

# Ballyvoloon

COBH, CO. CORK

PRIME RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY  
FOR SALE

23.1 ACRES / 9.35 HECTARES





## HIGHLIGHTS



Site extends to approx. 23.1 Acres (9.35 Ha).



High profile site with over 320 metres of road frontage.



Located in a well-established and sought-after residential area on the northern outskirts of Cobh town, 6km south of the N25 and 23km southeast of Cork city.



Superb location within walking distance of Cobh town centre, local schools, supermarkets (including Aldi, Lidl & SuperValu), and all local amenities.



Conveniently located within 1km of Cobh train station which operates a regular commuter service to Cork city (25 min journey).



The land is situated in a proven residential location adjacent to a number of recently completed housing developments, which further strengthens its viability for future planning proposals.



Rare opportunity to acquire a substantial landholding positioned in an area of continued residential demand and infrastructural growth, this site offers an exciting medium term development opportunity, subject to rezoning the entire Residential.



Potential to deliver in the region of 300/350 homes.

## LOCATION

The subject lands are located in a well-established and sought-after residential area on the northern outskirts of Cobh town, situated just off the Tay Road and west of Ticknock Retail Park. The site lies adjacent to existing residential developments of Cooline & Cluain Ard and benefits from excellent local infrastructure and connectivity. The site's strategic location provides ease of access in and out of Cobh via Strand Road without the necessity of coming through the town centre. The N25 which links Cobh to both the city centre and east Cork is 6km to the north.

Cobh is a vibrant and historic coastal town approximately 23km southeast of Cork City. Cobh has seen consistent residential growth in recent years due to its attractive seaside setting, strong community amenities, and proximity to major employment centres including Little Island, Carrigtwohill, and Ringaskiddy. The town is well-served by public transport, with regular commuter train services to Cork City via the Cobh

Railway Line, and frequent bus routes connecting Cobh to surrounding towns and villages. As well as Cork city centre, the rail line links to the major employment hubs of Little Island and Carrigtwohill and back east to Midleton, where a Greenway along the balance of the original rail line to Youghal was recently completed.

Cobh with a population of 14,148 people (Census 2022) is one of Cork County's larger towns and continues to grow as a popular commuter and family-oriented location. Greater affordability of homes and excellent rail connections makes it an increasingly attractive destination for house hunters.



Cobh boasts natural beauty and internationally acclaimed heritage attractions like Spike Island and the Titanic Centre. Its booming cruise liner trade injects significant revenue into the local economy, while boosting Cobh's global profile.



## THE OPPORTUNITY

The subject lands represents a superb development opportunity site which has potential for a large scale residential development in a proven location. The site area extends to approx. 23.1 acres, with a number of farm buildings on an irregular shaped landholding. The land is relatively flat with good access.



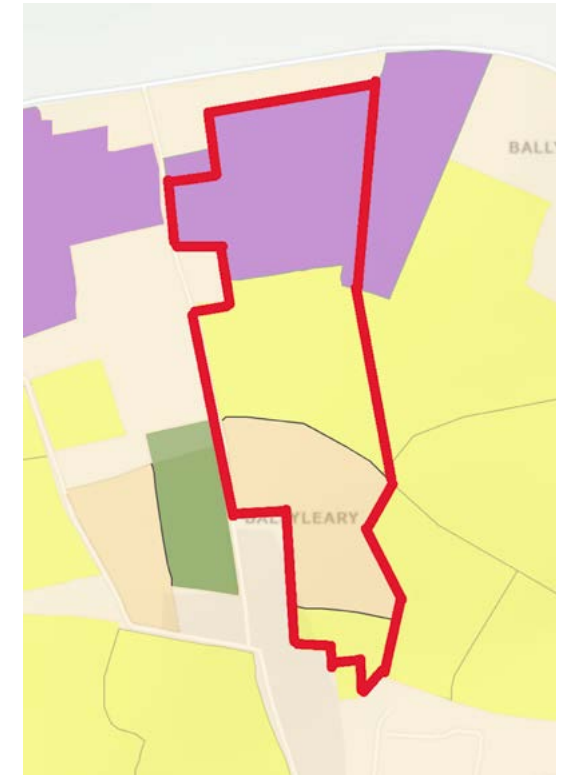
Cobh Town Centre

Train Station

Ringaskiddy

LANDS AT  
**Ballyvoloon**

## ZONING



● Residential ● Business ● Community

The lands currently have the following zonings in the Cork County Development Plan 2022-2028.

Approx. 8.33 acres zoned R1 'Residential'

Approx. 8.25 acres zoned SI 'Business and General Employment'

Approx. 6.42 acres zoned: CI 'Community.'

## NATIONAL HOUSING GROWTH REQUIREMENTS

The July 2025 publication of Ministerial Guidelines on annual housing growth requirements, derived from the Revised National Planning Framework, provides significant targets for each local authority. These targets set out below have notable implications for Dublin, the Greater Dublin Area (GDA), and Regional Cities, offering vital insights for shaping planning and development strategies. Aligning critical infrastructure projects with these figures will be essential to meet future demand.

The Ministerial Guidelines identify the national housing growth requirements identified for each local authority based on the Revised NPF, which are to plan for approximately 55,000 new homes per annum on average between now and 2034. Further, an additional headroom of 50% will be available to local authorities enabling them to zone for a total of up to 83,000 units per annum. Each local authority is expected to reflect these new targets by updating their individual development plans. Cork County Council's annual housing target growth requirement for 2025-2034 is 3,837 per annum.

## TITLE

Freehold.

## SERVICES

We understand that services are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

## FURTHER INFORMATION

Available on request.

## AGENT



**DAVID MCCARTHY**

Director

T 086 044 9934

E [david.mccarthy@ie.knightfrank.com](mailto:david.mccarthy@ie.knightfrank.com)

**AMANDA ISHERWOOD**

Associate Director

T 086 889 4825

E [amanda.isherwood@ie.knightfrank.com](mailto:amanda.isherwood@ie.knightfrank.com)

6 Lapps Quay, Cork T12 XHF6  
[enquiries@ie.knightfrank.com](mailto:enquiries@ie.knightfrank.com)  
T: + 353 21 233 7810  
[www.knightfrank.ie](http://www.knightfrank.ie)

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