



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

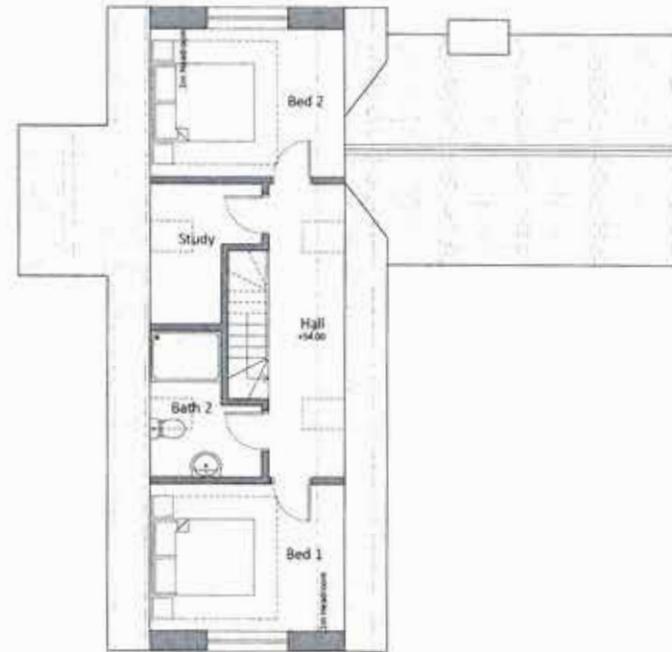
From Totnes take the A381 towards Kingsbridge/Dartmouth. Passing through the villages of Harbertonford and Halwell. Taking a left at Totnes Cross signed Dartmouth on the A3122. Continue on this road for approximately 2 miles at Forces Cross Turn right signed Blackawton. Continue for 1.1 miles at the '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





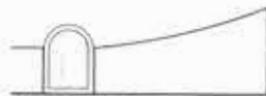
Ground Floor Plan



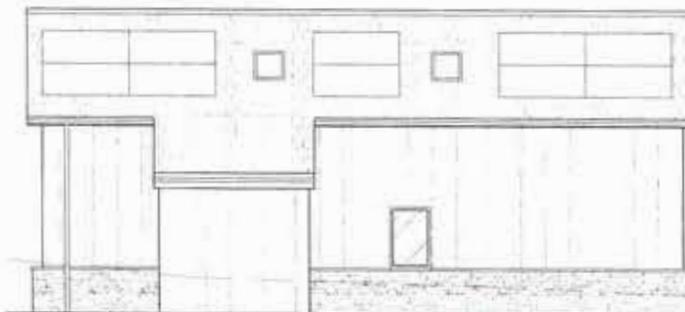
First Floor Plan



South East Elevation



North East Elevation



South West Elevation



North West Elevation

Notes

1. The proposed development is subject to planning permission granted under the provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) and the proposed development is subject to the conditions of the planning permission granted under the provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Fire Safety Compliance Strategy

The proposed development is subject to the provisions of the Fire Safety Act 2017 and the Fire Safety Regulations 2017. The proposed development is subject to the conditions of the fire safety certificate granted under the provisions of the Fire Safety Act 2017 and the Fire Safety Regulations 2017.



Revisions

Rev	Date	Description
A	10/10/2024	Initial Design

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 www.bbhart.com
 Dartmouth, 01280 834 076, Salcombe 01548 839 174

