





A detached stone barn (with potential for change of use to residential) standing in approximately 2.76 acres of agricultural land offering the unique opportunity to create a spectacular rural property (subject to planning) in the Teignbridge area of South Devon.

- Detached stone barn with potential for change of use to residential (subject to planning)
- Standing in approximately 2.76 acres (1.12 ha) in all
- Potential to create a spectacular rural property (STP)
- Road access onto private driveway
- Mains water
- Wide stretching countryside views
- Close proximity to Ipplepen

DIRECTIONS

From the town of Totnes proceed towards Paignton/ Newton Abbot. At the Morrisons roundabout, take the 2nd exit onto the A381 and at the next roundabout take the first exit. Proceed for approximately 5 miles towards Ipplepen and then turn right towards Combefishacre (opposite the entrance to Southern Timber). After 500 yards the entrance gateway will be found on the left-hand side, this being the entrance drive leading up to Kittymoor Barn.

What3Words Location – thin.blocks.factually

SITUATION

Kittymoor Barn is situated on the south side and within close proximity to the village of Ipplepen within the Teignbridge area of South Devon.

The popular town of Totnes is approximately 4.8 miles to the south-west while Newton Abbot is located approximately 4.3 miles to the north. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is situated approximately 8 miles to the north-west.

DESCRIPTION

Kittymoor Barn comprises a detached stone barn standing in a total of approximately 2.76 acres (1.12 hectares) of agricultural land, as outlined in red on the site plan.

Situated outside of the South Devon National Landscape (previously known as the AONB), the barn has formerly been used for agricultural purposes to include the storage of hay on the first floor.

Kittymoor Barn benefits from direct sunlight for 12 hours of the day, principally the evening sun making it a very attractive prospect for any prospective purchaser.

Offering potential for change of use to residential (subject to obtaining the necessary planning consent), Kittymoor Barn is set in a truly idyllic rural location surrounded by other agricultural land on the north, west and southern boundaries and running along the eastern boundary is the South Devon main line railway.

The land is currently down to grass and is of a gentle south facing gradient, bound by mature Devon bank hedges. Except for the garden curtilage on the north side of the barn which is approximately marked out by the fence posts between points A, B and C (as shown on the site plan).

The barn is of a solid stone wall construction under a corrugated roof with barn openings which face to the north. Moreover, the barn extends to approximately 15m x 6m over 2 floors giving a total gross external floor area of approximately 180 square metres (1,937 square feet).

HEALTH & SAFETY

Under **no circumstances** should any purchaser go on the first floor of the barn for health & safety reasons. Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen when viewing the barn.

OBLIGATIONS

The seller will undertake to install an agricultural stock-proof fence between points A, B & C and within 6 months following legal completion or as soon as the relevant contractor will allow.

In addition, the seller will undertake to fill the gateway approximately marked by the letter 'X' on the site plan with a devon bank hedgerow within 6 months following legal completion or as soon as the relevant contractor will allow.

ACCESS

Kittymoor Barn is accessed via a single vehicular width gateway off the council-maintained highway on the southern boundary of the land which proceeds onto a hardcore track, its own private driveway.

SERVICES

Kittymoor Barn currently benefits from a private water supply but this will be disconnected before completion of sale. However, the seller will undertake to install a mains water supply within 6 months following legal completion or as soon as the relevant utility company will allow.

The seller would be willing to grant an easement to the potential purchaser to connect to the nearest mains electricity pole in the neighbouring field parcel within 12 months following legal completion.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over Kittymoor Barn or its adjoining land as far as are known.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.

BASIC PAYMENT & ENVIRONMENTAL STEWARDSHIP SCHEMES

The land is registered with the Rural Payments Agency for the Basic Payment Scheme but any de-linked monies will remain with the vendor of the land. The land is currently subject to a Sustainable Farming Incentive Agreement which begins on 1st June 2024 but the field parcel will be removed from the agreement in the event of a sale.

METHOD OF SALE

Kittymoor Barn is offered for sale by Informal Tender (unless sold prior) such that buyers are invited to submit their highest and final offers in a sealed envelope by Wednesday 26th June at 12 noon.

