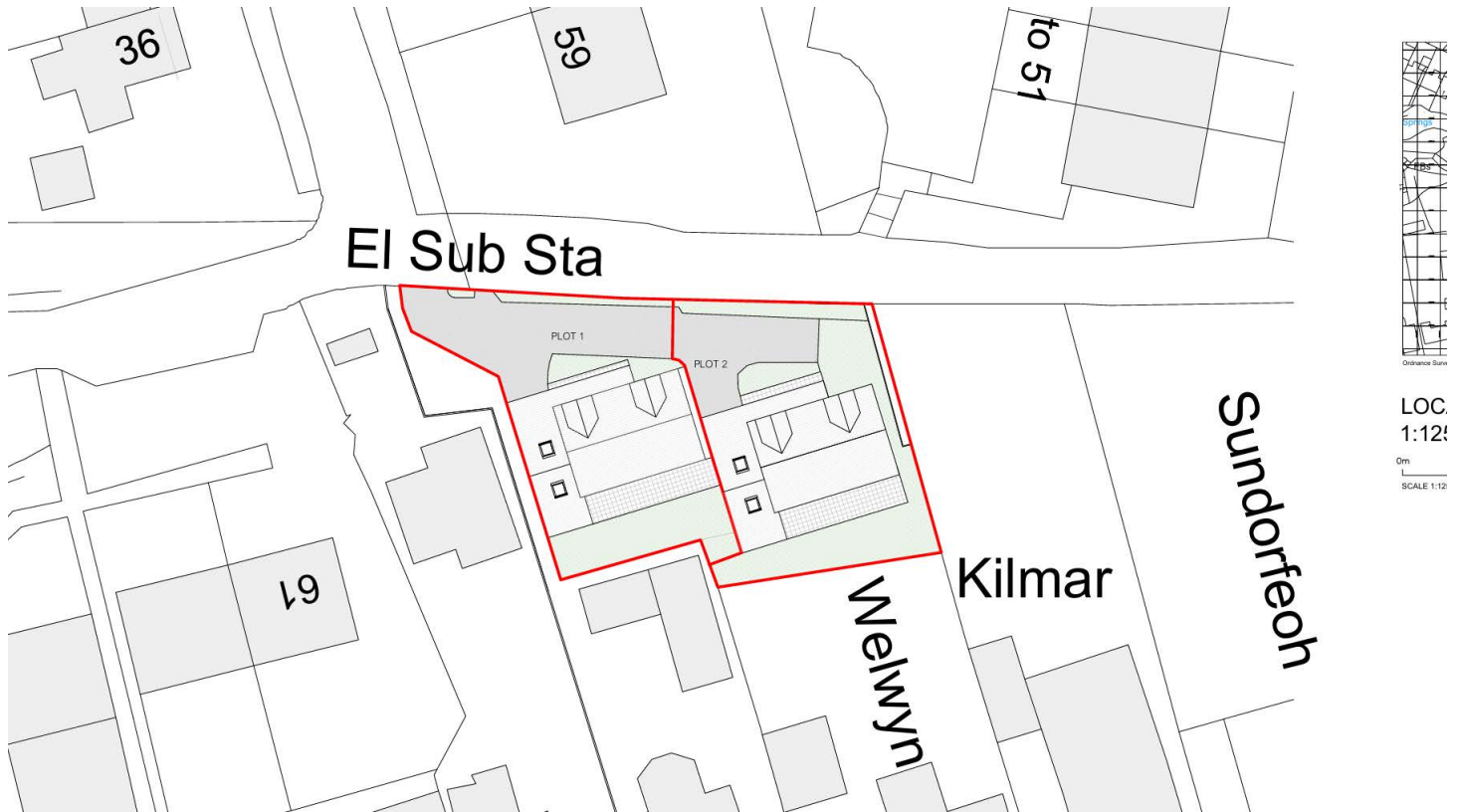




Bond  
Oxborough  
Phillips

*Changing Lifestyles*

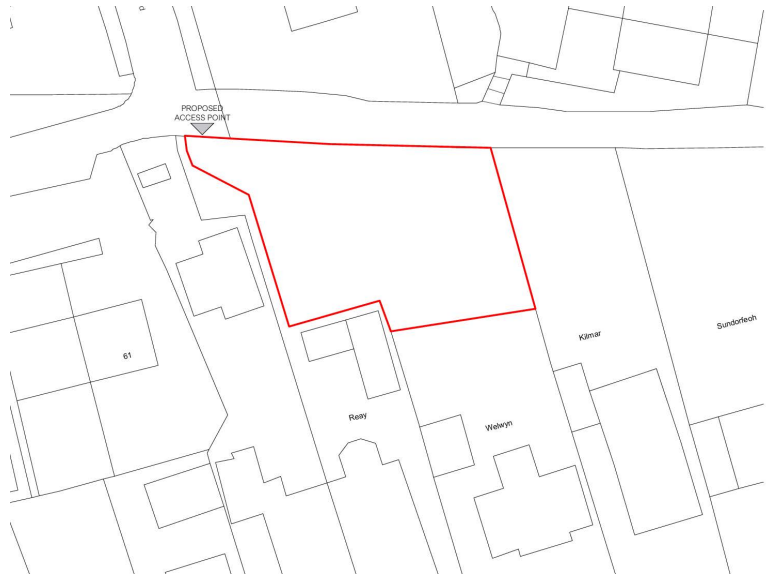
Land To Rear Of Reay & Welwyn  
Tors View Close  
Callington  
Cornwall  
PL17 7BX



