



Barn at Blakes Hill Road



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Newland, Landkey, Barnstaple, EX32 0NN

Between the popular villages of Landkey & Swimbridge. Close to Barnstaple, the Link Road, Coast & Exmoor.

A large detached barn with consent to convert into 4 three bedroom dwellings, each with private gardens and parking.

- Large modern detached barn
- Consent for conversion
- PP allows for 4 three bed dwellings
- Each with private garden and parking
- Scope to change consent
- Sought after edge of village position
- 1.45 Acres. Lovely views
- Most services nearby
- Freehold.

Offers In Excess Of £455,000

SITUATION & AMENITIES

Newland is a semi-rural area between the popular villages of Landkey and Swimbridge, both thriving local communities. Landkey offers an outstanding primary school, a popular public house, offering part time shopping/post office facilities, there is a historic church and village hall. There are regular bus services to Barnstaple and South Molton. The village also enjoys easy access to the A361 North Devon Link Road which provides a link to the historic regional centre of Barnstaple, less than 10 minutes by car, which offers an extensive range of local and national retail shops, supermarkets, high street banks, primary and secondary schooling, a further education college, theatre, cinema, leisure centre, numerous restaurants and public houses, combining modern shopping amenities with a bustling market atmosphere, along with the District Hospital on the periphery. The famous Tarka Trail is within easy striking distance, providing a walk or cycle along the River Taw to Braunton, Instow and beyond. From Barnstaple the A361 provides access to Tiverton and the M5 (Junction 27), within around 45 minutes. There are also main line intercity rail links available at Exeter and Tiverton Parkway. The nearest international airports are at Exeter and Bristol. The popular sandy beaches of Saunton (also with championship golf course), Croyde, Woolacombe and Instow are all within easy reach. Landkey is surrounded by picturesque countryside, providing a wealth of recreational activities including walking, horse-riding, cycling, fishing and the Portmore Gold Club. To the north east, Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths, running down to the stunning North Devon coast.



DESCRIPTION & PLANNING

This modern detached wooden framed barn has consent under North Devon Council planning reference 76436, granted on 21st June 2023, for 'Prior approval for change of use of agricultural building to four dwelling houses (Class Q)'. The proposed properties would be single storey and each incorporate open plan living room with kitchen area, 3 bedrooms and bathroom. It is also proposed that each dwelling would have a private garden as well as allocated parking. All related documentation can be found on the North Devon Council planning website using the planning above reference for access. The planning allows for garden curtilage, although the barn is being sold with approximately 1.45 acres overall.

AGENTS OPINION

Although the consent is for conversion into four dwellings, there may be potential to change this to a single dwelling subject to planning, furthermore we are advised by two separate professional sources, that there may even be potential to submit a new application under Class Q for five separate dwellings.

SPECIAL NOTE

The Promap plan and proposed elevation drawings attached to these particulars are provided for information only. The land is laid to gently sloping pasture, the main access will be retained by the current owners and the purchaser of this barn will be required to create their own gated private entrance off the existing access and to fence the boundaries which are currently not fenced.

