



Hill Farm Barn



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Whitestone, Exeter, Devon, EX4 2JN

Exeter City centre (4.6 miles), Haldon Forest (8.4 miles)

A rare opportunity to acquire an agricultural barn with full planning permission for conversion into an impressive residential home, complete with a detached double garage/carport and approx. 2.44 acres.

- Full planning permission for residential use
- Plot of approximately 2.44 acres
- Detached family home
- Beautiful countryside views
- 4 bedrooms with enSuites
- Open plan living
- Detached double garage
- Freehold

Guide Price £350,000

SITUATION

Hill Farm Barn enjoys a delightful and elevated setting to the west of Exeter, just outside the village of Whitestone, on the edge of the glorious Devon countryside. Its position offers the perfect balance of peaceful rural surroundings while being only 4.6 miles from Exeter city centre. Exeter, the regional capital of the South West, is a thriving hub, offering excellent business facilities alongside an abundance of restaurants, cafés and wine bars. The city also boasts a wide range of leisure and cultural amenities, together with extensive shopping facilities. The development is ideally placed for communications. The M5 at Exeter provides swift links north towards Bristol and London, as well as south via the A38 to Plymouth and the A30 into Cornwall. Rail connections are equally convenient, with regular services from Exeter to London Paddington in just over two hours. For those travelling further afield, Exeter International Airport offers both domestic and international flights.



DESCRIPTION

A rare opportunity to acquire an agricultural barn with full planning permission for conversion into an impressive residential home, complete with a detached double garage/carport. The approved scheme provides for the creation of a spacious dwelling of approximately 320 sqm, together with a garage block of around 70 sqm.

This exceptional development occupies its own generous plot extending to approximately 2.44 acres, offering privacy and a delightful rural setting.

Ideal for both custom build developers and self-builders, the site combines seclusion with excellent accessibility, being conveniently located close to Exeter.

PLANNING PERMISSIONS

Originally the development secured prior approval under part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling house. Further details can be found on the Teignbridge planning portal Ref - 23/01001/NPA.

Latterly the owners secured full planning permission for the demolition of the agricultural building for change of use to residential, and construction of a self-build detached house with a detached double garage/carport. Further details can be found on the Teignbridge planning portal Ref - 25/01025/FUL.

CIL & HABITAT CONTRIBUTION

A Community Infrastructure Levy (CIL) is due on this development of £64,824.20. There is an exemption from CIL payments for self-builders.

There is a Habitat Mitigation Regulation Contribution of £335.00.

CONDITIONS

A full list of conditions can be found on the Teignbridge planning portal Ref - 25/01025/FUL

SERVICES

Purchasers must satisfy themselves as to the ability to make adequate connections for mains services that may be required. However, we understand that the site has mains electricity located nearby. A sewage treatment plant (STP) and bore hole (water) will need to be installed as part of the development.

The present owners have secured quotes for the provision of services. Please ask the Agents for further information.

AGENTS NOTE

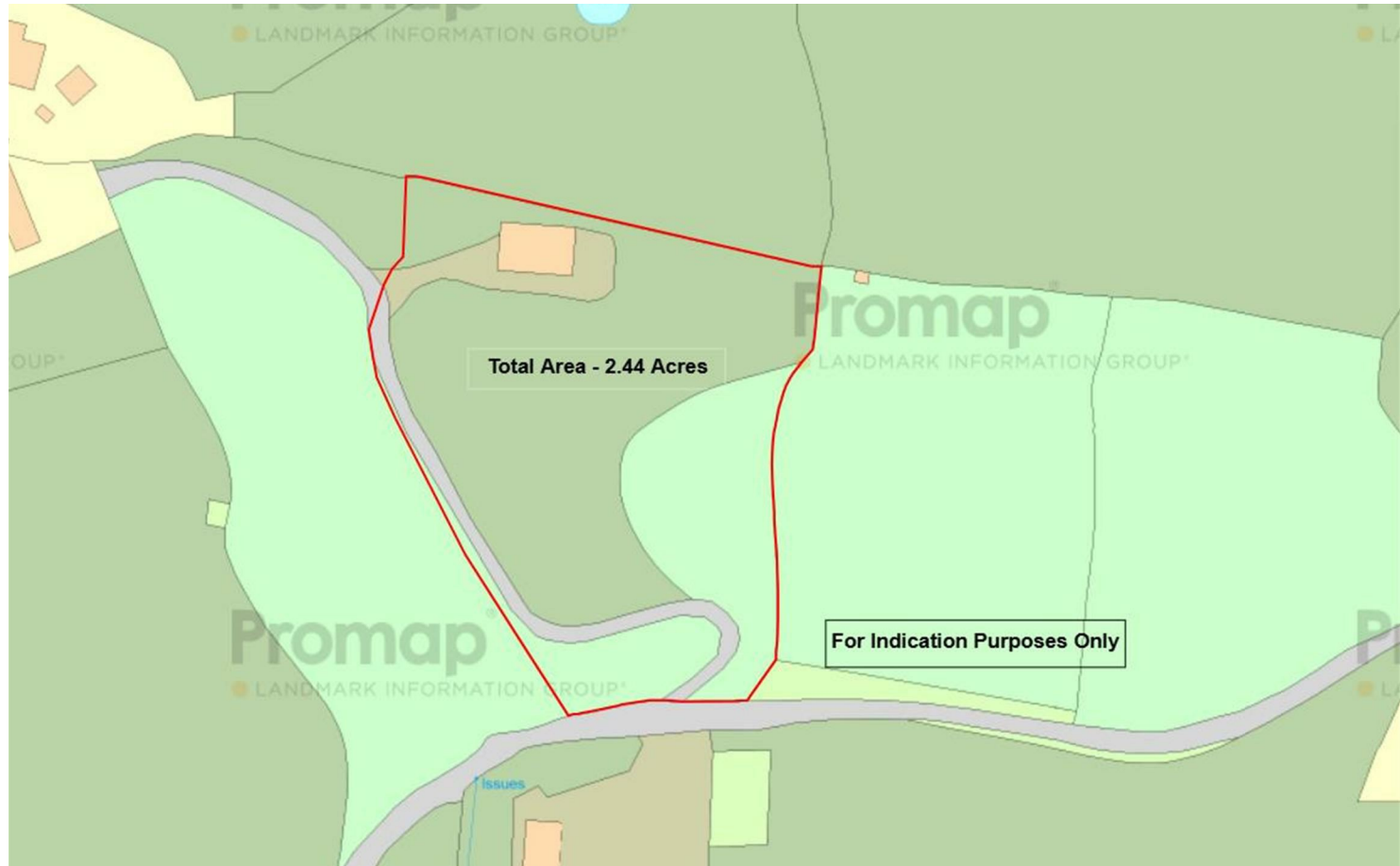
The neighbouring property has a right of way along the entrance drive. This access will be removed once obtaining permission to build a new access track to their land.

