



**Prestigious House and
Residential Zoned Land,
With Planning for 27 Houses
c.5.7 Ha (14 Acres)
Sion Road, Kilkenny**



On the instructions of the Diocese of Ossory, we offer this significant residential development property to include
2No. detached houses and ancillary buildings
For Sale by Private Treaty

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Location

This prestigious property is situated on the eastern side of Kilkenny City on a rural radial route from Kilkenny city leading to the village of Bennettsbridge. Sion road is a desirable up market residential area within the city.

The property is approximately 2 miles from Kilkenny City Centre. The property is outside the line of the Kilkenny City Ring road and within a ½ mile of the IDA Business Park at Purcellsinch. Lyrath Hotel is within 1 mile of the property.



Accommodation

The property consists of a range of Diocesan buildings set on circa 5.7Ha (14 acres). The complex of buildings were designed and constructed in the 1960's for the use and benefit of the Dioceses of Ossory to include:

- Bishops residence.
- Bishops Chapel.
- Diocesan offices and meeting rooms.
- Peace in Christ Retreat centre.

The property has approximately ¼ mile of road frontage with 3 entrance gates off the public road on to the property. The majority of the land is undeveloped with circa 4 acres of woodland of mixed quality located at various points in the property. The land immediately to the rear of the buildings is undeveloped amenity grounds leading to woodlands and the river bank.

The Bishops residence

The residential house on the property known and used as the Bishops residence is a high quality residential dwelling with a copper roof and spacious living accommodation. The house has a separate 2 bedroom "housekeepers flat". The accommodation includes a waiting room, study, oratory, dining room, sitting room, kitchen, utility, 5 bedrooms, various bathroom facilities and service/ storage areas. The interior proportions are superb with generous room sizes and floor to ceiling heights. The house has been well maintained over the

years including part double glazing of windows and natural gas central heating. Nonetheless, the house would require modernization if converted in to a family home
The property includes the following accommodation

Title	Use	Area (m2)	Area (Sqft)
Bishops residence	Residential	613.6	6,602
Chapel	Religious	205	2,207
Diocesan office	Office/meeting rooms	398	4,285
Peace In Christ	Prefabricated	Various	
Peace In Christ	Residential	C. 300	3,228

In general, all buildings on site appear in good condition and have been well maintained over the years. The prefabricated buildings are circa 40 years old with a flat roof.



Extract Kilkenny City and Environs Development plan 2014-2020

- Zoning

The property is zoned “Residential: low density” and “Recreation, amenity and open space” in the Kilkenny City and Environs Development plan 2014 to 2020.
- Planning

The property was granted planning permission (Planning ref 14/586) for a development of 27 detached houses. Full plans and copy of planning permission available on www.kilkennycoco.ie or on request.
- Services

Mains water, mains drainage, ESB, natural gas heating and telephones.
- Title

Freehold



Solicitor: Martin Crotty, 45 Parliament Street, Kilkenny. Tel: 056 7722056

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