



GREEN OVEN BARN, MODBURY, DEVON PL21 0SA



GREEN OVEN BARN

MODBURY • DEVON • PL21 0SA

An exciting opportunity to acquire a well-located barn with permitted development to create a three bedroom dwelling. With grounds of approximately 1 acre (subject to measurement), This superb barn, with much potential, sits within a desirable South Hams position and is accessed across a private, shared track.

GUIDE PRICE : £295,000



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652

HELLO@SAWDYEANDHARRIS.CO.UK

Your attention is drawn to the Important Notice on the last page of the text

ABOUT THE BARN.

An opportunity to convert this charming redundant stone and cob barn into a modern three-bedroom dwelling, located on the edge of the popular village of Modbury. The barn sits in approximately one acre, subject to measurement and agreed boundaries, and will provide 185 sqm of accommodation over two floors.

SITUATION

The barn is approximately 1 mile to the north east of Modbury. The barn is accessed across an existing track that leads from the public highway, over which the property will enjoy a right of access. The barn sits to the south side of the public highway (B3207), linking Modbury to Brownston and California Cross.

PLANNING

The proposed development includes the sympathetic conversion of an existing barn that will ensure its future survival by improving the overall durability and efficiency of the building. The proposed development is for the conversion of the barn into a permanent dwelling under planning permission 1057/23/PDM granted 15th June 2023. Please note that there are various conditions attached to the planning permission and that development needs to have commenced within a period of three years from the grant of the planning.

TENURE

Freehold with vacant possession.