VIEWINGS

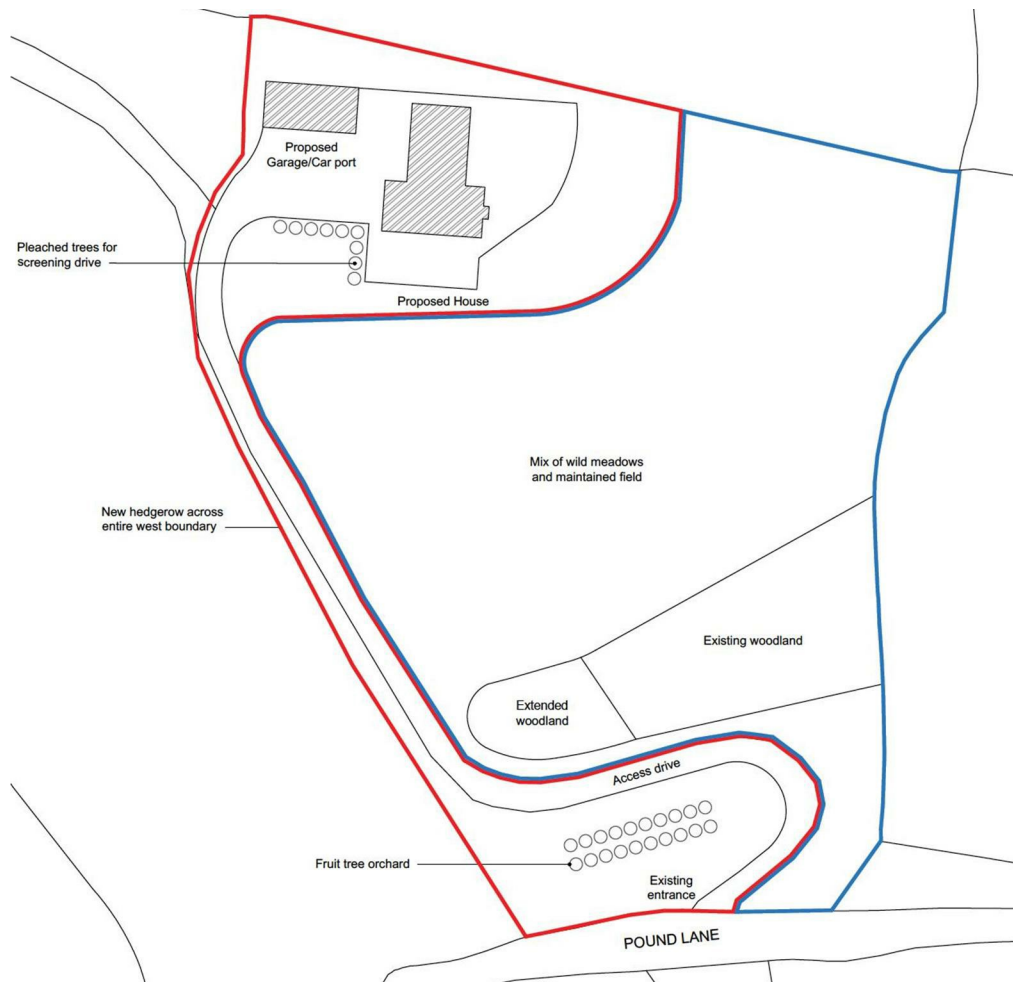
By appointment only. Please contact agent for further information.

DIRECTIONS

What3words - ///putter.eyelid.gossiping



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			
(122 plus)	A		
(81-121)	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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