

THE FACTORY COOPERAGE

ROYAL WILLIAM YARD
PLYMOUTH

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*Photographed across a sparkling
blue sea, Royal William Yard looks
as ravishing as Venice”*

- The Times

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THE INTRODUCTION

Step into a world of refined waterfront living at Royal William Yard, where history and modern luxury seamlessly converge. Nestled along picturesque shores, these newly unveiled townhouses stand as architectural masterpieces, exuding timeless elegance and sophistication. Set against the backdrop of Plymouth's maritime heritage, each residence promises an unparalleled lifestyle, blending the charm of the past with the comforts of the present. Prepare to embark on a journey where impeccable design, breathtaking views, and a vibrant community combine to offer you the very best in coastal living. These iconic townhouses are more than just homes; they are a testament to the art of refined living in one of England's most cherished locations.

Become part of Plymouth's history, contact us to book your viewing and reserve now!

[Click here to register your interest](#)

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THE DEVELOPER

Poppy Developments are award winning developers, fusing contemporary design to create unique sensational homes throughout the south west.

Poppy Developments are multi award-winning developers whose passion lies in the art of transforming and converting historic buildings into bespoke, contemporary homes. We work as a team of craftsmen to revive forgotten architectural gems, ensuring their original character and charm remains intact, creating a seamless blend of the old and the new.

By carefully selecting buildings with rich histories, we breathe new life into these structures, turning them into modern sanctuaries that boast the latest in energy-efficiency and technology. Our work not only benefits the environment but also honours the past, as we diligently restore and preserve the unique features and historical significance of each building.

It is our ability to combine timeless architecture with modern day technology that sets us apart. We create stunning homes because we are meticulous in our approach, from sourcing the right materials through to our skilled team. By preserving the innate character and style of each building we deliver homes of extraordinary quality and beauty, and we hope we are a living testament to ensure architectural heritage continues to thrive in the modern world.





ROYAL WILLIAM YARD

Plymouth's best place to live,
work, stay, relax and play.

The largest collection of Grade I listed military buildings in Europe, the Yard's been transformed from a disused Naval yard to a multi award-winning waterside location. Overlooking Plymouth Sound, with breathtaking views across to Cornwall, our vibrant community is testament to 15 years of passion, commitment and design-led regeneration.

The result is a truly special place, one now included in Lonely Planet's guide to the UK's top unmissable experiences.

Steeped in history, Factory Cooperage, once the craftsmen's haven for crafting beer barrels and cask ales, stands as a hidden gem within the Yard. Its distinctive pentagonal shape and adorned colonnade offer subtle yet captivating architectural charm. This exciting new addition to the Yard represents a rare chance to own a home in this award-winning, waterside development – a truly unique opportunity of a lifetime.

Where urban vibrancy
meets waterfront
tranquillity — *Royal
William Yard* is one of a
kind.



THE HISTORY

The Royal William Victualling Yard in Stonehouse, a suburb of Plymouth, England, was the major victualling depot of the Royal Navy and an important adjunct of Devonport Dockyard. It was designed by the architect Sir John Rennie and was named after King William IV. It was built between 1826 and 1835 and occupies a site of approximately 16 acres being half of Western Kings, north of Devil's Point.

In 1821 it was decided to centralise Plymouth's victualling provision in a new location. The area then known as 'Cremill Point' was chosen, both for its 'great depth of water' and for its equal proximity to the Dockyard, the Hamoaze and the Sound. In 1824 an Act of Parliament sanctioned the purchase of the site and the Victualling Commissioners appointed John Rennie as architect.

The Yard consolidated in one place various victualling activities from around the Plymouth area, including the brewing of beer, the slaughtering of live animals for fresh meat, the manufacture of barrels, the baking of bread and biscuits and the production of flour; as well as providing space for administration, accommodation and large amounts of storage.



THE VIBE

The Yard offers a vibrancy unrivalled on the South West coast.

Home to a bustling community, the Yard is a place where artists, homeowners, office workers, holidaymakers, small-business owners, students and day-trippers rub shoulders as waves lap the shores on three sides. Its renowned history and maritime setting have been married with modern architectural interventions, to play host to a new community for the 21st Century.

