

Rocketts Castle
Estate

Portlaw, Co. Waterford



Rocketts Castle

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Waterford 19km, Limerick 112km, Cork 119km, Dublin 166km, Dublin Airport 172km

A magnificent estate overlooking the River Suir with a private situation

Rocketts Castle: 3 reception rooms, library, 2 sun rooms, billiards room, bar, 6 bedrooms and 6 bathrooms

Fishing Lodge: 1 reception room, 5 bedrooms (all ensuite) and spa room

Walled garden including gardener's cottage, amenity woodland and policy parks

Outbuildings

Equestrian facilities including 8 loose boxes, polo field and club, and hunter trial course

13th Century Castle

Farmland (135 acres tillage, 36 acres pasture), part zoned for future sustainable industrial development

Mixed woodland (59 acres)

Sportings including shooting, fishing and boating

101 hectares/250 acres in total
For sale as a whole



History

The original Rocketts Castle dates from 1212 and was constructed by a Norman family of the name Rockett (or de la Rochelle). It was subsequently taken over by the Earl of Ormond under King Charles I. Richard Strange became the next owner and following Cromwell's ascendancy to the position of Lord Protector of England, Scotland and Ireland in 1649, the estate was bestowed upon Sir Algernon May who renamed it "Mayfield". In 1787 the estate was purchased by the Medlycott family who went on to commission Mr Samuel Roberts, an architect from Galway, in 1861 to prepare drawings for a new dwelling house at the estate. The estate was owned by the Medlycott family until the 20th century, when it was sold to the Doyle family.

A Russian then acquired the estate and during his tenure of eight years committed substantial capital expenditure, including undertaking a programme of complete renovation and refurbishment of the house and buildings, with the majority of the fittings and furnishings sourced locally. The present owners purchased Rocketts Castle Estate in 2005 and have continued to improve it.

Description

ROCKETTS CASTLE ESTATE is a most attractive and peacefully situated residential, agricultural and sporting estate with amenity, extending to about 250 acres (101 hectares) in total. At its core is a superb, fully modernised country house dating from 1850 with beautifully proportioned and well balanced accommodation.

Supplementing the accommodation in the main house is a splendid lodge of traditional construction which has been fully renovated. There is also a charming former gardener's cottage which is presently used as a tack room.

The estate includes immaculate formal gardens (including a beautiful walled garden), informal grounds, parkland and wooded policies.

The agricultural element of the estate comprises prime tillage land which is let on an annual basis, with the pasture grazed in-hand by horses. There is a set of outbuildings which provide storage. About 38 acres of land is currently zoned within the local Development Plan as land reserved for future sustainable industrial development.

A 13th century castle tower is the focal point of the estate and occupies a commanding position on the edge of the River Suir.

The equestrianism at Rocketts is a particular feature, with a hunter trial course (including 18 fence jumps and 2 water jumps), 8 loose boxes and ancillary stores. The estate is home to the Rocketts Castle Polo Club while the Waterford Hunt meets at Rocketts Castle.

With a number of woodland plantations of mixed age and species (some of which have been established during the vendors' ownership) there is the opportunity to run a driven low ground shoot with several pheasant drives augmented by the presence of a lake and three duck flight ponds and the River Suir, to provide lively sport at dusk.

The tidal River Suir forms the eastern boundary of the estate and provides boating, fishing and a haven for wildlife.

Situation

ROCKETTS CASTLE ESTATE nestles in a wonderful private situation on the edge of the River Suir, the third largest river in Ireland. Though fantastically secluded, the estate is easily accessible, with the M9 (linking Waterford city to Dublin and its International Airport) 18 kilometres distant. Limerick City (112 kilometres) is accessed via the N24, while the N25 links the estate with Cork City (119 kilometres).

The estate lies within the historic, coastal county of Waterford. Situated in Munster, it forms part of the boundary with County Kilkenny (in Leinster) and lies a short distance to the south of the Waterford-Tipperary county boundary. The estate is an area favoured for its wonderful scenery, country sports, farming, mild climate and tourism.

The model town of Portlaw is situated 2 kilometres to the west of Rocketts Castle Estate. It was designed and constructed by the Malcolmson family, a Quaker family who owned a successful cotton mill and created the town to accommodate its staff. While Portlaw has changed from its Victorian heyday, it has a vibrant community and provides for everyday amenities including a greengrocers, café, post office, primary school, health centre and four public houses.

