

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

- Village fringe, lovely countryside setting and views
 - Commenced planning permission for 3 bedroom dwelling 3815/16/FUL
 - Applications 3486/22/FUL for a new dwelling & 3651/22/FUL for a wellness centre – subject to current appeals for non determination
- 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 pastural fields. A public footpath runs north/south through the west field and offers pedestrian access to the village centre.

Our client subsequently submitted two applications in 2022. Application 3486/22/FUL for a new large 3 bedroom dwelling (c.216sqm/2325sqft) located c.50M to the east of the parlour and application 3651/22/FUL for a wellness centre located c.25M to the north of the former milking parlour. Both these applications are the subject to current appeals via written representations, for non-determination.

Our clients had intended to run a Wellness Centre from the property however their plans have now changed, hence the sale. Our clients will continue to progress the appeals until the property is sold (completed), thereafter the purchaser can choose to either continue with the appeals or not. In the event one or both are allowed before the property is sold, the benefit of the grant of planning permission will be included with the sale.

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.

An application to WDBC under reference 3486/22/FUL for the erection of dwelling, garage and associated works, Higher Southcombe Farm, Northlew, EX20 3PD, was validated 09 November 2022. Also, an application to WDBC under reference 3651/22/FUL for the erection building for use as a wellness centre and associated facilities, Higher Southcombe Farm, Northlew, EX20 3PD, was validated 09 November 2022. Both these applications are the subject of current appeals via written representations, for non-determination.

We have not undertaken any services enquiries, interested parties will need to make and rely on their own investigations. To continue with the development we understand that the purchaser will need to relocate the neighbour's septic tank currently located 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

