



Bond
Oxborough
Phillips

Changing Lifestyles

Land at West View

Trevone

PL28 8RD



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Starting BID - £375,000



Changing Lifestyles

01208 814055

Land at West View, Trevone PL28 8RD



A Unique Opportunity to Acquire Land with Stunning Coastal and Rural Views, Perfect for a Bespoke Property in Trevone

- Extremely rare opportunity to acquire a prime parcel of land in Trevone
- Approximately 0.10 of an acre of level ground
- Includes a substantial storage outbuilding
- Captivating sea views and views over surrounding agricultural fields
- Positioned at the end of West View, a quiet no-through road
- Within a two-minute walk of the South West Coast Path
- Close proximity to Trevone Bay, sandy beach, tidal pool, and rocky coves
- Ideal for investors, developers, or anyone seeking a bespoke coastal property (STPP)

SEA VIEWS TOWARDS TREVOSE HEAD



An exceptionally rare opportunity to acquire a prime parcel of land in the highly sought-after coastal village of Trevone, offering outstanding potential for future development, investment, or the creation of a truly bespoke coastal retreat (STPP).

The location is within just a two-minute walk of the South West Coast Path, giving direct access to miles of stunning coastal scenery. Trevone Bay, with its golden sandy beach, natural tidal pool, and striking rocky coves, is also just moments away, making this plot ideal for those seeking a peaceful, yet quintessentially Cornish, coastal lifestyle.

Offering remarkable potential, and a setting that combines privacy, coastal beauty, and open views, this is a rare opportunity for an investor or discerning buyer to secure a bespoke piece of Trevone. Opportunities of this nature are extremely scarce and highly sought-after.

Trevone is one of North Cornwall's most desirable coastal villages, famed for its sandy beach, natural rock pools, and scenic cliff walks. Just a short drive from Padstow, it offers a perfect mix of tranquility and accessibility, with award-winning restaurants, boutique shops, and stunning coastal scenery all nearby. Land in such a prime, private position is extremely rare, making this a truly exceptional find.

For further information, or to discuss the potential of this unique coastal site, please contact Bond Oxborough Phillips.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Positioned at the end of West View, a quiet no-through road, this level plot extends to approximately 0.10 of an acre, and enjoys captivating sea views, along with picturesque vistas over the surrounding agricultural fields, a combination rarely available in Trevone. Included within the site is a substantial storage outbuilding measuring 4.15m x 7.10m (13'7" x 23'3"), offering immediate versatility for storage or future adaptation. The current owners have had plans for a 3 bedroom property professionally drawn which are included in the sale, though no formal planning application has yet been submitted. There is currently an overage in place, which will expire in May 2026. The current owners also have a positive scoping report by Mark Evans Planning showing support for a residence based on rounding off policies.

Changing Lifestyles

Trevone is one of North Cornwall's most desirable coastal villages, celebrated for its unspoiled sandy beach, dramatic rock pools, and breathtaking cliff walks that attract walkers, surfers, and nature enthusiasts alike. The village exudes a relaxed, friendly atmosphere while maintaining a strong sense of community, making it an ideal location for both permanent residents and holidaymakers.

Just a short drive from the historic harbour town of Padstow, Trevone combines peaceful coastal living with convenient access to a wide range of amenities, including award-winning restaurants, charming cafes, boutique shops, and local services. The area is also renowned for its outdoor lifestyle, with excellent opportunities for surfing, kayaking, paddleboarding, and exploring the rugged coastline and hidden coves.

Trevone's setting offers not only natural beauty but also a strong sense of seclusion and privacy, making it highly sought-after for those looking to invest in a property with long-term appeal. The village's proximity to the South West Coast Path ensures stunning walks and panoramic views are always just a short stroll away. Land in such a prime, elevated, and private position is extremely rare, making any opportunity to acquire property here truly exceptional.

