



Ashton Farm



Callington 2 miles • Tavistock 11.5 miles •
Dartmoor 12.3 miles • Plymouth City
Centre 14 miles

Rural development site with consent for the creation of a substantial 5-bedroom barn conversion and separate 2-bedroom dwelling, both with gardens and parking, 0.94 acres in all.

- Rare Rural Development Site
- Full Planning Consent in Place
- Proposal for Two Open-market Dwellings
- Substantial 5-bedroom Barn Conversion
- Separate 2-bedroom Dwelling
- Each with Garden/Grounds
- Other Useful Buildings Onsite
- 0.94 Acres in All
- Council Tax: N/A
- Freehold

£300,000

SITUATION

The site is located at Ashton, a small rural hamlet around 2 miles to the southeast of Callington and just over a mile to the west of the popular village of St Dominick. The property is within easy reach of the beautiful Tamar Valley National Landscape (formerly AONB) and the river Tamar itself, with access to the river itself available at Cargreen (6 miles) or Calstock (7 miles).

The town of Callington offers a comprehensive range of amenities including supermarkets, schools, doctors and veterinary surgeries. Tavistock, 11.5 miles away, is a thriving market town in West Devon at the foothills of Dartmoor National Park, offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The maritime city of Plymouth is 14 miles to the south and Exeter lies 53 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This is an exceptionally rare opportunity to acquire a rural development site with full planning consent in place for the creation of two new open-market homes through the conversion of some redundant farm buildings. The principal conversion is of a 2-storey, largely traditional stone barn with attractive stone detailing and slated roof, into a substantial 5-double-bedroom, 4-bathroom dwelling totalling some 2,000sq.ft. Large gardens will surround the barn and there will be provision for extensive parking within a large yard on its western side, in addition to several general-purpose outbuildings including a former bullpen, Nissen hut and linhay.

The second conversion is of a former milking parlour, which we understand was constructed during the 1970s of blockwork, and an adjacent stone barn. The resulting dwelling will be a contemporary cottage-style dwelling of around 1,000sq.ft, comprising two double bedrooms (including a sizeable master suite with dressing space and an en-suite), a kitchen/diner, a separate living room and a standalone bathroom. Externally, again there will be a garden and provision for parking, as well as a blockwork shippon to the northeast of the milking parlour itself. In all, the site amounts to approximately 0.94 acres.

PLANNING CONSENT

Full planning consent was granted by Cornwall Council on 12th July 2024, under application reference PA24/02462, for the "Conversion of barns to form 2 no. dwellinghouses". A complete package of the relevant planning documentation, including technical materials and a full list of the conditions of the consent, can be obtained from the Council's planning portal, <https://planning.cornwall.gov.uk>, or by enquiry with Stags.

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

SERVICES AND ACCESS

Mains electricity (currently disconnected). Mains water is understood to be nearby although the buyer should satisfy themselves as to the costs and arrangements for connection. Our clients have investigated this and we can advise further upon enquiry. There is no heating or drainage to the site currently. Ultrafast broadband is understood to be available nearby and full mobile voice/data services are available externally, through all four major providers (Source: Ofcom's

online service checker).

Please note that the agents have neither inspected nor tested these services.

Access to the site can be obtained through the main entrance along the southern boundary, adjacent to the Milking Parlour, as shown on our Block Plan.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way.

We understand that a public footpath crosses part of the site, leading from the site's entrance to a gateway in the eastern boundary, effectively connecting the two minor local roads directly to the south and slightly to the east of the site. Please contact the agents for further details.

TENURE, BOUNDARIES AND POSSESSION

The Freehold interest of the site as shown, is offered for sale. Indicative boundaries are represented on our Block Plan, shown in orange. On the ground, rope boundary markers are in place along the northern and northwestern sides of the site. Hard boundary features exist at all other points.

The site is to be sold as seen and the purchaser will be responsible for any and all required demolition works, and any necessary clearance of the site. There is no onward chain.

AGENT'S NOTES

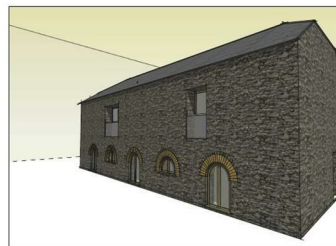
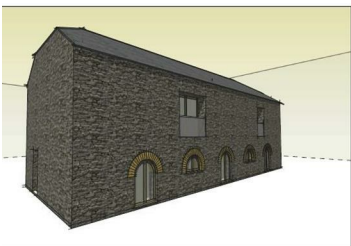
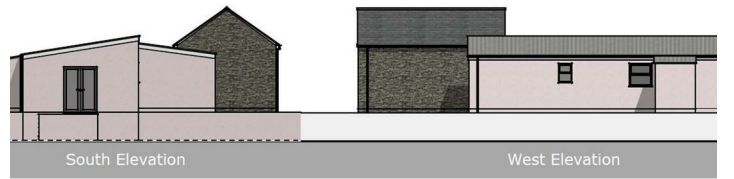
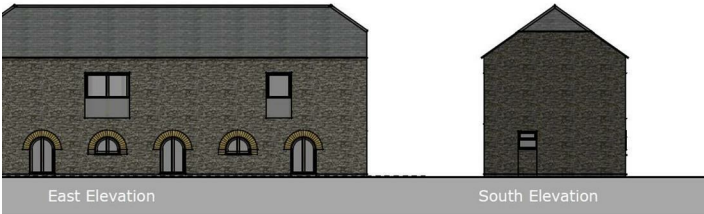
1. As noted on the Block Plan, some of the existing buildings have partially collapsed and are to be demolished as part of the works, due to their poor condition.
2. Some of the buildings and structures have asbestos sheeting, including some of those that require demolition.
3. The site is located in an area well-known for its history of metalliferous mining activity. However, there are no known workings or features in close proximity to the site itself.
4. A restrictive covenant will be put in place to prevent further development of the site beyond the two proposed dwellings.

