

# FORMER MILKING PARLOUR FOR CONVERSION & c. 6 ACRES / 2.43 HECTARES HIGHER SOUTHCOMBE NORTHLEW DEVON EX20 3PD



- Village fringe location
  - Commenced planning permission for 3 bedroom dwelling 3815/16/FUL
  - Lovely countryside setting and views
- Offers invited £300,000

*view of existing former milking parlour for conversion*



## THE PROPERTY – EX20 3PD

The property comprises a former milking parlour with approximately 6 acres / 2.43 hectares of agricultural land located on the southern fringe of the rural village of Northlew, Nr Okehampton.

The property has a Certificate of Lawfulness for commencement of the full approval to convert the former milking parlour into a 3 bedroom dwelling obtained under application 3815/16/FUL. The approved dwelling extends to c.98sqm / 1055sqft arranged over two storeys, located on the south edge of the property, accessed via an unmade track which also serves other properties. The agricultural land comprises two pastoral fields. A public footpath runs north/south through the west field and offers pedestrian access to the village centre.

## NORTHLEW, NR OKEHAMPTON

The village of Northlew is situated approximately 7 miles north west of Okehampton and the A30. The village offer a modest range of services and amenities including a primary school, a post office service on Monday, Wednesday and Friday mornings, The Square shop (a community interest company provides the village with groceries), the Green Dragon Pub, two churches and a village hall. Nearby Okehampton offers a wide range of shops, services and amenities, the Cathedral City of Exeter and the M5 are situated c.25 miles east of Okehampton.

## PLANNING & TECHNICAL

West Devon Borough Council (WDBC) granted Full Planning Permission under application 3815/16/FUL for change of use of agricultural building to dwelling at Higher Southcombe, Northlew, EX20 3PD, dated 31 May 2017

WDBC confirmed a Certificate of Lawfulness Existing Use Granted, 17 June 2020, for commencement of works of planning approval 3815/16/FUL (use of redundant dairy building as a dwelling), at The Old Dairy, Higher Southcombe, Northlew, EX20 3PD.

WDBC confirmed approval of details reserved by Condition 7 of planning permission 3816/16/FUL, dated 04 April 2020.

We have not undertaken any services enquiries, interested parties will need to make and rely on their own investigations. We understand that a septic tank serving the adjacent property Higher Southcombe is located within the curtilage for sale, to the north of the milking parlour.

A comprehensive planning & technical information pack is available via a drop box link, on request

