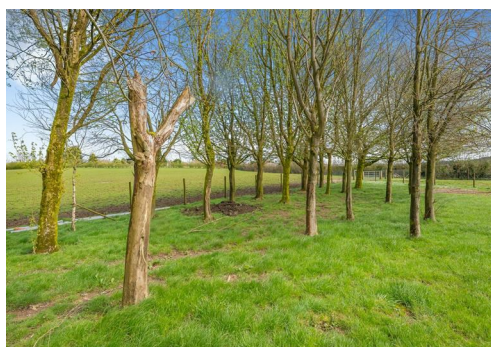




Barn at New Park Farm

Barn at New Park Farm, Oldways End, East Anstey, Tiverton, EX16 9JH



4.3 Miles Dulverton South Molton 11.7
Miles Tiverton 12 Miles

A well located barn with consent for conversion into a dwelling with the option to purchase a paddock by separate negotiation.

- Planning Consent For A Dwelling House
- Lovely Rural Views
- Planning Approved 27/03/24 Application Number 78189
- Alternatively built as a small property please ask the Agent for further details
- Outside Space for Garden and Parking
- Space for Garaging/Stables (Subject to the necessary Planning Permissions)
- Freehold
- 0.447 Acre Plot (Further Land Available by Separate Negotiation)

Guide Price £275,000

Situation

The Barn at New Park Farm lies in a beautifully peaceful, rural location on the Devon/Somerset border 4.5 miles south of Dulverton, a charming historic town with a variety of shops, pubs, restaurants, library, doctors surgery, pharmacy and schools. The larger market town of Tiverton lies approx. 12 miles to the south with further facilities including Blundell's School. The location is rural but not isolated. The A361 North Devon Link Road can be accessed within 4.5 miles and provides a direct link to the M5 motorway at Junction 27 and Tiverton Parkway Railway Station, with services to London Paddington.

East Anstey has a primary school and parish church (St. Michael's)

Exmoor National Park is a short distance north of the farm and provides spectacular scenery and excellent walking, riding and fishing. The North Devon coast with its dramatic rugged coastline and sandy beaches at Putsborough, Saunton and Croyde, is also within easy reach.

Information

The barn for conversion consists of a steel frame with timber walls. The roof is comprised of cement corrugated sheeting with skylights. The Gross Internal Area (GIA) of the existing building is 455m².

The planning granted is for the erection of a 6-bed property. Our clients would like a smaller property to be developed which better suits the site in the region of 4 bedrooms. They are open to discussions on site as to what that might look like and for the purchaser to go back in for alternative planning. This is an exciting opportunity to purchase a site with lots of potential for a bespoke new build property. Should the original planning be developed for a six bedroom property then a higher sales price is expected.

On the original planning it should be noted that a section of the existing building on the western end of the building is to be removed. This area totals approximately 21m². The removal of this area is required to ensure a suitable space between the garaging of the the approved residential dwelling to the west (ref: 74008). There are also no windows permitted on this elevation.

Also on the original planning is that prior to the building hereby approved being brought into first use, Two Vivara Pro Woodstone House Sparrow Nest Boxes (double chamber)10 or equivalent shall be installed as high as possible on the north or east elevation of the main house and; One bat box (such as the Elisa Bat Box) shall be installed on an

east or south facing elevation in a position where it will be located away from artificial light sources. Any box installed shall be maintained and retained thereafter.

According to the Environment Agency's flood mapping service, the site lies within flood zone 1, meaning there is a low probability of the site flooding. The site is further located in an area of very low risk of surface water flooding.

Link to full original planning - <https://planning.northdevon.gov.uk/Planning/Display/78189>

Directions

Following the A361 from the M5, on reaching signs for Tiverton turn right at the roundabout signed Bampton. Continue along the Exe Valley through the village of Cove. On reaching the Exeter Inn follow the A396 turning left at the roundabout for Minehead and Dulverton. Continue along the valley. On reaching the Black Cat Garage follow the B3327 signed South Molton. Cross the river Exe and continue for 4 ½ miles. On reaching Woodburn Cross turn right signed East Anstey. Follow signs to East Anstey and follow Oldways Road and the property will be found on the edge of East Anstey on the left hand side of the road. What Three Words - ///starter.spent.tint

Viewings

Strictly by appointment with the selling agent Stags Dulverton Office 01398323174

