



HAWKFIELD HOUSE STUD

NEWBRIDGE CO. KILDARE, W12 F640

On c.93 acres (37.6 ha)

*Top quality farm on the edge of Newbridge
with long term development potential.*

For Sale by Public Auction
Thursday 5th July 2018 In the Keadeen Hotel Newbridge at 3pm
(unless previously sold)



PSRA Licence No: 001536



Certificate No. 11116505

HAWKFIELD HOUSE STUD

NEWBRIDGE CO. KILDARE

On c.93 acres (37.6 ha)

A compact farm, all in the one block with residence & yard in an excellent location with long term development potential.

LOCATION

Hawkfield House Stud is located just outside Newbridge on the R416 to Milltown. It is approximately 1.5km from the Railway Station and 2.5km from the Main Street.

Newbridge is a large provincial town with c. 21,500 people and benefiting from an excellent road (M7 & M9) and rail network (Arrow Rail Service) to Dublin City and the rest of the country.

Dublin City:	40km
Dublin Airport:	60km
M7 (Junction 12):	3km
M9	6km
Naas:	12km

DESCRIPTION:

The property has the property has 520 metres road frontage on to the busy Milltown Road. The property is approached via a recessed entrance with a 350 metre tree-lined avenue leading to the residence and yard.

The House

Hawkfield House is an imposing residence extending to circa 250 sq.m (2,700 sq.ft) with original guest cottage of approx. 85 sq.m (915 sq.ft). The house requires some refurbishment but has the potential to be a very fine property. With recently installed triple glazed windows.

The accommodation provides:

Ground Floor: Entrance hall, large drawing room with impressive marble fireplace, dining room with very fine antique marble fireplace, kitchen, downstairs w.c., utility.

First Floor: 4 bedrooms (1 ensuite) and two bathrooms.

Adjoining this is the original single storey guest cottage of c. 915 sq.ft. which comprises 4 rooms, kitchen and a bathroom.



NAAS

NEWBRIDGE





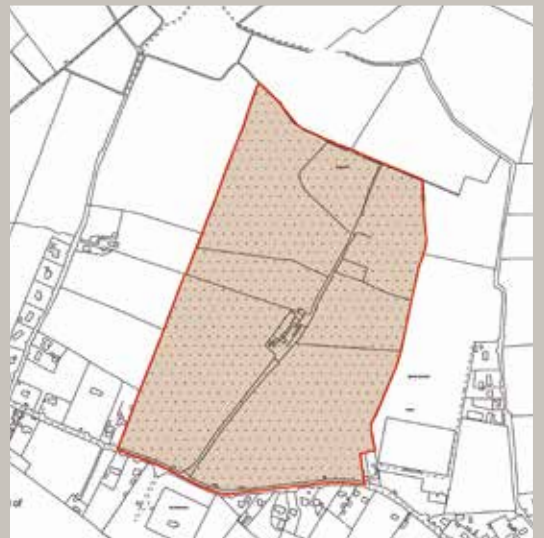
Yard

This yard is located adjacent to the residence and provides the following:

- Upper Yard with 2 boxes and a tack room.
- Lower Yard containing 12 boxes, feed room and toilet, 3 span hay shed with 2 lean -to's (concrete base)
- 3 span machinery shed.

Arena

- All weather railed arena 60 metres x 30 metres.



The Land

The land which comprises c 93 acres is all laid out in one block (apart from 6 acres of tubary rights) rectangular in shape with the avenue bisecting the farm and a further internal road giving access to all paddocks. The land is top quality with approximately 40 acres under tillage and the remainder in permanent pasture. Over 520 metres road frontage.

Laid out in 6 divisions with tremendous shelter it is ideally suitable for a wide number of uses. There is piped water to all paddocks and some gravel deposits, ideal for internal roads.





Title:

Freehold

Solicitor:

John Nash Solicitors, Abbey Street,
Loughrea, Co. Galway.

Services:

Mains Water and Private well, septic
tank, ESB

BER details:

Rated G

PLANNING:

The entire is approximately 700 metres
from the development boundary for
Newbridge and has future long term
potential.

Entitlements:

It has 45 sheep grazing rights on the
Curragh.

Fixtures & Fittings:

Fixtures in house are included. All other
items are expressly excluded unless
stated otherwise.

Amenities

Hunting
Racing
Golf
Rugby & GAA
Boating & Fishing
Shopping

Kildare & South County.
Curragh, Punchestown, Naas (15 mins).
Curragh, Rathsallagh, Naas.
Newbridge, Kilcullen.
On Liffey nearby.
Whitewater Shopping Centre, Kildare Village, & Naas.

Auction details:

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Directions:

From Dublin:

Take the M7 south bound and exit at junction 10 (Newbridge). Take the R445 into Newbridge and proceed through the town turning right at Bank of Ireland onto the R416. Continue straight on this road over the railway bridge and property will be on your right after circa 2.5km.

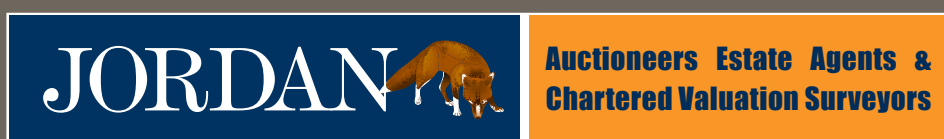
From Portlaoise:

Take the M7 north bound. Exit at junction 12 and proceed into the town centre. Once you pass AIB bank on your left take the next immediate turn to your left onto the R416. Continue straight on this road over the railway bridge and property will be on your right after circa 2.5km.

Contact:

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VIEWING STRICTLY BY APPOINTMENT BY SOLE SELLING AGENTS



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