

6.7 Acres of Land off Castle Canyke Road, Bodmin, Cornwall PL31 1HB



**6.7 Acres of well tended agricultural land | Prime location on fringe of Bodmin
Pleasant southerly aspect | Direct access off Council roads | Almost immediately off the A30 & A38**

Rarely available to the open market, a substantial parcel of agricultural land that has unexplored potential development, subject to planning, located on the south eastern fringe of Bodmin, the rapidly expanding former County town of Cornwall.

Guide Price: £200,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

These two fields are located on the south eastern fringe of Bodmin, bounded along one side by Castle Canyke, an Iron Age hillfort and protected monument. The fields slope gently in a south-westerly direction and are enclosed by mature Cornish hedging. There is currently good access off Canyke Road, directly into the upper field.



Agents Note: The land is subject to a tenancy that ends 31/08/2024 and will be vacated by 30/09/2024.

Overage Clause: The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 10 years, planning permission is obtained on the land for residential or commercial development, the vendors or their successors are to receive 10% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract.

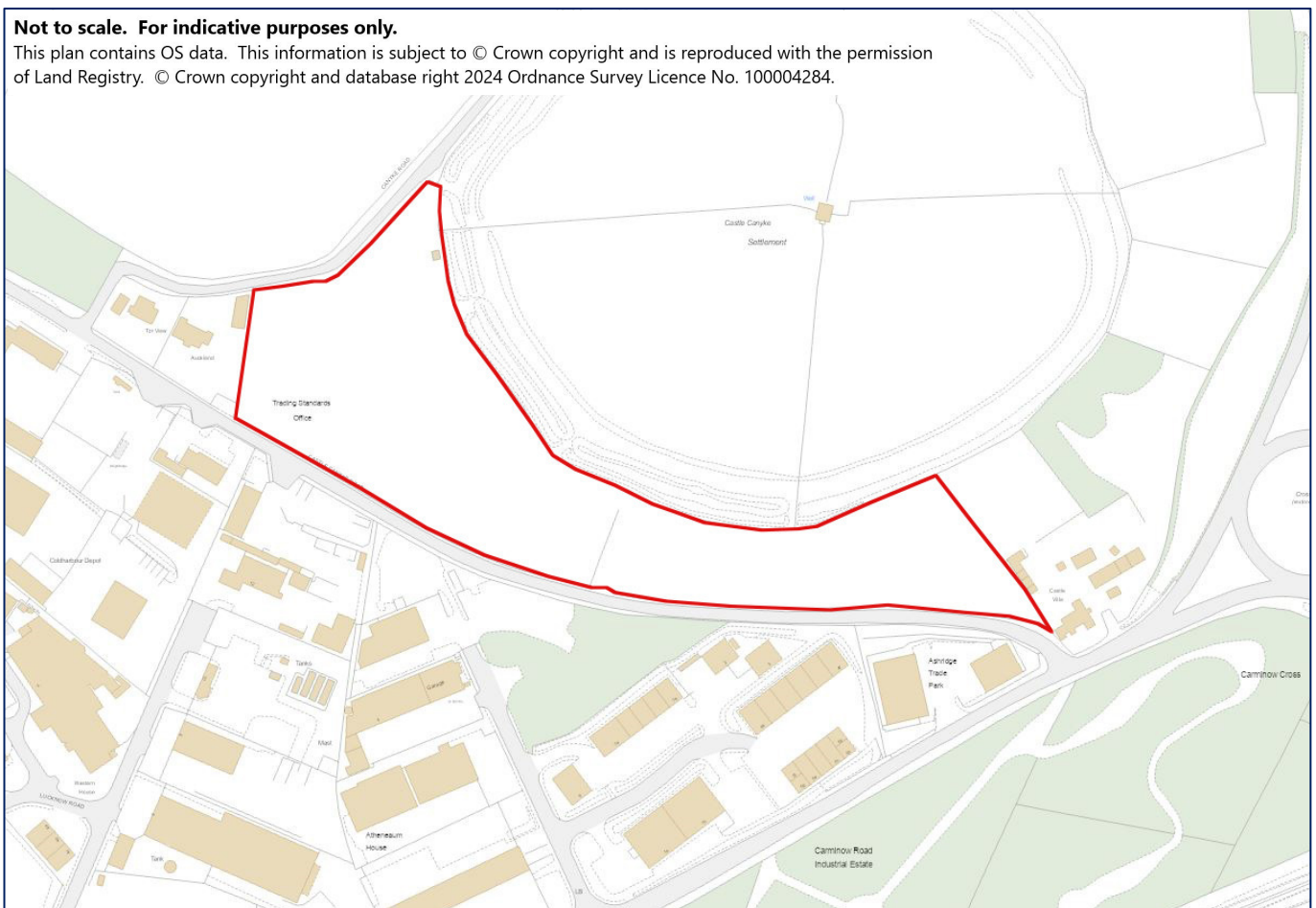
Services: None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Situation

The historic town of Bodmin is famous for the old jail, which in recent times has been redeveloped creating a luxury hotel. Once the County town and centre for the Law Courts in Cornwall, the town today is a bustling community well supported with a wide range of schooling, shopping, commercial, leisure and health facilities, including a hospital. It has always been a favoured location being central to the County midway between the north and south coasts and south of the iconic Bodmin Moor. This site is bounded on two sides by Council roads that connect with the A389 main road into Bodmin, the A30 and the A38. Bodmin Parkway railway station is approximately 2 ½ miles away and there is good access to major towns within the region, such as Liskeard 12 miles, Plymouth 30 miles, Launceston 22 miles, Exeter 63 miles and Truro 26 miles. Newquay airport is 19 miles away to the west whilst the old market town of Wadebridge and the Royal Cornwall Showground are just 9 miles away.



Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions: Travelling north along the A30, take the Bodmin exit onto the Carminow roundabout. Here take the first exit onto Carminow Road and then almost immediately take the next right into Castle Canyke Road. Follow this road for a short distance taking the next turning right into Canyke Road, where the access into the fields will be found a short way along on the right hand side after the property.

what3words///shapeless.described.approvals

