



**Lower Bradley Farm,
Bovey Tracey, TQ13 9PL**

Established

RENDELLS

1816

Lower Bradley Farm,

Bovey Tracey, TQ13 9PL

Price Guide £250,000

A Residential development site comprising of two barns for conversion with Class Q Prior Approval, along with further yards and buildings with further potential (STP).

Situation:

The site at Lower Bradley Farm enjoys a semi-rural setting within a small cluster of residential dwellings located just outside the historic town of Bovey Tracey. The property is also located within 2 miles of the A38 leading to both Plymouth and Exeter.

The Site:

The site comprises of a hardstanding/concreted yard area and a range of agricultural buildings. In addition to the two barns with Class Q Prior Approval, there are three other agricultural buildings as follows:

3-bay concrete framed open fronted building (proposed for removal to provide parking area to serve conversions.

3-bay covered yard of part timber and part block and timber space-boarded elevations, beneath a mono-pitched GI roof.

4-bay open-fronted livestock shed of part timber and part block and timber-space boarded elevations, beneath a mono-pitched GI roof.

The site is bounded by residential dwellings to the north and south, and agricultural land to the east and west.

The site has access via a shared private no-through roadway, which leads circa 170m from the nearest adopted single-track public highway to the east, which is in turn accessed from the B3344. The site that is being offered for sale is shown outlined red on the site plan. It is shown for identification purposes only and is not to be relied upon.

CLASS Q PRIOR APPROVAL

Teignbridge District Council (TDC) granted Class Q Prior Approval (PA) (application number: 25/01186/NPA) dated 5th September 2025. This is for the change of use of two of the farm buildings from agricultural use to 2no. residential dwellings (both open market).

PROPOSED BARN CONVERSIONS

The proposed barns for conversion (once converted) will comprise two dwellings.

The approved scheme includes:

Unit 1: 2-bedroom, 2-bathroom detached house approximately 76.9-sq.m. (850sq. ft)

Unit 2: 3-bedroom, 2-bathroom detached house approximately 110.7-sq.m. (1,184sq. ft)

Services:

All mains services are available near or on the site; however there is no mains gas. The new development will be serviced by an on-site package treatment plant for foul drainage.

All interested parties should make their own enquiries with the Statutory Utility Providers.





SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the Class Q planning application; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

We understand that the Proposed Barn Conversions would not produce any new chargeable floorspace. Therefore, there will not be any Community Infrastructure Levy (CIL) due. This has been confirmed by TDC in the decision notice.

TENURE

The seller owns the freehold—title number: DN133699.

