



Knockauduff,  
Rathcormac,  
Co. Cork

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APPROX. 15.92 HECTARES (39.33 ACRES)

AUCTION

## 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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### TITLE

Freehold

### FOLIO

CK184145F

### METHOD OF SALE

For Sale By Public Online Auction

**Date:** 15th February 2023

**Time:** 12pm

### GUIDE SALE PRICE

€950,000

### SOLICITORS

Hazel Riordan, BHK Solicitors

1 Washington Street West - Cork

Tel: 021 2417270



### FURTHER INFORMATION / VIEWING

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

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**Lisney**  
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