

APPROX. 2 ACRES OF LAND VALLEY TRUCKLE, CAMELFORD, PL32 9RR



Edge of Settlement Location
Approximately 0.81 hectares (2 acres)

Unconditional & Conditional Offers Invited



THE LAND – PL32 9RR

An opportunity to acquire approximately 0.81 hectares (2 acres) of land situated on the south western edge of the Housing Settlement Boundary of Camelford in an area known as Valley Truckle.

The land is relatively level and there is a barn/shed in the southern corner of the field. The land is currently laid to grass and there is an agricultural grazing tenancy in place.

CAMELFORD

Located in north Cornwall within the River Camel valley northwest of Bodmin Moor, the town has good transport links being 10 miles north of Bodmin and the A30 connection and it is situated on the A39 (Atlantic Highway) approximately 17 miles south of Bude and 11 miles north of Wadebridge.

The town is also conveniently located for the superb scenery of the north Cornwall coastline with Tintagel c. 6 miles to northwest and Port Isaac c. 10 miles to the southwest. The town has a good selection of local amenities with a variety of shops and pubs, a leisure centre and a primary and secondary school. There is also the Bowood Park hotel and golf course just to the southwest.

VIEWING

Please contact the sole agents to arrange a viewing.

METHOD OF SALE

Unconditional and conditional offers are invited for this freehold land.

VAT

The seller will be opting to tax, therefore, VAT will be payable in addition to the purchase price. All interested parties should make and rely upon their own enquiries of HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All interested parties should make and rely upon their own enquiries regarding the relevant services for the land.

PLANNING

This land previously formed part of a larger planning application which also included land to the west - the application was for 89 dwellings and was refused in September 2017 - Ref. PA17/03148.

DIRECTIONS

Sat Nav: **PL32 9RR**

what3words: <https://what3words.com/slant.fussy.surround>

CONTACT – Phil Taverner REF: 1113/PT/R1

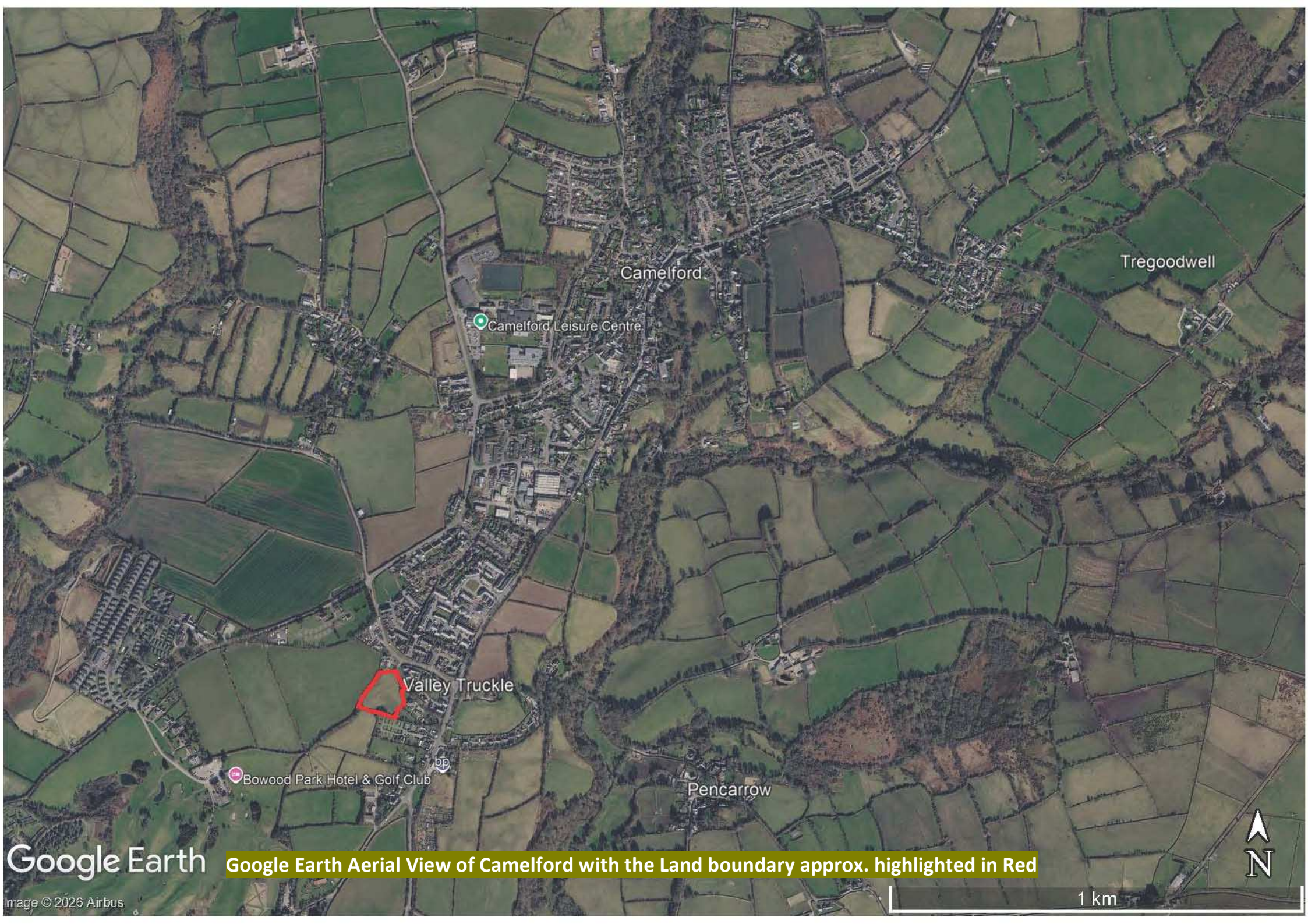


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Top left clockwise: Entrance gate from road, across field looking North, NW Elevation of Sheds, Sheds looking from North





Camelford

Tregoodwell

Camelford Leisure Centre

Valley Truckle

Bowood Park Hotel & Golf Club

Pencarrow

Google Earth

Google Earth Aerial View of Camelford with the Land boundary approx. highlighted in Red

Image © 2026 Airbus



1 km