



Jackie Stanley Estate Agents
1 North Quay
Padstow
Cornwall
PL28 8AF

t: 01841 532555
e: sales@jackie-stanley.co.uk



Jackie Stanley

ESTATE AGENTS



Outstanding Development Opportunity in Sought After Location **Land, St Merryn**
Outline Planning Permission for Eight Detached Residential Houses **£2,000,000**
Approximately 1.54 Acre Site
Parcel of former Agricultural Land
Planning Granted Under PA19/09027
Located on the Immediate outskirts of the Bustling & Sought after Village of St Merryn
Moments from the Stunning Beaches of Harlyn, Treyarnon & Porthcothan

An outstanding development opportunity with outline planning permission for eight detached residential houses located in a super convenient position on the immediate outskirts of the bustling and sought after village of St Merryn.

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

01841 532555



Registered Office
1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67
Registered in England 4991702

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Situated on the immediate outskirts of the bustling village of St Merryn is this outstanding opportunity to acquire an enclosed parcel of former agricultural land with outline planning permission for eight detached residential houses.

Planning permission was granted on the 13th of May 2020, under application number PA19/09027, for a residential development comprising eight dwellings including the formation of access with all other matters reserved.

The site measures approximately 1.54 acres or 0.6237 hectares and has a gradual incline from the western corner down to the eastern corner.

The layout as shown in the accompanying material is for consideration in terms of the access with an indicative division highlighting the proposed eight plots. All other matters including layout, scale, appearance and landscaping will be for consideration at the reserved matters stage. Access will be via an existing gateway entrance and visibility splays are set out to an appropriate standard.

Given the site area measures 0.6237 hectares, the indicative plans demonstrate that it would be possible to design a layout that ensures good amenity standards will be achieved. By this, we mean generous private garden areas and internal privacy to existing neighbouring properties and the proposed dwellings.

Parking would be provided in-curtilage, with two spaces able to be provided to serve each dwelling. There will also be possible scope for garage accommodation as part of any detailed design as set out in a reserved matters application.

In respect of design of the individual dwellings, this would be established at reserved matters stage. The site due to its size can more than adequately accommodate the number of dwellings as proposed.

The bustling village of St Merryn offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The village is a great base from which to explore the surrounding coastline which includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay, Treyarnon and Porthcothan which are all located within a 3 to 5 mile radius.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Within 9 miles is the thriving market town of Wadebridge on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay just 13 miles away.

To find the land, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and the five bar gate entrance to the land can be found along on the left hand side. The postcode for satellite navigation is PL28 8NF.

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For clarification, we wish to inform potential purchasers that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. No service or appliance has been tested and all measurements are approximate. Floorplans are not to scale and are for illustrative purposes only. Please note that some photographs are taken with a wide-angle lens. Viewing strictly by appointment only.

