



Development Site at Berry Farm



Petrockstowe 1.6 Miles Okehampton 13
Miles Exeter 36.5 Miles

A rare opportunity to purchase a North Devon residential development site comprising a range of traditional and agricultural buildings with planning consent for conversion into 3 dwelling units.

- Rural location within commuting distant of Okehampton
- Planning consent granted for 3 residential dwellings
- Rural yet accessible location
- Not subject to an uplift or covenant
- Total floor area of conversions: 904.90 sqm
- The property is available by private treaty as a whole
- Freehold

Guide Price £380,000



SITUATION

The property is situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and there is a well known local inn, together with an excellent village hall. Close by is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

DESCRIPTION

The property comprises a range of traditional and modern agricultural buildings with consent for residential development situated on the edge of Petrockstowe, Devon.

The site comprises the following:

THE OLD STABLES (BUILDING 3)

Planning consent has been granted for the conversion of the barn into a two bedroom dwelling. App Refs: 1/1011/2023FUL & 1/1012/2023LBC

OLD DAIRY (BUILDING 4)

Planning consent has been granted for the conversion and extension of the barn into a four bedroom dwelling. App Refs: 1/1014/2023FUL & 1/1015/2023LBC

LOCK-UP (BUILDING 5)

Planning consent has been granted for the conversion of the building into a three bedroom dwelling. As part of the planning permission granted, some of the existing agricultural buildings are required to be demolished to provide sufficient parking and amenity areas to each dwelling. App Refs: 1/1013/2023FUL

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DRAWINGS

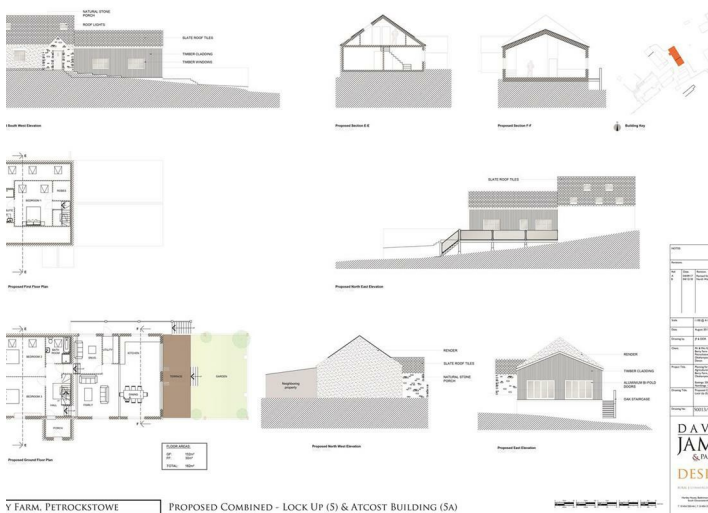
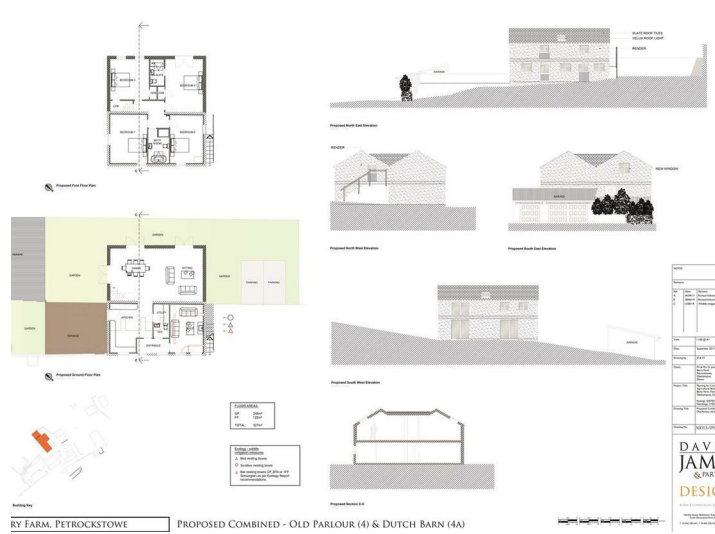
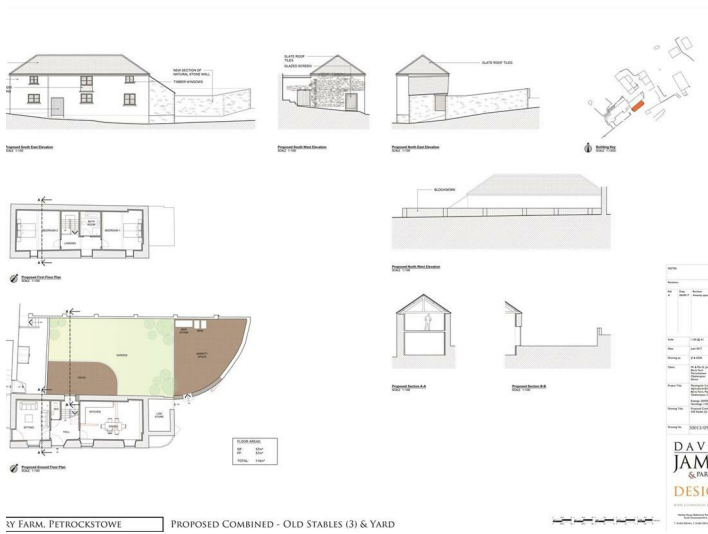
All drawings can be found on the Torridge District Council website or alternatively copies can be provided by request.

