

EXISTING DWELLING + PADDOCK

14 BOOBERY, SAMPFORD PEVERELL, EX16 7BS

- Dwelling in need of refurbishment / redevelopment
- Adjoining paddock & barn by separate negotiation
- Offers invited for the house, paddock or both



View of the existing dwelling & front garden from the road

LOT 1: THE EXISTING HOUSE – 14 BOOBERY

A detached three bedroomed house in need of modernisation / refurbishment / extension, or even complete redevelopment to create a fabulous home. The property sits on a plot of approximately 0.10 hectares (0.25 acres), including the driveway, and is situated in this sought-after, secluded area within the village of Sampford Peverell. The property is set well back from the road and is elevated above the road level and therefore benefits from far reaching views to the south.

There is an illustrative floor layout plan of the existing accommodation on the following pages which was produced as part of the EPC survey, and there are some photographs of the property also on the following pages, with further internal and external photographs available from the agents via a dropbox link upon request.

LOT 2: THE PADDOCK & AGRICULTURAL SHED

To the rear of the existing house is a paddock with an agricultural barn in the southern corner and this extends to approximately 1.18 acres in total. The barn and a triangular strip along the western edge of the paddock, (extending to approximately 0.07 hectares (0.18 acres)), sits within the development boundary for the village. Pre-application advice has been sought from the Local Planning Authority (Ref. 20/01524/PREAPP) for the principle of developing the site for one new residential dwelling. This was met with a positive response from the planning officer. The remaining paddock area which extends to approximately 0.40 ha (1 acre) slopes up gently to the north and has far-reaching views to the south and east. There is also what appears to be the possible remains of an old shed or field shelter in the top north western corner of the paddock.

AGENTS NOTE

Please note that there is currently a restrictive covenant on the property which would need to be negotiated with the covenant holder to allow any additional dwellings on the land. We understand that they may be willing to discuss this possibility with a purchaser.

METHOD OF SALE

Offers are invited for the individual lots or the whole.

Lot Guide Prices:

Lot 1: Offers in the region of £295,000

Lot 2: Unconditional offers in the region of £50,000. Please note that an uplift/overage clause (30% of uplift in value over 30 years) will be included within the sale of this land to cover the planning potential (subject to planning permission and negotiation of the covenant).

PLANNING

Mid Devon District Council have provided pre-application advice for the principle of developing the site for one new residential dwelling under **Ref. 20/01524/PREAPP**, with the planning officer commenting:

“The site is a large plot with more than sufficient space to accommodate a good size dwelling. It is considered that subject to appropriate design and window fenestration that it might be possible to accommodate a two storey dwelling in this location but it would be down to the applicant to demonstrate that the proposed design fits on the site without causing any amenity issues with the neighbouring properties or the Conservation Area. The site is sufficient to accommodate the required level of parking provision for residential dwellings (2 parking spaces) in accordance with policy DM5 together with turning/manoeuvring space. The site is also sufficient to accommodate a good level of garden amenity space for the proposed dwelling.” A full copy of this letter from the Planning Officer is available from the selling agents upon request.

SAMPFORD PEVERELL

The origins of the settlement appear to be around a road linking Tiverton with Wellington where this crossed the river at Higher Town. The late medieval period saw the development of Lower Town, probably as a result of increasing importance of the settlement and the route through it. The arrival of the Grand Western Canal had an impact on the road pattern of the village, it required the construction of a bridge to carry the Turnpike Road over the canal and further emphasised the separation of Higher Town and Lower Town. Apart from the church dating from the 13th century, the oldest building in Sampford Peverell is the Old Rectory that dates from the early 16th century, built for Margaret Beaufort, mother of Henry VII and owner of the village at the time. In the 18th century Sampford Peverell like many other rural settlements was involved in the woollen industry with much of the work carried out as a cottage industry or in small workshops. Other industrial activity centred on quarrying and lime processing, evidence of this can be found in the quarries and lime kilns lying to the north. There were also tanneries in the village and a lot of small shops and businesses.

