



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.

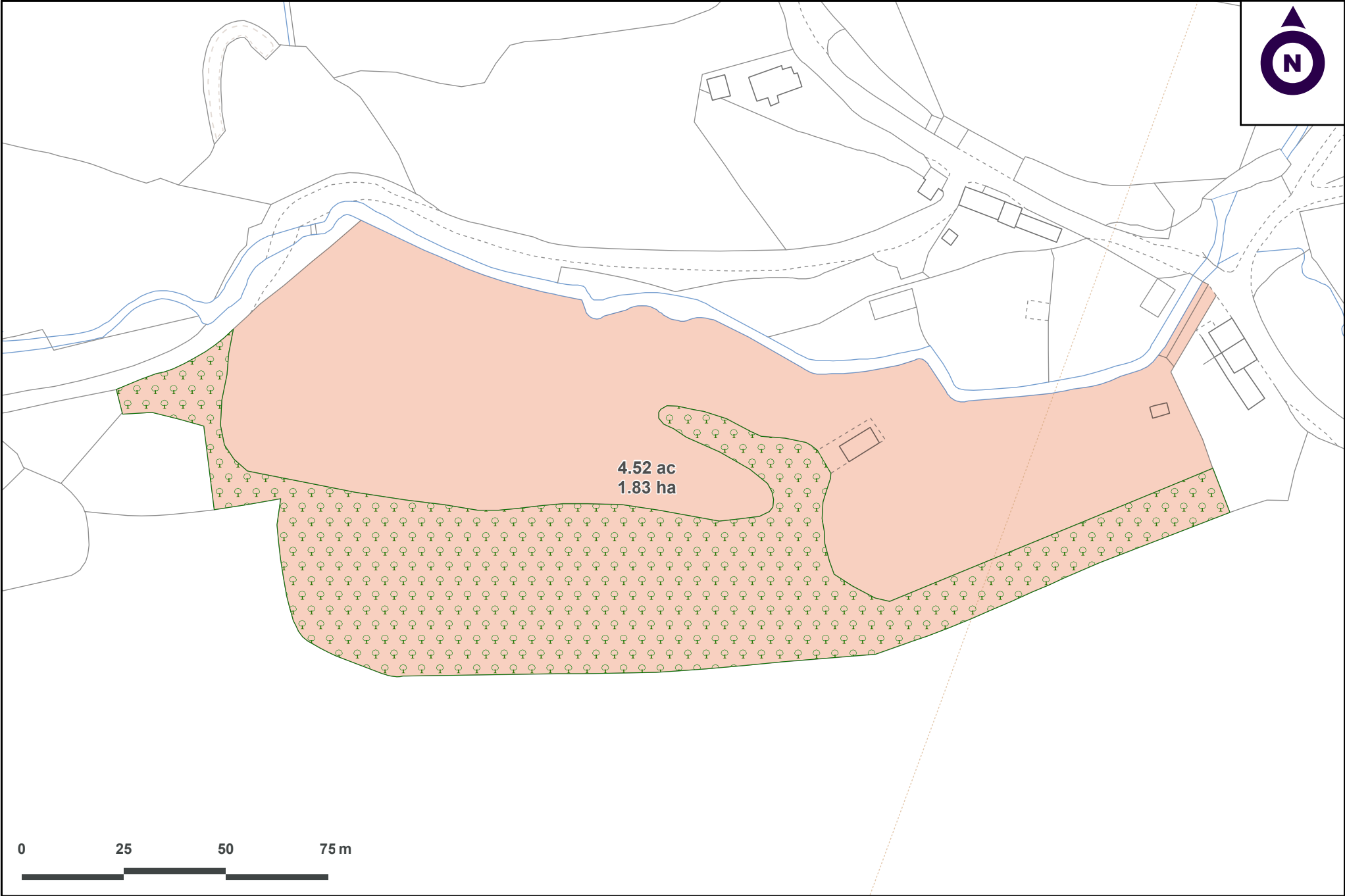
An opportunity to purchase a parcel of
pastureland and woodland with two useful
buildings/shelters, situated in a quiet, yet
convenient location on the edge of Bodmin.

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.

Carter Jonas



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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

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.



/// drive.hints.phones



Truro

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