

For Sale

Guide price £650,000

Land off Berkeley Vale, Falmouth, Cornwall
TR11 3PH

0.114 ha (0.281 acres)

Summary

- Rare land opportunity
- Potential for exciting new development
- Attractive residential location
- 0.281 acre site
- Pre- app advice for residential development obtained see PA24/00410/PREAAP
- Short walk from Falmouth town centre
- Offers considered either subject to planning or subject to contract only

Location:

Falmouth has a resident population of around 24,000 (Cornwall County Council Socio Economic Statistics for Cornwall, 2021) and lies approximately 12 miles from Truro, Cornwall's capital. Falmouth is a very popular residential location. The town is famous for its marine history and has the benefit of branch line railway service to Truro.

The land is situated just off Berkeley Vale in the heart of Falmouth, well placed for easy access to all the popular amenities of the town centre. Vehicular access is from Berkeley Hill.

Description:

This opportunity is made up of land lying to the rear of terraced traditional houses and offices fronting Berkeley Vale. It slopes upwards from the front to the rear and is currently overgrown.

Accommodation:

The land has an approximate area of 0.114 hectares (0.281 acres) measured from Nimbus mapping system.

Services:

We understand that mains electricity, water and drainage are all in the vicinity. Interested parties should make their own enquiries.

EPC / MEES:

Not applicable.

Planning:

A response to a pre-app planning enquiry, ref no PA24/00410/PREAPP has been received. This enquiry can be viewed on the Cornwall Council planning portal as follows:-

[PA24/00410/PREAPP | Pre-application advice for development of 9 \(No.\) dwellings. | Land North Of 22 & 24 Berkeley Vale Berkeley Vale Falmouth Cornwall TR11 3PA](#)

Business rates:

Not applicable.

Terms:

The property is available freehold and offers are invited either subject to contract only or subject to planning will be considered.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

Interested parties must not attempt to view without a prior appointment with the agents.

CONTACT THE AGENT

Sarah Wynn

Tel: **07350 450423**

Email: swynn@vickeryholman.com

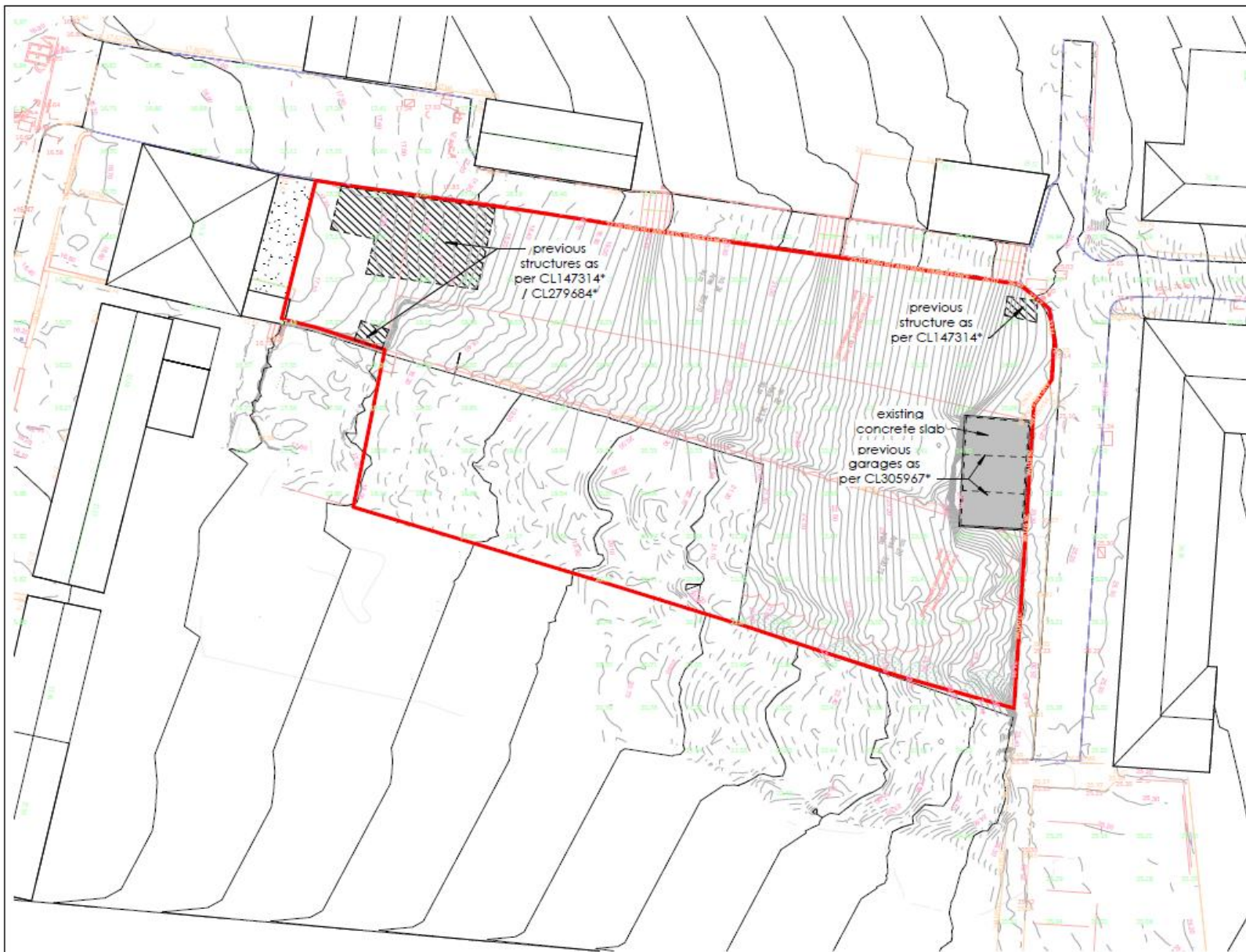
Alan Treloar

Tel: **07841 150 714**

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Truro Office

Walsingham House, Newham Road, Truro,
Cornwall, TR1 2DP



Existing SITE

1 : 250



* Refers to Historical Land Registry Information

A3 Sheet Size

NOTES

1. All dimensions and levels are to be checked on site by the main contractor before work commences. The Architect is to be informed immediately of any discrepancies. Do not scale the drawing for construction purposes, use written dimensions only.
2. Larger scale drawings are to be used over smaller scale drawings. All dimensions are to follow the latest (latest) sheets.
3. If in doubt see.
4. Copyright of Koha Architects Ltd.

Rev Date Notes

A 05.02.23 R.B. Revisions for Pre-Application submission.

DESIGNED STATUS OFFICIAL TO THE CL... Preliminary - For Information - For Approval - For Planning Approval - For Tender - For Construction

Status

Pre-Application

Client E O Developments

Project Land to the Rear of Nos 20, 22 & 24 Berkeley Vale, Falmouth, TR11 3PH

Title Existing Site Plan

Scale 1 : 250 Drawn by AJL

Date 03/20/23

Drawing Number 230.001 Revision A

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