DIRECTIONS

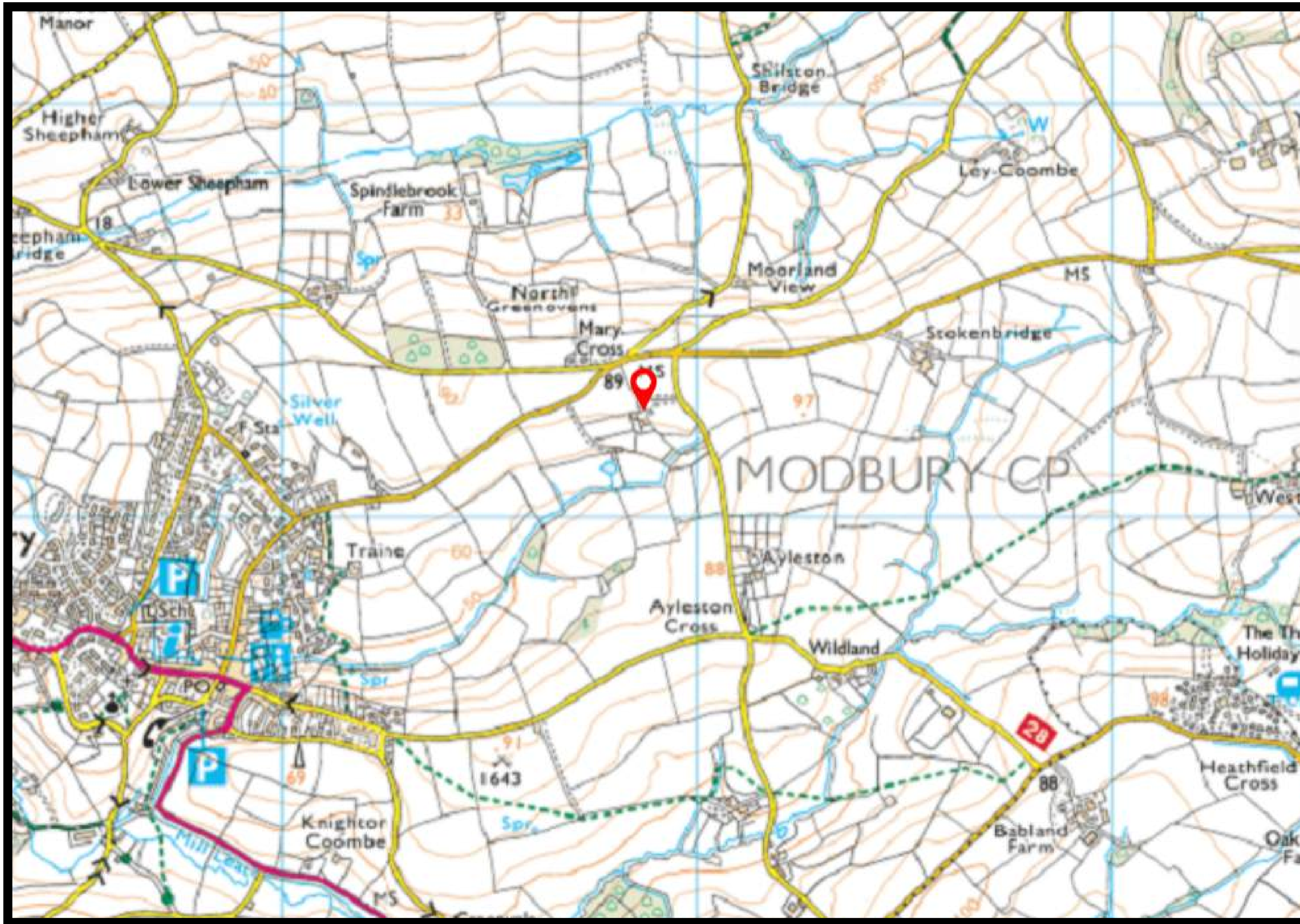
What3Words : reason.lushly.skips

SERVICES

Mains services are understood to be available in the vicinity but potential buyers are required to undertake their own investigations. The proposed barn will require a new private sewage treatment plant.

BOUNDARIES

Boundaries consist of a mixture of mature hedging and fencing. The boundaries will be fenced in agreement with the sellers by the purchasers between exchange and completion. The purchaser shall be deemed to have full knowledge of all boundaries.





PLAN SHOWING APPROXIMATE AREA TO BE SOLD

PLANS ARE FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

DESIGNATIONS

The plot is located within a rural area. It is not situated within the South Devon AONB. The barn is not listed and was originally built for agricultural use and was part of an established agricultural unit. We understand the plot is not affected by matters such as tree Preservation Orders and no other designations apply.

RIGHTS OF WAY

The land is not affected by footpaths or by any other similar matters. The property is sold however subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not.

