



Barn 1 At Newitts, Luton, Payhembury, Honiton, EX14 3JA

Wonderful development opportunity with consent to convert into a 4 bedroom 215 sq m home in nearly 1

Payhembury village centre 1.5 miles

- 2,314 sq ft Barn Conversion • Plans show 4 bed (all en suite) • Further barn and land available • Class Q Ref 18/2825/PDQ (17.1.2019) • Mains electric and water on site • Existing 10 KWh PV panels with FIT •

Offers in excess of £210,000

01404 45885 | honiton@stags.co.uk

Available as a whole or in two lots

SITUATION

Is in a beautiful rural, yet easily accessible location on the outskirts of the hamlet of Luton. Around a mile away is Payhembury, a thriving community with a community shop, Parish Church, public house, primary school and village hall. The nearby village of Clyst Hydon provides further amenities including the award winning Five Bells Inn. The popular village of Broadhembury is nearby, home to the Drewe Arms, post office/stores, primary school and a recently rebuilt village hall.

Honiton lies to the east and benefits from a range of independent shops and facilities. The M5 motorway is within easy reach at junction 28, providing access to both Exeter and Taunton, both of which benefit from a main link rail link to London Paddington. Both Taunton and Exeter have an excellent range of facilities, including comprehensive and independent schools.

The Blackdown Hills, designated an area of outstanding natural beauty, are situated west of the property and together with the surrounding area provide excellent opportunities for recreational activities. Within a short drive is the Jurassic Coast with its glorious beaches and historic fishing villages.

DESCRIPTION

This is a unique development opportunity to convert this former hen house into two detached homes, set in an elevated position in generous plots with the option to purchase additional adjoining paddocks.

The plans show the existing building, being split and partly demolished to form two approx. 215 sq metres barn conversions.

Designed to make the most of the beautiful rural views the proposals show four double bedrooms all with en suites and a wonderful open plan living space with bi-fold doors opening to the grounds. There is also adjoining outbuilding and store room.

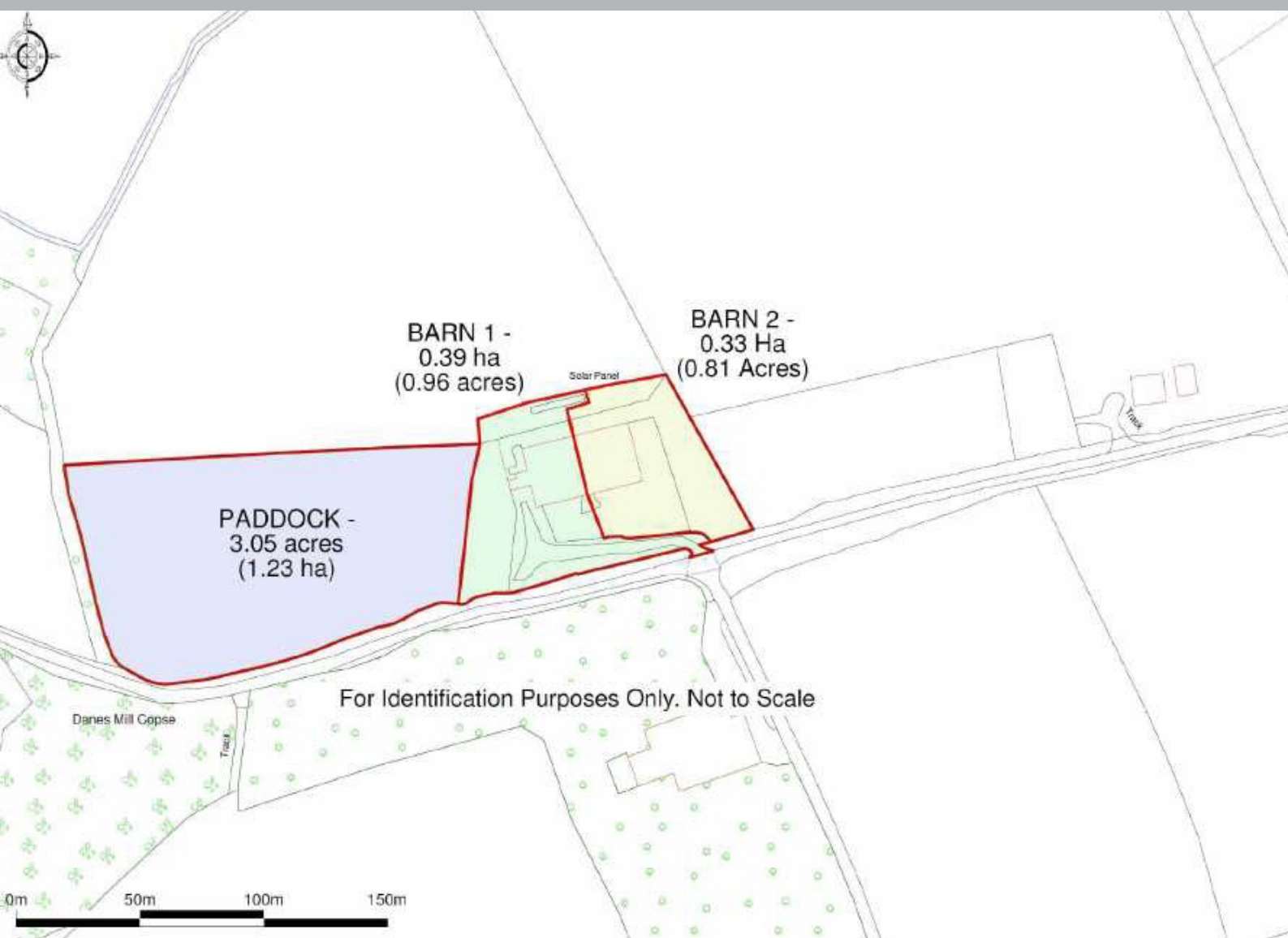
Accessed along a private drive, the domestic curtilage area extends to up to 215 sq m each as well as additional agricultural area which includes a stone yard, backing on to open fields and a planted woodland.

