

FREEHOLD DEVELOPMENT OPPORTUNITY STPP

40,414 SQFT (3754.6 M²)

3.617 ACRE PLOT



Vail
Williams

Sharp's Brewery

ROCK, WADEBRIDGE, PL27 6NU

/// boardroom.votes.join

FOR SALE

THE OPPORTUNITY

- To be sold with Vacant Possession
- Development opportunity STPP
- Low site coverage
- Open storage
- Asset management opportunities
- Established industrial area
- Continued brewing use is possible
- Desirable tourist destination
- Affluent area

PROPOSAL

Offers are invited in excess of £2,850,000 on an unconditional basis only.



Sharp's Brewery

ROCK MARINE SERVICES

SHORE STAYS

PENTIRE

ROCK FISHING TACKLE

HARBOUR CONSTRUCTION
CORNWALL

20 NEW BUILD LIGHT
INDUSTRIAL UNITS

ROCK RD

LOCATION

This property sits in a coastal setting on the north Cornwall shoreline, within 1.5 miles of the affluent harbour village of Rock and the popular tourist destination of Padstow across the Camel Estuary. Part of the well-established Pityme Industrial Estate, the space offers excellent connectivity to Wadebridge and the wider North Cornwall catchment. The Estate is within 5 miles of the A39 main road. Bodmin Parkway Railway Station is approximately 30 minutes drive away.

Its strategic location combines year-round local trade with significant seasonal footfall driven by Cornwall's tourism economy. There is currently onsite tap room for visitors from nearby seaside towns.

The wider industrial market across Wadebridge and the North Cornwall coast is relatively supply constrained, with limited availability of modern trade and warehouse accommodation, underpinning strong occupational demand from local marine, food production, tourism-supporting and lifestyle businesses. The location benefits from proximity to the affluent holiday destinations of Rock and Padstow, while still providing practical connectivity to the A39 and wider Cornwall road network.



DESCRIPTION

Comprising a substantial and well-configured commercial facility, that is purpose-built to support modern brewing, production, and distribution operations. The accommodation is arranged across a series of interconnected industrial units, providing a combination of high-quality production space with existing brewing equipment (inventory available on request), cask packaging capability, a large variety of conditioning / fermentation tanks, chilled & ambient warehousing, and ancillary offices. The buildings benefit from a range of eaves heights, level access, doc loading doors and recently installed cooling system.

Externally, the site offers a large yard area for servicing, loading, and vehicle circulation, with additional car parking provision for staff and visitors. The property is fitted with specialist plant and infrastructure appropriate to its current use, including drainage, power supply, and ventilation systems, making it highly functional for continued industrial or manufacturing occupation. The site is well suited to both owner-occupiers and developers. The site may also be suitable to other uses subject to necessary consents.

This site also bring the opportunity for repurposing and redevelopment. The eastern fringe of the industrial park has new been redeveloped to provide 20 small light industrial units [REF: PA19/09885].



