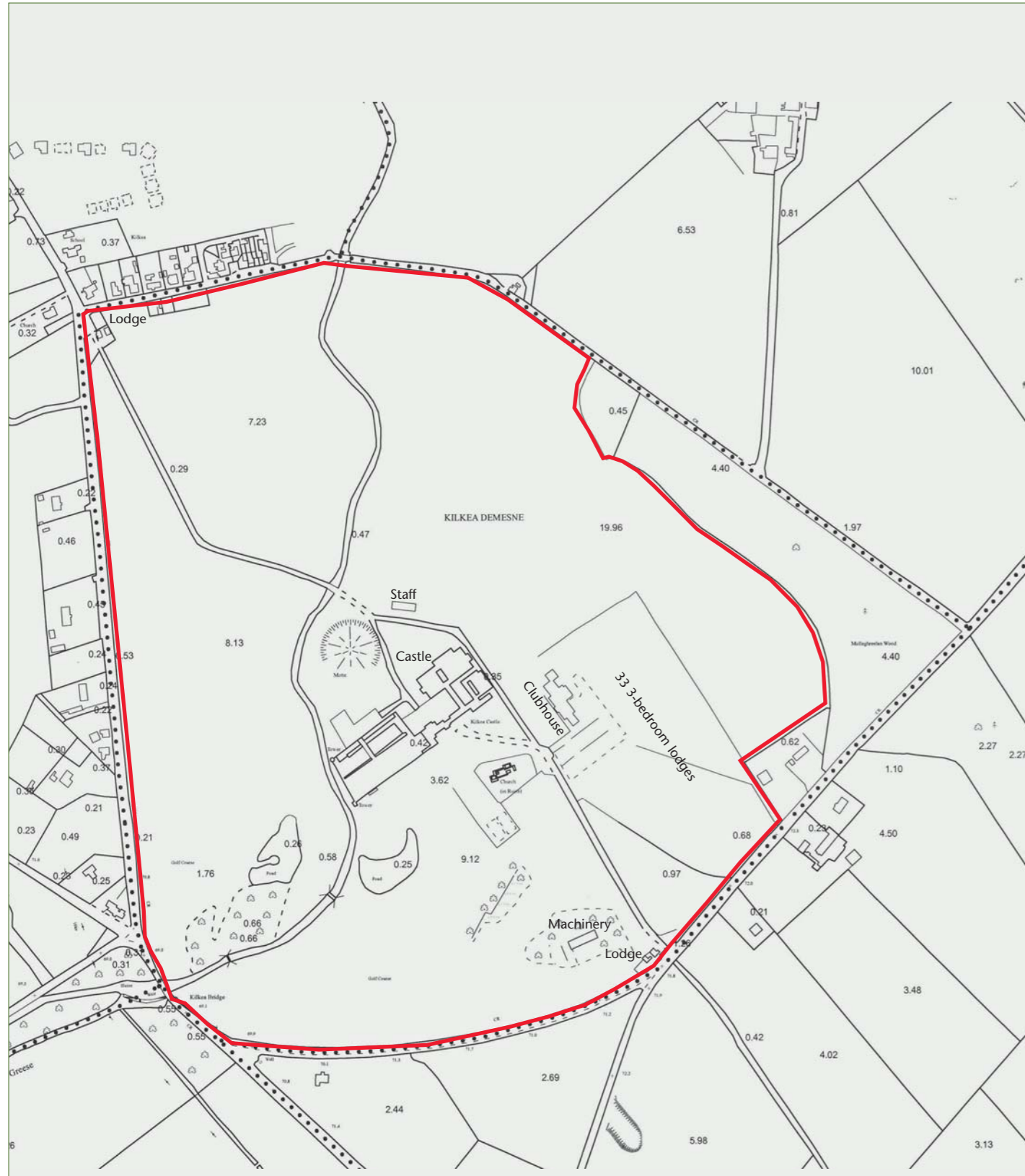


## ORDNANCE SURVEY MAP



## TOWN PLANNING

There is very substantial on site potential for additional tourist/hotel lodges, approx. 10 fairway houses plus apartments in the grounds (subject to obtaining planning permission). Planning permission was previously obtained for an extension to Kilkea Castle Hotel comprising 31 bedrooms and 4 suites although this has now lapsed and was not renewed.

## TITLE/PRICE

The property is held under freehold title and may be purchased in one or more lots. The Hong Kong holding company shares are also available for sale and lending terms of 50% mortgage are available from several major Hong Kong Banks to qualified purchasers.

Purchase price for Kilkea Castle Hotel and Golf Club available on application.

