

# CORNWALL DEVELOPMENT OPPORTUNITY - 5x3-BED HOUSES

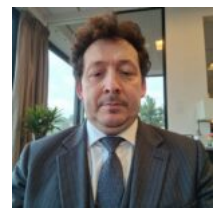
<https://palaceauctions.com>



£400,000

**Key Takeaway:** This off-market freehold site in Cornwall offers planning for five 3-bed homes, a guide price of £400,000+VAT, CIL of £52,258.53, and a GDV of £1.63m—delivering a 10.9% base-case ROI. **Introduction** The Cornwall development opportunity presents an exceptional chance to acquire a freehold site with planning consent for five 3-bedroom dwellings. Located in a [...]

- land, sold
- Land, sold
- sold



## Edward Swindells Auctioneer and Valuer

Palace Auctions London Auctioneers

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## Category



**Apartments:** no  
**Off market property:** yes  
**House:** no  
**Investment property:** yes  
**Commercial property:** no  
**Other Real estate:** no  
**Value add opportunity:** yes

**Land:** yes  
**Land with Development:** yes  
**HMO investment:** no  
**Hotels and apartment hotels:** no  
**Mixed commercial and Resi:** no  
**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** CIL known, Five units (85-86 sqm), Freehold title, High GDV margin, No BNG pre-works, Planning consent granted

