



BALLYMACOLL STUD

DUNBOYNE, CO. MEATH, IRELAND



ON 294 ACRES
(1 OR MORE LOTS)





BALLYMACOLL STUD

ON 294 ACRES

DUNBOYNE, CO. MEATH, IRELAND

Dunboyne 2 miles, Maynooth 3 miles, Dublin 16 miles, Dublin Airport 22 miles.

A WORLD RENOWNED STUD FARM WITH A RECENT HISTORY OF PRODUCING 30 INDIVIDUAL GROUP 1 WINNERS.

For Sale as:

Lot 1 - Main Farm on 269 Acres with Manager's Residence, Staff Accommodation, 56 Boxes and Ancillary Buildings.

Lot 2 - Isolation Farm on 25 Acres with 3 bedroom bungalow and 6 Boxes/Hay Shed.

Lot 3 - The Entire on 294 Acres.

By Public Auction on Tuesday 27th June at 3pm in the Shelbourne Hotel, Dublin 2.

The property consists of 294 acres with extensive road frontage and more than 1 ½ miles of internal, tarmacadam roadway.

Manager's House with 3 reception rooms, 4 bedrooms (2 en-suite) and 1 bathroom.

3 Bedroom Front Lodge and 2 Bedroom Back Lodge.

Main Yard with 34 stables, a 12 stable foaling unit, Yearling Yard with 10 stables, feed house and hay store.

Next to the main yard there is an 8 bay hay barn with 8 lean-to's off it.

Farm yard with a 2 bay cattle shed and large dungstead.

Isolation yard on 25 acres, with a 3 Bedroom Bungalow, 6 box stable yard with feed house and hay barn.



+353 1 628 6128

Property House, Main Street
Maynooth, Co. Kildare

Contact: Willie Coonan
williec@coonan.com

www.coonan.com



+353 1 634 2466

20 - 21 Upper Pembroke Street
Dublin 2 Ireland

Contact: James Meagher
james.meagher@ie.knightfrank.com

+44 (0)20 7861 1078

55 Baker Street
London W1U 8AN

Contact: Rupert Sweeting
rupert.sweeting@knightfrank.com

www.knightfrank.com

Viewing by appointment only.
These particulars are intended only as a guide
and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on
the last page of the brochure.

HISTORY

Ballymacoll Stud traces its roots to Ballymacoll Estate which was founded by Henry Hamilton (1760-1844). It remained in Hamilton hands until 1911 when it was sold to Lord Nugent. Other owners and tenants followed including Boss Croker, the trainer; the Inchcape family and the Irish Army (during World War II).

In April 1946 the property was purchased by the Hon. Dorothy Paget, daughter of Lord Queensborough and Pauline (Daughter of William C. Whitney). She owned the Stud until her death in February 1960 at the age of 54. Despite owning the Stud, Dorothy Paget never actually visited the stud herself. The Stud was the birthplace of the famous racehorse Arkle.

Sir Gordon Richards had been Dorothy Paget's principal jockey and trainer right up to the time of her death. He was instrumental in persuading the then Michael Sobell, the industrialist and philanthropist (later Sir Michael Sobell) and his son-in-law Sir Arnold Weinstock, managing director of G.E.C. (later Lord Weinstock) to buy the farm in June 1960. The price agreed for the stud farm together with approximately 130 horses was £250,000. Charlie Rogers who had managed the Stud for Dorothy Paget was the first manager under the Sobell-Weinstock regime.

In 1974 Lord Weinstock's son, the Hon. Simon Weinstock became a partner in Ballymacoll with his father. Simon took a very active role in the running of the Stud and took particular responsibility for the matings. He laid down a policy of breeding from a limited number of top class mares with the Classics as the main target. Tragically Simon Weinstock died in May 1996 at the age of 44. Lord Weinstock himself passed away in July 2002.

Ballymacoll, having been under the management of Peter Reynolds for 45 years,

currently comprises of 294 acres of land, all stud railed with 62 stables included in 4 yards. It is interesting to note all the current band of 18 brood mares are descended from the mares that were part of the package bought in 1960. 12 are descended from Country House (1955) and 6 are descended from Sunny Gulf (1951).

