

Lumville Farm



Lumville Farm, Edenderry, Co. Offaly.
On approx. 218 acres (88.3 ha) available in lots.



Coonan
PROPERTY



Lumville Farm



APPROX. 218 ACRES (88.3 HA)
AVAILABLE IN LOTS.



AN OUTSTANDING RESIDENTIAL STUD FARM *with exceptional facilities*

- An outstanding residential stud farm with exceptional facilities developed by its current owners Derrinstown Stud on lands of outstanding quality
- The property extends to approx. 218 acres (88.3 ha), is laid out in two separate distinct divisions split by a public road with frontage extending to approx. 1.8km
- The top quality lands are stud rail fenced with a good road network throughout for ease of management
- The yard and main residence were extensively renovated in 2006 and are finished to a premium standard
- The main residence extends to approx. 2,830 sq.ft. (263 sq.m.) and is a detached two-storey four-bedroom property surrounded by mature gardens
- The farm benefits from two further residences suitable for staff accommodation

Lot 1	Managers residence, bungalow style residence and yard on approx. 167 acres (67.6 ha)
Lot 2	Residence and yard on approx. 51 acres (20.7 ha)
Lot 3	The entire on approx. 218 acres (88.3 ha)

Type of Transaction

For Sale by Public Auction Wednesday, 26th October at 3pm at the The K-Club, Straffan, Co. Kildare.

Lumville Farm

Lumville Farm, one of the prestigious Derrinstown Stud farms, has been designed and 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.







Background

Derrinstown Stud has reached the upper echelons of the equine world. The success of the stud farm here in Ireland can be put down to a number of things. Firstly, as a nation, we are passionate about the horse and have worked with the beautiful animal for centuries. Secondly, our geographical location is perfect for breeding and keeping horses. Our limestone enriched pastureland is ideal for horses to graze and thrive. Thirdly, is our expertise. Derrinstown Stud is renowned throughout Irish horse breeding and racing.





LUMVILLE FARM HAS BEEN AN INTEGRAL PART OF THIS SUCCESS OVER THE YEARS. IT HAS PLAYED ITS PART IN BREEDING AND REARING THE WINNERS OF OVER 41 GROUP 1 RACES INCLUDING CHAMPIONS BAAEED, MUHAARAR AND TAGHROODA AMONGST OTHERS.



For identification purposes only.



PRIDE AND PASSION
INTERTWINED

at Lumville Farm

So we invite you now to step into the world where horse breeding is everything.

From the grass roots upwards. The farm consists of approximately 218 acres (88.3 ha), with two separate divisions of land divided by a public road. Situated in Co. Offaly in superb surroundings, Lumville Farm is in prime position as a gateway between the midlands and Dublin. It is very well located for access to Dublin Airport, race venues and bloodstock auctions. A trip to the sales ring or The Curragh can be made in no time at all from Lumville Farm. This extensive stud farm is in exceptional condition, and ready to go as a thriving equestrian business venture, or other agricultural enterprises, or a combination of the two.

Navigating your way through the surrounding countryside you will find the attractive entrance to Lumville Farm. There are three residential properties attached to Lumville Farm. The main house, which was renovated from 2006 onwards, is a detached two-storey four-bedroom property with a garage and mature gardens. There are a further two three-bedroom bungalows which are suitable for staff accommodation. There is plenty of accommodation to help a working farm to thrive, and to run a tight knit team.



The yards are in pristine condition. Cut stone buildings accommodating the stables, manicured lawns and modern, quality livestock handling facilities. The main yard comprises forty-two loose boxes in impressive American style stable blocks. There are an additional three isolation stables, a six-bay horse walker, a lunging ring, veterinary room/feed room and reception room to mention but a few. There is a separate yard which comprises thirteen loose boxes in similar American style stable blocks. Both yards have adequate hay barns and lock up machinery stores. All are in immaculate condition. An amble around Lumville Farm will showcase the exceptional opportunity on offer here.