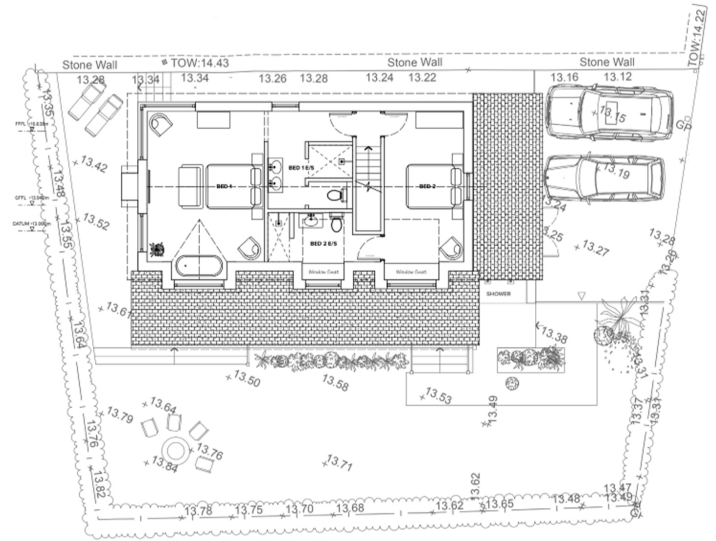
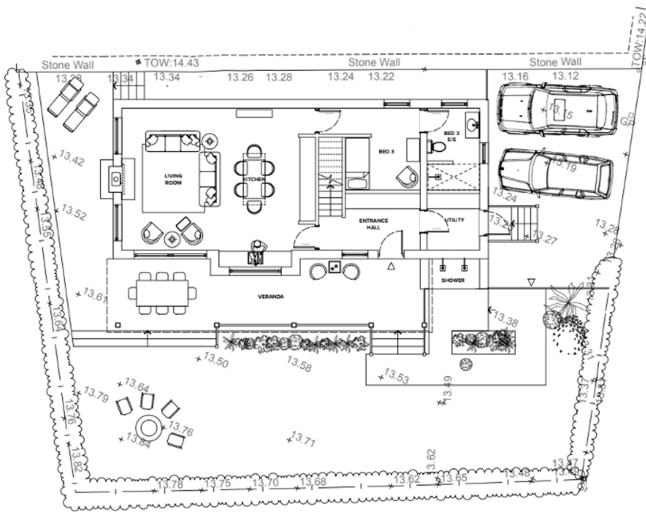


Please do not hesitate to
contact the team at
Bond Oxborough Phillips
Sales & Lettings on

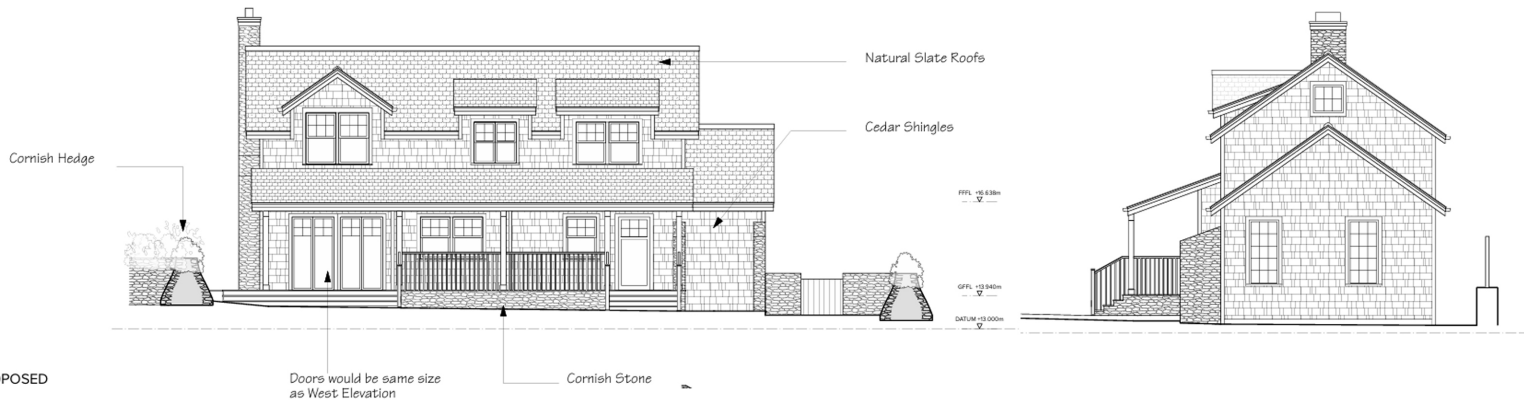
01208 814055

for more information or to
arrange an accompanied
viewing on this property.

Proposed Drawings



PROPOSED FLOOR PLAN D | 1:100 # A3



PROPOSED

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.