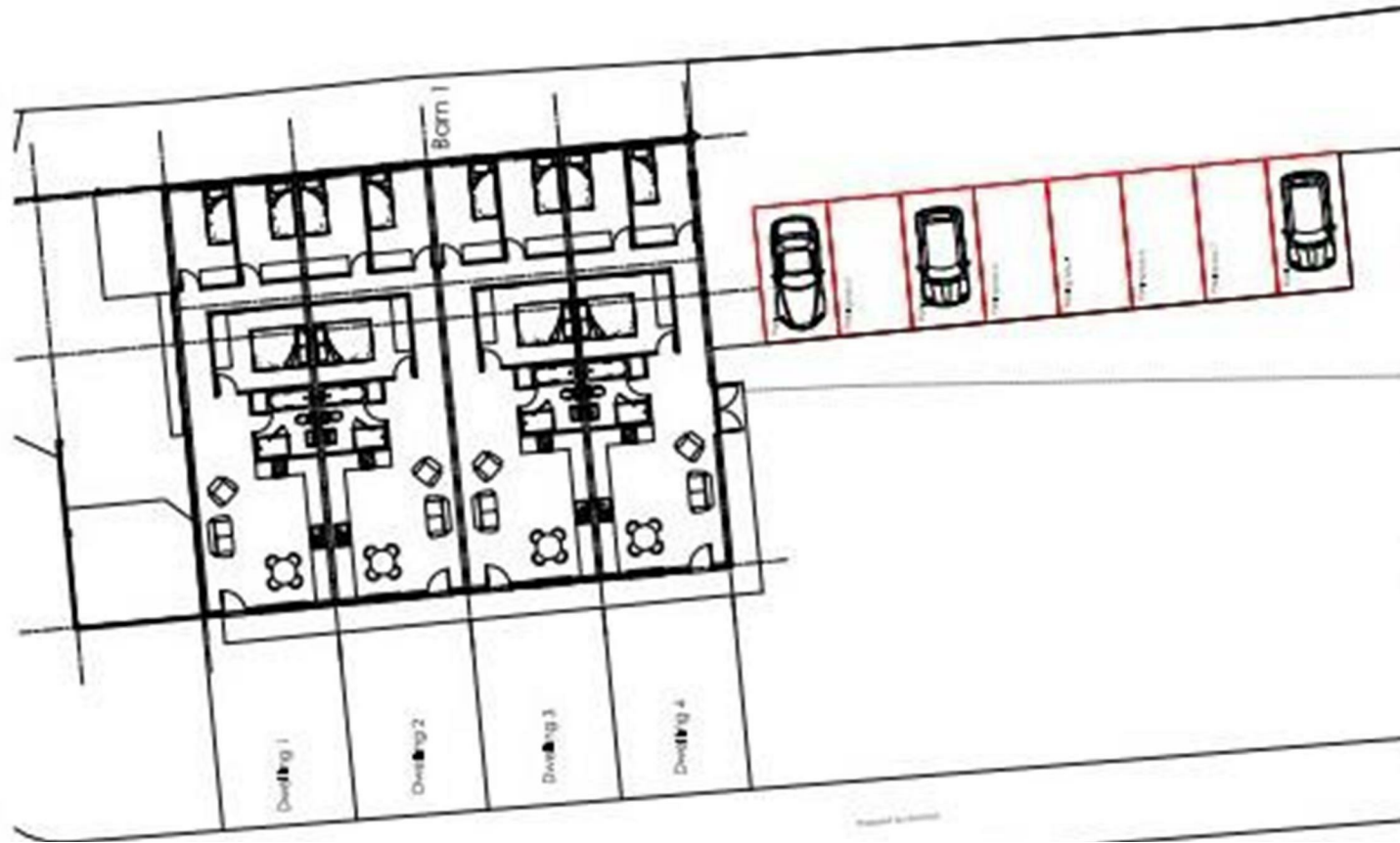
DIRECTIONS

Leaving Landkey in the direction of Swimbridge, the entrance to the property will be found after a layby set back from the road and identified by our 'For Sale' board, virtually opposite the vineyard.

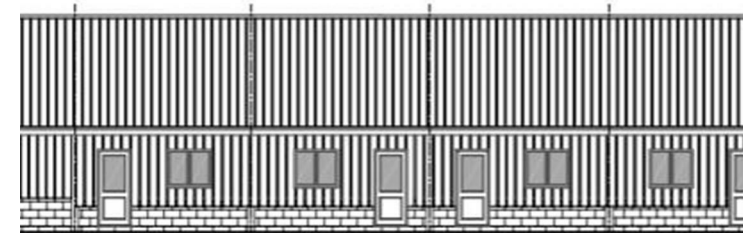
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SERVICES

