

# MOUNT JULIET ESTATE



EXCEPTIONAL SITE FOR SALE WITH FULL PLANNING PERMISSION FOR  
LARGE DETACHED FOUR BEDROOM RESIDENCE IN THE HEART OF  
MOUNT JULIET ESTATE, THOMASTOWN, CO. KILKENNY, IRELAND.





Ballylinch Stud

Manor House

Clubhouse

8th Fairway

River Nore

5th Fairway

Foxes Covert

The Sites

MOUNT  
JULIET  
ESTATE



M9 Motorway

Thomastown

The Glen

Main Entrance



# MOUNT JULIET ESTATE

## DESCRIPTION

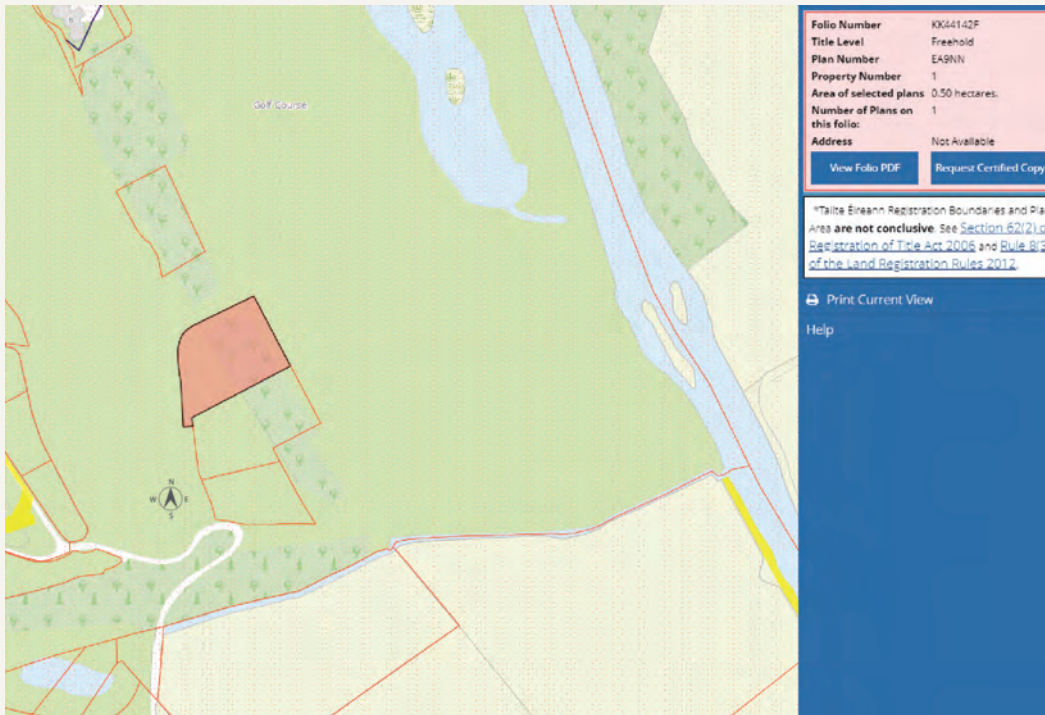
Site for detached house situated beside the 5th fairway of this world-renowned Jack Nicklaus Signature designed Mount Juliet Golf Course. Its location is convenient to the five-star hotel and its amenities such as the Michelin Star Lady Helen restaurant. The Hound Restaurant and Bar at Hunter's Yard, Jack's Bar in the clubhouse.

Planning permission has been granted for a distinctive detached four bedroom house. Mount Juliet Estate is located approximately 20 minutes from Kilkenny, 30 minutes from Waterford and just over one hour from Dublin.

