

**IR** Knockauduff,  
Rathcormac,  
Co. Cork

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APPROX. 15.92 HECTARES (39.33 ACRES)

FOR SALE

## LOCATION

The subject property is situated in Rathcormac approximately 4.4km east of the M8 Cork to Dublin motorway, 7.5km south of Fermoy and 28km north of Cork city. The property is situated to the east of Rathcormac village and has extensive road frontage onto Shanowen Road. The property is adjoining the Shanowen housing estate.

Rathcormac is a key village within the Cork County Development Plan 2022-2028 and has experienced strong growth as a result of good connectivity to major employment hubs and the M8 motorway. The village benefits from a range of amenities to include Shops , Scoil Bhride Primary School, filling station , pharmacy , post office , church, GAA pitch and medical centre.

## DESCRIPTION

The subject property comprises a significant landholding extending to approximately 15.92 hectares (39.33 acres) with extensive road frontage onto the Shanowen road. The land is laid out in two fields and is level for the most part. The land is of good quality and is currently used for tillage farming. There are farm outbuildings and yard located to the northern boundary.

The land is adjoining the Shanowen housing estate and is situated just outside the Rathcormac village boundary in the Cork County Development Plan 2022-2028.



\*For Illustration purposes only







M8 Motorway

GAA Pitch

Kings Fort

Rathcormac Village

Lisnagar Gardens

Scoil Bhride NS

Shanowen



Road Frontage

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Rathcormac,  
Co. Cork

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ACRES)

## TITLE

Freehold

## FOLIO

CK184145F

## METHOD OF SALE

Private Treaty

## GUIDE SALE PRICE

€950,000

## SOLICITORS

Hazel Riordan, BHK Solicitors, 1 Washington St West, Cork. Tel 021 2417270

## FURTHER INFORMATION / VIEWING

Viewing by appointment with sole selling agent Lisney. For further information please contact

### Margaret Kelleher

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### Johnny McKenna

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

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**Lisney**