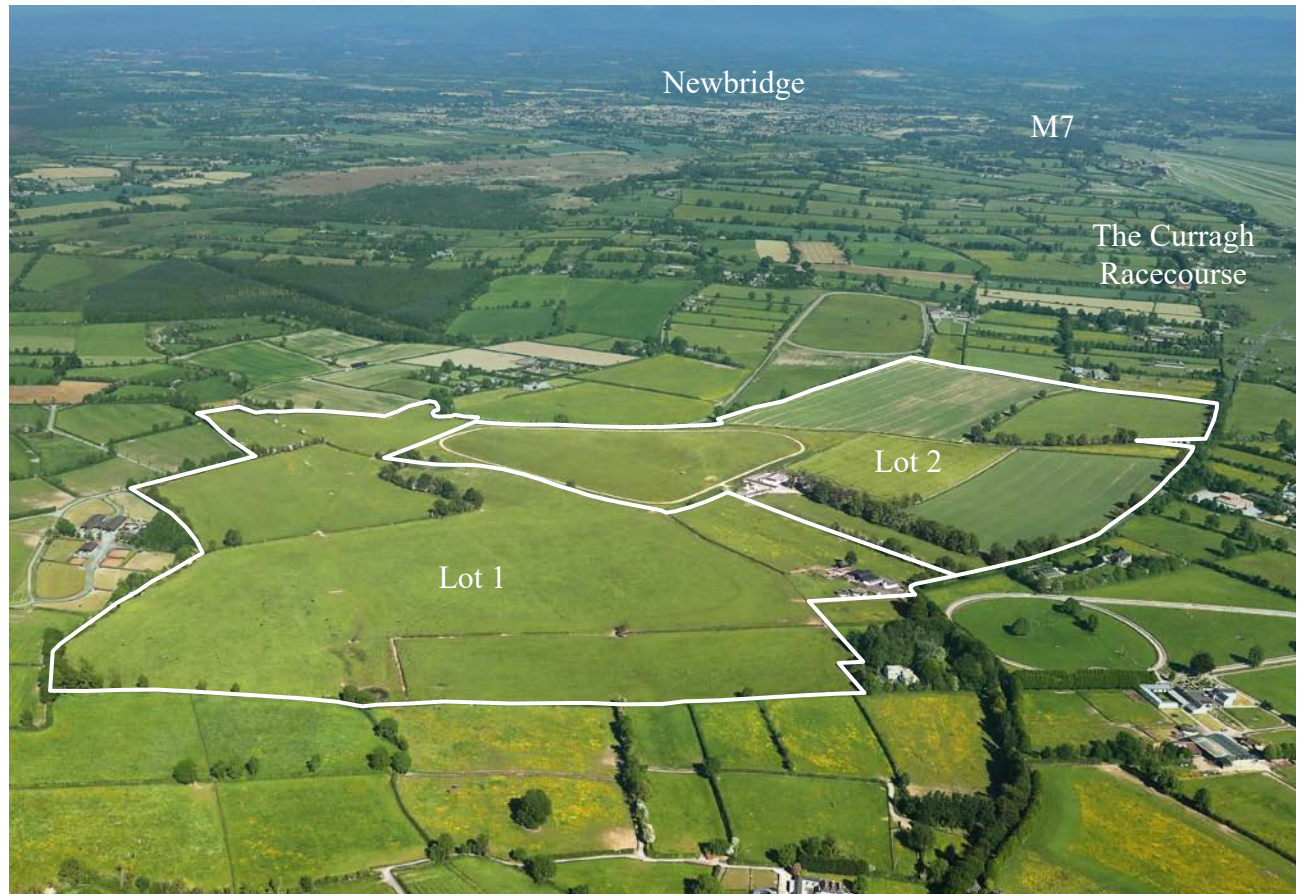
A superb parcel of land extending to c.250 acres with excellent training facilities and in a wonderful location being just off the Curragh Plains and a mere 5 minute drive from the M7.

