

Bycellar

Bycellar, Littlehempston, Totnes, TQ9 6NA







Littlehempston 0.2 miles, Totnes 2.7 miles, Dartington 4.3, A38 6.1 miles

An exciting opportunity to acquire a former agricultural barn with Class Q planning permission for conversion into a two-bedroom dwelling, set within approximately 6.45 acres of land and enjoying far-reaching rural views and frontage to the River Hems.

- Class Q planning permission granted
- Proposed two-bedroom single-storey dwelling
- Approximately 1,245 sq ft of accommodation (GIA)
- Extending to approximately 6.45 acres
- Frontage to the River Hems
- Far-reaching views across the surrounding countryside
- Delightful rural setting on the outskirts of Littlehempston
- Convenient access to Totnes and the A381
- Freehold

Guide Price £250,000

SITUATION

Bycellars is situated on the northern edge of Littlehempston, a quiet village with attractive character cottages, a village pub and parish church. Surrounded by rolling farmland, ancient hedgerows and peaceful country lanes, the village offers a rural setting whilst remaining conveniently accessible to Totnes and the surrounding villages.

The thriving market town of Totnes retains much of its historic character and provides a good range of independent shops, everyday amenities and local schools. The town also benefits from a mainline railway station, offering services to London Paddington and other major destinations. The A38 Devon Expressway is approximately 6 miles to the north, providing convenient road connections to Plymouth and Exeter. The outstanding landscapes of Dartmoor National Park are also within easy reach, offering a wealth of opportunities for walking, riding and other outdoor pursuits.

DESCRIPTION

Extending to approximately 6.45 acres, Bycellars presents an exciting opportunity to convert an existing agricultural building into a single-storey dwelling under the existing Class Q planning permission. Approached via a railway bridge, the barn occupies an elevated position overlooking its own land, the River Hems and the surrounding valley, enjoying far-reaching views across the countryside.

The existing building is of stone construction, with the approved scheme providing for approximately 1,245 sq ft (GIA) of accommodation, arranged as a two-bedroom dwelling.

The gently sloping land is enclosed by stock-proof post and wire fencing and offers scope for a variety of smallholding and lifestyle uses, subject to any necessary consents. A Nissen hut situated in the north-eastern corner of the land provides useful storage, with any alternative use subject to the appropriate planning and other consents.

PLANNING PERMISSION

Prior approval was granted by South Hams District Council on 7 October 2026 for the change of use of an agricultural building to a dwellinghouse (Use Class C3), together with associated building operations under Class Q(a) and (c). The approval is subject to a number of conditions. Further details are available from the selling agents, and copies of the approved plans and decision notice can be provided upon request.

SERVICES

No mains services are currently connected to the property. Prospective purchasers should make their own enquiries regarding the availability and cost of connecting services, together with the provision of any necessary alternative arrangements.

There are also conditions relating to the adjoining railway line. Further details are available from the selling agents.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

No CIL liability is expressly identified within the planning decision notice. However, this should not be taken as confirmation that the development is exempt from CIL. Prospective purchasers should make their own enquiries with the relevant local authority to establish whether any liability arises.

FUTURE PLANNING POTENTIAL

The existing Class Q permission allows for the conversion of the agricultural building into a two-bedroom dwelling. Class Q permitted development rights are subject to specific limitations, including restrictions on the extent of building operations and the retention of the existing building.

The current permission may provide a useful fallback position when considering the potential for an alternative scheme. A subsequent application for a more extensive redevelopment or replacement dwelling could be explored, subject to the relevant planning policies, site constraints and the merits of any proposed design. Any alternative proposal would require a separate planning application and would be assessed on its own merits. There can be no guarantee that further or more extensive development would be supported.

A neighbouring property provides an example of how an alternative planning approach has been pursued locally. A Class Q scheme was initially approved under reference 1903/18/PDM, followed by planning permission for demolition and replacement with a new dwelling under reference 4240/20/FUL. Whilst every application is considered on its own merits, this provides a useful local example of an alternative approach that could be explored at Bycellars.

