

# SUPERB DEVELOPMENT OPPORTUNITY

## CADBURY, Nr BICKLEIGH, MID DEVON

- Land of c. 1.9 acres offering spectacular countryside views & tranquil setting
- Detached barn with detailed planning permission for conversion to a dwelling
- Range of additional large barns/outbuildings
- **GUIDE PRICE £350,000**

## THE SITE – EX5 5LA

KLP are delighted to offer for sale this superb development opportunity set in a peaceful location close to Cadbury in Mid Devon, just c. 7 miles from both Tiverton and Crediton. The land extends to c. 1.9 acres (0.54 ha), and benefits from detailed planning approval (ref. 23/01888/FULL) for the conversion of an existing detached barn to a 3 bedroom dwelling. The approved plans show the new property will offer an open plan lounge/dining area and a new conservatory to be formed on the western elevation which will attract the afternoon sun. The total floor area extends to c. 118sqm (1270sqft).

Externally, there are a range of additional existing barns/outbuildings, including on the northwest section of the land a substantial block built structure and to the north of the entrance to the land, a spacious modern barn offering scope for a variety of uses by a future purchaser. The location of the land means that there are stunning views to the southeast towards Sidmouth Gap, and the site is sheltered by higher ground to the west, north and east meaning that it is well protected from the wind.

Given the peaceful location and variety of habitats, the site is a haven for wildlife. The current owners have created paths around the land which afford charming views over the neighbouring farmland and across the site itself.

## CADBURY, Nr BICKLEIGH

The site is situated just outside the delightful hamlet of Cadbury, amongst the impressive rolling Mid Devon countryside. At the centre of Cadbury is an attractive historic Church, positioned on the side of the valley below Cadbury Castle, an ancient hill fort. Fursdon House is also located nearby, an ancient country estate which offers house tours, garden visits and a tea room along with holiday accommodation.

Nearby is the village of Bickleigh, where you can find the famous 'Fishermans Cott' public house and Bickleigh Bridge. Bickleigh also has a renowned primary school, church, parish hall and good access to both Tiverton and Exeter. In the local area are a range of excellent state and independent schools including the highly regarded Blundell's School in Tiverton, Exeter School and The Maynard in Exeter.

The cathedral city of Exeter, with its thriving university, theatres and wide selection of shopping and leisure facilities, including the Princesshay Shopping Centre and a John Lewis department store is 10 miles distant whilst the market towns of Tiverton and Crediton provide all the usual commercial and recreational facilities along with the mainline train station in Tiverton which enjoys regular trains to London Paddington in under two hours.

## METHOD OF SALE

The site is offered for sale by private treaty – with a Guide Price of £350,000. Interested parties should also note that the vendors are seeking an overage to be agreed in relation to two of the additional barns on the site in the event a future owner attains residential planning approval for additional dwellings. Please contact the Agents to discuss this in further detail.

## PLANNING

Mid Devon District Council approved detailed planning application ref. 23/01888/FULL on 5<sup>th</sup> February 2024 for the "Conversion of barn to dwelling" on land at Little Bowley, Cadbury. A copy of the relevant documents can be attained from KLP on request.

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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.

## UTILITIES

The Agents are advised that an independent mains electricity supply is currently connected to the site that foul drainage is proposed to be disposed of via a new septic tank/klargester to be installed on the site. Whilst there is the possibility of a mains water connection, given the distance to facilitate this, it is anticipated that a buyer will instead look to install a private bore hole (in a similar manner to those used by the majority of surrounding properties).

## VIEWING

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

**CONTACT – REF: 983/R1**



Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB

Attn: Alex Munday

Email: [alex@klp.land](mailto:alex@klp.land)