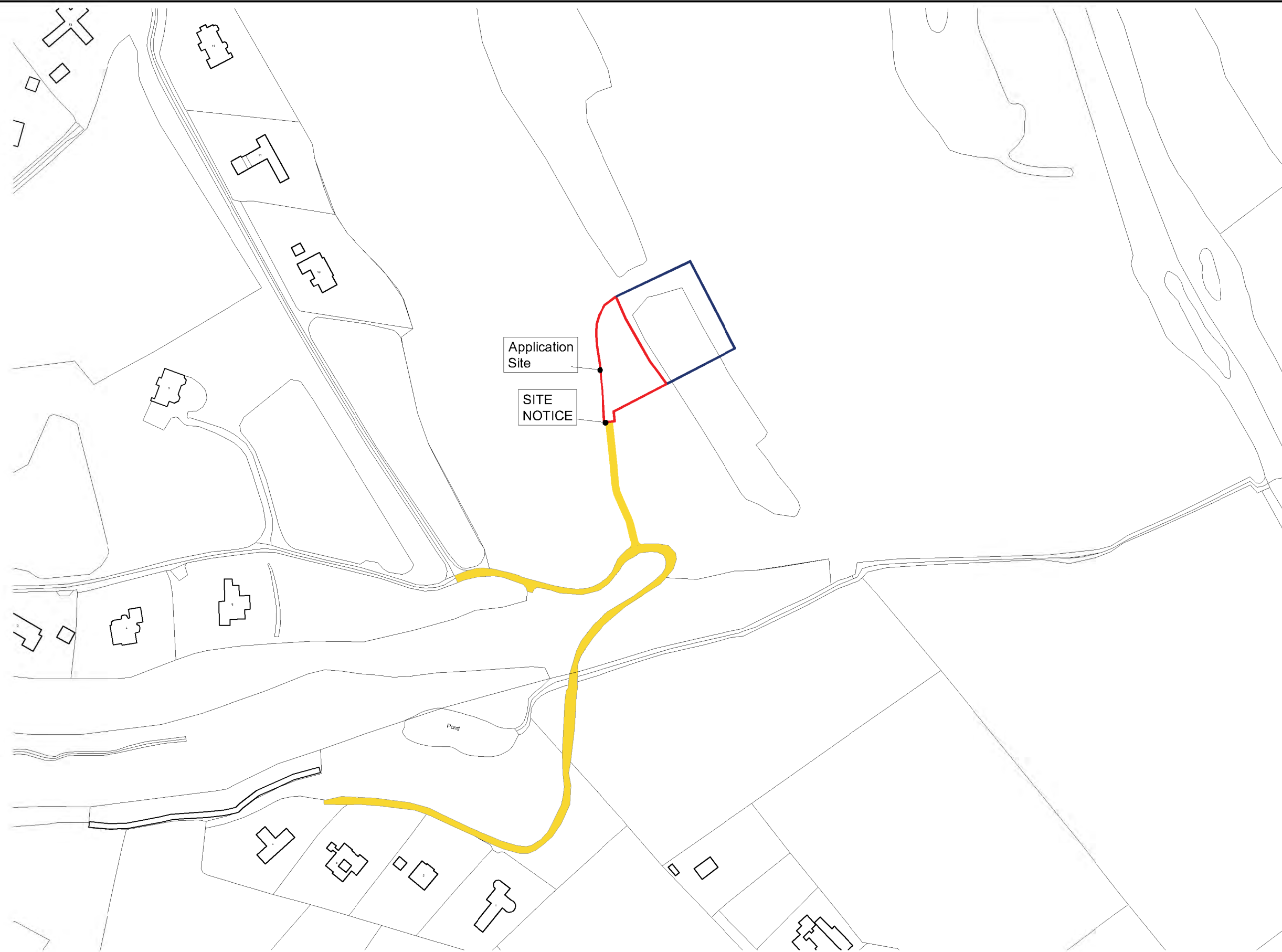
The jewel in the crown, The Manor House, is a stunning example of eighteenth century architecture, overlooking the River Nore and Ballylinch Stud. The Estate comprises 500 acres of land.