BOUNDARIES

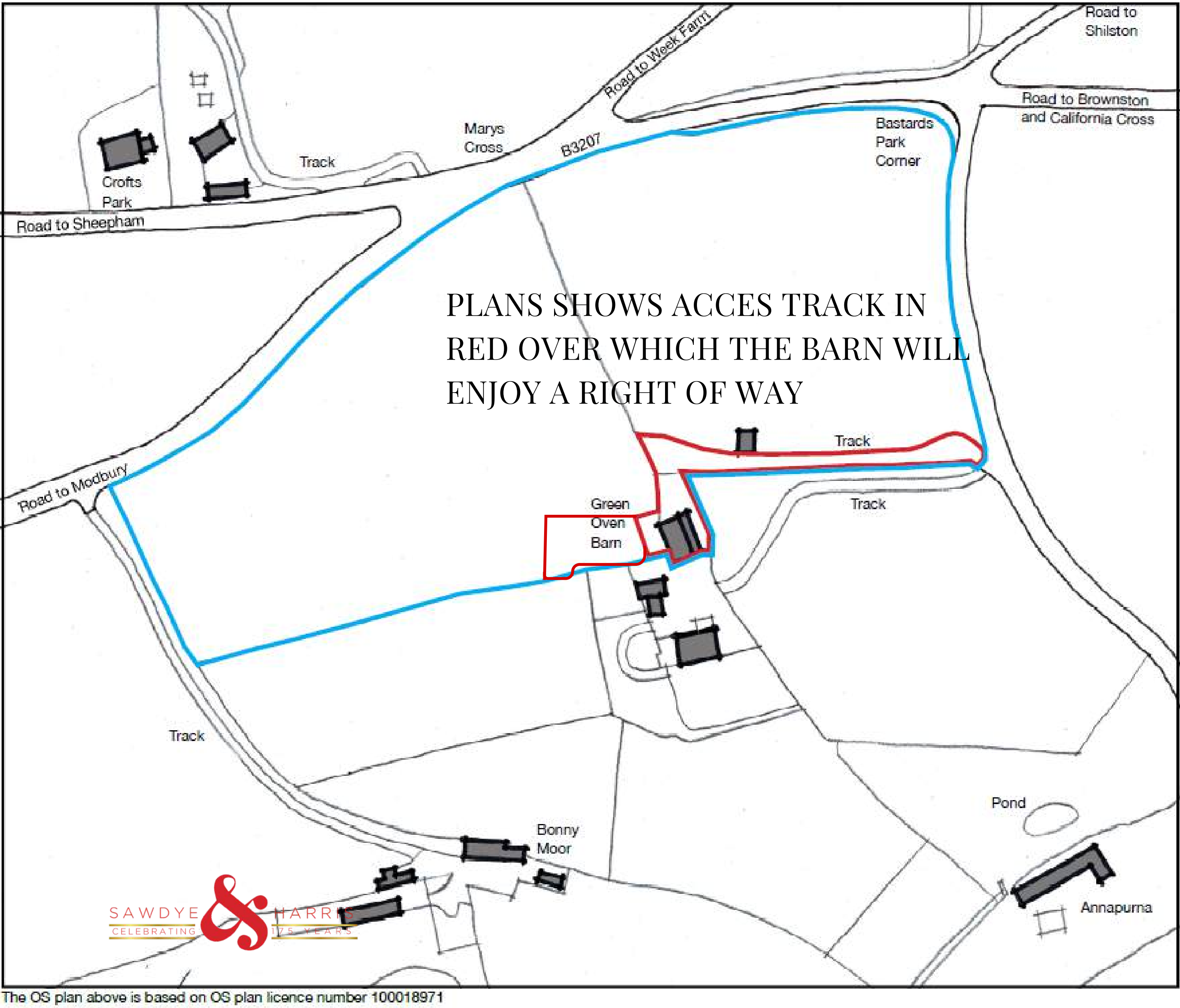
The property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered. Boundaries are subject to agreement with all parties.

LOCAL AUTHORITY

South Hams District Council - www.southhams.gov.uk

VIEWINGS

Inspection without appointment possible, after informing the selling agents. People are reminded to view the property at their own risk, we do not take any liability for injuries on site. Contact Sawdye & Harris for further information: Tel: 01364 652652 or hello@sawdyeandharris.co.uk

