LODGE & THOMAS

ESTABLISHED 1892

Building Plot to rear of Flaxmoor Terrace, Bodmin, Cornwall PL31 2NN

A fantastic opportunity to own a private non-estate building plot, hidden away in a sheltered setting only moments away from the town centre and the Camel Trail.

Guide Price: £55,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Plot

A parcel of land, on which permission in principle to create an individual dwelling was granted on the 16th April 2026 under Application No. PA26/01382.

The site has been levelled, meaning construction can commence as soon as full planning consent has been approved and relevant conditions discharged.

A private driveway leads on the site, which enjoys a sheltered yet sunny aspect within a 'stone's throw' of the historic 18th Century Bodmin Jail, now transformed after huge investment, into a stunning luxury hotel.

Services
Electricity, gas, water and drainage mains connections are all nearby. Interested parties are advised to make their own enquiries to the relevant service providers regarding connection.

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.

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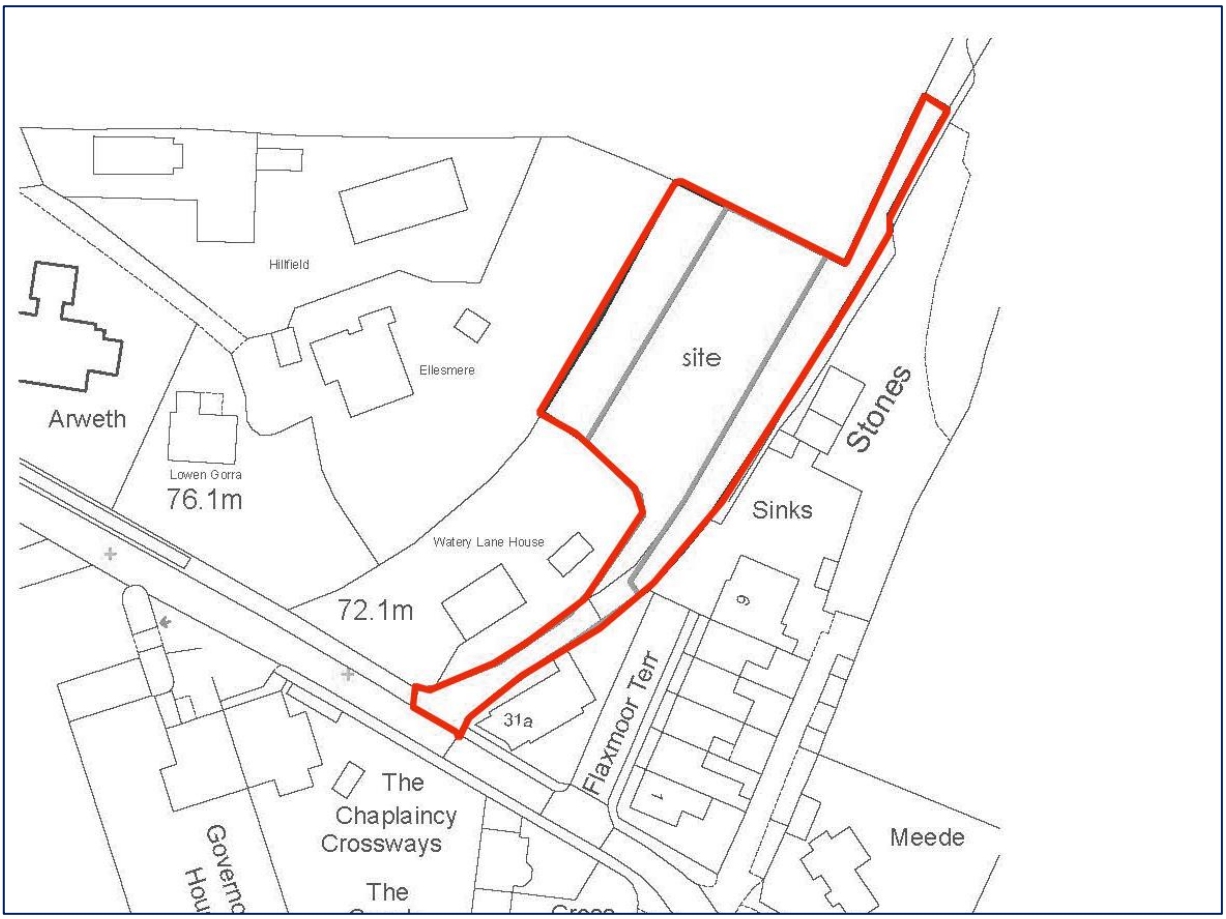
Location

The plot is hidden away from the road in a wonderful quiet residential setting in the northern fringe off a track called Watery Lane. Whilst enjoying a high degree of privacy, the huge variety of shopping, schooling, health and leisure amenities of Bodmin, are within walking distance. So to, is the Camel Trail, a magical walk and cycle ride culminating in the north Cornish coast harbour town of Padstow. The A30 is easily accessible approximately 1 mile away, Bodmin Parkway railway station on the Paddington to Penzance mainline is approximately 4 miles away on the A38 to Plymouth.



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.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions:

Leaving the A30 at Innis Downs roundabout, follow the signpost through the village of Lanivet to Bodmin. Continue towards Bodmin town centre and at the double roundabout with the clock tower to the left, continue straight across. Follow the road around a left hand bend shortly after which bear left and down Cardell Road. At the bottom, turn right into Berrycombe Road and almost immediately left into Bodiniel Road. Watery Lane is the first turning on the right.

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