

# CREGG CASTLE ESTATE

CREGG, CORRANDULLA, CO GALWAY











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CREGG, CORRANDULLA, CO GALWAY, H91 D45V

Historic Irish estate with an imposing castle and extensive traditional outbuildings in a mature, private setting

Early 17th Century castle set in a commanding position with about 10,623 sq ft of accommodation and a basement/garden level of about 7,849 sq ft

Extensive range of traditional outbuildings and stores

Walled garden

Gate Lodge (3 bedrooms)

Ring-fenced farmland and mature woods

Expired planning permission for a hotel & golf resort

Potential for conservation opportunities

**About 175 acres (71 hectares) in total**

**For Sale by Private Treaty as a Whole**

*Corrandulla 2 km, Claregalway 11 km, M6 13 km,  
Galway Airport 13 km, Galway City 16 km, Tuam 19 km,  
Shannon International Airport 96 km, Limerick City 111 km,  
Dublin City 210 km*

*(All Distances Approximate)*

**Helen Cassidy Auctioneers**

Clonbur House

Clonbur

County Galway

Tel: +353 (0) 87 246 3748

PSRA Licence 002657

**Savills Country**

33 Molesworth Street

Dublin 2

Tel: +353 (0)1 618 1300

PSRA Licence 002223















## DESCRIPTION

Cregg Castle Estate is an historic residential, forestry and agricultural estate extending to about 175 acres in total. Situated in the west of Ireland and occupying a private, rural location, the estate is extremely accessible. The M6 and Galway City are only 13 km and 16 km distant, respectively.

At the core of the estate is an imposing 17th Century castle steeped in history which occupies a private situation and comprises extensive accommodation.

Positioned to the rear of the castle is a traditional stone courtyard with a multitude of stores as well as a walled garden. Additional residential accommodation is provided by way of a charming gate lodge.

A key feature of Cregg Castle Estate is the extent and combination of land comprising a mixture of pasture and mature woods. Offering great potential for conservation opportunities, the varied nature of the single block of land contributes to the biodiversity of the environment, creating a habitat which is rich in flora, wildlife, and birdlife. These natural assets may provide interesting opportunities for a future owner.

The western boundary of the estate is formed by the Cregg River, a river which rises from a spring about half a mile from the estate and stretches for about seven miles where it flows into Lough Corrib.



## HISTORICAL NOTE

Cregg Castle was built by the Kirwan family, one of twelve notable families of the county known as the 'Twelve Tribes of Galway'. The Kirwans were said to be the only family amongst the Tribes of Galway to establish an Irish origin, tracing descent from the second son of Milesius, one of the original Gaels.

Clement Kirwan is said to have built Cregg Castle in 1648. The most famous occupant of Cregg Castle Estate was the pioneering scientist, Richard Kirwan. Richard joined the Jesuit novitiate at St. Omer in 1754 but abandoned his studies in 1755 when he inherited Cregg Castle with an income of £4,000, after the death of his brother.







Richard died in 1812 and Cregg Castle was subsequently inherited by his nephew Patrick. Patrick sold the Estate to the Blake family whose descendants remained in Cregg Castle until 1947. The Blakes were also one of the 'Twelve Tribes' and were a prominent formerly Catholic family which changed religion to preserve its property and status. Due to this change, Cregg Castle is said to have provided both a Protestant and Catholic Archbishop of Dublin within 50 years of each other.

In 1947 Cregg Castle Estate was sold to Mr & Mrs Johnson from London, who carried out many modifications to the castle and added the stables. In 1972 it was bought by the Murray family of Salthill Hotel, Galway who restored it to serve as a family home and guest house. The present owners acquired the estate in 2007.

## LOCATION & AMENITIES

Cregg Castle Estate is located in County Galway on the west coast of Ireland, a county which offers spectacular scenery with its many breath-taking land and seascapes. Galway is positioned in the middle of the Wild Atlantic Way and is etched with epic coastlines, magnificent beaches, and lofty mountain peaks.

Corrandulla (meaning "the round hill") village is two kilometres to the northwest and provides for everyday necessities. The estate is positioned 11 kilometres from the Gaeltacht town of Claregalway. Claregalway was founded on the banks of the river Clare, hence the derivation of its name; Baile Chláir na Gaillimhe meaning 'town on the Clare, in Galway'. The town has an array of amenities including restaurants, pubs, schools, and shops.

