

BARN FOR CONVERSION & EXTENSION TO DWELLING UFFCULME, MID DEVON



- Detailed planning permission (23/01758/FUL)
- Rural setting with no near neighbours and spectacular countryside views
- Plot extends to c. 0.5 acres
- **GUIDE PRICE £295,000**



View from the north eastern corner of the site, overlooking the barn for extension and conversion

THE BARN – EX15 3BA

KLP are delighted to offer for sale this superb development opportunity comprising a detached barn set in a tranquil location with no near neighbours and offering detailed planning permission for conversion and extension to form a delightful 2 / 3 bedroom home with panoramic views over the local area. The proposed accommodation comprises on the ground floor and entrance hallway, utility and plant room, kitchen/dining room, living room, study/office (or bedroom 3), cloakroom and bedroom 2. On the first floor a master bedroom suite is proposed with bedroom and en-suite bathroom. The overall proposed floor area is stated in the Officers report to extend to 154sqm.

The vendors, who are architects, have also produced an alternative interior layout drawing which would provide 4 bedrooms and which they state can be achieved without further planning approval – please contact the agents for copies of these drawings. In addition, the vendors suggest a garage/studio and/or further extension of the barn may well be attainable, subject to all requisite consents.

The c. 0.5 acre plot slopes gently from north to south with the building being set lengthways across the site from west to east and generally parallel to the road. The plot is surrounded by rolling open countryside on all sides, with expansive views out over neighbouring farmland.

PRESCOTT, UFFCULME

The barn is situated close to the Devon and Somerset border, less than 3 miles from J27 of the M5 and 4 miles from Tiverton Parkway rail station, with its regular rail service to London. It is set in a rural position, with the hamlet of Prescott a few hundred metres to the east and comprising just 12 dwellings. Nearby amenities and facilities can however be accessed at Culmstock (c. 1.4 miles and which can also be reached via a public footpath), or more extensive amenities are available in the larger town of Wellington (6 miles).

METHOD OF SALE

The barn is offered for sale by private treaty – with a Guide Price of £295,000.

PLANNING

Mid Devon District Council approved detailed planning application ref. 23/01758/FULL on 31st January 2024 for the “Conversion of a barn to a dwelling and single storey extension” on land and building at NGR 309270 114192 Prescott, Uffculme. In addition to this approval, a previous extant consent exists under application ref. 21/01032/FULL for a more modest 2 bedroom conversion of the barn. A copy of the relevant planning and technical documents can be attained from KLP on request.

UTILITIES

The Agents are advised that the property is to be served via a new private drainage system (Package treatment plant). Interested parties are advised to contact the relevant utility companies to confirm the availability and capacity of all other required services prior to making any offer.

VIEWING

STRICTLY BY APPOINTMENT ONLY – Please do not enter the site without contacting KLP first on 01392 879300.

