

Halberton Court Farmhouse

HALBERTON, TIVERTON EX16 7AW

A prime redevelopment opportunity located
in a strategic position in Mid Devon

savills





KEY HIGHLIGHTS

- Freehold brownfield development site
- Detailed planning permission for 14 dwellings (including 4 First Homes)
- Conversion of existing barns to 5 dwellings and the erection of 9 new build dwellings
- Planning reference – 20/00273/MFUL
- Halberton Court Farmhouse extending to 4,736 sq ft (434 sq m) with potential to renovate or divide into multiple dwellings STP
- 4.38 acres (1.77 hectares)

SITE DESCRIPTION

The site is part of a wider sale comprising 299.55 acres which is being offered as a whole and in 5 lots by Private Treaty. Halberton Court Farmhouse comprises Lot 1.

The extent of the land and buildings for sale is identified on the site plan and extends to approximately 4.38 acres (1.77 hectares). The site includes Halberton Court Farmhouse which sits in the south eastern corner of the site and comprises a substantial farmhouse built around 1800, as well as the old farmyard buildings to the north and west of the farmhouse.

The farmhouse provides a sitting room, drawing room and dining room as well as a fitted kitchen, cloak room, study, secondary kitchen and utility room on the ground floor. The first floor provides for a master bedroom with en-suite, 4 further double bedrooms, 3 single bedrooms a bathroom and an additional W.C. The farmhouse sits in a walled garden to the south, laid to lawn with parking, as well as a detached garage and barn for domestic storage.

The remaining site provides farmyard buildings to the north and west of the farmhouse comprising a range of traditional buildings generally of stone and cob or block construction together with three portal frame buildings surrounded by concrete and hardcore yards, a paddock and large pond.

HALBERTON

Halberton Court Farmhouse is located on the edge of the popular village of Halberton in Mid Devon and just three miles east of the market town of Tiverton. The village is approximately 3.2 miles to the west of the M5 Junction 27, providing access to Bristol to the north and Exeter to the south, as well as the A361 North Devon Link Road providing access to north Devon and the coastline.

Tiverton Parkway is situated approximately 3 miles to the east, which provides trains to London Paddington to the north and Exeter St Davids to the south.

Exeter Airport is about 16.5 miles to the south, and Bristol Airport is 52 miles to the north, both providing national and international flights.



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Approximate gross internal area
 4736 sq ft / 439.97 sq m
 Garages
 650 sq ft / 60.38 sq m
 Total
 5386 sq ft / 500.36 sq m





CGI of Proposed Development

PLANNING PERMISSION

Mid Devon District Council have granted planning permission (application number 20/00273/MFUL) for the erection of 9 new build dwellings and conversion of barns to 5 dwellings, with associated works including access improvements and landscaping.

The 9no. new build properties (plots 1-9 on the site plan) are positioned on the north-eastern and north-western edges of the site and comprise 5no. x 4 bedroom detached dwellings and 4no. x 3 bedroom semi-detached dwellings. The buildings to be converted include the stone and cob built former granary to provide 2no. 4 bedroom houses (plots 10 & 11) as well as a courtyard leading to 2no. 4 bedroom and 1no. 3 bedroom dwellings (plots 12,13 & 14).

Although Halberton Court Farmhouse sits outside of the red line plan for the planning permission, the entire site falls within the defined settlement boundary of the village and the farmhouse is included in the land sale to allow for further conversion and development opportunities STP.

Plot	Type	Beds	GIA (sqm)	Garage	Parking
Plot 1	Detached	4	202.6	No	2 spaces
Plot 2	Semi-detached	3	112.5	No	2 spaces
Plot 3	Semi-detached	3	112.5	No	2 spaces
Plot 4	Semi-detached	3	112.5	No	2 spaces
Plot 5	Semi-detached	3	112.5	No	2 spaces
Plot 6	Detached	4	183.9	Double	2 spaces
Plot 7	Detached	4	183.9	Single	2 spaces
Plot 8	Detached	4	202.6	Single	2 spaces
Plot 9	Detached	4	202.6	Double	2 spaces
Plot 10	Detached	4	289.5	Double	4 spaces
Plot 11	Detached	4	309.6	No	2 spaces

Site Plan



Section 106 & CIL

Four of the dwellings (plots 2, 3, 4 & 5) to be sold as First Homes whereby they will be sold at a Discounted Market Price discounted by 30% of the Market Value, subject to price cap not exceeding £250,000.

The scheme will also be required to provide:

- Public Open Space contribution £20,188
- School Transport Contribution - £6,922
- Monitoring fee - £1,073.53

Mid Devon District Council is currently not a CIL charging authority, and therefore CIL will not be applicable.

Further Information

A Technical Pack is available upon request which will include:

- Location and site plans
- Land Registry title register and plan
- Planning documents
- Site photographs
- Service enquiries
- Basis for submission of offers



CGI of Proposed Development

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Red Line boundary for indicative purposes only

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OFFERS

The Seller is seeking unconditional offers in the region of £2,500,000 from interested parties.

Offers are to be submitted via email to Nick Walker ndwalker@savills.com

Offers for Lot 1 will need to be incorporated within the sale process of the wider site.

Please note the Vendors will not be obliged to accept the highest offer or any other offer.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale becoming a chargeable supply for the purposes of VAT, such tax will be paid for in addition to the purchase price.

VIEWING

Access to the site can be arranged, strictly by appointment with the sole selling agent, Savills.

WHAT3WORDS: Lot 1 - ///transit.earful.loitering

Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

LOCAL AUTHORITY

Mid Devon District Council

CONTACT

For further information please contact:

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