Galway City is just 16 kilometres distant from Cregg Castle Estate and comprises an abundance of restaurants, hotels, supermarkets, professional services and a variety of boutiques and retail stores. Galway is famous for being the festival capital of Ireland and was named as one of the world's top cities for travellers in 2020 by Lonely Planet. Lonely Planet describes Galway as "arguably Ireland's most engaging city, where brightly painted pubs heave with live music and cafes offer front-row seats to watch buskers perform".











Basement



Ground Floor

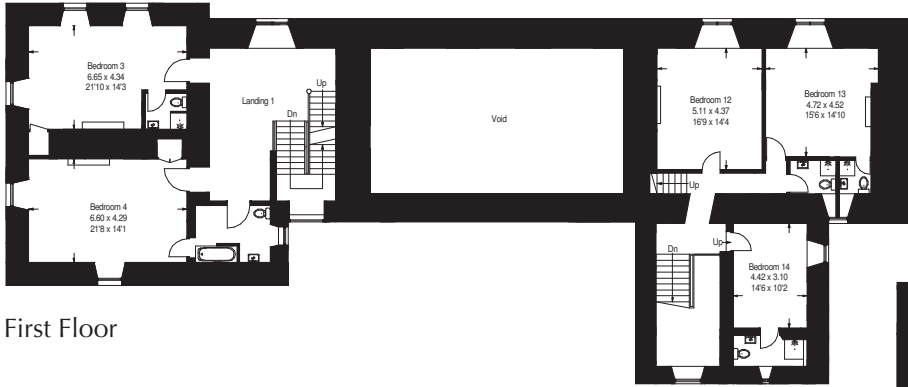
# CREGG CASTLE & OUTBUILDINGS

Total Gross Internal Area (approx)

2,341.1 sq.m (25,199 sq.ft)

For Identification Only. Not To Scale.

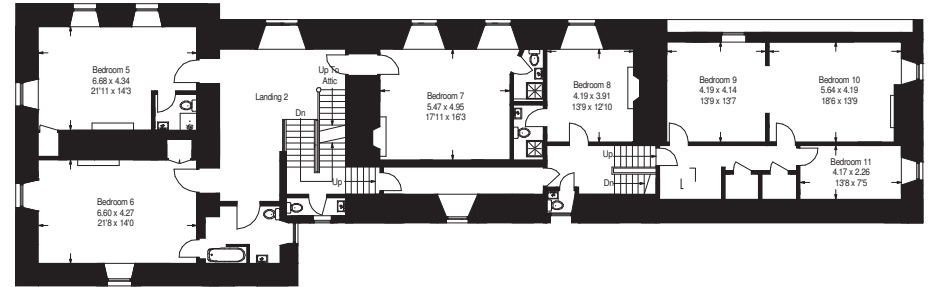




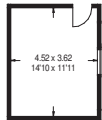
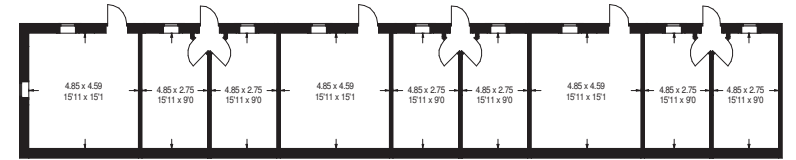
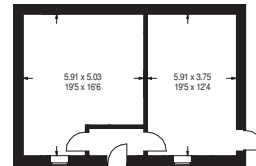
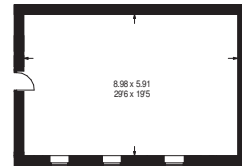
First Floor



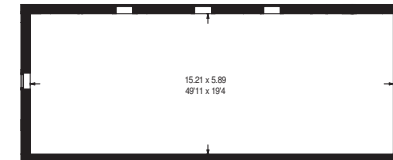
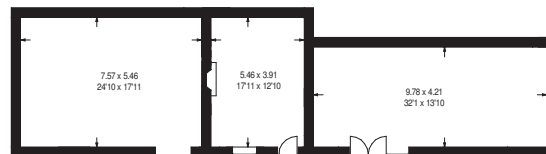
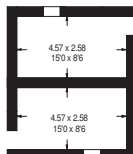
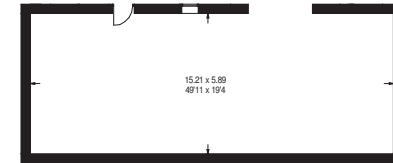
Half Landing Level



Second Floor



## Outbuildings





Cregg Castle Estate is surrounded by an excellent transportation system with bus and rail services available in Galway City. Galway Airport is situated just 13 kilometres from the property with Shannon International Airport 96 kilometres distant. The M6 and M17/18 motorways connecting Galway to Dublin and Galway to Limerick are both 13 kilometres distant.

