

Windgates Stud



CELBRIDGE, CO. KILDARE.
ON APPROX. 53 ACRES (21.4 HA)

Coonan
PROPERTY



Windgates Stud




APPROX. 53 ACRES (21.4 HA)



A CHARACTER FILLED RESIDENTIAL STUD FARM *with equestrian facilities*



- A character filled residential stud farm with equestrian facilities developed by its current owners, Derrinstown Stud, on lands of outstanding quality
 - The property extends to approx. 53 acres (21.4 ha) and is laid out in nine distinct divisions with frontage of approx. 600 metres onto the Maynooth to Straffan Road
 - Windgates Stud has many attributes with dual access to the property, mature hedgerows to the boundaries and internal divisions plus 17 loose boxes
 - The residence extends to approx. 1,500 sq.ft. (139 sq.m.) and is a detached two storey four bedroom farmhouse in need of renovation
 - The top quality lands are stud rail fenced with a good road network throughout for ease of management
 - Windgates Stud benefits from easy access to the M4 motorway with rail and bus services also available at Maynooth and Celbridge
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Type of Transaction

For Sale by Public Auction Thursday, 3rd November at 3pm at The K-Club, Straffan, Co. Kildare.

Windgates Stud

Windgates Stud, one of the prestigious Derrinstown Stud farms, has been operated to a standard synonymous with care, quality and winning. In Ireland, these stud farms encompass over 2,000 acres of quality land, a powerhouse in the realm of horse ownership and breeding admired the world over for quality and success.

Derrinstown Stud's dedication to the horse and its bloodlines has become renowned in the equine world and the Derrinstown and Shadwell Stud blue and white silks are synonymous with winning. For nearly 40 years Derrinstown Stud has used their passion for the care and welfare of the thoroughbred and have consistently developed the most superior bloodlines, to produce first class bloodstock.

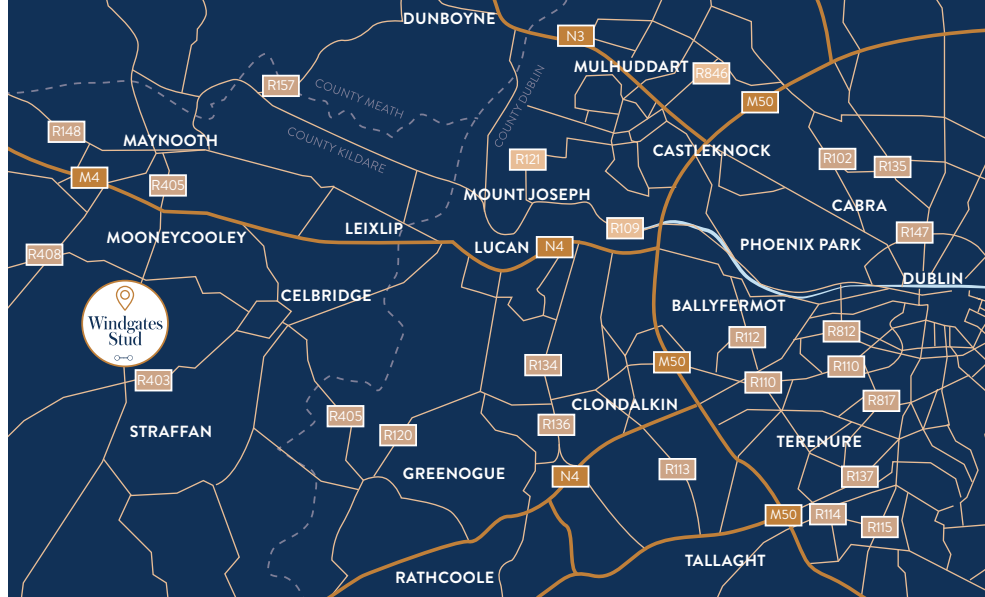




The Property

Windgates Stud is a character filled farm and possesses the necessary components to become an excellent family or commercially run bloodstock or livestock enterprise. The top quality lands on offer are stud rail fenced with a good road network throughout for ease of management. The farm also benefits from 17 loose boxes in an L-shaped format, two all weather turn out paddocks and excellently maintained land laid out in nine distinct divisions, all in grass. This farm offers great potential to develop the facilities and residential element which will further enhance the property.





