

CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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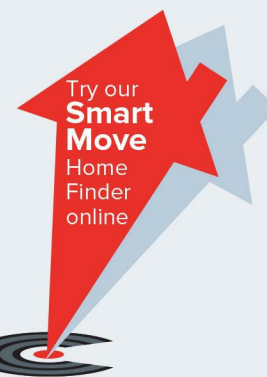
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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**SILVERWEIR , HIGH BICKINGTON
UMBERLEIGH, EX37 9BG**

Chequers Estate Agents are delighted to introduce an exceptional opportunity with planning already approved. Consent for the change of use of agricultural building to no.2 dwellings and associated building operations under Class Q. The planning was granted on the 7th December 2023. Alternative planning options could be proposed.

£250,000

- PLANNING PERMISSION FOR 2 DWELLINGS
- MODERN AND LIGHT LIVING OPPORTUNITY
- VIEWS TOWARDS ROLLING FIELDS
- OFF ROAD PARKING AND GARDEN WITH EACH DWELLING
- RURAL LOCATION
- QUIET AND PEACEFUL
- PLANNING NUMBER - 1/0858/2023/AGMB
- FURTHER LAND AVAILABLE



Introducing an exceptional opportunity with planning already approved for two barn conversions and consent for the change of use of agricultural building to no.2 dwellings and associated building operations under Class Q. The planning was granted on the 7th December 2023. The total barn measures 145ft long X 24ft wide.

The development shall be completed before the expiration of 3 years from the date of approval being granted.

Nestled in scenic Devon countryside, this barn promises a remarkable transformation into two unique and striking residences.

The barn benefits from gardens, potential to create off road parking and an abundance of natural light and offering stunning views of the surrounding rolling countryside. Situated in a peaceful rural location with convenient access to local amenities.

This is a rare chance to create two dream properties in a picturesque rural setting, with space for gardens, outdoor entertaining, and parking. Don't miss the opportunity to build two bespoke properties that reflects your personal style and requirement, alternative planning permissions could be sort for a large singular residence.



PLANNING

Planning permission was granted by Torridge District Council under cover of application number 1/0858/2023/AGMB dated 7th December 2023. Conversion of agricultural building into 2 no. dwellings.

A copy of the permission and associated drawing can be viewed on the Torridge District Council Website.

THE SITE

The building is set on its own and consists of a single-story building. The original building is stone and will have a very attractive conversion.

PROPOSED ACCOMMODATION

The approved scheme provides two dwellings which consist of one three bedroom dwellings and one four-bedroom dwelling, with open plan living / kitchen spaces one bedroom benefiting from an en-suite shower room.

Parking spaces need to be created at the side of the property, whilst a garden area will be to the front of the property. Vehicular and pedestrian access to the proposed dwelling will be via the existing lane over which their is a right of way.

The planned dwelling will retain the form and character of the original building, with the addition creating a light and open space enjoying excellent views.

PROPOSED FLOOR PLAN

The proposed floor plans are for identification purposes only.

LAND PLAN

The land plan displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.

SERVICES

Prospective purchasers must verify availability for any mains services required and the costs of connection of such services for themselves.