

SUPERB BARN CONVERSION OPPORTUNITY

TAW GREEN, SOUTH TAWTON, EX20 2LZ



- Prior Approval Planning Permission (Ref. 0410/17/PDM)
- Wonderful Secluded Setting
- Offers invited in the Region of £300,000



View of the barn looking west

THE BARN

KLP are delighted to be able to offer to the market this fantastic barn conversion opportunity with the benefit of prior approval planning permission. The barn is situated in a beautiful and peaceful location with views to the south towards Dartmoor, and yet a short distance to the A30 at Okehampton to the west or Whiddon Down to the east, with Exeter only approximately 20 miles to the east.

The barn is accessed via a concrete driveway from the highway to the east and is nestled under the trees on the hill to the west. To the north is the landscaped lake which is used and managed by Hayrish Farm. The lake is stocked with trout and carp. Access and use of the lake can be arranged by way of a yearly license with the farmer.

Development has already commenced on the conversion of this agricultural building to a superb single-storey residential dwelling and the works have been inspected and a warranty for these works will be available to a purchaser.

SOUTH TAWTON

South Tawton is a beautiful rural Devon parish that lies mostly within Dartmoor National Park on the northern edge of Dartmoor, with the spectacular backdrop of Cawsand (or Cosdon) Beacon. Taw Green is a hamlet approximately 2 miles to the north of South Tawton. The community has always lived by farming the land, although there has also been woollen manufacture locally.

The parish has easy walking access to northern Dartmoor, and Cawsand Beacon is well worth a visit for outstanding and far reaching views of the moor. Taw Green is easily reached from the A30 at Whiddon Down or from Okehampton (c. 5 miles), with Exeter being only approximately 20 miles to the east along the A30.

METHOD OF SALE

Offers are invited for this freehold property in the region of £300,000.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the vendors sole agents KLP to arrange to view the property.

SERVICES

The vendor informs us that mains electricity has been connected to the site on a board to the south of the barn. A largester unit has been installed to the north of the barn to deal with the foul water drainage and a borehole is proposed to be used to provide water. However, interested parties should make and rely upon their own enquiries for proposed services.

PLANNING

West Devon Borough Council granted prior approval for proposed change of use of an agricultural building to a dwelling (Class C3) and for associated operational development (Class Q(a+b)), at Hayrish Farm, South Tawton, EX20 2LZ on 28th March 2017.

Copies of the plans and planning permissions are held on file by the agents and are available upon request.

AGENTS NOTE

Please note that the seller may be prepared to undertake a build contract for a purchaser. They have just undertaken the conversion of another barn to a dwelling nearby, so interested parties may be able to inspect this property to see the type of finish and quality that has been achieved.

CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

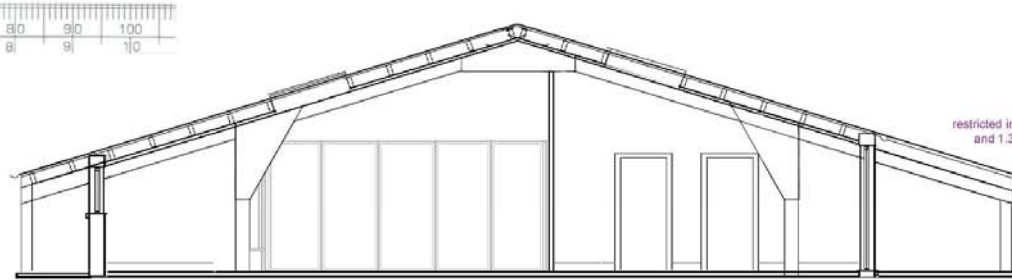
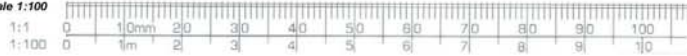
Email: philip@klp.land

Tel. 01392 879300

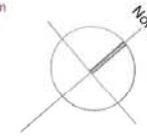
Ref: 371/PT



Aerial image of the barn and approximate area of land being offered for sale



section AA'

