



The Cider Barn



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Yalberton, Paignton, Devon, TQ4 7PE

An historic, Grade II listed Cider Barn with planning permission to create two splendid semi-detached homes. Set on a site of just over an acre.

- A delightful Devon Valley setting
- Grade II Listed
- Historic Features
- Planning Permission to create two unique homes
- Gardens and curtilage along with additional land in total 1.05 acres
- Planning Reference Number: P/2022/1246

Guide £450,000

Totnes 5.2 miles approx., Torbay 5.4 miles approx., Dartmouth via Ferry 7 miles approx., Exeter 25.7 miles approx., Plymouth 29 miles approx., Newton Abbot 9.1 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

Higher Yalberton lies between Totnes and Torbay, a short distance from the hamlet of Aish, and the villages of Stoke Gabriel on the River Dart with its mill pond and Berry Pomeroy with its castle. It is an area steeped in history and with connections to many historical events of the region.

Being a short drive to Totnes and Paignton, with a Mainline Railway Station at Totnes and easy access to the coastlines of both Torbay and the South Hams. Via Newton Abbot or Totnes, access can be gained to the main A38 linking the cities of Plymouth, Exeter and the M5 beyond.

Description

This is a rare opportunity to acquire a Grade II Listed Cider Barn with many original features for sale with land of just over 1 acre. Originally built serving six Cider Orchards, built into the side of the hill giving access to the first floor allowing for tipping of the apples into one section, incorporating storage for barrels and tanks in another. Cider production in this area is well known with Hunts Cider still in operation further up the valley. The barn now has planning permission to create two homes with their own entrances.



Potential buyers are advised to review the planning documentation, conditions and legal agreements which are available from the agent.

Accommodation/Layout

Planning permission is granted for two semi detached properties each with their own entrances and parking with Eco Energy Systems of Air Source heat pumps, offering unit 1 with a traditional layout.

Unit 1

With reverse level living with three bedrooms to the ground floor with a good size entrance hall and staircase rising to the first floor. Here there is a large open plan kitchen/dining area with doors opening out onto a paved terrace. Living room with front aspect and velux windows.

Unit 2

With traditional layout with open plan living/kitchen diner on the ground floor with separate W.C. with double doors opening out onto the paved terrace. First Floor offering two good size bedrooms and two bathrooms with a mezzanine study area. Particular attention has been paid to the landscaping and planting. A new Bat Barn is required to be installed at the top of the paddock with landscaping access points (please refer to the plans for full details of landscaping, hedging and fencing requirements).

Tenure

Freehold.

Services

As part of the planning application a packaged treatment plant will be required to be installed. Purchasers are recommended to make their own enquiries with reference to a main connection to water through South West Water and through new connections for electricity via the National Grid.

We are advised that there is mains water and mains electricity which has been maintained on site. A new connection will be required for the two separate properties.

Local Authority

Torbay Borough Council Town Hall, Castle Circus, Torquay TQ1 3DR on 01803 201201.

