



Coonan
PROPERTY



**Raymond
Potterton**

Newbridge

The Curragh Racecourse

RATHBRIDE

The Curragh, Co. Kildare
on approx. 206 acres (83.4 ha)



RATHBRIDE FARM

- Approx. 206 acres (83.4 ha) of top quality, fertile lands all presently in grass in the townland of Rathbride
- Newly constructed purpose-built yard and equestrian facilities with 46 loose boxes
- Recently developed well maintained stud farm set out in 19 distinct divisions with attractive stud rail fencing throughout
- A 3-bedroom single storey residential holding at the entrance to the farm with a private rear garden in a delightful setting
- With a good road network throughout for ease of management, mature hedgerows and all fields have good shelter
- Suitable for a second residence, subject to the necessary planning permission

For Sale by Private Treaty

coonan.com raymondpotterton.com



Rathbride, The Curragh, Co. Kildare

The Property

A truly unique and perfectly developed stud farm extending to approx. 206 acres (83.4 ha) in a perfect location just off the Curragh Plains with stunning views over Co. Kildare and beyond. The farm is in an excellent location only a 10 minute drive from the M7 and the Classic Curragh Racecourse.

The lands are accessed via a quiet road just off the R415 Kildare/Milltown Road near the Rathbride Junction giving excellent privacy and tranquillity. The lands rise gently from the entrance gates continuously to the rear of the farm resulting in the majority of the farm having an attractive south easterly aspect and the most spectacular views over the Curragh Plains and out to the Dublin Mountains, that any part of County Kildare can boast.



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare

The Property

The lands at Rathbride are of the highest quality and have been developed into a modern stud farm with recently reseeded pasture laid out in 19 stud railed paddocks all served by 6 metre wide gravel roads running from the very front of the farm to the rear. The road network is further enhanced by a generous set back of almost 2 metres from the beech hedging and stud railing. There is approx. 9.5 acres (3.8 ha) of forestry on the north eastern boundary of the farm.



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare

The Property

The first yard located nearest the entrance, is home to two separate American Barns, a 6 bay L-shaped hay shed, two lunging rings, a horse walker, loading bay and a staff carpark. Both barns are of similar steel framed construction finished with non-drip sheeting and concrete block walls and both have c.15% Perspex sheeting in the roof and 70% on the large entrance doors meaning there is exceptional natural light in the building. The first barn is built as a H block and provides 38 loose boxes with a mare inspection room with storage room, staff canteen and w.c accommodated in the central block.

The second barn provides a further 8 loose boxes, again with good natural light and both barns have excellent ventilation.

Immediately behind the first yard lies three turn out paddocks that are all keep safe railed and are of fibre and woodchip laid over a tarmac base. A further 5 small convenient paddocks adjoin and surround the yard.

A multi-purpose yard and 4 bay shed stands towards the centre of the farm and is ideal as an isolation block and is convenient to the main body of the farm.

All divisions and yards and the house are served by water from the farm's own well.



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare



Rathbride, The Curragh, Co. Kildare

The Dwelling

A fully refurbished and modern 3-bedroom single storey cottage located near the entrance to the stud farm.

Services

Well water, mains electricity, oil fired central heating and septic tank.

Title

Freehold.

Solicitor

Gartland Furey Solicitors, 20 Fitzwilliam Square, Dublin 2, D02 FP64.

T: 01 799 8000

Rathbride, The Curragh, Co. Kildare



DIRECTIONS

Eicode: W91 YW98

From Dublin Via the M7 take exit 12 for Newbridge The Curragh Raccourse.
Proceed for 2.8km passing the Curragh Racecourse and take the right turn over the bridge signposted for Rathangan.
Continue 1.5km to the crossroads turning right. Continue exactly 1km towards Milltown and turn left
onto the Newtown Road. The property is located 1.5km down this road on the left-hand side.

VIEWING

By appointment only at any reasonable hour

CONTACT INFORMATION FOR JOINT SELLING AGENTS

Will Coonan
Coonan Property
T: 01 628 6128
E: willc@coonan.com

PSRA registration no. 003764

Stephen Barry
Raymond Potterton
T: 046 902 7666
E: stephen@raymondpotterton.com

PSRA registration no. 002488

The above particulars are issued by Coonan Property and Raymond Potterton on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firms do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property, Raymond Potterton or their staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time Coonan Property or Raymond Potterton may email you information about services available within the firms that they think may be of interest to you. If you do not wish to receive such emails simply forward this email with "opt out" in the subject line to info@coonan.com or info@raymondpotterton.com

coonan.com raymondpotterton.com