

# LAND ADJACENT TO THE GALLEON POLZEATH



JB ESTATES

ESTD 1971

**LAND ADJACENT TO THE GALLEON,  
Polzeath, PL27 6QJ.**

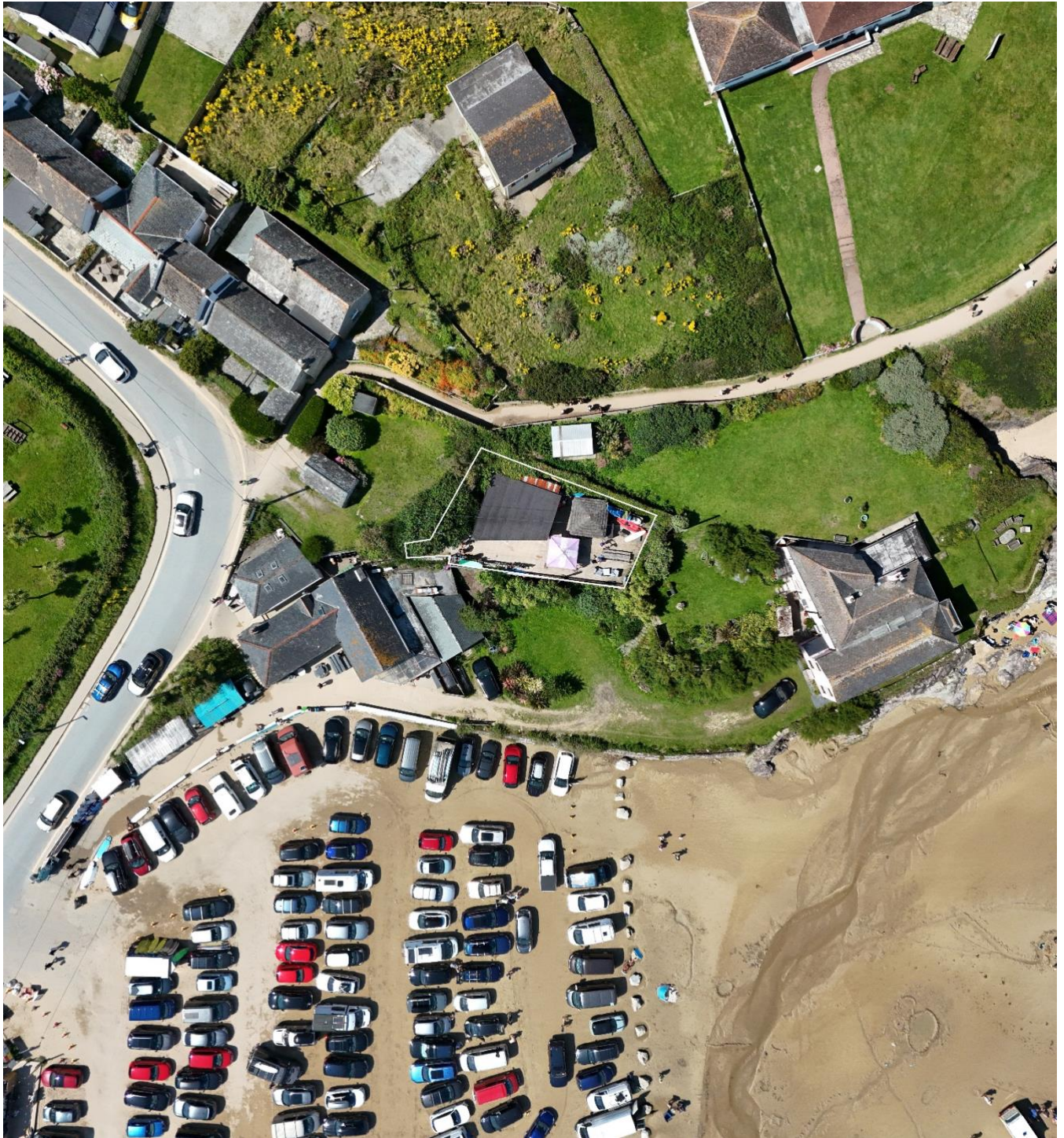
**A rare and exciting opportunity to acquire a superbly positioned plot in the heart of Polzeath, offering potential for redevelopment (subject to the necessary planning consents). Currently home to Surf's Up surf school, the existing timber structure and expansive decking provide a fantastic vantage point, perfectly placed to enjoy and access everything this world-renowned beach has to offer.**

- *Moments from the beach and amenities at Polzeath.*
- *Development potential subject to necessary planning permissions.*
- *Views of Polzeath beach*
- *Pedestrian access from Dunders Hill*
- *Total plot size approximately 0.052 acres (210.91 m<sup>2</sup>)*
- *There is power to Surf's Up. Water and drainage are not connected, but nearby.*

Viewings by appointment

**OIEO £395,000**

Leasehold – 999 years from 2024





## THE LOCATION

Polzeath is a highly desirable holiday and coastal village, with a vast expanse of sand, excellent surf, and scenic coastal walks. From the plot, you can access the Southwest Coast Path and head out towards New Polzeath, Baby Bay and the National Trust's Pentire Point beyond, or drop down onto the beach below. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Polzeath is fortunate to have a range of good places to eat and drink including The Waterfront, The Atlantic Polzeath, TJ's and Surf Side, but there are also a wealth of excellent restaurants and pubs in the surrounding area, including The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met locally at the Spar or Flo's Café & Deli, but the market town of Wadebridge, with an inspiring collection of independent shops, is only seven miles distant.



**JB ESTATES**

EST.  1971

Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
[sales@johnbrayestates.co.uk](mailto:sales@johnbrayestates.co.uk)

[www.johnbrayestates.co.uk](http://www.johnbrayestates.co.uk)

**IMPORTANT NOTICE** John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.