



Barns for Conversion



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Adj. to Oak Farm, Smemington, Tawstock, EX31 3JD

0.75 of a mile East of Tawstock Village. 3.5 miles North of Barnstaple

An unusual opportunity to acquire 2 modern barns with consent pending to convert into 5 residential dwellings, all in a timeless & tranquil hamlet with beautiful views

- 0.85 acre Freehold Development Site
- PP pending for conversion to 5 dwellings
- Terrace of three 3-4 bedroom homes
- Private & communal grounds
- POTENTIAL SCOPE TO REVISE PLANNING
- 2 Modern Barns & other buildings
- Pair of 3-4 bedroom semi-detached houses
- 15 parking spaces across site
- Sale includes 2 acres pasture. Outstanding views
- Timeless & tranquil setting

Guide Price £425,000

SITUATION & AMENITIES

On high ground and off a quiet, little-used country lane with superb views over open countryside in a sleepy Hamlet, yet within 15 minutes' drive of Barnstaple. As the regional centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues, as well as district hospital and live theatre. At Barnstaple there is access to the North Devon Link Road (A361) which runs on in a further 45 minutes or so to Jct.27 of the M5 and where Tiverton Parkway nearby offers a fast train service to London Paddington in just over 2 hours. From Barnstaple there are also train services to Exeter which can be accessed nearer to the site at Umberleigh and other secondary locations. The market towns of Bideford and South Molton are also within easy access, as is the coast at Instow and Westward Ho! about half an hour away, with the surfing beaches of Croyde, Saunton (also with Championship Golf Course), Puttsborough and Woolacombe a little further. Exmoor and Dartmoor National Parks are easily accessible, as is the Cornish border. Tawstock village is about ¾ mile away and offers a thatched primary school and church.



DESCRIPTION & PLANNING

The site is currently a courtyard of barns. The appropriate planning consent under North Devon Council Planning Reference 79691 'conversion of two redundant barns to form five dwellings, demolition of further redundant building and change of use of land to provide residential curtilage, communal green space and associated development'. This consent is subject to a Section 106 Agreement, with contributions payable amounting to £27,409.00. The site contains three barns and some outbuildings. Barn 1 has a concrete pad foundation and steel-framed walls with concrete panels and steel cladding to the walls. The roof is made from corrugated man-made sheet cladding. Barn 3 is sat on concrete pad foundations with concrete strip foundations. It is timber-framed including blockwork walls with timber sleepers and steel cladding to the walls. The roof is made from corrugated metal. There is an additional redundant barn that is to be demolished due to falling into significant disrepair.

The proposed new houses are arranged as a pair of semi-detached two-storey units (1 & 2) and a small terrace of three two-storey units (3, 4 & 5). Unit 1 (right-hand side) covers 191 sq m and comprises: On the Ground Floor – open-plan LIVING ROOM/DINING ROOM/KITCHEN, CLOAKROOM/UTILITY ROOM, STUDY/BEDROOM 4. On the First Floor – 3 BEDROOMS, BALCONY, 2 BATHROOMS. Unit 2 (left-hand side) 190 sq m – not mirrored but similar to Unit 1. There are GARDENS to front. Unit 3 (right-hand side) 224 sq m: Ground Floor – ENTRANCE HALL, CLOAKROOM, open-plan LIVING ROOM/DINING ROOM/KITCHEN, SNUG, OFFICE/BEDROOM 4, UTILITY ROOM. First Floor – 3 BEDROOMS, BALCONY, 2 BATHROOMS. Unit 4 (middle) 224 sq. m – not mirrored but similar to Unit 3. Unit 5 (left-hand side) 220 sq m – not mirrored but similar to Unit 3. There are GARDENS to rear.

Across the development, 15 PARKING SPACES are proposed, which allows for 2 private spaces for each dwelling, plus 1 visitor space for each. There is to be a COMMUNAL GREEN SPACE and seating to take in the wonderful views. There are 2 access points – the main access and a secondary one which is shared with the original farmhouse. There are a series of former farm buildings/stables to be retained, which could potentially be utilised as storage for recycling, dustbins or general storage purposes etc.

