

STRATEGIC DEVELOPMENT OPPORTUNITY

**Fermoy, Co. Cork**

FOR SALE BY PRIVATE TREATY

## SALE HIGHLIGHTS

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- > Lot 1 extends to approximately 1.54 ha (3.8 acres).
- > Lot 2 recently sold to Tesco.
- > Zoned Town Centre Mixed Use in the Fermoy Town Centre Development Plan.
- > Excellent location in the heart of Fermoy Town Centre.
- > Conveniently located approximately 35kms north east of Cork City Centre.
- > Location provides ease of access to the M8 and N72.

## LOCATION MAP

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## THE OPPORTUNITY

Selling agent Savills is delighted to offer for sale this development opportunity situated in the heart of Fermoy town centre within walking distance of all local amenities. Lot 1 extends to approximately 1.54 ha (3.8 acres) and is zoned for Town Centre development. The site is well located just off Main Street Fermoy with ease of access to the M8, the main Cork to Dublin route. The opportunity now exists to acquire a substantial development site, with value-add potential in the heart of Fermoy town centre.

## LOCATION

The subject property is located approximately 35km north east of Cork City Centre and approximately 30km east of Mallow and approximately 20km south of Mitchelstown.

The subject land is located in the heart of the Fermoy town centre just off the N72, a short distance east of the town's Main Street. The town benefits from a well-established transport network given its ease of access to the M8 and N72, while Bus Eireann offer a regular service to and from the city centre.

As a town Fermoy offers a high-quality living environment with 4 primary schools and 3 secondary schools as well as an array of sporting facilities catering for Golf, Rugby, Soccer, GAA, Hockey and Rowing. The town also benefits from public Leisure Centre and playground which are located a short distance north of the River Blackwater. Large retailers in town include SuperValu, Lidl, Aldi, Iceland and Dairygold Co Op Superstore.

## DISTANCE FROM PROPERTY

<b>M8</b>	<b>3km</b>
<b>N72</b>	<b>Adjacent</b>
<b>Jack Lynch Tunnel &amp; M8</b>	<b>29km</b>
<b>Cork City Centre</b>	<b>35km</b>
<b>Little Island</b>	<b>32km</b>
<b>Kent railway station</b>	<b>24km</b>
<b>Cork Airport</b>	<b>30km</b>
<b>Pairc Ui Chaoimh</b>	<b>25km</b>
<b>Mallow</b>	<b>30km</b>
<b>Doneraile Wildlife Park</b>	<b>29km</b>
<b>Mitchelstown</b>	<b>20km</b>

## DESCRIPTION

Lot 1 extends to approximately 3.8 acres and is naturally divided from Lot 2 by the Mill Road.

### LOT 1

Lot 1 is situated to the west of Mill Road and extends to 3.8 acres and occupies the former Fermoy Mart buildings on the northern aspect of the site. The site, part of which is currently used as a car park, has the benefit of extensive frontage of 75 meters to the N72 to the south, 150 meters to the Mill Road to the east and 150 meters to the Mill Road to the north. Access to the property is plentiful with 2 access points off the Mill Road along the eastern boundary, a separate access point from Mill Road to the north and 3 additional points of access from Market Place.

