



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
- Unit 1 200 sqm and Unit 2 141 sqm
- 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.

Agents Note

No CIL payment required.

Local Authority

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

Viewing Arrangements

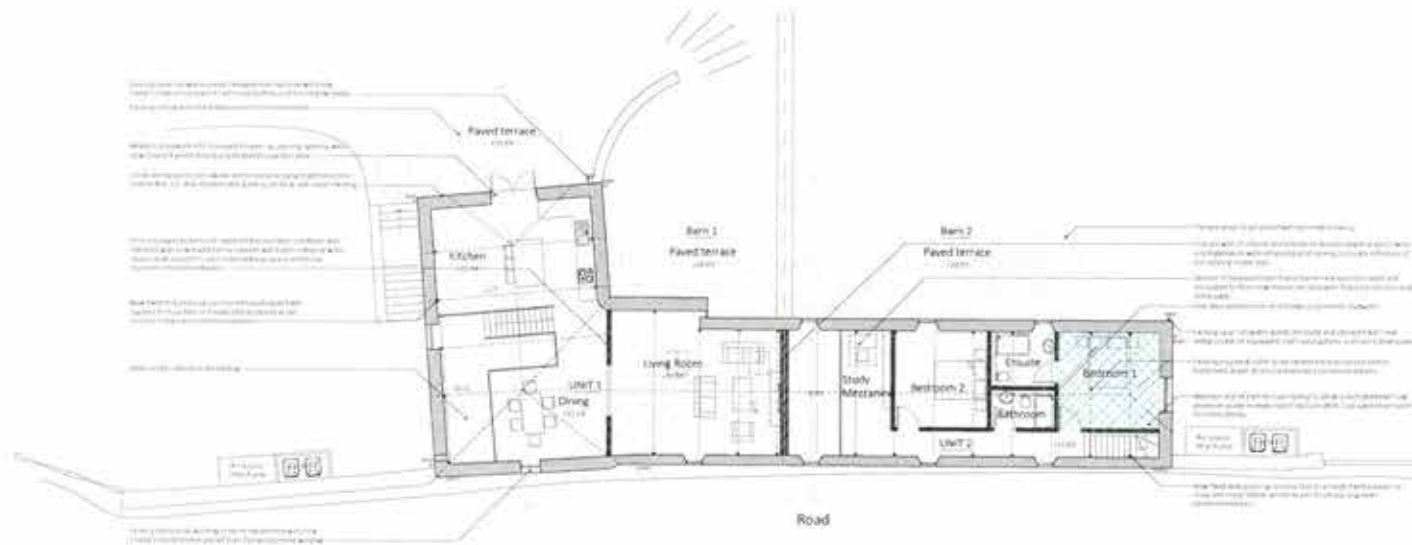
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

