



The Old Dairy

RENDELLS

The Old Dairy

North Millcombe Farm, Blackawton, Devon, TQ9 7AE

A rare opportunity to create a good size home set in an idyllic Devon Valley creating two/three bedrooms in a superb orchard and meadow setting outlook.

Viewing is highly recommended to appreciate its outlook.

- South Hams Planning Reference: 1941/24/VAR
- Build started, time limit discharged
- Idyllic orchard and meadow setting
- Set on the edge of the desirable village of Blackawton
- Set in 2.87 acres of meadow and orchard/woodland
- Planning for a detached home offering: two bedrooms and a study
- Open Plan Kitchen/Diner
- Utility
- 2/3 Bedrooms
- Ground Floor Bathroom
- Upstairs shower room and W.C.
- Bi-fold doors taking in some splendid views
- Walking distance to Blackawton
- Potential for further bedroom (subject to Planning Permission) above the kitchen
- To include Showman's Caravan and container

Guide Price £450,000

Totnes 11.6 miles approx., Dartmouth 5.8 miles approx., Kingsbridge 11.3 miles approx., Exeter 40.3 miles approx., and Plymouth 28.6 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

This Building plot is set in a quiet Devon valley. This meadow and orchard/woodland with a meandering stream is within walking distance from the village of Blackawton, offering a highly regarded Primary School part of the Academy Collection. A well-regarded Inn, Church, and village stores for the daily supplies along with a community village hall and Tennis court. The secondary Schools are located in Dartmouth and Kingsbridge with a Grammar School at Churston, Torquay. The nearby Town of Dartmouth offers a range of shopping facilities and a Marina. The nearest Marina for the property is Blackness Marine located at East Cornworthy. Mainline Rail Link from Totnes Station to London Paddington approximately 3 hours. There are plenty of country walks. The nearby Dartmouth Best Western Golf and Country Club with an 18-hole Golf Course and Spa, and a Family Day out at the Woodland Leisure Park also a short drive away.

Offers a rare opportunity to require a superb site to build your own home.



Planning

A full application planning reference South Hams Planning Department District Council: 1941/24/VAR.

Variation or Removal of Condition Granted

Application number: 1941/24/VAR. There has been a commencement of the footings and substantial start being made on site for the property.

Purchaser is advised to check any planning conditions granted for the variation or the full planning permission. Please see the accompanying architect's drawings along with identification map.

Services

Mains electricity. Bore hole water.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

Directions

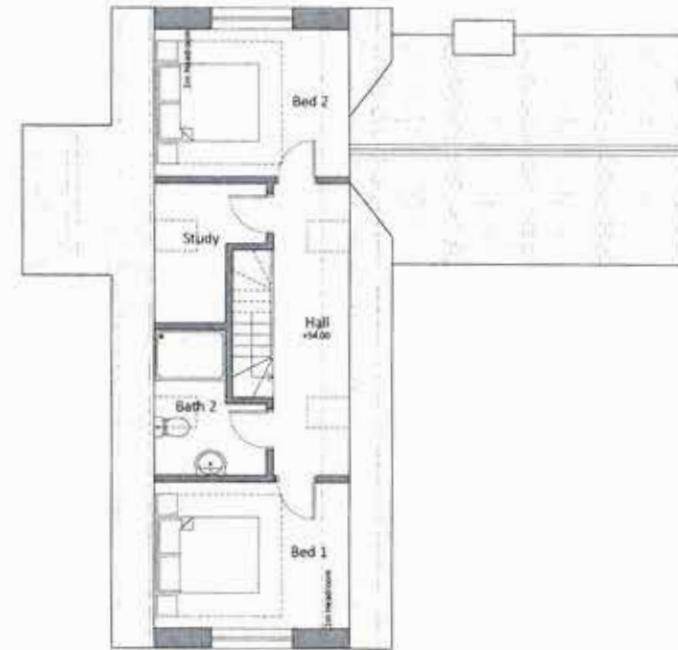
From Totnes take the A381 towards Kingsbridge/Dartmouth. Passing through the villages of Harbertonford and Halwell. Taking a left at Totnes Cross signed Dartmouth on the A3122. Continue on this road for approximately 2 miles at Forces Cross Turn right signed Blackawton. Continue for 1.1 miles at the 'T' junction turn right going down the hill into the village. Continue through the village passing the George Inn pub and Village Stores on you left and the Church on you right taking, continue through the village following the road around to the right signed Millcombe. Continue out of the village and down the hill the property can be found on your left after Lilac Cottage.

What3words ///wreck.surprise.transmits





Ground Floor Plan



First Floor Plan



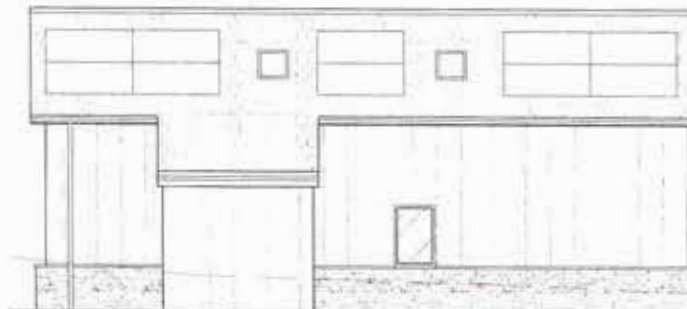
South East Elevation



North East Elevation



South West Elevation



North West Elevation

Notes

1. All work shall be in accordance with the Building Regulations 2010.
2. The client is responsible for obtaining all necessary planning permissions and building regulations approval.
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Fire Safety Compliance Strategy
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Revisions

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Now Build At:
The Old Dairy
Salcombe

Proposed Plan
Proposed Elevations

Planning

Drawing created by 5/11/2024
Scale: 1:50 @ A1 Checked: PM

Project: 4539 Drawing: 11 Revision: A



Notes

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This drawing can be used for planning purposes only for the current year. All dimensions are in millimetres unless otherwise stated. All notes and dimensions shall be read on the face and not on the back. Copies are only to be read at the paper size of A1, A2, A3, and A4.