PRIDE AND PASSION
INTERTWINED

at Windgates Stud

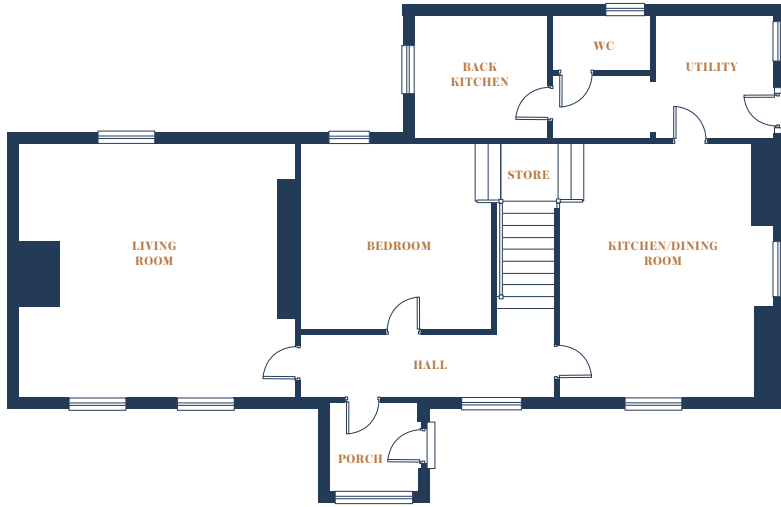
Windgates is equidistant from Celbridge and Maynooth and is ideally positioned on the Maynooth Straffan Road (R406).

Celbridge, located approx. 20km west of Dublin city centre, is accessed off the M4 at Junction 6 and is one of Dublin's most popular commuter towns. Celbridge is a well-established town, and one of the fastest-growing residential areas in Ireland due to its close proximity and strong transport links to Dublin city centre.

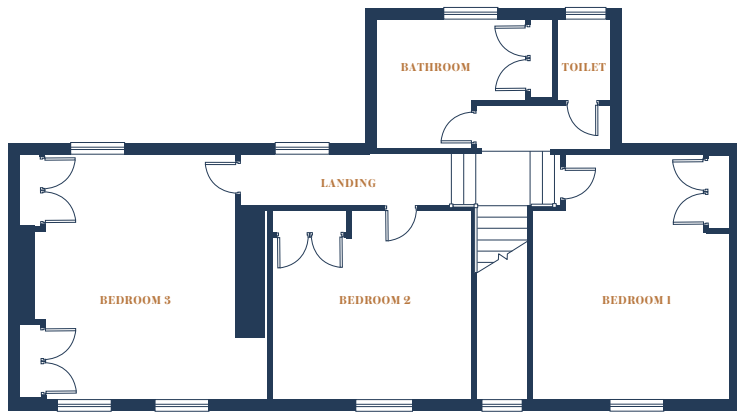
Maynooth University town is located north of the property and is also accessed off the M4 motorway at Junction 7 on the Dublin/Galway route. Fast becoming a major satellite town, Maynooth, and in turn Windgates Stud, is excellently located for access to Dublin Airport, race venues, bloodstock and livestock auctions. There is also the benefit of a regular train service to Dublin from the Arrow train station.

The area also benefits from having multiple luxury hotels on its doorstep such as Barberstown Castle and the 5-star resorts at the K-Club and Carton House both with championship golf courses to hand.





RESIDENCE
Ground Floor



RESIDENCE
First Floor

All maps, floor plans and aerial photography are for identification purposes only.

Accommodation Detail

Residence

Ground Floor

Entrance hall with single storey porch off, sitting room, bedroom, kitchen, utility, back utility, w.c. and back porch

First Floor

Bedroom off half landing, bathroom off half landing, bathroom, 2 further bedrooms and hotpress

Additional Information

Residence extends to approx. 1,500 sq.ft. (139 sq.m.), double glazed PVC windows, oil fired central heating, Biocycle system and mains water