# MOUNT JULIET ESTATE

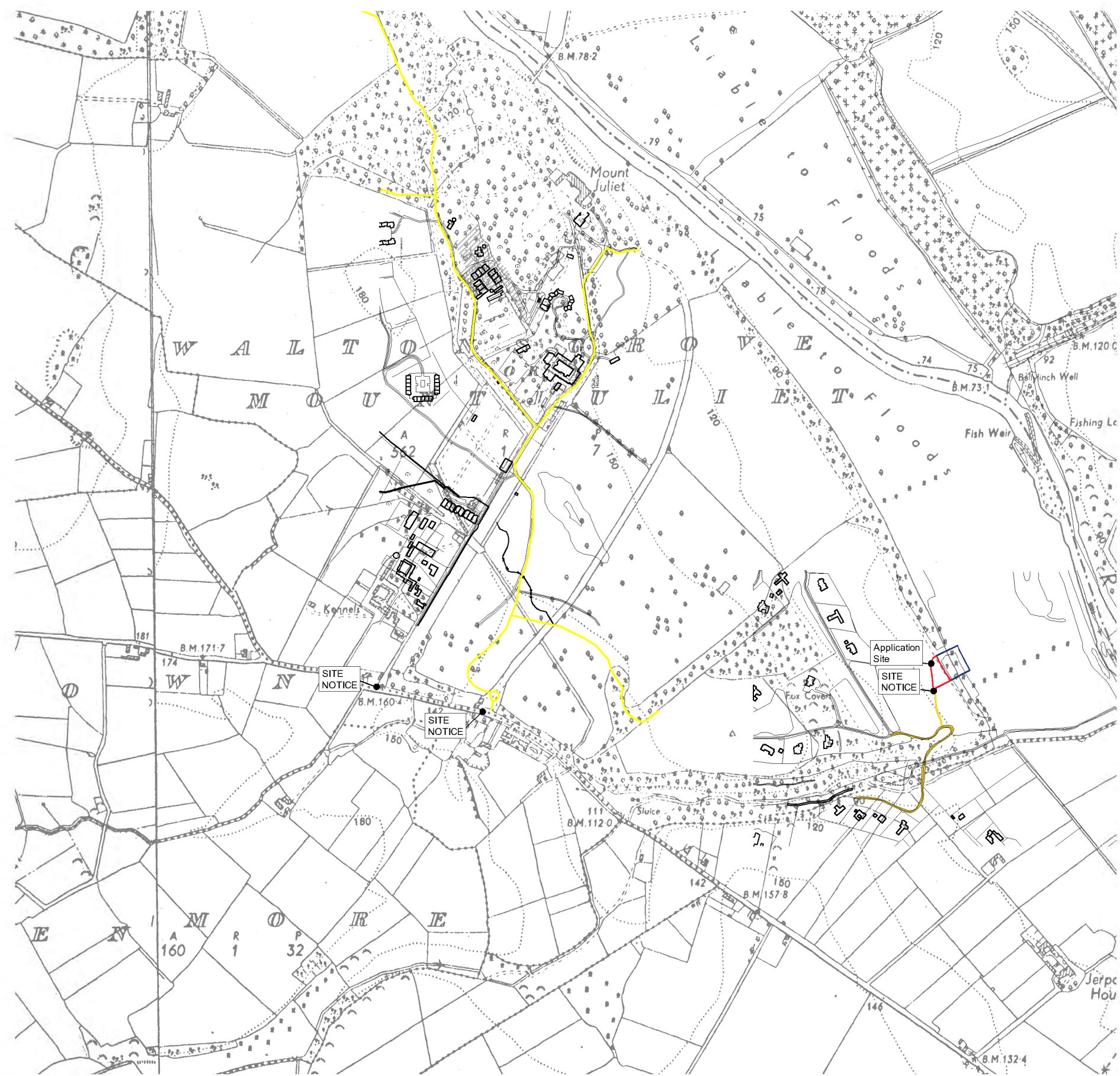
## SITE 23 - FOXES COVERT







OS MAP / SITE LOCATION MAP  
scale 1:2500 @ A1



SITE LOCATION MAP  
scale 1:10560 (six inch) @ A1

Description:  
Digital Landscape Model (DLM)

Publisher / Source:  
Tailte Éireann

Data Source / Reference:  
PRIME2

File Format:  
Autodesk AutoCAD (DWG\_R2013)

