



A FINE EQUESTRIAN PROPERTY WITH EXTENSIVE FACILITIES ON C. 62 ACRES (25.09 Ha)

New Irish Stud, Corbally Road, Herbertstown, Newbridge, Co. Kildare W12 KA44

GUIDE PRICE: €1.4m

JORDAN 

PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

New Irish Stud, Corbally Road, Herbertstown, Newbridge, Co. Kildare W12 KA44.

LOCATION:

New Irish Stud is in a superb location approximately 8km from Newbridge, 11km from Naas and 4km from the village of Two Mile House. The property is accessible to the both the M9 and M7 Motorways and is less than 35 mins from the Airport.

The thoroughbred industry and supporting services literally surround you and there is a superb road network (within easy reach) to accommodate transport whether it be to race meetings, stud farms (north or south) or the ferry. The studs of Yeomanstown, Rathasker, Irish National Stud and Kildangan are all in close proximity and show the quality of the area in terms of its established equestrian significance. Other studs in the area include Castlemartin, Baroda, Herbertstown House and Barouche. There are major veterinary clinics within short drive.

The Curragh racecourse is 9km, Punchestown racecourse 10km, Naas racecourse 12km & Goffs Bloodstock Sales 17km.

DESCRIPTION:

The property extends to a total area of circa 25.039 hectares (61.873 acres) comprising a main residence and two staff apartments together with an extensive yard. The entire is laid out in 12 divisions with good shelter. The property is approached via a recessed entrance and a long tree lined avenue leading to the house and yard.

Main Residence:

The main residence which was recently renovated comprises 143 sq.m. (1,542 sq.ft.) of accommodation comprising: living room, kitchen, utility, bathroom, office, 3 bedrooms (1 ensuite) and main bathroom. It is in very good condition throughout.

Staff House:

The staff house is laid out in 2 apartments each with 2 beds, kitchen/living room, bathroom (61.97 sq.m./667 sq.ft.). It requires renovation throughout.

The Yard:

The yard is adjacent to the residence and includes:

- 42 loose boxes
- 6-unit automatic walker
- Lunging ring
- Hay and straw barn
- Stocks
- Tack and feed room
- Canteen and staff toilet
- Muck heap.
- Machinery shed.

The Lands:

The lands are laid out in 12 divisions with piped water to all paddocks. The land is classified under the 'Elton' and 'Straffan' Series in the Soils of Co. Kildare and is in permanent pasture.

SERVICES:

Mains water, septic tank drainage, gas fired central heating to the staff house and air to water central heating in the main residence, ESB, alarm and telephone.

AMENITIES:

Hunting: with the Kildare's and South County.

Racing: Curragh, Punchestown, Naas & Leopardstown.

Golf: Royal Curragh Golf Club, K Club Straffan, Naas and Rathallagh.

Shopping: Newbridge, Naas & Kildare Village.

BER:

Main Res  Apartment 

SOLICITOR:

Reidy Stafford, Moorefield Terrace, Newbridge
Tel: 045-432188 Attn: Patrick Reidy

CONTACT:

Clive Kavanagh

T: 045-433550

E: clive@jordancs.ie

Paddy Jordan

T: 045-433550

E: paddy@jordancs.ie





JORDAN 

**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**

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(centre-line of parcel(s) edged)

-  Freehold
-  Leasehold
-  SubLeasehold

Burdens (may not all be represented on map)

-  Right of Way / Wayleave
-  Turbary
-  Pipeline
-  Well
-  Pump
-  Septic Tank
-  Soak Pit

A full list of burdens and their symbology can be found at:

www.landdirect.ie

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