12 + 12a Quay Hill, Falmouth, Cornwall, TR11 3HG

Auction Guide Price +++ £200,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD GRADE II LISTED BLOCK
- COSMETIC UPDATING | SCOPE £25,200 pa INCOME
- REDUCED FOR AUCTION - WAS £300k
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold GRADE II LISTED BLOCK (1030 Sq Ft) comprising 1 BED FLAT + 2 BED MAISONETTE | Ex Rental for COSMETIC UPDATING | Reduced - was £300k

12 + 12a Quay Hill, Falmouth, Cornwall, TR11 3HG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 12 + 12a Quay Hill, Falmouth, Cornwall TR11 3HG

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY
A Grade II listed Freehold block in this popular coastal location.
The accomodation (1030 Sq Ft) is arranged over 3 floors comprising a self contained ground floor 1 bedroom flat with a courtyard garden and a self contained 2 bedroom maisonette on the upper floors.
Sold with vacant possession.

Tenure - Freehold
Council Tax - A + B
EPC - C + Expired (On Order)

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY
EX RENTAL | COSMETIC UPDATING

The properties have both been let for many years and would now benefit from cosmetic updating but with scope for investment or break up.

REDUCED PRICE FOR AUCTION

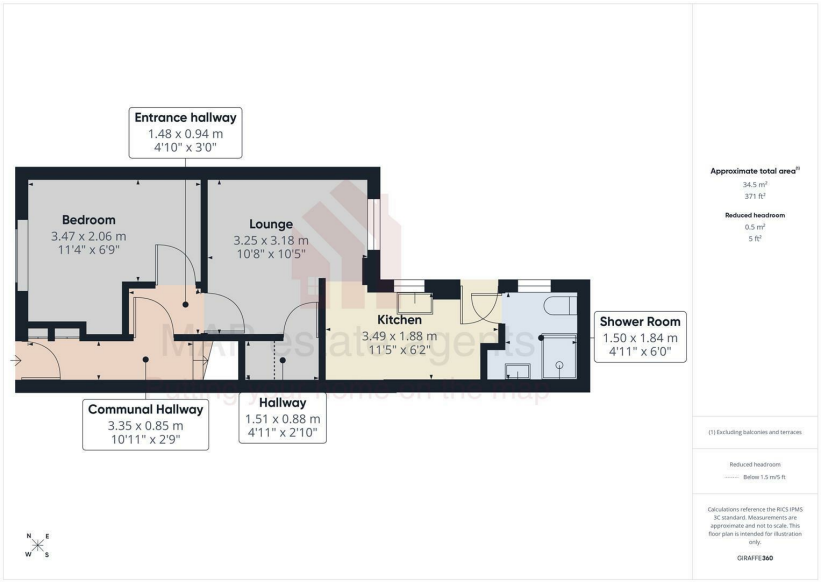
Previously listed with respected local agents at £300,000 - now reduced guide price for sale by live online auction.

INVESTMENT | £25,200 pa

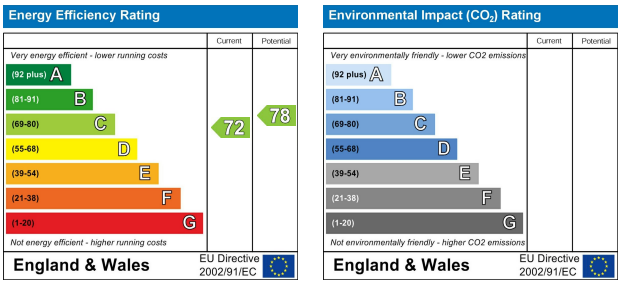
Local agents advise the potential rental income for the renovated flats are
12 Quay Hill - £1000 pcm
12a Quay Hill £1100 pcm
Total potential income £25,200 pa

LOCATION
The property is very close to the amenities including Events Square which is home to the National Maritime Museum, set on the harbour's edge in this famous coastal town with one of the largest natural harbours in the world. In the immediate vicinity there are a variety of restaurants, shops and amenities and a Tesco Metro store and walking through the town there is a wider range of amenities with the branch line railway station providing easy access to the city of Truro and beyond. Falmouth offers a choice of four beautiful beaches and water sports and fine daily sailing waters.

Floor plan



EPC Chart



hollis morgan

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Auction Property Details Disclaimer

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