## METHOD OF SALE

Freehold For Sale by Private Treaty, offers invited £300,000

## VIEWING

Strictly by appointment with KLP  
what3words: material.glue.surpassed

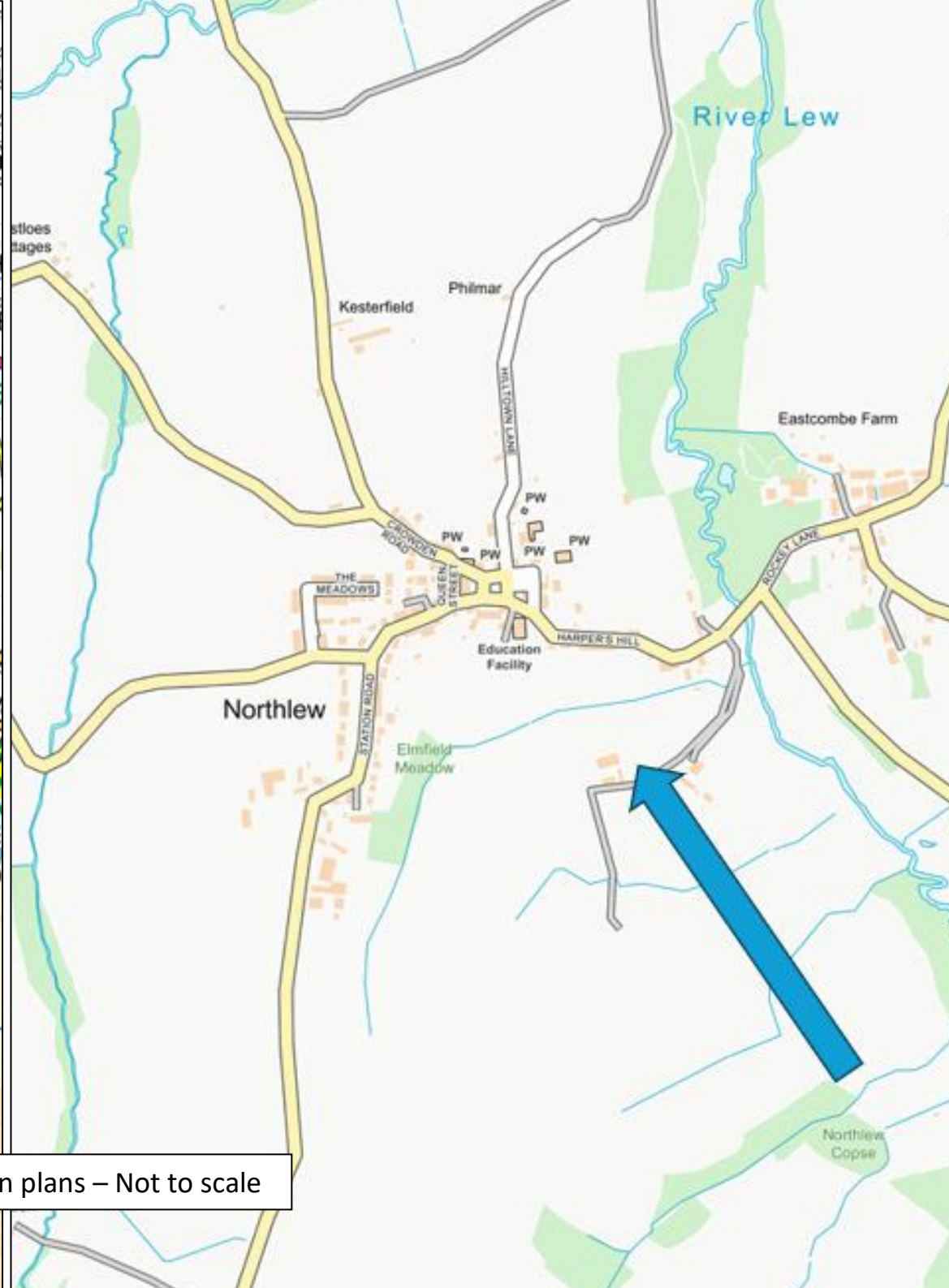