File Name:  
v\_50440773\_1.dwg

Clip Extent / Area of Interest (AOI):  
LLX,LLY= 655390.6779,640964.3236  
LRX,LRX= 656220.6779,640964.3236  
ULX,ULY= 655390.6779,641579.3236  
URX,URY= 656220.6779,641579.3236

Projection / Spatial Reference:  
Projection= IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
X,Y= 655805.6779,641271.8236

Reference Index:  
Map Series | Map Sheets  
1:2,500 | 5073-A  
1:2,500 | 5072-B

Data Extraction Date:  
Date= 20-Dec-2024

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Ní ceadmhach aon chuid den fhaisnéis seo a chloí, a athscrúdú nó a tharair  
in aon fhorm nó ar aon bhealach gan cead i scríbhinn roimh ré ó úinéir an chóipchirt.  
Ní hionann bóthar, bealach nó cosán abheith ar an léarscáil seo agus  
fianaise ar chead sli.  
Ní thaispeánann an léarscáil topagrafach seo teorainneacharéadhmaoine dlí thábhá,  
agus ní léiríonn sé úinéireacht ar ghnéithe fisiceacha.



PROPOSED SITE PLAN  
scale 1500 @ A1

Check all dimensions on site.  
Do not rely on scaled  
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O.S. Map Ref: ITM Centre Point Co-ordinate: X,Y= 655805.6779,641271.8236

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- RED LINE DENOTES PLANNING APPLICATION SITE AREA BOUNDARY
- BLUE LINE DENOTES PART OF SITE OWNED BY APPLICANT
- YELLOW HATCH DENOTES RIGHT OF WAY

Rev	Date	Description	Drwn	Chkd	Rev	Date	Description	Drwn	Chkd
					01	06.01.25	Planning Application	BH	PS

Architecture • Interior Design • Masterplanning • Project Management		Client: Ikerrin Properties Limited	Job No: 2024.41
		Project: RELOCATION OF 1 NO. PERMITTED TWO STOREY DETACHED HOUSE AT SITE AT FOXES COVERT. REG. REF. 21/352	Sheet: A1
		Drawing: OS MAP / SITE LOCATION MAP PROPOSED SITE PLAN	Scale: VARIES
		Stage: PLANNING	Status Code: S2
		Status: FOR INFORMATION	
		Drawing: MJH - MCA -00-00 -DR -A - 1000	