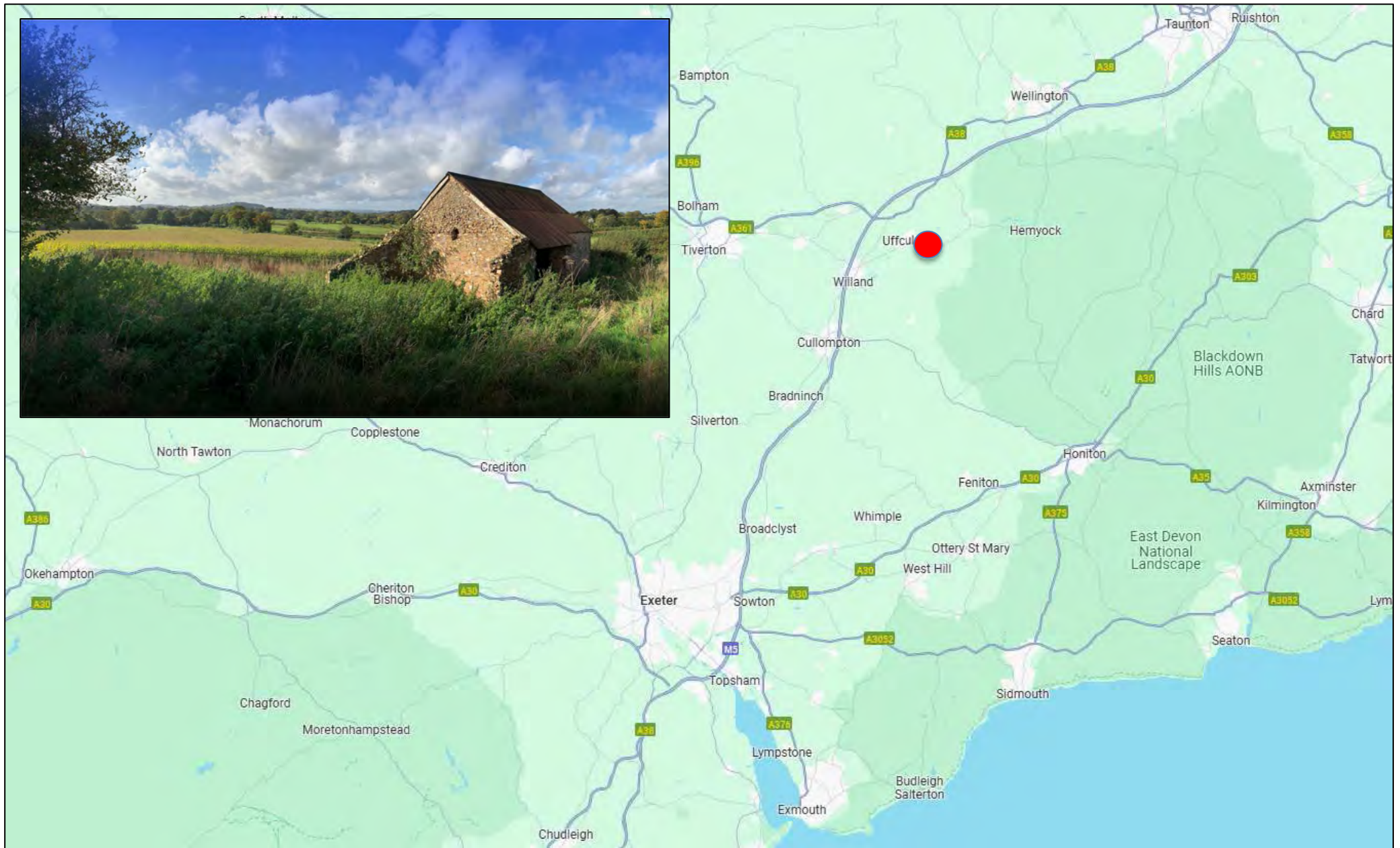
CONTACT – REF: 1004



Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB
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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