The historic city of Waterford is world-renowned for its famous crystal and glass-making industry. The fifth largest and oldest city in Ireland, it lies 22 kilometres to the east of the estate and provides a full range of services, amenities, education and cultural activities. It is home to one of the country's major ports.

Waterford Railway Station provides regular rail services to Dublin, as well as Limerick, Galway and Cork. Waterford Airport is 25 kilometres to the south of the estate and in addition to providing regular flights to London, offers the facility to land private aircraft.

The landscape in the county is diverse, ranging from its beautiful sandy coastline on the south to the Comeragh Mountains on the north. Part of the coastline is known as the Copper Coast, owing to its historic metal-mining industry, and is identified as a United Nations Educational, Scientific and Cultural Organization (UNESCO) Global Geopark.

Dungarvan town is the administrative centre for the county and is 42 kilometres to the southwest. The town overlooks its beautiful bay.

Golfers are well catered for in the surrounding area with quality courses located in the surrounding area. There are nearby golf clubs including Waterford, Carrick-on-Suir, Tramore, Dungarvan and West Waterford. The Jack Nicklaus-designed Mount Juliet Golf Course is 36 kilometres to the north and was home to the Irish Open on three occasions.

The area is synonymous with equestrianism. Tramore racecourse lies 22 kilometres to the south of the estate and has National Hunt and Flat racing. There is excellent hunting in the area with a number of local packs including The Waterford Foxhounds and Kilmoganny Harriers.

There is a number of exciting driven pheasant shoots in the area, some of which offer let days, while the River Suir and its tributaries hold extensive stocks of trout and salmon for the fishing enthusiast.

There is a variety of excellent private and public schools in the area, including Newtown School situated in Waterford City, which provides day and boarding facilities for both girls and boys.

Rocketts Castle Estate

ROCKETTS CASTLE

A beech hedge with a timber post and rail fence lines either side of a bell-mouthed, cast-iron electric-gated entrance. Rocketts Castle is accessed via a pea-gravel driveway which is partially lined with lime trees and terminates at a gravel parking area at the front.

Dating from circa 1863, Rocketts Castle occupies a private, south-facing position. It has undergone a full programme of renovation and redecoration to create a fine home fit for the future but retaining many of its original features and period charm.

The reception rooms and bedroom suites are eminently suitable for hosting lavish house parties yet the accommodation is equally suited to being a comfortable and homely family abode.

Notable internal period features include decorative cornicing and ceiling roses, refurbished sash and casement windows (some including the original glass panes) and shutters, detailed Waterford Crystal chandeliers, decorative marble fireplaces (both in the reception rooms and bedrooms), Swarovski door handles on the handmade kitchen units, hardwood flooring and timber paneling. The internal fabrics are also of the highest standard including the carpets, curtains and wallpaper (some of which are a replication of the original designs). The house contains some of the original gilded pelmets.

The two rooms constructed of glass are particularly impressive and include electric blinds.

The accommodation is laid out over two floors, as shown on the accompanying plans.

There is a mains water supply, backed up by a private supply to the accommodation. It has mains electricity and private drainage. There is a recently installed, state-of-the-art 3-phase, zoned gas central heating system, with the control room at basement level. Oil-fired central heating provides back-up. The ground floor has an underground heating system. There are four gas fires in the bedrooms and an Aga in the kitchen.

The house is situated within mature garden grounds laid to lawn and parkland which is interspersed with a variety of mature and young tree species. The orangery opens to a terrace area with beds of shrubs and peaceful and private outlook. Of particular note is the extensive metal edging on the numerous paths throughout the grounds.

There are excellent views from Rocketts Castle over the River Suir and to the surrounding countryside.













