

# Class Q Development Opportunity



## Barn and Field at Lower Pilehayes Farm



Woodbury Salterton, Devon, EX5 1QE





# Class Q Permitted Development with Adjoining Field for Sale

## Location

The Barn at Lower Pilehayes Farm lies in the rural area between Woodbury Salterton and Woodbury and is less than a mile from the B3179. The B3179 allows for easy access onto the A376 and the M5.

Exeter city centre lies just over 7 miles away, and the south coast also lies approximately 7 miles away.

## The Site

The site extends to approximately 0.85 ha (2.11 acres) in total. The barns currently measure approximately 246.52m<sup>2</sup> internally, with planning allowing the conversion to two two-storey dwellings totalling approximately 447.30m<sup>2</sup>.

There is an adjoining pasture field totalling approximately 1.38 acres for sale with the barn.

## Access

Access to the site is via a shared track through Lower Pilehayes Farm. The barn and field is located at the end of this track. The purchaser of the barn will be granted a right of way over this track.

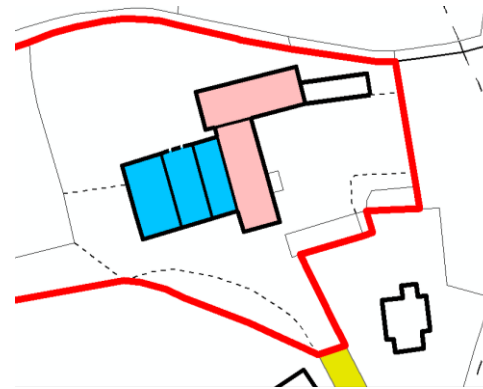
Lower Pilehayes Farm is a working livestock farm. Please see the site plan for more information.

## Services

A mains water supply and meter has been installed and is available to be connected into. Interested parties must make their own enquiries as to the availability, suitability and capacity of the other services.

## Planning

Class Q Rights were granted in March 2024 for the full conversion of the traditional red brick and cob barn. The property can be converted into two four-bedroom, semi-detached properties.



The barns to be converted are coloured pink in the plan, the barn to be demolished (as in line with the approval) is coloured blue.

The details for the Class Q Rights can be viewed on the East Devon District Council planning website under the reference 24/0018/PDQ. All potential purchasers must satisfy themselves with the conditions of these Rights.

The established Class Q Permitted Development Rights are a potentially material consideration for the Local Planning Authority to take into account when determining a potential planning application for an alternative new build residential development as an alternative development to the conversion of the barns. This is known as the 'fallback' position. Interested parties are to make their own enquiries with Local Planning Authority. If a prospective purchaser wishes to progress this alternative development option, some additional conditions of sale may need to be agreed.



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## The Adjoining Field

The field is down to permanent pasture. There are no agri-environment schemes on the land. The land is within a Nitrate Vulnerable Zone (NVZ).

The land will not be sold separately to the barns.

Within 3 months of completion, the purchaser will need to fence the boundaries labelled A-B and C-D on the site plan with suitable stock proof fencing.

## Viewing

Strictly by appointment with South West Norse, please call to arrange.

## Price Guide

Offers in excess of £250,000.

## Tenure

The site will be sold freehold with vacant possession on completion.

## Method of Sale

The site will be sold through private treaty.

## Legal Costs

Each party shall be responsible for the payment of its own legal fees incurred in connection with the sale.

