



The Cider Barn

RENDELLS

The Cider Barn

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 £400,000

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

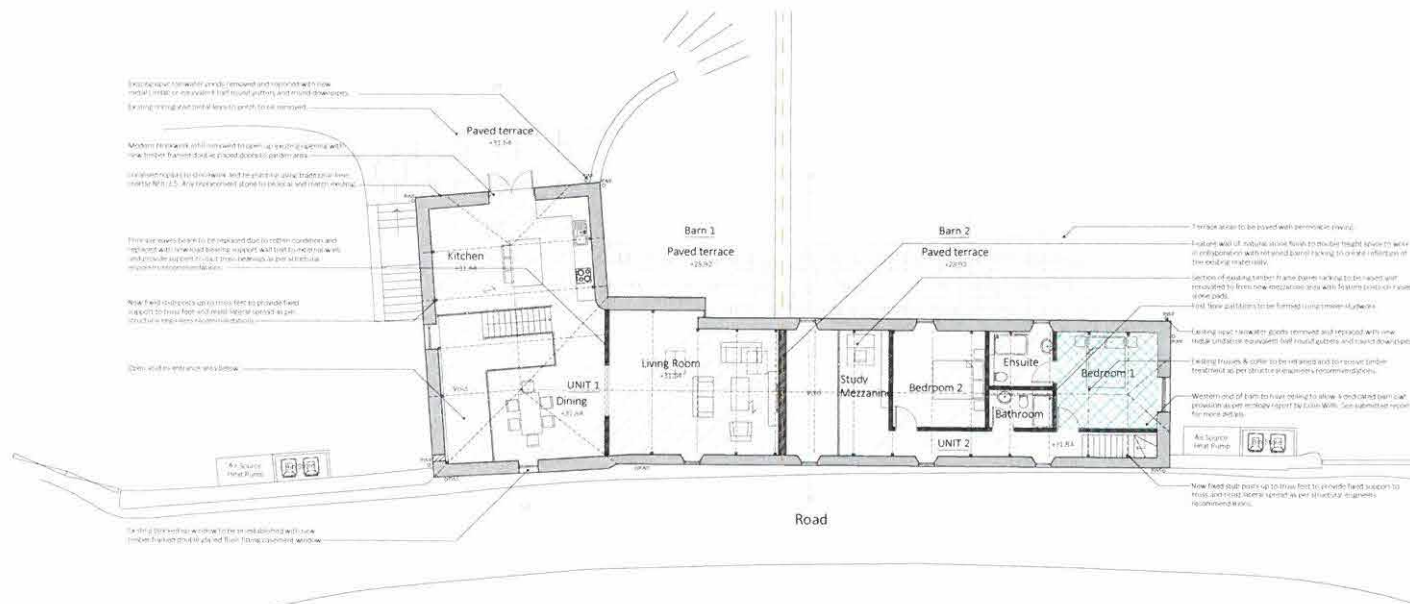
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