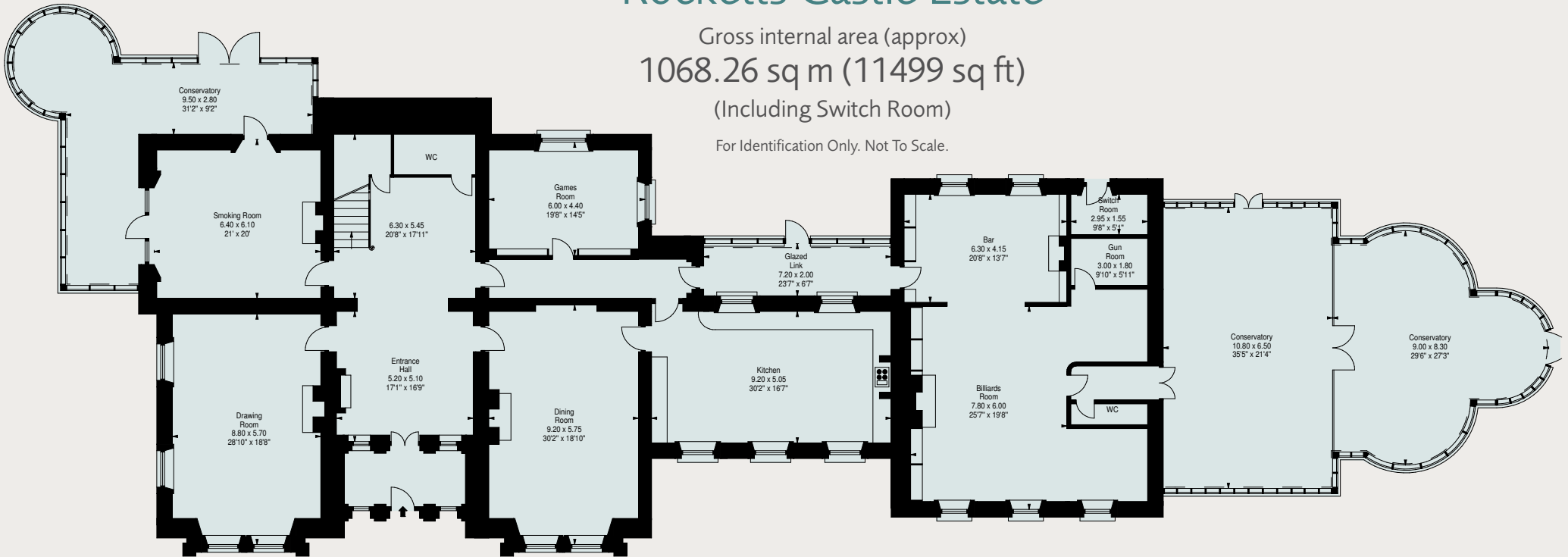
Rocketts Castle Estate

Gross internal area (approx)

1068.26 sq m (11499 sq ft)

(Including Switch Room)

For Identification Only. Not To Scale.



GROUND FLOOR



FIRST FLOOR

Rocketts Castle Estate



DIRECTIONS

From Waterford City, travel west on the N25. After about 10 kilometres and upon reaching a roundabout, take the R680 (third exit) signposted for Carrick-on-Suir. Travel on the R680 for about 8 kilometres where the entrance to Rocketts Castle Estate is on the right.

The Eircode for the property is X91 VW73.

Rocketts Castle Estate

FISHING LODGE

The main driveway continues beyond Rocketts Castle in an easterly direction to the front of the Fishing Lodge, where there is a turning circle lined with cordyline trees and parking.

The Fishing Lodge was originally a range of traditional outbuildings serving the estate. It was fully renovated, with particular attention given to the fine masonry both externally and internally. A feature of the property is the spa room including showers, a sauna, steam room and spa. The accommodation is laid out over two floors. The lodge includes five bedrooms, each with an en suite bathroom or shower room.

A boiler room, electrics room and staff WC are within the lodge and have an external access.

The lodge has under floor central heating, a fireplace in the sitting room and an Aga range cooker in the kitchen. It provides spillover accommodation and is used when there are house parties.

WALLED GARDEN AND GARDENER'S COTTAGE

Lying to the south of Rocketts Castle and within the estate parkland is a walled garden. It is accessed by foot from the castle via the monkey puzzle tree-lined avenue, while the main driveway continues beyond the castle to the rear of the walled garden. The walls were restored by the previous owner with the stone sourced from the traditional farm buildings.

The former gardener's cottage forms part of the walled garden. It is of traditional construction and its period design and character are particularly charming. The accommodation is over a single storey and is presently used as a tack room. A parking area is to the front.

The walled garden includes a traditional apple house/cold store, kennels, children's playground, helicopter landing pad, two tennis courts (one floodlit), a hardcore base for parking vehicles, an isolation paddock for livestock, borders extensively stocked with flowering plants and shrubs, fruit trees and lawns. A driveway for vehicles passes through the centre, with large cast iron gates at either end.

EQUESTRIANISM

The estate is home to the Rocketts Castle Polo Club which hosts an annual three-day tournament and meets two to three times a week between May and September, with the field occupying a spectacular setting at the heart of the estate.

