

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



**For Sale by Public Online Auction**  
**Closing Date: TBC**

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: £68,000 Freehold**

**01872 272722**

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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 16<sup>th</sup> 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 18<sup>th</sup> 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.

## 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 too, 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](mailto: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.

[what3words///album.mock.patch](https://www.what3words.com/album/mock.patch)

## GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – [www.bambooauctions.com](http://www.bambooauctions.com)

**SPECIAL CONDITION OF SALE** The buyer will be required to reimburse the sellers the cost of the Auction Pack.

**METHOD OF SALE** The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

**AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE** This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

**COMPLETION DATE** Normally up to 28 days or sooner following exchange of contracts.

**BUYER'S AND ADMINISTRATIVE FEES** The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

**DEFINITION OF AUCTION GUIDE AND RESERVE PRICE** Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

**ANTI-MONEY LAUNDERING ACT 2007** Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

**Vendors Solicitors:** Nalders, Cannis House, 24 Chapmans Way, St Austell PL25 4QU  
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