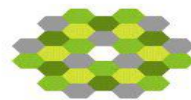
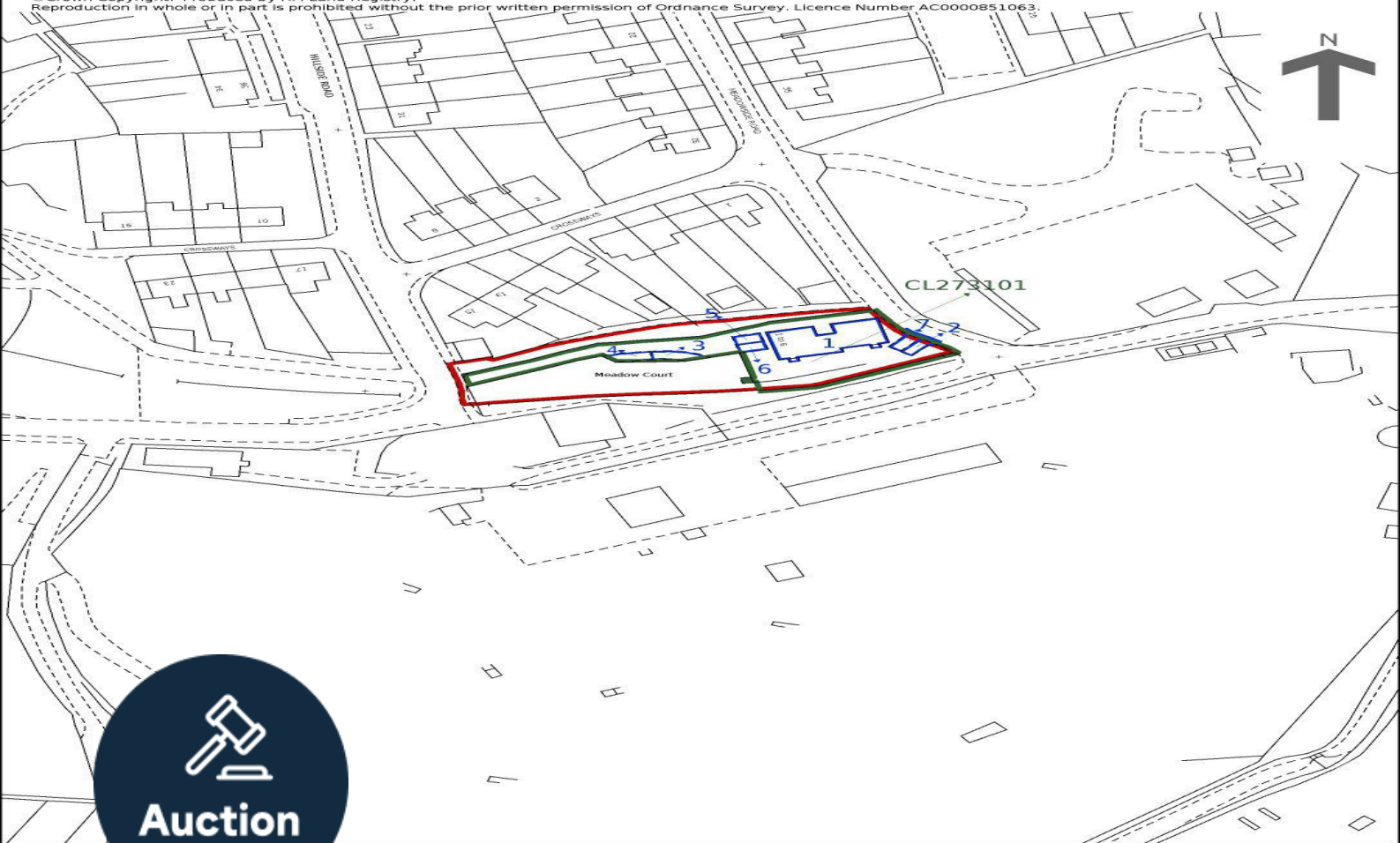


HM Land Registry  
Official copy of  
title plan

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



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000951063.