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ARCHITECTS

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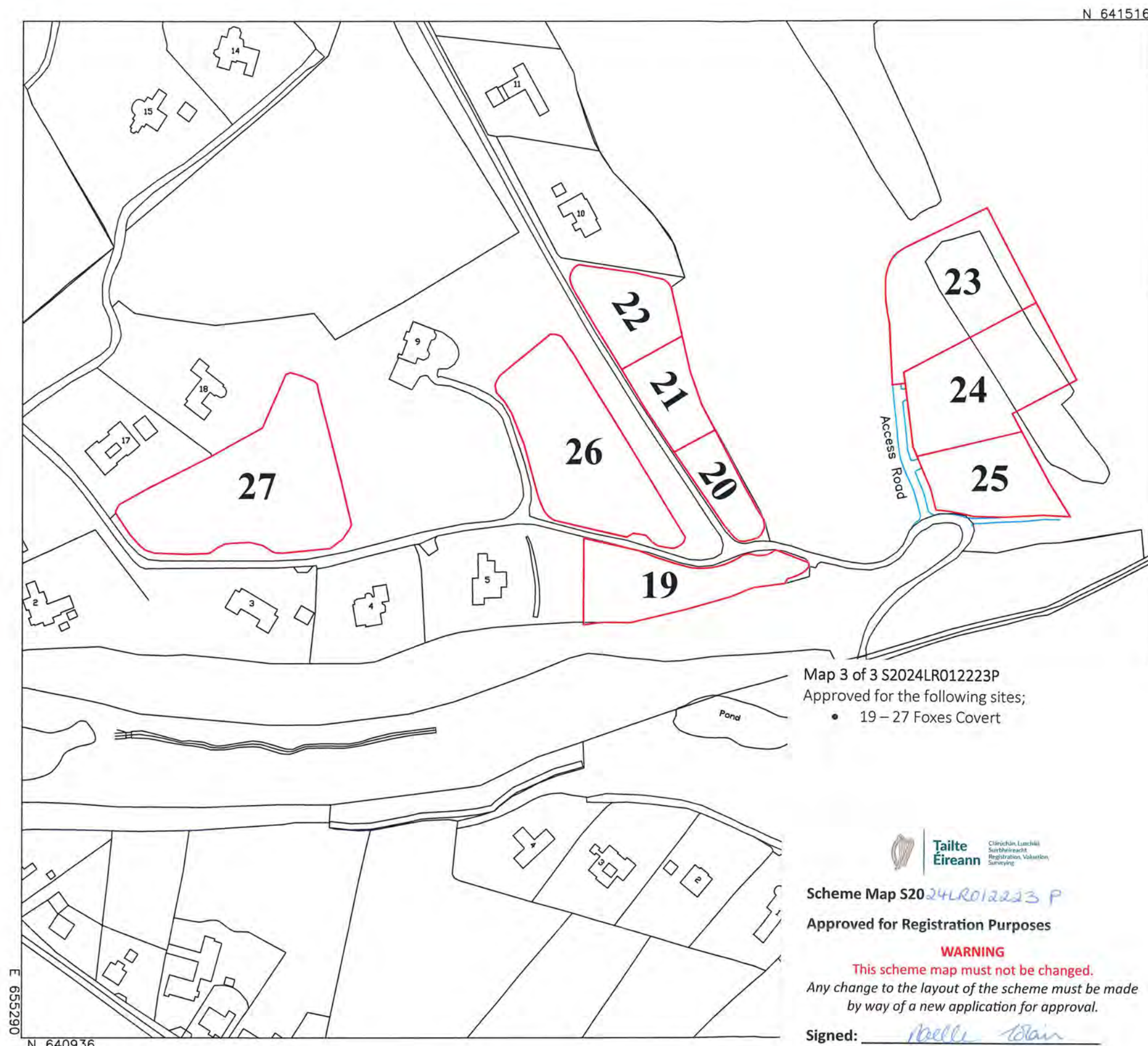


## Scheme Map 3

### Foxes Covert Sites 19-27

Parcels For Registration  
Shown Lined RED Being Parts  
of Folio KK13988F – Plan 2  
& Folio KK39791F – Plan DJ9RA

Site Survey Detail  
Shown Lined BLUE



Map 3 of 3 S2024LR012223P  
Approved for the following sites;  
• 19 – 27 Foxes Covert



Scheme Map S2024LR012223P

Approved for Registration Purposes

#### WARNING

This scheme map must not be changed.  
Any change to the layout of the scheme must be made  
by way of a new application for approval.

Signed: Reilly Brian

Date: 13-9-24

Detail Shown BLACK Digitally  
Reproduced from Portion  
of OSi Digital Mapping

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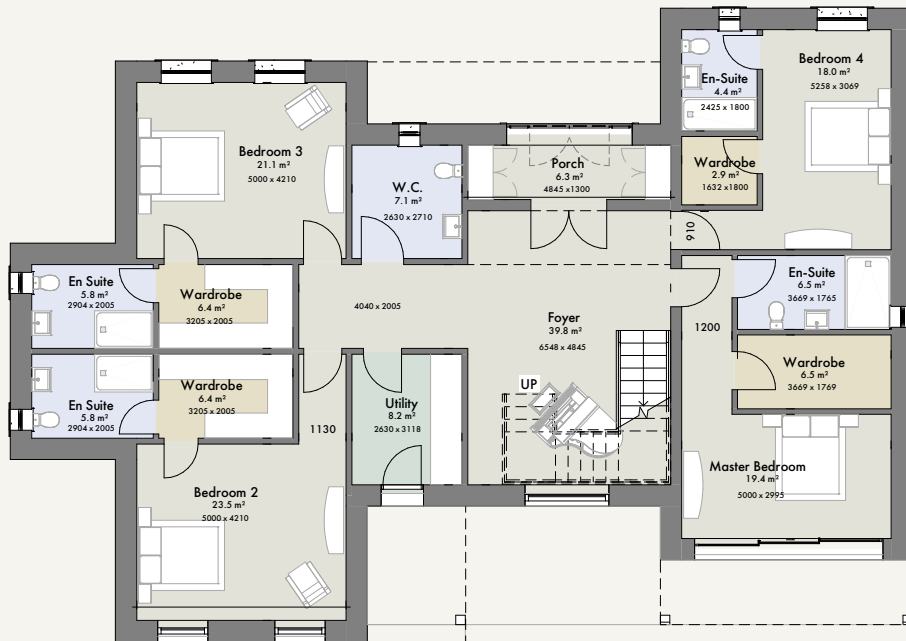
This is a Computer Generated Drawing

