

LOT
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Land adj Cherrywood House, Pound Lane, Bodmin, Cornwall PL31 2BT

*GUIDE PRICE £45,000–£50,000



An interesting opportunity to acquire a town centre building plot with outline planning in place for a single dwelling.

DESCRIPTION

An interesting opportunity to acquire a town centre building plot with outline planning permission already in place for a single dwelling, with all matters reserved and mains services available nearby. Whilst the current permission allows for a single dwelling it may be possible to apply for a variation to mirror the height and elevations of the neighbouring property Cherrywood House, upon which interested parties must make and rely upon their own enquiries of Cornwall Council Planning Department.

LOCATION

Bodmin offers a thriving town centre which has enjoyed recent regeneration and offers an excellent selection of shopping and leisure facilities, supermarkets and retail parks, along with educational facilities catering for all age groups. The town has excellent road links to the A30/A38 road network with a train station available at Bodmin Parkway.

PLANNING

A Grant of Outline Planning Permission was issued by Cornwall Council under application number PA18/03824, on the 26th September 2018, for 'Outline application with all matters reserved for a single dwelling'. Interested



parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Wendy Alexander

VIEWING

At any reasonable time during daylight hours and at the viewer's own risk. Further information Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

NOTE

The architects drawing shown are for example only and do not form part of the planning permission granted.