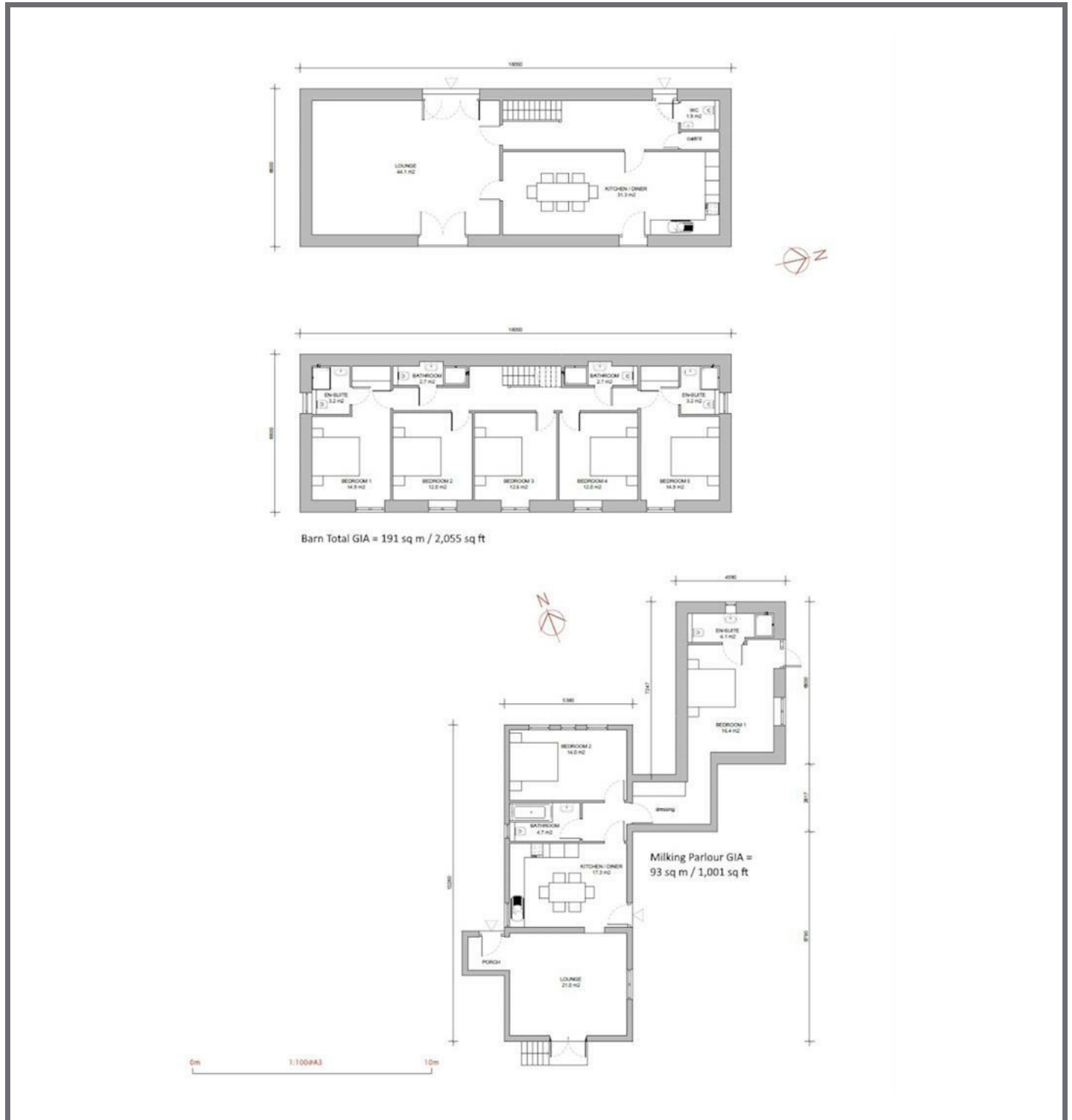
WARNING

Farms and Land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock. Please leave gates as they are found, do not bring dogs onto the land while viewing and avoid entering fields containing cows and calves. As stated above, some structures on the site have partially collapsed, so particular care should be taken when viewing and visiting.

VIEWINGS AND DIRECTIONS

Due to the nature of the site, viewings are strictly by prior appointment only. Unaccompanied access to the site is unsafe and therefore not permitted. Anybody entering the site unaccompanied does so at their own risk. The What3words reference is ///swept.honest.earpiece. For detailed directions please contact the office.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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