

Land and Buildings at Highgate Hill, Indian Queens, TR9 6HA



A rare opportunity to acquire an extensive and strategically located parcel of land extending to approximately 23.4 acres, situated just outside Fraddon and Indian Queens, on the prominent stretch of the A30 known locally as 'Hamburger Hill'.

Guide Price: £300,000 Freehold

The Land

The land lies on the edge of Cornwall's Clay Country and is surrounded by a growing cluster of industrial and commercial premises, highlighting its strong potential for a range of alternative uses (subject to planning consent). The land itself is pasture and benefits from easy vehicular access and is currently successfully grazed by cattle. It is laid to grass, predominantly gently sloping, and benefits from well-maintained perimeter fencing throughout. The ground is workable, and its current use has proved functional and sustainable for low-density livestock for many seasons.

The property comprises a selection of traditional corrugated agricultural buildings, offering potential for renovation, continued agricultural use, or repurposing to suit the buyer's requirements. Spanning over 9,000 sq ft with earth flooring, these structures have stood for more than 50 years. The 'Feed House' is equipped with a water tap, and there is also an outdoor trough. The current vendors have been using the land since the 1970s and have held ownership since 1981.

Notably, a section within the plot (shaded pink on the plan) was sold to South West Water (formerly the Water Board) in the 1950s, and is known as Highgate Reservoir. This piece remains in operational use by SWW. While forming a separate title, it shares the main gated access with the land, and there exists a longstanding informal arrangement whereby SWW replace the gate if damaged, ensuring continued maintenance without formal legal obligation.





Services

Mains water is connected to the building and feeds a livestock trough. High-voltage National Grid powerlines cross part of the site, and interested parties should make their own enquiries regarding easements, restrictions, and clearance zones, as these may affect development or layout. None of the services have been tested, and no warranties are provided.

Wayleaves, Easements & Rights of Way

A public right of way runs along part of the boundary. It is lightly used and does not form a significant through-route, but is noted for completeness. Buyers should satisfy themselves via their own enquiries.

The sale is subject to and benefits from all existing wayleaves, easements, and rights of way.

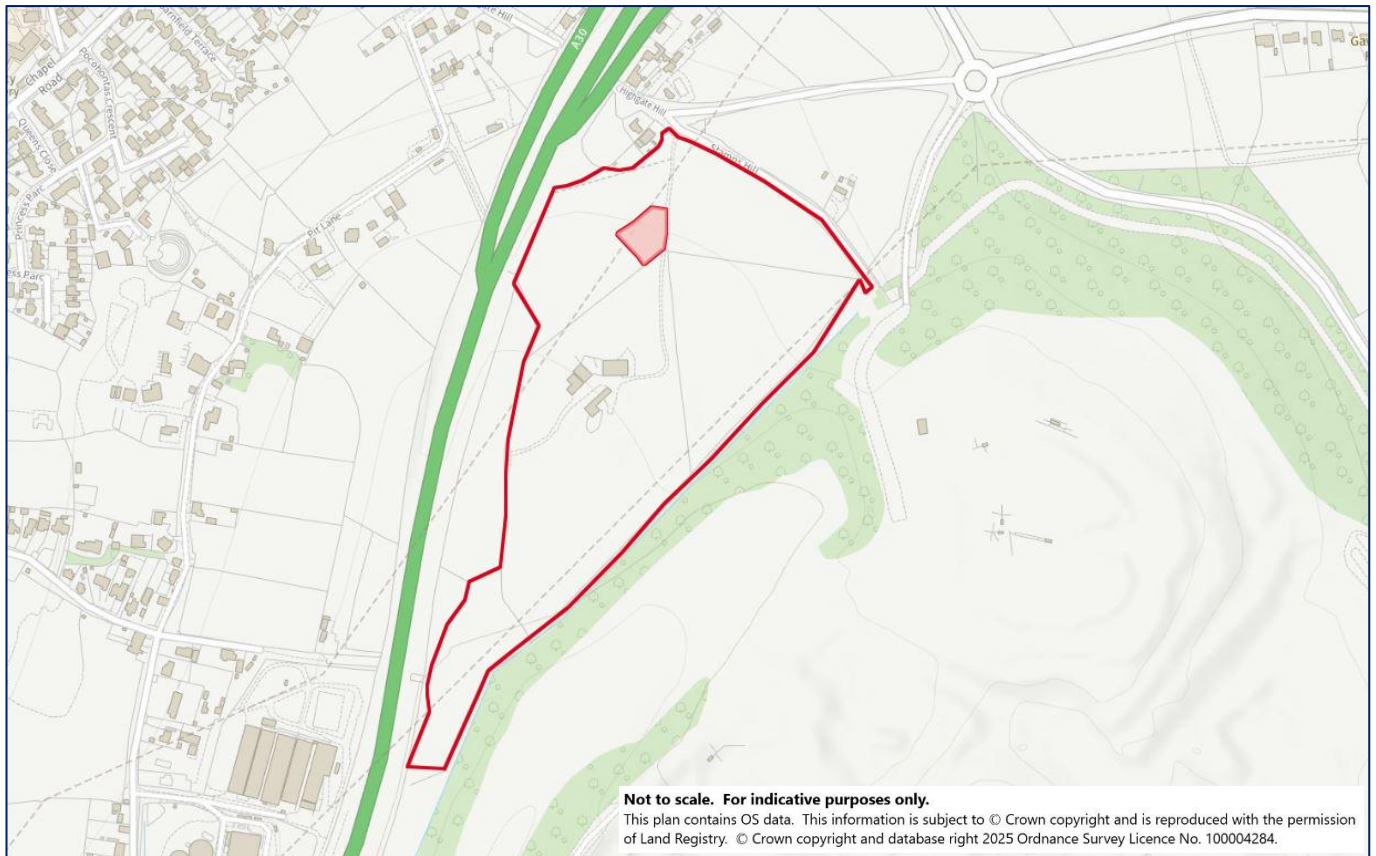
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

With its prime location close to the A30, Cornwall's main arterial route, the site offers excellent transport links across the county and beyond- just a short drive from Newquay, St Austell, and Truro, and well connected to Mid and East Cornwall's commercial centres.

The land is positioned in an elevated spot, offering panoramic views across West, North, and East Cornwall. It borders the historic China clay area, which remains discreetly concealed behind tree lines, preserving privacy. The property also has direct access to the A30, ensuring excellent connectivity and easy access to major routes, with nearby areas such as Indian Queens and Fraddon within easy reach. Located in a prime industrial area, close to the quarries, the property is ideally situated near Cornwall's key industrial hub. Additionally, being centrally located, it is surrounded by numerous farms.



Viewing

Strictly by appointment only and must be accompanied by an agent due to tenanted livestock on the land.

To arrange a viewing, please contact Lodge & Thomas: **Tel:** 01872 272722 **Email:** property@lodgeandthomas.co.uk

Directions

From the A30 East at Highgate Hill, head towards Indian Queens and take the 4th exit toward St Dennis. At the next roundabout, take the 3rd exit onto Stamps Hill. Continue until you reach a junction, where you will find the access to the field. Look for the 'For Sale' board on the gate.

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