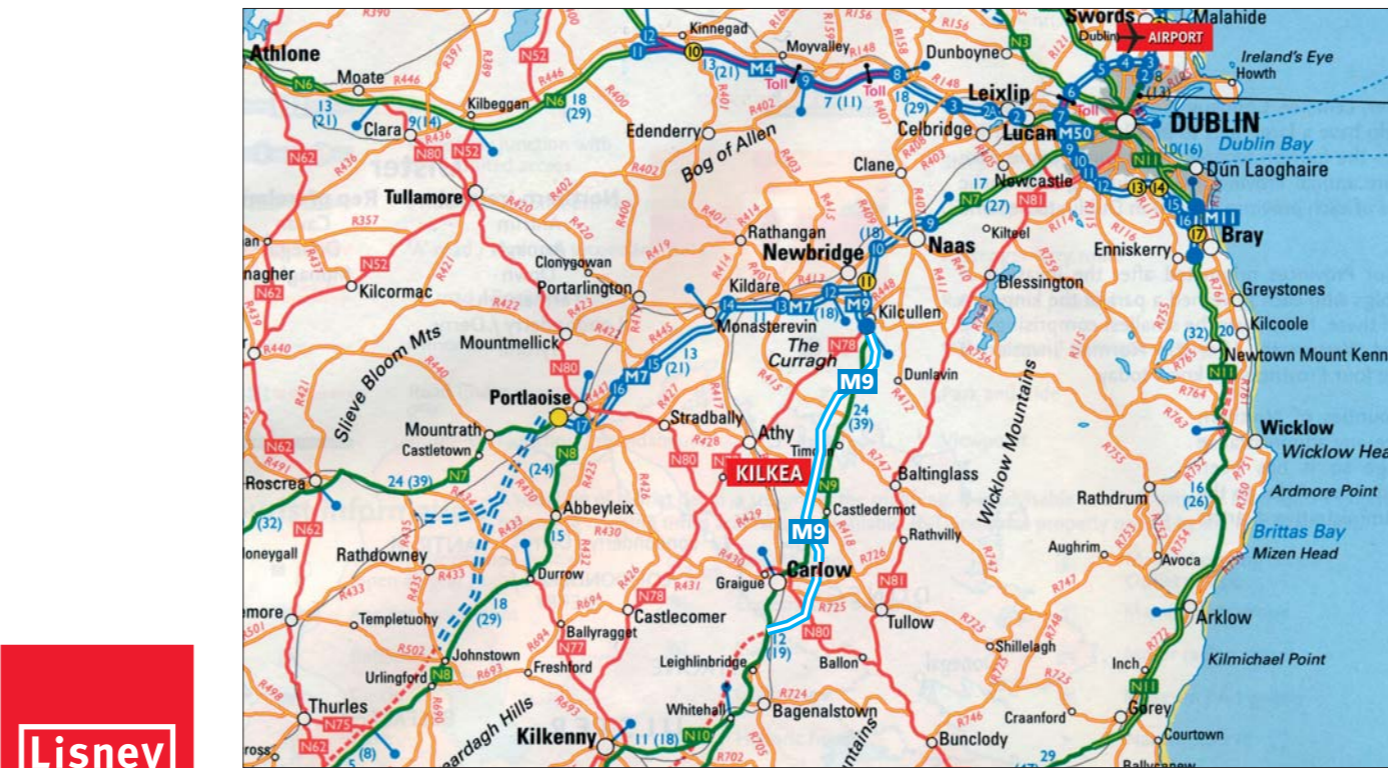
## BUSINESS

Details of the golf club business and lodge accommodation income is available. A substantial wedding business has been carried out in the Castle Hotel for many years.

## VIEWING

Viewing strictly by prior arranged appointment with the sole selling agents Lisney.

For further information contact Ross Shorten, Brian Donohoe and Maeve Furlong at +353 1 638 2700.



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FOR SALE BY PRIVATE TREATY - IN ONE OR MORE LOTS



KILKEA • Co. KILDARE • IRELAND

KILKEA CASTLE HOTEL • 33 LODGES • GOLF CLUBHOUSE  
WITH CHAMPIONSHIP 18-HOLE GOLF COURSE  
ON 56.6 HA. (140 ACRES)



- Historic Castle Hotel, dating from 1180, offers 4-star facilities, 36 bedrooms en-suite, baronial banquet hall, De Lacy's dining room, Kildare Room, lounges and leisure centre.
- 33 exclusive 4-star three-bedroom lodges with Section 23 Tax Allowances.
- Par 70 (6,097m) Championship Golf Course with modern extensive Golf Clubhouse and Restaurant.
- Situated only 1 hour's drive from Dublin International Airport, in the heart of Co. Kildare.
- Extensive road frontage and further development potential for fairway houses and lodges in the grounds (subject to planning permission).

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Baronial Banquet Hall



Hotel Bedroom



De Lacy's Period Diningroom



Lounge Bar



Hotel Reception



Formal Gardens



Gate Lodge 1



Gate Lodge 2



Hotel Bedroom



De Lacy's Period Diningroom

LOCATION

Kilkea Castle Hotel and Golf Club Complex are located close to major motorways (M9 & M7) only approx. 50 minute's drive from Dublin International Airport. From there it is possible to fly to New York in 5 hours and to London in just 1 hour. This is a most attractive and fine complex in the heart of Co. Kildare, 65km from Dublin, in a well recognised tourist area within easy reach of many major attractions. Kilkea is close to the towns of Castledermot, Athy and Carlow.

