

An aerial photograph of a large, irregularly shaped green field, outlined in white, which is the main subject of the advertisement. The field is divided into several sections by white lines. In the bottom right corner, there is a large, modern building complex with a blue roof. To the left of this complex, there is a smaller building and a parking area. In the background, there are more green fields, some with trees, and a small cluster of buildings. The overall scene is a rural landscape with a mix of green fields, trees, and buildings.

GOFFS

PROPERTY

Stud Farm

on c.43 acres.
Spurree, Castlelyons, Co. Cork, Ireland.

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*A superb parcel of land
with turnkey facilities
extending to c.43 acres.*

A superbly laid out farm with excellent shelter, 11 stock proof paddocks and water laid on to each division.

There is extensive road frontage to the property and an excellent internal road servicing the divisions. The property is suitable for a number of equine usages including stud farm, pre-training yard and training / racing yard.

LOT 1

Main yard and adjoining lands with restricted planning permission for a c.3,700 sq. ft residence on c.26.54 acres.

LOT 2

Lands extending to c.13.31 acres.

LOT 3

Lands extending to c.3.22 acres.

LOT 4

The entire extending to c.43.07 acres.



Facilities

MAIN SHED

80ft x 40ft

Consisting of a loose pen 40ft x 40ft with five 12ft x 12ft stables and veterinary area including examination stocks.

ROAD SHED

65ft x 40ft

Consisting of four stables that are 14.5ft x 12.5ft and a loose pen, 34ft x 40ft.

HAY BARN

65ft x 20ft.

Lean-to / loose pen 65ft x 26ft.

LOOSE PENS

Two loose pens (27ft x 27ft and 35ft x 15ft) including modern style feeding barriers at the front for stock.

STALLION BOXES

Six stallion boxes - five of which measure 15ft x 15ft and one which measures 18ft x 15ft.

PADDOCKS

Four woodchip paddocks • (90ft x 45ft) • (58ft x 41ft)
• (40ft x 85ft) • (50ft x 20ft)

OFFICE

16ft x 12ft

Fitted with whb and cupboards, desk space, seating area and bathroom.



Location

The lands are situated in a wonderful location within the heart of the Golden Vale and only a 20 minute drive from Cork City, and a mere 5 minute drive from the M8. The property comes with the benefit of restricted planning permission for a c.3,700 sq. ft. residence.

Additionally the lands are adjacent to some of the country's best stud farms - Rathbarry, The Beeches, Castlehyde and Grange Stud and are within easy reach of the local village of Castlelyons with the larger local town of Fermoy also close by.







Location

LOCAL AUTHORITY

Cork County Council

EIRCODE

P61 F386

MAP CO-ORDINATES

Lat: 52.099476 (52° 5' 58.11" N)

Long: -8.231626 (8° 13' 53.85" W)

1.5
KM

CASTLELYONS

4.5
KM

M8 MOTORWAY LINK
(J15)

6.5
KM

FERMOY

39
KM

CORK RACECOURSE

37
KM

CORK CITY

41
KM

CORK INTNL. AIRPORT

225
KM

DUBLIN

Details

SERVICES

Mains water supply · Mains electricity · Sewerage
Foaling & security cameras.

FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

EASEMENTS, WAYLEAVES & 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

James V. Walsh & Sons Solicitors.
Patrick Street, Fermoy, Co. Cork Tel: 025 31433.

JOINT AGENTS

Michael Barry, Dick Barry & Son.
26 Patrick Street, Fermoy, Co. Cork, TP61 VF65. Tel: 025 31577.

VIEWING

Viewing is strictly by appointment with the selling agents.



G O F F S P R O P E R T Y . C O M

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