



Consented
development
opportunity

Land south of Ivy Cottage, Higher Fraddon, Cornwall, TR9 6NQ

Key highlights

- Planning approved for 7 new build dwellings.
- Unique scheme to deliver bungalow and farm style properties.
- Situated within the popular village of Fraddon with many local amenities including a shopping centre and primary school.
- Well positioned for easy access into St Columb and the neighbouring Cathedral City of Truro.
- Newquay airport is approx. 6 miles away.

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Site overview

A former pig farm, this site now has the benefit of a planning consent in place for 7 new build dwellings. The scheme comprises of five detached farmhouse style bungalows and two semi-detached properties.

Location

Situated within the popular village of Fraddon that boasts many local amenities such as public houses, local shops, shopping centre complex and primary school.

The site is within easy access to the A30 trunk road, St Columb, the neighbouring city of Truro, Newquay, Padstow and Rock. Newquay airport is approx. 6 miles away with year round flights to Gatwick (45 mins) and Manchester (1 hour).

Also under construction is a spaceport, which will deliver the UK's first satellite launch in 2022.

Planning Status

The site has the benefit of a detailed planning in place and information relating to the consent can be found on the Cornwall Council website. Planning reference: **PA21/O5945**

Technical information

Please follow this link to the Data Vault for more information including planning documents and technical information.



Method of sale

Offers are invited are invited. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the property and the planning conditions. Guide Price: £900,000

Viewing arrangements

Viewings are strictly by appointment. To arrange an appointment please contact a member of our team.

what3words

visit.consonant.sailor

Timings

The method of disposal is by unconditional sale and therefore the vendors are open to offers outside of an informal tender process.

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. Within any written offer, can you please outline your proposals with timings.



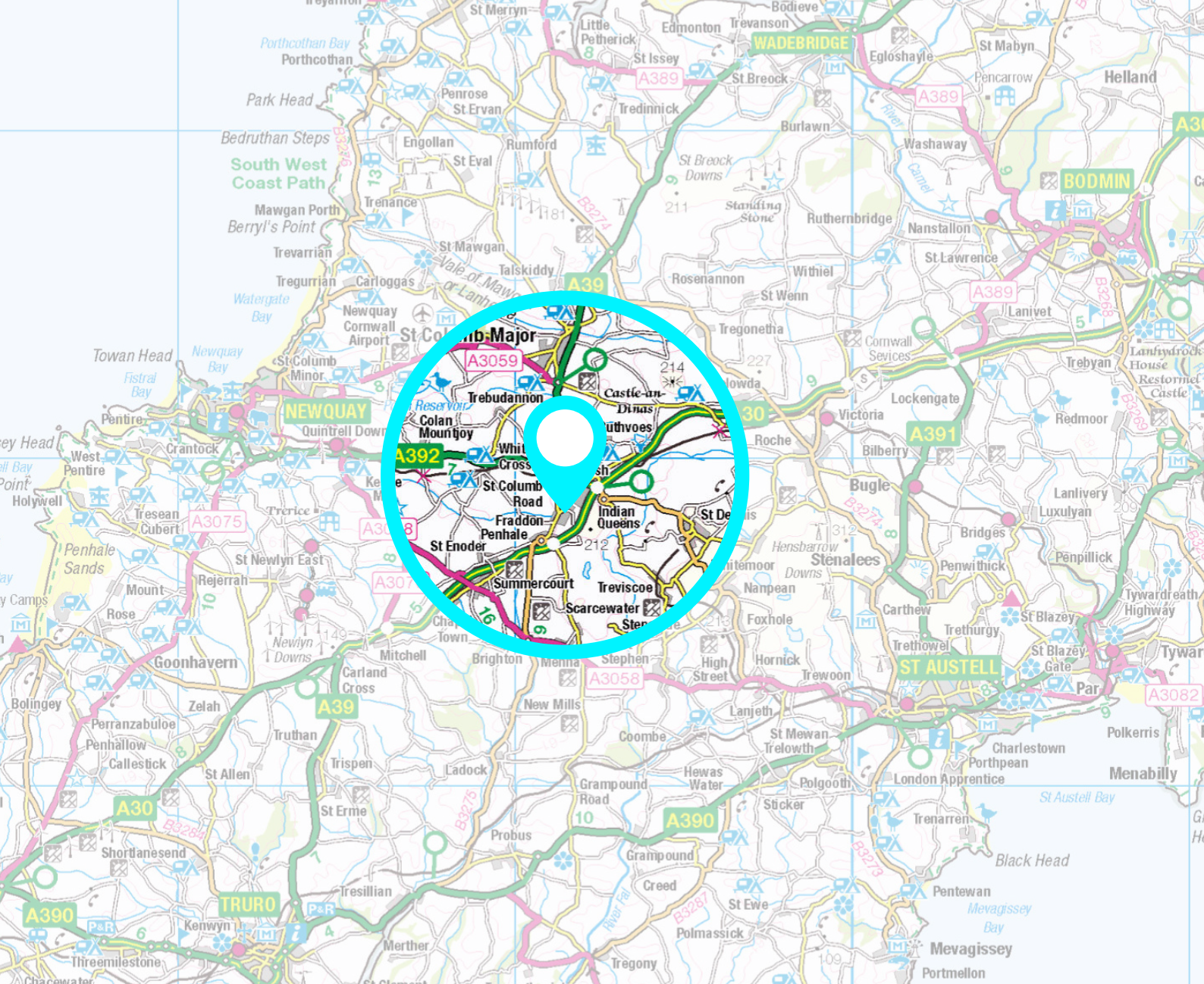
Proposed perspectives



View from site



Site plan



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For further information or to arrange a site visit, please get in touch today:



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