**Guide Price £45,000 AUCTION**



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Changing Lifestyles

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# Land To Rear Of Reay & Welwyn, Tors View Close, Callington, Cornwall, PL17 7BX

## Changing Lifestyles

A rare and exciting opportunity to acquire a generous parcel of land located in a quiet and established residential setting off Coronation Road, in the popular and well-connected Cornish town of Callington.

This appealing site benefits from outline planning permission (PA25/05252) for the construction of two three-bedroom detached dormer bungalows, each with the added benefit of off-road parking. The proposed homes are thoughtfully designed to meet the needs of a broad market – from downsizers and retirees to families and professionals – making this a truly flexible and appealing investment.

Tucked away behind existing homes, the plot offers a sense of seclusion and privacy while still enjoying the convenience of being just a short distance from local shops, supermarkets, well-regarded schools, public transport links, and other essential amenities. The location also provides easy access to nearby towns such as Tavistock, Launceston, and further afield to Plymouth, making it ideal for commuting or accessing the wider region.

The proposed dormer bungalows are particularly well-suited to the current housing demand, offering spacious yet manageable accommodation across two levels. With three bedrooms, a comfortable layout, and off-road parking, the properties would appeal strongly to those seeking modern living with a traditional feel in a peaceful and desirable part of Cornwall.

This is a fantastic opportunity for builders, developers, or self-builders looking to take on a small-scale project with excellent resale or rental potential. With planning permission in place and demand high for single-storey and dormer-style homes in this area, the site represents a sound and strategic investment.

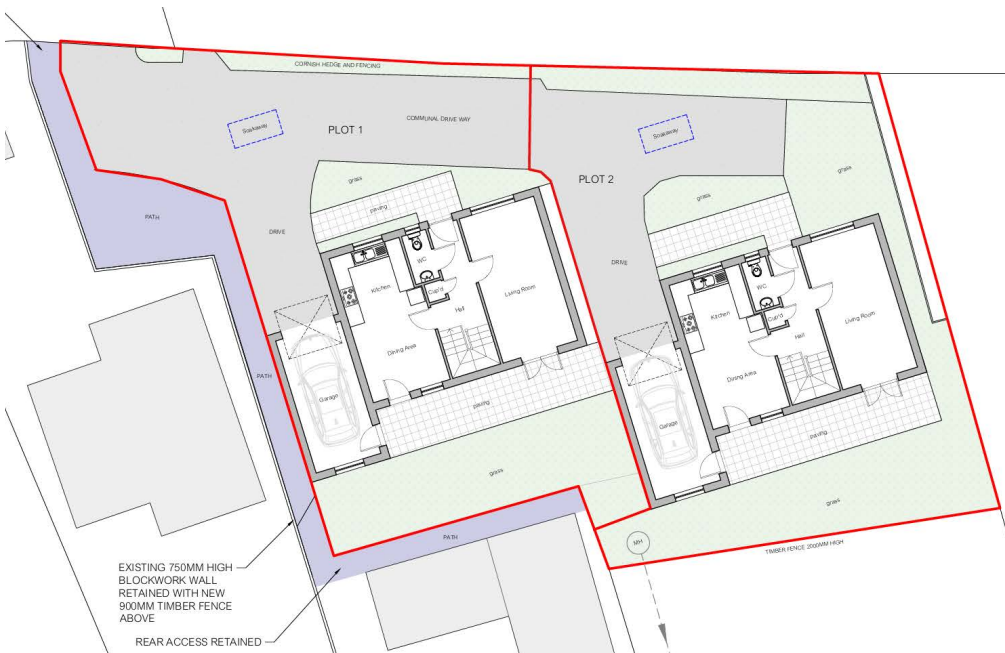
- Outline planning for 2 x three-bedroom detached dormer bungalows
- Off-road parking included in the plans
- Quiet, established residential area
- Excellent access to Callington town centre and local facilities
- Ideal opportunity for developers or self-builders
- Being sold via the modern method of auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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