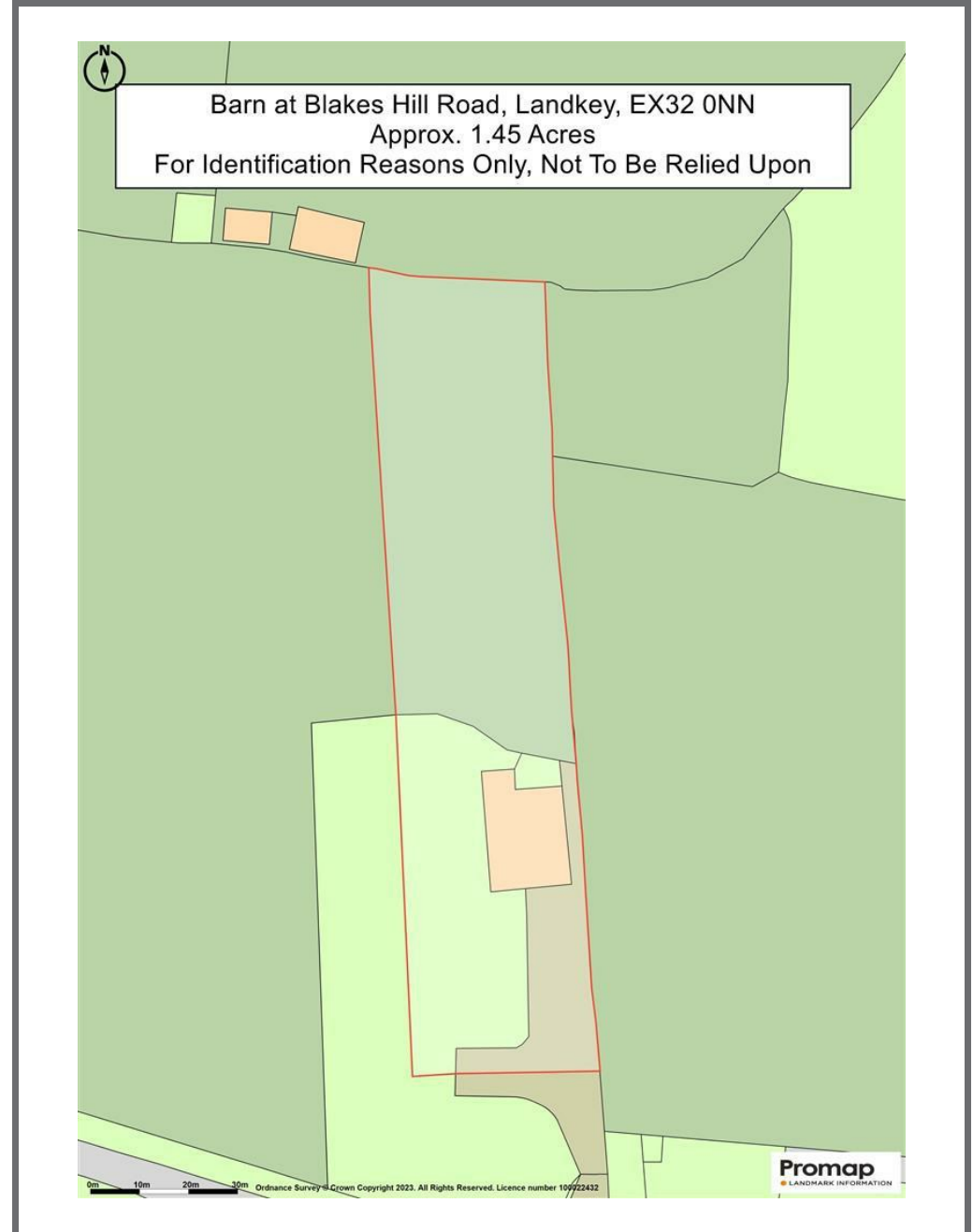
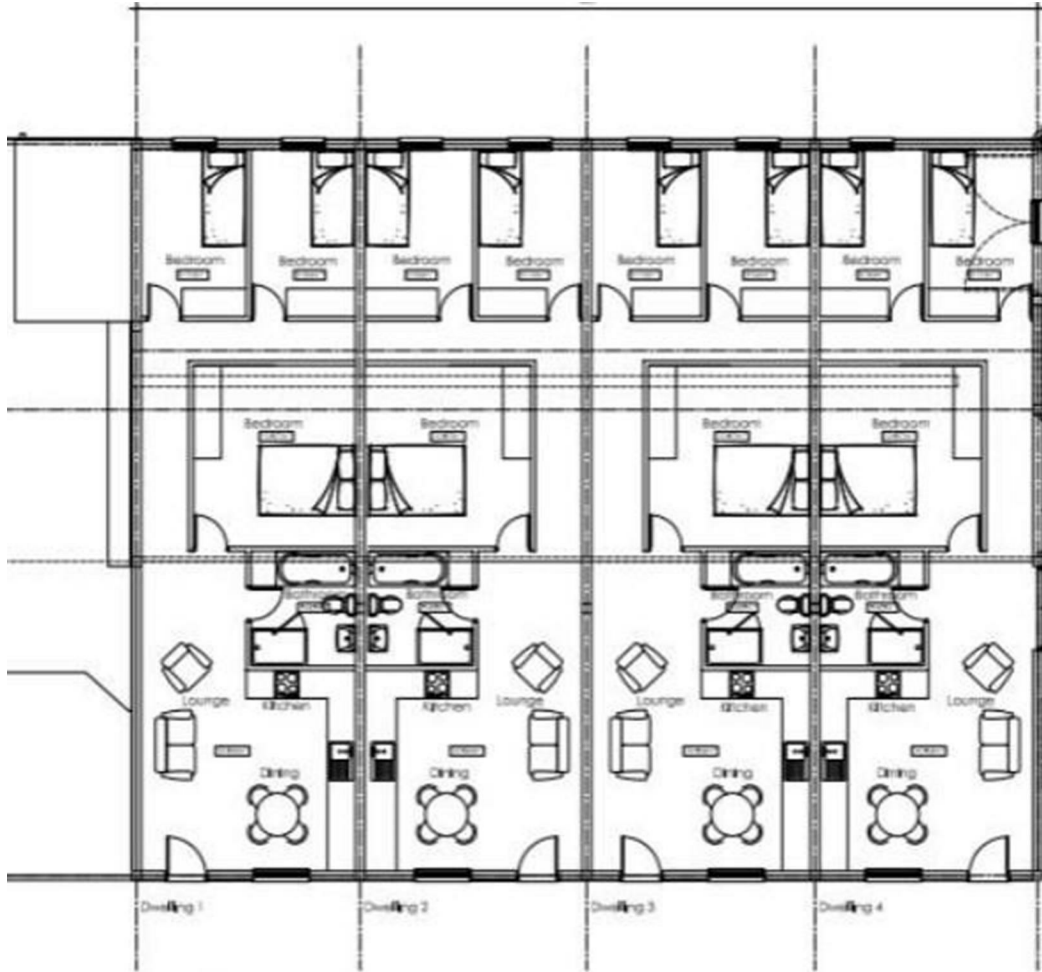
We understand that mains electricity and water are on site, easements will be required over retained land.. Mains drainage is nearby.



Proposed south elevation



west elevation



Barn at Blakes Hill Road, Landkey, EX32 0NN
 Approx. 1.45 Acres
 For Identification Reasons Only, Not To Be Relied Upon



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		EU Directive 2002/91/EC	

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