No construction shall be carried out on the drawing unless this drawing is signed by a Chartered Architect or a Chartered Architect (Associate) and is in accordance with the Construction (Design & Management) Regulations 2015.

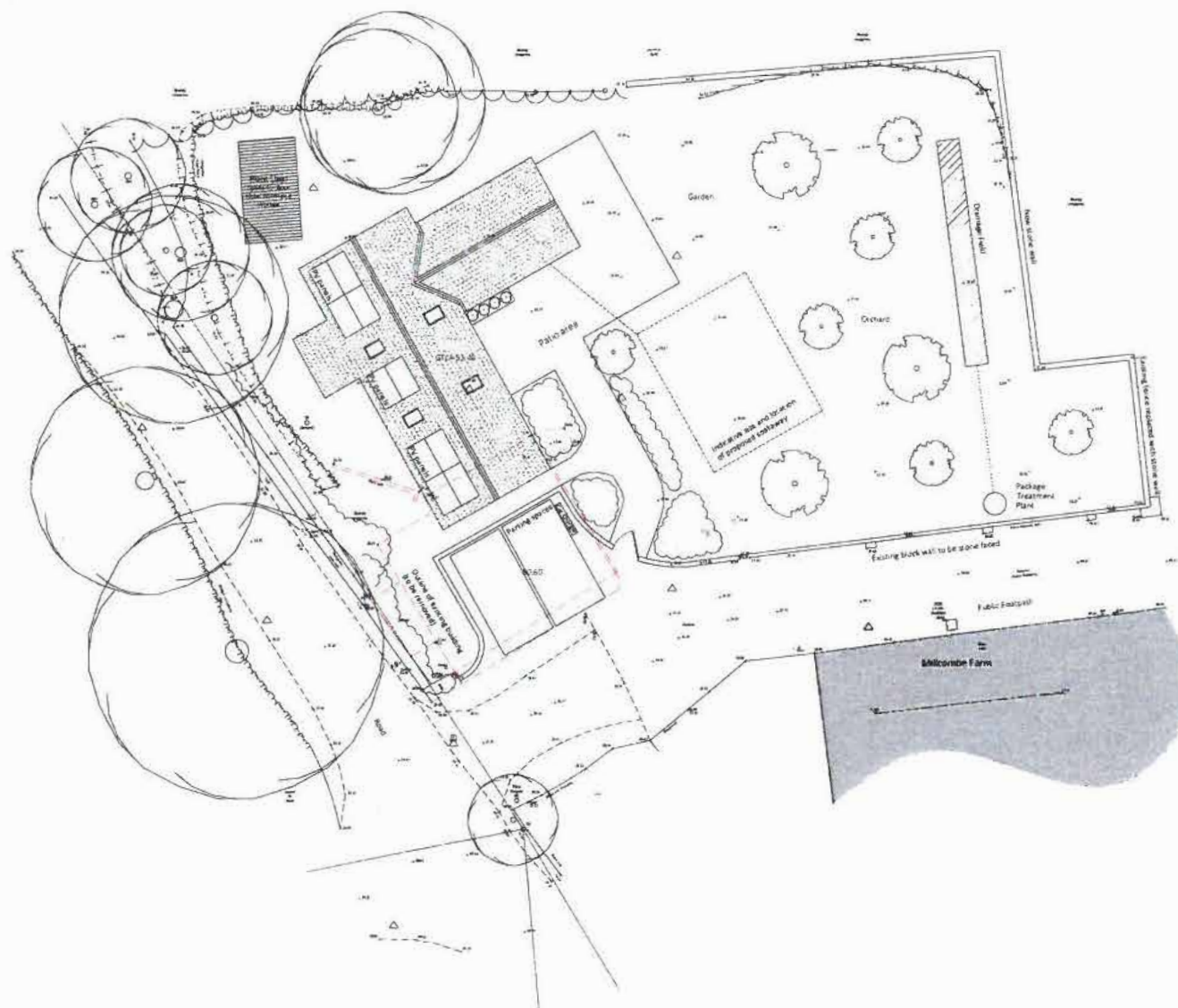
To be read in conjunction with all other relevant BBH drawings & documents, drawings & documents from other consultants, city reports, planning and building control documents, and all other relevant documents, and to be read in conjunction with all other relevant drawings & documents.

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1:100



Revisions

Rev	Date	Description
A	18.05.21	Initial building footprint
B	18.05.21	Added parking layout
C	18.05.21	Added garden
D	18.05.21	Added orchard
E	18.05.21	Added package treatment plant



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New Build At:
The Old Dairy
North Millcombe Farm

Blackawton

Planning

Drawing created by KMon Sep 2020
Scale: 1:100 @ A1 Checked: PM

Project	Drawing	Revision
4538	05	C



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 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.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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.

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