The original Grade I and II listed buildings, brimming with character, limestone façades and beautiful Georgian features, have each been sensitively restored and brought back to life. The Yard has been reanimated to offer something new to experience on every visit, making it one of the best places to eat, shop, work, stay, relax and play in the heart of the South West.





ROYAL WILLIAM YARD

Surrounded by water, Royal William Yard offers breathtaking views over Plymouth Sound and across to Cornwall, with plenty of opportunities to relax and unwind.



Take a stroll along the South West Coastal Path, sit on the pebble beach looking out to sea, learn a new creative craft, hop on a ferry from the marina, practice yoga on the green, or just enjoy a quiet drink whilst taking in the sunset.



THE YARD

“The Yard occupies one of the best urban seafront locations in the West Country, and some of the most interesting buildings”

The Daily Telegraph



THE EVENTS

The Yard offers plenty of opportunities to get out and play.

Run up the infamous Western King steps, take a bracing dive in the local tidal pool, or explore wild swimming. For something more energetic try a stand up paddle boarding session from Firestone Bay or charter a sailing boat. Enjoy live music during sundown, wine tasting, quiz nights with friends and colleagues to cultural events including light festivals, open air cinema and theatre performances. Royal William Yard has loads of extraordinary events all year round.



THE LOCALS

With historic buildings, green space and a dramatic coastline, Royal William Yard is the perfect place to exercise your mind, body and soul. Wellbeing at work matters, and the Yard goes well beyond the 9 to 5, with opportunities for leisure, learning and relaxation.

Discover the buzz around the Yard with our calendar of local and national events, along with a variety of fitness classes and craft workshops. You can set the pace, from invigorating seascapes and water sports, to tranquil sunsets and coastal walks, the mood can change with you...





Surrounded by water, Royal William Yard offers breathtaking views over Plymouth Sound and across to Cornwall.



THE AMENITIES

You can't help but fall in love with the Yard.



It's alive with eating and drinking experiences, events and exhibitions, all within a relaxed and stylish waterside setting. Enjoy the open green space, join the gym, walk coast path, try stand up paddleboarding or hop on a ferry from the marina..





ROYAL WILLIAM YARD

The Development

THE FACTORY COOPERAGE

Originally built as a hub for crafting and restoring casks destined for the storage of rum, salt, and fresh water, Factory Cooperage and its transformation mark a pivotal phase in the Yard's vibrant reinvention. In 2015, the eastern half of the perimeter building underwent a meticulous refurbishment, this dynamic facility now offers workshop and studio spaces for local artists, complemented by a thriving café and gallery.

The new development will revitalise the remaining western half of the perimeter building, featuring an internal courtyard and colonnade which is being sympathetically converted into 24 iconic townhouses.





THE SPECIFICATION

The high specification at Factory Cooperage includes

- Premium fitted kitchens, individually designed
- Integrated fridge, freezer, dishwasher and washer dryer
- Bosch appliances
- Contemporary column radiators
- Underfloor heating to the ground floor
- Highly efficient gas central heating
- Bespoke seamless glazing
- Superfast fibre optic broadband
- App controlled central heating throughout
- Energy efficient with minimal running costs
- Patios and hard landscaped areas
- Allocated parking
- 6 Year warranty
- EV ready

Each home has been built by local craftsmen and will be warrantied with an architects certificate, ensuring that all building regulations and standards have been met to ensure peace of mind.



