

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



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.

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

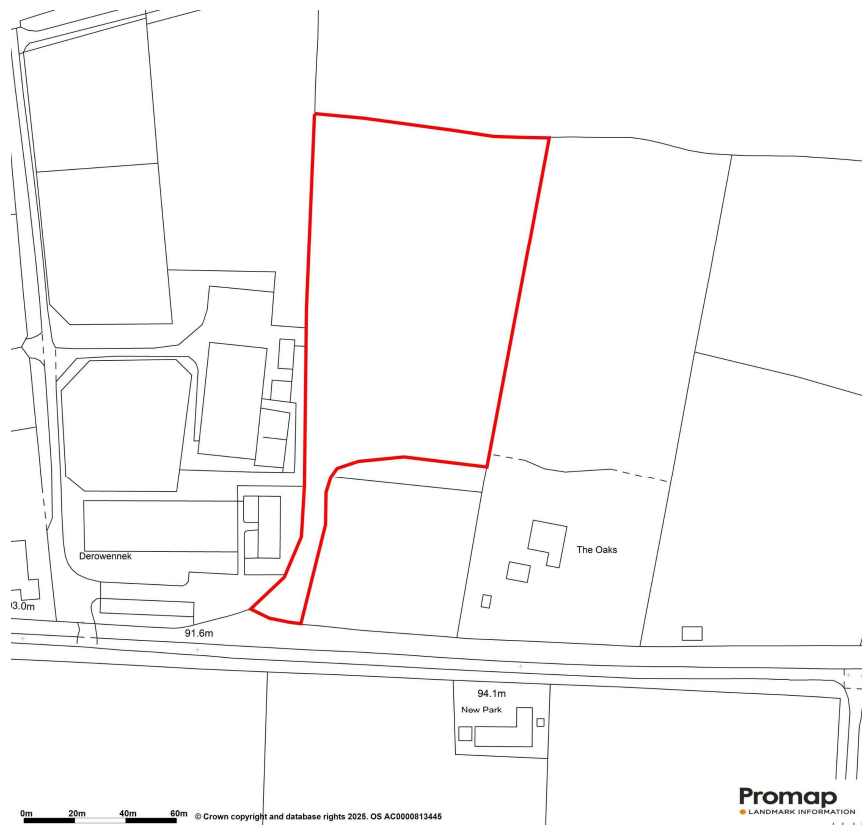
DEVELOPMENT UPLIFT CLAUSE

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.

VIEWING

Strictly by appointment with Jefferys on (01208) 872245.

Plan below not to scale



Members of the NAEA



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ESTABLISHED 1865
Jefferys

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