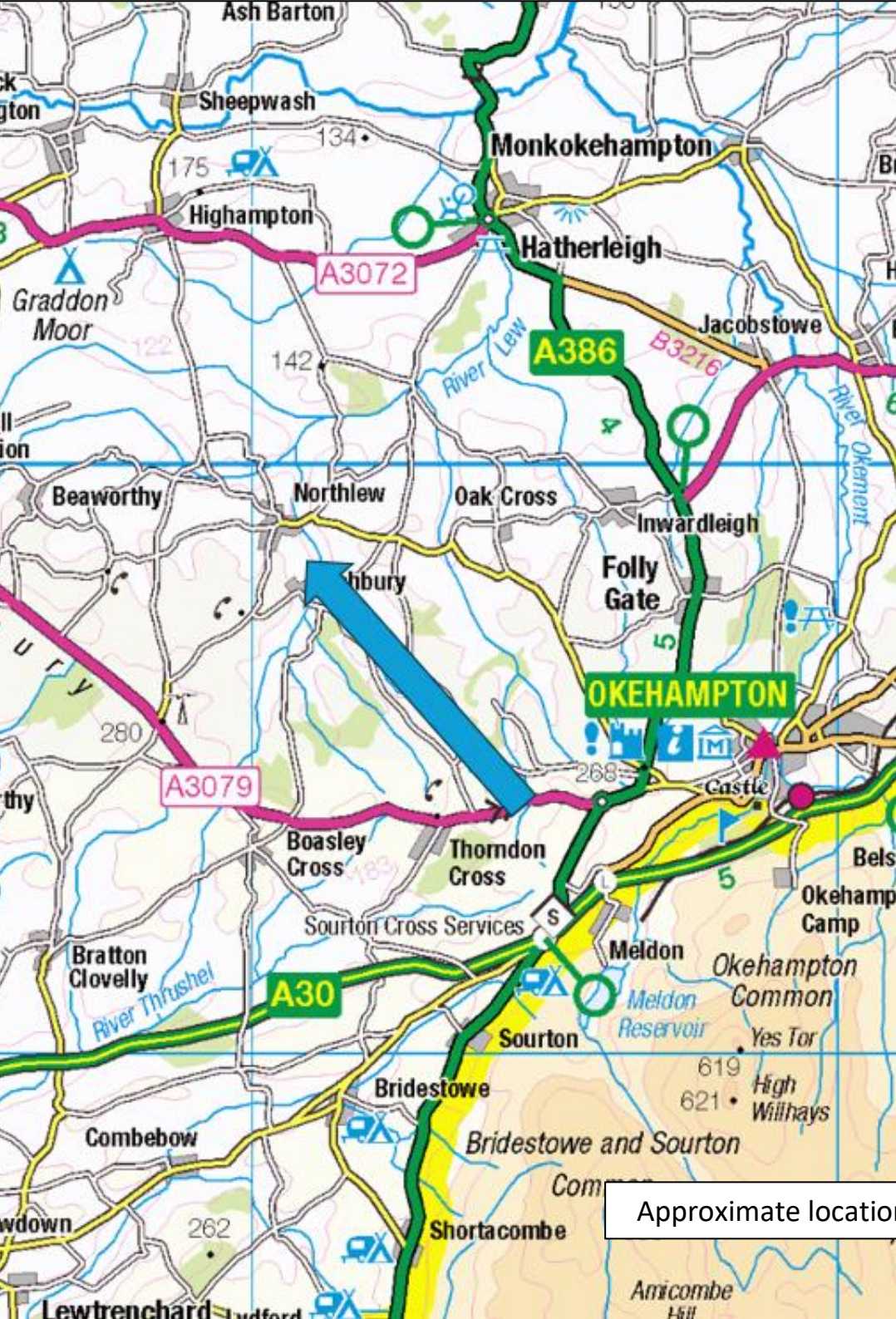
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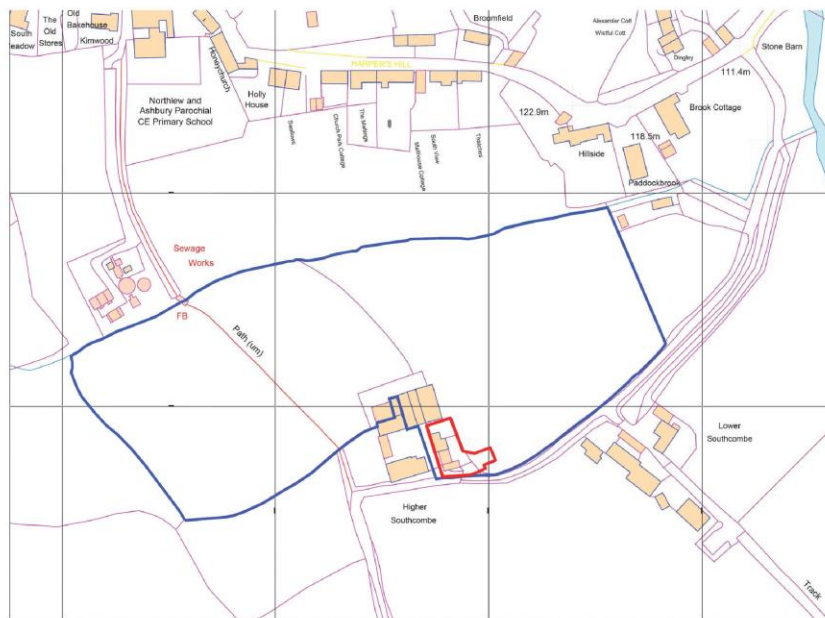
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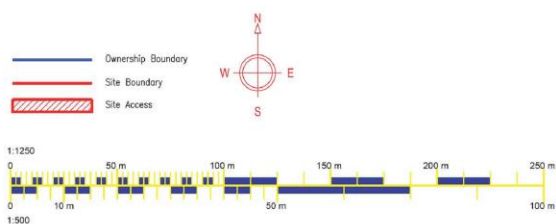


