



Barns at Stapleton Farm

Barns at Stapleton Farm, Langtree, Torrington, Devon, EX38 8NP



Within easy access of village amenities & Great Torrington town centre

An unusual opportunity to acquire a former factory concealing 3 detached period barns with PIP for conversion into up to 3 dwellings - all in a peaceful & rural location

- Rural development site
- Former yogurt factory
- PIP to remove factory cover/extensions
- & to convert 3 barns beneath
- Potential for 1 - 3 dwellings stpp
- Approximately 0.63 of an acre
- New access to be created (stpp)
- Quiet & convenient rural position
- A rare opportunity
- Freehold

Guide Price £399,950



SITUATION & AMENITIES

The site is located on the outskirts of the village of Langtree, in a rural area with few near neighbours and only 2 miles away from the nearest primary school, church, village hall and the pub at Stibb Cross. The nearby town of Great Torrington has an excellent range of amenities for its size. These include – butchers, bakery, Post Office, greengrocers, petrol station with an M&S convenience store, additional supermarkets, two medical centres, etc. There is also the renowned Plough Arts Centre, which combines both theatre and cinema with an art gallery. Numerous nearby tourist attractions include RHS Rosemoor, the Dartington Crystal factory and the Tarka Trail - providing many miles of scenic walking and cycling along the former railway line often running beside the River Torridge. The port and market town of Bideford has a wider range of amenities, supermarket and schooling for all ages - both public and private. This rural site is well situated for travelling to a variety of leisure pursuits within 15 miles - including the beaches at Westward Ho!, Bucks Mill and Instow. The South West Coast Path - taking in the stunning vistas of the rugged North Devon coastline - is easily accessible. Further afield are Dartmoor and Exmoor National Park, affording excellent long walks. The regional centre of Barnstaple - with great connections via rail to Exeter St. Davids - is about 40 minutes. From Barnstaple, the North Devon Link Road (A361) leads on to Jct.27 of the M5 Motorway in a further 45 minutes or. Bude and Okehampton can be reached by car, also in around 40 minutes. Exeter is about 1 hour by car. The nearest international airports are at Bristol and Exeter.

DESCRIPTION & PLANNING

The last use of the premises was as a yoghurt factory, however this has lain dormant for some years. The substantial factory building covers three detached period former barns of various sizes. Torridge District Council published a decision on 17th July 2026 under Application No.1/0443/2026/PIP for 'permission in principle for partial removal and conversion of buildings for up to three no. dwellings'. It is our understanding that this means that there

appears to be strong potential to convert the barns into three independent dwellings. Alternatively, there may be potential to convert the main barn into a family residence, with the secondary barns used as ancillary accommodation or similar – all subject to planning permission. The site plan annexed to these particulars – which is for identification purposes only – shows that there is a proposed new separate access to the barns which the vendors are in the process of obtaining consent to create. As and when this is approved, they will open up, construct and retain ownership of the access, and the purchaser of the barns will have unrestricted rights of access over it. The vendors also intend to retain the existing access and the detached agricultural barn nearest to the lane. Their intention is to convert this barn for their own use - an application is live in this particular regard. Regarding services, there is a small electricity substation adjacent to the site which we understand has capacity for further dwellings. Mains water is connected to the site. It is envisaged that a new sewage treatment plant will need to be installed.

SPECIAL NOTE 1

Given that planning in principle has been achieved, the vendors are looking to sell the site unconditionally – subject to contract, and not conditional on any planning application.

VIEWING ARRANGEMENTS

The site is secured by locked gates and therefore any viewings must be by appointment through the Sole Selling Agents – Stags Bideford office on (01237) 425030 or bideford@stags.co.uk

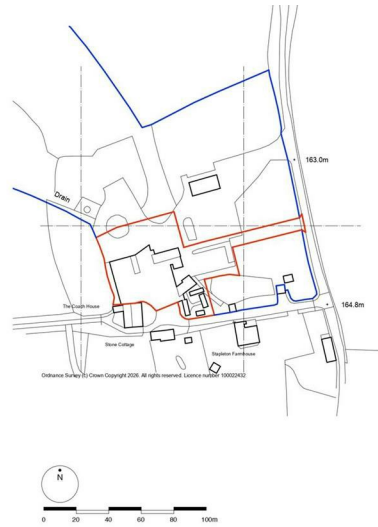
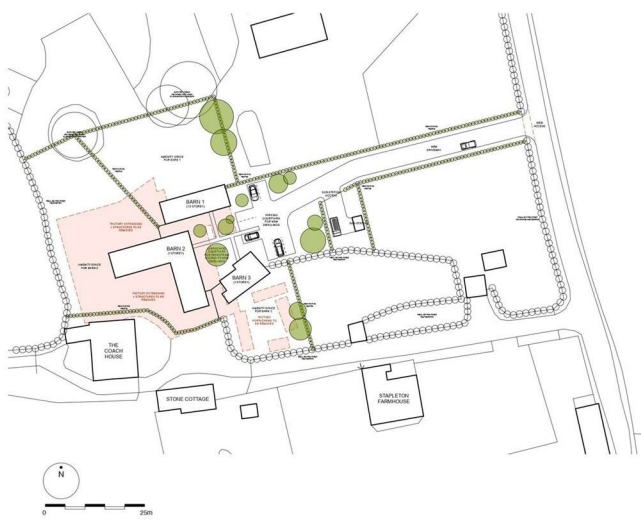
DIRECTIONS

