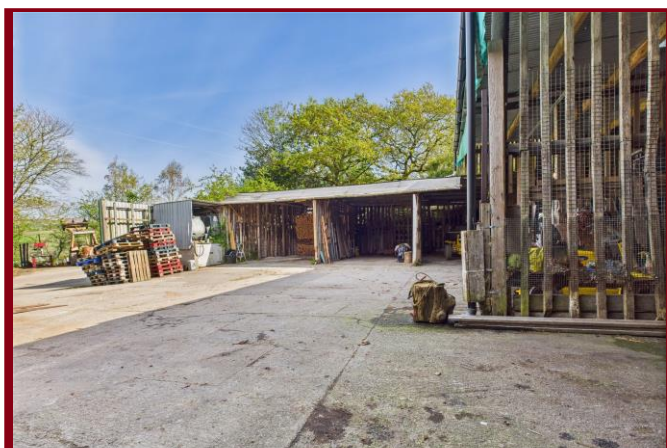




**MAP estate agents**  
Putting your home on the map

**Hicks Mill,  
Bissoe, Truro**

**£160,000 Freehold**





## Description

Situated within the rural hamlet of Bissoe, this presents a unique opportunity to purchase a building plot set within a former quarry. The site has outline consent with all matters reserved for the construction of a dwelling, garage and office which was granted on the 19th March 2025 and details will be found on the Cornwall Council Planning Portal ref PA24/08346.

Building plots in this location are very difficult to find and it is worth noting that the plot has current consent for commercial use and until recently was being used for cutting and preparing logs within a secure environment.

The vendors of the plot have carried out various surveys to include bat surveys, mining reports etc., and these will be made available to interested parties. There is a parcel of land on the opposite side to the plot held under a possessory title and this may well be available by separate negotiation.

In summary, a unique opportunity to acquire a rural plot which is of a generous size and is conveniently located for major towns nearby.

## Location

Hicks Mill is a rural hamlet on the slopes of the Carnon Valley and close to the historic Hicks Mill Chapel which dates from 1821. Whilst benefiting from a rural location, it is convenient for access to the city of Truro which is within six miles and the

university town of Falmouth on the south coast which is within eight miles. The nearest major town, Redruth, which has a mainline railway station and access to the A30 will be found within five miles.



### MAP's top reasons to view this home

- Chain free sale
- Rural location
- Rare opportunity to acquire an individual building plot
- Outline consent with reserved matters
- Detached dwelling, garage and office
- Good road access
- Convenient for access to Truro, Falmouth and Redruth
- Full information on Cornwall Council planning portal
- Planning reference PA24/08346
- Potential for continued commercial use

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.