Viewing Arrangements

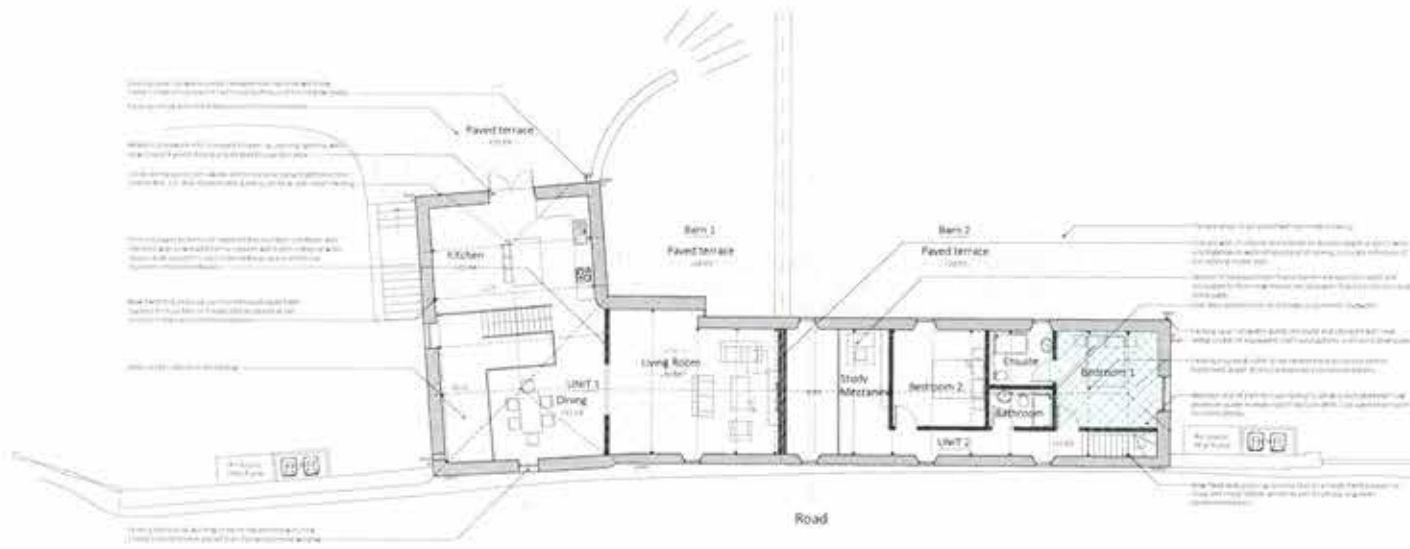
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

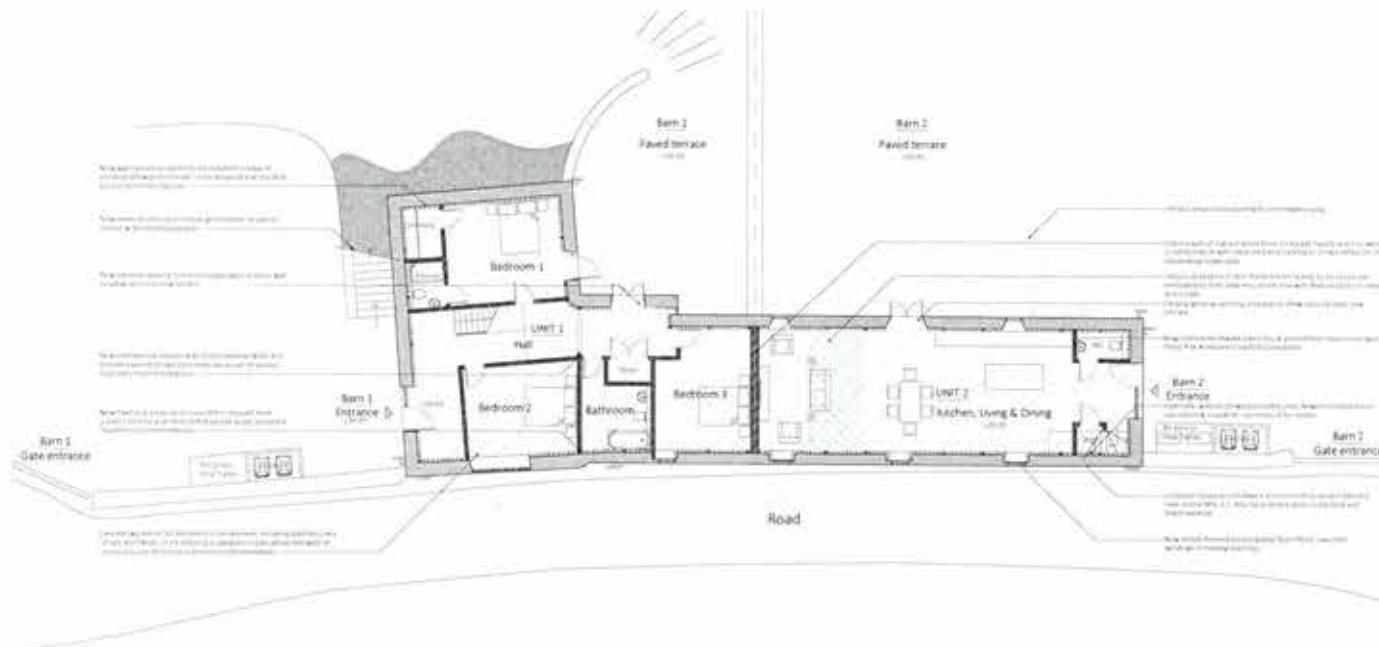
From the A3022 ring road, turn off at the Sainsbury's super store junction, onto Yalberton Road. Proceed approximately 0.5 miles down the hill and the Cider Barn can be found on your left.