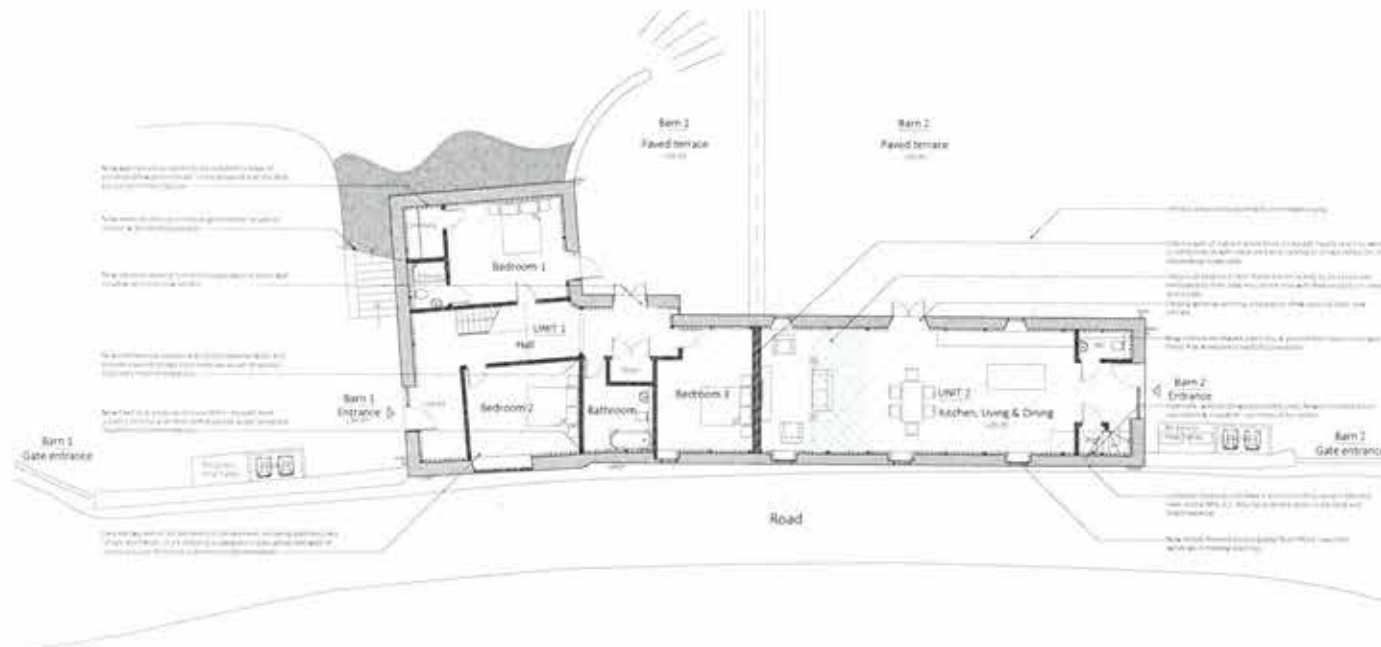
From the A3022 ring road, turn off at the Sainsbury's super store junction, onto Yalberton Road. Proceed approximately 0.5 miles down the hill and the Cider Barn can be found on your left.

What3words: ///slap.deals.stow





Proposed First Floor Plan @ 1:100



Proposed Ground Floor Plan @ 1:100

Notes

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. All work to be in accordance with the Building Regulations.
- 3. All work to be in accordance with the Planning Permission.
- 4. All work to be in accordance with the Local Authority.
- 5. All work to be in accordance with the Environmental Agency.
- 6. All work to be in accordance with the Health and Safety Executive.
- 7. All work to be in accordance with the Fire Service.
- 8. All work to be in accordance with the Police.
- 9. All work to be in accordance with the Prison Service.
- 10. All work to be in accordance with the Civil Service.

Scale: 1:100

Revisions

Rev	Date	Description
A	11/11/2021	Initial Design
B	11/11/2021	Revised Design
C	11/11/2021	Revised Design
D	11/11/2021	Revised Design

Design: [Name]
Drawn: [Name]
Check: [Name]
Scale: 1:100
Date: 11/11/2021
Project: [Name]



BBH CHARTERED ARCHITECTS LTD

GASTMOUTH, SALCOMBE

100% BBH Chartered Architects Ltd

Salisbury: 01245 324141, December 2021 01/11/21

Proposed: 11/11/21

Cider Barn

Salisbury Road, Salisbury, Wiltshire, SP4 8PP

Proposed Ground & First Floor Plans

Preliminary

Date: April 2021, Scale: 1:100 @ 74

Client: [Name], Design: [Name]

Project: [Name], Stage: [Name], Status: [Name]

