



Barn at Talehead

Barn at Talehead, Lower Tale, Payhembury, Honiton, Devon, EX14 3HL



Proposed Elevations
For Identification Purposes Only



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Otterly St Mary 5 miles; M5 (J28) 6 miles;
Honiton 7 miles

Unique rural development site
with consent for three new
homes with stunning views in
about 1 acre

- Full Planning for 3 new homes
- Ref 21/2780/FUL (07/02/22)
- Stunning countryside views
- Wonderful rural location
- Road access
- Services nearby
- In all about 1.02 acre (0.41 ha)
- Freehold

Offers In Excess Of
£450,000

SITUATION

Idyllically located in the gently rolling hills of the East Devon countryside, this unique development is conveniently positioned between the A30 near Otterly St Mary and the M5 at Cullompton, providing access to the coast to the south and surrounding quiet Devon lanes.

The two nearby villages of Clyst Hydon and Payhembury both have thriving communities, highly regarded primary schools, pubs and there is a community run shop in Payhembury. The site is also within easy reach of the popular village of Plymtree, which has a primary school, church, pub and community run shop.

The town of Otterly St Mary is easily reached and the larger town of Honiton is 8 miles distant, with Exeter a readily commutable 15 miles. The hamlets of Higher and Lower Tale are serviced by a range of facilities, including being within catchment for the much respected King's Secondary School, supermarkets and many independent shops.

The school bus to The King's School in Otterly St Mary picks up at the top of the road and Feniton train station is 4 miles away enabling access to the Exeter-London Waterloo line.

DESCRIPTION

This unique site initially gained consent for five dwellings out of the existing agricultural barn under appeal reference (19/2650/PDQ) dated the 23rd of October 2020.

In February of 2022, full planning consent was granted for three new houses, (Ref 21/2780/FUL dated 7th Feb 2022) designed to look like a traditional courtyard of barns, whilst making the most of the fantastic views. It is suggested purchasers look at the East Devon DC planning website for more information.

The plans show the proposed construction of three new houses, each with three bedrooms, the largest with an en suite, with the accommodation on the ground floor positioned to enjoy the outstanding views.

OUTSIDE

Access off the Council lane. The total site extends to approximately 1.02 acres (4100 m²) of gently sloping agricultural land. Allowing sufficient space for parking and domestic area plus adjoining paddock area, purchaser to be responsible to erect a stock proof fence ABC.

SERVICES

No services are currently connected. It would be envisaged that a purchaser would install their own private drainage system.

We understand mains water is in the lane outside the gate. A Western Power Distribution pole is positioned in the grounds of the vendor, an easement to bring a supply underground will be included within the contract XYZ. Purchasers to make their own enquiries about the various utilities for feasibility and estimated costs. Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom)

DIRECTIONS

From the old A30 at Fairmile head North signposted to Escot and Talaton, pass Escot and before entering Talaton turn right signposted to Plymtree just beyond the brow of the hill. Continue on this road for just over 2 miles passing the turning to Payhembury and take the second left signposted to Lower Tale. The barn is on your right hand side after about 100 yards

VIEWING

Viewings by appointment only.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

We have been informed that there is Community Infrastructure Levy liability for this application, contact the agent for more information. The purchaser will be responsible for the index linked payment of £196.81 per dwelling as part of the Unilateral Undertaking. See planning consent.