Stags' Planning & Design team has considerable experience in Class Q and subsequent planning applications and secured the current Class Q permission at Bycellars. The team would be pleased to discuss the existing permission and the potential for alternative proposals. For further information, please contact 01392 439046 or email planning@stags.co.uk.

PLANS & BOUNDARIES

A plan, which is not to scale, is included within these sale particulars for identification purposes only.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Telephone: 01803 861234

DIRECTIONS

We advise against using Sat Nav to locate the property.

From Totnes, take the A385 towards Coldharbour. At the roundabout, take the first exit onto the A381 towards Newton Abbot. Continue for approximately 1.5 miles before turning left onto the signposted road to Littlehempston. Follow this road for approximately 0.3 miles, passing beneath the railway bridge. Just before reaching the Tally Ho Inn, turn right and continue for approximately 0.6 miles. The property will be found on the right-hand side, identified by a Stags For Sale board.

What3words: ///between.teaching.videos

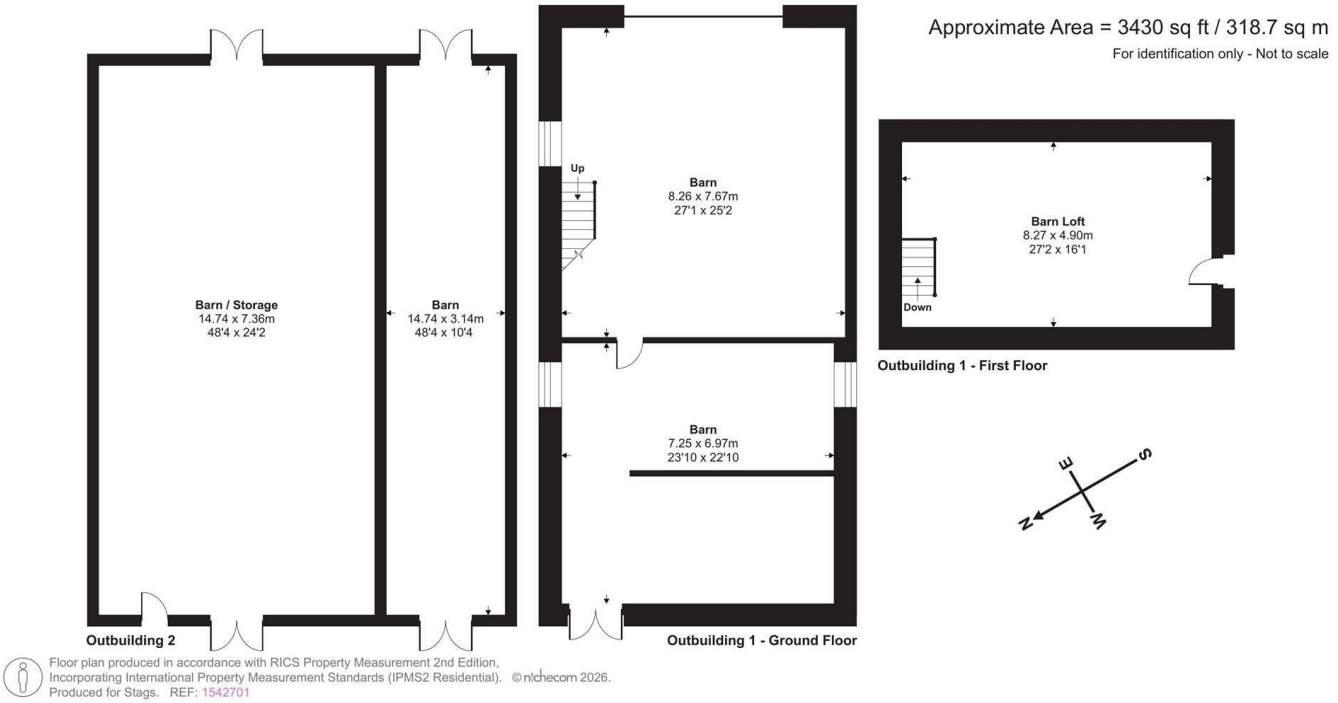












IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

STAGS

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