3994 20 0



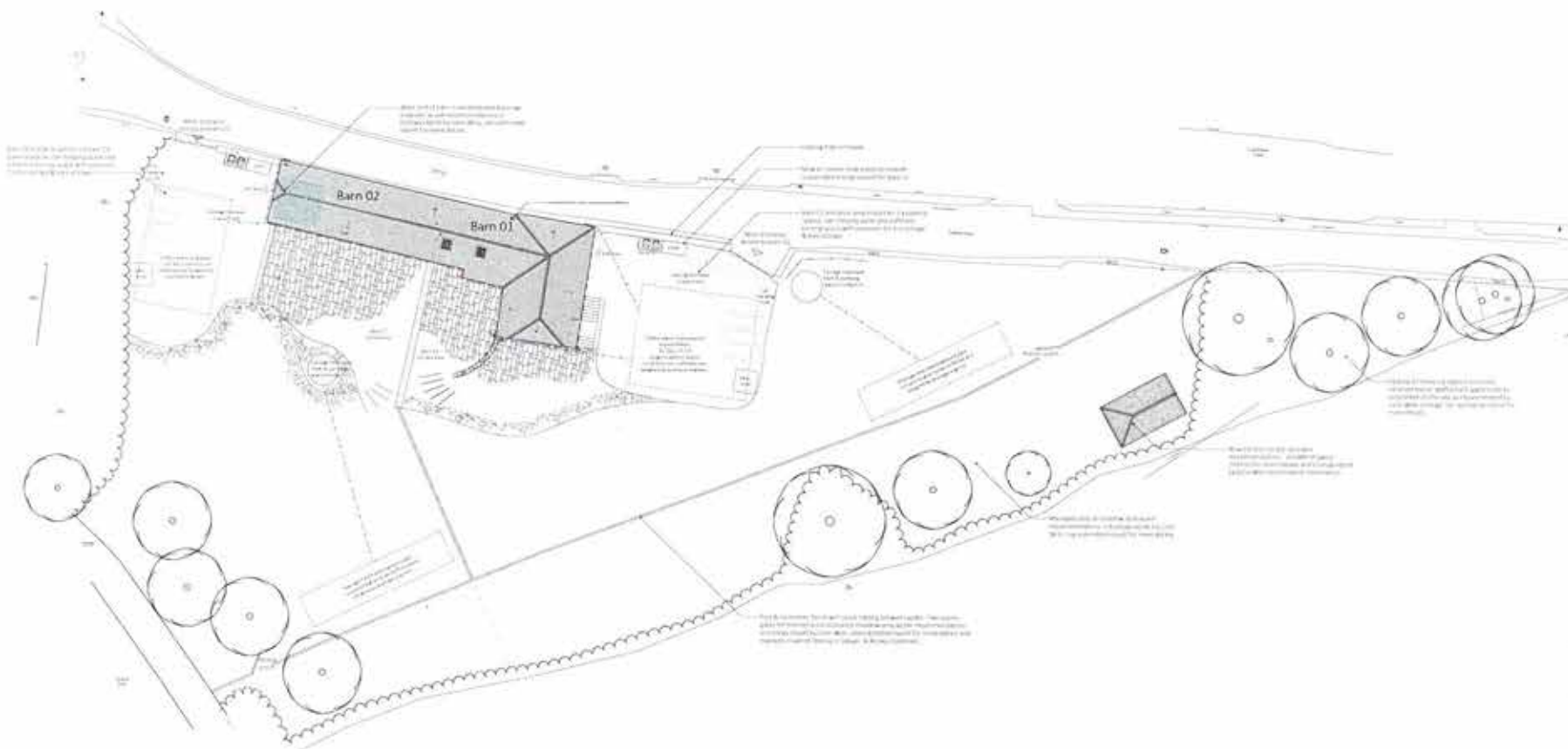
Notes

1. All dimensions are in metres unless otherwise stated.
2. All dimensions are to the centre of the structure unless otherwise stated.
3. All dimensions are to the finished ground level unless otherwise stated.
4. All dimensions are to the finished ground level unless otherwise stated.
5. All dimensions are to the finished ground level unless otherwise stated.
6. All dimensions are to the finished ground level unless otherwise stated.
7. All dimensions are to the finished ground level unless otherwise stated.
8. All dimensions are to the finished ground level unless otherwise stated.

1:200

Revisions

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A	10/01/2023	Initial Design
B	10/01/2023	Revised Design
C	10/01/2023	Revised Design
D	10/01/2023	Revised Design



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Proposed works at:

Cider Barn

Katherine Road, Paignton, TQ2 7PE

Proposed Site Plan with Built Plan

Preliminary

Date: April 2023 Scale: 1:200 (P4)
Created: RH Checked: AP

Project: 3994 Drawing: 21 Revision: 0

Proposed Site Plan @ 1:200



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.
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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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