

All enquiries Ref: James Paterson



- Parcel of woodland extending to approximately 0.66 hectares (1.65 acres)
- Potential to subdivide
- Elevated position enjoying views to the front over Copper Pool on Hayle's estuary
- Situated on the fringes of a sought-after residential location a short walk away from King Georges Walk, Estuary and Quay.
- Approximately 10 miles from St Ives Town Centre
- Full vacant possession

**Location:**

The land is situated north of Parc An Dix Lane which is located off Phillack Hill on the northern edge of Phillack, close to its junction with the B3301 (Hayle Terrace/Churchtown Road) and within easy reach of King George V Memorial Walk. Public transport links include Hayle mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A30 and B3301. Shopping amenities can be found locally within Hayle with an extensive range of shops, bars and restaurants being found in St Ives and Penzance. Recreational pursuits can be found locally at the open spaces of King George V Memorial Walk, Hayle Estuary, Hayle Beach and the surrounding coastline.

**Description:**

A freehold parcel of land of approximately 0.66hectare (1.65acre) in an elevated position on the edge of a soughtafter residential area, enjoying views over Copper Pool on Hayley's Estuary to the front and open countryside to the rear. Located a short walk from King Georges Walk, the Estuary and Quay, and around 10 miles from St Ives, the land is offered with full vacant possession and may offer potential for future subdivision, the plan in the property details shows how the site may look if subdivided. Prospective purchasers must rely solely on their own enquires in this respect.



**Potential:**

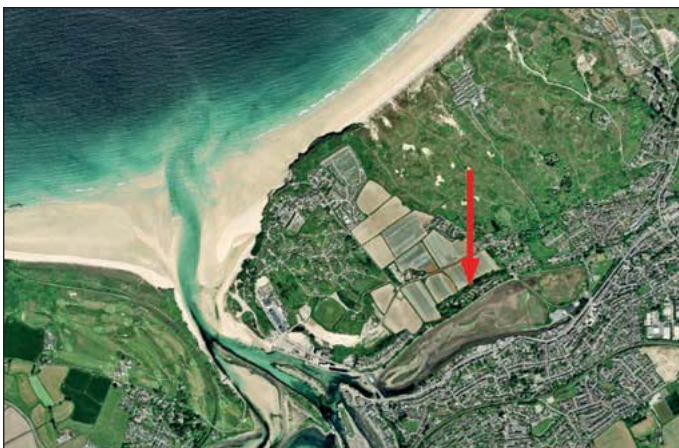
The land is situated close to residential houses and may offer future potential for a number of alternative uses, subject to planning permissions and consents. Prospective purchasers must rely solely on their own enquires in this respect.

**Directions:**

The land can be located via the What3Words app using reference: /// teaspoons.stunt.daytime

**To view:**

By careful application to the site within daylight hours. Please see important advice for viewers on page 19 of this catalogue.



For illustration purposes, demonstrating how the site could potentially be subdivided into 12 plots