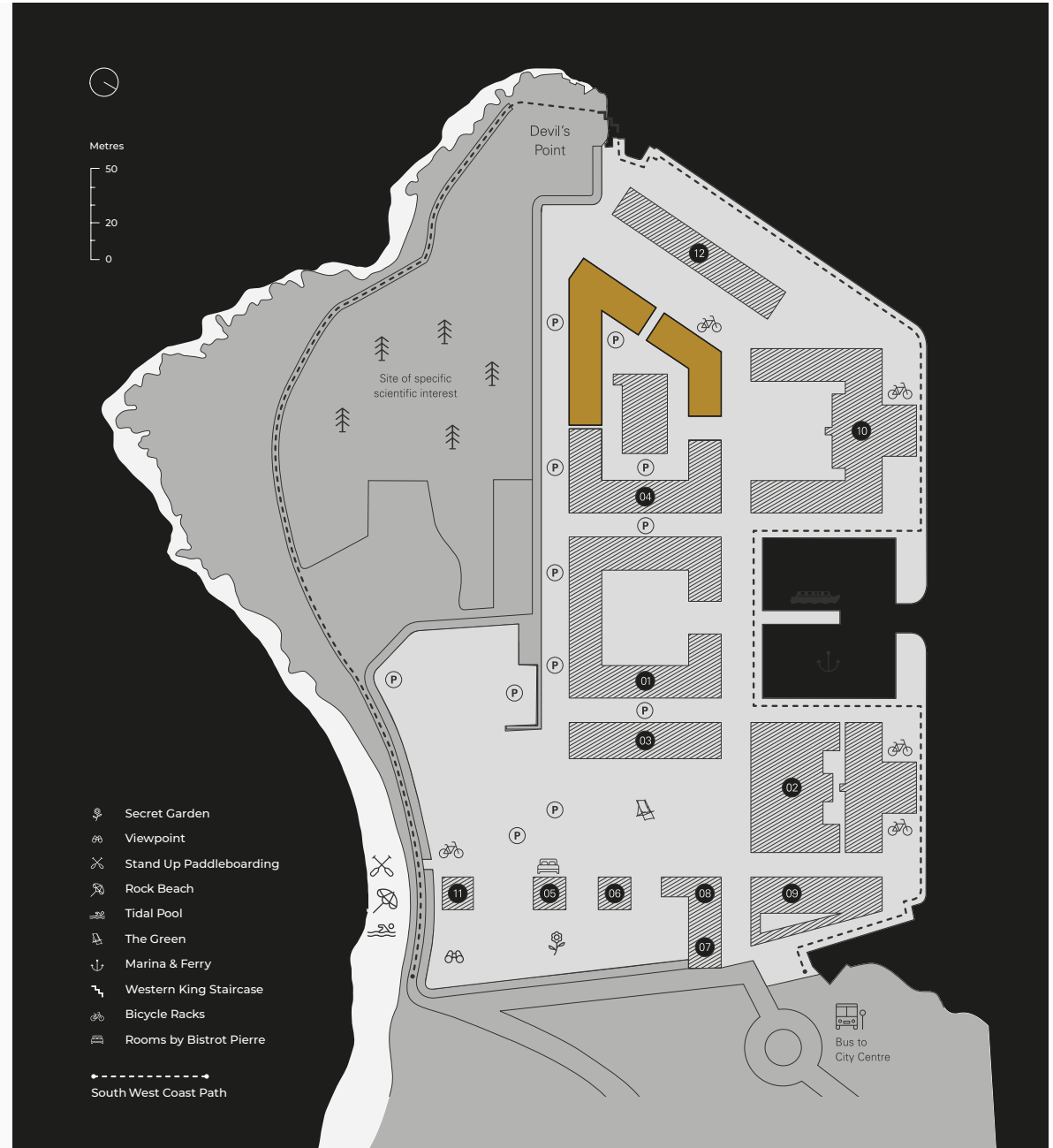


ROYAL WILLIAM YARD

THE LOCATION

The Yard is now a thriving community, offering a wealth of residential, commercial, retail and leisure facilities.

Situated on a 15-acre site which enjoys dramatic views across The Hamoaze and Plymouth Sound, the yard also provides a stunning and unique backdrop to a programme of markets, cultural events, and exhibitions throughout the year.