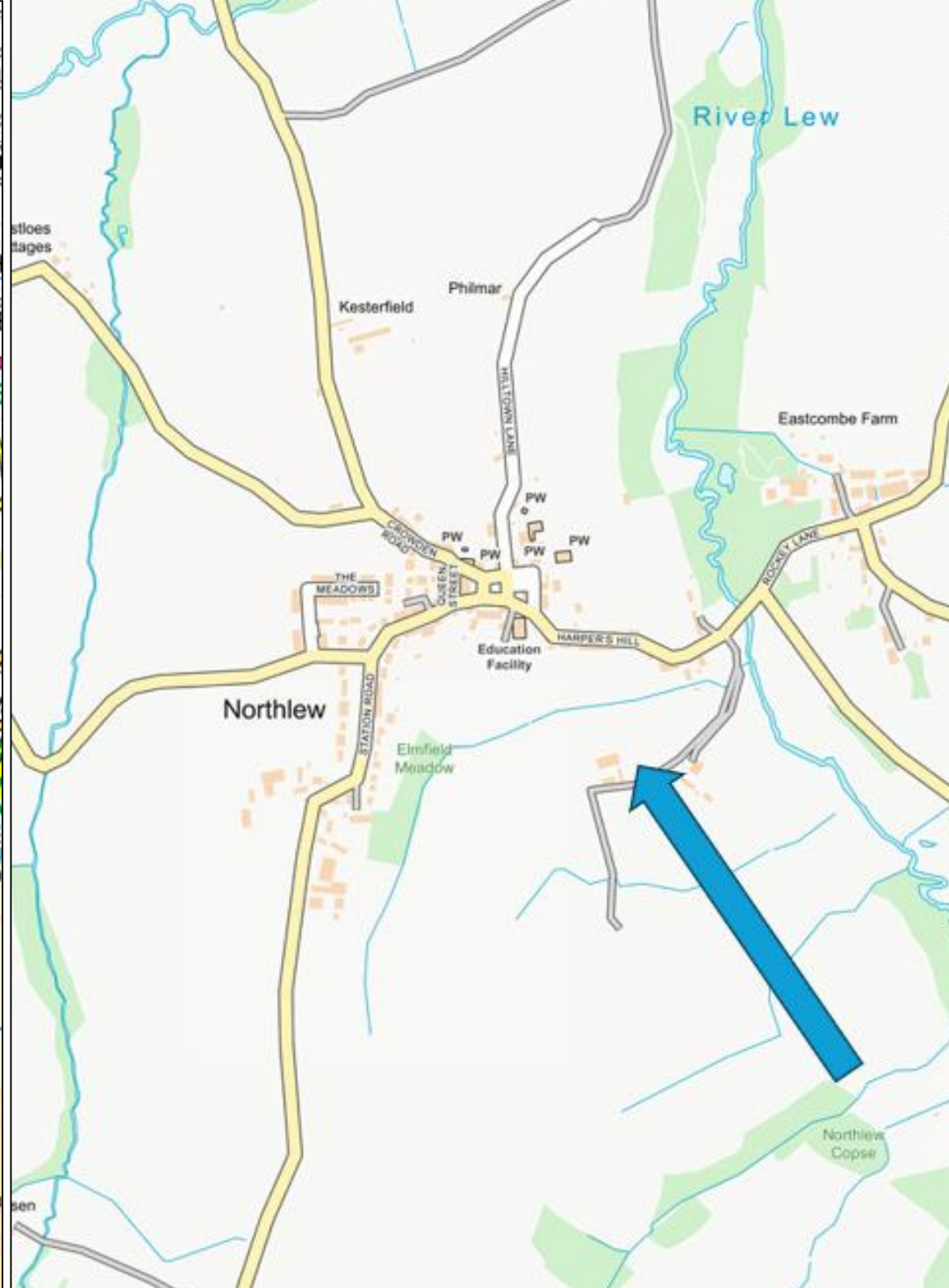
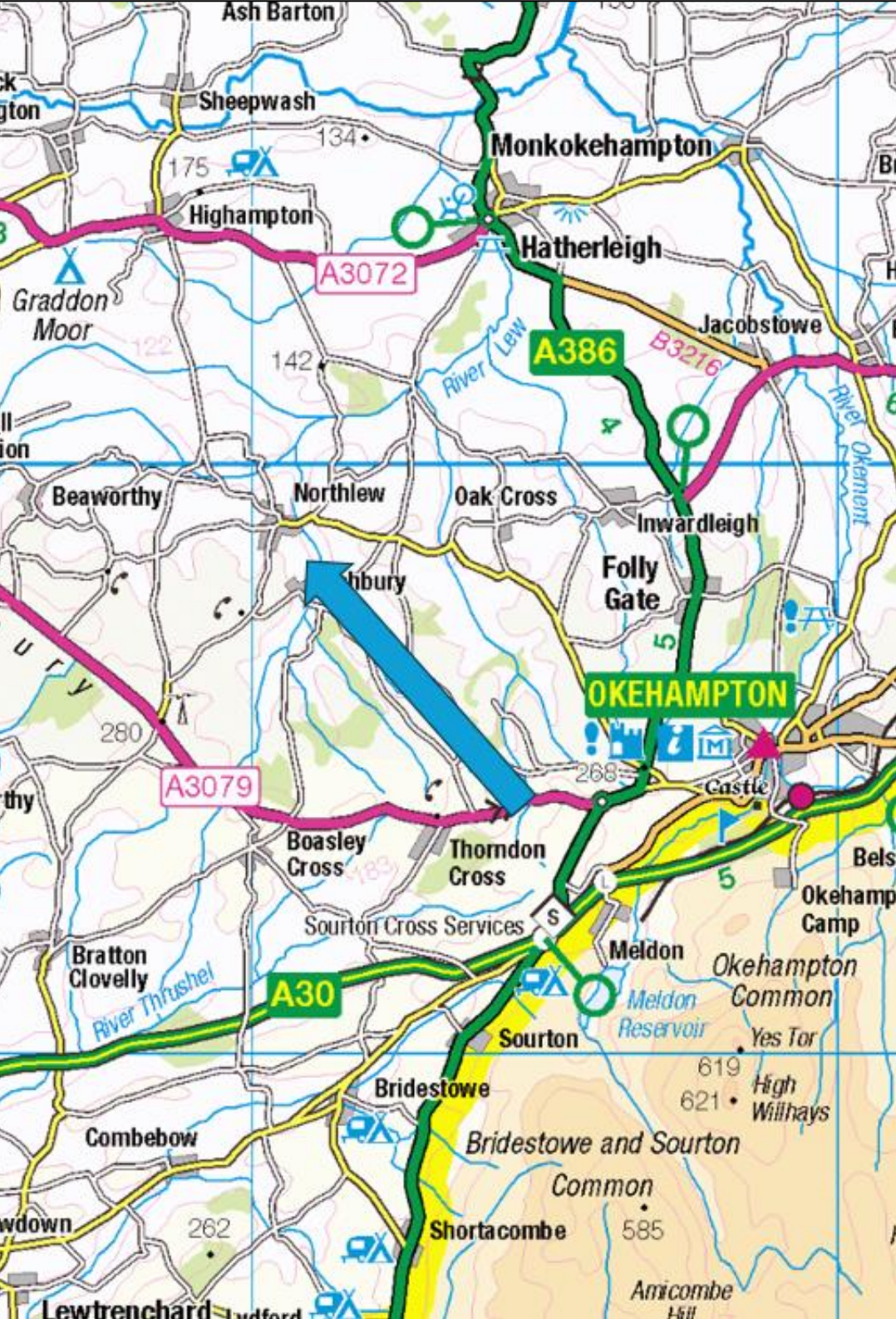
Strictly by appointment with KLP what3words: material.glue.surpassed

