



# Plot at 51 Bodgara Way Liskeard, Cornwall, PL14 3BJ

**Guide Price £27,500**

- Building plot for a well proportioned detached dwelling
- Well positioned in a popular residential area
- Mains services within close proximity
- Outline planning granted to construct a 2 bedroom property



Situated within a popular residential development on the periphery of the Cornish market town of Liskeard lies this exciting building plot to construct a 2 bedroom detached dwelling.

Outline planning permission has been granted with the site enjoying easy access from the adopted road and services been conveniently positioned within close proximity to the site.

This is a great self build or developer opportunity to create a wonderful home.

### Planning

The full application details including the drawings and any other relevant or associated documents can be viewed online via <https://www.cornwall.gov.uk/environment-and-planning/planningonline-planning-register/>

Application number PA23/04421

Alternatively full details can be obtained via our Liskeard office.

### Directions

what3words — shins.haunt.pets

### Viewings

Interested parties must contact the Liskeard Kivells office to arrange a viewing.

### Contact Us

Kivells, 7-8 Bay Tree Hill, Liskeard, Cornwall PL14 4BE.

### Other Information

#### Tenure

Freehold with vacant possession upon completion.

#### Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

### Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

### Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

### Plan of the Land

The plan is based on an indicative, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

### Location and Land Plans

Not to scale and for identification purposes only



Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345543

✉️ [liskeard@kivells.com](mailto:liskeard@kivells.com)

🌐 [kivells.com](http://kivells.com)

Find us on [f](#) [X](#) [@](#) [▶](#) [in](#)

**Disclaimer** - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.