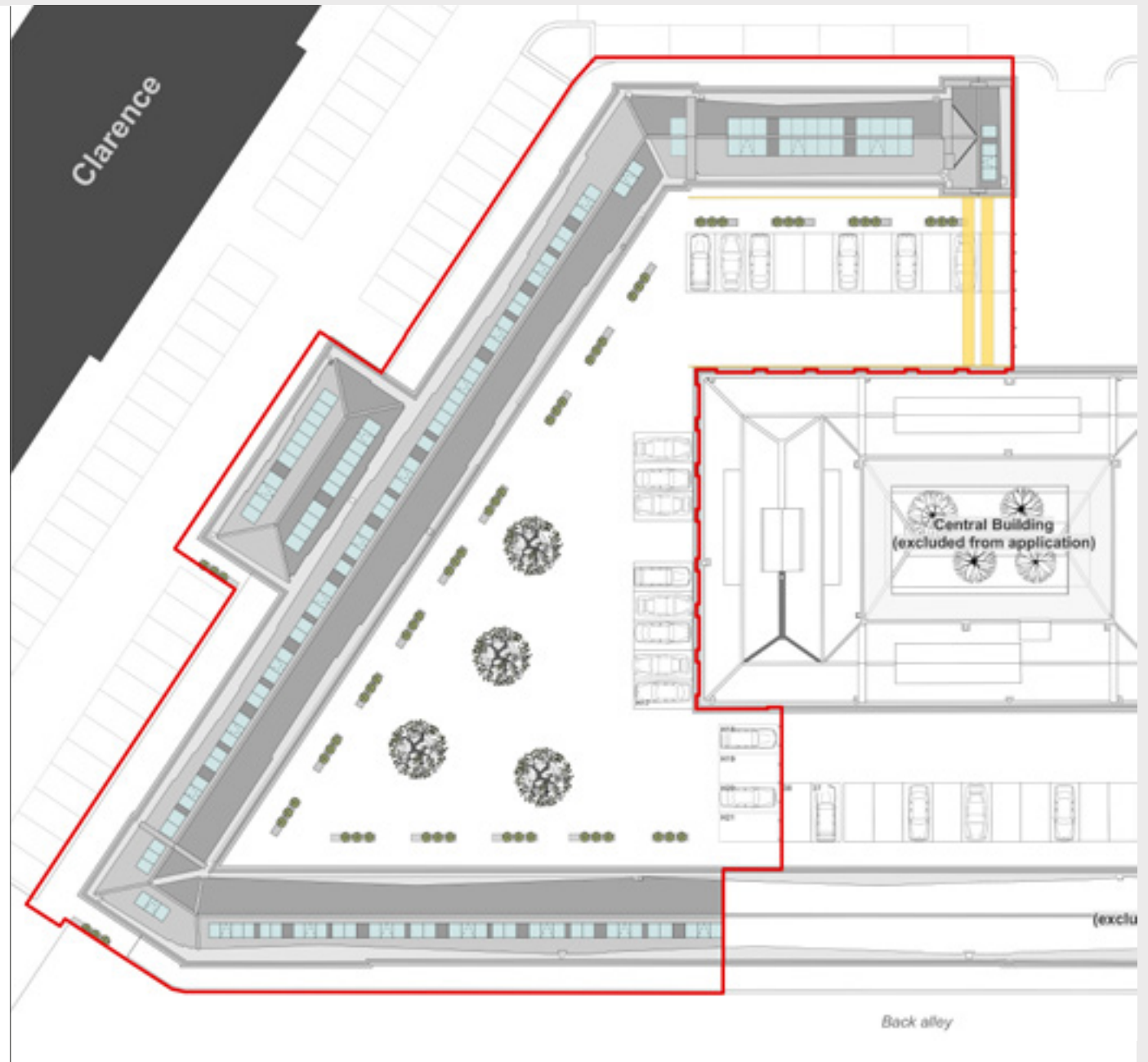
- Secret Garden
- Viewpoint
- Stand Up Paddleboarding
- Rock Beach
- Tidal Pool
- The Green
- Marina & Ferry
- Western King Staircase
- Bicycle Racks
- Rooms by Bistrot Pierre
- South West Coast Path

THE BUILDINGS

In keeping with the Yard's distinctive character, the specifications are set to be first class, with interior and exterior designs exuding both style and respect for these historic building. Expect an array of features including exposed stonework, elegant windows, soaring vaulted ceilings, exposed steel roof structures, cast iron columns and a 'charred' timber facade, creating a captivating aesthetic contrast.

