



Land south of Boconnion

| Bodmin, Cornwall

| **Carter Jonas**

**Land south of Boconnion  
Clerkenwater  
Helland Road  
Bodmin  
Cornwall  
PL30 4QW**

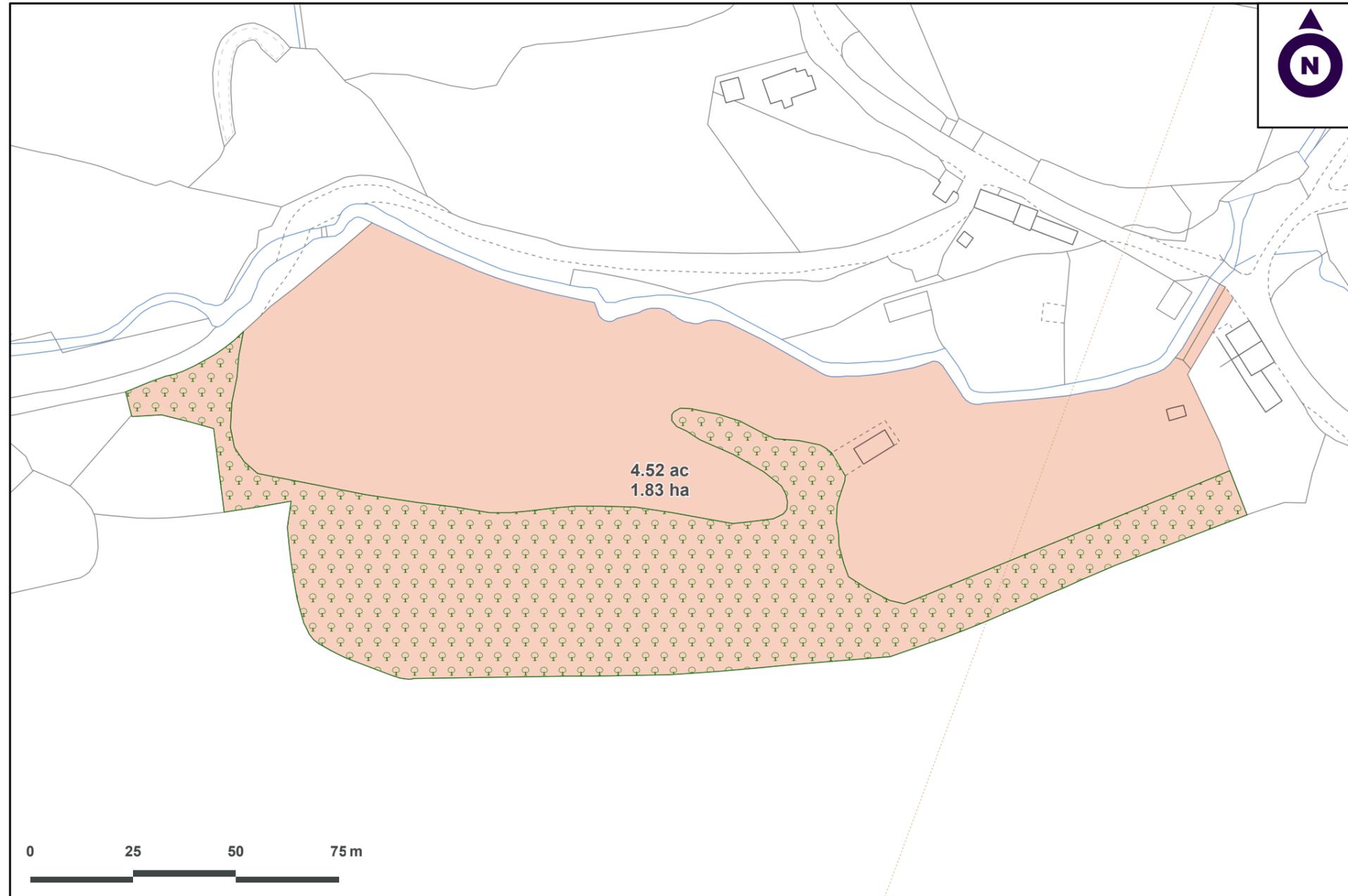
**Approximately 4.52 acres  
of land, comprising gently  
undulating pasture and an  
area of broadleaf woodland.**

An opportunity to purchase a parcel of pastureland and woodland with two useful buildings/shelters, situated in a quiet, yet convenient location on the edge of Bodmin.

The land could be of interest to a variety of purchasers who may wish to use it for amenity, livestock, or equestrian purposes.

In all extending to 4.52 acres (1.83 ha).

For sale by private treaty.



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**Location**

The land occupies a quiet, rural position within the small hamlet of Clerkenwater, approximately one mile to the north of Bodmin and within a two mile drive of the A30.

The town of Bodmin has a range of amenities including a veterinary practice, supermarkets, and high street shops. A mainline railway station is situated to the southwest of the town and is within a five mile drive.

The town of Wadebridge is approximately an eight mile drive northwest, whilst the cathedral city of Truro is a 26 mile drive southwest of the land.

**Property**

The land historically formed part of the Boconnion Estate which still exists to this present day. The land associated with the estate largely surrounds that being offered for sale, bordering it to the south and east.

The pasture element of the property comprises a gently undulating field of approximately 2.66 acres. Within the field are two buildings/shelters which have previously been used to house livestock and store machinery. Along the northern boundary of the field, the land is bordered by a pretty stream known as Clerkenwater Leat.

The woodland is of a steeper gradient and consists of broadleaf trees. It amounts to 1.86 acres or thereabouts and forms the southern part of the property.

**Method of Sale**

The property is offered for sale by private treaty.

## Tenure & Possession

Freehold with vacant possession upon completion.

## Environmental Schemes

The property is not sold subject to any Environmental schemes.

## Designations

Along the length of the northern boundary, the stream, as well as a small amount of land running parallel to it, lies within a Special Area for Conservation, as well as a SSSI. These areas are associated with the River Camel. All of the land lies within the Camel River catchment area, as well as an Area of Great Landscape Value.

## Services

The land benefits from a natural water supply from a stream running along the northern boundary. The land does not currently benefit from an electricity connection, although a supply is thought to be available nearby. Buyers must satisfy themselves regarding this.

## Wayleaves, Easements & Rights of Way

There are no public rights of way over the land. However, in addition to the main point of access from the road into the northeastern corner of the land, it can also be accessed via a public footpath to the north. Please note the Sporting Rights as below.

## Sporting, Timber & Mineral Rights

The Sporting Rights are not owned by the seller and are excluded from the sale. The Timber and Mineral Rights are included, insofar as they are able to be. For further information, please contact the agents.

## Local Authority

Cornwall Council  
New County Hall, Treyew Road, Truro,  
Cornwall, TR1 3AY  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## Viewings

Interested parties can view the land at their own convenience, subject to prior arrangement with the agents.

## Directions

From the A30 eastbound, come off at the junction signposted Bodmin, Liskeard and Plymouth. At Carminow Cross roundabout, take the second exit signposted Bodmin (A389). Continue along this road, proceeding straight over the next two roundabouts in the direction of Bodmin town centre. Immediately after passing the church, take a right at the next roundabout towards Wadebridge.

After approximately 145 metres, take the third available right-hand turning onto Pool Street. Immediately after passing the White Hart Inn, take another right-hand turning onto Berry Lane. Proceed up this hill and after approximately 0.2 miles, take a left onto Helland Road (before the road begins to bend around to the right). Proceed along this road and after approximately 1 mile the land will be found on your left immediately after the dwelling 'Clerkenwater Vean', where a for sale board has been erected.



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## Truro

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