



COMM - The Old Dairy



COMM - The Old Dairy

, Blackawton, Totnes, TQ9 7AE

Dartmouth 6.5 miles; Kingsbridge 6.5 miles; Totnes 11 miles;

A rare opportunity to create a bespoke home in a beautiful rural setting on the outskirts of Blackawton, with planning permission for a detached dwelling set within meadow and orchard grounds

- South Hams Planning Reference: 1941/24/VAR
- Set in approximately 2.86 acres
- Works commenced on site (material start established)
- Within easy reach of Totnes, Dartmouth and Kingsbridge
- Rural setting on the outskirts of Blackawton
- Planning for a detached home of c.1,350 sq.ft.
- Walking distance of Blackawton village amenities
- Freehold

Offers Over £400,000

SITUATION

The Old Dairy enjoys a rural setting on the outskirts of Blackawton, a highly desirable South Hams village surrounded by unspoilt countryside yet within easy reach of Totnes, Dartmouth and the South Devon coastline.

The village itself offers a thriving community with a well-regarded primary school, local shop, pub, church and village hall. Secondary schooling is available in Dartmouth and Kingsbridge, with a grammar school in Torquay.

The nearby town of Dartmouth provides a wide range of shopping, cultural and leisure facilities as well as a marina, while Totnes offers a mainline railway station with services to London Paddington in under three hours. The area is well known for its stunning beaches, sailing waters, golf courses and woodland walks, all of which make this location particularly attractive.

DESCRIPTION

Formerly part of a traditional farmstead, The Old Dairy presents an exciting opportunity to build a high-quality home in a superb rural position. Extending to approximately 2.87 acres of meadow and orchard with woodland and a meandering stream, the site provides an idyllic environment with scope for landscaped gardens, parking and amenity space.

The approved design, created by BBH Architects, combines contemporary living with countryside surroundings, with features such as bi-fold doors opening to take full advantage of the views.



OUTSIDE

The Old Dairy extends to approximately 2.86 acres, combining meadow, orchard and areas of light woodland with a stream running through the land. The setting is peaceful and unspoilt, with a mix of open ground and more sheltered corners that provide variety and interest throughout the seasons. It offers ample scope for gardens, amenity space and enjoying the natural surroundings.

Directly outside the proposed dwelling, plans include a terrace designed to take advantage of the outlook, creating an ideal spot for alfresco dining and entertaining.

Access is via a shared lane, giving the property a tucked-away feel while still being within easy reach of the village. The outlook across the valley and surrounding countryside makes the location particularly appealing for those seeking a rural lifestyle.

PLANNING

Planning permission has been granted by South Hams District Council under reference 1941/24/VAR for the demolition of the former dairy building and erection of a detached dwelling.

The approved scheme provides for a property of approximately 1,350 sq.ft. with two bedrooms, study, open-plan kitchen/dining room, utility, living room, bathroom, shower room and WC. Works have commenced on site, including footings, representing a material start to the development that has been signed off by building control.

Full planning information, including the decision notice and architect's drawings, is available on the South Hams District Council website or from the agents upon request.

SERVICES

Mains electricity connected. Water via private borehole. Heating options include air source or ground source heat pumps, with the latter having been planned for installation in the field across the stream to provide hot water and heating. Grants may be available to support renewable systems. Purchasers should make their own enquiries regarding service connections.

DIRECTIONS

From Totnes, take the A381 towards Kingsbridge and Dartmouth, passing through Harbertonford and Halwell. At Totnes Cross, turn left onto the A3122 signposted Dartmouth. After approximately two miles at Forces Cross, turn right signed Blackawton. Continue for 1.1 miles and at the T-junction turn right into the village. Drive through the village, passing the George Inn and village shop on the left and the church on the right. Continue on the road signed Millcombe and out of the village. The Old Dairy will be found on the left after Lilac Cottage.