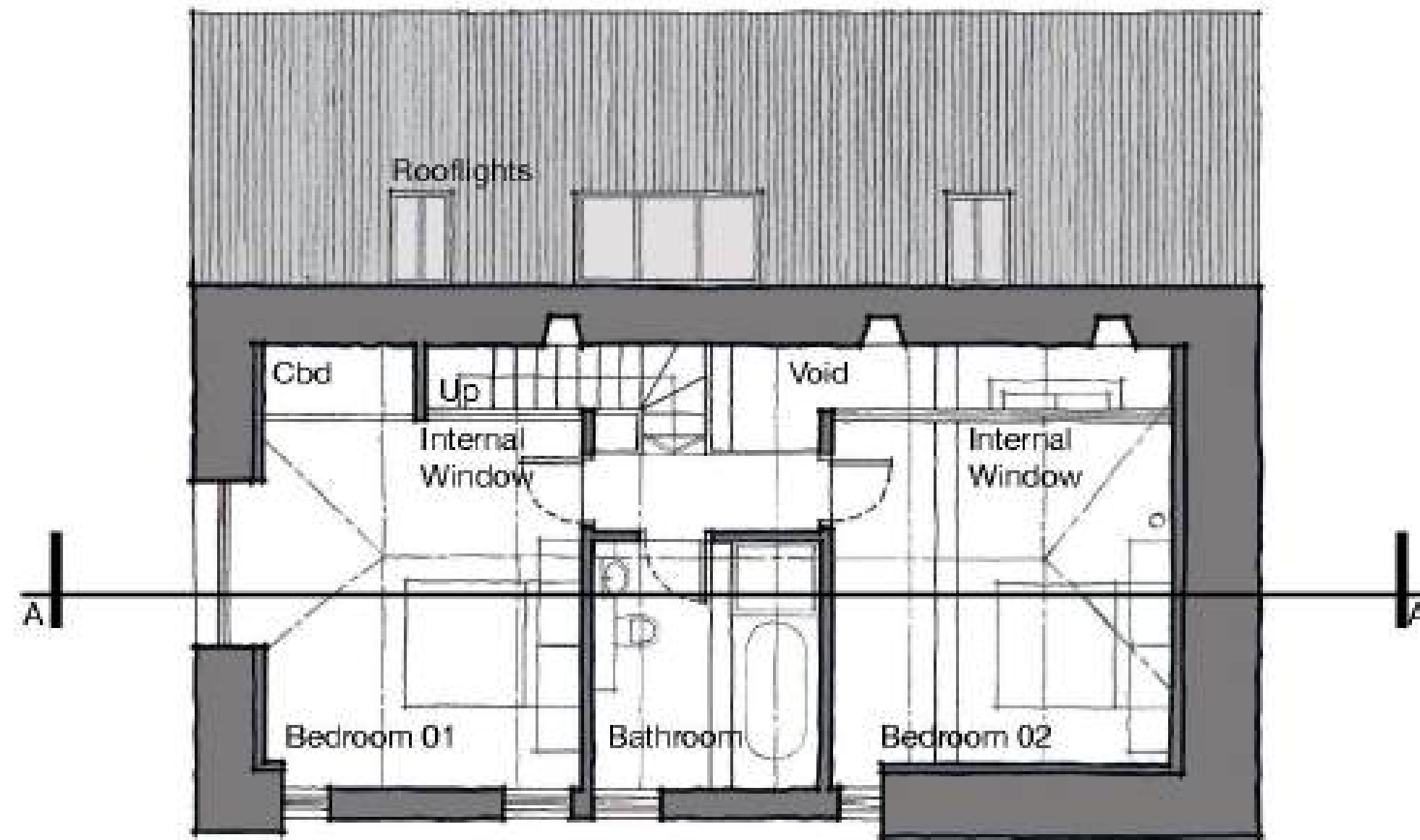


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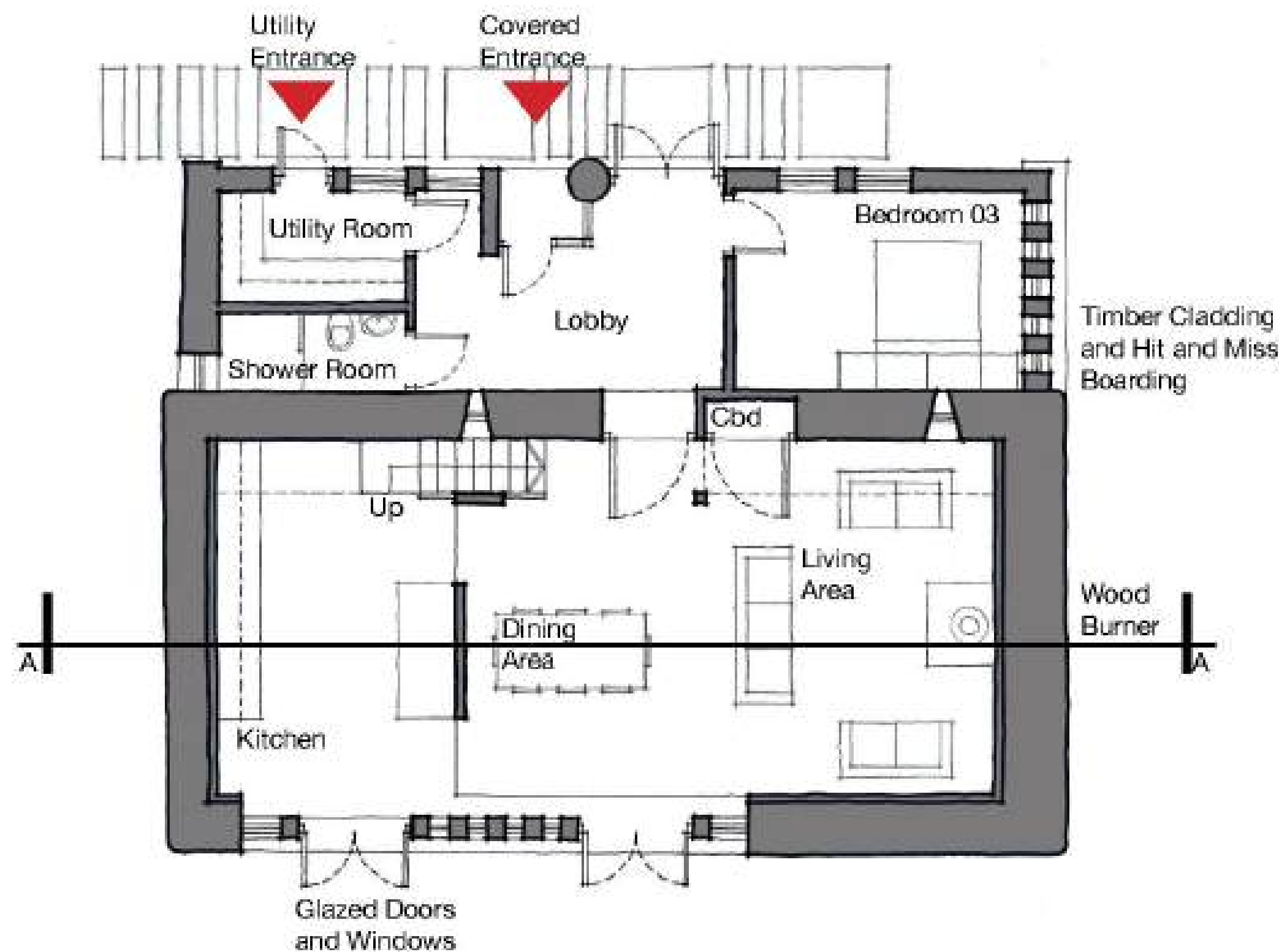
V1 – September 2024 - Sawdye & Harris and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sawdye & Harris have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





PROPOSED FIRST FLOOR PLAN SCALE: 1:100 @ A3



PROPOSED GROUND FLOOR PLAN SCALE: 1:100 @ A3

GREEN OVEN BARN, MODBURY, DEVON, PL21 0SA 367/GOB/PA12 DATE: 01/03/23

PROPOSED PLANS

It is proposed that this barn will be converted within the existing footprint to provide a modern three-bedroom residential dwelling (use class C3).

The proposed development aims to retain the character of the existing barn, by retaining the large open spaces, creating double height accommodation, retaining the vaulted roof and retaining the floor and roof structure and exposing and expressing them within the ground and first floor accommodation, thus retaining the character and feel of the barn.

The development will include a ground floor bedroom and ground floor shower room as well as two first floor bedrooms and a bathroom.

The proposed dwelling includes a car parking/courtyard area to the north of the building. The proposed dwelling includes direct access out to its own private courtyard to the east.