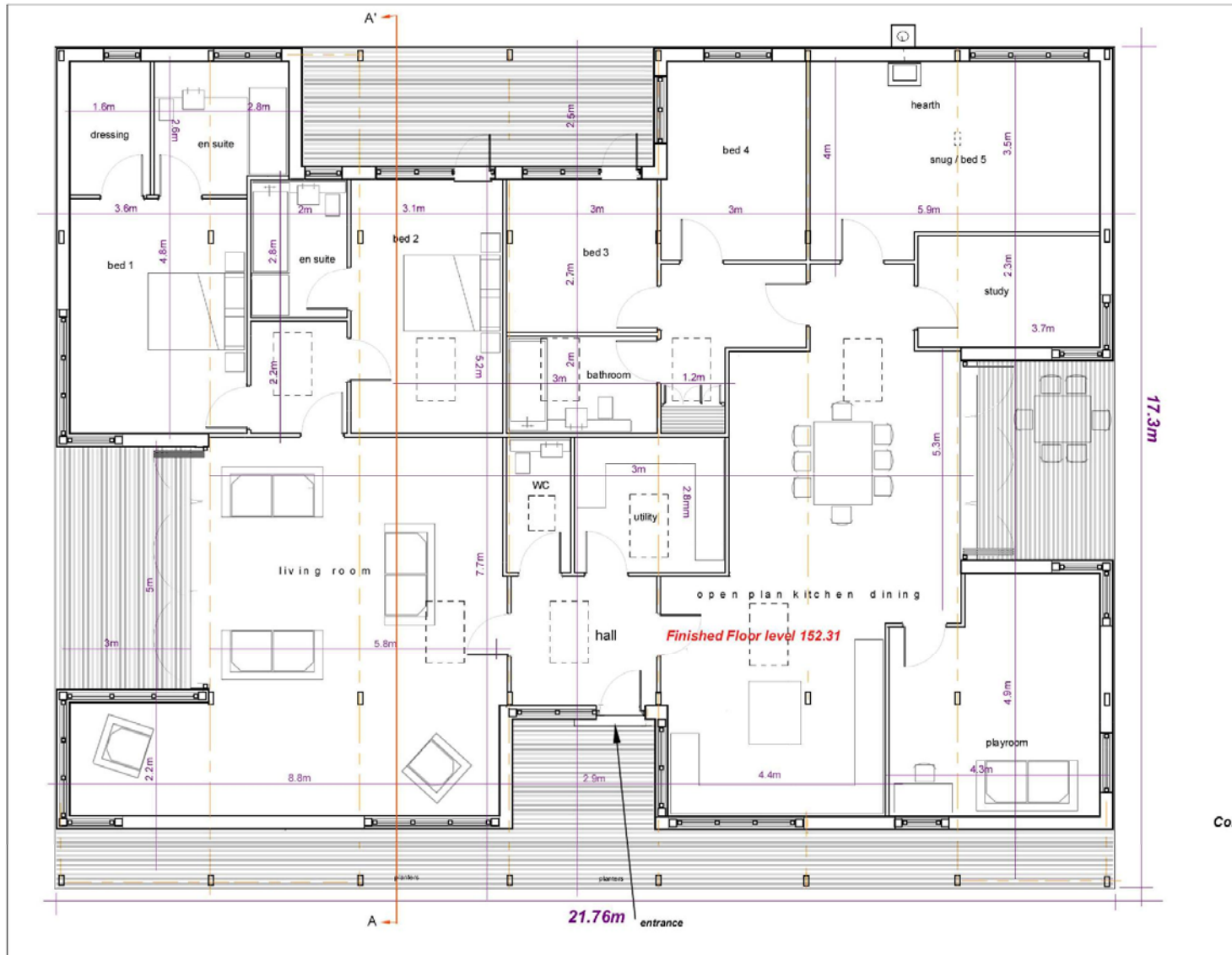


rowan edwards

Town Planning & Architecture

21 Plymouth Road
Tavistock
Devon PL19 8AU

T: 01822 617999
 F: 01822 617939
 M: 07770 303012
 peter@rowanedwards.com
 www.rowanedwards.com

