

# BARN FOR CONVERSION TO A DWELLING

## LOWER TOWN, HALBERTON, EX16 7AU



- Detailed Planning Permission (Ref.20/01915/FULL)
- Offers in the region of £175,000

*View of the property from the east*

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE PLOT – EX16 7AU

A great opportunity to acquire a development plot for a new dwelling in this fabulous rural setting. The property is located down a rural lane adjoining an old farmhouse dwelling and comprises the old barns and outbuildings for the former farmhouse. It is situated in the Lower Town area of Halberton to the south of the village, off the road to Ash Thomas.

The plot benefits from detailed planning permission (Ref.20/01915/FULL) for conversion of the redundant barns to create a new detached single storey dwelling. The approved planning drawings show a total floor area of the dwelling and ancillary buildings of circa 127.2sqm (1,369 sqft). Please note that the vendors have now provided a new driveway for parking next to their existing house, so the proposed access and 2 parking spaces shown on the planning drawings will no longer be required for their adjoining dwelling.

The plot area includes the courtyard, a strip of land along the rear of the proposed dwelling and a rectangular strip to the front of the kitchen and dining room to the southern boundary with the lane (not shown within the planning red edge), as indicated on the plan below. The plot extends to approximately 680sqm (0.17 acres).

## SITUATION

The village of Halberton is located just 3 miles to the east of Tiverton on the road to Sampford Peverell (c. 2 miles) where there are good access links to the M5 at J27, the A361 road to North Devon and main-line railway station at Tiverton Parkway. The village also provides quick links to Exeter to the south (c. 15 miles to M5 J29) and Taunton to the northeast (c.19 miles to M5 J25).

The village has a strong farming community and is divided into two parts, Higher and Lower Town, separated by the mill stream and pond. The Great Western railway once had a branch line running through Halberton to Tiverton, but this has now gone. However, the Grand Western Canal still runs through the village and this is now a country park. It is 11 miles long running from Tiverton to Loudwells. The village benefits from a church, village hall, primary school, pub, farm shop & cafe, recreation ground. There is also the Tiverton Golf Club nearby and the renowned Blundells and Uffculme schools.

## SERVICES

The existing property immediately to the west (also owned by the vendor) currently has its private drainage within the courtyard of the barns. The vendors are proposing to install a new treatment plant for their property on their retained land. The new dwelling will also require its own private foul drainage system. We understand that mains water and electricity connections are nearby, however, interested parties are to make and rely upon their own enquiries of the relevant services providers.

## METHOD OF SALE

Offers in the region of £175,000 are invited for this freehold property.

## PLANNING

Mid Devon District Council granted full detailed planning permission (Ref.20/01915/FULL) for conversion of redundant barns to a dwelling at Doddesweek Farm, Lower Town, Halberton, Tiverton, EX16 7AU on 8<sup>th</sup> January 2021.

There is a planning and technical information pack available upon request from the agents.

