



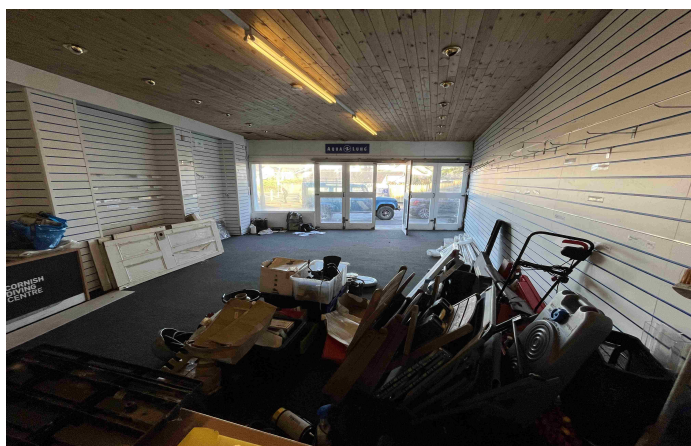
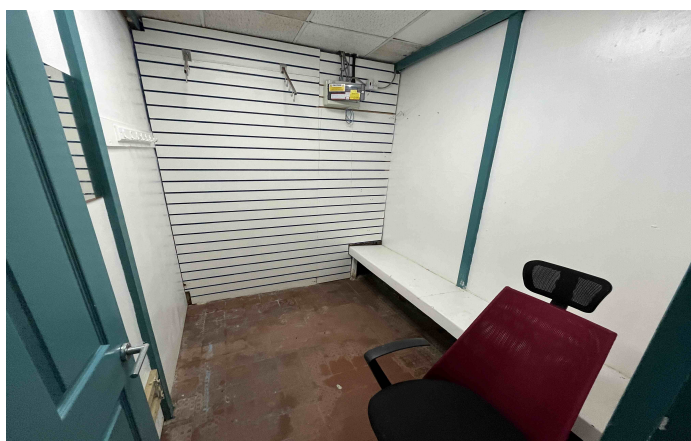
DEVELOPMENT OPPORTUNITY, MARINE CRESCENT, FALMOUTH, TR11 4BS

A well located, deceptively large development plot located in a popular residential area close to the marina, beaches and a short walk from the town centre.

The property previously obtained outline planning consent for residential development during 2015 which has since lapsed.

- **DEVELOPMENT OPPORTUNITY**
- **0.084 ACRES**
- **POPULAR LOCATION CLOSE TO THE HARBOUR**
- **SUBSTANTIAL PLOT**
- **HISTORIC RESIDENTIAL PLANNING CONSENT**
- **EPC D (98)**

GUIDE PRICE £350,000 FREEHOLD



LOCATION:

Located in a residential area close to The Maritime Museum, Falmouth Town Train Station (branch line) and Falmouth Docks. Gyllyngvase beach and the town centre are within easy walking distance.

Falmouth is a University Town with over 7,000 students and is a popular tourist location with 40 cruise ship visits scheduled in 2025.

DESCRIPTION:

A deceptively deep commercial property which has until recently been home to the Cornish Diving Centre.

The premises occupy a generous plot extending to 0.084 acres which fronts marine crescent and has a further access via a lane to the rear.

The property is well suited to residential development (subject to the necessary consents) and previously obtained outline consent consent during July 2015 under PA15/03715.

SCHEDULE OF ACCOMMODATION:

The plot measures approximately 0.084 acres 0.034 hectares.

TENURE:

Freehold.

VAT:

We have been advised the property has not been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We have been unable to locate the entry for the main dwelling. The store to the rear is rated separately and has a rateable value of £3,500.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (98).

VIEWING AND CONTACT INFORMATION:

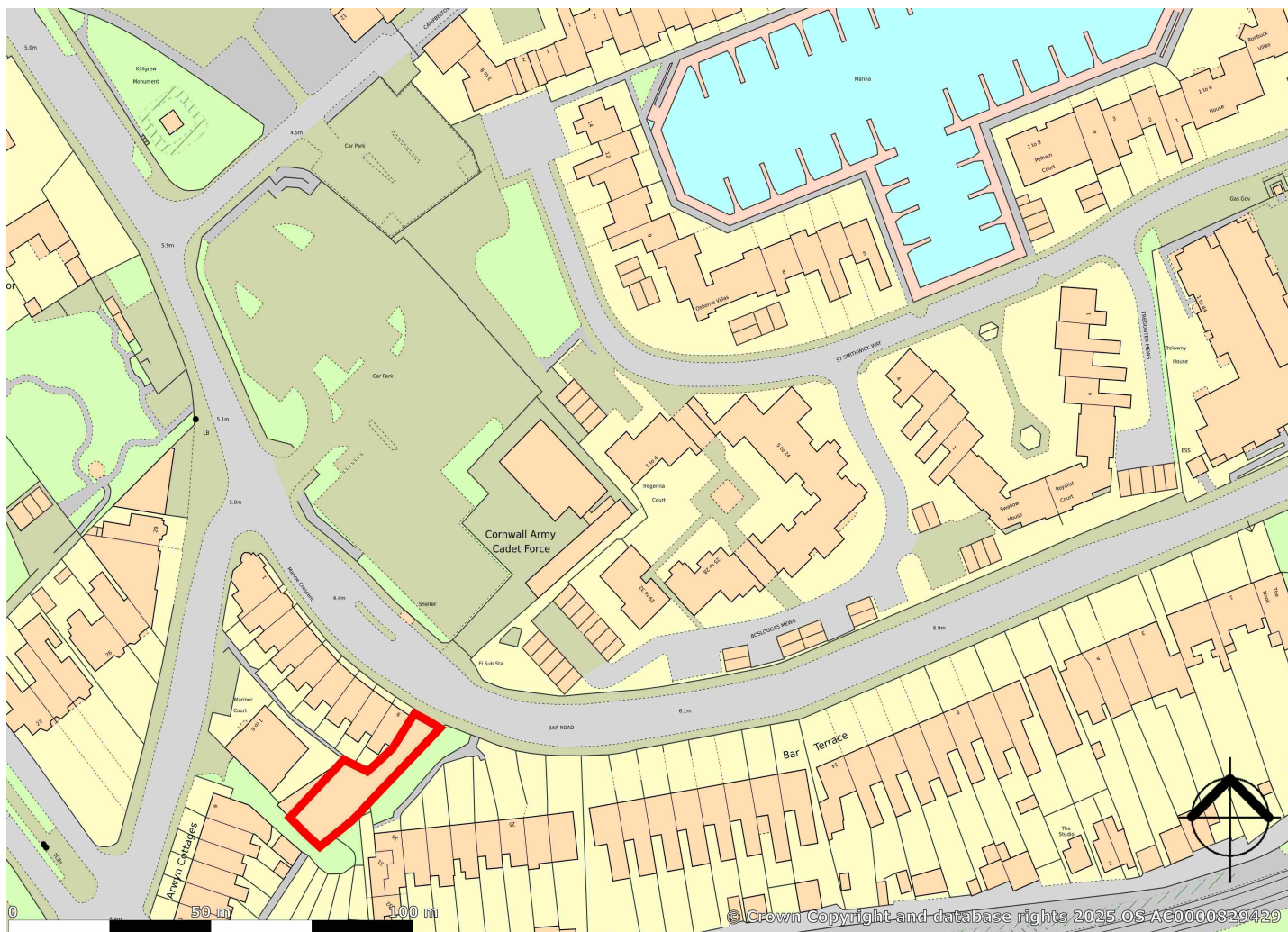
Strictly through Miller Commercial. Please contact either:-

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