

# FOR SALE

# DEVELOPMENT LAND



## DEVELOPMENT LAND A30 / A39 / B3279 ROADSIDE COMMERCIAL / RURAL / RESIDENTIAL (SUBJECT TO PLANNING)

### INDIAN QUEENS, CORNWALL, TR9 6QN

#### LOCATION

Indian Queens is situated approximately 14 miles north-east of Truro, 7.5 miles west of Newquay and 12 miles north-west of St Austell. Just off the main junction to the north of the A30 is home to Yeomans Skoda and VW dealerships as well as other office, warehouse and trade counter uses to include Screwfix.

The sites front the A30 mid-way between Cornwall Services 6.5 miles north-east ([cornwall-services.com](http://cornwall-services.com)) where occupiers include Holiday Inn Express, McDonalds, Costa and Greggs and Kingsley Village ([kingsleyvillageshopping.com](http://kingsleyvillageshopping.com)) 2 miles south-west where occupiers include M&S, Next, Boots & TK Maxx.

The nearest average daily vehicle flow count for the A30 is calculated close to Penhale, c.1.5 miles south, at 36,332 for 2023 (<https://roadtraffic.dft.gov.uk/manualcountpoints/99094>) and for the A39 at Trevarren, c.2 miles north-west, estimated at 18,113 in 2023 (<https://roadtraffic.dft.gov.uk/manualcountpoints/99097>).

#### CONTACT

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#### IMPORTANT INFORMATION

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## THE SITE

Currently green field agriculture sites arranged as follows:

**SITE 1:** 1.46 ha (3.6 acres), fronting the B3279 south of its junction with the A30 at Indian Queens.

**SITE 2:** 2.02 ha (5 acres), fronting the A39, north of its junction with the A30 at Indian Queens, but accessed off Moorland Road.



## PROPOSED USES / PLANNING

Currently used as agricultural land, it is understood that these sites are not currently allocated in the Local Plan. However, various uses will be considered that might include environmental, residential or commercial roadside uses, subject to planning.

## TERMS

These 2 sites are available freehold with vacant possession and can be acquired together or separately.

Site 1: £550,000

Site 2: £400,000

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## VAT

It is understood that neither site is subject to VAT.

## VIEWING & FURTHER INFORMATION

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**SUBJECT TO CONTRACT July 2024**

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