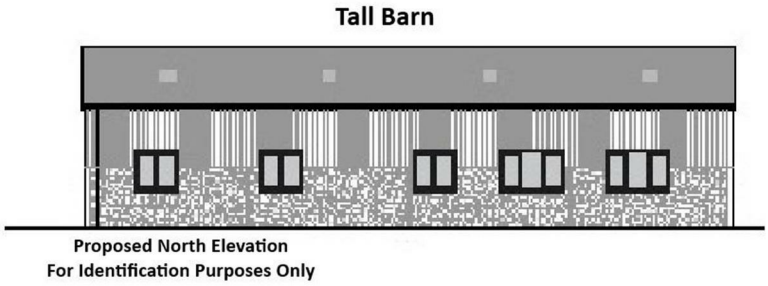
STAGS

# Raeleigh

Raeleigh, Staple Cross, Hockworthy, Wellington, Somerset, TA21 0NH




Proposed North Elevation
For Identification Purposes Only

Wellington 8.2 miles | Tiverton 8.4 miles | Taunton 14.7 miles

Unique rural development opportunity with planning for four homes, stunning far-reaching views, and approximately 17.8 acres.

- Class Q consent granted for conversion into four dwellings
- Existing 2 bed lodge on site, subject to an Agricultural Occupancy Condition
- Far reaching views
- Elevated Position
- In approximately 17.8 Acres
- Freehold
- Council Tax Band A

## Offers In Excess Of £550,000

### SITUATION
Staple Cross is a charming rural hamlet on the Somerset/Devon border, with the benefit of a popular public house within the village. The highly regarded village of Holcombe Rogus lies approximately 2 miles away and offers a range of everyday amenities including a public house and primary school. The market towns of Tiverton and Wellington are conveniently positioned at a similar distance from the property, providing an extensive range of shopping, educational, leisure and professional services. Excellent transport links are readily available, with Junction 27 of the M5 motorway within easy reach and Tiverton Parkway railway station offering regular direct services to London Paddington and the wider national rail network.

### DESCRIPTION
At Raeleigh, three barns benefit from Class Q consent for conversion into four dwellings. The barns all have electricity and water connected and are positioned to take advantage of the surrounding countryside. Further details can be found under Mid Devon District Council Planning Reference 25/01445/PNCOU.

The Stock Barn benefits from consent for conversion into a pair of semi-detached three-bedroom dwellings, each extending to approximately 1,286 sq ft and enjoying views across the surrounding countryside.

The Tall Barn has consent for conversion into a detached three-bedroom dwelling of approximately 1,205 sq ft, with countryside views.

The Wooden Barn, situated separately from the main range, benefits from consent for conversion into a detached one-bedroom dwelling extending to approximately 592 sq ft.

### ACCOMMODATION
The property includes a detached two-bedroom timber lodge which is subject to an agricultural occupancy condition. 'The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower or surviving civil partner of such a person, and to any resident dependants'. In addition, permission was granted for a temporary period of three years from implementation on 6 March 2024 (Mid Devon District Council Ref: 23/01655/FULL). The lodge is currently occupied on a temporary basis and its consented use will ultimately be superseded by the Class Q developments.

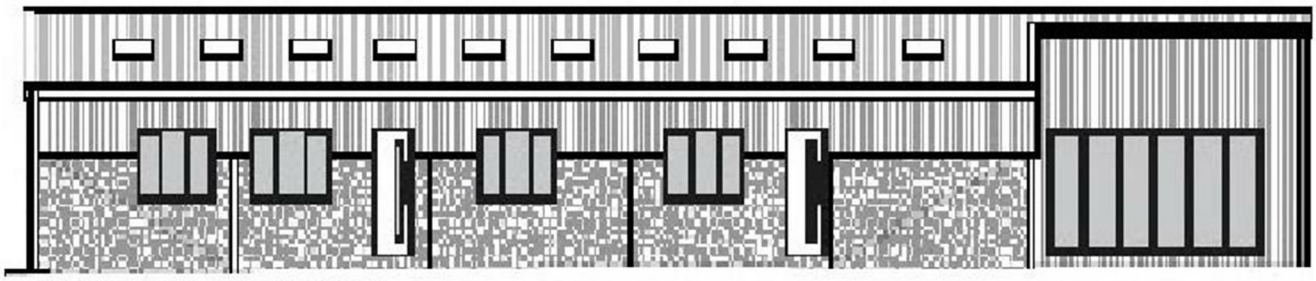
The lodge has been improved by the current owners and provides accommodation including an entrance porch, sitting room with log burner and air source heating/cooling unit, kitchen with space and plumbing for a dishwasher, shower room and two double bedrooms. Adjacent to the lodge is a detached insulated utility building with power connected and space and plumbing for laundry appliances.