**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

---

## Location

A desirable residential area close to Falmouth town centre.

---

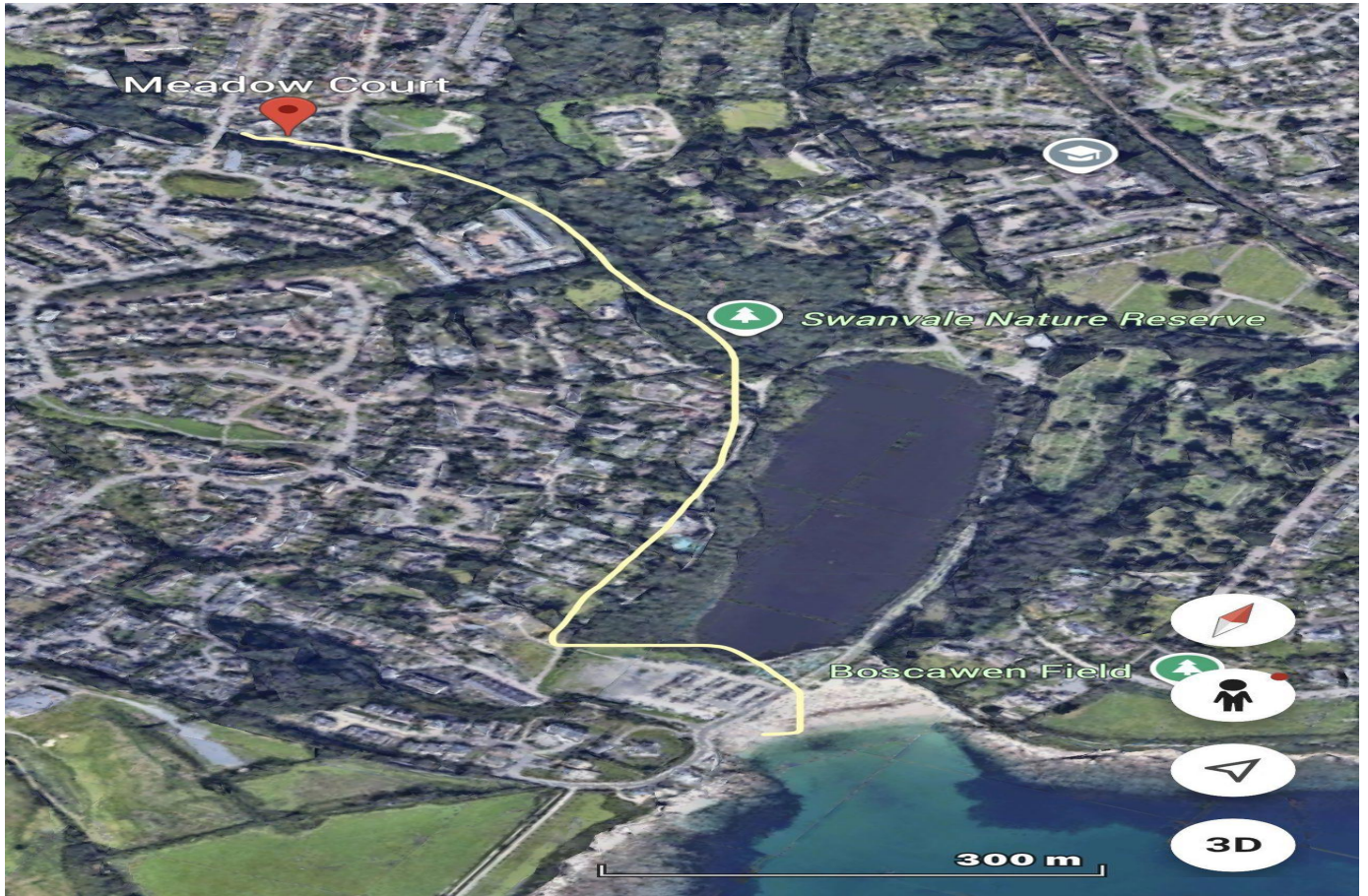
## Tenure

Freehold, title number CL208848

---

## 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:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

