



Brookfield Barn Development Site



Totnes 3.7 miles, Torquay 6.1 miles, Exeter 26.7 miles

A development site for two, three bed homes, set in an elevated position with good views. Sold with just over 0.5 acres

- Planning for two, three bedroom family homes
- Planning Reference: Torbay Council P/2022/1363
- Garaging and good size gardens.
- In all about 0.54 acres
- Freehold sale
- Council Tax Band: TBC

Guide Price £350,000

SITUATION

Set in an elevated position between Totnes and Collaton St. Mary. The closest being the thriving village of Collaton St. Mary with its primary school, garage and public house. There are excellent bus services to Totnes and Paignton. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary, secondary and Grammar Schools.

DESCRIPTION

In November 2023 planning permission was granted for the development of two residential dwellings. Showcasing a stylish modern design incorporating larch cladding, stone exteriors and zinc pitched roofs giving a contemporary feel. The planning permission allows two link-detached properties, split across two storeys; the ground floor offers a modern open plan reception space with bi-folding doors opening to the each of their private gardens. A separate reception space offers possibility for a formal or informal sitting room or use as a home office. The first floor to both properties features three double bedrooms; the master suites feature shower rooms with one of them even enjoying a dressing room. From the first floor the properties make the most of the wonderful views, stretching across the surrounding countryside and the gardens.

The site is accessed by a shared

drive/track which is being retained by the sellers, and leads to a driveway for the two properties to access their associated single garage and private parking spaces. At the rear, patio areas capture the light the southern aspect provides with a couple of steps leading down to a generous lawn garden.

SERVICES

We are advised that mains electricity and mains water are on site. The buyer will be responsible for connecting to these services.

DIRECTIONS

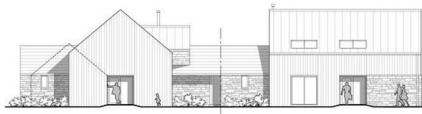
From Totnes take the A385 towards Paignton on the Totnes Road. Continue past Wilding Motors Ltd on the right hand side and the entrance to the development site is about 0.5 miles afterwards on the right hand side.

VIEWINGS

Strictly by appointment with the agent 01803 865454



Dimensions shown - Do not scale.
Dimensions are in millimetres.
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North (Front) Elevation



East (Side) Elevation



Kingsley Project
 Replacement Buildings
 Tinsley Farm Barn
 Tinsley Road
 Blagdon
 TA24 7PP

Client: Mr. R. Dennis

Drawn: BDS
 Scale: 1:150 @ A2
 App No: D004 / 227 / 4006
 Date: Dec 2022
 Checked: BKT



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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