



Luton Lane Hotel , Payhembury, EX14 3HZ

Guide price £500,000



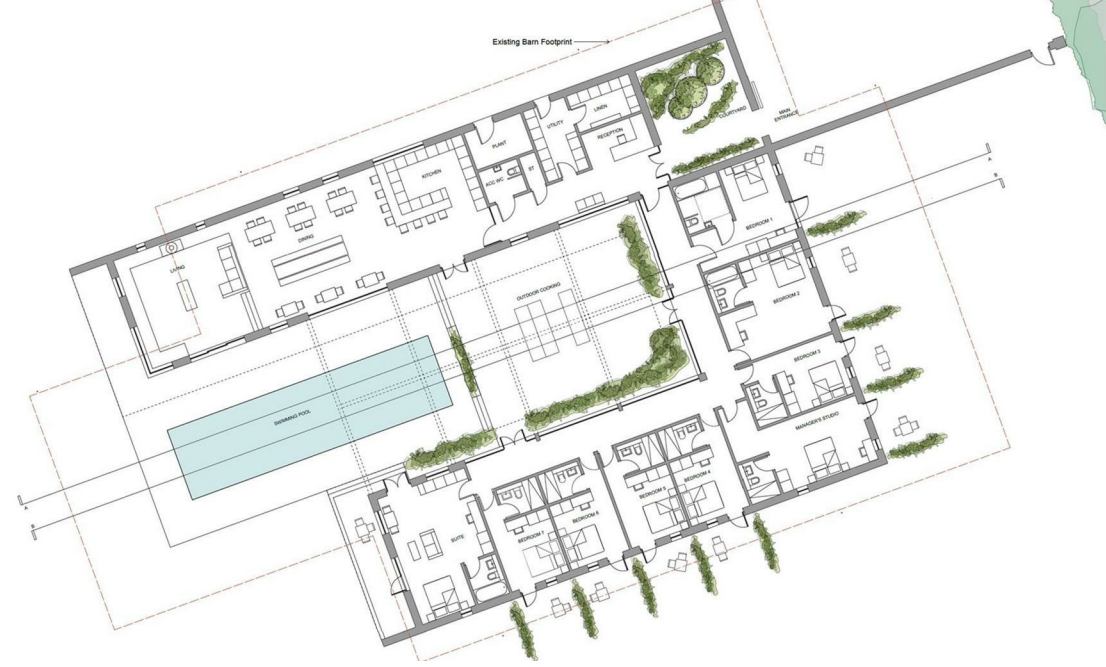


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- Plot And Agricultural Building With Planning
- Planning Reference 21/2488/PDR
- Potential For Additional Land At Separate Negotiation
- Planning For A Nine Bedroom Aparthotel



Plot and agricultural building with approved planning for a 9-bedroom aparthotel and associated works and infrastructure (use class C1) in attractive, rural but well-connected Luton, 1.1 miles from scenic, thriving Payhembury and only 6.5 miles from M5 junction 28 at Cullompton. The plot is located in rural East Devon on the edge of the Blackdown Hills area of outstanding natural beauty. An excellent development opportunity, it comprises permission for the change of use, conversion and associated operational development of an existing agricultural (poultry) building (obtained from East Devon District Council on 06.07.2022 under planning reference 21/2488/PDR). There is also the potential to purchase additional land at a separate negotiation.

Situation

The plot is located in a desirable, rural location and surrounded by farmland. The hamlet of Luton is just over a mile from the nearby village of Payhembury with its thriving community shop and post office, pub, garage, school and 12th century church. The vibrant community of Payhembury and Luton's position in the catchment of ofsted-outstanding rated "The Kings School" (secondary) and the well-respected (ofsted-good rated) Payhembury primary school make it a very desirable location.

Luton is well situated for experiencing rural life whilst retaining an easy connection to the world beyond.

Positioned within a delightful rural setting, ideal for those who are looking for a foothold in the countryside, the area's rural charm includes the woods, hills and fields of the surrounding countryside (including the Blackdown hills Areas of Outstanding Natural Beauty) and easy access to the South West's famous Jurassic Coast (<15 miles). It is also well-situated for links to the rest of the country with fast access to both the M5 (6 miles to J28) and the A30/A303 route to London and the SE.

Mainline trains from Feniton (3 miles) and Tiverton Parkway (11 miles) provide direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (12

miles) and Bristol Airport can be accessed readily from the M5. Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants, leisure, banking and healthcare facilities. The cathedral city of Exeter is approximately 15 miles away providing further retail, educational, leisure and employment options.

Additional information

The property, as far as required by the Vendors, will be sold subject to all rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes, main public sewer at present erected on and



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passing over or under the property and subject to the agreements affecting the same (if any).
 The property will not be connected to mains water and electricity although these are understood to be in the area. Prospective purchasers should make their own enquiries as to availability of any mains services.
 The purchaser of the property will be required to erect a new perimeter fence within one month of completion to an agreed specification



Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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