Tel: 01392 879300 / 07947 561773

*Aerial view showing the site outlined in red*



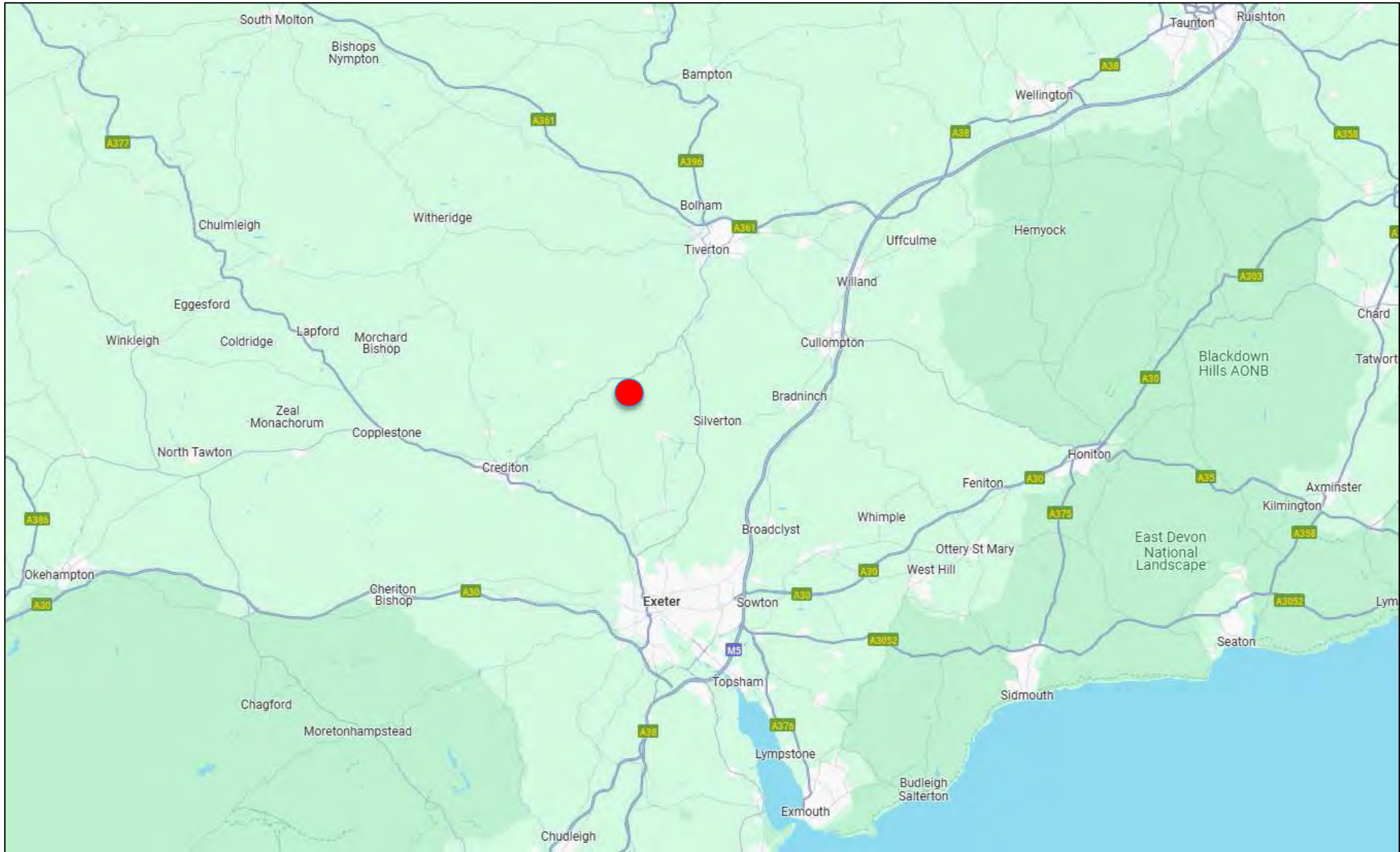
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Site location plan – not to scale – showing land to be sold edged in green (application area of planning approval ref. 23/01888/FULL shown in red). Barn A is the existing structure approved for conversion, whilst existing barns B & C are those where the vendor will seek an overage should planning approval be attained for additional residential dwellings. Barn D however, which is a substantial block built structure, is not subject to the overage, and along with Barns B & C offers buyers the future potential (subject to all requisite consents) for additional accommodation/holiday let/dwelling etc.



Location Plan

Location plan – with approximate location of the land identified by the red dot



Proposed plans for conversion of barn – not to scale



South West  
1:200 (1/2)



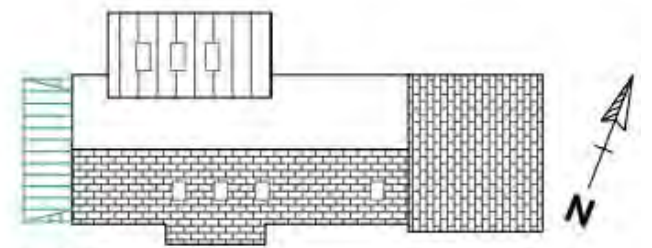
South East



South West



Proposed Ground Floor



Roof Plan



Photos (top left clockwise) showing: Barn with approval for conversion (Barn A), Part of interior of Barn A, Existing Barn B, Interior of existing Barn B



*Photos (from top left clockwise) showing: View of Barn A for conversion, View of existing block built Barn D, View of existing Barn C, Views over countryside to the west.*