The present owners have instilled their Derrinstown ethos of quality throughout Lumville Farm. This is no mean feat and is a combination of having the best facilities, best practises, and the best team. This property is a superb example of why Ireland is one of the leading producers of thoroughbred horses in the world.



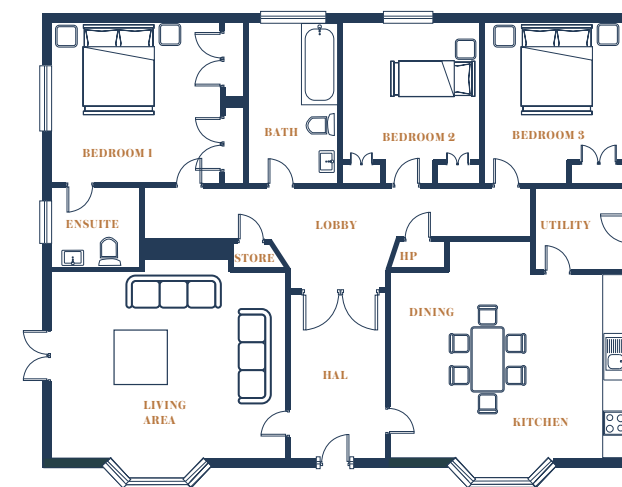




LUMVILLE MAIN HOUSE
Ground Floor



LUMVILLE MAIN HOUSE
First Floor



LUMVILLE FARM HOUSE
Single Storey

Grooms Accommodation x 2

Accommodation Detail

Lot 1 - approx. 167 acres (67.6 ha) in 13 divisions

- Managers house, two storey residence extending to approx. 2,830 sq.ft. (263 sq.m.) plus garage
- Single storey residence extending to approx. 1,260 sq.ft. (117 sq.m.)

