



KEDRAH CASTLE FARM

CAHIR CO. TIPPERARY

On c.104 acres (42.08ha)

*A former dairy farm and equestrian property
with Quarry including a period residence.*

For Sale By Public Auction
Friday 19th October 2018 @ 3.00pm
In Horse & Jockey Hotel, Thurles, Co. Tipperary
(unless previously sold)

VIEWING STRICTLY BY APPOINTMENT WITH THE JOINT SELLING AGENTS



PSRA Licence No: 001536



PSRA Licence No: 001727



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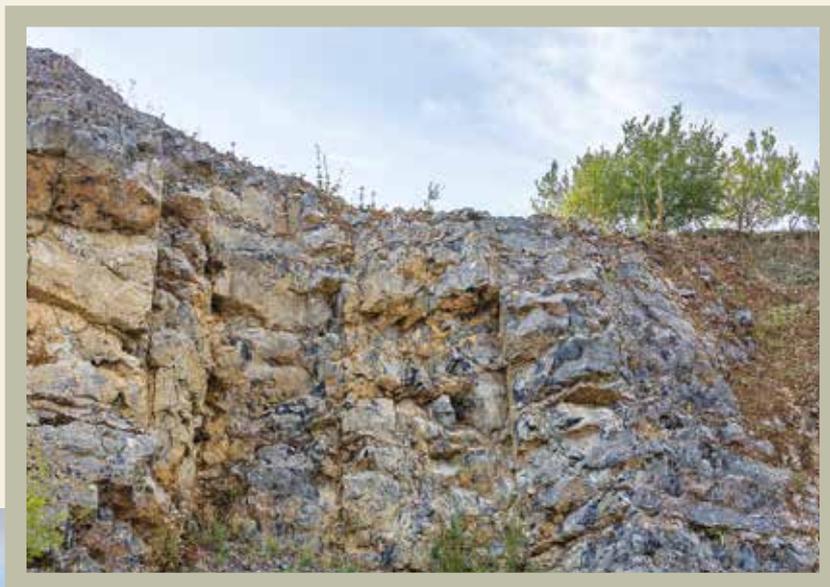
A former dairy farm and equestrian property with Quarry including a period residence c. 2,400 sq.ft. (in need of renovation) set on a wonderful elevated site with panoramic views towards the Galtee and Comeragh Mountains.

Kedrah Castle Farm consists of c. 104 acres of top class grassland sitting on top of limestone. The land is partly post and railed with good shelter and internal road system giving access to nearly all the paddocks.

THE QUARRY

The property has a large quarry which is not operational at the moment, but has supplied limestone rock to Cahir By-Pass (1985 and 1990) and the M8 (2007 and 2008). A professional assessment has been carried out of the quarry in November 2017 and it shows to have considerable reserves of limestone rock. The quarry has access off the R639 and also a site office and weighbridge.

The existing quarry has had planning permission as per An Bord Pleanála Ref No. 23.SU.0011.





LOCATION:

Kedrah Castle Farm is situated just outside Cahir 3km, 13 km Cashel, 16 km Clonmel, 2 km New Inn and 23 km Tipperary Town. The property is easily accessible with direct access to the M8 at Junction 10. Cork Airport 55 minutes, Limerick 1 hour and Dublin 2 hours

AMENITIES:

Kedrah is in good hunting country with Tipperary Fox Hounds and the Premier Harriers.

RACING: Clonmel, Gowran Park, Tramore, Tipperary and Cork.

GOLF: Clonmel and Cahir

FISHING: Cahir – renowned for salmon on the River Suir

SHOOTING: Plenty of rough shooting nearby.

The Residence:

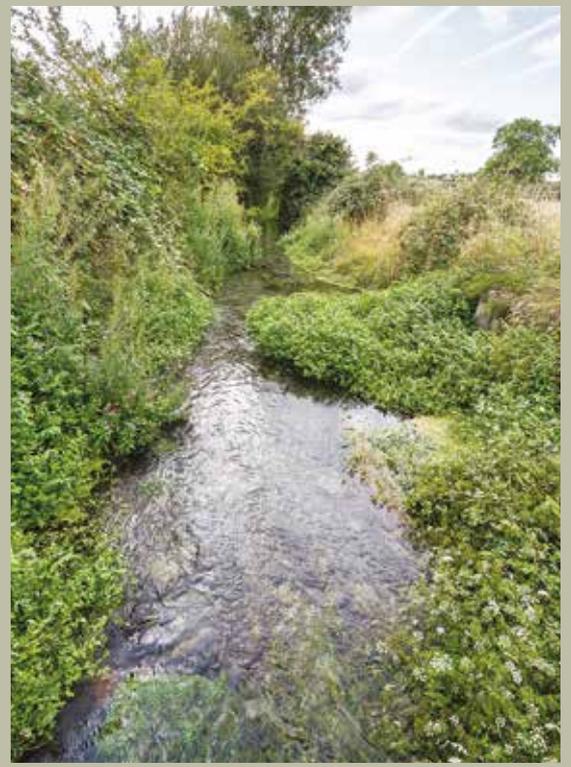
The property is approached through a mature tree lined avenue to the residence and farmyard.

The residence which is in need of renovation comprises an old stone and slate farmhouse extending to c. 2,400 sq.ft. and is attached to Kedrah Castle (a tower in ruins). Whilst the residence needs considerable upgrading it is in a wonderful elevated setting with panoramic views of the Galtee and Comeragh Mountains.

The Yard:

As a former dairy farm and equestrian property it has an array of buildings which comprise the following:

- 4 open sheds (2 with lean-tos and one of which is used as a workshop with inspection pit).
- Disused dairy and holding yard.
- 13 stables.
- 2 tack rooms.
- Feed house.
- Large sand arena.
- There is a natural horse swim at the bottom of the farm.





HISTORY:

In the past the farm has been run as an extensive dairy farm and equestrian centre. It has hosted hunter trials, pony club camps and rallies, carriage driving competitions, One and Two Star Ireland Horse Trial Events, it has also hosted an event called "Mayhem" which was a 5km cross country obstacle course and the farm has also been used to film "Ireland's Fittest Family" an RTE Television Series.

THE LAND:

The land comprises 104 acres in total, part of which is post and railed with good shelter and an internal roadway system giving access to all paddocks and there are several streams ensuring never failing water supply, all in permanent pasture laid out in 12 divisions the majority of the lands have a southerly aspect. It has extensive road frontage on the R639 and only a stones throw from Junction 10 of the M8 giving motorway access to Cork and Dublin. There is also an old sand and gravel pit on the farm.

SERVICES:

Mains water, septic tank drainage and ESB.

SOLICITOR:

Ronan Daly Jermyn, 2 Park Place, City Gate Park, Mahon Point, Cork.

BER: 

DIRECTIONS:

From Cork & Dublin: take the M8 and Exit 10, take the R639 and the property is the first entrance on the left.



JOINT AGENTS:



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