



New Park Barn





# New Park Barn

Stokeinteignhead, Newton Abbot, TQ12 4QL

Newton Abbot 5 miles Teignmouth 4 miles Exeter 20 miles

Set in a peaceful and secluded rural position, this agricultural building offers a rare opportunity for redevelopment with Class Q planning permission granted on 21st March 2025 for a substantial four-bedroom barn conversion extending to approximately 450 square metres.

- Agricultural Barn with Class Q Planning
- Constructed in 2001 Steel Portal Frame
- Planning for 4 bed barn conversion in Excess of 400sqm
- Potential for a Bespoke Countryside Home
- Secluded Rural Location
- Planning Granted on the 21st March 2025 Ref:25/00475/NPA
- Road Access via Shared Track
- Freehold

Guide Price £300,000

## SITUATION

Stokeinteignhead is an attractive village in the rolling Devon landscape with a strong village community that includes a sought after primary school, country inn, village hall, shop and historic church. Located in an area of great landscape value and conservation area, a network of bridleways and tracks makes this a popular area for horse riding while the sandy beaches and boating facilities of Shaldon, Teignmouth and Torbay, are within a few miles.

The A380 is within easy reach providing good access to the A38 and M5. Mainline railway links to London Paddington are located in the nearby market town of Newton Abbot, with its full range of comprehensive shopping facilities, and the cities of Exeter and Plymouth are also within easy reach for work, shopping or leisure.





## DESCRIPTION

Set in a peaceful and secluded rural position, this agricultural building offers a rare opportunity for redevelopment with Class Q planning permission granted on 21st March 2025 for a substantial four-bedroom barn conversion extending to approximately 400+ square metres. Accessed via a private driveway, the site includes a large hardstanding area and additional land to the south side, providing space for gardens, parking, or further landscaping. Constructed in 2001, the building features a durable steel portal frame with timber cladding and a corrugated metal roof, offering a strong foundation for conversion.

Surrounded by gently sloping pasture, the immediate environment offers open views, privacy, and a sense of space—making it ideal for those seeking a rural lifestyle project. While there is currently no mains water or electricity connected, the site offers excellent potential for a bespoke countryside home in a tranquil yet accessible location. Parking is available on site, and the land presents a blank canvas for future owners to create a unique and substantial rural dwelling.

## SERVICES

No services are currently connected.

## VIEWINGS

Strictly by prior appointment only with Stags on 01803 200160.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## DIRECTIONS

What3Words:///lemmings.slung.marshes





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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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