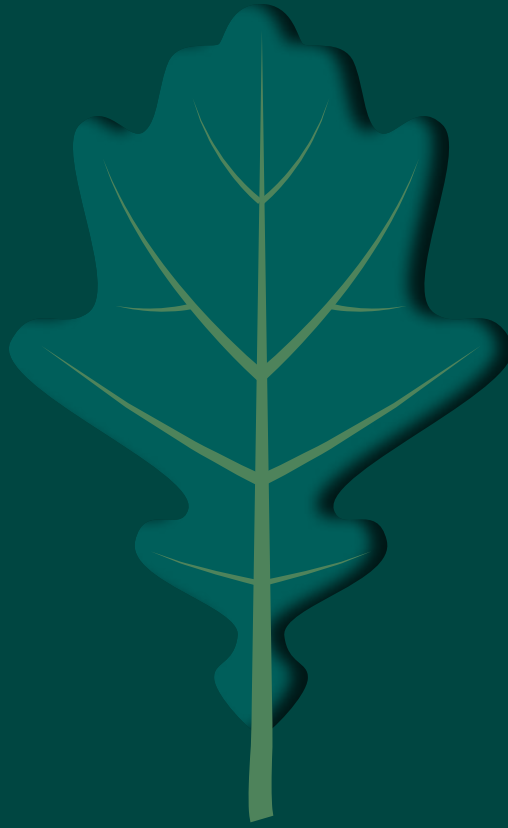

DEVELOPMENT LAND FOR SALE

SUPERB DEVELOPMENT OPPORTUNITY
WITH FULL PLANNING PERMISSION ON PART



**LAND AT FERMOY
CO CORK**

FOR SALE BY PRIVATE TREATY

THE OPPORTUNITY

Selling agent Savills is delighted to offer for sale this superb development opportunity that has the benefit of full planning permission for a commercial development on the southern section of the site with the northern section of the site zoned for residential development. The property is well located in the heart of Fermoy just north of the River Blackwater within walking distance of the town's plentiful amenities. The opportunity now exists to acquire this superb "ready to go" development site in one of Cork's largest commuter towns.



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 lands are located in the heart of the Fermoy town centre just off the N72, a short distance north of the 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 5 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 a 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.

SALE HIGHLIGHTS



14 acres of high-profile development land in the heart of Fermoy Town Centre.



Full Planning Permission granted for commercial use on the southern section of the site.



Northern section of the site is **zoned for residential development** and other uses.



Dual access to the site is via the N72 on both the northern and eastern aspect of the site.



Within walking distance of **Fermoy Town Centre**.



Immediately adjacent **Fermoy Swimming Pool and Fermoy Town Park**.



Excellent transport links with the M8 within close proximity.



For sale in **one or more lots**.



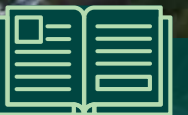
THE PROPERTY

The property itself comprises a substantial landholding in the heart of the town centre that extends to approximately 5.66 ha (14 acres) in total. The majority of the “L” shaped site is relatively flat throughout and has the benefit of dual access from the N72 to the north and east of the site.

The site is naturally divided in two by an existing stone wall that traverses the site from east to west.

1. The southern portion of the site is the area that benefits from Full Planning Permission for the development of a destination Garden Centre, Café and ancillary glasshouses and extends to approximately 4 ha (9.9 acres). The southern section currently occupies a steel clad shed, a derelict stone cottage as well as a magnificent ancient Oak tree that centres the site which is believed to date back to the later 18th Century.
2. The northern section of the overall site extends to approximately 1.66 hectares (4.1 acres) and is zoned for residential development. The topography is level throughout with access via the N72 on the northern boundary. The site is regular in configuration and offers an ideal opportunity to create a bespoke residential development subject to obtaining the necessary planning consent.

HISTORY



As a location the site has a significant historical background as it was the original location of “Fermoy House” owned by John Anderson who first established Fermoy as a town.

FLOOD DEFENCE WORKS

In 2009 the Office of Public Works, in conjunction with Cork County Council, commenced to carry out the works at Fermoy at a 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.