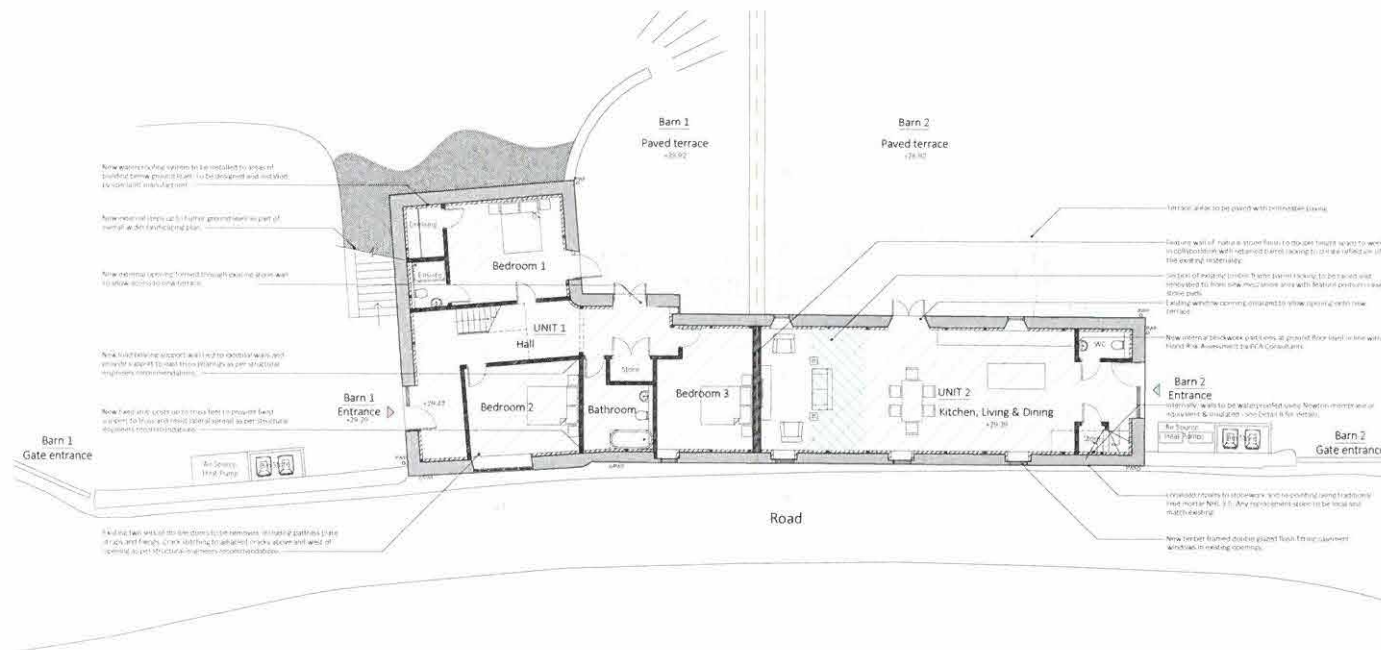
From the A3022 ring road, turn off at the Sainsbury's super store junction, onto Yalberton Road. Proceed approximately 0.5 miles down the hill and the Cider Barn can be found on your left.

What3words: ///slap.deals.stow





Proposed First Floor Plan @ 1:100



Proposed Ground Floor Plan @ 1:100

Notes

Notes:
1. All work to be carried out in accordance with the Building Regulations 2010.
2. All work to be carried out in accordance with the Planning Permission granted.
3. All work to be carried out in accordance with the Environmental Impact Assessment.
4. All work to be carried out in accordance with the Health and Safety Regulations.
5. All work to be carried out in accordance with the Fire Safety Regulations.
6. All work to be carried out in accordance with the Access to Work Regulations.
7. All work to be carried out in accordance with the Equality Act 2010.
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Revisions

Rev.	Date	Revised By	Revised For
A	18/04/2021	BBH	Revised for Planning Permission
B	18/04/2021	BBH	Revised for Planning Permission
C	18/04/2021	BBH	Revised for Planning Permission
D	18/04/2021	BBH	Revised for Planning Permission