Yard 1

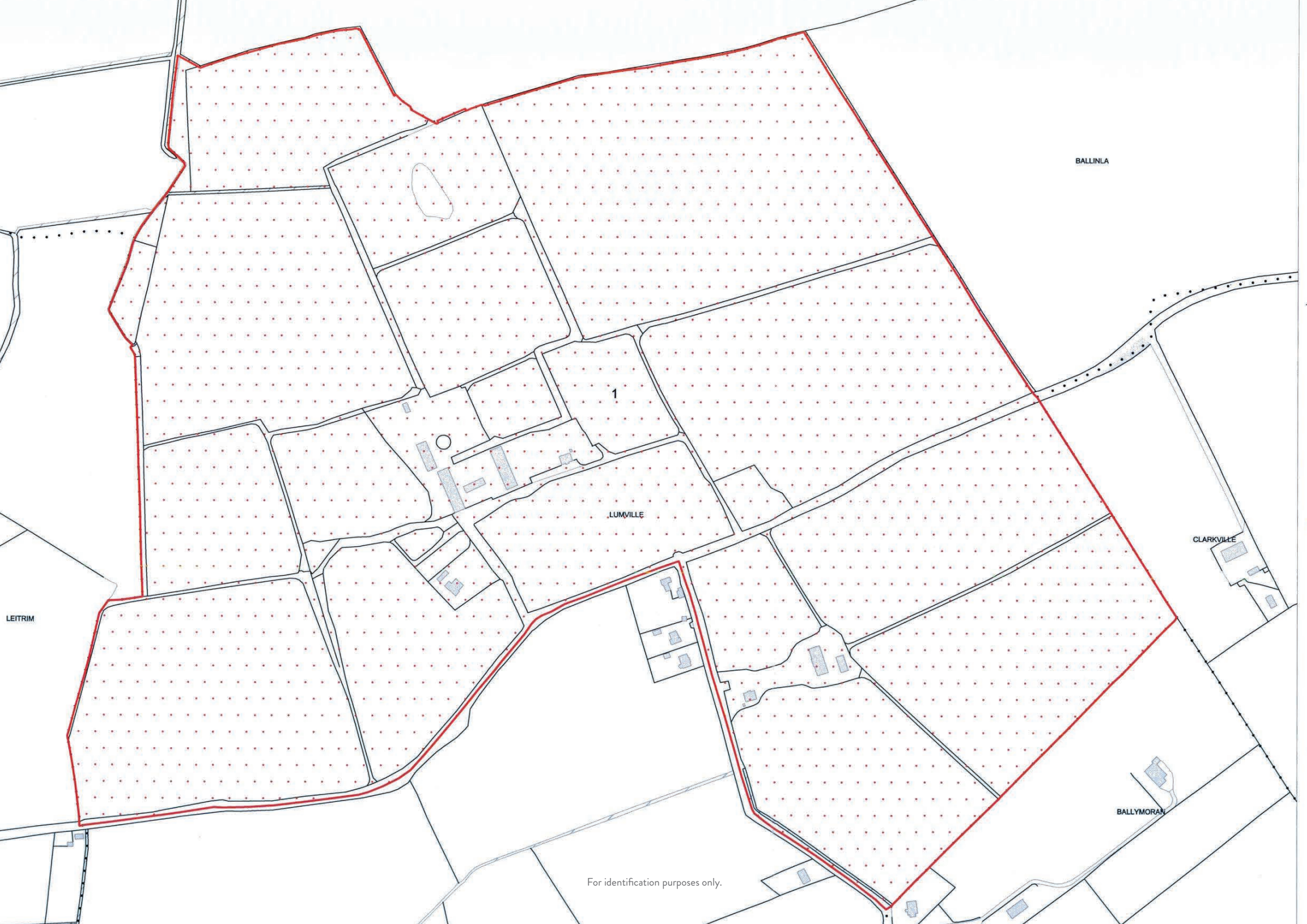
- Barn 1 comprising of 21 loose boxes all with water laid on, fitted with Loddon stables plus feed room and all weather turn out paddock. Extends to approx. 7,373 sq.ft. (685 sq.m.)
- Barn 2 comprising of 21 loose boxes all with water laid on plus feed room and all weather turn out paddock. Extends to approx. 7,373 sq.ft. (685 sq.m.)
- Facilities building comprising of veterinary room, feed room, staff area and reception room with kitchenette
- 5 Bay hay shed and lock up machinery store plus 3 isolation stables and dungstead
- Large lunging ring, 6 bay horse walker plus loading bay
- Cattle handling facilities plus large concrete apron

Lot 2 - approx. 51 acres (20.7 ha) in 4 divisions

- Single storey residence extending to approx. 1,260 sq.ft. (117 sq.m.)

Yard 2

- Barn 3 comprising of 13 loose boxes all with water laid on, fitted with Loddon stables plus feed room, canteen, tack room, wash area and all weather turn out paddock. Extends to approx. 5,016 sq.ft. (466 sq.m.)
- 3 bay hay shed, lock up machinery store and dungstead
- Large lunging ring, 6 bay horse walker plus loading bay
- Cattle handling area



Soil Type

The principal soil association at Lumville Farm is a grey brown podzolic. The parent material for this soil is predominantly carboniferous limestone. These soils are deep, free draining and have good moisture holding capacity. They are first class grassland soils. The grey brown podzolic soils are predominant in Tipperary, Kilkenny, Kildare and Offaly. They are ideal soils for bloodstock and livestock production.

Inclusions in the sale.

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

BER

The ratings range from C2 to C3. Full details on request.

Solicitor:

Audrey Hannon of Mason Hayes & Curran, Barrow Street, Dublin 4, D04 TR29
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Folio Number:

OY11260

Viewing:

By prior appointment at any reasonable hour.

Services:

Main's electricity, septic tanks and biocycle systems for foul drainage, oil fired central heating to the residential properties and yard, plus private water supplies with well and a group water scheme.

Directions:

Eircode: R45 CD70



MAYNOOTH OFFICE

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