## VAT

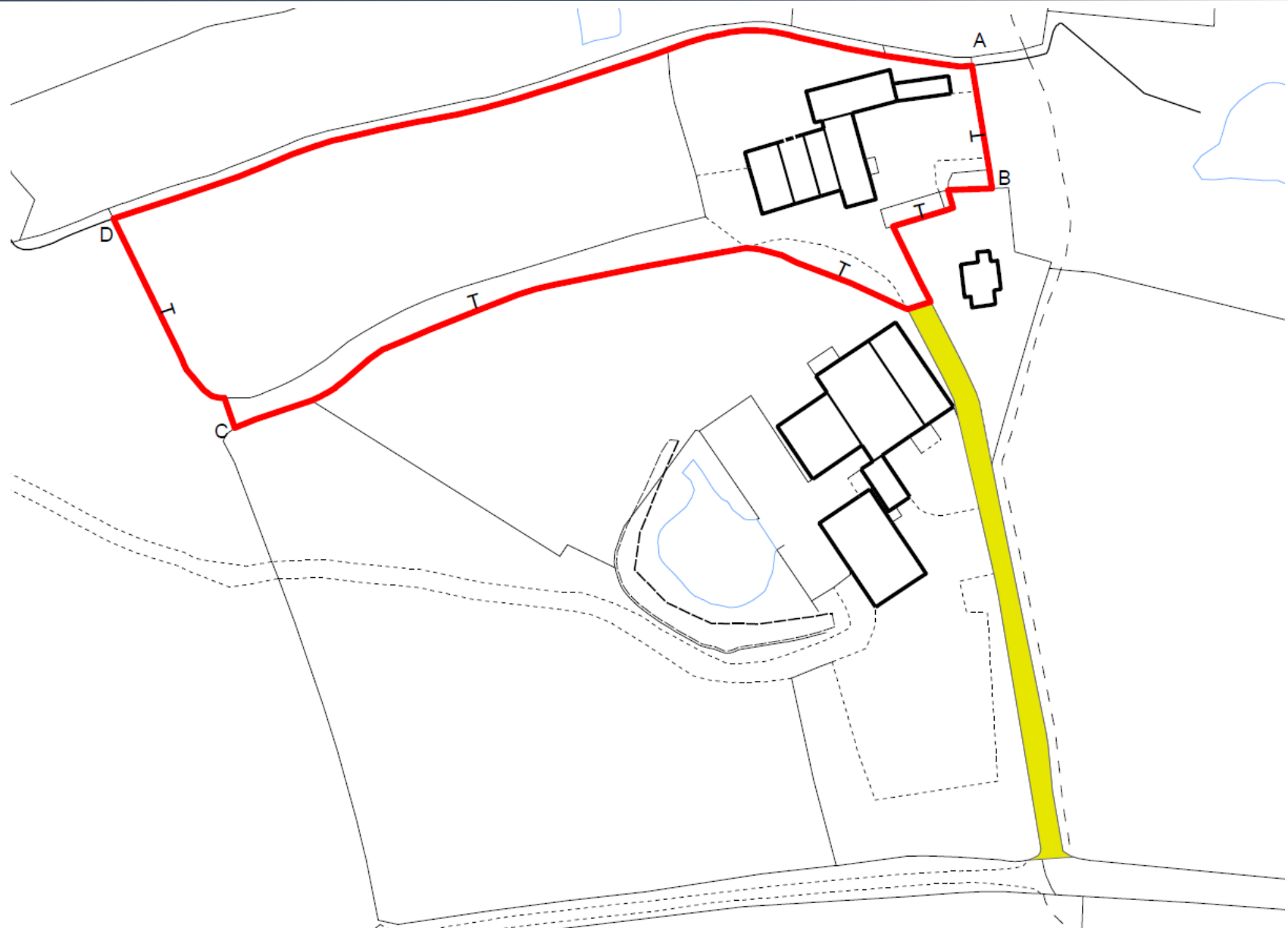
Interested parties are advised that Devon County Council, as vendor has confirmed that it is not intending to charge VAT on the purchase of the property.



# Class Q Permitted Development with Adjoining Field for Sale



## Site Plan





# Class Q Permitted Development with Adjoining Field for Sale



Location Plan



Woodbury  
Salterton

Barn at Lower  
Pilehayes Farm



B3179

Woodbury

# Class Q Permitted Development with Adjoining Field for Sale

## Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse or the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the site and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

## Important Notices

Norse Group for themselves and for the Vendor of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Norse Group has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property or behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.
5. South West Norse Ltd is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description.

## Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that it has not submitted its offer in reliance on any of the said statements that it has satisfied itself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.