

# Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

## FRADDON



INDICATIVE SITE PERSPECTIVE



## LAND AT HIGHER FRADDON, FRADDON, CORNWALL, TR9 6NQ

Planning permission in principle for five well proportioned bungalows.

- Unique opportunity
- Great for investors
- Sought after location
- Spacious building plot
- Ideal for custom home
- Close to local amenities
- Easy access to A30
- Peaceful village setting

GUIDE PRICE £425,000

## RARE OPPORTUNITY TO PURCHASE PROPOSED BUILDING PLOTS

Planning permission in principle for five well proportioned bungalows.

### GENERAL COMMENTS

A very unique opportunity to purchase five proposed building plots in a sought after location. Well connected to the main village of Fraddon which has a wealth of amenities. The proposed site boasts generous plots for five bungalows along with a community use open space.

Planning permission in principle was granted by Cornwall Council on 18th November 2025 planning application PA25/05740 for five detached bungalows. The indicative plans will have three double bedrooms, the master being ensuite with a walk in wardrobe. A large, open plan kitchen/dining/seating area, separate family room and bathroom.

### LOCATION

Fraddon with neighbouring Indian Queens is a growing community just off the main A30, well placed for access to Truro, Newquay and St. Austell. There are a good selection of local services to cater for everyday needs including Marks and Spencer, Boots, Next and TK Maxx.

### CONDITIONS

The planning conditions for the five dwellings (PA25/05740) are available from the sole agents. The planning permissions last for three years from 18th November 2025.

Please note technical detailed consent must be applied for and approved.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DIRECTIONS

When proceeding up through the village of Fraddon towards Indian Queens, Higher Fraddon will be signposted just after the roundabout and take the right hand turning. Follow the road for a short distance and the plots can be found on the right hand side. A Philip Martin board will be erected.

### DATA PROTECTION

#### CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