Underfloor heating to the ground floors introduces a touch of modern luxury living, while column radiators on subsequent floors offer a salute to tradition, seamlessly blending the old with the new.

The existing courtyard will be thoughtfully landscaped, providing a communal outdoor haven for residents. Homes facing this inner courtyard will enjoy direct access from their living areas through bespoke sliding glass doors. There is provision for bike hoops situated within the court yard for residents to use.



THE SPACES

The architects and developers have taken great care to preserve the historical charm and original features, paying homage to the Yard's industrial heritage. Each home will feature a generous mezzanine level, with one side left open to create an impressive double-height space on the first floor. Abundant natural light will grace these areas, courtesy of new discreet rooflights, the restoration of existing ones, and in some cases, the revival of dormant false windows. Several residences will enjoy enhanced natural lighting through the addition of new balconies crafted from the historic loading bays.

Ground Floor



THE SPACES

APPROXIMATE DIMENSIONS

House	Type	Beds	SQM	SQFT
1.....	B*	1.....	66.....	710.....
2.....	C.....	3.....	105.....	1130.....
3.....	D.....	3.....	93.....	1001.....
4.....	A2*	3.....	93.....	1001.....
5.....	E.....	3.....	113.....	1216.....
6.....	A1.....	3.....	94.....	1012.....
7.....	A1.....	3.....	94.....	1012.....
8.....	A1.....	3.....	104.....	1119.....
9.....	A1.....	3.....	90.....	969.....
10.....	A2*	3.....	93.....	1001.....
11.....	A1.....	3.....	93.....	1001.....
12.....	A1.....	3.....	92.....	990.....
13.....	A1.....	3.....	94.....	1012.....
14.....	A1.....	3.....	95.....	1022.....
15.....	F*	3.....	170.....	1830.....
16.....	G.....	2.....	94.....	1012.....
17.....	H.....	3.....	92.....	990.....
18.....	A2*	3.....	92.....	990.....
19.....	A2*	3.....	92.....	990.....
20.....	A2*	3.....	88.....	947.....
21.....	A2*	3.....	88.....	947.....
22.....	A2*	3.....	82.....	882.....
23.....	I.....	3.....	166.....	1787.....
24.....	J.....	4.....	121.....	1302.....

First Floor



THE SPACES

APPROXIMATE DIMENSIONS

House	Type	Beds	SQM	SQFT
1	B*	1	66	710
2	C	3	105	1130
3	D	3	93	1001
4	A2*	3	93	1001
5	E	3	113	1216
6	A1	3	94	1012
7	A1	3	94	1012
8	A1	3	104	1119
9	A1	3	90	969
10	A2*	3	93	1001
11	A1	3	93	1001
12	A1	3	92	990
13	A1	3	94	1012
14	A1	3	95	1022
15	F*	3	170	1830
16	G	2	94	1012
17	H	3	92	990
18	A2*	3	92	990
19	A2*	3	92	990
20	A2*	3	92	990
21	A2*	3	88	947
22	A2*	3	82	882
23	I	3	166	1787
24	J	4	121	1302

Mezzanine Level



THE AREA

DARTMOUTH

Just a short journey away lies Dartmouth. The town's maritime past has been well documented for more than 800 years. This famous centre for maritime history is the perfect place to relax with a meal or a drink and watch the world go by.

SALCOMBE

Located at the mouth of the beautiful Kingsbridge Estuary, Salcombe is the most recognisable destination in the South Hams. With its warm micro-climate, its stunning location and wonderful character it is easy to see why visitors return time and time again.





BANTHAM

Nestling deep in the South Hams at the mouth of the little known river Avon, Bantham beach is one of Devon's premier beaches. Within easy driving distance of Salcombe and Kingsbridge, Bantham beach offers beautiful scenery with panoramic views over Bigbury Bay and the famous Burgh Island. Bigbury Bay itself is a shallow sandy bay, which makes Bantham an ideal beach for swimming and paddling for all the family. Owing to the natural topography of the bay, Bantham also has a reputation as one of the best surf beaches in Devon.



