



Barn at Feniton

Barn at Feniton, Green Lane, Feniton, Honiton, EX14 3BR



Feniton Station: 0.4 miles Honiton: 5.5 miles Exeter: 13.3 miles

Over 1,000 sqm steel frame former chicken barn set in 1.05 acres (0.425 Ha), just outside the village.

- 1.05 acres (0.425 Ha)
- 913 sqm (9,800 sqft) main building
- Mains water
- 3 Phase electric
- Edge of village location
- No current council tax
- Freehold

Offers In Excess Of
£200,000

SITUATION

Positioned just off Green Lane, the building is set on the edge of Feniton within the sellers established cider apple orchards. The building is within easy reach of the main facilities of the village, where there is a small supermarket, well regarded primary school and mainline rail station on the London Waterloo line. In the old part of the village, (about half a mile away) is the church and village hall which hosts a pop-up post office twice a week.

To the south is Ottery St. Mary where there is a good range of day to day shops, a supermarket, doctors surgery and the renowned The Kings School.

The A30 gives fast access to the market town of Honiton, to the east and Exeter to the west. The south coast at Sidmouth (about 10 miles) is easily reached by car.

DESCRIPTION

Set within a total area of about: 1.05 acres (0.425 Ha), the substantial former chicken shed was built in the mid 90's for free range egg production. The steel frame construction is partly insulated with box profile metal sheeting and a concrete floor.

The main space is significant measuring about 13.6 x 67.2 m (44'7" x 22) - about 913 sqm (9,800 sqft) plus the majority of the length having a 3.4 m (11'1) lean to with part restricted head height. To the front is a 4.7 x 13.6 m (15'5" x 44'7" m) former egg packing area.

In front of the shed is a concrete yard area.

SERVICES

Mains water, 3 phase electric. No drainage. For an estimation of mobile phone, please visit the Ofcom website. Vendor to retain a sub meter of the mains water supply

UPLIFT/ DEVELOPMENT CLAUSE

Due to the location of the building and land just outside the village of Feniton and outside an Area of Outstanding Natural Beauty, there are lots of opportunities for conversion into a variety of uses, subject to permitted development/ planning applications.

The land is to be sold subject to a development clause for residential use (not commercial), over the next 20 years, whereby a 20% uplift in value would become payable to the previous owner.

DIRECTIONS

From Ottery St Mary, follow the signs north to Feniton. As you enter the village, turn right on the bend into Green Lane. Go over the old rail bridge and the entrance is on your right, before the next railway bridge.

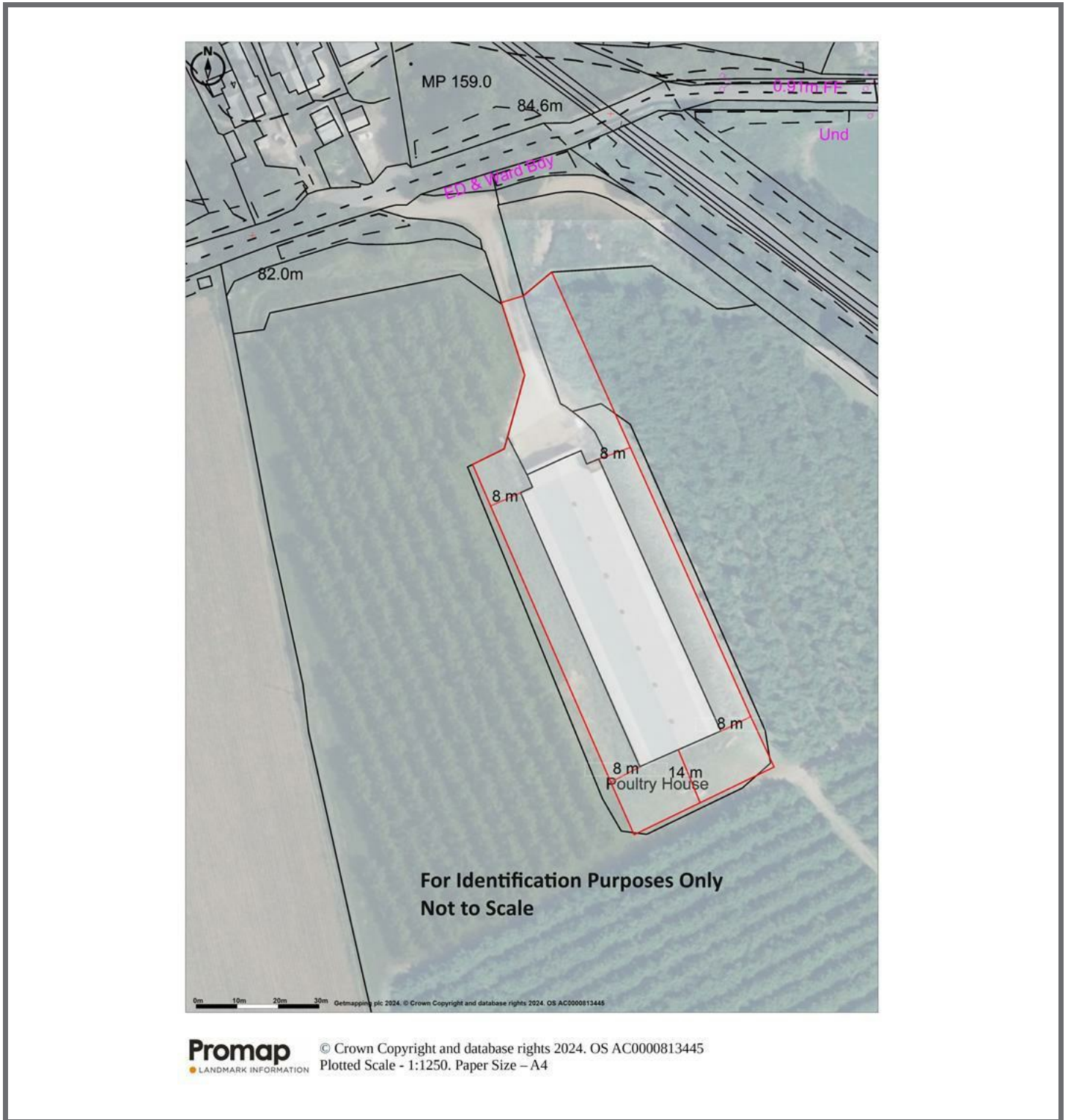
VIEWINGS

By appointment only. Land and farms can be dangerous places.

BOUNDARY FENCE

Please note a purchaser will be required to erect a fence along the boundary shown on the plan, within 3 months of completion.





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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