BARN 1 - EXCESS £210,000

The barn to the west to include the drive and PV Panels in all 0.96 acres (0.39 ha).

BARN 2 - EXCESS £190,000

The barn to the east, with the benefit of a right of way for access over the drive. In all 0.81 acres (0.33 ha).



PADDOCKS AVAILABLE

Further land available adjoining to the West extending to 3.05 acres, subject to negotiation.

PHOTOVOLTAIC PANELS 10 KWH

Installed in 2012 these ground-mounted array of panels benefit from the Feed In Tariff (FIT) available at the rate of approx 10 p/kWh index linked. Annual figures are approximately £2,500.

CONSENT

Prior approval was confirmed as not required dated 17th January 2019 (Ref 18/2825/PDQ) under Class Q, with the conversation required within to be completed within 3 years of this date. Plans available from the agents, or on the East Devon District Council planning website.

SERVICES

There is one mains water and electric connection on site. Private drainage system to be installed by the purchaser as part of the development.

WAYLEAVES, RIGHTS OF WAY ETC

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it.

The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

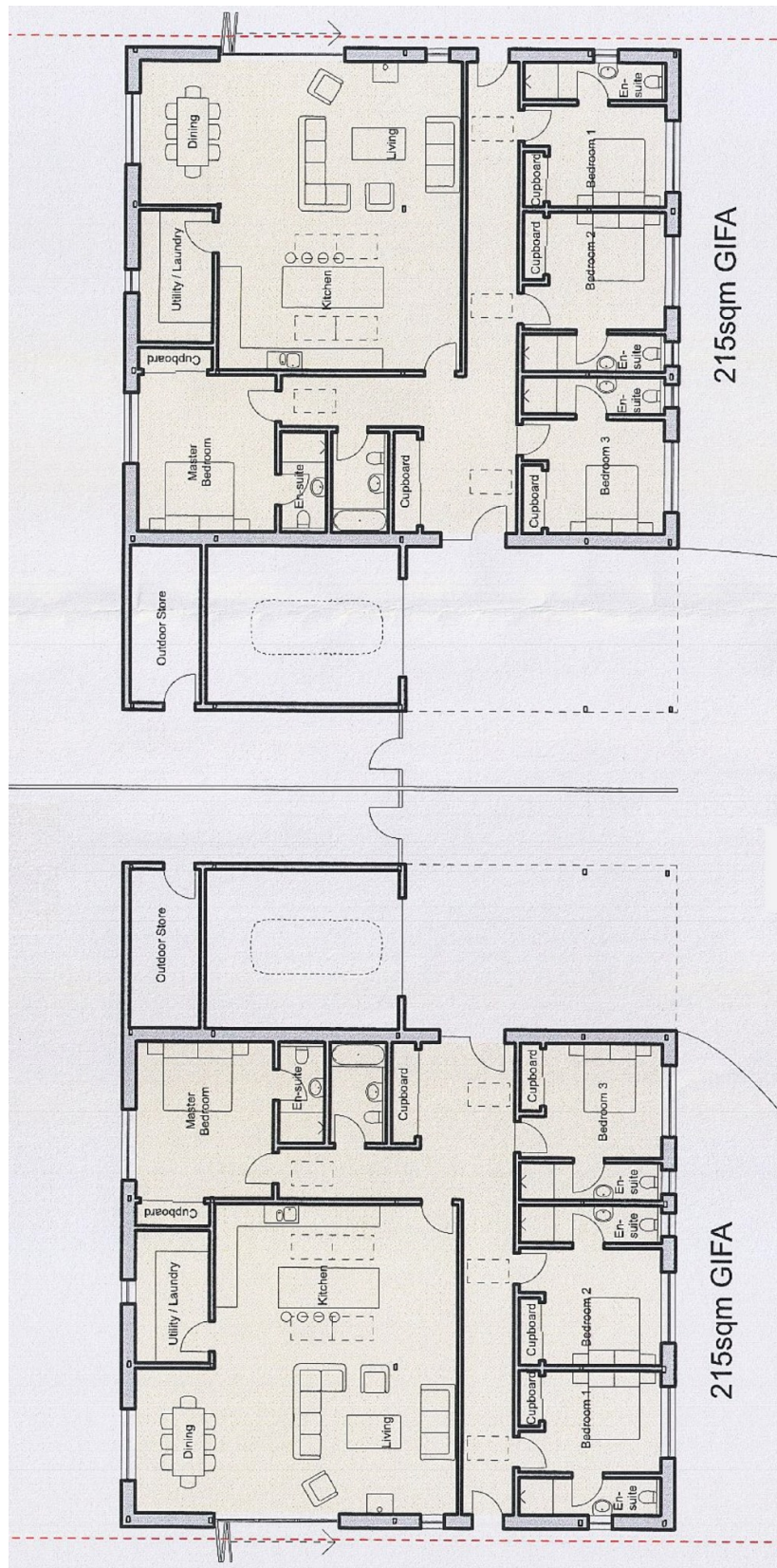
VIEWINGS

Strictly by appointment only. Farms and farm buildings are dangerous places so utmost care should be taken.

DIRECTIONS

From the A373 at Colliton Cross turn south towards Payhembury. At the next junction turn right to Plymtree. After about ¼ mile the drive is on the right, marked by a for sale sign.





Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 45885
honiton@stags.co.uk



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