Tender forms are available on requested from the Sole Selling Agent and must be returned to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked 'Kittymoor Barn – Tender'.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale. The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

GUIDE PRICE

£350,000

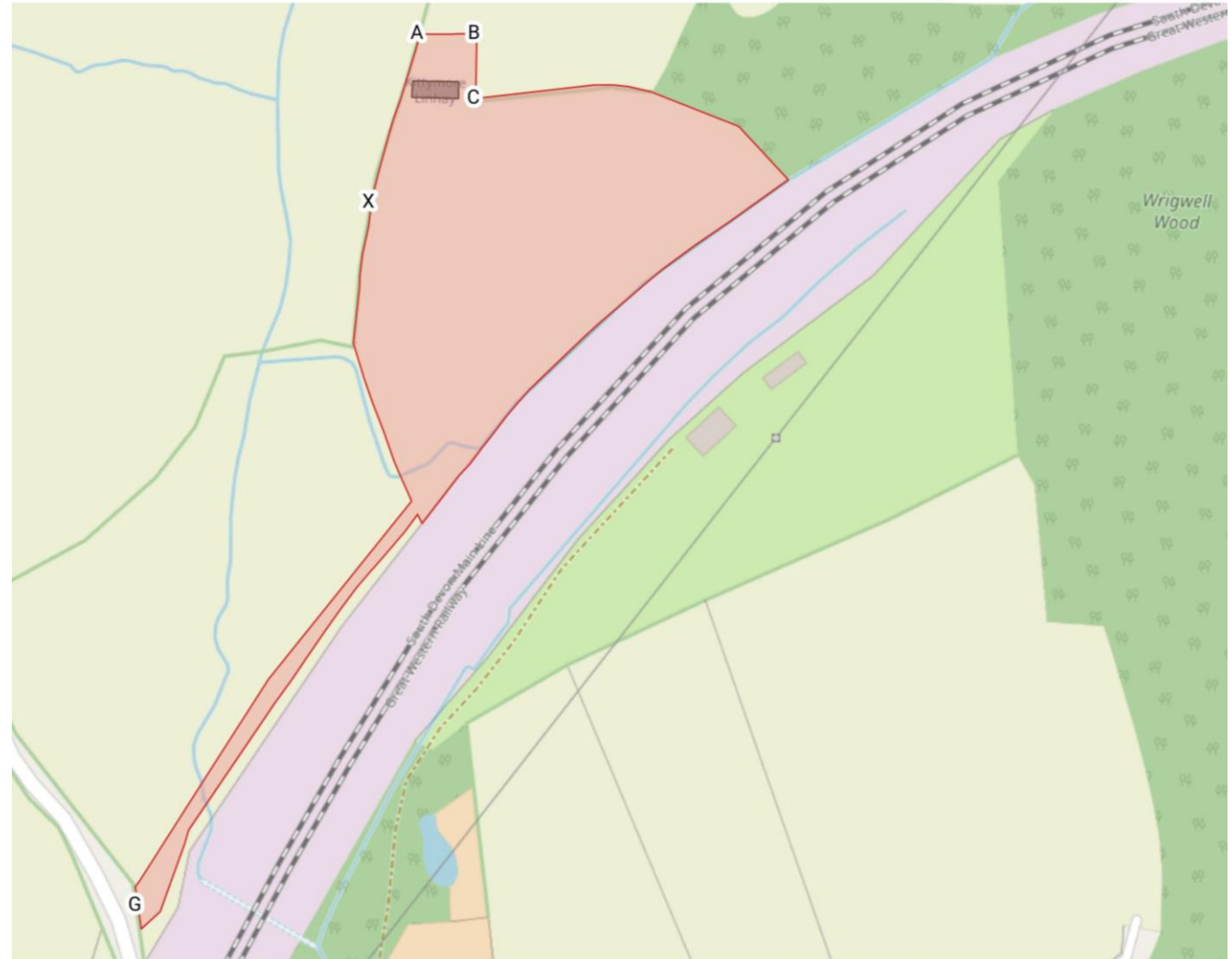
LOCAL AUTHORITY

Teignbridge District Council, Ford House, Brunel Road, Newton Abbot, TQ12 4XX Tel: 01626 361 101.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ.

Kittymoor Barn, Ipplepen, Newton Abbot TQ12 5UB Site Plan



Site plan for identification purposes only. Not to be relied upon for conveyancing purposes. Not to scale.

Farms, Land & Smallholdings

6 Fore Street, South Brent, TQ10 9BQ

 01364 646177

 farmsandland@luscombemaye.com

 luscombemaye.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.