What3words: ///slap.deals.stow





Proposed First Floor Plan @ 1:100



Proposed Ground Floor Plan @ 1:100

Notes

- 1. All work to be carried out in accordance with the Building Regulations 2010.
- 2. The client is responsible for obtaining all necessary planning and building control approvals.
- 3. The architect is not responsible for the structural integrity of the building.
- 4. The architect is not responsible for the accuracy of the information provided by the client.
- 5. The architect is not responsible for the accuracy of the information provided by third parties.
- 6. The architect is not responsible for the accuracy of the information provided by the client's agents.
- 7. The architect is not responsible for the accuracy of the information provided by the client's advisors.
- 8. The architect is not responsible for the accuracy of the information provided by the client's contractors.
- 9. The architect is not responsible for the accuracy of the information provided by the client's suppliers.
- 10. The architect is not responsible for the accuracy of the information provided by the client's subcontractors.



Revisions

Revision	Date	Description
A	11/11/20	Initial design
B	18/12/20	Revised design
C	15/01/21	Revised design
D	22/01/21	Revised design

Client	Project
BBH Chartered Architects Ltd	Cider Barn
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	

BBH CHARTERED ARCHITECTS LTD
GASTROUIN SALONS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Project title: Cider Barn
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Preliminary
 Date: April 2021, Scale: 1:100 @ PL
 Client: BBH

