

# Pithayes Farm Development Site

Whimble, Exeter, Devon



# Pithayes Farm Development Site

Whimble, Exeter, Devon EX5 2TG

An attractive edge of village courtyard development site extending to 2.20 acres (0.89 ha). Comprising 5 bedroom period farmhouse, range of Victorian brick agricultural buildings with full planning permission for conversion to four two storey dwellings. Excellent transport links by road and rail to Exeter and beyond.



2.20 acres (0.89 ha)

- Strategic location on the edge of Whimble village
- Detached 5 bedroom farmhouse for renovation
  - Courtyard of handsome brick barns and farm buildings for conversion
  - Planning permission for conversion to 4 open market dwellings
  - Enclosed private garden and covered parking for each dwelling
- Development opportunity. 2.20 acres (0.89 ha) in all

Guide price £1,200,000  
Freehold

For Sale by Private Treaty  
(lotting considered)

Axminster  
01297 33122  
rwillmington@symondsandsampson.co.uk







## SITUATION

Pithayes Farm is located on the edge of Whimble, about half a mile from the centre of this popular village, yet is only a short commute from the city of Exeter. The village has a thriving community with a well-stocked village store, primary school, two public houses, ancient church, cricket club, play area and a doctor's surgery. Whimble further benefits from excellent communication links with a train station on the Waterloo line to Exeter and London, easy and fast access to the A30, M5 and Exeter International Airport. The Cathedral City of Exeter offers a further range of cultural, recreational and shopping facilities. Ottery St Mary and Honiton are nearby offering a good selection of amenities including independent shops and supermarkets. The coast at Sidmouth or Topsham is also easily accessible, providing coastal walking, fishing and swimming.

## THE PROPERTY

Pithayes farmhouse was extended in the Victorian period, but has older origins. This handsome farmhouse is of mainly brick construction with some rendered cob under a slate roof and with Arts & Crafts style chimneys. The generous farmhouse offers light, airy accommodation with good room sizes and now requires modernisation.

Please see floorplan for accommodation and measurements.

## OUTSIDE

To the front of the farmhouse is a pretty walled garden with a charming circular path and to the side there is a kitchen garden.



## BARNs FOR CONVERSION

Set around a concrete yard to the north of the farmhouse is a L-shaped run of barns made up of :

**Barn A** to be converted into a 4/5 bedroom, 4 bathroom two storey dwelling of 3533 sq ft (328 m2).

**Barn B** to be converted into a 4 bedroom, 3 bathroom two storey dwelling of 4848 sq ft ( 450 m2).

**Barn C** located to the east of the farmhouse, a detached brick barn with fancy tiled roof dated 1865) to be converted into a 3 bedroom, 2 bathroom two storey dwelling of 2004 sq ft (186 m2).

**Barn D** set to the west of the farmhouse to be converted into a 4 bedroom, 2 bathroom two storey dwelling of 2475 sq ft (229 m2).

**Modern farm building** (22.1m x 12.5m) to be replaced by 10 covered parking spaces with 5 EV chargers and cycle store.

THE LAND

There are two small paddocks to the north and south of the development site. There is a paddock to the south of Pithayes farmhouse, whilst the paddock behind Barn A is to be used to create an orchard as a condition of the planning permission. In total the site extends to 2.20 acres (0.89 ha).

SERVICES

Main electricity. Main water. Septic tank serving the farmhouse. Broadband: Ultrafast available. Mobile Network Coverage: Likely outside. Limited inside. Source:Ofcom.org.uk

MATERIAL INFORMATION

- 1. Pithayes Farm is situated in Flood Zone 1, an area with a very low probability of flooding.
- 2. No public rights of way affect the property.
- 3. We cannot confirm if the private drainage system for the farmhouse complies with the current regulations.
- 4. We believe the existing solar panels on Barn A, will be removed and are not included in the sale
- 5. The venders reserve the right to connect their retained property to the main water and electricity via the development site.

TENURE

Freehold with vacant possession upon completion.

PLANNING PERMISSION

Planning permission has been granted by East Devon District Council on 21 March 2023 under reference 22/2207/FUL to convert agricultural barns into four residential dwellings (open market) with a new entrance and associated development.