The property is accessed off the L3003 and enjoys extensive road frontage with numerous access points.

The land is a mixture of grassland (c.189 acres), tillage (c.61 acres) and is laid out in 13 easy manageable divisions with the benefit of hedges & ditches to most of the holding along with well fenced internal divisions.

Currently there are two training yards on the property both with residences. In addition there is a 7f sand & fibre gallop positioned behind the main yard.

The property is in an outstanding location positioned within the heart of the equestrian county of Kildare.





## Lot 1 on c.126.31 acres

The lands are laid out in six divisions and are all in grass.

Approached via electric gates, the property has road frontage onto the L3003 and the Newtown Road (which is a secondary road off the R415) and has the benefit of two access points.

In total there are 13 boxes, 3 span haybarn with leanto off and a 2 span haybarn with associated outbuildings.

**BER E2** Dormer residence extending to c.130 m<sup>2</sup>.

Lunging ring, 4 bay horse walker and loading bay.

Tack room & feed room.

Pump house and excellent parking facilities.

Services – mains and private water, electricity, septic tank drainage and GFCH.







## Lot 2 on c.123.35 acres

The lands are laid out in seven divisions with an internal road and comprise of c.62.35 acres in grass and c.61 acres in tillage.

The property has road frontage onto the L3003 with two access points.

In total there are 60 boxes - two adjoining yards containing 50 boxes with a lofted area over one block. There are an additional 10 boxes adjacent to the residence.

Behind the main yard is a 7f triangular sand and fibre gallop in current use.

**BER F** Single storey residence extending to c.60.37m<sup>2</sup>.

Lunging ring, 8 bay horse walker and loading bay.

Tack room, feed room and outside toilet.

Muck heap, wash bay area, pump house and excellent parking facilities.

Numerous storage facilities including a 5 span haybarn, 3 span haybarn 2 span haybarn with adjacent machinery storage shed.

Services – mains and private water, electricity, septic tank drainage and OFCH.



## Amenities

The farm is situated within the bloodstock capital of Ireland with three racecourses to boast including being adjacent to the home of the Irish classics at The Curragh along with the host of the Irish National Hunt festival at Punchestown. Naas racecourse is also very convenient and is an excellent Gr.1 track.

There is an abundance of golf courses nearby with The Curragh, Cill Dara, Rathsallagh and the championship course at the K Club all very accessible.