Approximate location plans – Not to scale





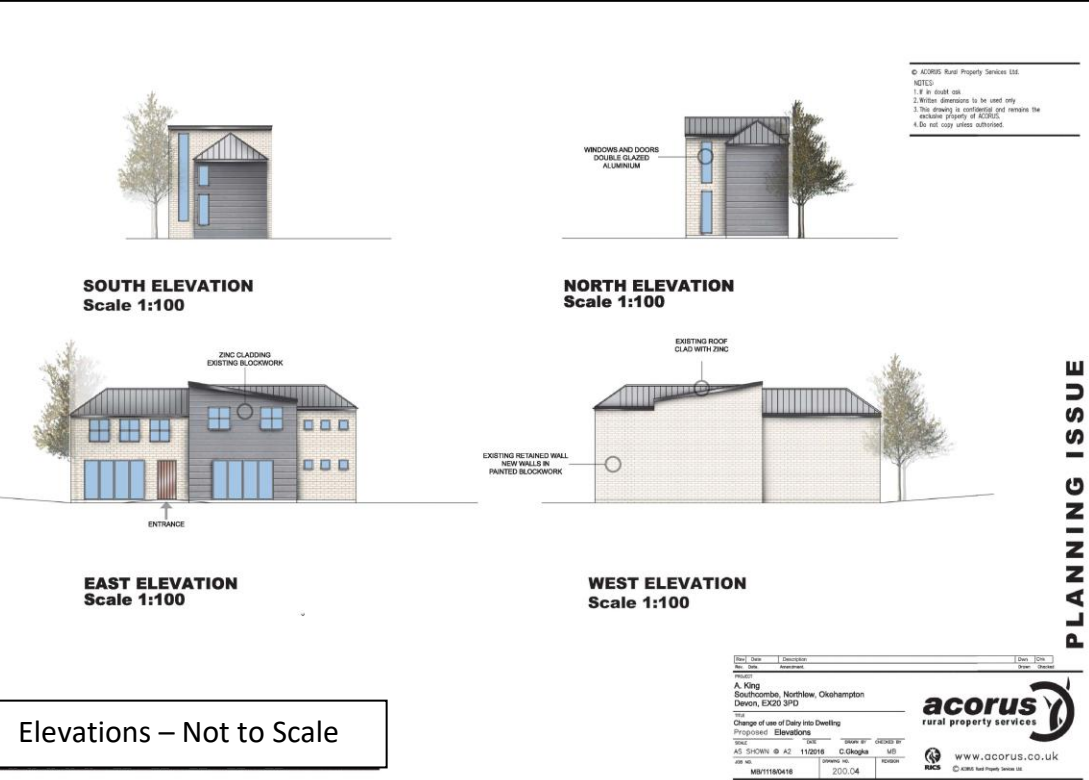
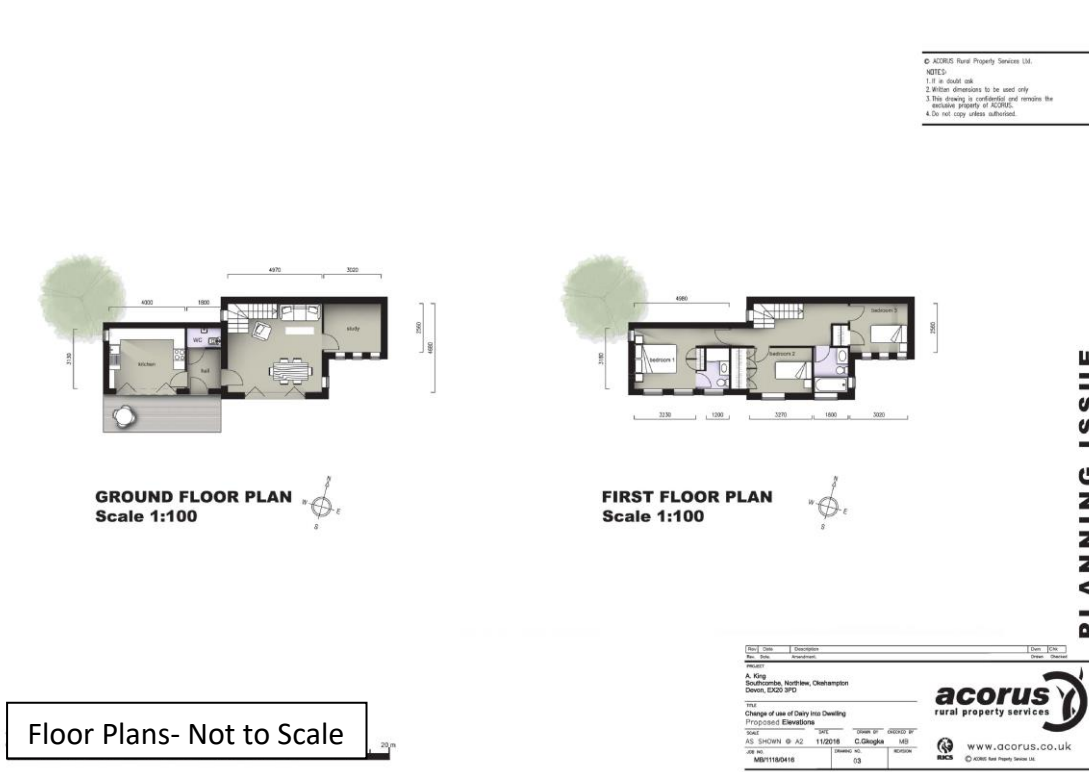
**LOCATION PLAN**  
 Scale 1:1250



**BLOCK PLAN**  
 Scale 1:500

Site Location and Block Plan  
 Not to Scale

PLANNING ISSUE







Pedestrian access from north via footpath



Existing vehicular access looking east



Existing vehicular access track to milking parlour



Existing vehicular access looking west towards village





view from west boundary looking east





view from milking parlour looking east