### OUTSIDE
Raeleigh extends to approximately 17.8 acres and enjoys an elevated position with far-reaching views across the surrounding countryside, providing a peaceful and private setting immersed in nature. Part of the land is managed under a Countryside Stewardship scheme, supporting wildlife habitats, biodiversity and landscape character. The holding is divided into several paddocks enclosed by stock-proof fencing. The land has been managed without chemicals for a number of years, encouraging a diverse range of grassland and hedgerow species. Most boundary hedges have been traditionally laid, and the larger paddocks benefit from automated self-filling water troughs.

### SERVICES
Private drainage. Private spring and bore hole. Water treatment unit. Mobile coverage is good outdoor with EE, O2 and Vodafone and good outdoor, variable in-home with Three (Ofcom). This property has standard broadband availability (Ofcom).

### DIRECTIONS
From Wellington, travel west along the A38. After approximately 3 miles, pass the Beambridge Inn and continue to the top of Whiteball Hill, where you should turn right, following signs for Greenham and Holcombe Rogus. Continue along this road for around half a mile, then turn left towards Holcombe Rogus. Proceed through the village, passing Holcombe Court, and continue in the direction of Hockworthy. Follow the lane past the church on your right. After approximately half a mile, turn left at the Staple Cross Inn. Continue for a further 0.3 miles, and the property will be located on the right-hand side.

## Stock Barn



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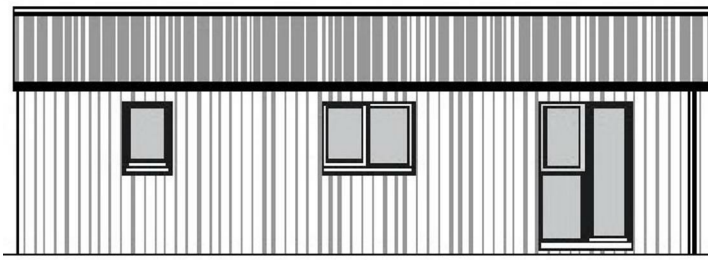
The Wooden Barn



Proposed South-West Elevation
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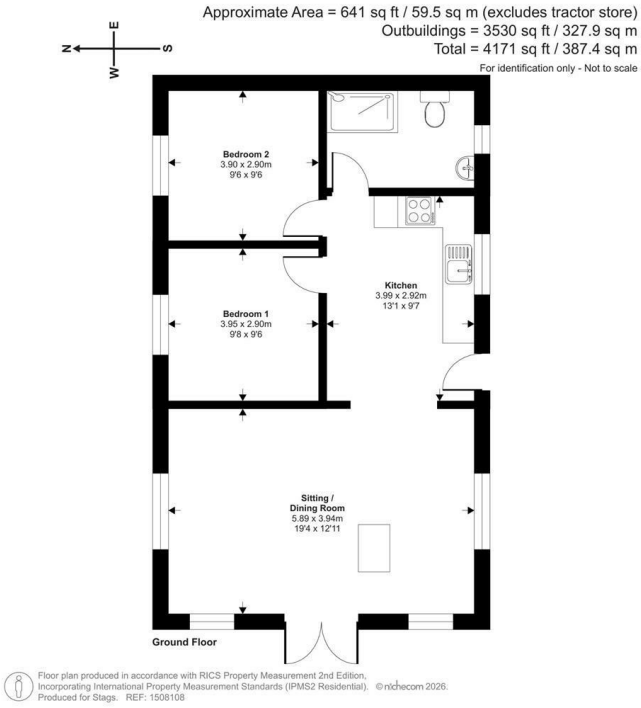
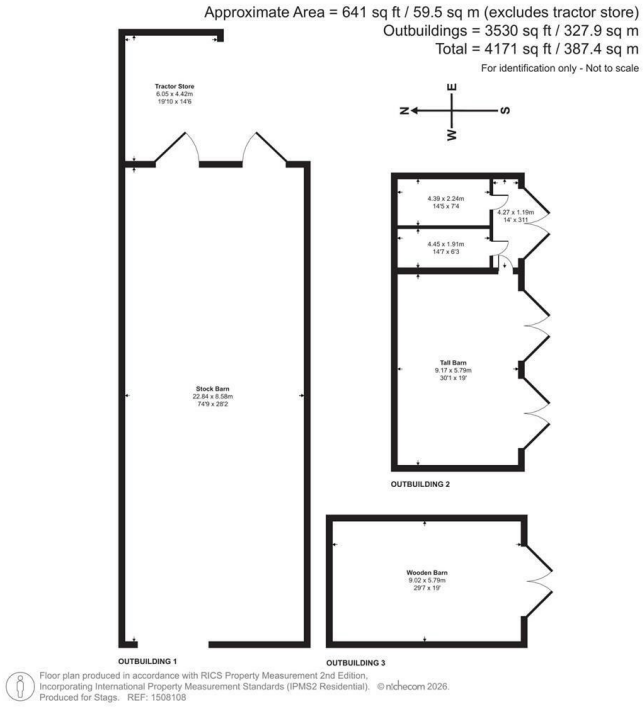
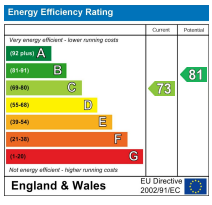



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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

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