Ballymacoll Stud, under the present ownership, has bred a total of 30 Group 1 winners of 55 Group 1 races including the Classic winners of 2000 Guineas (2001-Golan), Derby (1979 -Troy and 2004-North Light), The Oaks (1983-Sun Princess), St. Leger (1983-Sun Princess and 2008-Conduit), Irish 2000 guineas (1995-Spectrum), Irish Derby (1979-Troy) and Irish Oaks (1985-Helen Street). Also the Breeders Cup Fillies and Mares Turf (2003), Breeders Cup Turf (1996, 2008 and 2009), Coronation Cup 1992, Champion Stakes (1967,1995 and 1997), Dewhurst Stakes (1966 and 1988) Eclipse Stakes (1997), Grosser Preis Von Baden (1976 and 1996), Irish Champion Stakes (1997), Japan Cup (1997), King George and Queen Elizabeth Stakes (1979 and 2002), Melbourne Cup (2013), Sussex Stakes (1967 and 1972), Yorkshire Oaks (1983, 1990, 2002 and 2003).



Lord Weinstock & Islington



Sir Michael Sobell



Dorothy Paget & Sir Gordon Richards



Hon. Simon Weinstock & Lord Weinstock

BALLYMACOLL STUD

At the entrance is the magnificent old gate lodge (in great repair but uninhabitable), the beech hedge lined drive leads through the railed paddocks with mature trees to the main yard (1 mile). There can be few more wonderful settings for a stud.

The main yard has 34 boxes, tack room, feed room and large 2 storey office together with a flat in need of renovation. Adjacent is the Manager's House providing a very comfortable 4 bedroom property. Beyond this there are 2 foaling units consisting of a total of 12 boxes. In this area there is also a 6 horse walker and a large ménage.

Off the front drive is the Yearling yard which comprises 10 stables, feed house and hay store. A 3 bedroom bungalow is close to the Front Entrance.

There is a secondary drive entered past the Back Lodge with its 2/3 bedrooms. Between this lodge and the main yard is the farmyard providing cattle sheds and a dungstead.

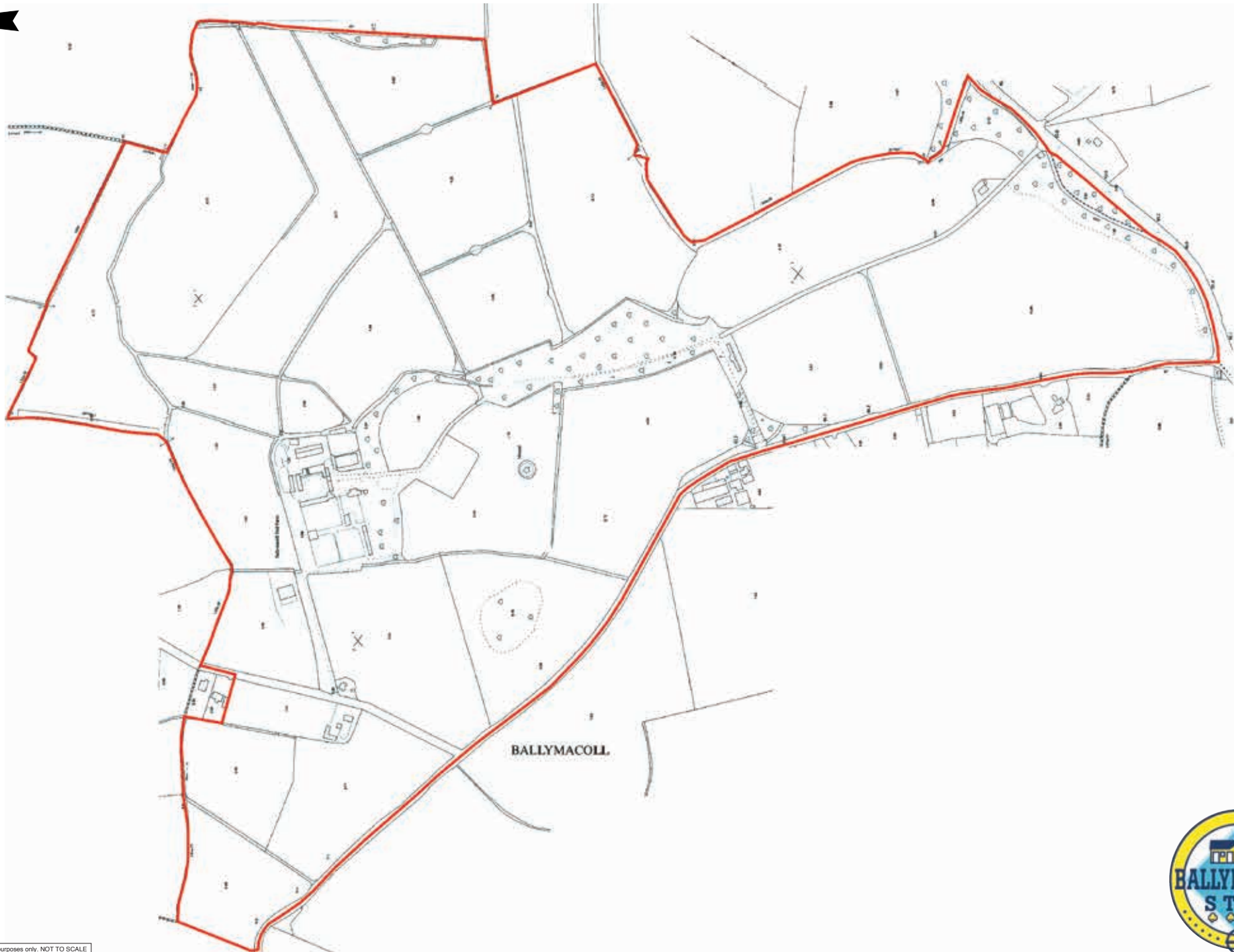
In addition there is an isolation yard which sits on its own 25 acres beyond the Back Lodge with a 3 bedroom bungalow and 6 box yard with a feed house and hay barn .