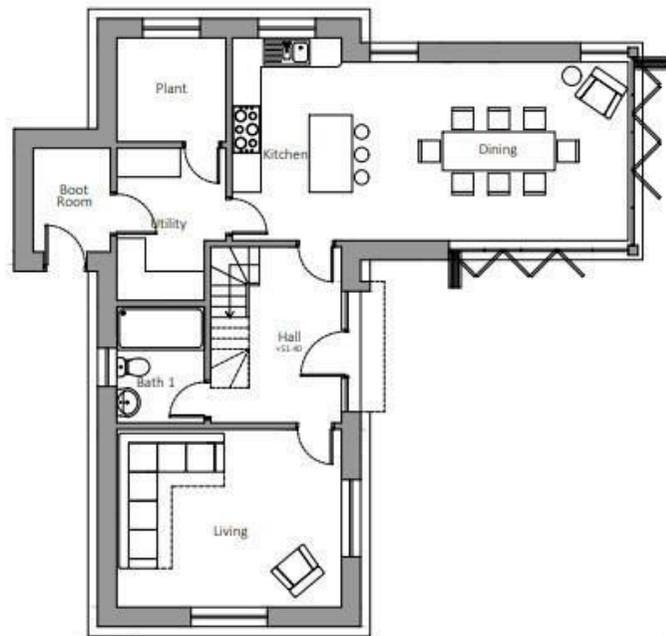
What3words: [///wreck.surprise.transmits](#)

DISCLAIMER

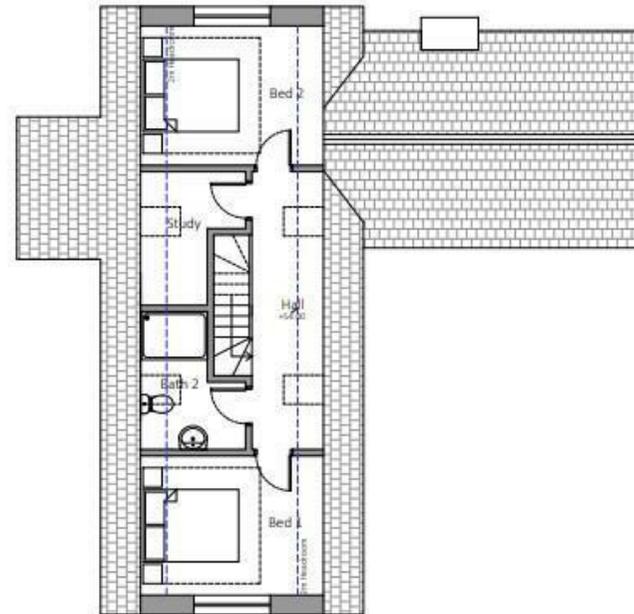
The computer-generated images (CGIs) featured in this brochure are for illustrative purposes only and are intended to provide a general indication of the final appearance of the property. They may not represent exact finishes, materials, or specifications. Details are subject to change and should not be relied upon as accurate representations of the completed development.

Prospective purchasers are advised to consult with our sales team to verify all features, boundaries and specifications.





Ground Floor Plan



First Floor Plan

Notes

Copyright © 2018/2019 Stags & Partners Ltd
 This drawing can be used for planning purposes only and not for construction. All dimensions are in millimetres unless otherwise stated. All items and dimensions to be ordered are shown. Pages and dimensions require are only to be read off the paper size and scale indicated.
 No second floor work is to be carried out from this drawing unless the drawing states 'To be carried out'. Any implementation of this project is to be done in accordance with the Construction (Design & Management) Regulations 2015.
 To be used in conjunction with all other relevant BIM & design & documents, drawings & documents. From other consultants, other reports, planning and building control approvals, standards & other relevant details, health & safety, and other relevant drawings and/or other relevant drawings or documents.

Fire Safety Compliance Strategy
 Approved By: W. R. P. 10/11 Date: 24/02/2014

This document details the required fire safety measures for the development and should be read in conjunction with the accompanying drawings.

The development is a 2 storey property with the first floor being located in a separate road space. The proposal is for the conversion of an old barn and the creation of a new dwelling. The new dwelling will be a 2 storey property with a ground floor located above the existing first floor and a first floor. It has been assessed for fire safety. All other relevant fire safety measures are detailed in the accompanying drawings. The fire safety measures are detailed in the accompanying drawings. The fire safety measures are detailed in the accompanying drawings. The fire safety measures are detailed in the accompanying drawings.



Revisions

Rev	Date	By	Checked
A	10/11/2018	W. R. P.	W. R. P.

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

totnes@stags.co.uk
 01803 865454