### Pithayes Farm, Church Road, Whimble, Exeter

Approximate Area = 3592 sq ft / 333.7 sq m

For identification only - Not to scale

UTILITY

309 (9.22)

x 129 (3.96)

KITCHEN / BREAKFAST ROOM

175 (5.30)

x 101 (4.89)

122 (3.70)

x 811 (2.72)

95 (2.56)

x 8' (2.45)

WC

CONSERVATORY

188 (5.63)

x 174 (5.25)

SITTING ROOM

159 (4.81)

x 153 (4.69)

STUDY

123 (4.54)

x 115 (3.49)

DINING ROOM

179 (5.40)

x 157 (4.78)

BEDROOM 1

117 (3.56)

x 161 (4.91)

BEDROOM 2

162 (4.92)

x 152 (4.62)

BEDROOM 4

111 (3.42)

x 117 (3.53)

BEDROOM 5

111 (3.42)

x 8' (2.44)

BEDROOM 3

161 (4.89)

x 141 (4.30)

GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	57

EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Symonds & Sampson. REF: 1267102





### **OVERAGE (ON Paddock ONLY)**

The paddock that lies between Pithayes Farmhouse and Pithayes Farm Cottages will be sold subject to an overage/ uplift clause. If the paddock is granted planning within 20 years, the vendors will be entitled to 20% of the uplift in value.

### **COMMUNITY INFRASTRUCTURE LEVY**

This development is liable to a CIL charge.

### **ACCESS**

The Pithayes Farm Development will have vehicular access from Church Road to the south of Pithayes Cottages, over a right of way shaded brown on the sale plan.

### **SPORTING**

Racing at Exeter. Golf at Woodbury or Honiton. Sailing on the coast at Topsham.

### **LOCAL AUTHORITY**

East Devon District Council. Tel: 01404 515616

Council Tax Band: F

The barn conversions are not yet assessed for Council Tax.