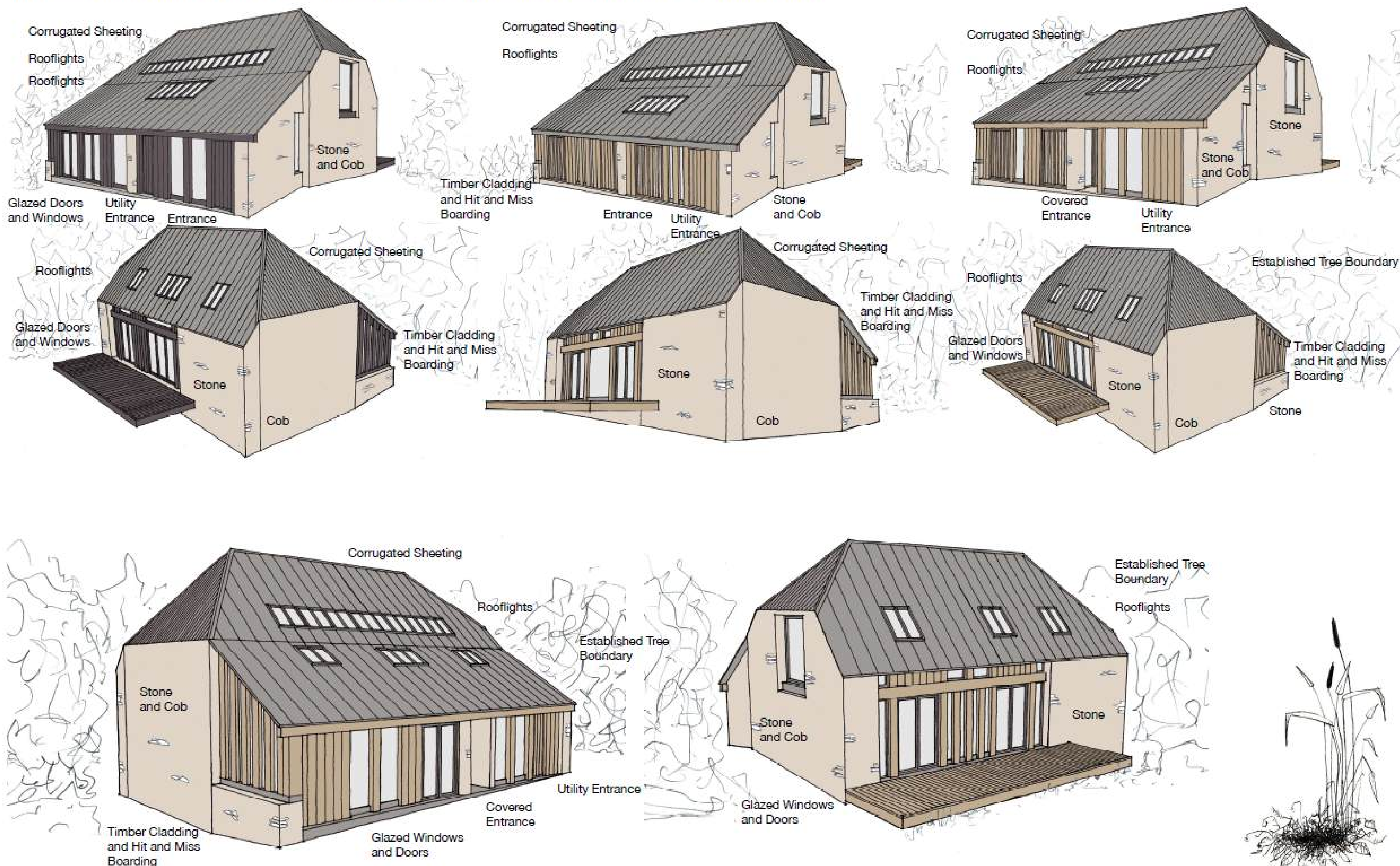
SUSTAINABILITY

An air-source heat pump is proposed to be installed to create the hot water and heating for the dwelling and under floor heating will be installed. An EV charging point is proposed as part of the permission.