The nearby area offers a wide range of quality sporting and recreational activities including, rugby, GAA, soccer, swimming, and tennis to name a few. Galway is an angler's paradise with many lakes, sea inlets and rivers to choose from. For walkers and adventures, Galway offers spectacular mountain ranges, fine beaches, and stunning scenery in a variety of landscapes.

Golfing enthusiasts are well catered for with the championship course at Galway Bay Golf Resort, designed by Ryder Cup and World Cup golfer Christy O'Connor Jnr just 22 kilometres distant. Other courses include Glenlo Abbey Golf Club (20 km), Galway Golf Club (20 km) and Cregmore Park Golf Club (13 km).

Local schooling is available in the area including Corrandulla National School (2 km), Bawnmore National School (3 km) and Claregalway National School (8 km). There are several secondary schools available in Galway City as well as third-level education at University of Galway and Technology and Atlantic Technical University.

## CREGG CASTLE

Cregg Castle is a substantial historic property positioned in a private and tranquil setting surrounded by mature trees and extensive parkland.

The castle is entered from a minor public road through a stone wall entrance with piers and wrought-iron gates which open onto a sweeping hardcore driveway, flanked on both sides by beautiful mature trees which leads to the front of the castle. Dating back to 1648, Cregg Castle is a three-bay, three-storey over half-basement property which later had a west wing erected in circa 1780 and an east wing added in circa 1870. The castle is an unusual example of three centuries of advancement in fortified buildings.

The castle occupies a south-facing position beneath a slate roof. External features include rendered chimney stacks with terracotta pots, cemented roughcast walls, square-headed timber transom and mullion windows, as well as timber sliding sash windows. It is entered via a round-headed doorway with a double-leaf mid-eighteenth-century door, block-and-start render surround and is approached by two flights of limestone steps protected by cemented walls.

Internally, the principal accommodation is of generous proportions spanning approximately 10,623 square feet, while a basement level provides a further 7,849 square feet of accommodation. While the castle is in need of renovation and modernisation, the interior of the property has wonderful period features, including corniced ceilings with centre roses, decorative fireplaces, architraves, sash and case windows and shutters. The castle includes a private chapel, spanning the length of the 5-bay chapel wing which forms the east side of the rear courtyard.

The traditional courtyard dates back to circa 1800 and lies immediately to the rear of the castle. It includes a three-storey block with a pitched slate roof, rubble limestone chimney stacks and partly lime-rendered rubble limestone walls.

Also to the rear of the castle is a former farmyard with traditional stores of stone construction as well as some stables.

A substantial former walled garden adjoins the outbuildings.

## EXPIRED PLANNING PERMISSION

Planning permission was granted for the redevelopment of Cregg Castle complex but subsequently expired in 2019 (Galway County Council Planning reference no.14464). The planning permission was to redevelop the existing Cregg Castle Estate into a Hotel and Golf Course Complex including an 18-hole golf course, golf clubhouse, five golf lodges, a 100-bedroom hotel with leisure facilities and a car park.

## GATE LODGE

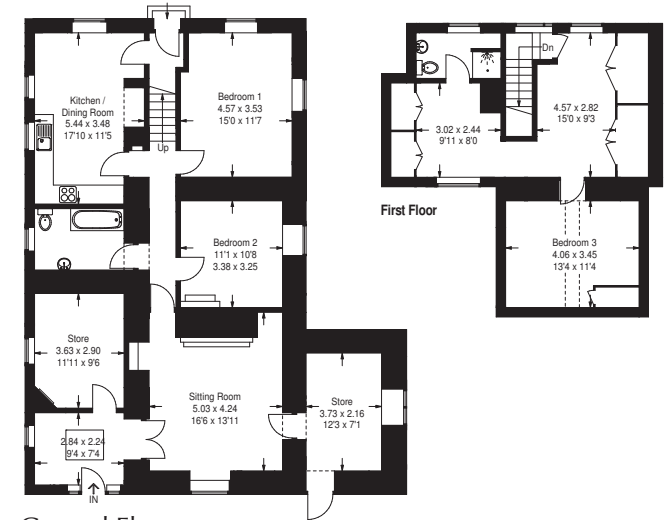
At the entrance to the estate lies a gate lodge with accommodation laid out over two storeys, as shown on the accompanying plans, and extending to about 1,936 square feet in total. There is a small garden laid to lawn.

## GATE LODGE

Total Gross Internal Area (approx)

179.9 sq.m (1,936 sq.ft)

For Identification Only. Not To Scale.



