



Marsh Lane Farm Barn & Land



Marsh Lane Farm Barn & Land

Chudleigh, Newton Abbot, Devon, TQ13 0DX

A detached agricultural Barn with Class Q planning approval to convert into semi-detached 2 bedroom dwellings set in pasture and woodland amounting to 2.06 acres with easy access to the Devon Expressway.

- Planning Permission for conversion to two dwellings
- 2.06 acres of pasture and woodland
- Planning for to two Bedroom Houses (single storey)
- Set in an idyllic woodland and meadow setting
- Semi-rural location
- Modern Mobile Home situated on site (by separate negotiation)
- Application Number: Teignbridge District Council 22/02173/NPA
- Additional land available by separate negotiation

Guide Price £325,000

Marsh Lane Farm is approximately 10 miles north of Newton Abbot, 4 miles north-east of Chudleigh Knighton and 11 miles southwest of Exeter. Exeter Railway station is approximately 10.3 miles.

Situation

Marsh Lane Farm Barn and Land is situated on the outskirts of the rural town of Chudleigh, located just 1 mile from the town centre. Chudleigh offers shops, stores, a primary school and church as well as a number of other local businesses and is conveniently located just off the A38.

Description

Marsh Lane Farm Barn and Land is located along the old Exeter Road set in an elevated position taking in some lovely rural views. The Barn having existing Planning Permission to convert under Class Q with current use of the existing entrance under this planning permission (please see site plan documents). There is also an additional entrance which gives the opportunity (subject to planning permission) to create an additional separate entrance giving two dwellings an entrance each. Some lovely meadow pasture and mature woodland beyond. Making this a well-balanced site to create semi-detached two bedroom homes. It is thought there is further scope (subject to planning permissions) to create a second-floor accommodation.



Planning Permission 22/02/173/NPA

Planning Reference: Teignbridge District Council 22/02173/NPA application prior approval under part 3 Class Q (A & B).

W of the GPD0 change of use of an Agricultural Building to two dwelling houses. Applicants are advised to review the conditions of the planning approval granted. An approval was granted on 6th January 2023 and development shall be completed within three years from the date of this decision.

The barn currently is split into four bays creating two bedrooms and two bathrooms in each property with an open plan kitchen/dining/sitting room and associated curtilage for garden and access as pertaining in the plans prepared by XL Planning Limited.

Please see the accompanying floor plans. A copy of the decision notice is available from the Agent.

Viewing is highly recommended to appreciate the position, set in a deceptively quiet position considering the proximity to the A38.

Tenure

Freehold.

Services

The site has its own mains water supply which is located to the right of point "A". Point "D" is a new drainage system which has been installed and has not been signed off by building control.

National Grid electricity is located at the junction of Marsh Lane with the Old Exeter Road. The Vendor will grant right and access over his land for a new supply.

Agents Notes

The vendor is retaining access rights from point "A" to point "B" into the field.

Mobile Home (by separate negotiation)

Currently in situ and is connected to mains water and the drainage system which has not been signed off by building control.

Local Authority

Teignbridge District Council., Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. www.teignbridge.gov.uk. 01626 361101.



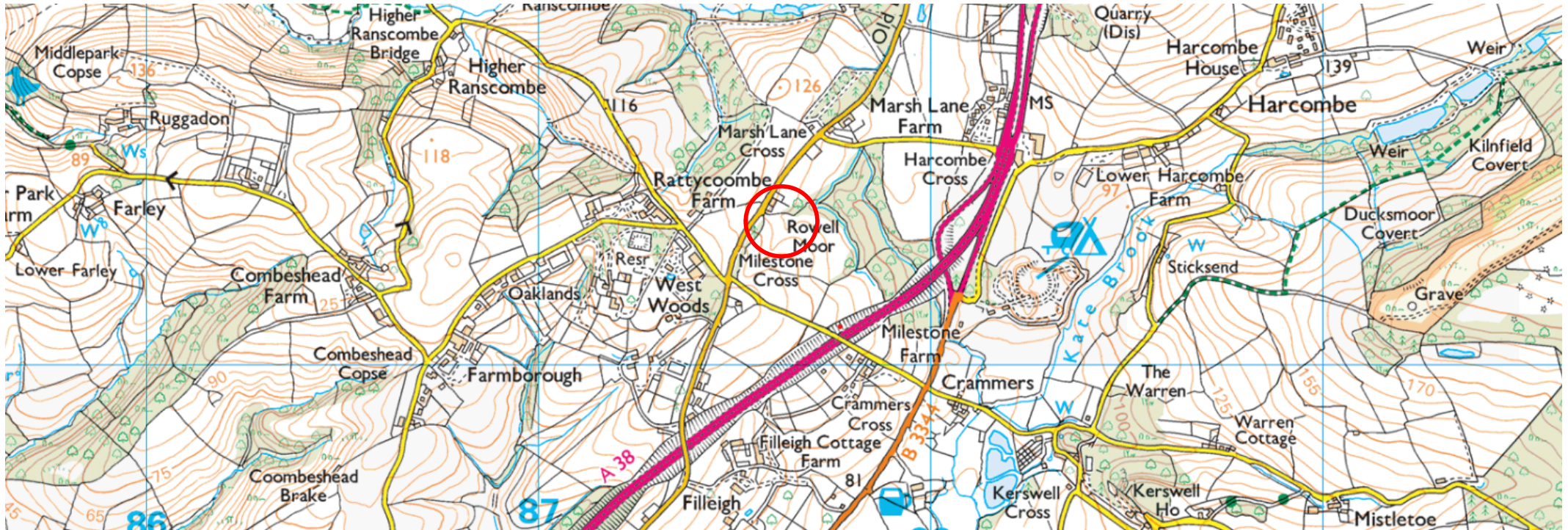
Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