SPECIFICATION


SITE COVERAGE:
3.59 ACRES


X8 ROLLER SHUTTER DOORS


X3 LEVEL ACCESS DOORS


LED LIGHTING


CCTV IN OPERATION


POWER SUPPLY:
1110 KVA

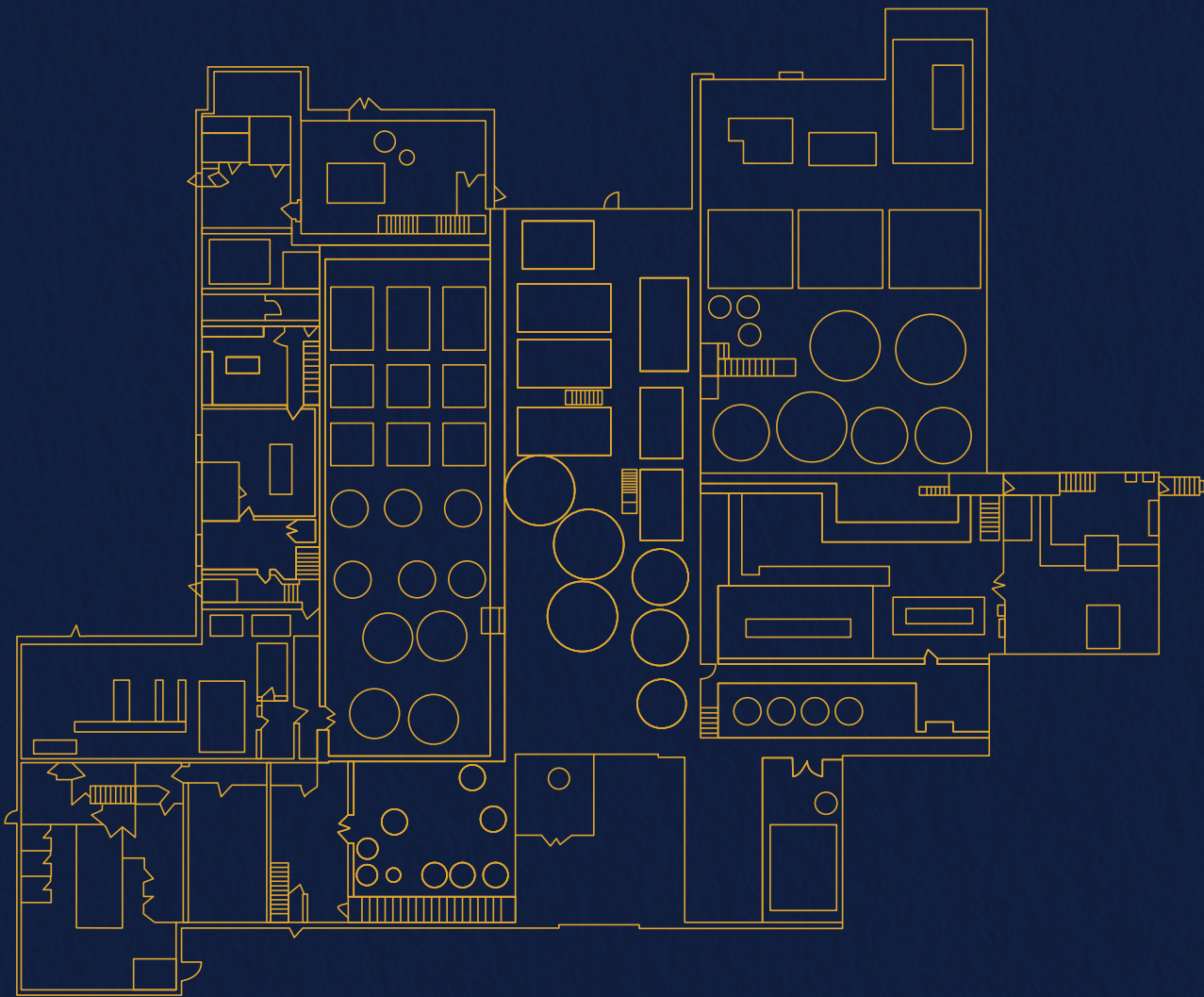




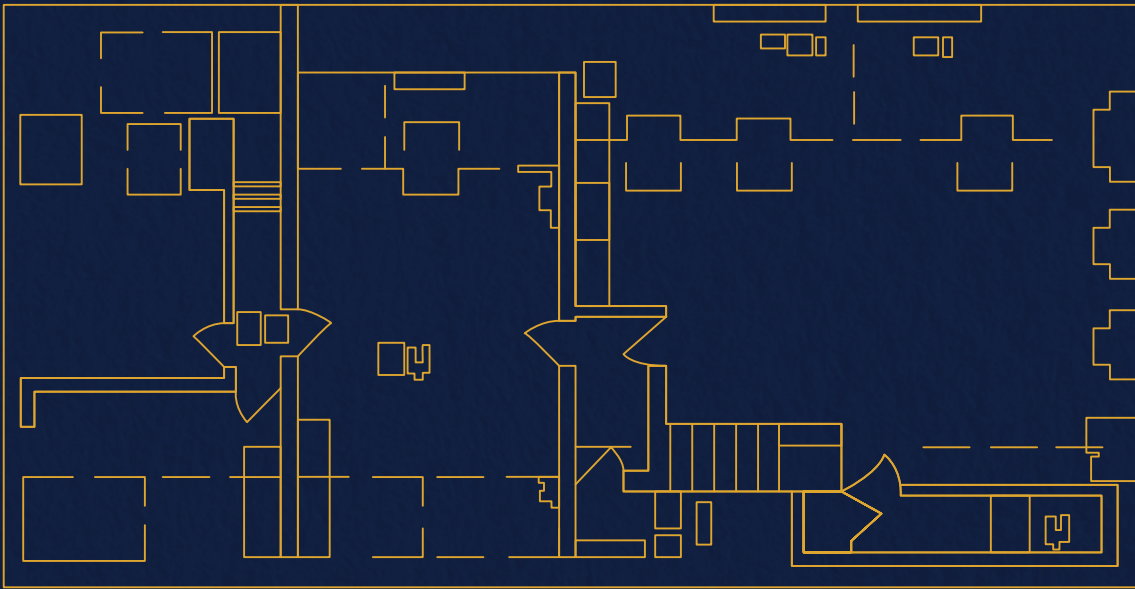
ACCOMMODATION SCHEDULE

Floor	Area SQ FT (GIA)	Area SQ M (GIA)
Ground	35,507	3,298.7
First	4,907	455.9
Total	40,414	3,754.6

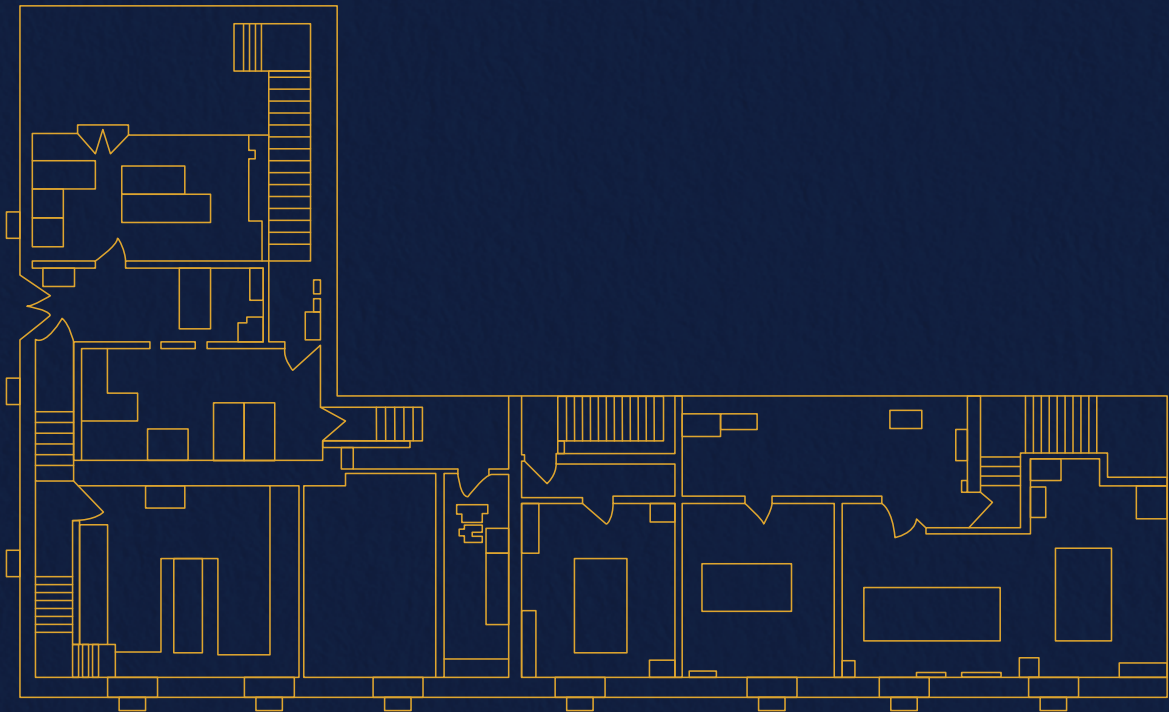
GROUND FLOOR MAIN BREWERY



FIRST FLOOR



FIRST FLOOR



Plans not to scale. For indicative purposes only

FURTHER INFORMATION



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on October 2026..

TENURE

Available by way of freehold tenure with vacant possession. Title No. CL269434, Title No. CL139871, Title No. CL46690, Title No. CL116828, Title No. CL198245, Title No. CL111184, Title No. CL239547, Title No. CL199845, Title No. CL129248, Title No. CL103740.

DATA ROOM

For access to the data room contact mcureton@vailwilliams.com

EPC

Available upon request

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PROPOSAL

Offers are invited in excess of £2,850,000 on an unconditional basis only.

INSPECTIONS

Through sole agents via appointment

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