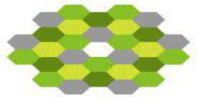
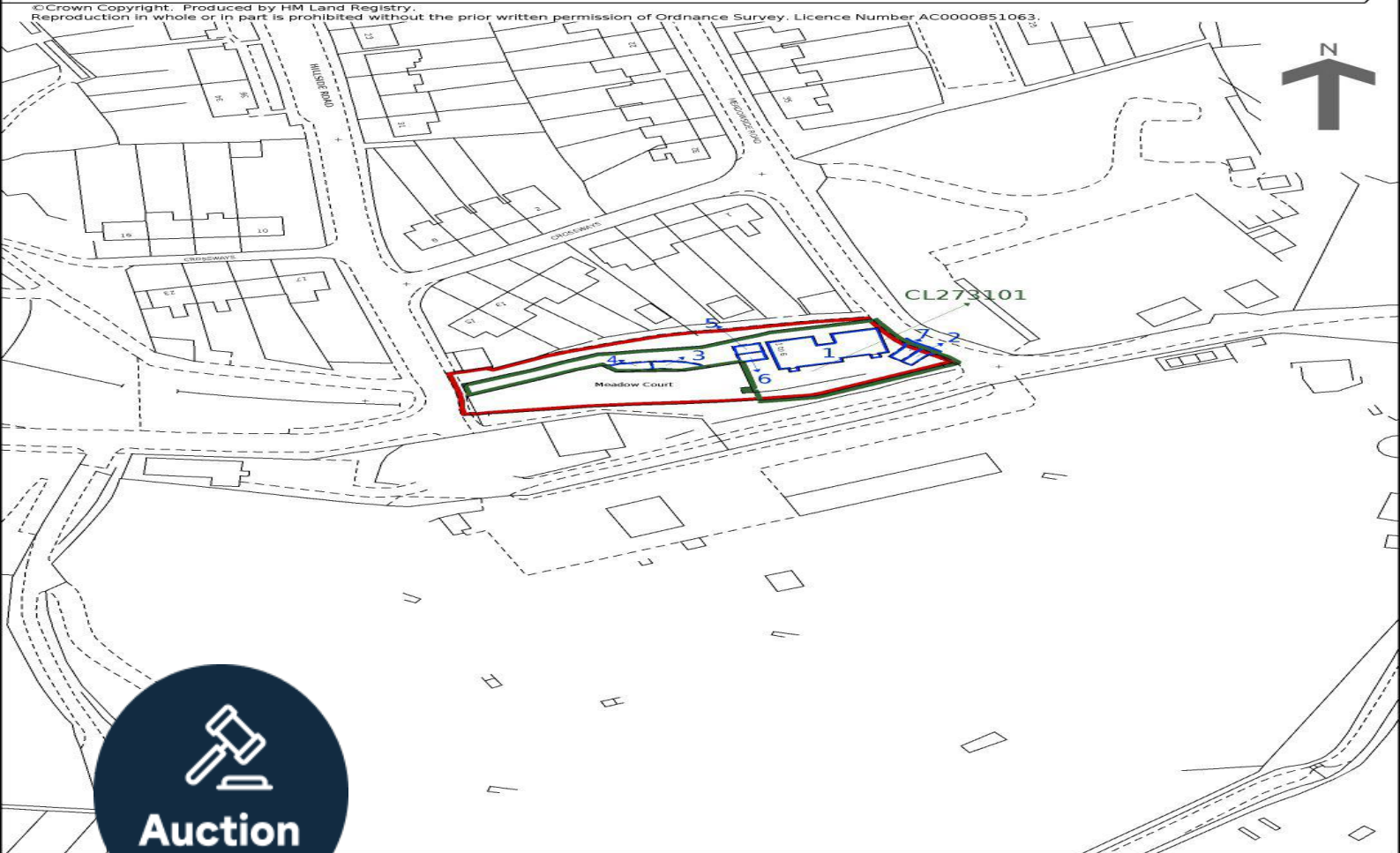


HM Land Registry  
Official copy of  
title plan

Title number **CL208848**  
Ordnance Survey map reference **SW7931NE**  
Scale **1:1250**  
Administrative area **Cornwall**



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**This official copy is incomplete without the preceding notes page.**

### Land in TR11

East side of Hillside Road, Falmouth,  
Cornwall, TR11 4HQ

**£50,000** Starting Bid

Tenure

**Freehold**

### Property features

- ✓ Pre planning approved for single dwelling
- ✓ Rarely available plot
- ✓ Desirable area
- ✓ Excellent Potential
- ✓ Wheelchair and buggy suitable level route from property to beach

## Description

For sale via secure sale online bidding - terms and conditions apply.