## Map 3a

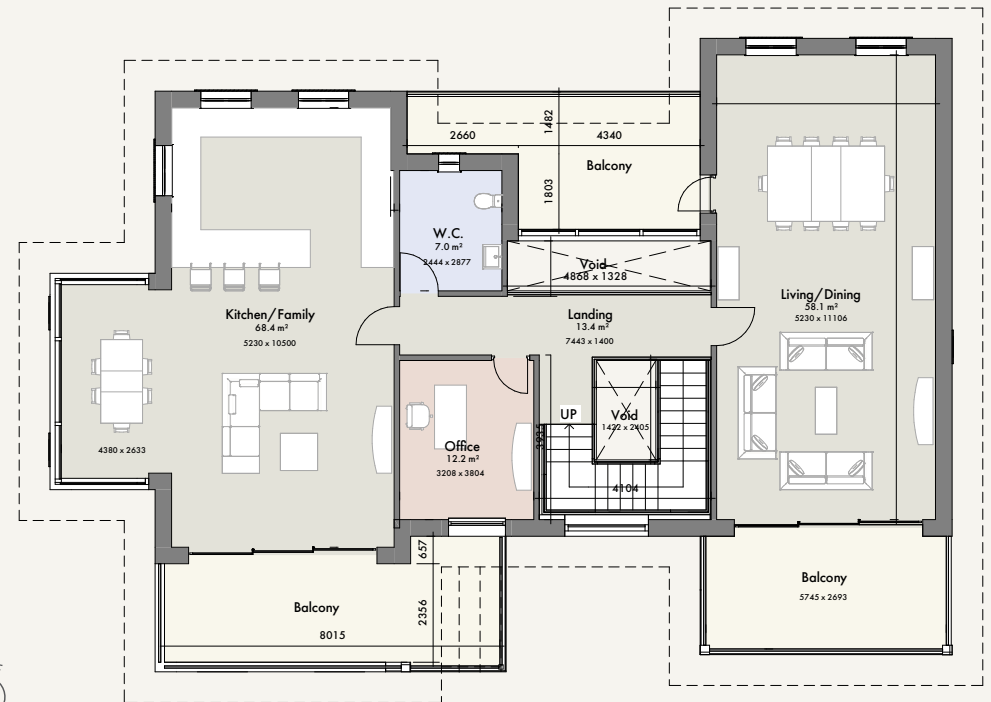
Site at:  
Foxes Covert  
Mount Juliet  
Thomastown, Kilkenny

Client:	Ikerrin Properties Ltd.
Scale:	1:2500 (A3)
Contour:	
Datum:	I.T.M.
Issued:	25.07.2024
Ref:	D17669-SM3a