THURLESTONE

Thurlestone is a village located slightly inland on the spectacular Devon Coast in an area of outstanding beauty. It offers a panorama of coastline dotted with dramatic cliffs, sandy coves and vistas of rolling hills covered in farmland. This small, quintessential English village with its thatched roofed, cream and pink cottages has become a well known stopping point.



HOPE COVE

Hope Cove is a beautiful coastal sanctuary, a place to relax and unwind. Once a favourite haunt for smugglers, now a charming holiday destination.

The village of Hope Cove nestles in the shelter of Bolt Tail in the curve of Bigbury Bay. With its clean sandy beaches and peaceful, relaxed atmosphere, Hope Cove offers the ideal holiday retreat. There are miles of delightful and varied scenery along this rugged Heritage Coastline.

THE CONNECTIONS

By train

London Paddington – 3 hours 7 mins
 Birmingham New Street – 3 hours 32 mins
 Leeds – 5 hours 35 mins
 Glasgow – 7 hours 45 mins
 Exeter – 57 mins

By car

Exeter – 40 mins
 Exmouth – 1 hour 5 mins
 Tavistock – 20 mins
 Tourquay – 45 mins
 Looe – 25 mins
 Totnes – 40 mins
 Salcombe – 50 mins
 Sidmouth – 60 mins

By ferry

Plymouth to Roscoff – 6 hours
 Plymouth to St Malo – 8 hours 15 mins

By air

Bristol Airport:
 90 minutes by car or
Exeter International Airport:
 45 minutes by car

Guernsey – 45 mins
 London – 1 hour 5 mins
 Paris – 1 hour 30 mins
 Amsterdam – 1 hour 30 mins
 Edinburgh – 1 hour 35 mins

THE CLIENTS

"Simon Stone and his dedicated team of craftsmen have delivered a truly stunning development of 7 barn conversions, each one individual, each one exceptional. The attention to detail is second to none, and we love the contemporary, open plan feel of the interior of our new home, whilst the outside retains all the features of a barn this age with so many years of history.

Throughout the buying process, Simon was always accessible to answer our questions and gave us all the time and information we needed and was more than willing to accommodate special requests we had for our new home. Simon likes to say that "every problem has a solution" and we have found that he puts this into practice all the time. Equally importantly, Simon has remained just as accessible after our purchase was completed. We are truly delighted with our beautiful barn conversion and would recommend Poppy Developments without hesitation.."

P & C Larratt

DISCLAIMER:

This document is intended to provide an indication of the general style of our development and property types. Computer generated images (CGI's) are indicative only and do not accurately depict individual plots. Poppy Developments operates a policy of continuous development and individual features such as windows and elevational treatments / finishes may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 150mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at anytime for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of any contract or a Warranty. Travel times and distances are approximate and are sourced from reputable websites. All details are correct at the time of going to press, Sep 2023.

ROYAL WILLIAM YARD

"We had been searching for a home which incorporated some historical, distinctive and modern features, the Mill ticked all of the boxes. Simon Stone's integrity as a property developer is something that other property developers should aspire too. He is a true professional who lives up to his word and who we have found continues to be available to answer and resolve any concerns we may have."

G & P Keen

"Simon has delivered everything he promised and I really cannot imagine a more creative, helpful, or a more well disposed group of builders.