A hunter trial course has been created by the present owners with 18 testing fence jumps and 2 water jumps spread throughout the estate over varying terrain, including wooded tracks and open parkland. The Waterford Hunt meets a number of times each season at Rocketts Castle Estate.

The estate is served by stables and outbuildings which provide storage. A pair of adjoining Dutch barns with lean-to's are situated immediately to the south of the walled garden and are accessed off the tarmac estate road. They form the functional core of the estate and are in five-bays of steel construction with corrugated roofs and cladding, block walls and a concrete base. The buildings include a hay store, workshop, machinery store, feed store, dog kennel and 8 loose boxes. There is hot and cold water and an electricity supply.

ROCKETTS CASTLE TOWER

A round castle, understood to date from 1212, lies at the east of the estate on the edge of the River Suir. It was designed for defensive purposes and to monitor any boats travelling inland on the river.

With four levels, the structure includes a number of fortification features from the medieval period including a cross-shaped arrow slit, clockwise stair and bartizans. There is an electricity supply.





FISHING LODGE

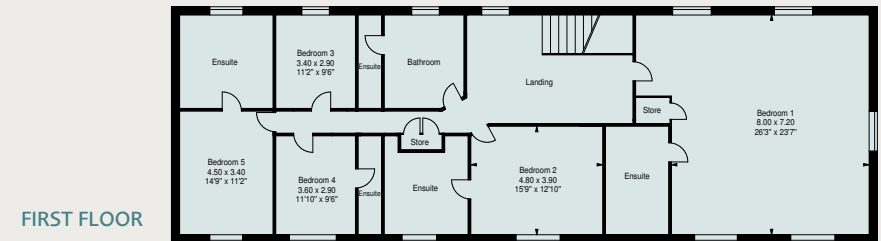
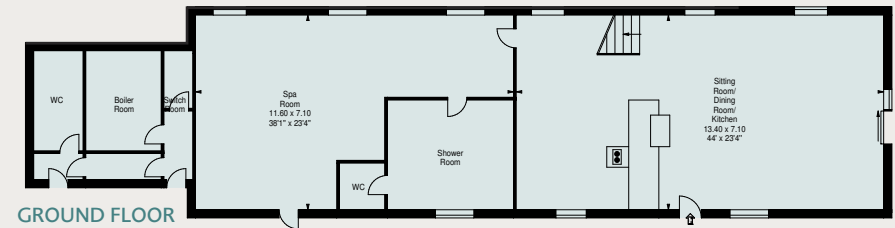


GARDENER'S COTTAGE

Fishing Lodge

Gross internal area (approx)
406.72 sq m (4,378 sq ft)

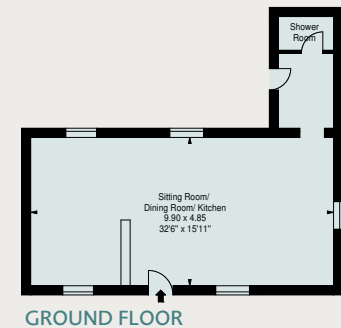
For Identification Only. Not To Scale.



Gardener's Cottage

Gross internal area (approx)
55.09 sq m (593 sq ft)

For Identification Only. Not To Scale.



Rocketts Castle Estate

FARMLAND

Lying within a ring-fenced block, the land at Rocketts Castle Estate is bound by the River Suir on the east and the R680 – Waterford to Carrick-on-Suir Road – on the west. The land lies between 5 feet above sea level on the eastern boundary and rises gently to about 15 feet above sea level on the western boundary.

The topography is mostly level and a feature is the excellent access throughout the estate, including three entrances from the public road and a network of internal roads and tracks.

The tillage land is generally free-draining and is laid out in fields of a good size and shape for modern agriculture. The depth and quality of the soil make it capable of growing daffodils, root crops, cereals and excellent grass swards, and the tillage land is a key asset of the estate. The permanent pasture is mainly situated on the east of the estate and is in smaller enclosures, which are bound by trees, providing shelter for livestock. The tillage land is let on an annual basis to a number of local farmers.

About 38 acres of land situated on the northern boundary and with its own road access is currently zoned within the Portlaw Local Area Plan 2014-2020 as land reserved for future sustainable industrial development.

