



COMM Beechdown Farm



Totnes 3.7 miles. Torquay 6.1 miles. Exeter 26.7 miles. 18 miles. Paignton 1 mile

Accessible South Devon Holding with diversification and development potential

- Modern well built 3 bedroom bungalow
- Range of modern agricultural buildings with potential for change of use (STP)
- Horse Stabling
- Productive farmland
- Council tax band D
- Freehold

Guide Price
£1,250,000

SITUATION

Beechdown Farm occupies an accessible and well-located position on the edge of Paignton, benefiting from direct frontage to Totnes Road and convenient access to Totnes, Torquay and the wider South Devon road network.

The property is strategically positioned between Totnes and Collaton St Mary, the latter providing local amenities including a primary school, garage and public house.

There are good communication links to both Totnes and Paignton. The nearby market town of Totnes offers a mainline railway station with direct services to London Paddington. Road connections are particularly strong, with excellent access to the A38 Devon Expressway linking Plymouth and Exeter, where it joins the M5 motorway. The A385 provides access to the commercial areas of Paignton, while the nearby A380 links to Torquay, Newton Abbot and the wider South Devon conurbation.

INTRODUCTION

The holding offers a rare opportunity to acquire a versatile farm with scope for diversification and development potential, subject to the necessary planning consents.

Beechdown Farm property and buildings have been built and maintained to an exceptionally high standard and occupy a strategic location with excellent communication links.

In addition to its existing agricultural and equestrian use, the property offers potential for alternative uses, such as change of use some of the agricultural buildings under Class Q (residential) or Class R (commercial) permitted development rights, subject to planning. Further details are available from the selling agents.

THE BUNGALOW

The bungalow is a modern dwelling constructed in 2013 of concrete block and brick elevations beneath a slate roof. The property benefits from the ability to be accessed independently from the farm buildings, offering a degree of separation.

The internal layout and overall accommodation are shown on the accompanying floor plan and briefly comprise front door opening into an entrance lobby, with a door leading through to a sitting room featuring a log-burning stove. A garden room provides further living accommodation and enjoys views over the garden.

The kitchen is fitted with a range of base and wall units incorporating a single sink and drainer, together with an extractor fan.

Adjoining the kitchen is a utility room with base and wall units, single sink and drainer, plumbing for washing machine and housing the central heating boiler. A cloakroom provides a WC and wash hand basin.

The principal bedroom is a double room with an en-suite shower room comprising a shower, WC and wash hand basin. There is a family bathroom fitted with a bath, wash hand basin and WC. A central hallway with built-in cupboard gives access to two further double bedrooms.

GARDENS AND GROUNDS

Lawned gardens bordered by established planted flowerbeds, with a separate entrance and dedicated parking area for the bungalow.

BUILDINGS

BUILDINGS:

Agricultural Store and Workshop (18.3m x 5.56m) rendered brick construction with part box profile elevations under box profile roof.

Lean-To (16.14m x 5.48m) timber frame with box profile roof and elevations.

Adjoining Store (with equestrian use consent) (6.38m x 4.94m) timber frame construction with box profile roof and elevations.

Stable Block

Building A (11.25m x 3.61m) – 4 Stables, concrete block construction with box profile roof

Building B (11.42m x 3.87m) – 4 Stables, concrete block construction with box profile roof.

Farm Machinery Barn (19.86m x 9.16m) steel portal frame with box profile clad elevations under fibre cement roof with roller shutter door and 2 diesel tanks excluded. Constructed in 2010.

Electric connected to all.

Machinery Barn (36.20m x 18.0m) steel portal frame with reinforced concrete panel and box profile elevations under cement fibre roof, roller shutter and sheeted gate doors, stone floor, water and electric connected. Building constructed in about 2015 and 2020

LAND

The field extends to about 9 acres of productive grassland bounded by fencing and hedge boundary. Water connected

SERVICES

Water: Mains.

Oil fired central heating.

Electricity: Mains electricity with 2 meters, 1 for the house and 1 for the buildings. Three phase available but not connect.

Drainage: Private drainage Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Broadband: Up to Ultrafast is available (Ofcom)

Mobile Coverage/Signal Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)

TENURE

Freehold subject to existing long term lease for sub-station site (shown in blue), 99 years from the 1st October 1941. Further details from the agents.