The flood defences around the subject site comprise an earthen embankment and a continuous stone clad floodwall along the western boundary. The demountable flood defence barrier is in place diagonally across the road on the northern side of Fermoy Bridge.

ZONING & DEVELOPMENT POTENTIAL

Existing Zoning - Fermoy Town Development Plan 2010-2016

The lands are specifically zoned X-01 in the town plan where the following objective applies:

This site shall be developed in a sequential basis as follows: Phase 1 shall provide a high-quality architect designed hotel and conference facilities on the southern part of the site and subsequent. Phase 2 shall provide low density high quality architect designed detached houses on individual plots on the northern part of the site.

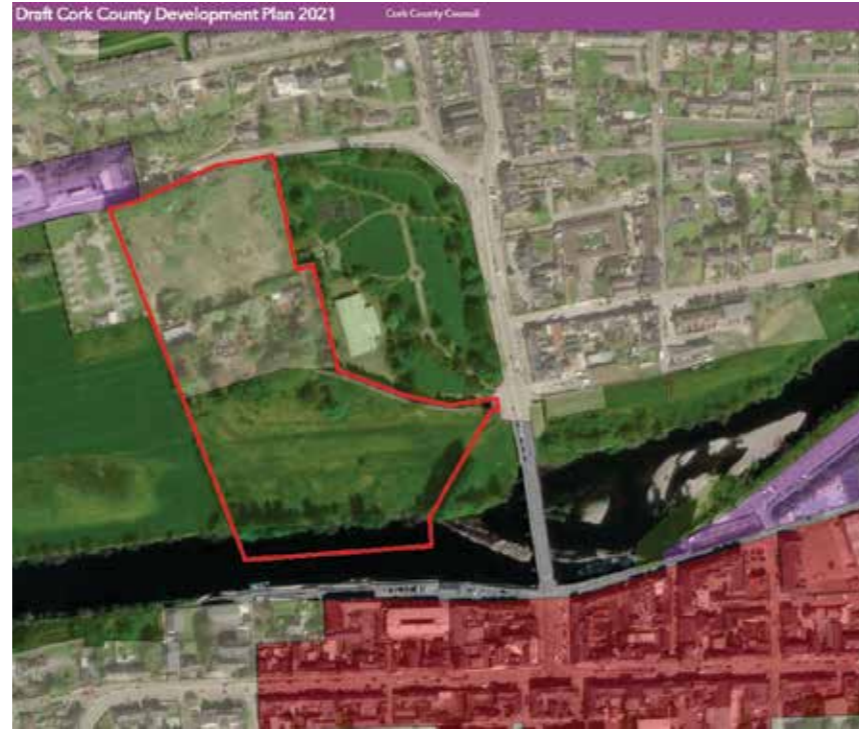
Proposed Zoning - Draft Cork County Development Plan 2022-2028

The subject site is situated within the development boundary of Fermoy town. The northern portion of the site is zoned for Existing Residential / Mixed Residential and other uses.

The appropriate uses in this area include the following;

- residential development,
- residential care,
- sheltered housing,
- small scale retail / local centres / neighbourhood centres,
- childcare facilities,
- education facilities,
- small scale offices,
- local medical /healthcare services

The southern portion of the site is zoned for open space



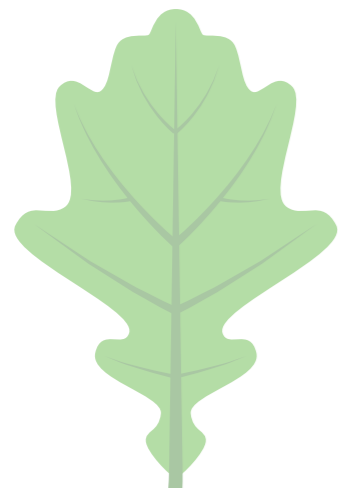
An ancient Oak tree that centres the site which is believed to date back to the later 18th Century

