



**Description**

A residential development opportunity with detailed planning already in place for a variety of 20 detached and semi-detached two, three and four bedroomed houses and bungalows, with associated gardens, parking and garaging, of which five properties are to be affordable residential dwellings, with an overall site area of circa 0.7 hectares/1.8 acres. A Grant of Conditional Planning Permission, under application number PA20/01508, for 'Construction of 20 residential units of which 5 are affordable' was issued by Cornwall Council Planning Department on the 15th July 2021. Interested parties must make and rely upon their own planning enquiries.

**Situated**

The village of Fraddon lies approximately 9 miles from Truro and is conveniently placed for access to St Austell, Newquay and the A30, Cornwall's main trunk road. Village facilities include a retail shopping complex, local bespoke shops, public houses and primary school, with more comprehensive shopping facilities to be found in the neighbouring Cathedral city of Truro, with Newquay airport approximately 5 miles.

**Note**

Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and

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**Viewings**

At any reasonable time during daylight hours and at the viewers own risk. General information Stratton Creber Newquay 01637