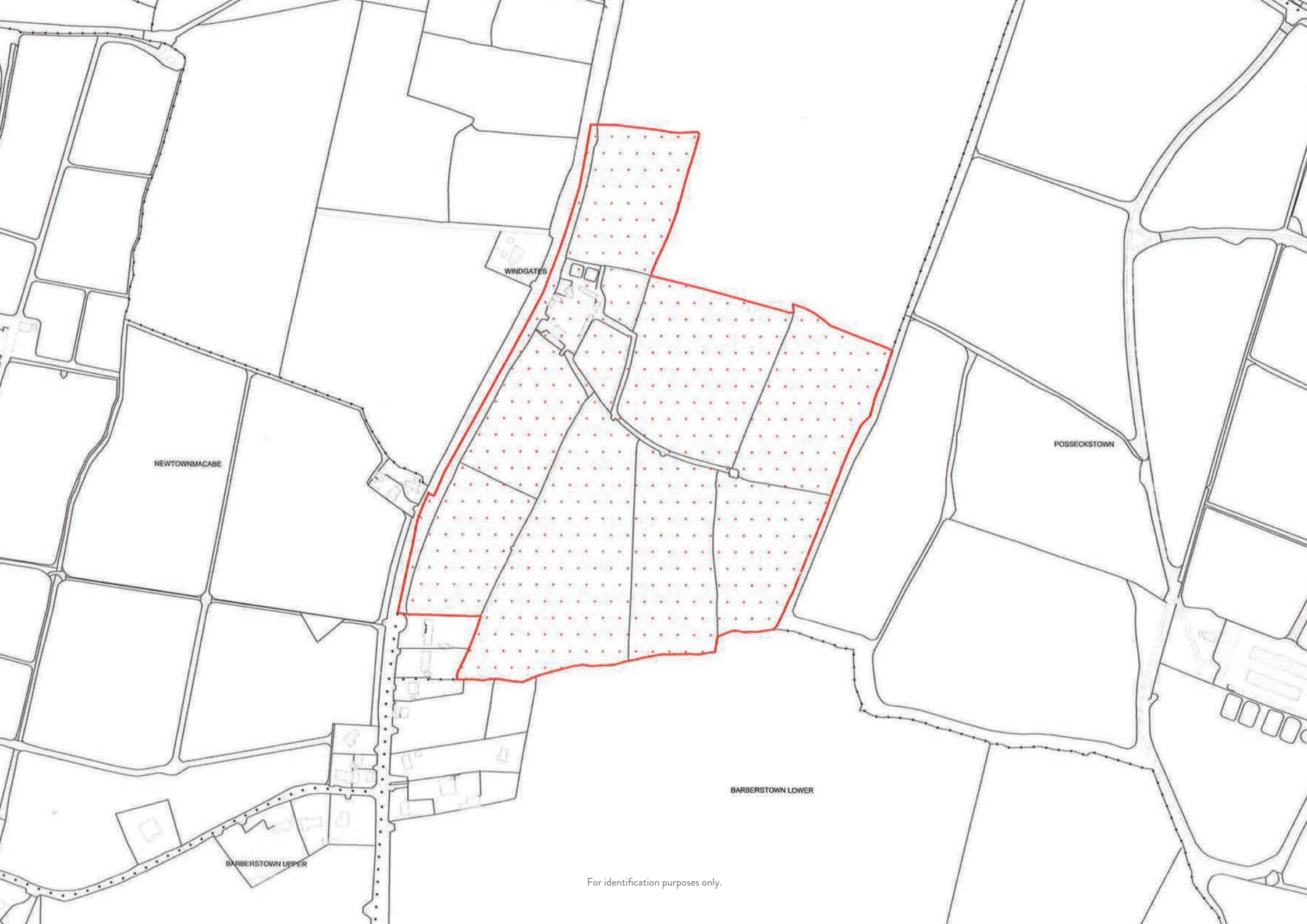
Yard Facilities

Buildings

17 loose boxes laid out in 4 blocks (L-shaped), kitchen/staff room off stables, feed room and 2 storerooms plus loft above feed room

Facilities

2 all weather turn out paddocks, 3 bay hayshed with lean to, dungstead, loading ramp, cattle handling facilities, dual access – main access plus a separate yard entrance



For identification purposes only.

Soil Type

The soil type at Windgates Stud is designated under the Elton Series of soil in Kildare. This soil produces excellent grass and good quality horses. A high percentage of stud farms in Kildare are based on the Elton Series of soils. The parent material for this soil is predominantly limestone.

Inclusions in the sale.

The yards and outbuildings are being sold as seen. The residential property is being sold as seen with carpets, curtains and light fittings to be included in the sale.

BER

To be confirmed.

Solicitor:

Ronan Hannigan of HBMO, 12 Ely Place, Dublin 2, D02 T651.
E: rh@hbmo.ie
T: +353 (0)1 632 1000

Sales Agents

Will Coonan

E: wille@coonan.com
T: +353 (0)1 610 6053

Philip Byrne

E: philipb@coonan.com
T: +353 (0)1 505 2708

Folio Number:

KE1318

Viewing:

By prior appointment at any reasonable hour.

Services:

Mains electricity, septic tanks and biocycle systems for foul drainage, oil fired central heating to the residential property and mains water supply.

Directions:

Eircode: W23 K1VT

www.windgatesstud.ie

SELLING AGENTS



PSRA No: 003764

MAYNOOTH OFFICE

Property House, Main Street,
Maynooth, Co. Kildare.

T: +353 (0)1 628 6128

E: info@coonan.com

www.coonan.com

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