# MOUNT JULIET ESTATE



Ground Floor - Site 23



First Floor - Site 23

Total Gross Floor Area: 4,027 sq.ft / 374 sq.m





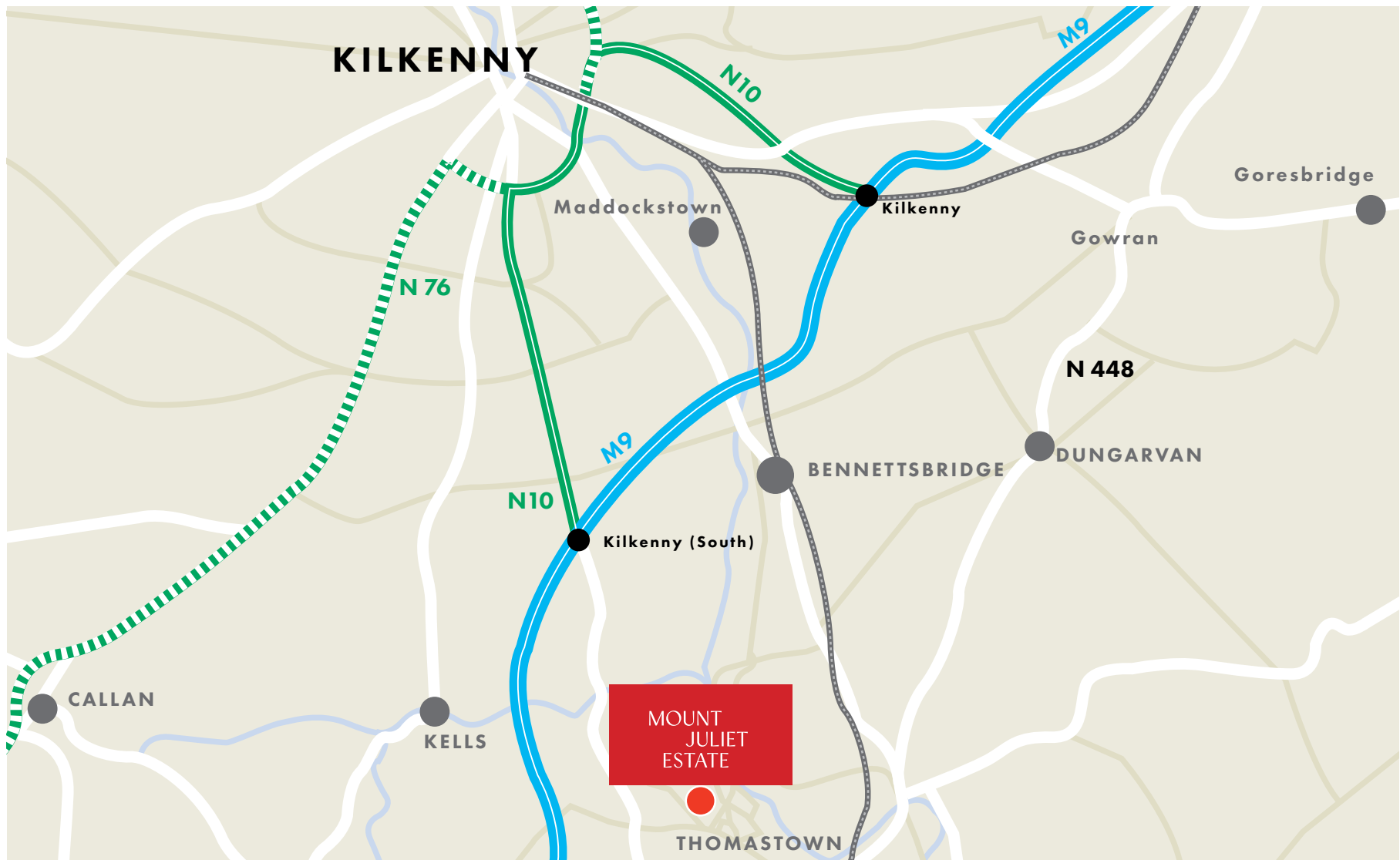
The Manor House, Mount Juliet Estate





The Clubhouse, Mount Juliet Estate





LOCATION MAP



# MOUNT JULIET ESTATE

**TERMS:**

For Sale by private treaty.  
Further details available from the  
Selling Agent.

**VIEWING:**

By appointment with Selling Agent.

**SALES ENQUIRIES**

PSRA Licence No: 001651

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