

ROCK VIEW, STATION ROAD, PADSTOW, CORNWALL, PL28



A rare opportunity to acquire a fully consented development site with planning approval for three bespoke contemporary townhouses in one of Padstow's most desirable residential pockets. This premium scheme has been intelligently designed to appeal to both the high-end family market and the strong second-home and holiday-let sector for which Padstow is renowned.

Positioned centrally, on a quieter road of town, the site sits just a two-minute walk from into town and is only a stone's throw from Padstow's celebrated harbour, award-winning restaurants, boutique shops, and waterfront attractions. Despite its central position, the setting remains peaceful and private, offering a prestigious address with strong year-round demand.

Approved Scheme

The consented plans allow for a collection of three architecturally striking homes, each offering:

- Open-plan contemporary ground-floor living spaces with excellent natural light
- Three bedrooms
- Master Bedroom with high specification En-suite
- Separate high-specification family bathroom
- Uninterrupted estuary views from the rear with private garden
- Private off-street parking for each unit
- Secure, high-quality gated development environment
- I'm pleased to confirm that both the s106 and the CIL have been successfully paid

The approved design focuses on clean modern lines, energy-efficient construction, low-maintenance materials, and layouts that maximise appeal to buyers seeking stylish coastal living.

DEVELOPMENT POTENTIAL AND FINANCIALS

Given the premium sales values consistently achieved in Padstow – Drive by limited supply, exceptional visitor demand and the areas status as one of Cornwall's most sought-after address – the scheme presents a strong margin opportunity for developers.

Additional Developer Notes

- Planning: Full planning permission granted for three residential units (details available upon request).
- Access: Direct vehicular access with provision for private parking, an invaluable asset in central Padstow.
- Services: Mains utilities available nearby (buyers to conduct their own due diligence).

Market Demand: Padstow remains one of the highest-performing residential and second-home markets in Cornwall, with strong resale and rental demand for contemporary, low-maintenance homes in central locations.

Viewings & Further Information

This is a standout site in an exceptional position and provides a rare chance to deliver a luxury, market-ready product in Padstow's thriving coastal property market.

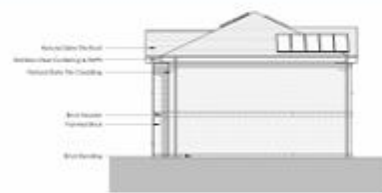
For planning documents, financial appraisals or to arrange a site visit, please contact us directly.



PROPOSED PLANS



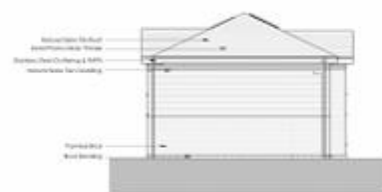
1 South West Elevation
1:150



3 South East Elevation
1:150



2 North East Elevation
1:150



4 North West Elevation
1:150

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5 Ground Floor Plan
1:150



6 First Floor Plan
1:150



7 Roof Plan
1:150



PILKINGTON ESTATES