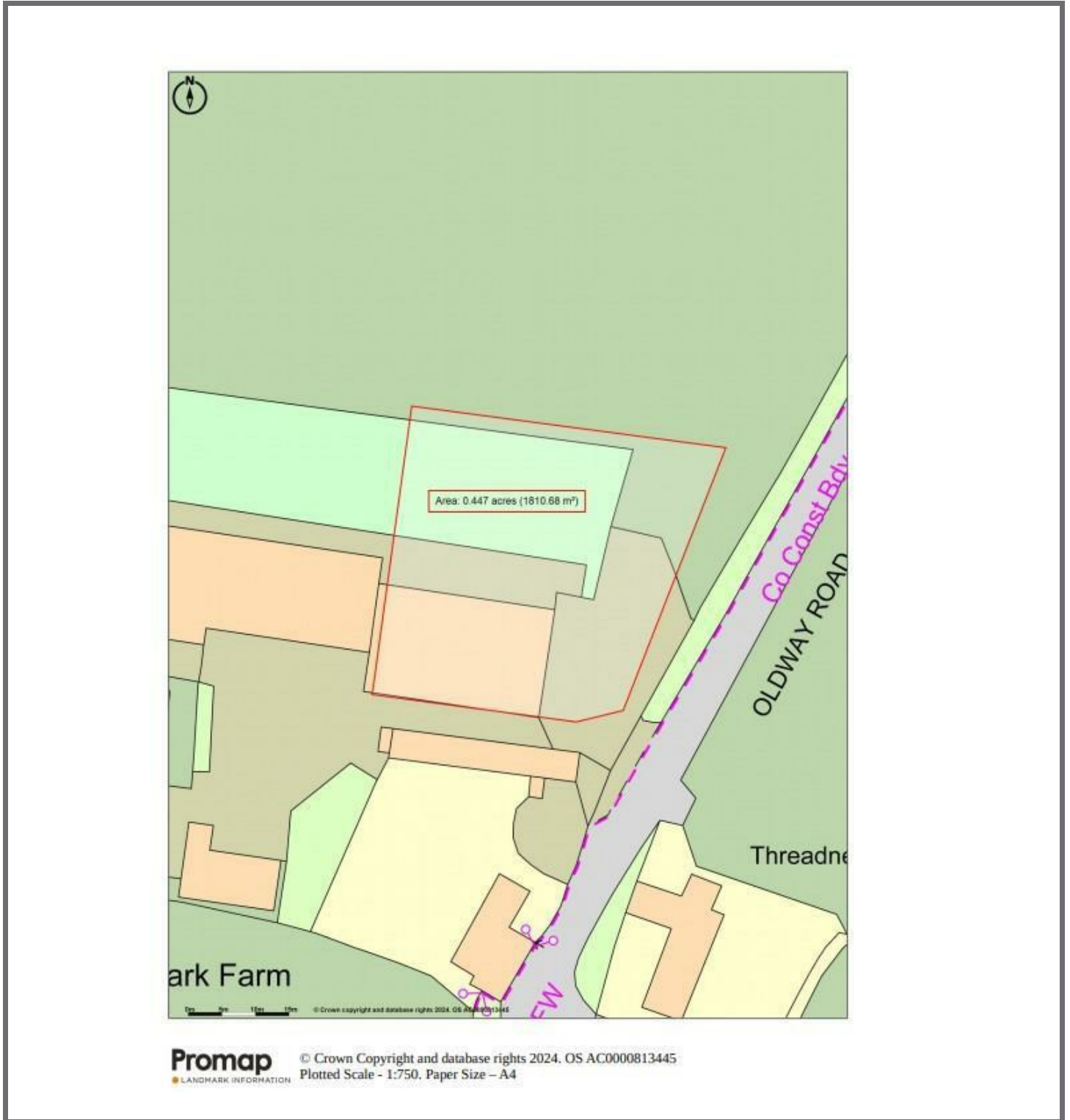
Services

It is proposed that foul drainage will be dealt with by way of the installation of a of a package treatment plant which will drain into the existing water course.

Mains Electricity, Mains Water to the neighboring property

Ofcom predicted broadband services - Standard download speed 16 Mbps upload speed 1 Mbps Ofcom predicted mobile coverage for voice and data outdoor- Three, O2 and Vodafone and EE





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(65-75) C	(45-55) D
(65-75) C	(45-55) D	(25-35) E	(10-15) F
(10-15) F	(1-5) G		
Net energy efficient - higher rating costs		EU DIRECTIVE 2002/91/EC	
England & Wales			

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