There are many local amenities with horse racing at the Naas and Punchestown for approximately 8 months of the year plus many major race meetings at The Curragh and Gowran Park. Other tourist pursuits are at the Irish National Stud and Japanese Gardens at Kildare town and there are many stud farms, horse riding and pony trekking facilities locally. Golfing at the K Club, Mount Juliet and Rathallagh is within easy reach of Kilkea as well as golf clubs at Athy, Carlow, Mount Wolseley, Baltinglass, The Curragh, Kildare, Bodenstown, Craddockstown, Naas, Woodlands, Castlewarden, Killeen, and Kilkenny while across the Wicklow Gap there are several golf links courses.

There is hill walking available in the West Wicklow area north of Donard around Lugnaquilla mountain with at least 7 recognised paths to suit all levels of ability. There is a good selection of restaurants and public houses in the surrounding towns.

Shopping is available in a variety of locations from the Kildare Outlet Village in Kildare Town, Carlow at the Fairgreen Shopping Centre, Carlow Shopping Centre and on the Main Street. There is also excellent shopping in Kilkenny City Centre, home of the world-famous Kilkenny Design Workshops, Market Cross Shopping Centre and McDonagh Junction.



DESCRIPTION

*The Castle Hotel*

Kilkea Castle is a beautiful and historic building which has stood proudly for over 800 years in the fertile county of Kildare. It is one of the largest inhabited castles in Ireland with established hotel, golf and leisure facilities. The castle grounds provide a magnificent backdrop to the golf course and to the 33 on-site lodges that have been developed.

The Castle was established in 1180 by Hugh de Lacey and was once owned by the Geraldine dynasty. It has been converted to a luxury 4-star hotel and the surrounding estate of approx. 56.6ha. (140 acres) into a mature Par 70 (6,097m) championship golf course with great international appeal.

The Kilkea Castle Hotel section is situated on approx. 8.9 ha. (22 acres) has 36 en-suite bedrooms, De Lacy's fine dining room, The Kildare Room, bar/lounge, banqueting facilities, on-site leisure centre with indoor heated swimming pool, gym and other usual facilities. There is also a staff accommodation building.

*The 33 Lodges - Section 23 Tax allowances*

Located abutting the golf course, beside the Golf Clubhouse, and with attractive golf course views these new 33 three bedroom lodges are set around a courtyard.

The development has substantial Section 23 Capital Allowances available with a 97% tax break (Subject to qualification - further information on request). Each Lodge of approx. 130 sq. m. (1,400 sq. ft.) is laid out into three distinct areas, allowing them to be let out as three distinct suites or as a lodge to a larger group or family. Fifteen units are now fully finished to a Bord Failte (Tourist Board) Four Star Standard and each has a contemporary interior design. The Lodges can sleep 6 people or rooms can be booked individually.

*The Golf Clubhouse and Par 70 (6,097m) 18 Hole Championship Course*

The modern golf clubhouse has been purpose built to provide a luxurious three storey property that naturally fits into the landscape providing excellent restaurant, bar, pro-shop, meeting rooms, changing rooms, kitchens and staff facilities. The golf clubhouse has been constructed to a very high specification and has a large adjoining car park. The course designers and Kilkea staff ensure that the bunkers, greens, rolling fairways and driving range are kept up to the highest standards. The timeless beauty of the wooded countryside combines with the fascinating features of the golf course which is played around the natural hazard of the River Griese. There is a modern equipment building and 2 attractive period gate lodges.

ACCOMMODATION (Approx. Gross Internal Area Sq. M.)

33 New Lodges, each unit is 3 bed en suite approx.130 sq.m.	4,290
Modern Golf Clubhouse, Lounge, Bar, Dining Room (Seats 120), Snooker, Meeting Room, Pro-Shop & Offices	1,125
2 Period Gate Lodges, (not measured, approx area only)	100
<b>Castle Hotel</b>	
Baronial Banqueting Hall, (Seats 180), Reception, Bar, Cloaks, Kitchen & Stores	690
Nightclub, Public Bar, Meeting Rooms and Cloakrooms	890
Leisure Centre, Swimming Pool, Sauna, Jacuzzi, Gymnasium	540
Bedrooms, 24 Modern Bedrooms on Lower Ground, Ground and First Floors	1,040
Administration offices and adjoining stores	95
Castle Ground Floor, Hotel Reception and Lounge Bar	330
Castle First Floor, De Lacy's Dining Room (Seats 60), The Kildare Room (Seats 50) Kitchen, Residents Lounge	290
Castle Second Floor, 7 Bedrooms	270
Castle Third Floor, 5 Bedrooms	190
Detached Staff Dormitory, 27 Single Bedrooms and 8 Bathrooms	400
<b>Approx. Total Gross Internal Area</b>	<b>10,255 sq. m. (110,275 sq. ft.)</b>