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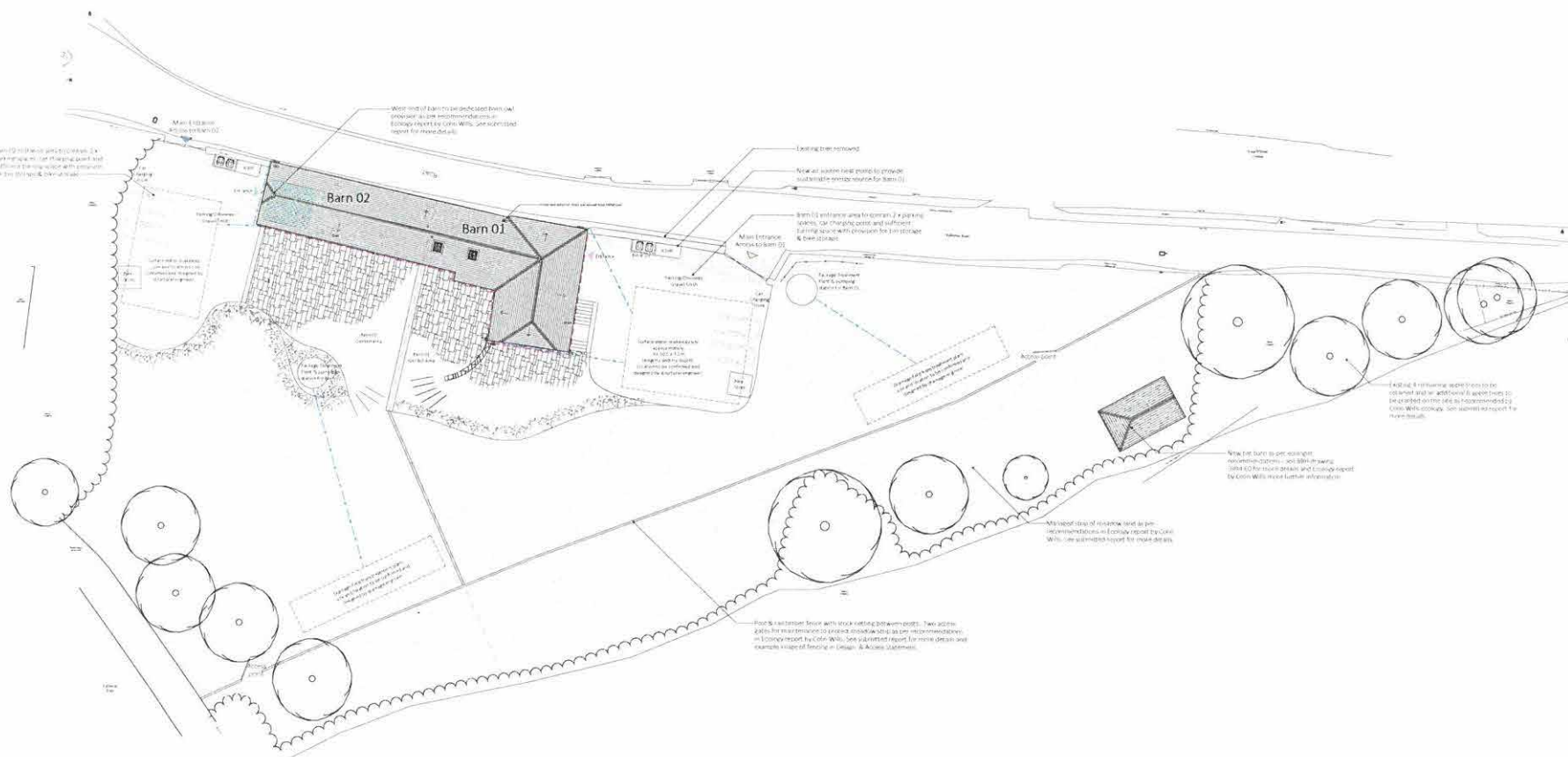
BBH CHARTERED ARCHITECTS LTD
DARTMOUTH SALCOMBE
www.bbhartchitects.co.uk
Dartmouth: 01803 234 016 Salcombe: 01548 250 416

Proposed works at:
Cider Barn
Valberton Road, Paignton, TQ4 7PE
Proposed Ground & First Floor Plans

Preliminary

Date: April 2021 Scale: 1:100 @ A1
Created: KH Checked: AB

Project	Drawing	Revision
3994	20	D



A	Date: 17.05.2022 Dr. At. Ch. 86	Respond To our Planning Request
B	Date: 14.04.2022 Dr. At. Ch. 85	Respond To our Planning Request
C	Date: 09.10.2021 Dr. At. Ch. 86	Respond To Our Planning Request
D	Date: 22.10.2022 Dr. At. Ch. 86	Respond to our letter about planning request