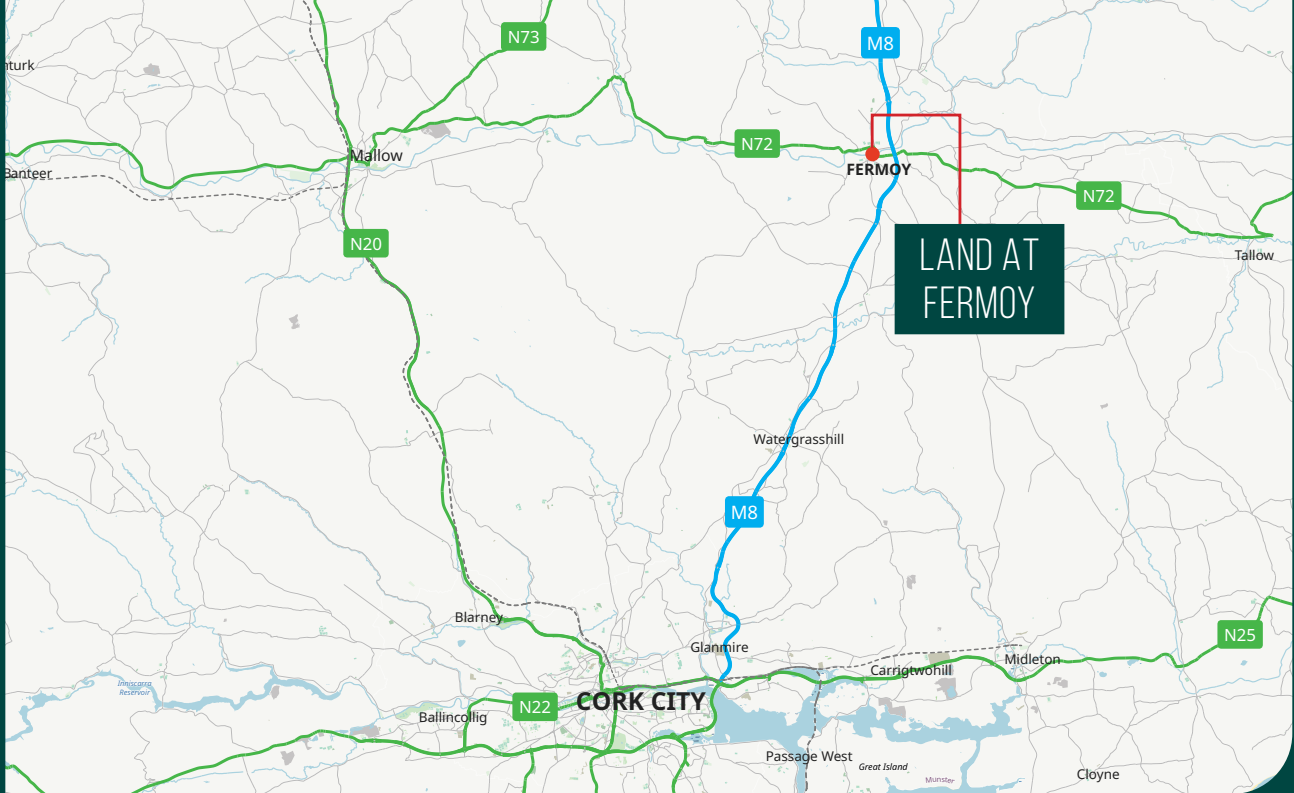
PLANNING PERMISSION

Full Planning Permission has been granted by Cork County Council under reference **20/5237** for the demolition of existing structures on site and the construction of a destination garden centre with ancillary homeware section and restaurant/café.



CGI of permitted scheme





TITLE

Long Leasehold

PRICE

- Lot 1 (The Entire) - €2,850,000
- Lot 2 (Southern Section) - €1,750,000
- Lot 3 (Northern Section) - €1,100,000

VIEWINGS

Viewings strictly by appointment and to be arranged with the sole selling agent.

FURTHER INFORMATION

Interested parties will be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, floor plans, information in relation to services and title information.

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