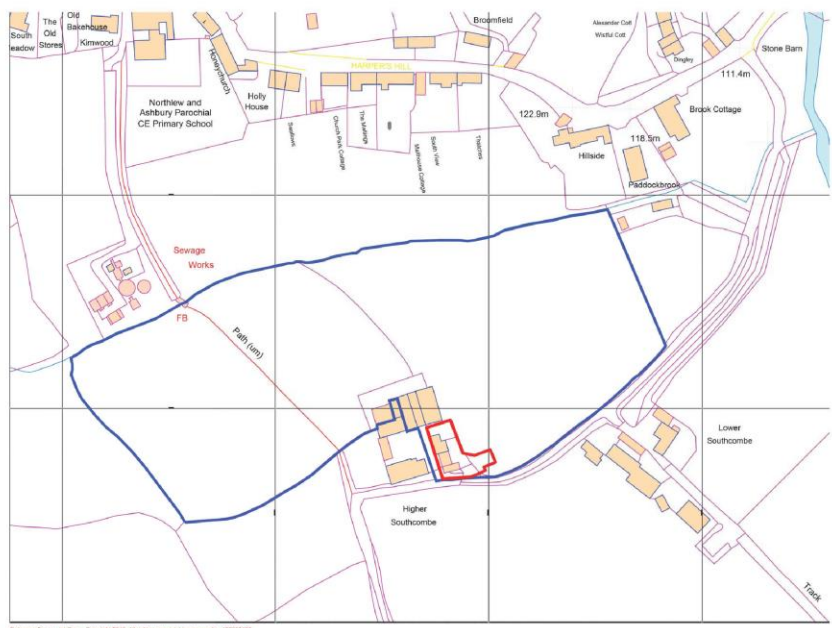
CONTACT: Darryl Hendley



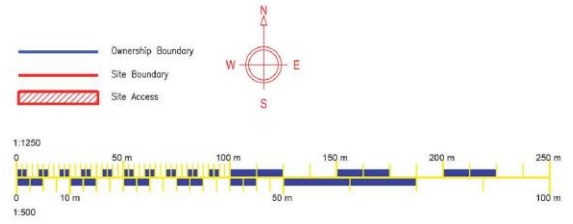
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Ref 919/DH/R1





LOCATION PLAN
 Scale 1:1250



— Ownership Boundary
 — Site Boundary
 ■ Site Access



BLOCK PLAN
 Scale 1:500

Site Location and Block Plan
 Not to Scale

PLANNING ISSUE

Rev	Date	Description	Drawn	Chk
		Arrangement	Simon	Geoffrey
PROJECT A. King Southcombe, Northlew, Okehampton Devon, EX20 3PD				
TITLE Change of use of Dairy to Dwelling Site Location & Block Plan				
SCALE DATE AS SHOWN @A1 11/16				
DRAWN BY C.Gkogka MB				
CHECKED BY				
JOB NO. MB/1118/0416	DRAWING NO. 200.01	REVISION	www.acorus.co.uk © ACORUS Rural Property Services Ltd.	



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SITE PLAN
 Scale 1:100

Site Plan – Not to Scale

Rev	Date	Description	Drawn	Check
1		Issue for Approval		

Project:
 A. King
 Southcombe, Northlew, Okhampton, Devon, EX20 3PD
 The:
 Change of Use of Dairy to Dwelling
 Proposed: Site Plan

Scale:
 AS SHOWN @ A2 11/16 C. Glogha MB
 JOB NO. MB/1118/0416 DRAWING NO. 200.02

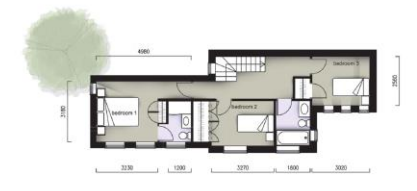
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PLANNING ISSUE