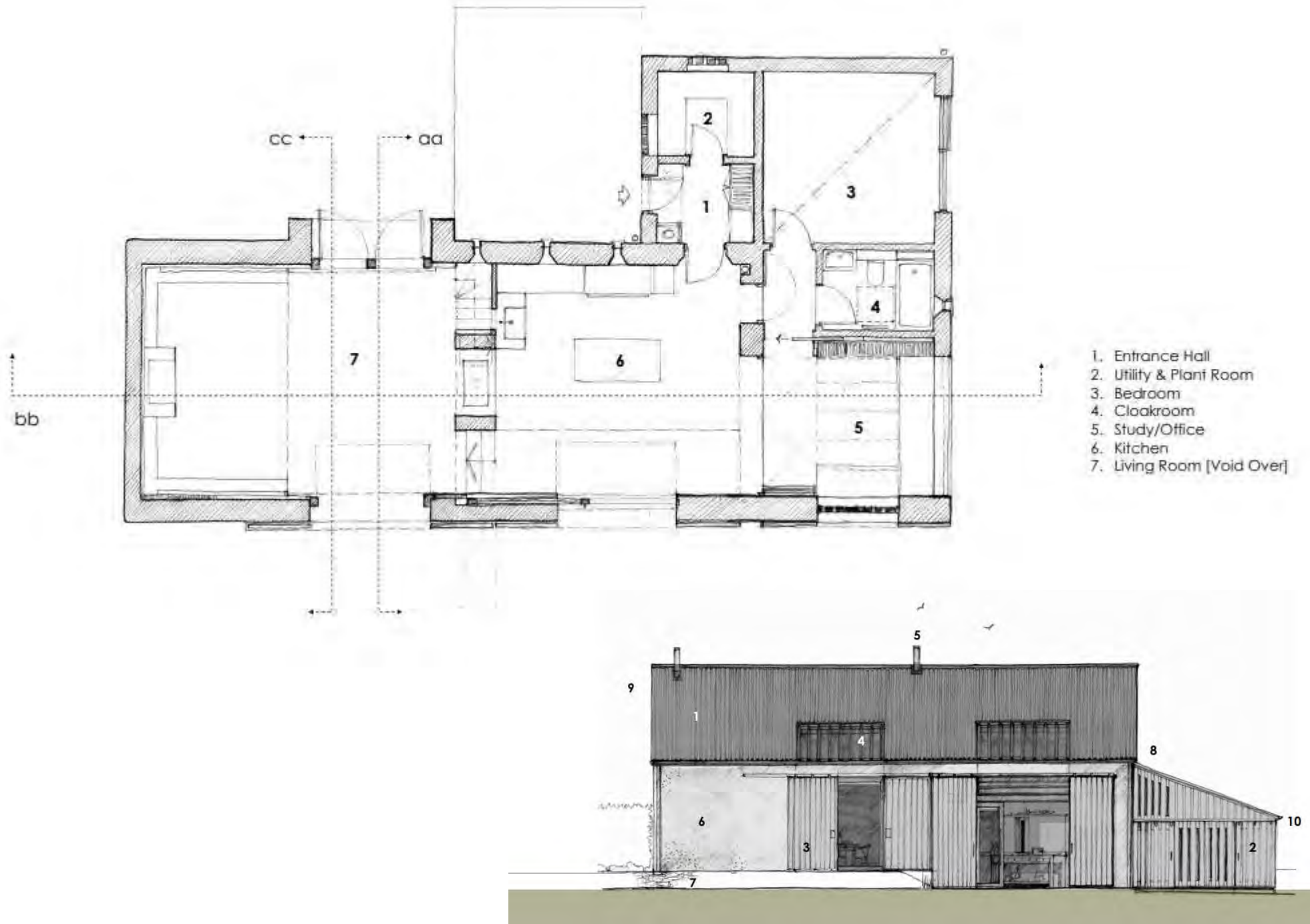
Location plan – with approximate location of the plot identified by the red dot – inset showing existing barn



