

LAND AT FLETCHERS BRIDGE, BODMIN, CORNWALL, PL30 4AN



FOR SALE BY INFORMAL TENDER

A useful block of amenity land extending to some 1.16 ha (2.87 acres) or thereabouts and situated a short distance south of Bodmin with good access on to both the A30 and A38 trunk roads.

Tenders to be received in writing on a completed tender form by no later than 12 noon on Friday 7th November 2025.

GUIDE PRICE: £60,000

LOCATION

The land is situated in the hamlet of Fletchers Bridge and accessed off a quiet no-through road.

Good easy access off both the A30 and A38 trunk roads and within close proximity of the town of Bodmin.

A "For Sale" board is attached to the land.

The gate location is identified by what3words – tidy.cherry.recapture.

DESCRIPTION

The land extends to some 1.164 ha (2.87 acres) or thereabouts as shown for identification purposes only on the plan attached.

The land is suited to a variety of uses but is currently most suitable for equestrian use.

The land is accessed off the road via a short length of track with a dilapidated timber/CGI field shelter in the south-west corner.

ACCESS

Off the public highway.

SERVICES

No services are connected to the land

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a development uplift clause reserving 30% of any uplift in value should any non-agricultural planning including residential planning consent be obtained on the land within a twenty-five year period.

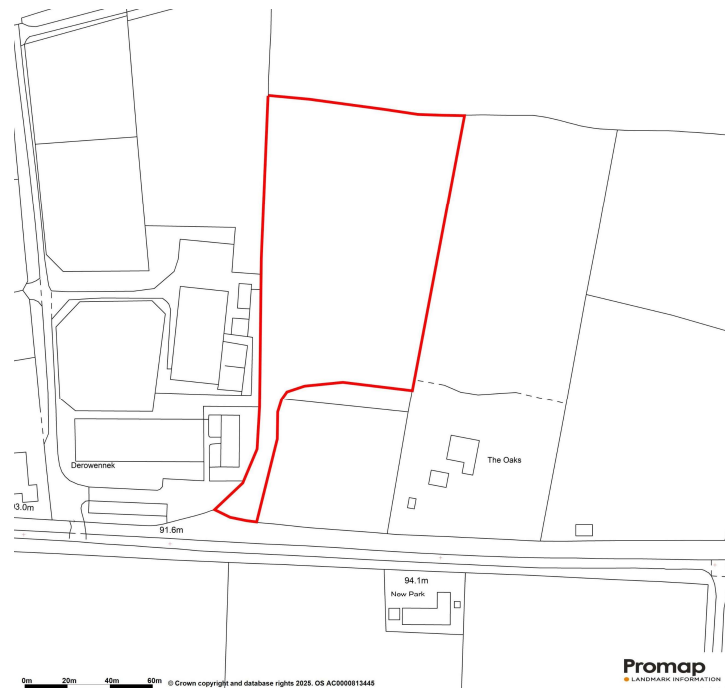
TENDER

The land is to be sold by informal tender. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP on the Tender Form by no later than 12 noon on Friday 7th November 2025. (Note: Please contact the office to request a Tender Form or use the relevant link to download online). The Vendor does not guarantee to accept the highest or indeed any tender submitted.

VIEWING

Strictly by appointment with Jefferys on (01208) 872245.

Plan below not to scale



Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



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