GROUND FLOOR PLAN
 Scale 1:100

Floor Plans- Not to Scale



FIRST FLOOR PLAN
 Scale 1:100

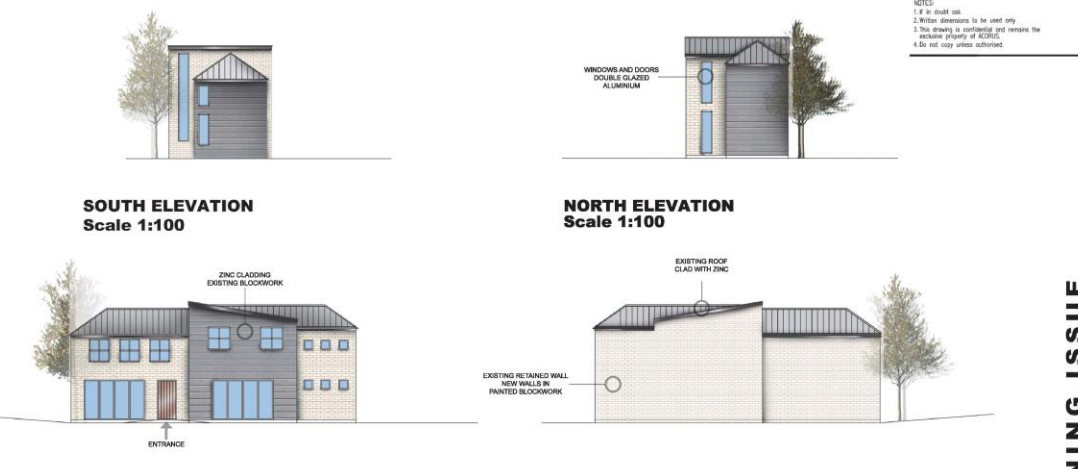
Rev	Date	Description	Drawn	Check
1		Issue for Approval		

Project:
 A. King
 Southcombe, Northlew, Okhampton, Devon, EX20 3PD
 The:
 Change of Use of Dairy into Dwelling
 Proposed: Elevations

Scale:
 AS SHOWN @ A2 11/2018 C. Glogha MB
 JOB NO. MB/1118/0416 DRAWING NO. 200.04

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PLANNING ISSUE



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SOUTH ELEVATION
 Scale 1:100

NORTH ELEVATION
 Scale 1:100

EAST ELEVATION
 Scale 1:100

WEST ELEVATION
 Scale 1:100

Elevations – Not to Scale

Rev	Date	Description	Drawn	Check
1		Issue for Approval		

Project:
 A. King
 Southcombe, Northlew, Okhampton, Devon, EX20 3PD
 The:
 Change of Use of Dairy into Dwelling
 Proposed: Elevations

Scale:
 AS SHOWN @ A2 11/2018 C. Glogha MB
 JOB NO. MB/1118/0416 DRAWING NO. 200.04

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PLANNING ISSUE



View of former milking parlour from the north



Pedestrian access from north via footpath



Existing vehicular access looking east

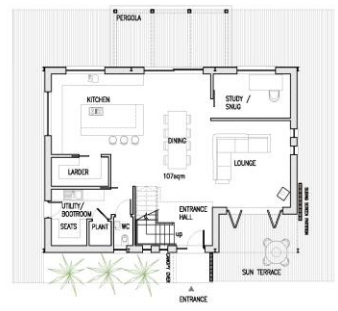


Existing vehicular access track to milking parlour



Existing vehicular access looking west towards village

PROPOSED DWELLING HOUSE
(Building 1)



GROUND FLOOR PLAN
Scale 1:100



UPPER FLOOR PLAN
Scale 1:100

Proposed new dwelling Floor Plans
Not to Scale



NOTES:
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Mr P. Brierley
Southcombe, Northlew,
Okehampton, Devon, EX20 3PD



PLANNING

PROPOSED WELLNESS CENTRE

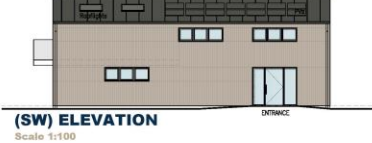


(NE) ELEVATION
Scale 1:100

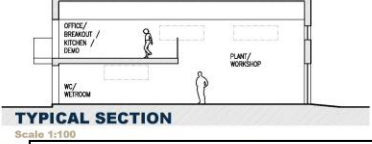


(NW) ELEVATION
Scale 1:100

(SE) ELEVATION
Scale 1:100



(SW) ELEVATION
Scale 1:100



TYPICAL SECTION
Scale 1:100

MATERIAL SCHEDULE
Walls - Vertical timber cladding.
Roof - Zinc standing seam
Windows/Doors - Dark grey powder coated aluminium
Paved/paths as shown
Roughlights as shown
Schwabe goods - Galvanized steel