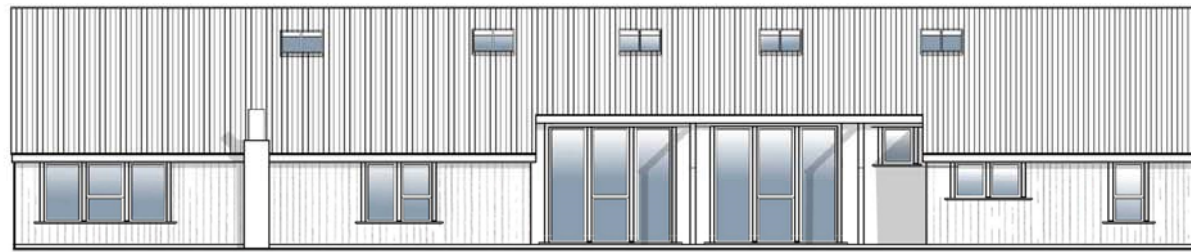


Ground Plan

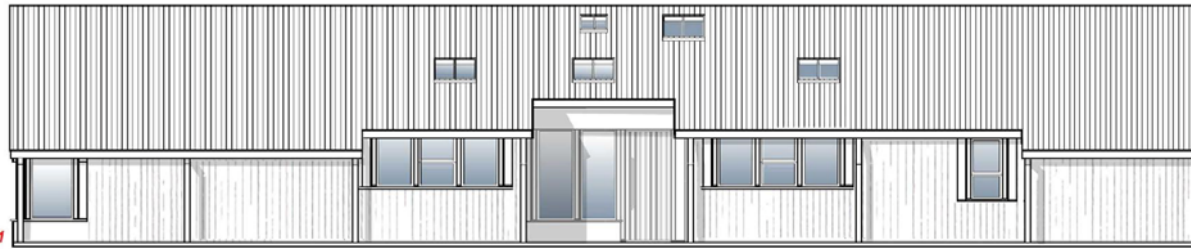
total area 376.5m²

Conversion of Agricultural Building to a Dwelling
 at Hayrish Lakeside Barn
 Hayrish Farm
 South Tawton
 For Mr W Walton
 DRAWING NO Walton PLrevB JAN17

Proposed Floor Plan (not to scale)



North West Elevation



South East Elevation

Finished Floor level 152.31

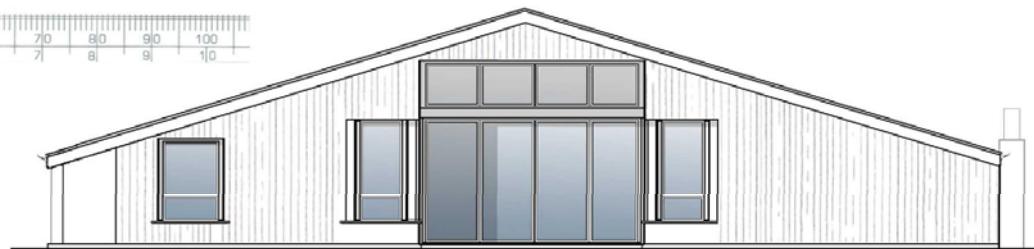
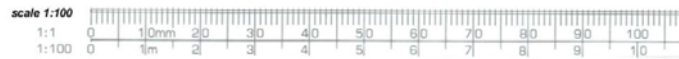
existing metal roof covering
timber boarded walls and part rendered blockwork
timber doors and windows
velux conservation rooflights

157
156
155
154
153
152
151

157
156
155
154
153
152
151

existing ridge 156.59

South West Elevation



North East Elevation

Conversion of Agricultural Building to a Dwelling
at Hayrish Lakeside Barn
Hayrish Farm
South Tawton
For Mr W Walton
DRAWING NO Walton ELrevB JAN17

Proposed Elevations (not to scale)

Site photos clockwise – Access drive, building from NE, site from north, klargester foul drainage system





View across the adjoining lake to the north looking south