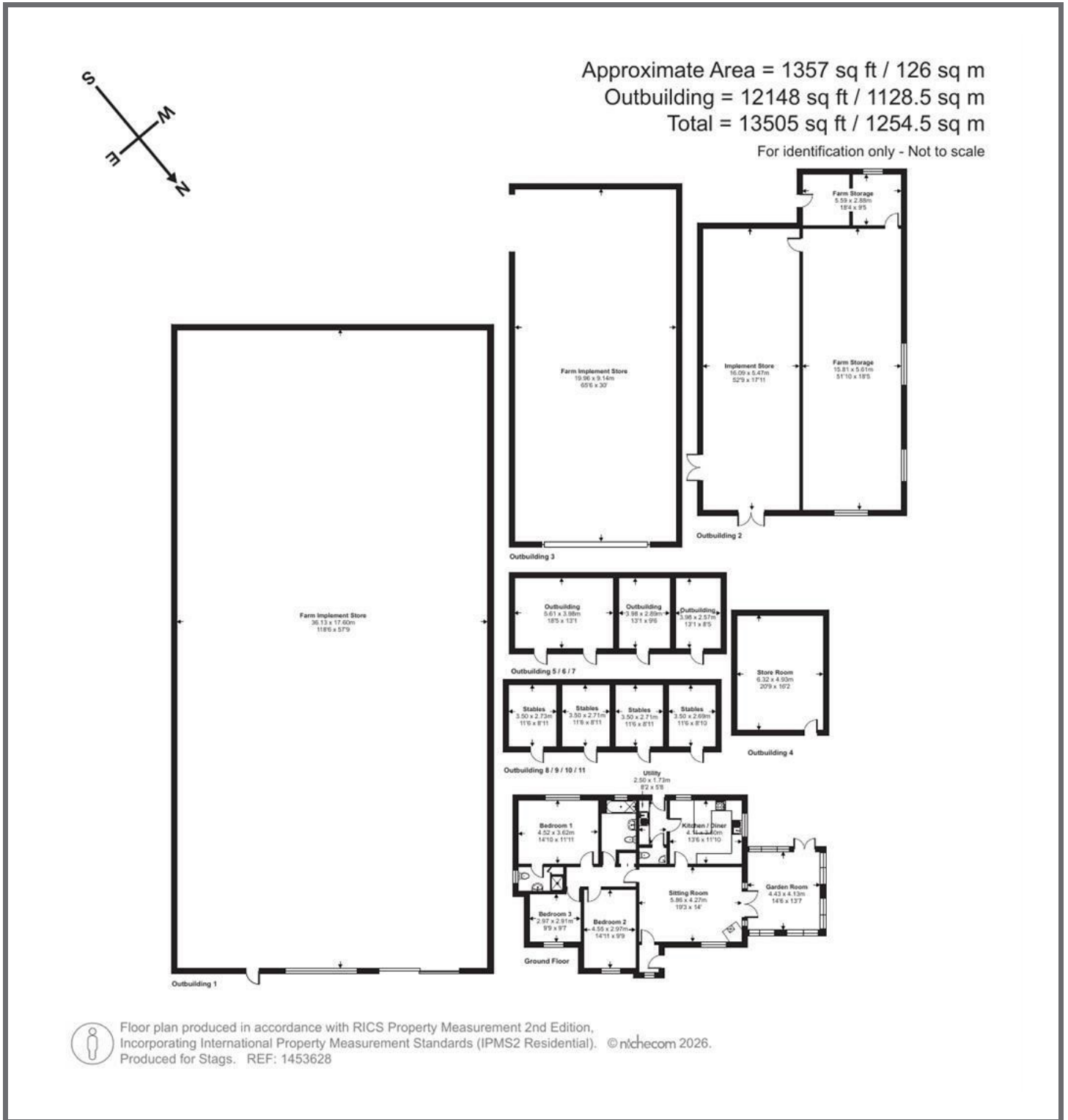
ACCESS

Direct access onto the public highway

LOCAL AUTHORITY

Torbay District Council.





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
Not energy efficient - lower scoring coats			
(92-101) A			
(81-91) B			
(69-80) C		7.8	7.8
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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