The paddocks are all stud railed with water connected. There is an internal tarmac road which runs through the stud from the Front to Back Lodge. In addition there are other tracks in the woodland and between the paddocks.

All in all Ballymacoll Stud is the epitome of the classic stud with its various yards, manager's house, staff accommodation, railed paddocks, mature trees and an enviable track record of producing countless top class winners.



The Manager's House



NOTE: For identification purposes only. NOT TO SCALE



DIRECTIONS

From the M50 at Junction 6, take the M3 exit to Cavan. Continue on M3 following signs for Cavan and at Junction 5 take the R157 exit to Dunboyne/Ratoath. At the roundabout take the first exit on to R157 Dunboyne, after 0.2 miles at the roundabout take the second exit and stay on the R157. 1 mile further on at the roundabout take the second exit staying on the R157. After 0.8 miles at the next roundabout take the second exit and stay on the R157. After 0.6 of a mile the Stud entrance will be seen on the right hand side.

EIRCODE: A86 F381

GPS Co-ordinates: N53° 25.062

W006° 31.602



- Breeders of 9 Classic winners including 2 Epsom Derby winners and 30 Group 1 winners of 55 Group 1 races.
- Also the birthplace of the world renowned Arkle.



Islington & her 2017 filly foal By Oasis Dream



Lawyers: Hayes Solicitors, (Rachel Rodgers)
Lavery House, Earlsfort Terrace, Dublin 2,
+353 1 6624 747

rrodgers@hayes-solicitors.ie

IMPORTANT NOTICE

REA Coonan and Knight Frank together with 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 the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.
4. They have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination. The Purchaser is responsible for making his own enquiries in this regard.

Particulars prepared May 2017



+353 1 628 6128

**Property House, Main Street
Maynooth, Co. Kildare**
Contact: Willie Coonan
williec@coonan.com

www.coonan.com



+353 1 634 2466

**20 - 21 Upper Pembroke Street
Dublin 2 Ireland**
Contact: James Meagher
james.meagher@ie.knightfrank.com

+44 (0)20 7861 1078

**55 Baker Street
London W1U 8AN**
Contact: Rupert Sweeting
rupert.sweeting@knightfrank.com

www.knightfrank.com

