

Barn North West of West Leigh Farm, Modbury, PL21 0SJ

SITE & SETTING

Access from the public highway via a shared private track leading to a defined entrance drive with enclosed curtilage with garden area, dedicated biodiversity enhancement land with native planting in a rural position with strong amenity value.

Sustainability & Specification Highlights

ENERGY & SERVICES

Air Source Heat Pump system
EV charging provision
High thermal performance building envelope

CONSTRUCTION & FABRIC

Enhanced insulation to walls and existing stone structure
Airtightness target of $< 3 \text{ m}^3/\text{hr}/\text{m}^2$
Sustainable internal finishes (low VOC paints specified)

ENVIRONMENTAL MEASURES

Radon protection system (barrier + sump)
Sustainable drainage including soakaways
Biodiversity net gain through retained grassland and planting

AGENTS NOTE

Some of the images are Computer Generated Images (CGIs) and are indicative only. They have been produced for illustrative purposes. They are intended to provide a general impression of the development and may be subject to change during the detailed design and construction process. External materials, finishes, landscaping, and surrounding context are subject to planning and specification and may vary.

Luscombe Maye have created our marketing brochure from details provided by architects and other third parties, these details including Images, plans and descriptions are therefore indicative only.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: Not banded
EPC rating: No Certificate

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

South Brent
6 Fore Street,
South Brent TQ10 9BQ
01364 646170




Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

Modbury
3 Church Street, Modbury,
Ivybridge PL21 0QW
01548 830831

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

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The building

Detached other, standard brick and block construction

Loft access: no

Outside areas: Front garden, Rear garden, and Side garden

No spray foam insulation

Services

No mains electricity

No mains water. Private bore hole water

Foul drainage: Not known

No mains surface water drainage

Heating: None

Broadband: None

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

Tree preservation order present

No environmental risks recorded

No specialist issues recorded

Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Viewing: Strictly by appointment with Luscombe Maye, Modbury 01548 830831