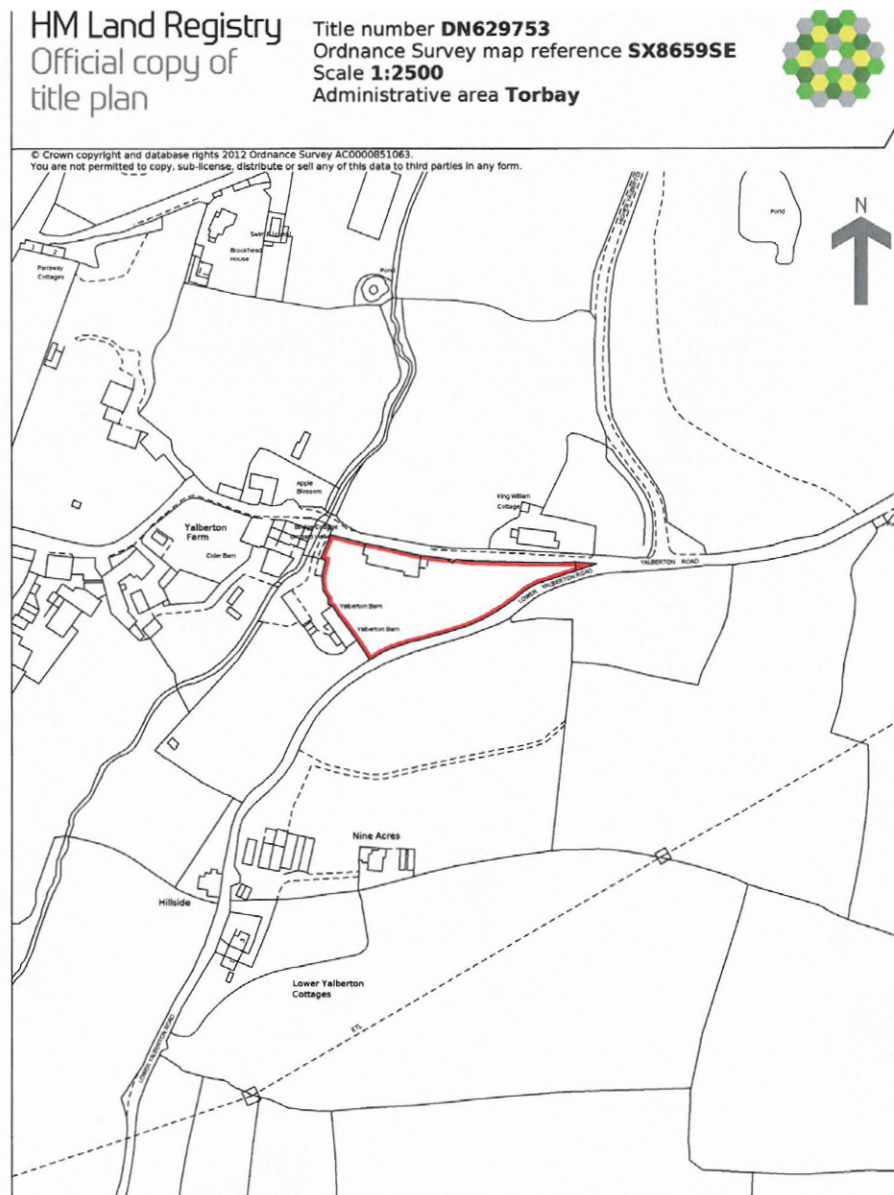


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Dartmouth: 01503 834 016 Salcombe: 01538 859 476

Proposed works at:
Cider Barn
Yalberton Road, Paignton, TQ4 7PE
Proposed Site Plan with Roof Plan

Date: April 2021 Scale: 1:200 @ A1
Created: KH Checked: AB

Project:	Drawing:	Revision:
3994	21	D



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.

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