Any timber within the development will be sourced from sustainable sources and will use the accreditation schemes FSC UK and UKWAS.

The materials specified for the proposed development have been based on the character of the existing building and setting, that ensure any new materials are natural and local to improve their carbon saving.

PLEASE NOTE: PLEASE NOTE: PROPOSED EXTERNAL CONCEPT PERSPECTIVES ARE NOT NECESSARILY ILLUSTRATING THE FINAL PROPOSAL AND ARE PURELY ILLUSTRATING THE DESIGN PROCESS. FOR THE ACTUAL PROPOSAL SEEKING PLANNING PERMISSION PLEASE REFER TO PAGES PA12 TO PA15.



PA08

PROPOSED EXTERNAL CONCEPT PERSPECTIVES SCALE: NTS @ A3

GREEN OVEN BARN, MODBURY, DEVON, PL21 0SA 367/GOB/PA08 DATE: 01/03/23

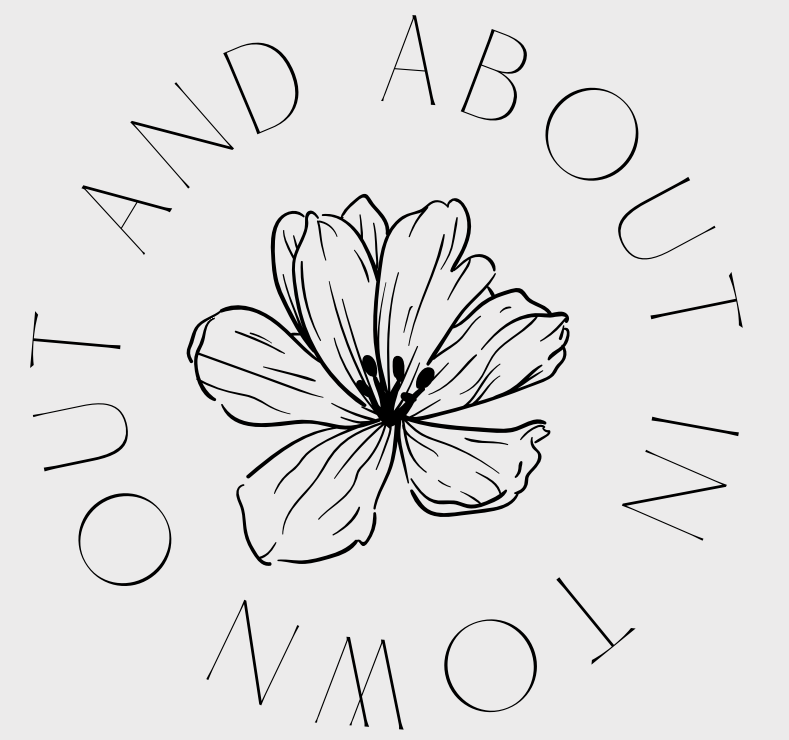
NEST DESIGN

25 Galpin Street, Modbury, Devon, PL21 0QA
www.nestdesignstudio.co.uk 01548 830409

SAWDYE & HARRIS
CELEBRATING 175 YEARS



About... Modbury



Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Receiving worldwide media coverage, it became the first town in Europe to become plastic bag free. There is a good range of local shops including a butcher, baker, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, and mobile library.

For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is also on the main bus route and only about 5.5 miles from the A38. Nearby there are fine cliff top and coastal walks, beaches and coves, with sailing at Salcombe and Newton Ferrers, 18-hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.