GROUND FLOOR PLAN
Scale 1:100



UPPER FLOOR PLAN
Scale 1:100

Gross Internal Area = 114m²
Footprint area = 95m²

Proposed new Wellness Centre Floor Plans and Elevations
Not to Scale



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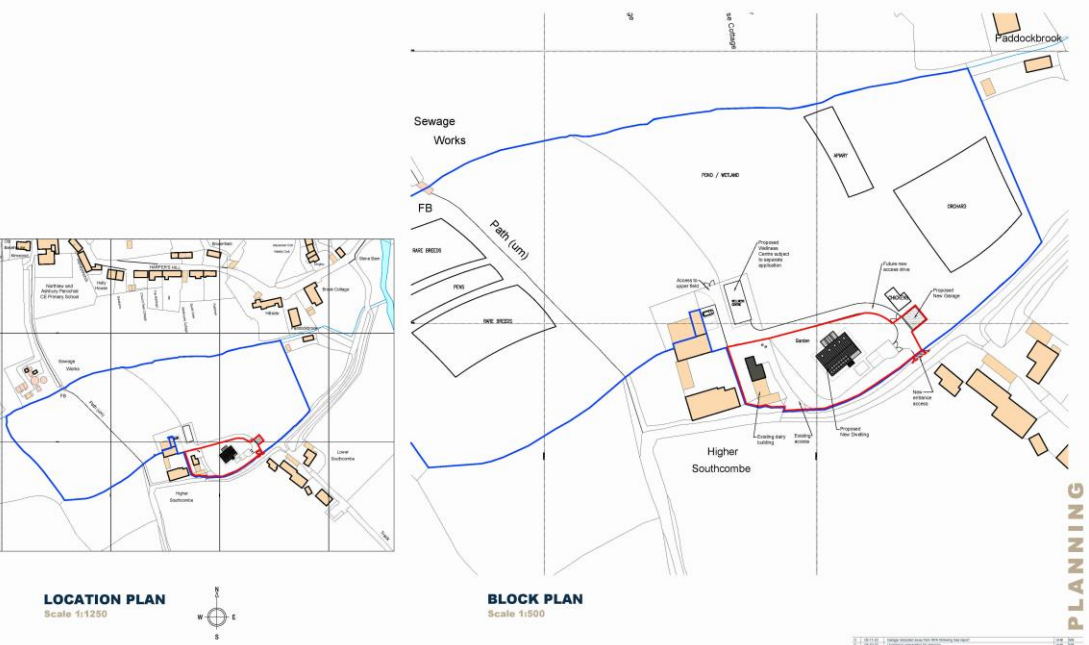
Mr P. Brierley
Southcombe, Northlew,
Okehampton, Devon, EX20 3PD



PLANNING

Proposed new dwelling Location and Block Plan
Not to Scale

Proposed new Wellness Centre Location and Block Plan
Not to Scale



LOCATION PLAN
Scale 1:1250

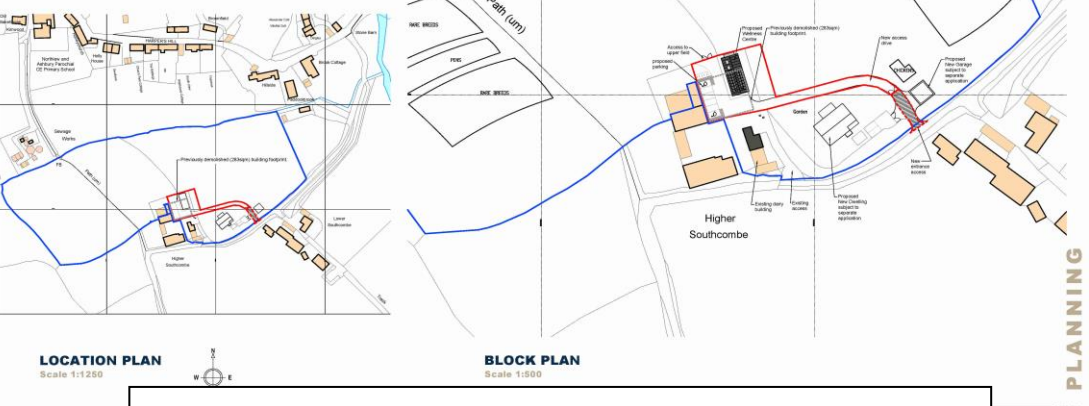
BLOCK PLAN
Scale 1:500



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PLANNING



LOCATION PLAN
Scale 1:1250

BLOCK PLAN
Scale 1:500



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PLANNING



view from west boundary looking east



view from milking parlour looking east