What3words: ///marker.wonderful.builders

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

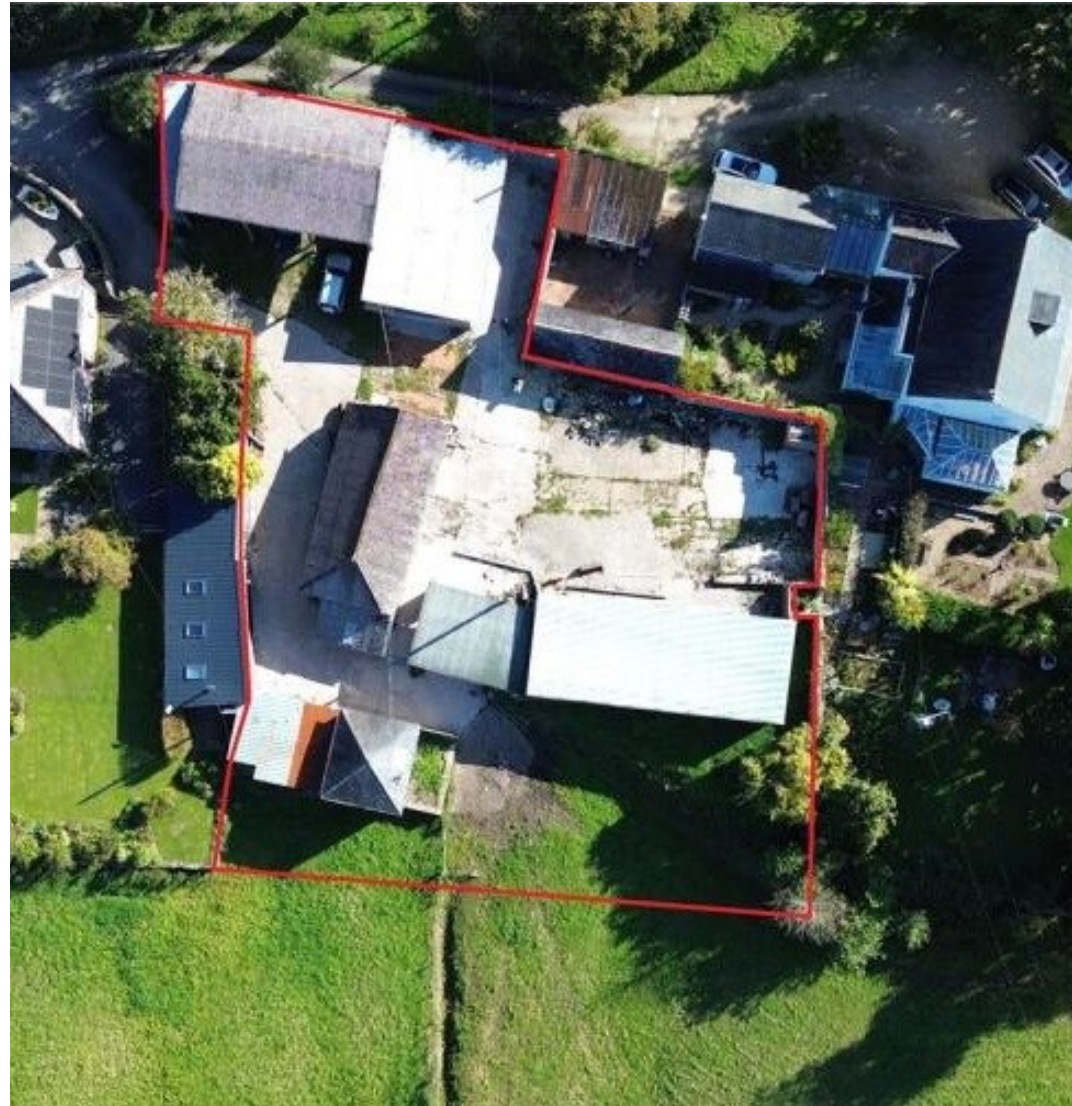
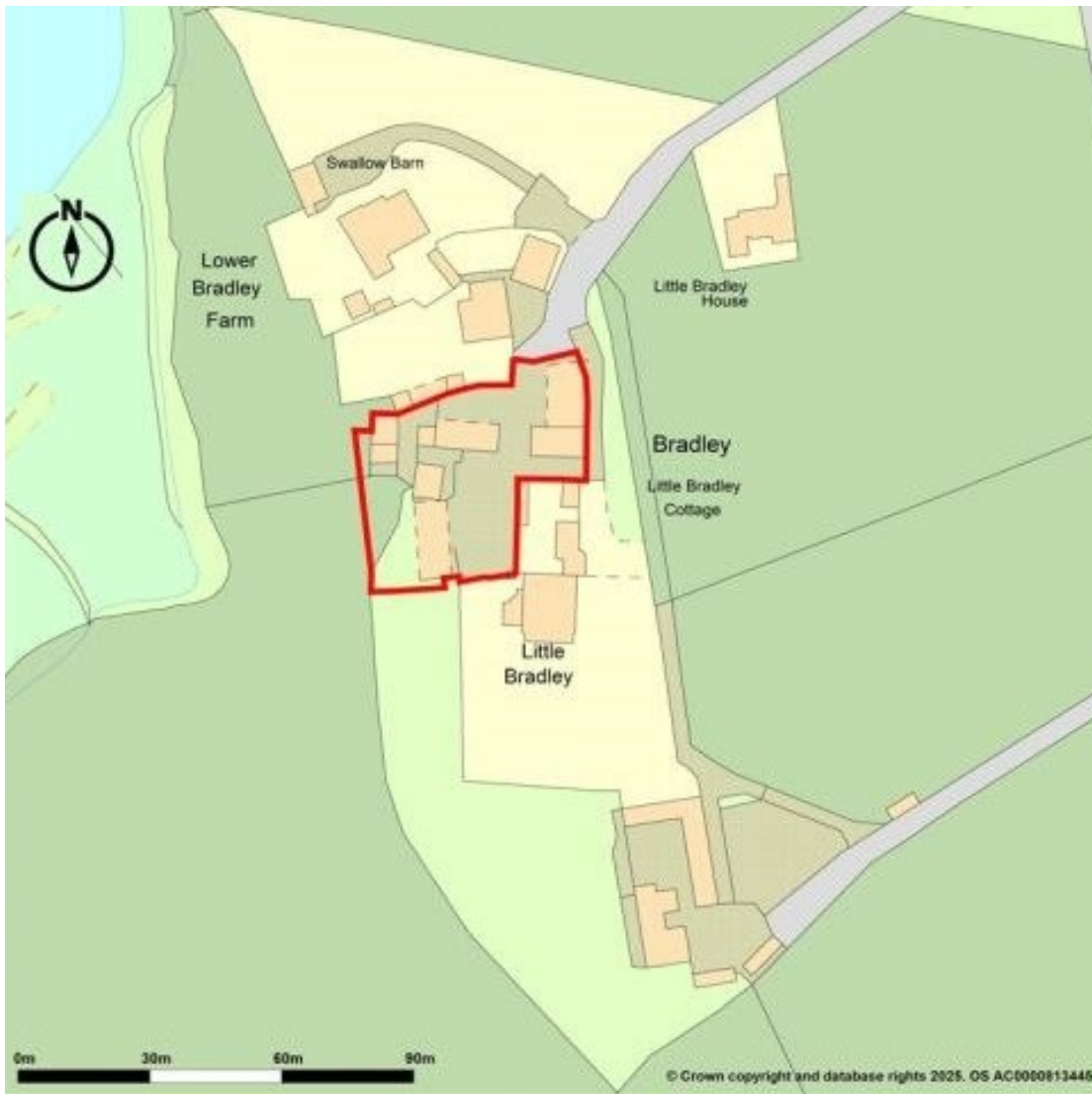
Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881







Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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