Site location plan – not to scale



Proposed ground floor plan and south elevation – not to scale

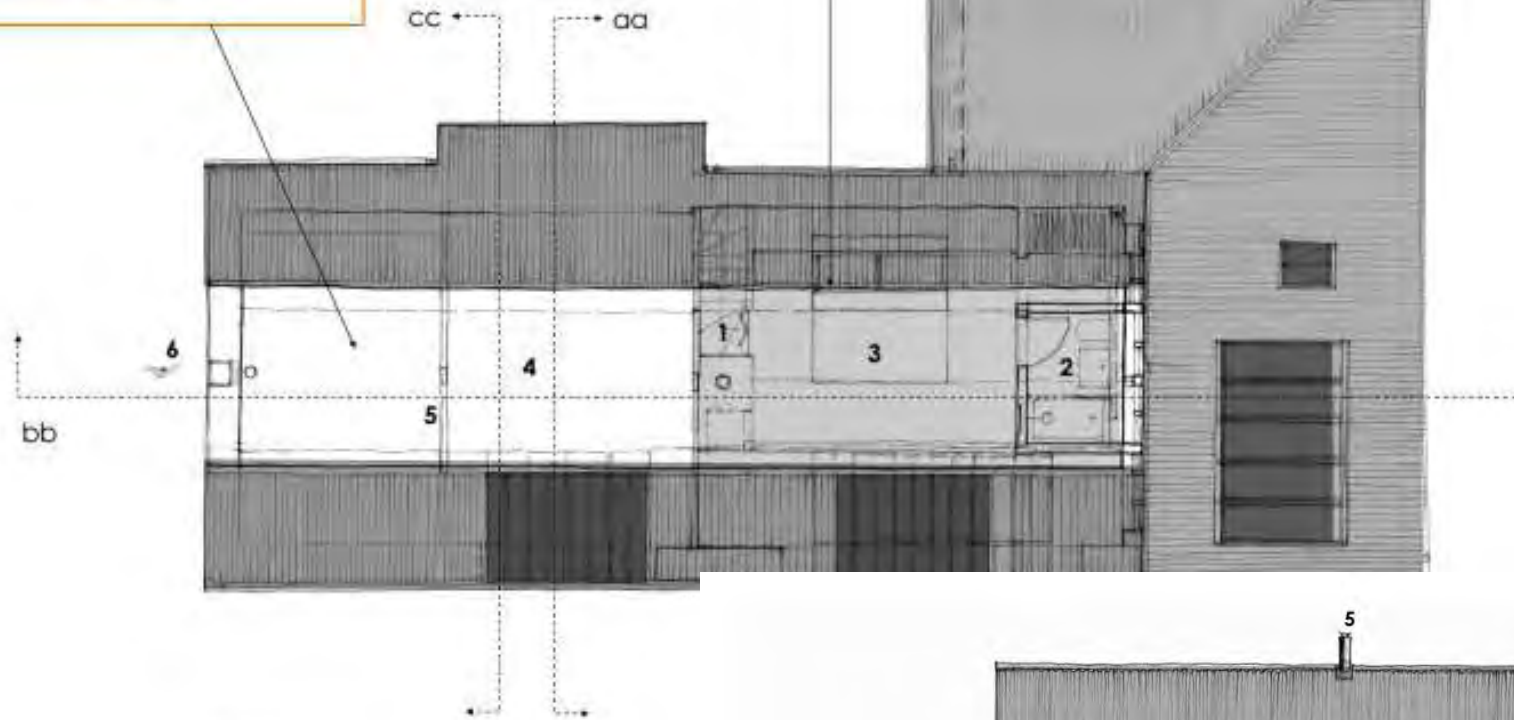


Proposed first floor plan and north elevation – not to scale

NOTE:

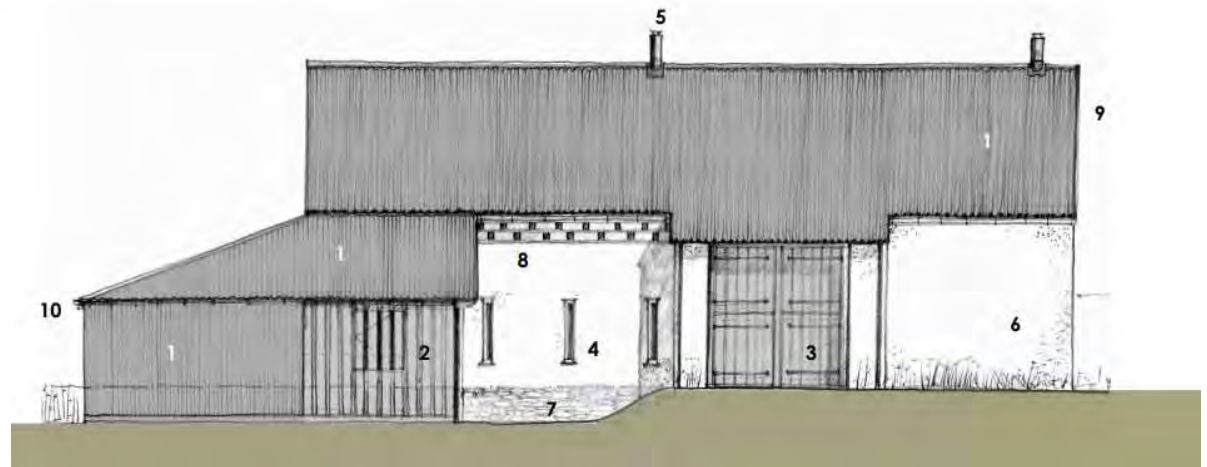
Please note that the height of the existing barn (upper level) does not provide sufficient room within to allow for a first floor level that would satisfy minimum requirements set out in The Nationally described space standard regulations. Therefore the space is to be left open. This lends itself well to the 'spirit' of the original Threshing barn form. The extant approval allowed for the floor levels to be lowered which would inevitably entail the collapse of the only part of the original barn that remains intact.