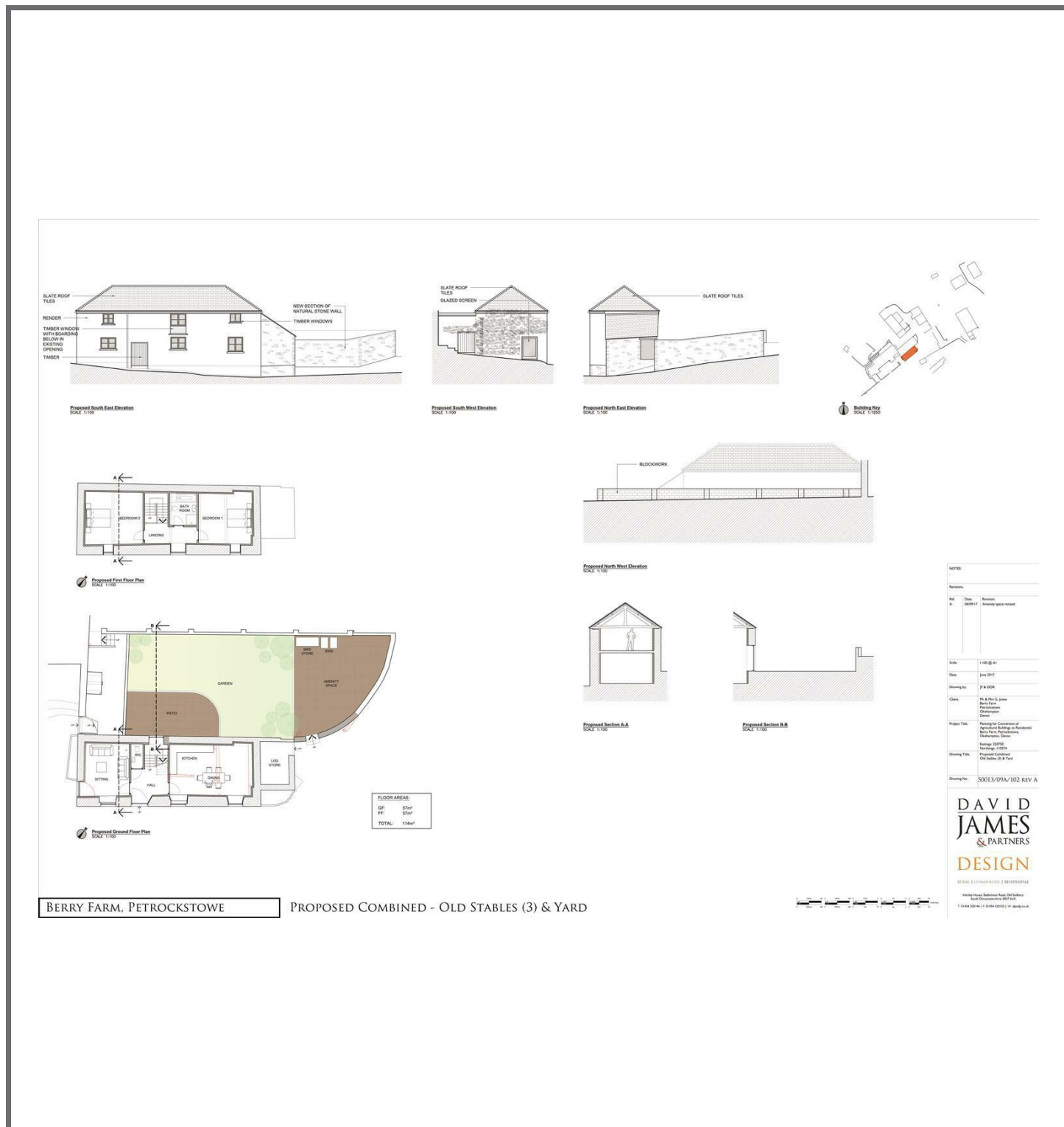
LOCAL AUTHORITY

Torridge Country Council 01237 428700

SERVICES

The purchaser is advised to make their own investigations with the relevant services providers to sought new connections. The vendor reserves the right for neighbouring parties to connect to these services.





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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