## VIEWING – ( What3words = consults.reflect.handicaps )

**BY APPOINTMENT** - Please contact Philip Taverner at KLP to arrange an accompanied viewing.

**CONTACT:** Philip Taverner

**REF:** 794/PT/R1



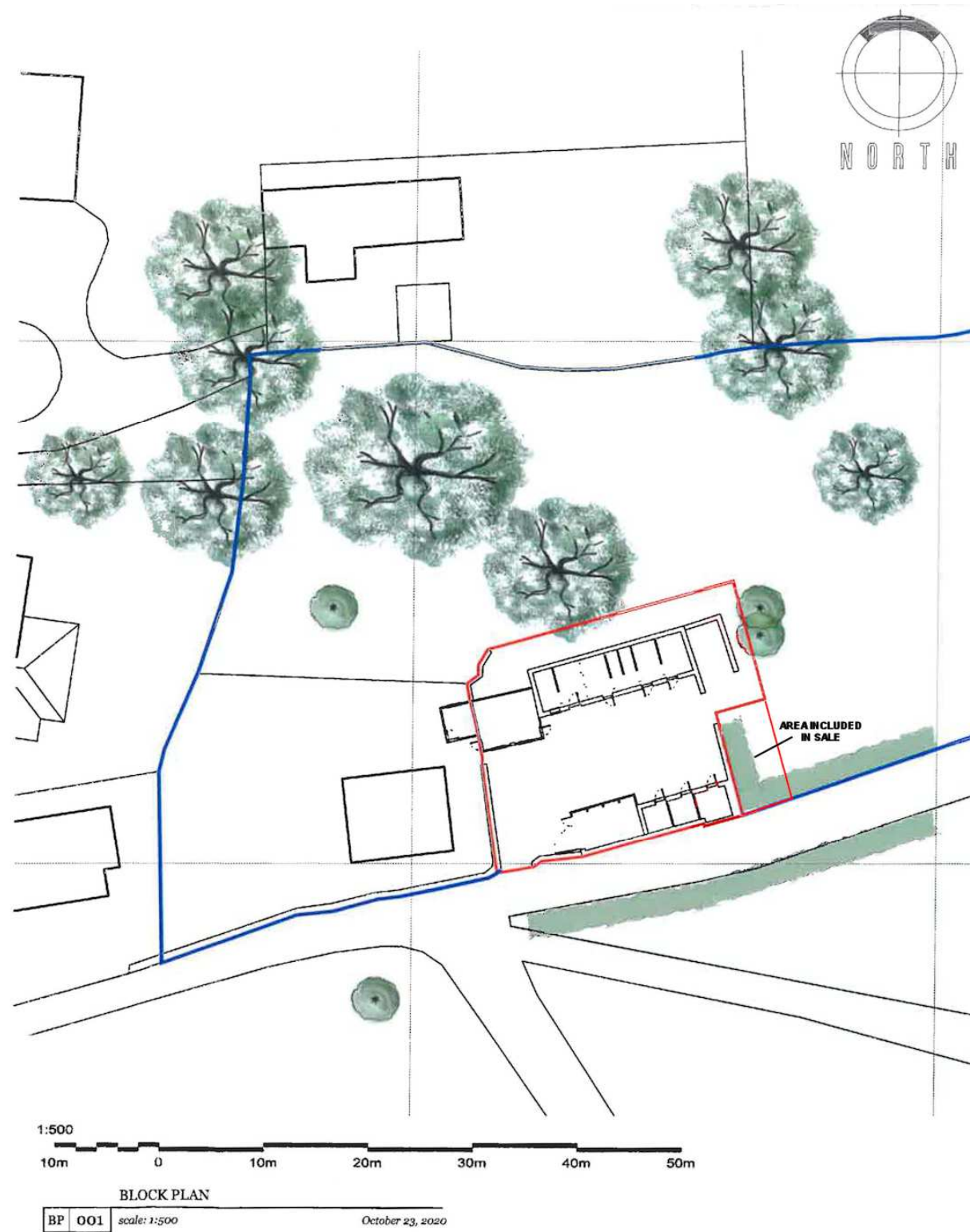
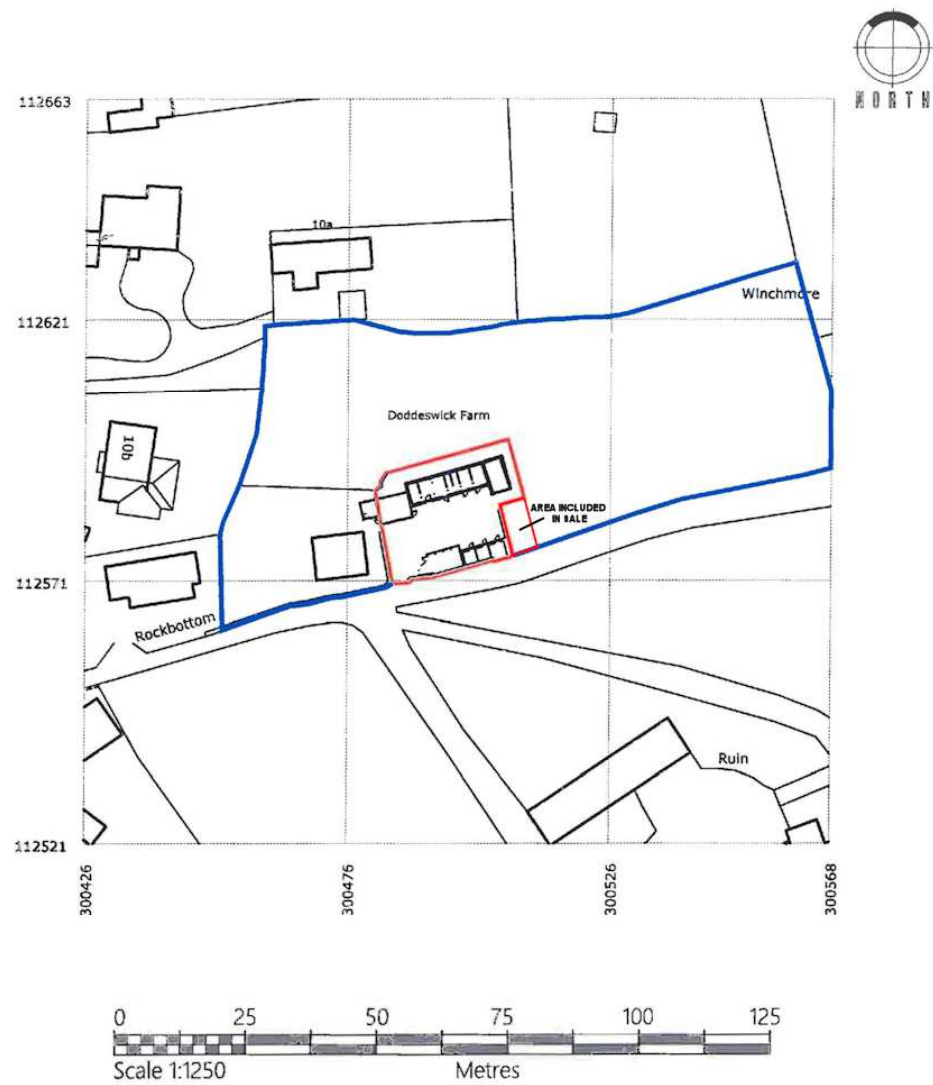
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Email: [philip@klp.land](mailto:philip@klp.land)