Ground Floor

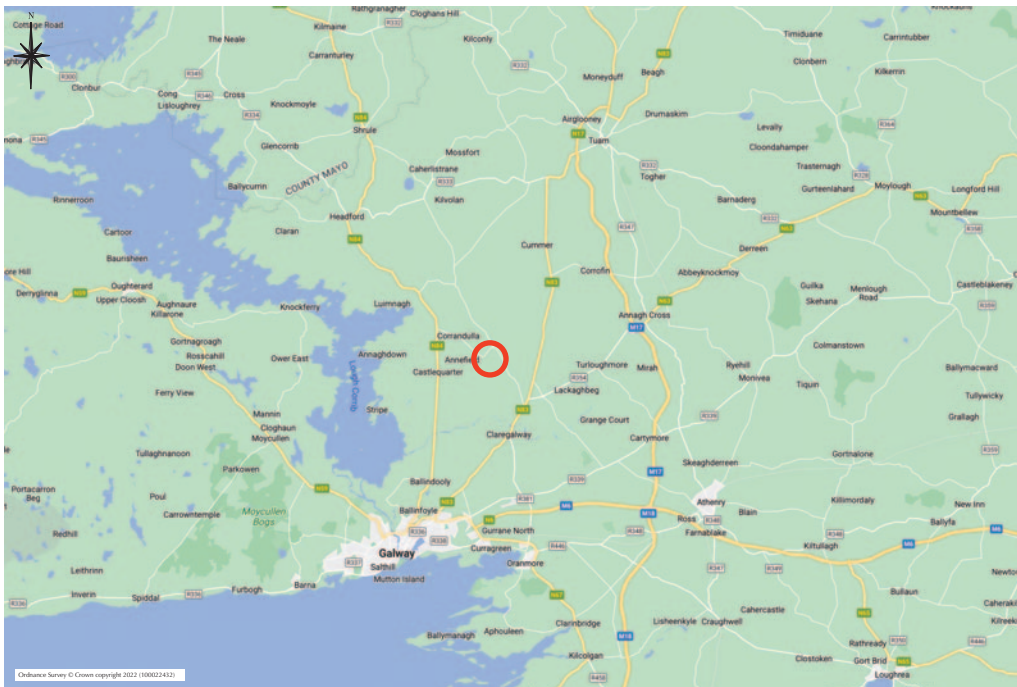
## FARMLAND

The land at Cregg Estate lies within a single block and comprises grassland plus mature woods, extending to about 175 acres in total. Much of the topography is level with the highest point at 69 feet (21 metres) above sea level and the lowest point at 20 feet (6 metres) above sea level. It can be approximately classified as follows:

Land Type	Acres
Pasture	86
Woodland	85
Miscellaneous	4
<b>Total</b>	<b>175 Acres</b>

The land is accessed via two minor public roads and has an internal driveway and farm track.







## GENERAL REMARKS

### VIEWINGS

Strictly by appointment with the joint agents Savills and Helen Cassidy Auctioneers.  
Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your safety.

### DATA ROOM

Further detailed information on specific elements of Cregg Castle Estate will be available online to those who have viewed.

### EIRCODE

The Eircode for the property is H91 D45V.

### FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

### SERVICES

Property	Occupancy	Water	Drainage	Heating	BER
Cregg Castle	Licence	Private	Private	n/a	Exempt
Gate Lodge	Licence	Private	Private	Oil-Fired	G

Please be advised that the joint selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### ENTRY & POSSESSION

Entry is by agreement with vacant possession.

### ENTITLEMENTS TO THE BASIC PAYMENT SCHEME

For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme included in the sale.

### EXCLUDED PROPERTY

A graveyard lies within the boundaries of the estate but is owned by a third party and is specifically excluded from the sale. The excluded property benefits from a right of access from the public road on the southern boundary.

### LISTINGS

Cregg Castle is recorded as a Protected Structure by the National Inventory of Architectural Heritage (Ref: 30406911).

### SOLICITORS

Heneghan & Associates Solicitors (Contact: Ann Heneghan)  
Calbro Court  
Tuam Road  
Galway  
Co. Galway  
Tel: +353 91755024  
Email: ann@heneghansolicitors.ie

## OFFERS

Offers may be submitted to the Joint selling agents, Savills, & Helen Cassidy Auctioneers.