Proposed purlin lines are to edge of 2000mm headroom height. Everything beyond is lower.

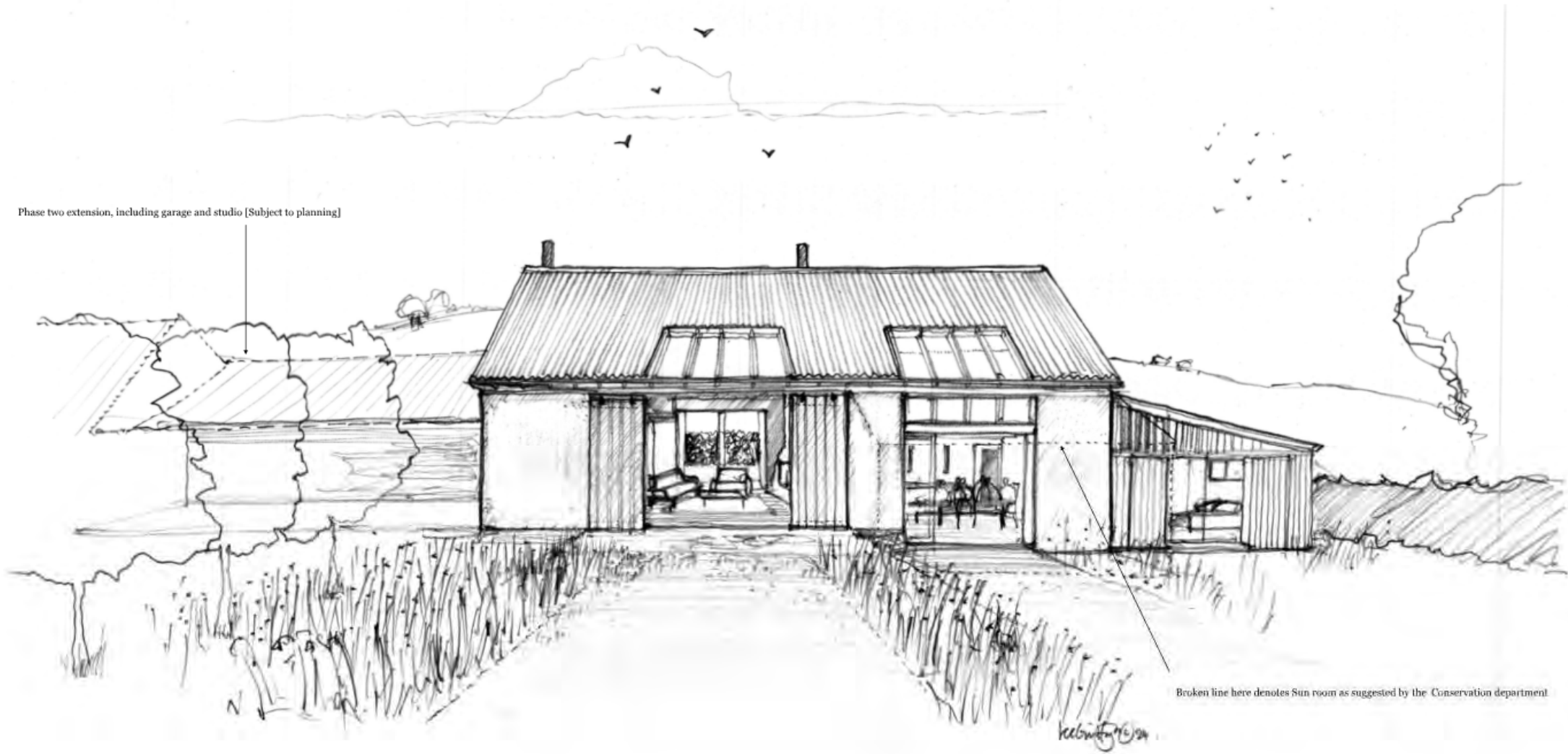


1. Stair
2. En suite
3. Bedroom
4. Threshing barn left open to roof
5. Truss line
6. Owl Box

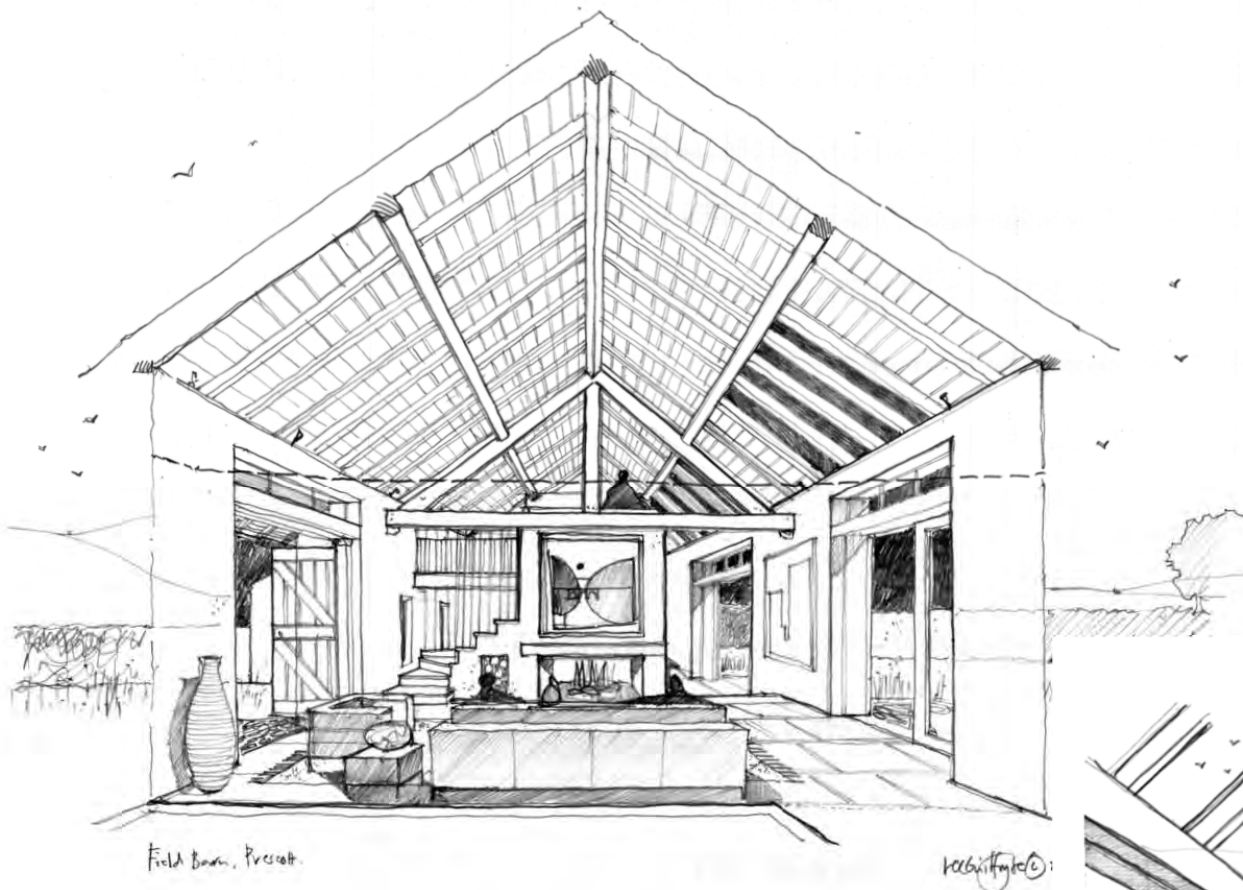
First Floor Plan



Phase two extension, including garage and studio (Subject to planning)



