

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

FRADDON



INDICATIVE SITE PERSPECTIVE



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

RARE OPPORTUNITY TO PURCHASE PROPOSED BUILDING PLOTS

Planning permission in principle for five well proportioned bungalows.

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

GUIDE PRICE £500,000

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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

We treat all data confidentially and with the utmost care and

respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

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(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.