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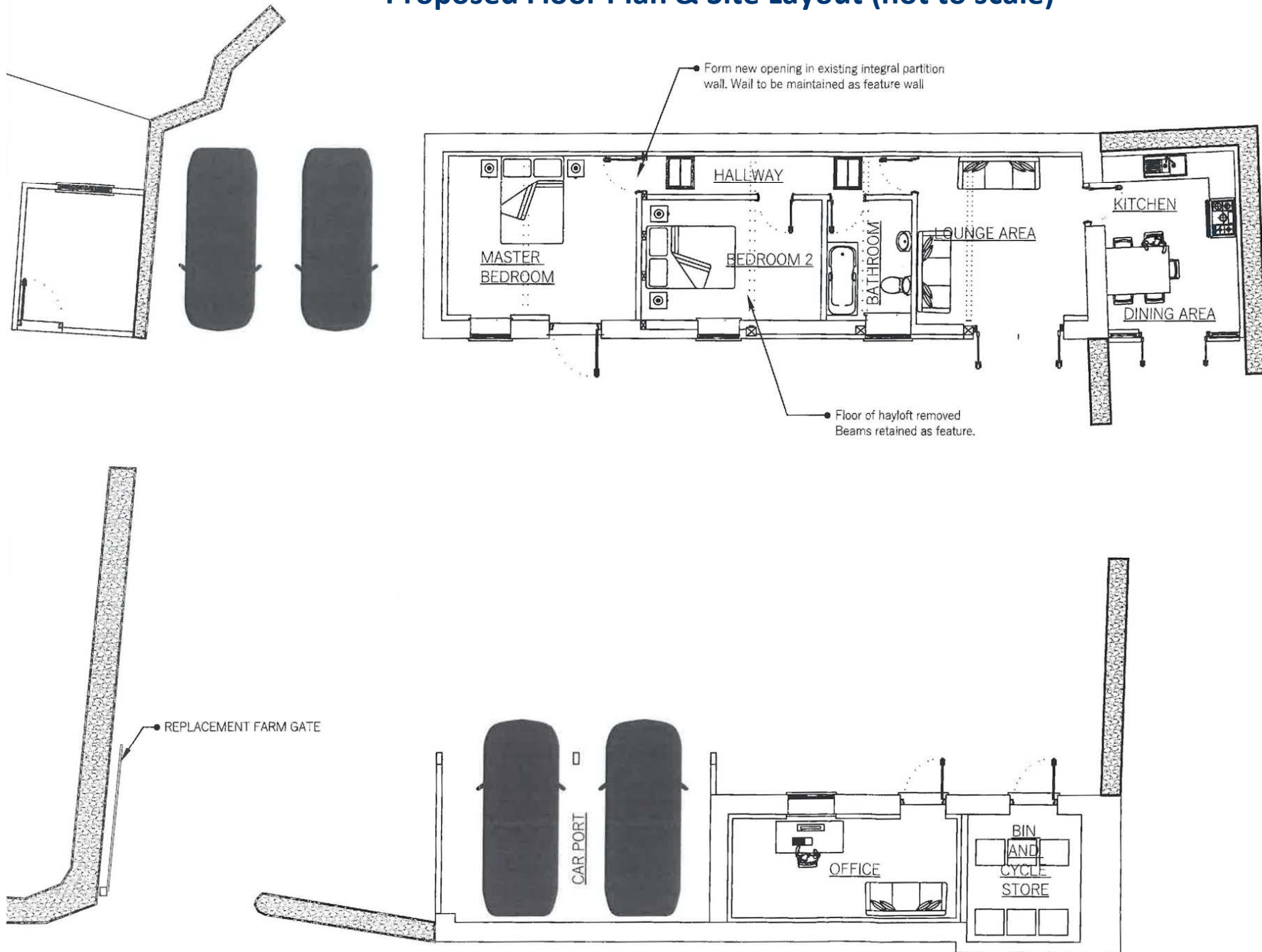
OS Location & Proposed site layout plan (not to scale)