Savills  
33 Molesworth St  
Dublin 2  
Co. Dublin  
Email: country@savills.ie  
Telephone: +353 (0)1 618 1300

Helen Cassidy Auctioneers  
Clonbur House  
Clonbur  
Co. Galway  
Email: helencassidyauCTIONEER@gmail.com  
Phone: +353 (0) 87 246 3748

## BEST OFFERS DATE

The closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following an inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the seller satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## STIPULATIONS

### WAYLEAVES AND RIGHTS OF ACCESS

The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the joint selling agents and the sellers' solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### LOTTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

### IMPORTANT NOTICE

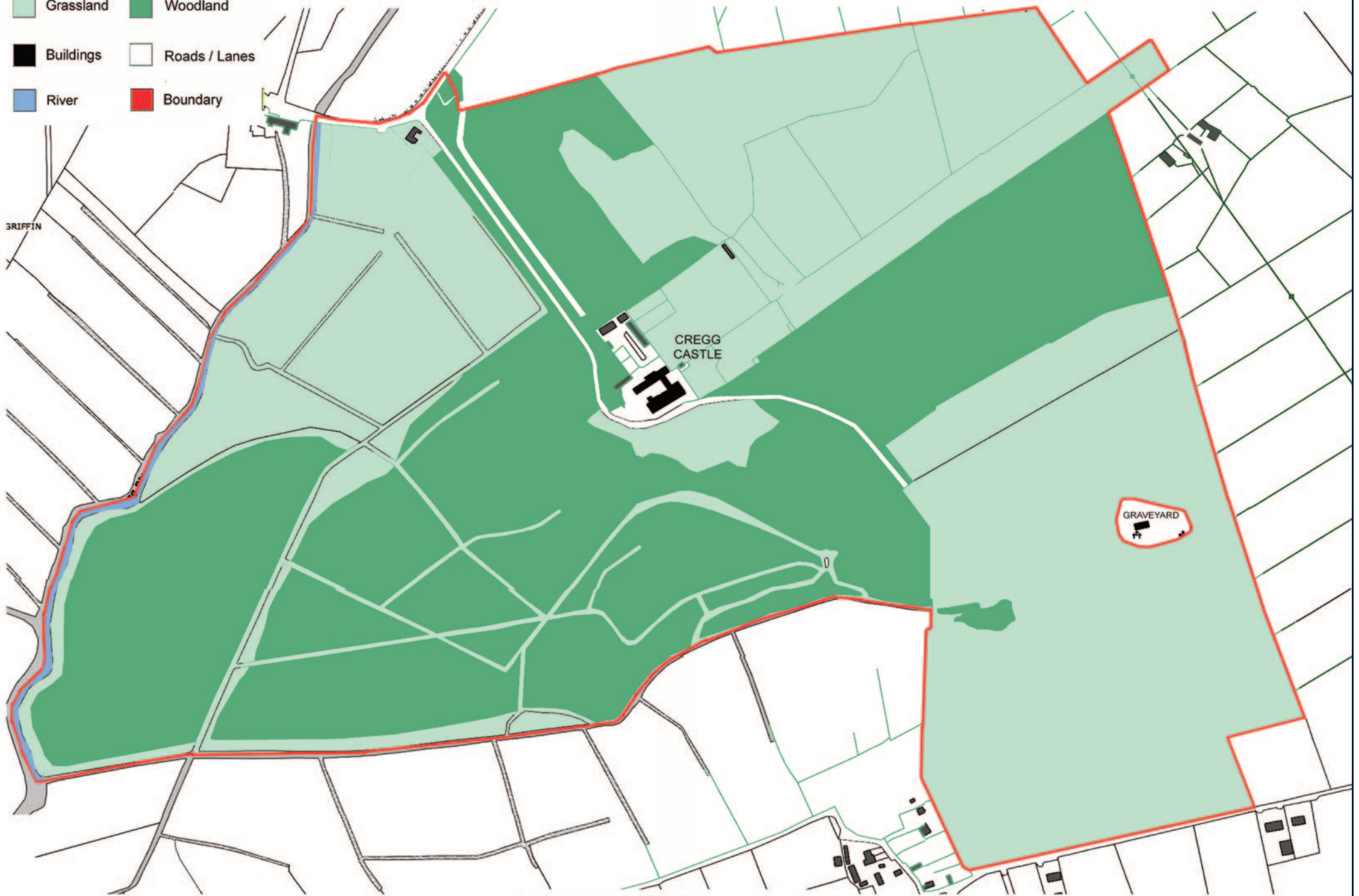
Savills, Helen Cassidy Auctioneers and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills or Helen Cassidy Auctioneers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in Summer 2022 and brochure prepared in September 2022.



- Grassland
- Woodland
- Buildings
- Roads / Lanes
- River
- Boundary



NOT TO SCALE  
Published for the purpose of identification only, although believed to be correct its accuracy cannot be guaranteed.



