





Barns with PP, Brayford, South Molton, North Devon, EX36 3EJ

GUIDE PRICE £595,000

- Over 6000 ft2 floor area
- Four units of residential accommodation
- Dedicated Access Drive
- Views to Exmoor National Park
- Services close by
- Rare Opportunity
- A361 within 1.5 Miles
- Stone and Slate Construction



SITUATED WITH VIEWS TO THE EXMOOR NATIONAL PARK A RANGE OF TRADITIONAL BUILDINGS FORMING AN ENCLOSED COURTYARD EXTENDING TO OVER 6,000 ft² WITH PLANNING PERMISSION REF 64829 TO CONVERT INTO FOUR RESIDENTIAL DWELLING HOUSES WITH ACCESS, PARKING, GARDENS AND GROUNDS SITUATED JUST 1.5 MILES NORTH OF ALLER CROSS ROUNDABOUT ON THE A361 NEAR SOUTH MOLTON SET IN GLORIOUS OPEN ROLLING NORTH DEVON COUNTRYSIDE.

SITUATION

Located only 1.5 miles north of the Aller Cross on the A361 between South Molton and Brayford within easy driving distance of the Exmoor National Park.

THE DEVELOPMENT

Rarely does a substantial enclosed yard of traditional buildings come to the market in such an easily accessible location with views up to the Exmoor National Park yet only 1.5 Miles North of the A361 North Devon Link Road. The proposal allows for four separate dwellings to be converted being 3 Four Bed units and One 3 Bed Unit with parking area, garaging and its own dedicated access off a very quiet country lane. Private water, Mains electric are close by along with the necessary space and easements for a Sewage treatment plant.

DIRECTIONS

From the A361 at Aller Cross take the A399 and travel for 1.5 Miles where at the top of the hill turn right at Nadrid Cross and pass Nadrid farm bearing left where the entrance to the barns will be found on the left hand side.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

ACCESS

Access is available from the adjacent quiet country lane. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

LOTING

The barns may be available as individual lots to purchasers wishing to self build further details from the sole agents.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.
<http://www.northdevon.gov.uk>



PLANNING

<https://planning.northdevon.gov.uk/Planning/Display/64829>

Planning permission was granted in January 2021 for CONVERSION OF OUTBUILDINGS TO FORM FOUR DWELLINGS along with listed building consent set out in North Devon Planning application and the related S106 Agreement.

The S 106 Agreement requires a staged payment of £23,161 towards off site open public space.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

Private water and private drainage, electricity close by (Western Power)

TENURE

The property is freehold and will be offered for sale with vacant possession.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

DILAPIDATED BUILDINGS

The buildings are dilapidated and all viewers inspect the property at their own risk.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.