The land can be classified as follows:

Land Type	Acreage
Tillage	134.62
Permanent Pasture	35.93
Woods	59.06
Roads, yards, buildings, ponds, scrub, etc	20.19
Total	249.80

WOODS

The woods at Rocketts Castle Estate are mainly on the western boundary, providing shelter from prevailing elements. Extending to about 59 acres in total, they comprise a variety of mature species and were understood to have been strategically planted to create a driven pheasant shoot. The present owners have planted a number of trees on the estate, including the Monkey Puzzle avenue and a Chestnut-lined path.

The estate enjoys a wide array of colour throughout the year from the diverse range of plants, shrubs and trees.

SPORT AND AMENITY

In addition to equestrianism, the estate offers varied sport and amenity. With two strategically-positioned release pens on the estate and mature woods, there is an opportunity to run a low-ground family shoot. The shoot can be augmented by duck flighting and snipe shooting, with a lake and three ponds situated on the estate.

A slipway provides access from the estate to the River Suir for boating, fishing and water-skiing.

The estate and adjoining river are a haven for a wide variety of wildlife.





GENERAL REMARKS

VIEWING Strictly by appointment by Savills Country, 20 Dawson Street, Dublin 2. Tel: +353 (0)1 663 4350.

HEALTH AND SAFETY Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

DIRECTIONS From Waterford City, travel west on the N25. After about 10 kilometres and upon reaching a roundabout, take the R680 (third exit) signposted for Carrick-on-Suir. Travel on the R680 for about 8 kilometres where the entrance to Rocketts Castle Estate is on the right. The Eircode for the property is X91 VW73.

AIRPORTS

Dublin Airport (www.dublinairport.com)

Shannon Airport (www.shannonairport.ie)

Cork Airport (www.corkairport.com).

RAILWAY STATIONS The nearest railway station is Waterford Plunkett Station, situated in Waterford City. For timetables visit www.irishrail.ie or telephone +353 (0)1 8366222.

FIXTURES & FITTINGS The fitted carpets and curtains in Rocketts Castle and the Fishing Lodge, together with the majority of the light fittings are included in the sale. The chandelier in the smoking room is specifically excluded from the sale. The buyer will have the option to purchase a selection of the contents of Rocketts Castle, The Fishing Lodge, the garden machinery and equipment, and a selection of tools and implements.

LOCAL AUTHORITY

Waterford City & County Council

Customer Care Office

Bailey's New Street

Waterford X91 XH42

Tel: +353 (0) 761 10 20 20

Email: contact@waterfordcouncil.ie

SERVICES The estate benefits from mains and private water supplies. It has a mains electricity supply and the residential properties are served by private drainage (via bio-cycle treatment plants). There is a broadband supply and the estate is served by 10 telephone lines. The house has an alarm system and CCTV.

LISTINGS AND ENVIRONMENTAL DESIGNATIONS Rocketts Castle is recorded as a Protected Structure by Waterford County Council (RPS 175).

SPORTING RIGHTS The shooting rights are included in the sale.

EMPLOYEES A gardener is employed on a part-time basis. His employment could be transferred to a purchaser under the TUPE Regulations 2006.

BASIC PAYMENT SCHEME The Entitlements to the Basic Payment Scheme are owned and are available by separate negotiation at an additional price.

FARMING LEASE A Lease is in place over about 10 acres for the growing of daffodils in favour of a local farmer. Further information is available from the selling agents. A number of Conacre Agreements are also in place each year for the growing of cereals and potatoes. These have terminated for the 2017 season.

MINERAL RIGHTS The mineral rights are included in the sale insofar as they are owned.

ENTRY & POSSESSION Entry is by agreement, subject to the Lease relating to the crop of daffodils.

OFFERS Offers may be submitted to the selling agents, Savills, 20 Dawson Street, Dublin 2.
Email: country@savills.ie.

CLOSING DATE A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SOLICITORS

Nolan, Farrell & Goff

Newtown

Waterford City

Co. Waterford

Tel: +353 (0) 51 85 99 99

Email: info@nfg.ie

STIPULATIONS

WAYLEAVES AND RIGHTS OF ACCESS The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others. There is a right of access for maintenance purposes in favour of the owner of Rocketts Castle Estate to the pump house which pumps the private water supply to the estate.

PLANS, AREAS AND SCHEDULES These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the sellers' solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

LOTTING It is intended to offer the property for sale as described, but the sellers reserve the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

GENERALLY Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE Savills and 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 clients 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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