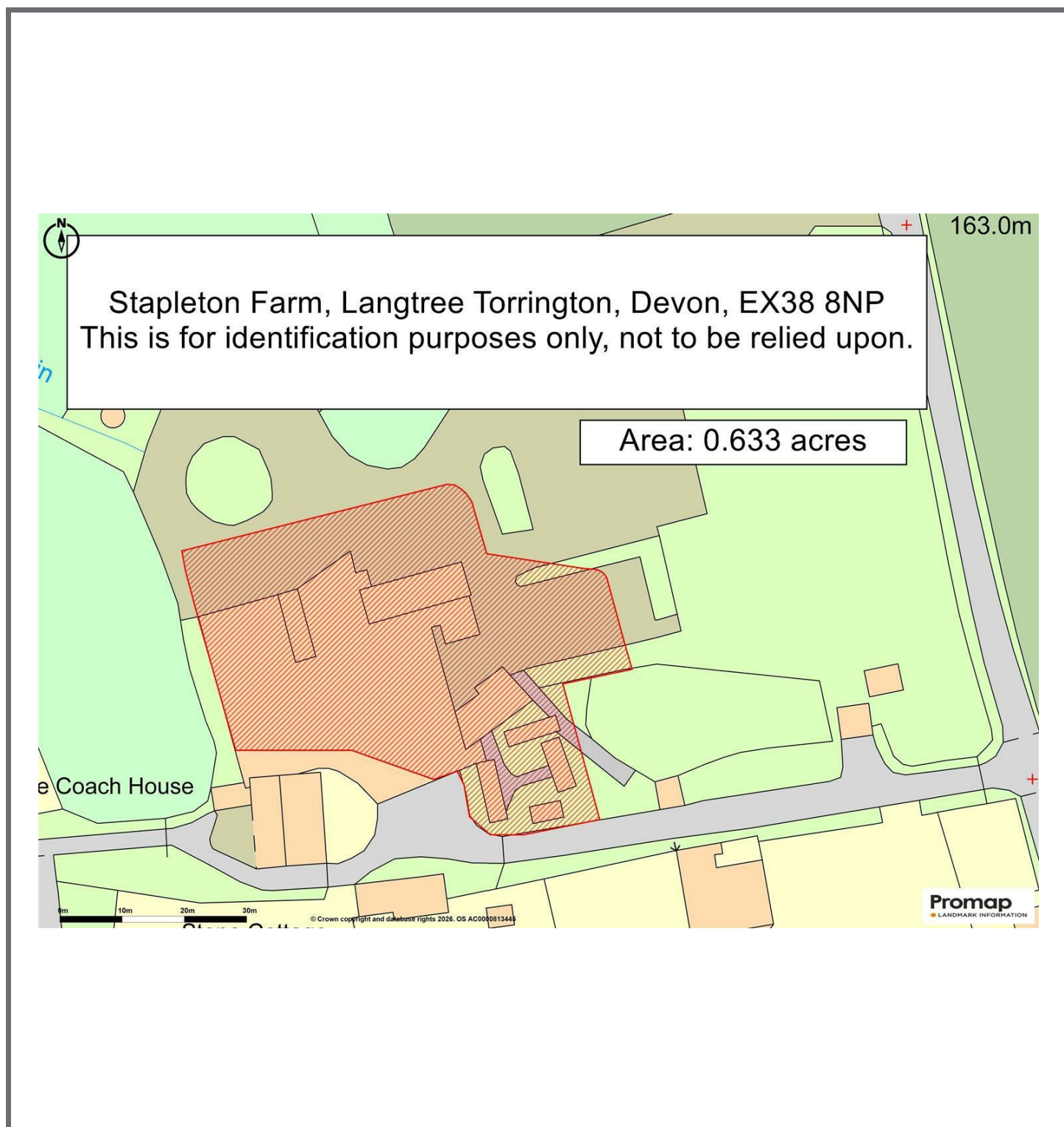
The postcode for the site is EX38 8NP (not to be relied upon).

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SPECIAL NOTE 2

The historic library photo included in this brochure shows the buildings before they were encased by the factory outer shell. The various plans included on this brochure are provided in good faith and for identification purposes only. They may be subject to change in accordance with any new planning consent.





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			
(92-100) 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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