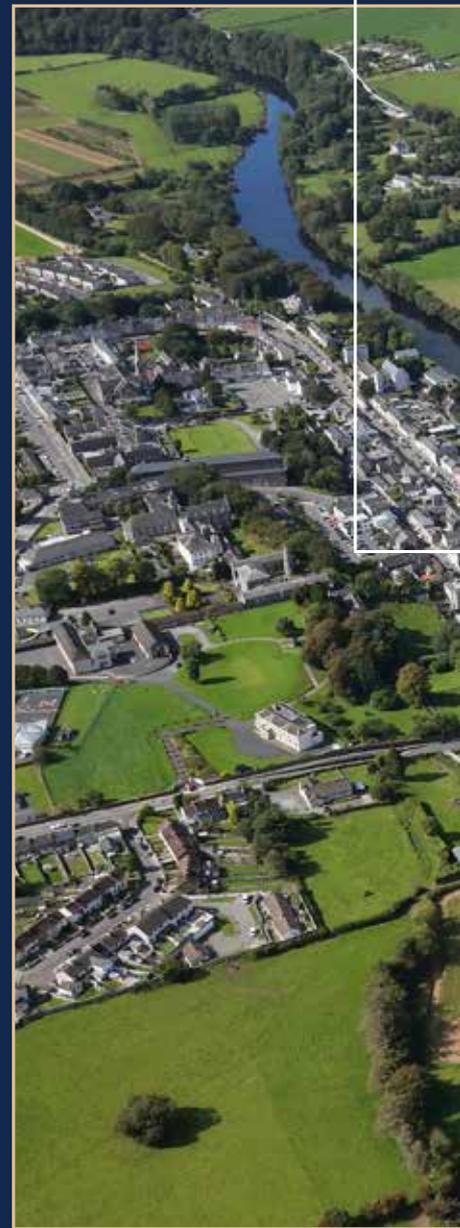
### LOT 2

Recently sold to Tesco.

## ZONING

Both Lot 1 and Lot 2 are zoned TC-01 in the Fermoy Town Development Plan 2009-2015. The objective of such zoning as outlined in the Development Plan is as follows;

*TC-01: Zoned for Town Centre uses, primarily retail and commercial development including an element of residential, social and cultural facilities which would be in keeping with the vibrant mixed-use role of the town as a retail, tourist and family friendly residential area.*



## FLOOD DEFENCE WORKS

In 2009 the Office of Public Works, in conjunction with Cork County Council, commenced to carry out the works at Fermoy, which is believed to have cost in the region of €38m. the works carried out include the construction of over 1,000 metres of 3-4 metre high walls protecting the perimeter of the town centre and a further 400 metres of lower walls protecting key points within the town.

## CAR PARK ARRANGEMENT

Licensee - Cork County Council  
Term - 2 years from July 2018  
Income - €21,000 per annum

FERMOY LEISURE CENTRE

FERMOY PLAYGROUND

FERMOY RUGBY CLUB

FERMOY GAA

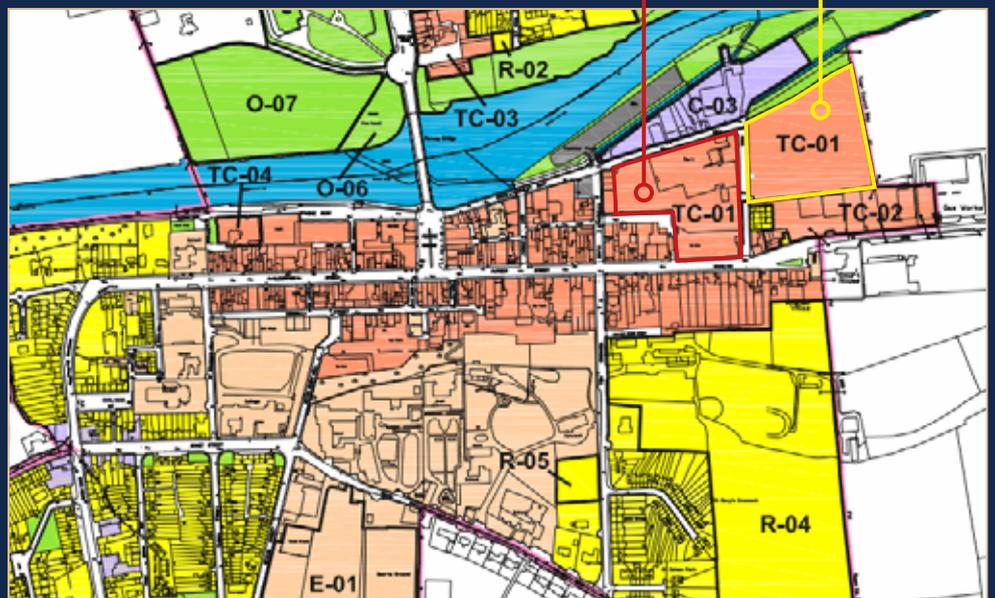
SUPERVALU

LIDL



LOT 1

LOT 2



## TITLE

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Freehold

## PRICE

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€1,000,000

## FURTHER INFORMATION

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Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including maps, planning report, title information & the contract for sale.

## SOLICITOR

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## SELLING AGENTS

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