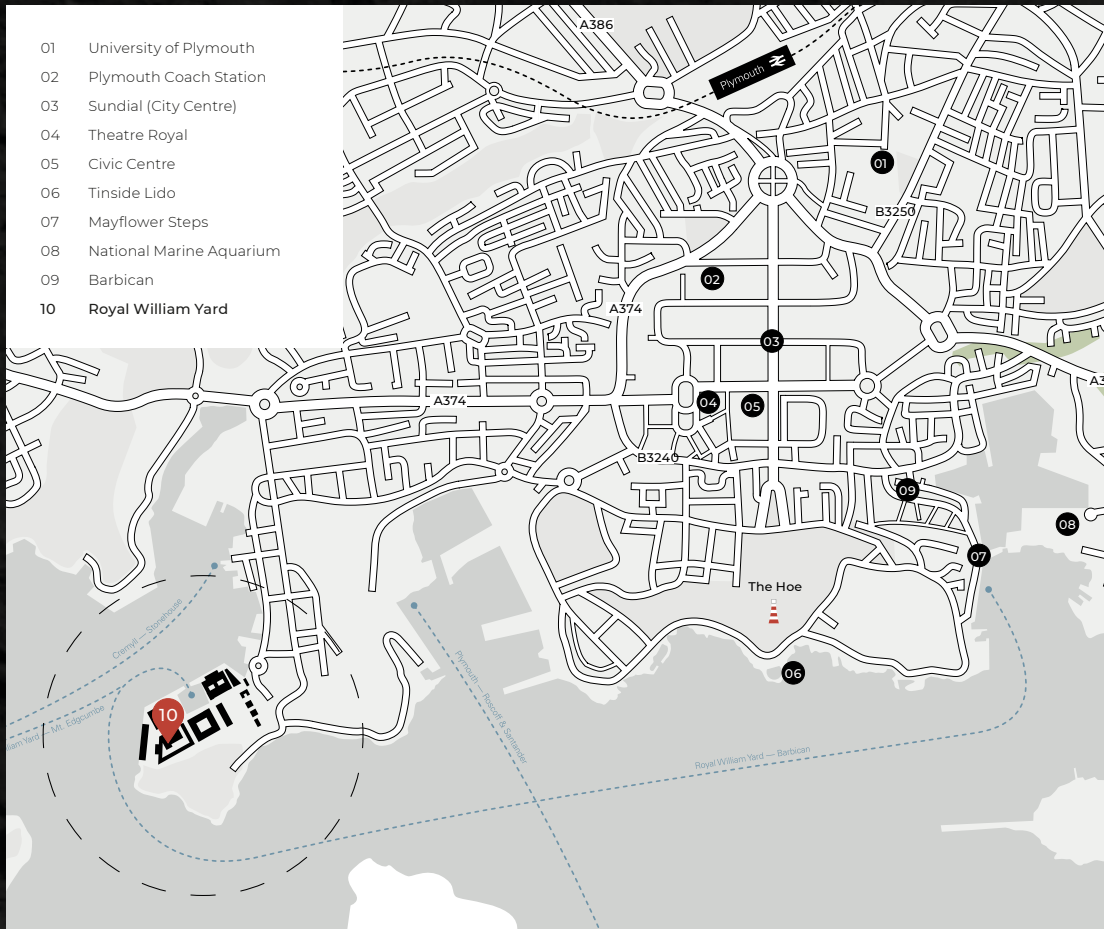
During my moments of despair, when I first moved in, Simon calmly told me that he had never had an unhappy client and he has proved to be a man of his word. A Poppy Developments home is a bespoke, hand made home and all the craftsmen who work with Simon really care about the quality of their work. The result is not a factory product and the hand of the craftsman is very much in evidence."

S Woods

THE AWARDS



- 01 University of Plymouth
- 02 Plymouth Coach Station
- 03 Sundial (City Centre)
- 04 Theatre Royal
- 05 Civic Centre
- 06 Tinside Lido
- 07 Mayflower Steps
- 08 National Marine Aquarium
- 09 Barbican
- 10 Royal William Yard



VIEWING

Strictly by appointment.

[Click here to register your interest](#)

DIRECTIONS

Sat nav: PL1 3QQ

Plymouth is linked to the main motorway network via the A38 (M5) with regular train services to London.

Bristol Airport is 90 minute drive away and Exeter International Airport is only 45 minutes away, so you can jet off to other major UK cities, Europe and North America with ease. Prefer to sail? Brittany Ferries provides services to Roscoff in France and Santander in Spain, the Torpoint and Cremyll ferries provide direct links to Cornwall by water.



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