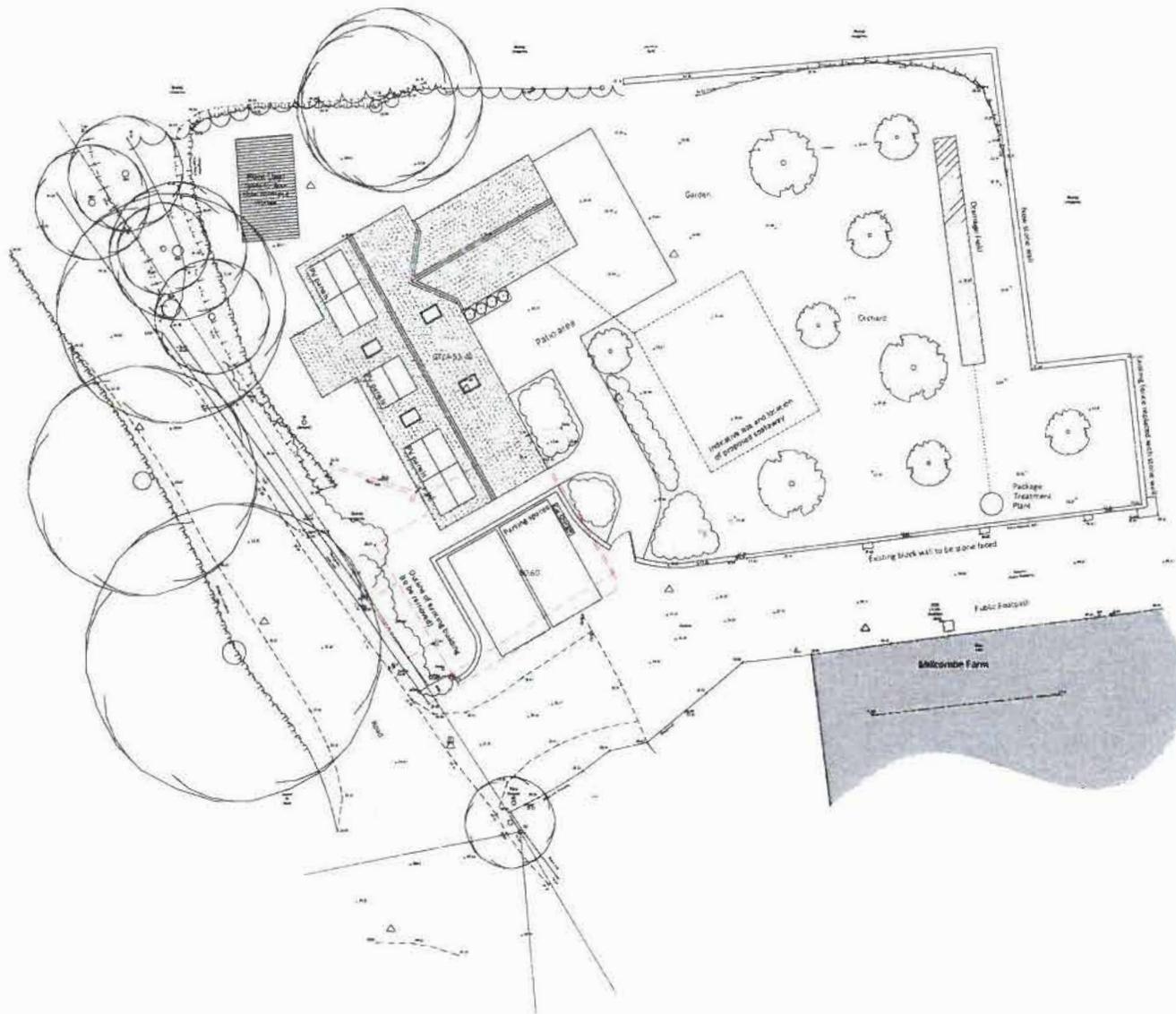
New Build At:
The Old Dairy
 Milcombe

Proposed Plan
 Proposed Elevations

Planning

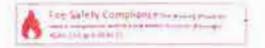
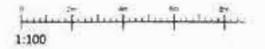
Drawing created by SMH on April 2024
 Scale: 1:50 @ A1 Checklist: PM

Project	Drawing	Revision
4539	11	A



Notes

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 This drawing can be used for planning purposes only but for anything else, all dimensions are in millimetres unless otherwise stated and all areas and dimensions to be marked on site. Scale and metric conversions are only to be read at the paper size of A1, A2, A3 and A4.
 No construction shall be carried out from this drawing unless this drawing is accompanied by a copy of the current Building Regulations, Part A, Part B, Part C, Part D, Part E, Part F, Part G, Part H, Part J, Part K, Part L, Part M, Part N, Part P, Part Q, Part R, Part S, Part T, Part U, Part V, Part W, Part X, Part Y, Part Z, Part AA, Part AB, Part AC, Part AD, Part AE, Part AF, Part AG, Part AH, Part AI, Part AJ, Part AK, Part AL, Part AM, Part AN, Part AO, Part AP, Part AQ, Part AR, Part AS, Part AT, Part AU, Part AV, Part AW, Part AX, Part AY, Part AZ, Part BA, Part BB, Part BC, Part BD, Part BE, Part BF, Part BG, Part BH, Part BI, Part BJ, Part BK, Part BL, Part BM, Part BN, Part BO, Part BP, Part BQ, Part BR, Part BS, Part BT, Part BU, Part BV, Part BW, Part BX, Part BY, Part BZ, Part CA, Part CB, Part CC, Part CD, Part CE, Part CF, Part CG, Part CH, Part CI, Part CJ, Part CK, Part CL, Part CM, Part CN, Part CO, Part CP, Part CQ, Part CR, Part CS, Part CT, Part CU, Part CV, Part 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Revisions

- | Rev | Date | Description |
|-----|----------|------------------------------|
| A | 18.05.21 | Initial building layout |
| B | 20.07.21 | Add the garden |
| C | 11.08.24 | Revisions to Building Layout |



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New Build At:
The Old Dairy
 North Milkcombe Farm

Blackawton

Planning

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

Project	Drawing	Revision
4538	05	C



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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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