Elevated Woodland Site with Harbour Views - Approx. 0.7 Acres

Site At Hoddersfield, Crosshaven, Co Cork

savills



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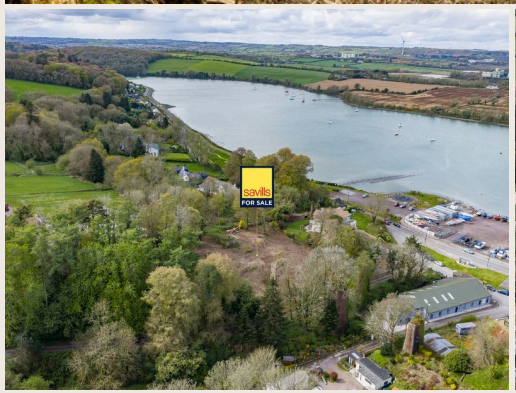














About this property

Savills are delighted to present an exceptional and highly unique residential site of approximately 0.7 acres, set within a mature, elevated woodland setting in the heart of Crosshaven, Co. Cork.

This outstanding parcel of land offers a rare opportunity to create a truly special home in one of Cork Harbour's most desirable coastal locations. Positioned to maximise its natural elevation, the site enjoys breath-taking panoramic views over the Owenabue River, Royal Cork Yacht Club, and out towards Camden, Curabinny and the lower harbour.

Rich in character and natural beauty, the site is framed by mature oak, beech and larch trees, creating a sheltered, peaceful environment alive with wildlife including birds and red squirrels. The elevated woodland setting provides both privacy and tranquillity, while still being just a short stroll from the vibrant centre of Crosshaven.

Setting & Lifestyle

This is a site that truly offers the opportunity to "Build the Dream" — combining architectural potential with an unrivalled natural setting.

The surrounding woodland not only enhances privacy but also creates a calm microclimate, protecting the site from prevailing winds. The result is a peaceful, sun-filled environment ideal for both everyday living and outdoor recreation.

Within immediate proximity are excellent local amenities including the popular The Priory Coffee Co. and the internationally renowned Doyle Sails facility. A bus stop with shelter is located just 25 metres from the entrance, while the charming village centre is within a short walk.

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Property Details

Planning & Development Potential
The property benefits from strong planning history, offering purchasers immediate clarity and flexibility:

Planning Ref. 204597 (2020) – Approved and extended until December 2028, for a striking contemporary two-storey residence extending to approximately 175 sq.m.
- Innovative design with upper-level living accommodation
- Extensive glazing to maximise light and views
- Elevated deck areas ideal for outdoor living and entertaining
- Provision for a large detached garage
- Cork County Council development contributions are fully paid in respect of this application

A previous planning permission (Ref. 184543, 2018 – now expired) allowed for a significantly larger three-level dwelling, demonstrating the site's capacity to accommodate substantial residential development (subject to PP).



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Plans

Approx. 175 sq m / 2,100 sq m

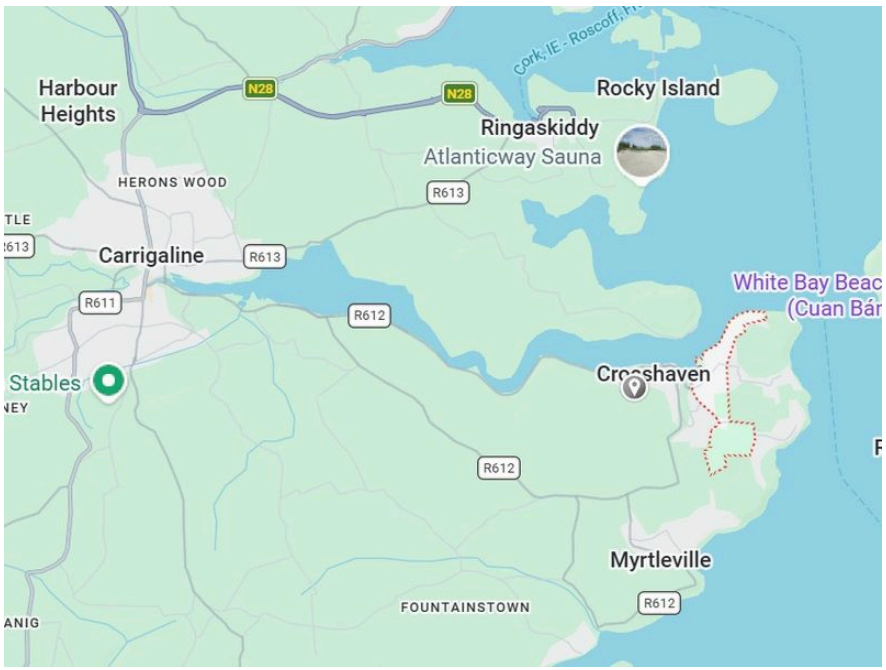
Approx. 0.28 Hectares / 0.7 Acres





Local Area

Bus Stop 25m
Royal Cork Yacht Club 150m
Crosshaven Village 400m
Carrigaline 6km
Ringaskiddy 11km
Cork Airport 18km
Cork City 16km
CUH 22km
UCC 24km
Kinsale 25km



Property Details

Key Features

Exceptional Elevated Woodland Site with Harbour Views
Approx. 0.28 Hectares / 0.7 Acres
Full planning permission (extended to 2028) Contemporary residence
Approx. 175 sq m / 2,100 sq
Development contributions paid
Private, sheltered and peaceful setting close to all Amenities
Strong architectural potential to create a landmark home

Services & Additional Information

High Speed Broadband in Area
Mains water and sewer services are on site installed by Irish water. Remaining services are nearby
Full Planning Permission for 'A' Rated BER Home

BER

BER Rating = Exempt

Full Planning Permission for 'A' Rated BER Home

Local Authority

Cork County Council

Tenure

Freehold

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Enquire



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More Information

View on website

View Digital Brochure

Property Search

Viewing strictly by appointment

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