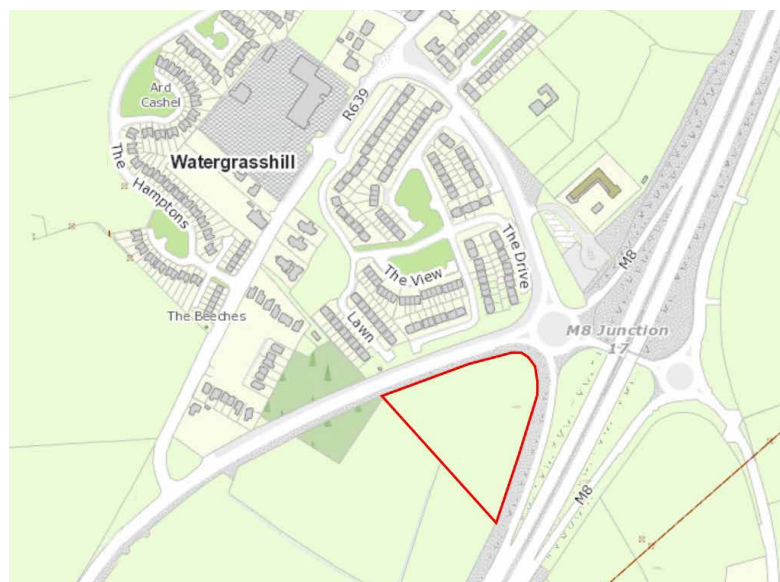


## STRATEGIC COMMERCIAL SITE AT WATERGRASSHILL, CORK



**021-427 5079**

- Site area extends to approximately 1.8 hectares (4.45 acres)
- Zoned 'Business B-01' in the Fermoy Municipal District LAP 2017
- Potential for development subject to planning permission
- Suitable for a motorway service station and ancillary accommodation given the excellent accessibility from the M8 Junction 17
- Situated in a popular commuter village just off the M8 at Junction 17





## LOCATION

The property is situated in Watergrasshill, a commuter village served by an excellent road infrastructure providing easy access to Cork city centre via the Dublin M8.

The property fronts Cork Road at its northern boundary and the slip road from the Dublin M8 at Junction 17 to its southern boundary while also situated alongside the exiting roundabout.

The property is conveniently situated in close proximity of the village centre and National School.

Watergrasshill is an attractive commuter village strategically located just off the Dublin M8. The village has a rural population of approx. 1,464 according to the CSO preliminary results for Census 2016. Watergrasshill is conveniently located approx. 15km south west of Fermoy town and 19km north east of Cork city.

## DESCRIPTION

The property comprises an irregular shaped greenfield site extending to approximately 1.8 hectares (4.45 acres) with an easy to work with topography.

The property has extensive road frontage of approximately 180 metres to the southern boundary fronting the M8, 160 metres fronting Cork Road to its northern boundary and approx. 40 metres fronting the exiting roundabout from the motorway.

The site is suitable for a motorway service station and ancillary accommodation subject to planning permission.

## TOWN PLANNING

The property is situated within the settlement boundary of Watergrasshill in the Fermoy Municipal District Local Area Plan 2017 with specific zoning for 'Business'.

## TITLE

The property is held on a freehold or similar title.

## PROPOSALS

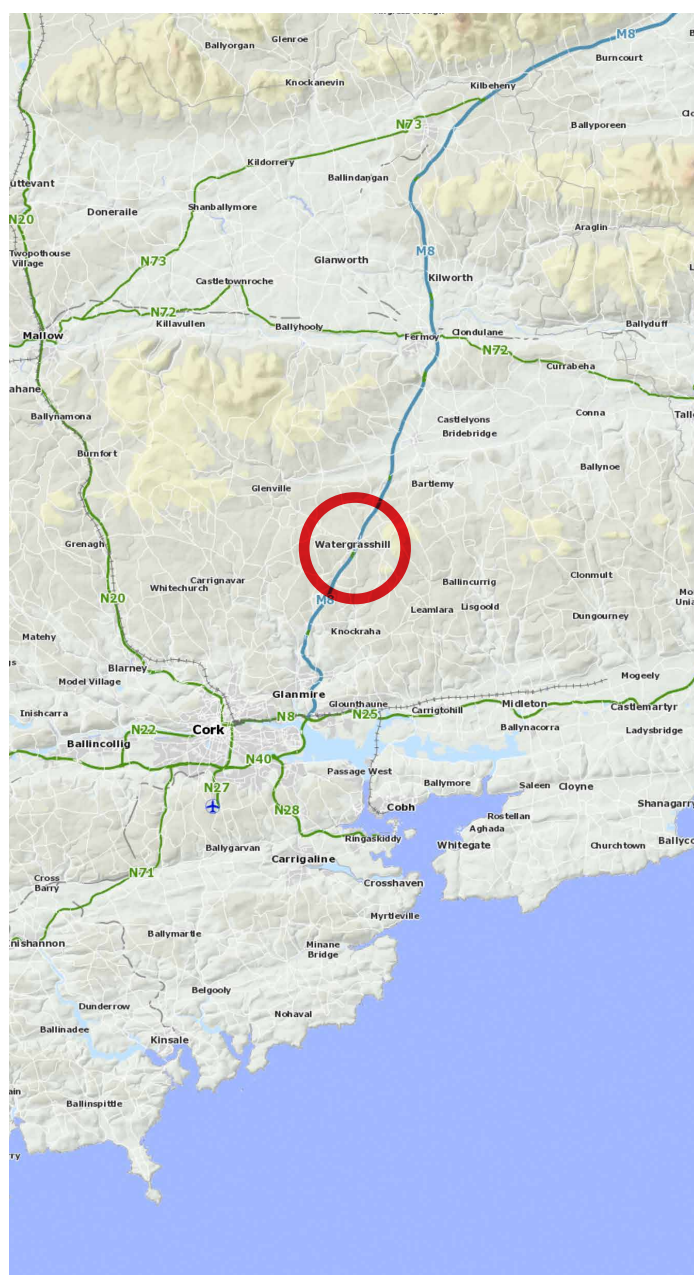
Proposals are invited for the property in a sale subject to planning permission.

## FURTHER INFORMATION

Details of the information required in the proposal document please contact:

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