Broken line here denotes Sun room as suggested by the Conservation department



Field Barn, Prescott.

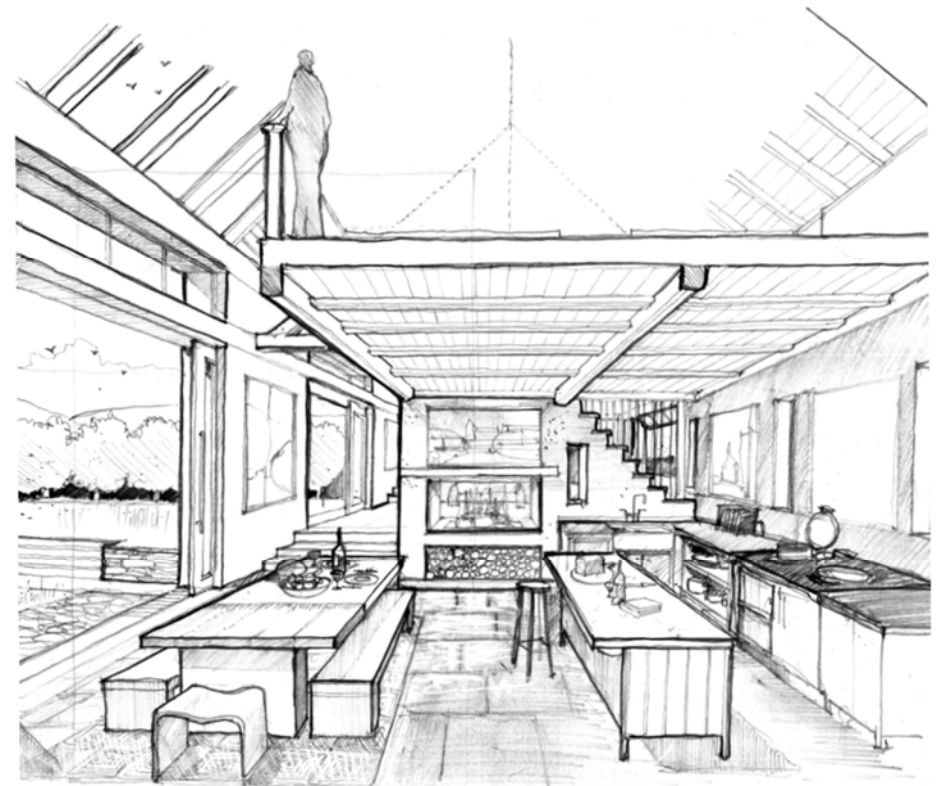
Kebulfoyle

GUILFOYLE PARTNERSHIP LLP

Field Barn, Prescott, Culmstock, Devon . Perspective 3

ARCHITECTURE PARTNERSHIP & INTERIOR DESIGN. 11 TOTTENHAM ROAD, TOTTENHAM, NORTH DAVENPORT, NORTH WALES. TEL: 01924 611111. WWW.GUILFOYLEPARTNERSHIP.LLP

Perspective drawings showing an impression of how the proposed development may look once complete



Field Barn, Prescott.

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Panoramic view taken from the neighbouring field to the northeast and with the barn marked with a red arrow



Photos (top left clockwise) showing: Existing stone access track, View of the barn from the southwest, View from the southeast of the plot overlooking the barn.