### **DIRECTIONS**

What3words ///emerald.purse.classed

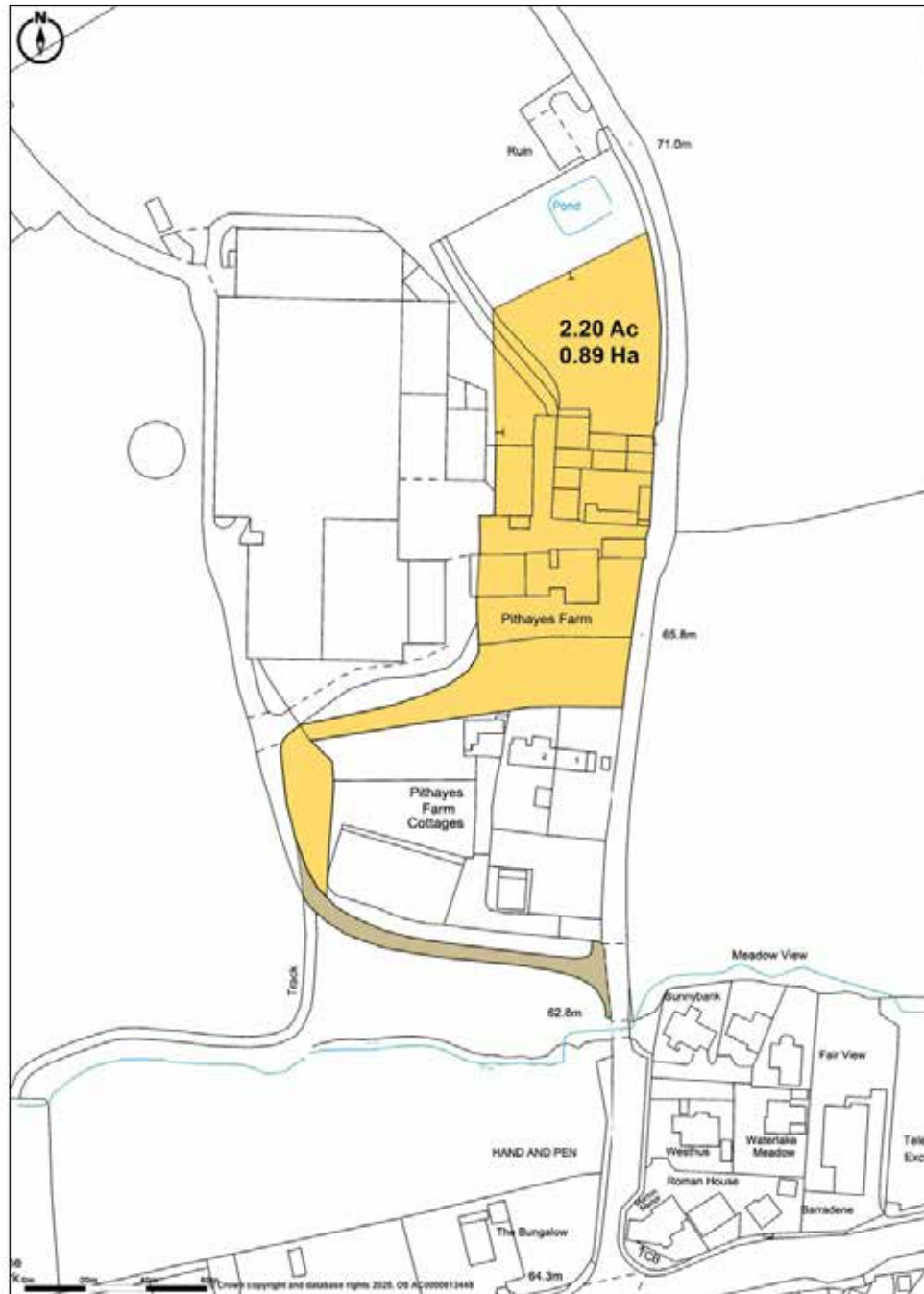
### **VIEWING**

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122





# SALE PLAN



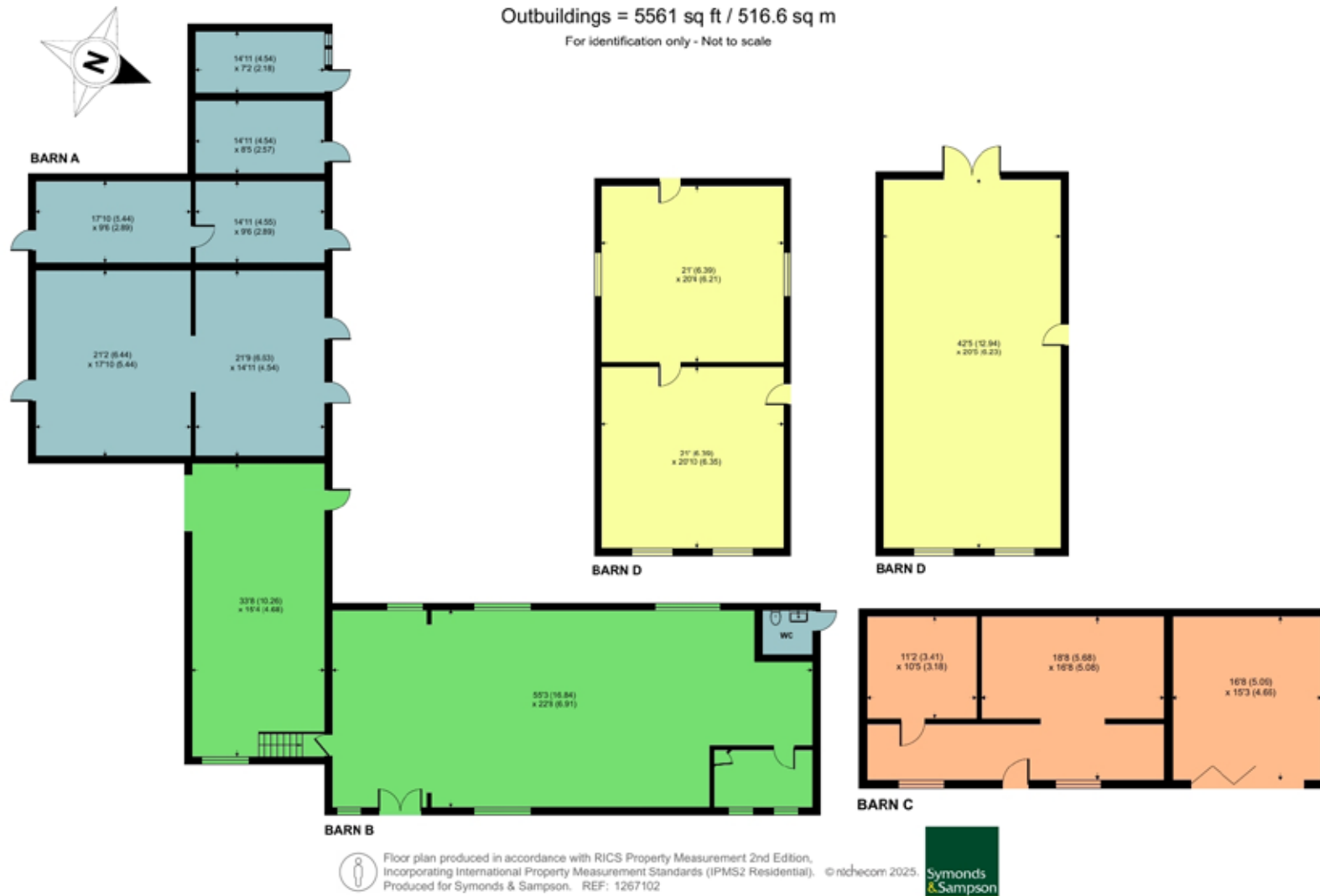
# APPROVED DEVELOPMENT PLANS



# Pithayes Farm, Church Road, Whimble, Exeter

Outbuildings = 5561 sq ft / 516.6 sq m

For identification only - Not to scale



AX/ACG/0425



naea | propertymark  
PROTECTED

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Trinity Square  
Axminster EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