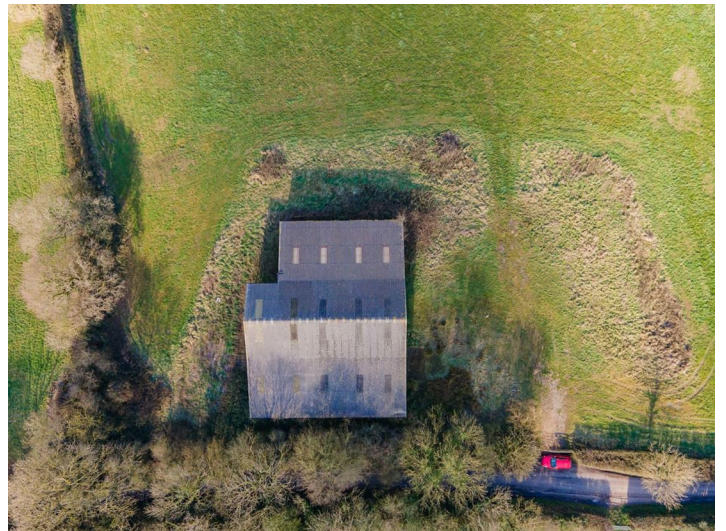
PROPOSED WEST ELEVATION. SCALE 1:100

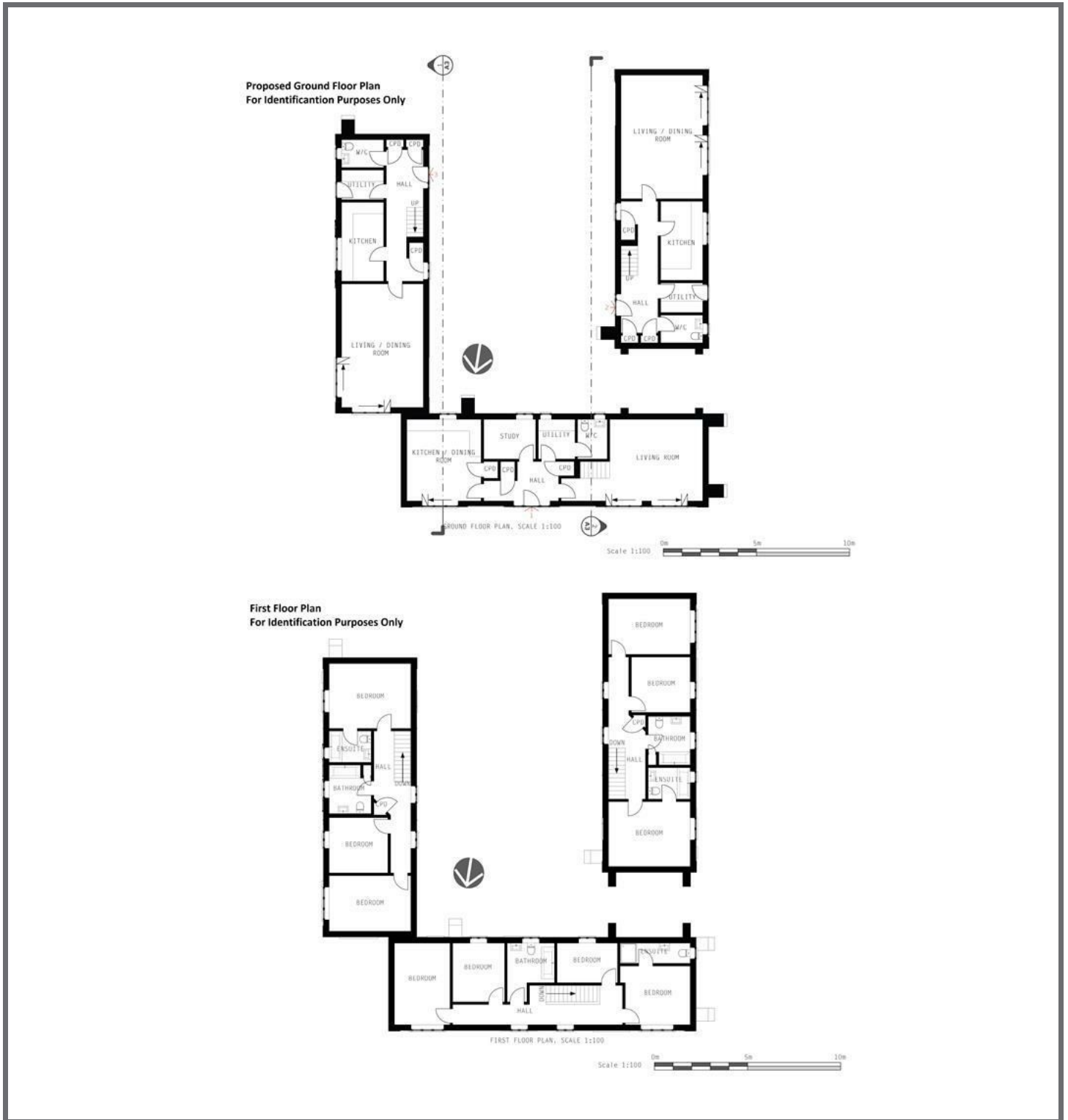
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PROPOSED SOUTH ELEVATION. SCALE 1:100





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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