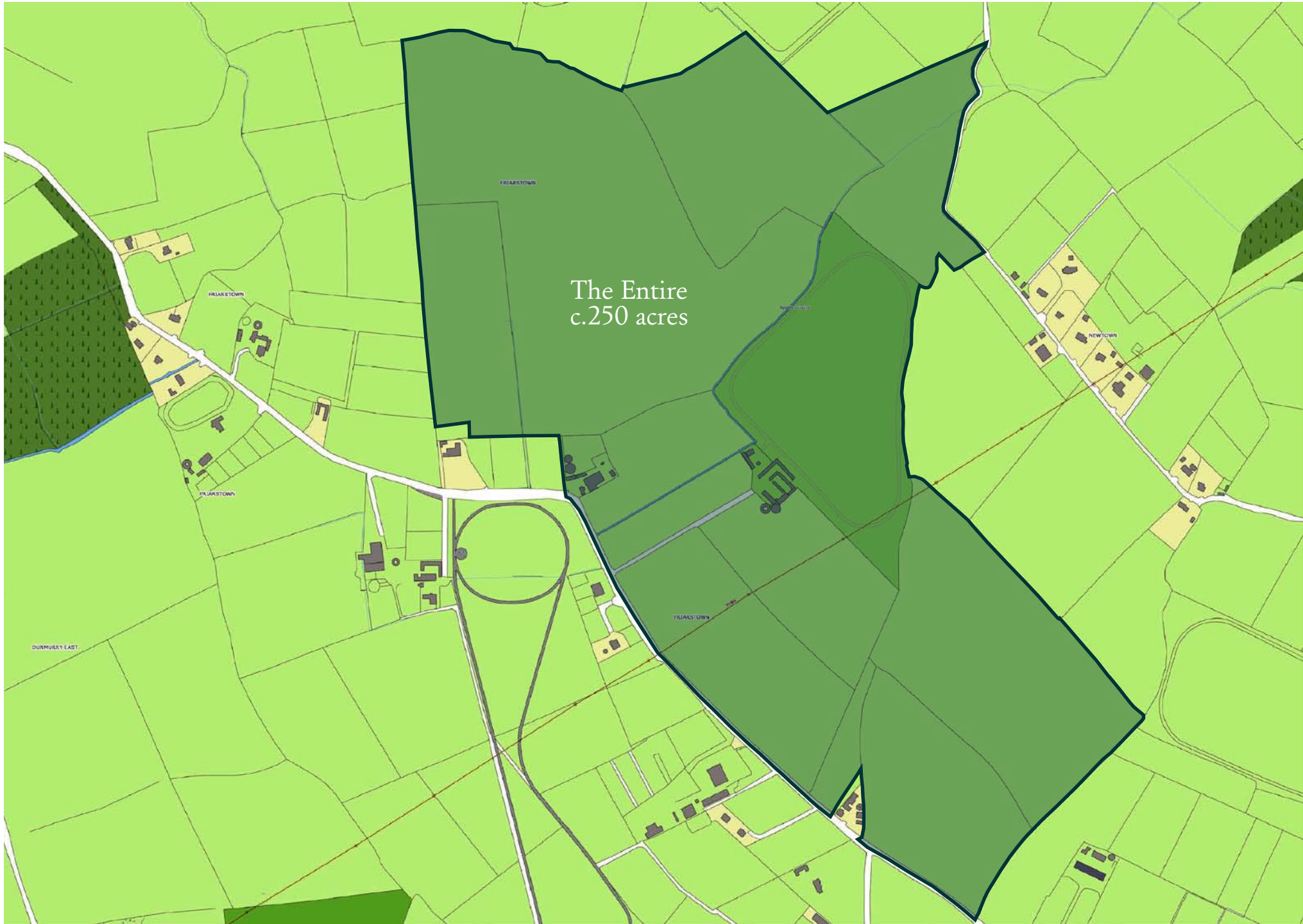
Fishing is provided by the River Liffey while hunting can be found with either the Kildare's or the South County's.

Kildare Town is home to the Kildare Village outlet centre, the Irish National Stud which includes the famous Japanese Gardens and there are numerous notable pubs and restaurants within the town to enjoy.

Kildare has excellent primary & secondary schools, numerous supermarkets and an excellent train service within walking distance of the town centre.







## Location

### MAP CO-ORDINATES

Lat: 53.191026 (53° 11' 27.69" N)

Long: -6.901575 (6° 54' 5.67" W)

### DIRECTIONS

From Dublin via the M7/N7. Take exit 12 for Newbridge and The Curragh Racecourse. Proceed for c.2.8km passed The Curragh racecourse and take right turn (over bridge) signposted for Rathangan. Proceed for 1.5km to the Rathbride Cross roads. Turn right and then immediately left and the property is further along on your righthand side.

5  
KM

KILDARE TOWN

6  
KM

M7

7  
KM

NAAS

14  
KM

KILCULLEN / M9

24  
KM

NAAS / N7

57  
KM

DUBLIN CITY

64  
KM

DUBLIN AIRPORT

## Details

### SERVICES

Mains & private water · Mains electricity  
Oil Fired Central Heating · Septic Tank Drainage

### ENERGY EFFICIENCY

**BER F** Building Energy Rating: F · Certificate No: 116530221  
Energy Performance: 436.05 kWh/m /year.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

### SOLICITOR WITH CARRIAGE OF SALE

Ms. Sharon Murphy, Gouldsbury House, Newbridge, Co. Kildare.  
Telephone +353 45 431334.

### VIEWING

Viewing is strictly by appointment with the selling agents.





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