

# For Sale

by Private Treaty

## Development Opportunity Fermoy, Co Cork



## Courthouse Road, Fermoy, Co Cork 0.62 ha (1.54 acres) approx.

- Excellent town centre development opportunity with strong profile and frontage to the N72
- Attractive and established commercial location with adjacencies including: Lidl, Riordan's Super Valu, Toss Bryan, Fermoy Courthouse and close to Patrick Street, Fermoy's principal shopping street
- The property extends to 0.62 ha (1.54 acres) approx., is broadly regular in shape, cleared of buildings and has 110m approx. road frontage
- Currently the property benefits with a town centre mixed use zoning objective with potential for a variety of uses (subject to planning permission)
- BER Exempt

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# Courthouse Road, Fermoy, Co Cork

## 0.62 ha (1.54 acres) approx.

### LOCATION

Fermoy is a provincial town in north county Cork situated 35 km approx north of Cork City with the N8 (Cork/Dublin motorway) adjacent. The town has a current population of 6,500 persons approx. and acts as an important employment and commercial centre for the urban area and the large surrounding hinterland. The subject property is located fronting the N72, at the eastern end of the town centre with adjoining occupiers including Lidl, Riordan's Super Valu, Toss Bryan, Fermoy Courthouse, Town Hall etc.

### DESCRIPTION

The property comprises a broadly regular shaped site, which has been cleared of buildings and has road frontage to N72 of 110m approx. The overall property extends to a total area of 0.62 ha (1.54 acres) approx.

### PLANNING/ZONING

Under the Fermoy Town Council Development Plan 2010-2016 the property is contained within a town centre mixed use zoning objective (TC-02). This zoning provides for a mixed use that would be in keeping with the vibrant role of the town centre as a retail, commercial, service, tourist and family friendly residential area.

### TITLE

Freehold

### PRICE

On Application.

### VIEWINGS

By appointment with joint agents

### CONTACT

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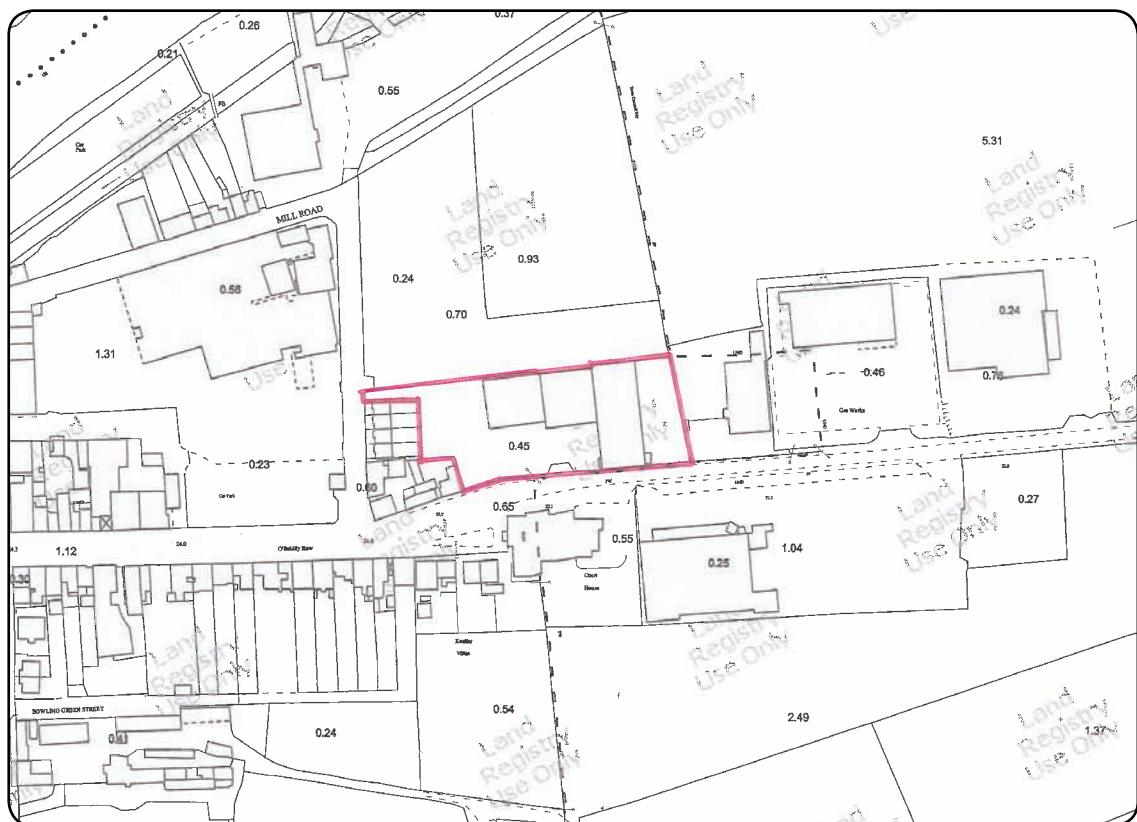


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**Conditions to be noted** 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002607. Sherry FitzGerald O'Donovan Registration Number: 003457

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