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SEASCAPE, PARKVILLE AND DOWNDERRY STORES DOWNDERRY, TORPOINT, CORNWALL, PL11

3JZ
PRICE GUIDE £525,000





An exciting commercial and residential investment opportunity only 50 yards from Downderry Beach - suited to investors/developers and owner occupiers. Comprising vacant Shop Premises of about 1715 sq ft and Two Apartments of about 1352 sq ft and 1097 sq ft, Sea Facing Balcony, Paved Forecourt, Driveway with Ample Parking, Double Garage, Store Shed and Kennel, Garden with Pond.

LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES, EXETER 60 MILES, KINGSAND 9 MILES, LOOE 6 MILES

LOCATION

The premises are situated in a south facing and prized near beachfront position within about 50 yards of Downderry Beach on a stretch of coastline often referred to as the Cornish Riviera and renowned for its mild maritime climate. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

Downderry together with the neighbouring beachside village of Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café and doctors' surgery. There is a superb farm shop with cafe at Widegates catering for most day to day needs. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Downderry was, in recent years, noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.



DESCRIPTION

AVAILABLE ON THE OPEN MARKET FOR THE FIRST TIME IN 26 YEARS.

A unique opportunity with immense potential comprising a substantial building with accommodation laid out over three floors and currently comprising vacant shop premises (formerly the village store and post office which closed in 2023) together with two spacious apartments (garden and first floor). Planning Permission has been granted under application number PA24/07499 for the provision of new window openings in the shop premises. A further application was submitted for change of use of the retail unit to a four bedroom residential unit, this application was withdrawn in August 2024.

The shop premises traded until 2023. The shop has been stripped out and a new owner may wish to use the floorspace for some form of commercial use capitalising on the resident population of Donderry, Seaton and neighbouring hamlets together with the tourist/visitor trade associated with the proximity to the beach and coast. The premises may have potential for other uses (including residential) subject to achieving any consents that may be required. The apartments have been used by our clients both for owner occupation and for residential letting purposes. The whole building is offered for sale freehold with full vacant possession.

DONDERRY STORES (GROUND FLOOR)

About 1715 sq ft of Retail Floorspace with office and stock area together with a cloakroom/wc and cellar.

PARKVILLE (GARDEN FLOOR)

About 1352 sq ft - Currently configured as a 3/4 Bedroom Apartment with direct garden access.

SEASCAPE (FIRST FLOOR)

About 1097 sq ft - comprising a 2/3 Bedroom Apartment with wide sea facing Balcony.

OUTSIDE

A private driveway provides ample parking for 3/4 cars and leads to the Double Garage with Store Shed and Old Kennel nearby.

There is a paved forecourt at the front of the shop premises. There is a south facing paved patio and lawn together with two ponds.

NOTES

EPC RATINGS - Shop Premises - TBC, Parkville - E, Seascape - E

COUNCIL TAX/RATES - Shop Premises Rateable Value - £21,000, Parkville - Band A, Seascape - Band B

SERVICES - Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely. Broadband - Ultrafast available.

DIRECTIONS



Using Sat Nav - Postcode PL11 3JZ







Downderry Stores, Downderry, Torpoint, PL11

Flat 1, Parkville = 1352 sq ft / 125.6 sq m (Includes Cellar)

Flat 2, Seascope = 1097 sq ft / 101.9 sq m

Shop = 1715 sq ft / 159.3 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 4452 sq ft / 413.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1263420

These particulars should not be relied upon.