Project	Stage	Status
3994	20	D



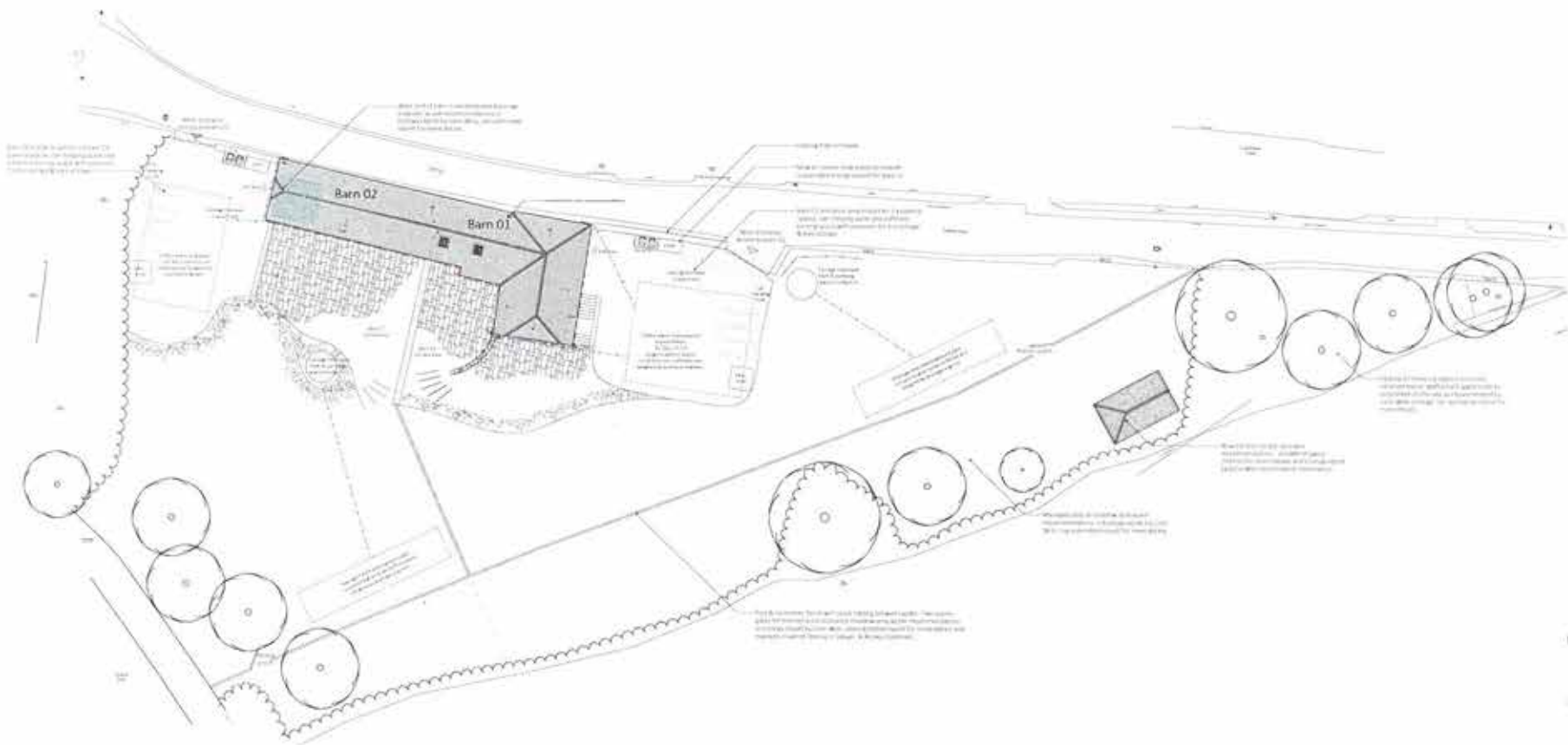
Notes

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. All dimensions are to the centre of the wall unless otherwise stated.
- 3. All dimensions are to the face of the wall unless otherwise stated.
- 4. All dimensions are to the face of the wall unless otherwise stated.
- 5. All dimensions are to the face of the wall unless otherwise stated.
- 6. All dimensions are to the face of the wall unless otherwise stated.
- 7. All dimensions are to the face of the wall unless otherwise stated.
- 8. All dimensions are to the face of the wall unless otherwise stated.
- 9. All dimensions are to the face of the wall unless otherwise stated.
- 10. All dimensions are to the face of the wall unless otherwise stated.

1:200

Revisions

Rev	Date	Description
A	10/10/2023	Issue for comment
B	12/10/2023	Revised drawings
C	15/10/2023	Revised drawings
D	17/10/2023	Revised drawings



Symbol	Description
[Symbol]	Structure 01/02
[Symbol]	Structure 03/04
[Symbol]	Structure 05/06
[Symbol]	Structure 07/08
[Symbol]	Structure 09/10
[Symbol]	Structure 11/12
[Symbol]	Structure 13/14
[Symbol]	Structure 15/16
[Symbol]	Structure 17/18
[Symbol]	Structure 19/20
[Symbol]	Structure 21/22
[Symbol]	Structure 23/24
[Symbol]	Structure 25/26
[Symbol]	Structure 27/28
[Symbol]	Structure 29/30
[Symbol]	Structure 31/32
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[Symbol]	Structure 35/36
[Symbol]	Structure 37/38
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[Symbol]	Structure 91/92
[Symbol]	Structure 93/94
[Symbol]	Structure 95/96
[Symbol]	Structure 97/98
[Symbol]	Structure 99/100