Pattinson are delighted to bring to the market this rarely available parcel of land, located in Falmouth, Cornwall.

With a favourable pre-planning application in place, this is a fantastic opportunity for a developer, subject to full planning permission.

Please note the green section in the title has been removed.

Please contact us as early as possible to avoid disappointment.

Please note we have not inspected this property.

Price: Starting Bid £50,000

Property Type: Land

Business Type: Other/Unspecified

Parking: None

## Site details

Approx. 0.3 acres, planning reference PA23/00745/PREAPP

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## Location

A desirable residential area close to Falmouth town centre.

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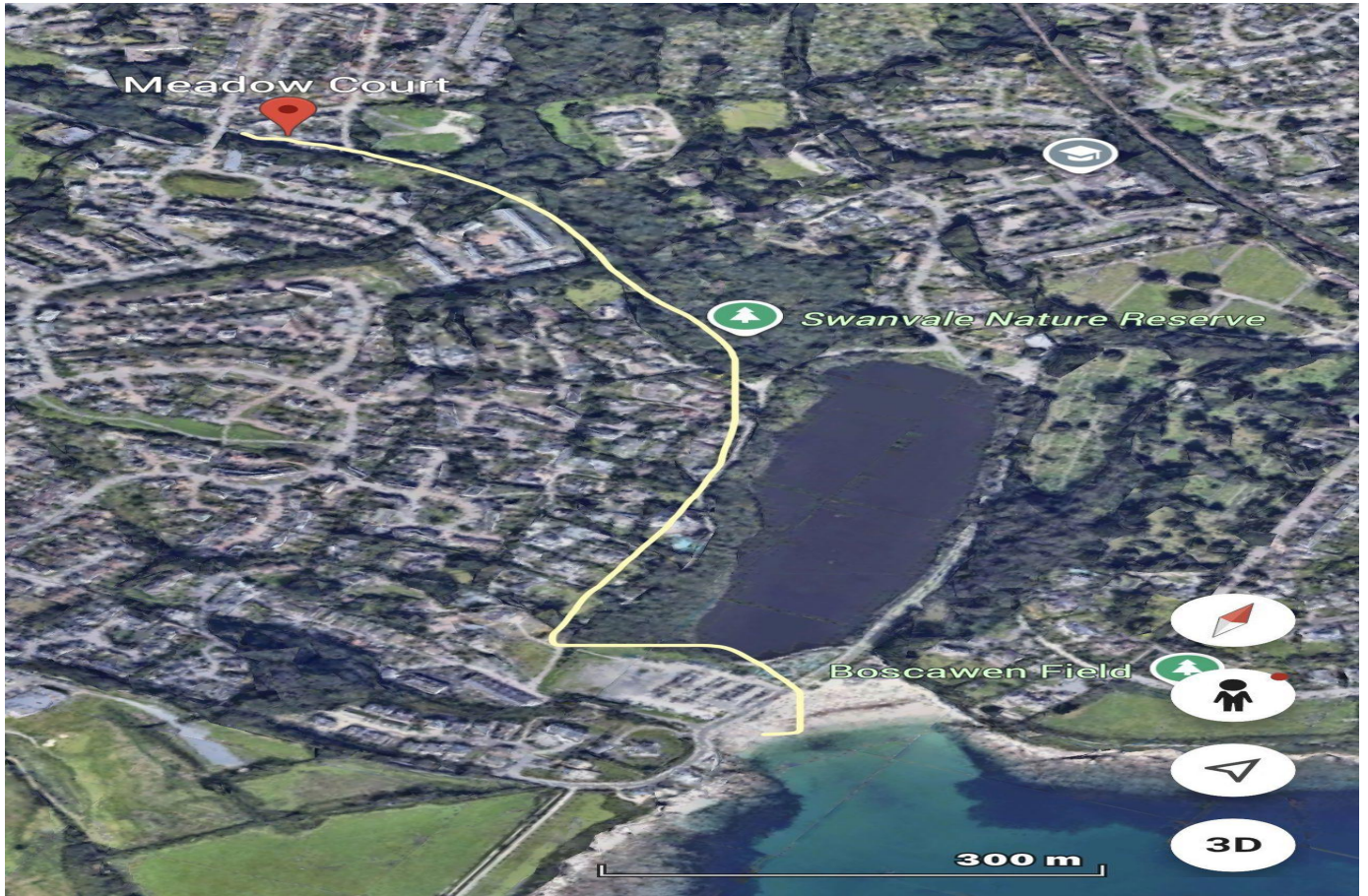
## Tenure

Freehold, title number CL208848

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



East side of Hillside Road, Falmouth, Cornwall, TR11 4HQ

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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