Today, it is a thriving village with Primary School, Doctors Surgery and Dispensary, Pub, Spar shop and Post Office, Village Hall, Church and Methodist Chapel, Farm shop, hairdressers, two childrens play areas, cricket and football clubs, the Westcountry Golf Academy, and many clubs and societies in the village. Nearby there are the highly rated Uffculme secondary and Blundells independent schools. The village is also blessed with superb transport links, with regular bus services to Tiverton, Uffculme, Willand, Cullompton and Exeter, the nearby Tiverton Parkway Mainline Railway Station (on the edge of the village) and easy access to the M5 motorway at J27 and the A361 link road to North Devon.

The village also has its own very informative website:

<http://www.sampfordpeverell.org.uk>

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and proof of funds, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MEASUREMENTS

Any measurements within these details are approximate and are only intended as general guidance. All parties must verify the dimensions.

GENERAL

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

SERVICES

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the vendors sole agents to arrange a viewing.

CONTACT – PHILIP TAVERNER

Ref.634/PT/R4



Newcourt Barton, Clyst Road

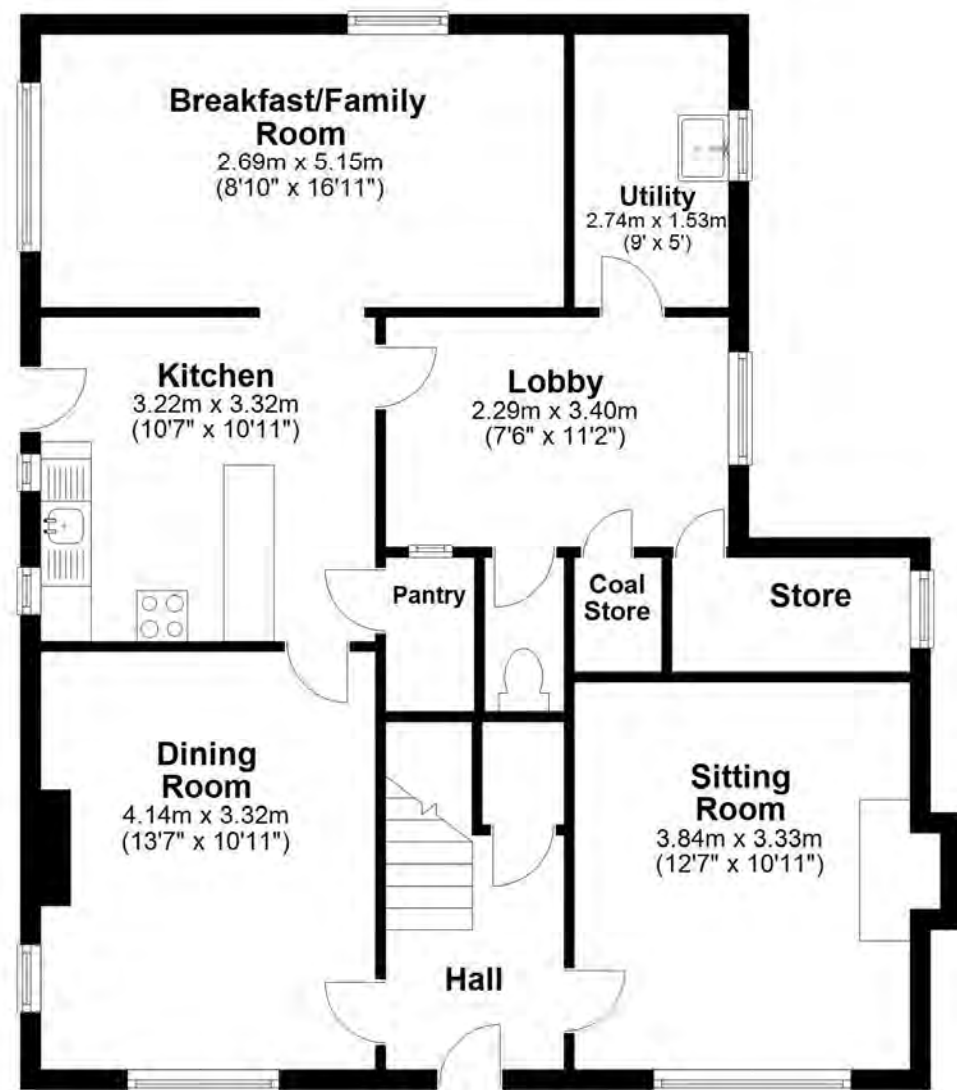
Topsham, Exeter, EX3 0DB

Email: philip@klp.land

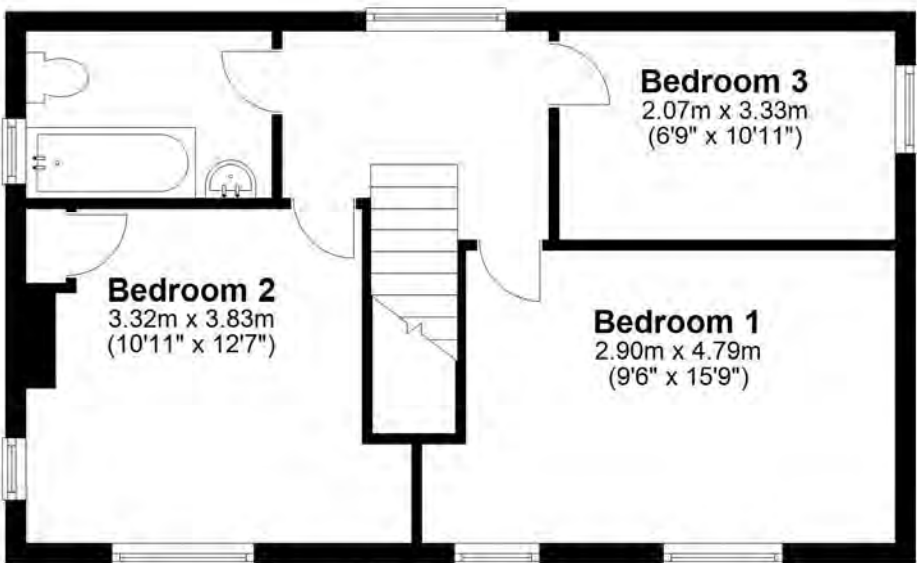
Tel. 01392 879300 or 07866 522910

Illustrative Floor Plans for Existing House

(All measurements are approximate and should be checked on site)
(The drawing is not to scale and is for illustration purposes only)



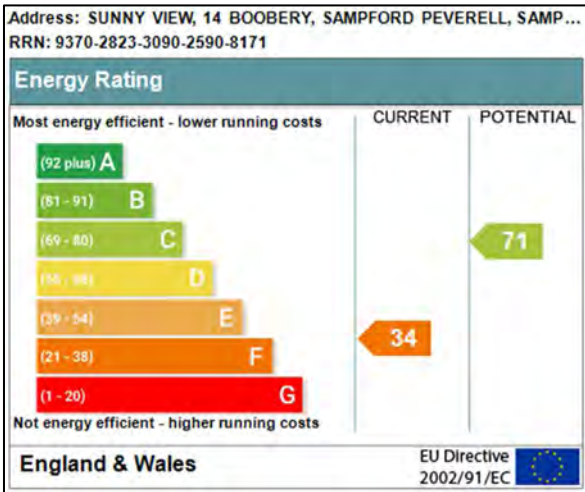
Ground Floor



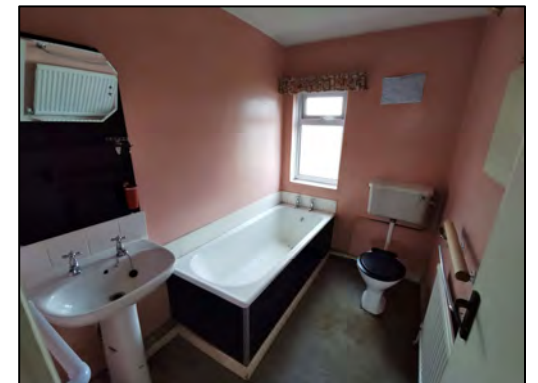
First Floor

Total area: approx. 123.1 sq. metres (1324.8 sq. feet)

14 Boobery, Samford Peverell



Various Internal & External Photographs of Existing House





View of the agricultural shed in southern corner of paddock





View from the top of the paddock looking south east towards the house