BBH CHARTERED ARCHITECTS LTD
DARTMOUTH SALCOMBE

www.bbhart.com
Dartmouth, TQ13 3JZ, Salcombe, TQ14 8JL

Received works at:
Cider Barn
Katherine Road, Paignton, TQ4 7PE

Proposed Site Plan with Built Plan

Preliminary

Date: April 2023 Scale: 1:200 (P4)
Created: KH Checked: AD

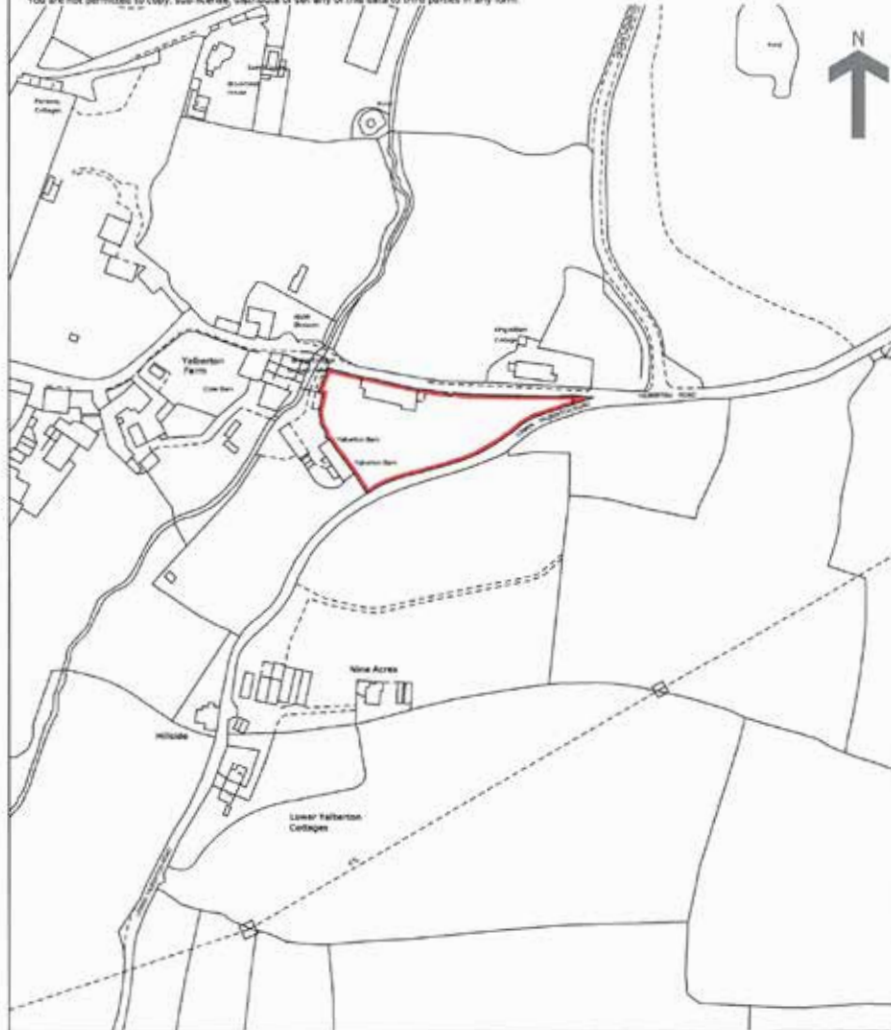
Project	Drawing	Revision
3994	21	0

HM Land Registry
Official copy of
title plan

Title number **DN629753**
Ordnance Survey map reference **SX8659SE**
Scale **1:2500**
Administrative area **Torbay**



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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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