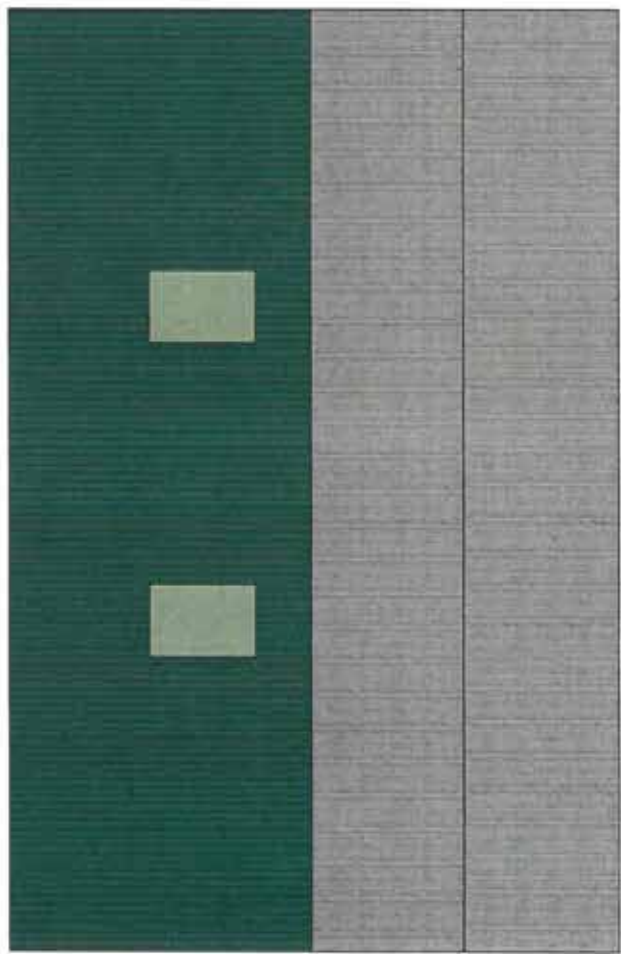
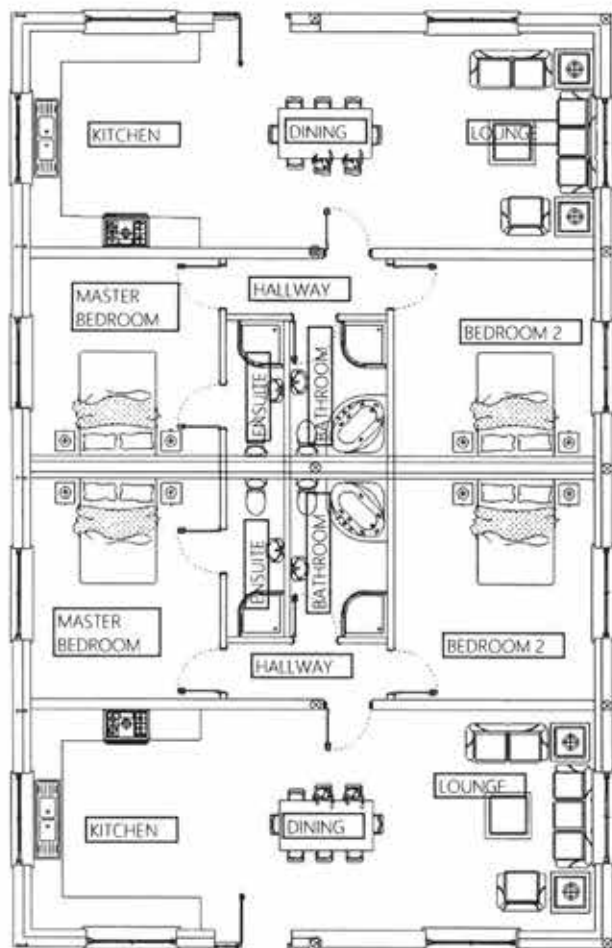
Directions

From the A38 heading north take the Chudleigh/Teign Valley exit, at the end of the slip road turn right heading towards Chudleigh, continue for 1 mile then take a left onto Old Exeter Street . Continue on Old Exeter Street for 1.3 miles then Barn entrance can be found on your right.

What3words: [///luck.bookcases.referral](https://www.what3words.com/?w3w=///luck.bookcases.referral)







PROPOSED GROUND FLOOR PLAN

PG 0026 4848/2/1000 December 12, 2022



Notes:

STATUS: PLANNING ISSUE		
REV	DESCRIPTION	DATE
A	PI	15/11/22
B	REDUCED WINDOW	12/12/22



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CLIENT: MR TOM ROBERTS

SITE: MARSH LANE FARM
CHUDLEIGH,
NEWTON ABBOT,
TQ13 0DX

DRAWING: PROPOSED FLOORPLAN
AND ROOF PLAN

DRAWING NO: PFPRP/2022 REV B

DATE: 04/02/22	PAGE SIZE: A3	CHECKED: NO
JOB NO: TR4	DRAWN	PAGE: 026



Produced on 18 November 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 287509 81317.287553 81315.287548 81323.287579 81371.287429 81368.287487 81375.287742 81354.287719 81467.287654 81438.287645 81407.287625 81415.287627 81428.287621 81426.287611 81444.287658 81395.287648
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SITE LOCATION PLAN

scale: 1:1250

November 15, 2022

SL 0022

Notes:

STATUS:
PLANNING ISSUE

REV	DESCRIPTION	DATE
A	PI	



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