

# DEVELOPMENT SITE FOR 5 DWELLINGS

## INDIAN QUEENS, CORNWALL TR9 6LQ



- Outline planning permission for 5 dwellings (ref. PA22/08765)
- Indicative plans show 5 x 4 bedroom dormer bungalows
- Site extends to c. 0.25ha / 0.62 acres with countryside views
- Guide Price £450,000



## THE SITE – TR9 6LQ

Kitchener Land and Planning are delighted to offer for sale this development opportunity located at the end of a cul-de-sac (Highgate Hill) in Indian Queens. The site, which extends to c. 0.25ha / 0.62 acres is approximately square in shape and is currently undeveloped grassland. Outline planning application (ref. PA22/08765) has been approved for the construction of 5 new dwellings, which are shown on the indicative site layout plan as 4 bedroom dormer bungalows, each with gross internal floor areas extending to c. 160sqm (1722sqft). Matters of appearance, landscaping, layout and scale are all reserved for future approval – access however has been approved at the outline stage.

The site is served by an existing vehicular entrance onto Highgate Hill.

## INDIAN QUEENS

Indian Queens is a popular village located just off the A30 and close to Goss Moor, making it easily accessible to the surrounding towns of Newquay, St Austell and Bodmin. The village, together with the neighbouring villages of Fraddon and St Columb, share a range of local facilities including a Co-op supermarket, post office, pub, doctors surgery, takeaways and a primary school. The nearby Kingsley Village has further amenities, including M&S, Next, Starbucks, McDonalds, Boots, Mountain Warehouse and other shops.

## METHOD OF SALE

The freehold site is being offered for sale by private treaty with a Guide Price of £450,000. The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

## VIEWING

### **STRICTLY BY APPOINTMENT ONLY**

Please contact KLP on 01392 879300 to arrange to view the site.

## PLANNING

Cornwall Council granted planning permission (ref. PA22/08765) on the 30<sup>th</sup> November 2022 for “Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for the construction of five dwelling houses as permitted in principle by Appeal reference: APP/D0840/W/21/3275410”.

Copies of relevant planning documents are available as part of a planning/technical pack which can be provided electronically by the Agents upon request.

## CIL & S106

There are no S106 liabilities in respect of the approved application. The Agents also understand that the area attracts a zero rated CIL contribution.

## UTILITIES

Although the Agents are advised utilities are available nearby to the site, interested parties should make and rely upon their own enquiries prior to making any offer.

## WHAT3WORDS LOCATION

///ripe.pepper.slimming



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [alex@klp.land](mailto:alex@klp.land)  
Tel. 01392 879300

**Ref: 885/AM**



Indicative Site Layout Plan

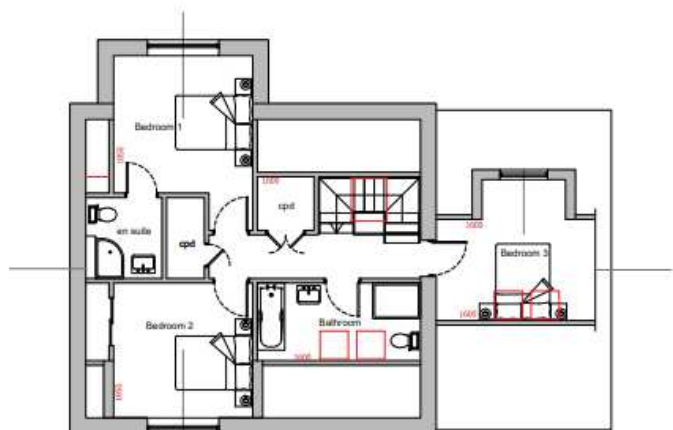
Indicative House Type



FRONT ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN

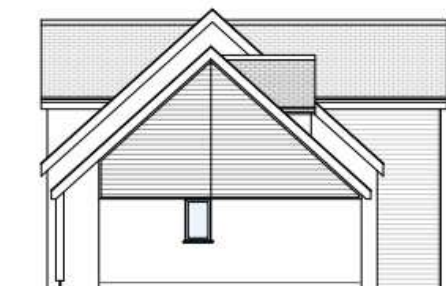


SIDE ELEVATION

INDICATIVE HOUSE TYPE  
GIA 160m<sup>2</sup>



GROUND FLOOR PLAN



SIDE ELEVATION



Panoramic images showing views over the site.







Existing access into the site