SPECIAL NOTE

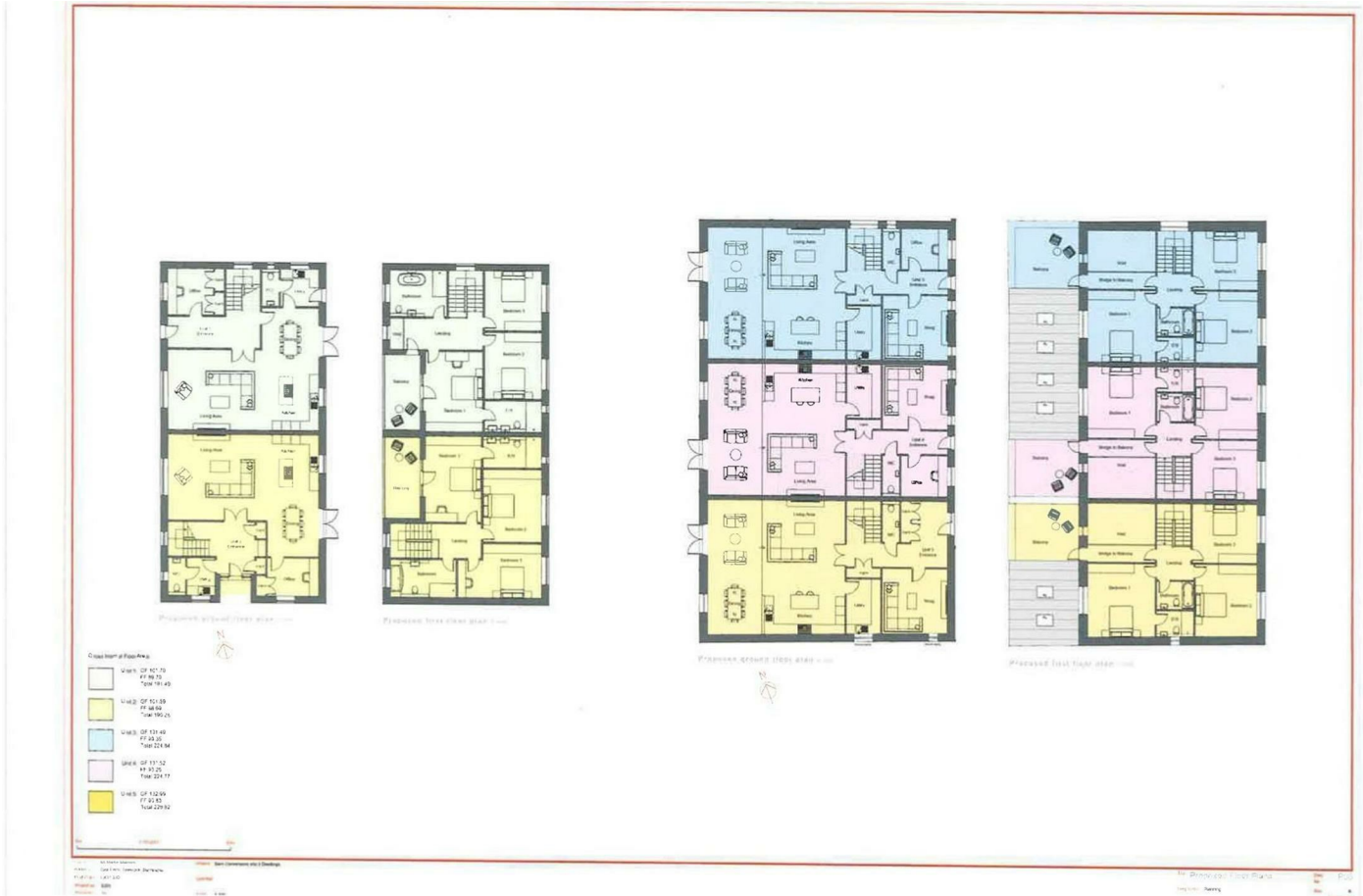
It is considered that there may be potential to vary the planning consent – possibly to create smaller units or to demolish the barns and build five new dwellings in their place, or several larger ones perhaps. Alternatively, there may be scope just to create one dwelling and secondary accommodation/garaging, subject to any necessary revision of the current planning consent being achieved.

SERVICES

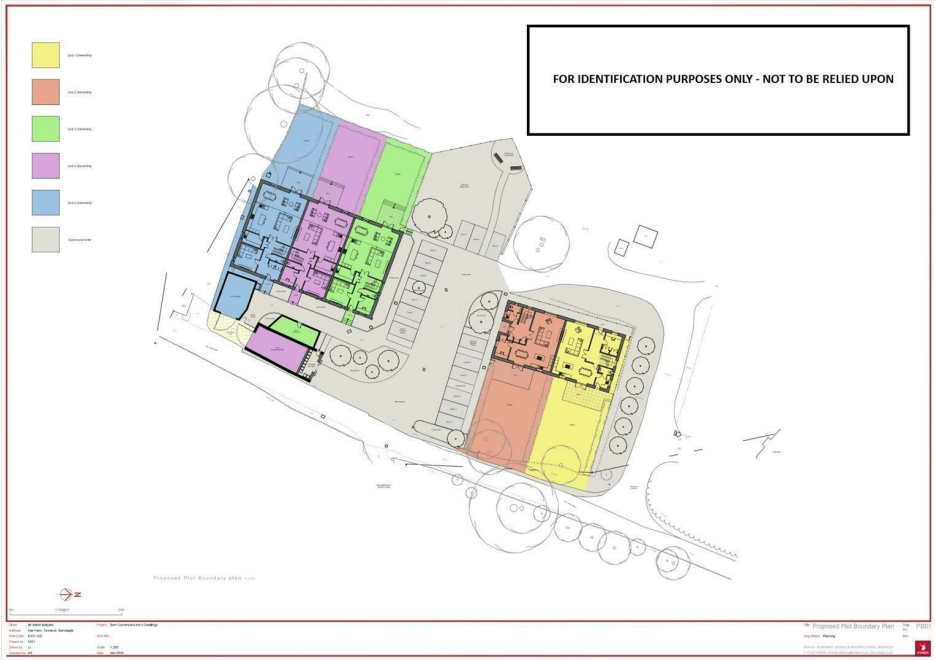
We understand that a package treatment plant is proposed for foul sewage. We understand that an electricity supply is already on site, as well as a private borehole water supply. There is also an ancient cesspit on site.

DIRECTIONS

Leaving Barnstaple and crossing the River Taw over the old bridge, continue up to the stones roundabout. Cross straight over in the direction of Sticklepath and immediately after the 1st set of traffic lights bear left signed Lake and Tawstock. Continue through the village of Lake and on to Tawstock. Just after the turning on the left to the church, take the next turning left. Continue on this lane for about 1/4 mile and turn next right, signed Smemington. The site will be seen within a short distance on your right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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	

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