

JUNCTION 10 LANDS, CAHIR, CO. TIPPERARY

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AUCTIONEERS



FOR SALE - ZONED ENTERPRISE AND EMPLOYMENT- 59 ACRES (APPROX.) AVAILABLE IN LOTS FROM 2 ACRES

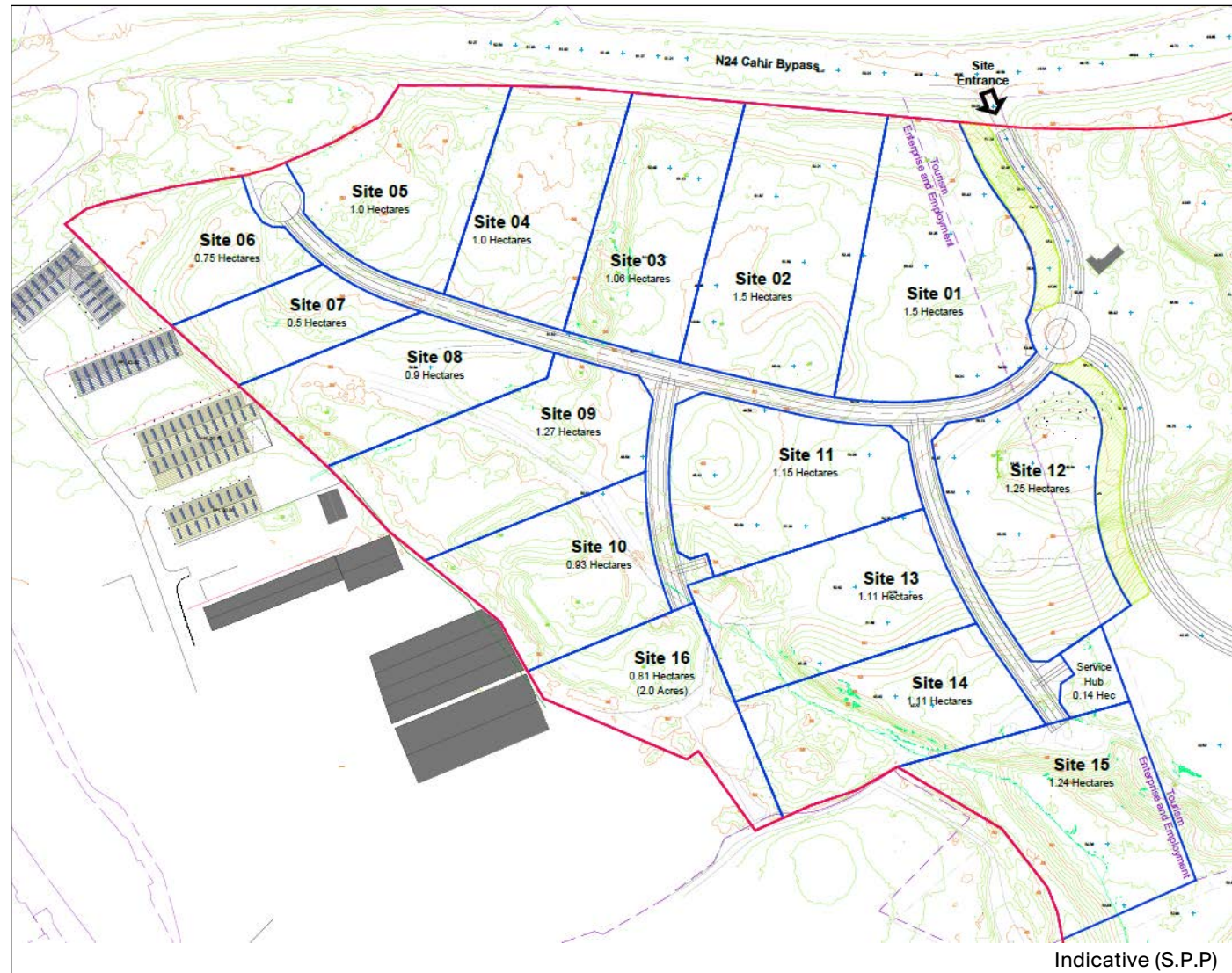
Junction 10 M8 Lands, Cahir, Co. Tipperary

Key Asset Highlights

- Substantial 59-acre landholding with flexible lot sizes available from 2 acres upwards
- Strategically located in Cahir, Co. Tipperary –just 2 minutes (approx.) from the M8 motorway (Junction 10)
- Zoned Enterprise and Employment under the Cahir Local Area Plan 2021-2027 – to ‘provide, improve and encourage enterprise and employment activity, including start up enterprises.’
- Excellent accessibility to national road networks – Dublin, Cork, Limerick and Waterford all easily accessible

Description

The subject property comprises a substantial 59-acre landholding. With a long-established industrial use, the site offers a rare redevelopment opportunity in a prime regional setting. Zoned “Enterprise & Employment” under the Cahir Local Area Plan 2021-2027, it is suitable for a wide range of commercial and industrial uses including logistics, warehousing, and light manufacturing. The site offers direct access to major road infrastructure and is well-positioned to serve both regionally and nationally. A spine road will be developed through the lands and individual sites from 2 acres (approx.) upwards will be made available.



Location

Situated on the northern edge of Cahir town in south County Tipperary, the property benefits from extensive road frontage onto the N24 Cahir Bypass—a key east-west corridor linking Limerick to Waterford—with direct access to Junction 10 of the M8 motorway in less than two minutes. The site lies just 2km from Cahir town centre and enjoys excellent road connectivity to nearby towns, including Clonmel, Cashel, Mitchelstown, and Tipperary Town, all of which are less than 20 minutes away, making it highly accessible for both workforce and service needs.

Cahir occupies a strategic position within Ireland's southern region, approximately equidistant from the major cities of Cork, Limerick, and Waterford—each reachable in under an hour by road. Dublin is also within convenient reach, with a typical drive time of around two hours via the M8 and M7 motorways. The town benefits from regional rail services via Cahir Train Station, with onward connections from Limerick Junction to Dublin, Cork, Limerick, and Waterford, further enhancing its regional and national accessibility.

With a population of approximately 3,700 (CSO 2022) and more than 28,000 people residing within a 20km radius, Cahir offers a strong local workforce and convenient access to key regional services, positioning the site as an ideal location for enterprise, distribution, and industrial use.

Zoning

The entire 59-acres (approx) is zoned Enterprise and Employment under the Cahir Local Area Plan 2021-2027 which is to 'provide, improve and encourage enterprise and employment activity, including start up enterprises'. The following are generally permitted under this zoning objective; community facility, haulage/bus/truck park, light industrial, and warehousing, with the following key uses open to consideration; cash and carry wholesale, healthcare centre, hotel, general industrial, motor sales outlet, offices, petrol station, retail warehouse, recycling facility.

Key Distances & Travel Time

Major Cities:

- Cork City – approx. 80 km / just over 1 hour
- Limerick City – approx. 60 km / just over 1 hour
- Waterford City – approx. 66 km / 1 hour 10 minutes
- Dublin City – approx. 180 km / 2 hours (via M8/M7)

Regional Towns (all within 20 minutes):

- Clonmel – approx. 18 km / less than 20 minutes
- Cashel – approx. 15 km / less than 20 minutes
- Tipperary Town – approx. 20 km / less than 20 minutes

Motorway Access:

- M8 Motorway (Junction 10) - less than 2 minutes

Rail Access:

- Cahir Train Station – 4 km / 5 minutes
- Limerick Junction (mainline hub) – approx. 24 km / 25 minutes





Please make an appointment to view through joint selling agents.



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Price on Application.

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