Key Facts for Buyers

BROADBAND

Super Fast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[KEY FACTS FOR BUYERS - CLICK HERE](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris,
at The Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional Information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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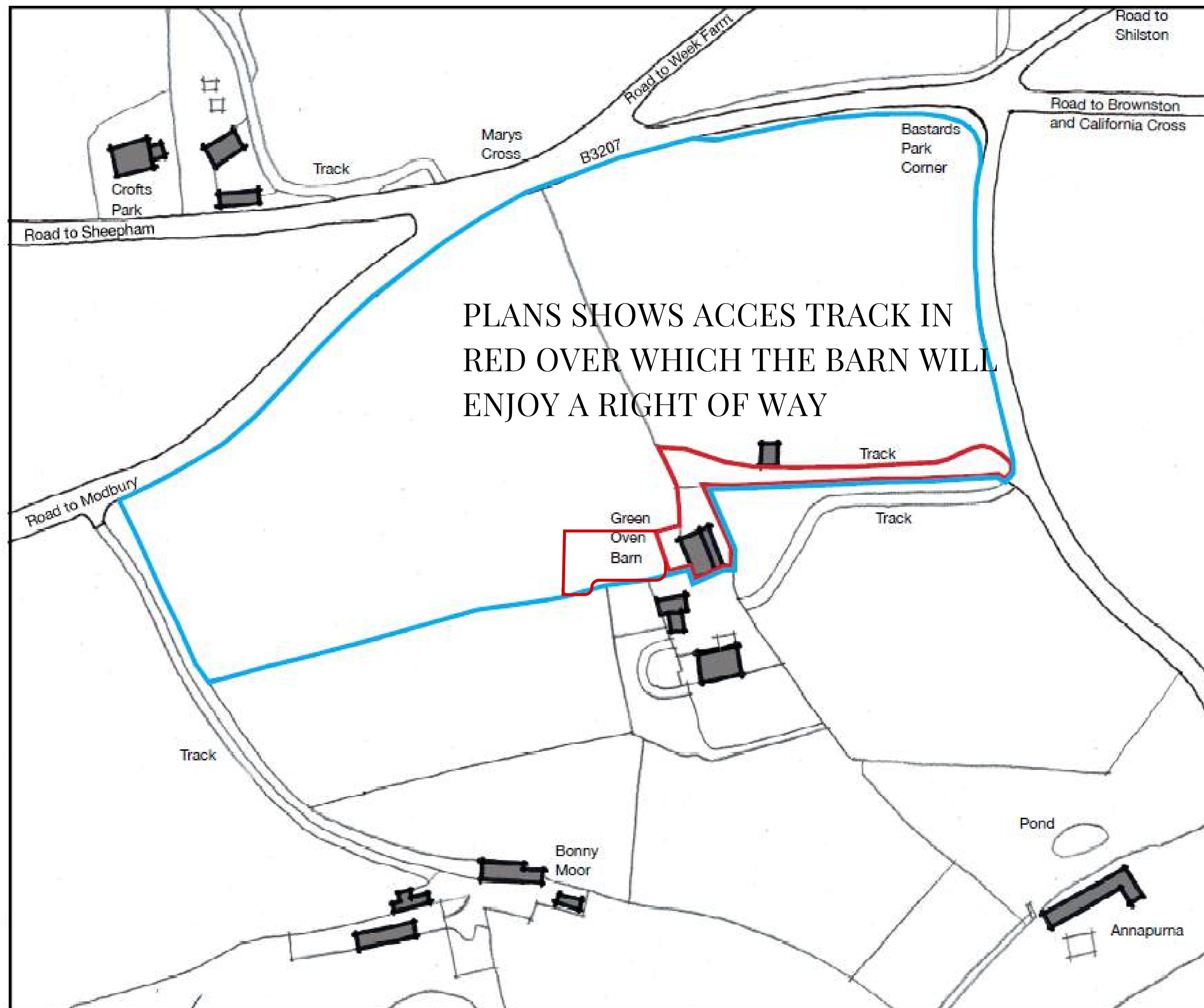
MODBURY • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666 |
Email: hello@sawdyeandharris.co.uk





The OS plan above is based on OS plan licence number 100018971

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