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Jackie Stanley

ESTATE AGENTS



Building Plot with Planning Permission
Quiet Residential Area
Planning Application Number PA18/00995
Outline Planning Granted for a Single Detached Principal Residence
Off Road Parking & Associated Gardens
Located on the Immediate Outskirts of Rock
Walking Distance of St Minver Primary School & Local Shops

Building Plot, Rock
£180,000

Situated in a quiet residential area on the immediate outskirts of Rock is an opportunity to acquire a building plot with outline planning permission for a single detached principal residence.

For further information about this property please visit our office or call us on

01841 532555



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Jackie Stanley Estate Agents are delighted to bring to the market an excellent opportunity to acquire this building plot situated in a quiet residential area on the immediate outskirts of Rock. Granted in April 2018 under planning application number PA18/00995, the site has outline planning consent for a single detached principal residence with associated gardens and off road parking. All matters are reserved in terms of the design of the property.

The plot currently forms part of the garden of Highclere House which is the permanent residence of the vendors. This quiet residential area is within a short walking distance of St Minver Primary School and the local shops in Rock. The site also adjoins the private road to The Point at Polzeath which offers golf and leisure facilities.

The level site stands at approximately 3638 square feet/338m² and the property will benefit from off road parking and associated gardens. The site currently has five bar gate access to the public highway. Mains water, electricity and drainage are all available for connection.

Please contact Jackie Stanley to arrange a viewing appointment at the earliest opportunity where we will be delighted to show prospective purchasers the current site.

Rock is an area of outstanding natural beauty and a highly sought after location situated close to the desirable coastal areas of Daymer Bay and Polzeath, all of which are famous for their breathtaking and spectacular coastal scenery and safe bathing. There are excellent opportunities for water sports such as sailing, water skiing, canoeing and windsurfing from Rock in the Camel Estuary whilst Polzeath provides a vast sandy beach and world famous surfing waters. For the golfing enthusiast is The Point at Polzeath, close by, and the renowned Championship St Enodoc Golf Club offering 2 excellent 18 hole courses. The market town of Wadebridge is 6 miles distant and offers a diverse and extensive range of shopping and recreational facilities including supermarkets, a cinema, leisure centre and well regarded schools. Bodmin Parkway mainline station is approximately 15 miles away with Newquay airport just 20 miles distant.

To find the plot, follow the B3314 from Wadebridge signposted to Rock. Follow this road for approximately 3 miles and then take Keiro Lane on the left signposted to Rock. Upon entering Rock, follow the main road in and then turn right into Trewiston Lane. After 150 yards, turn right into Cantillion Close and follow the road round. The plot can be found along on the left hand side just before Highclere House. The postcode for satellite navigation is PL27 6JP.

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