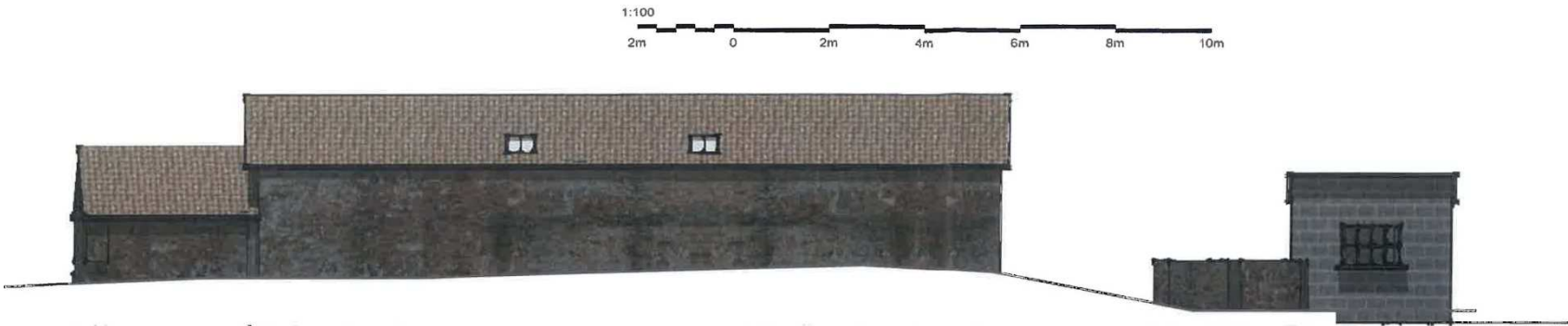
GROUND FLOOR AREA = 127.2 SQM

PROPOSED GROUND FLOOR PLAN

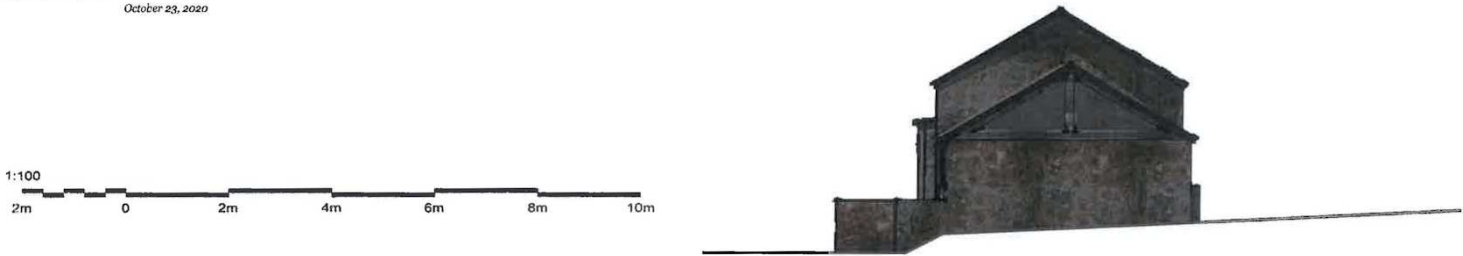
## Proposed Floor Plan & Site Layout (not to scale)



# Proposed elevation plans for living accommodations (not to scale)



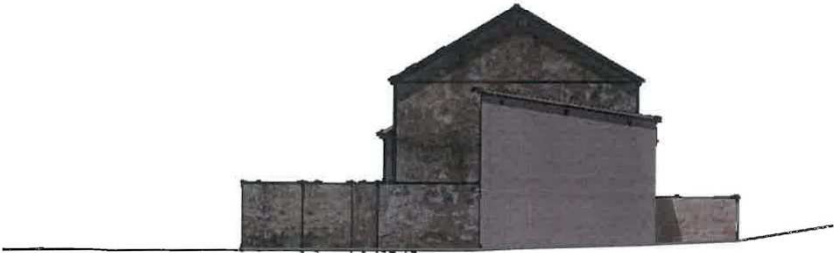
PROPOSED NORTH ELEVATION  
PN 006 scale: 1:100 October 23, 2020



PROPOSED EAST ELEVATION  
PE 006 scale: 1:100 October 23, 2020



PROPOSED SOUTH ELEVATION  
PS 006 scale: 1:100 October 23, 2020



PROPOSED WEST ELEVATION  
PW 006 scale: 1:100 October 23, 2020



# Proposed elevation plans of the outbuildings (not to scale)

GROUND FLOOR AREA = 127.2 SQM



PROPOSED NORTH ELEVATION

PN 007 scale: 1:100 October 23, 2020



PROPOSED EAST ELEVATION

scale: 1:100 October 23, 2020 PE 007



PROPOSED SOUTH ELEVATION

PS 007 scale: 1:100 October 23, 2020



PROPOSED WEST ELEVATION

scale: 1:100 October 23, 2020 PW 007





View of the property (& adjoining property) from the access lane





*View of the rear of the property looking SW*