



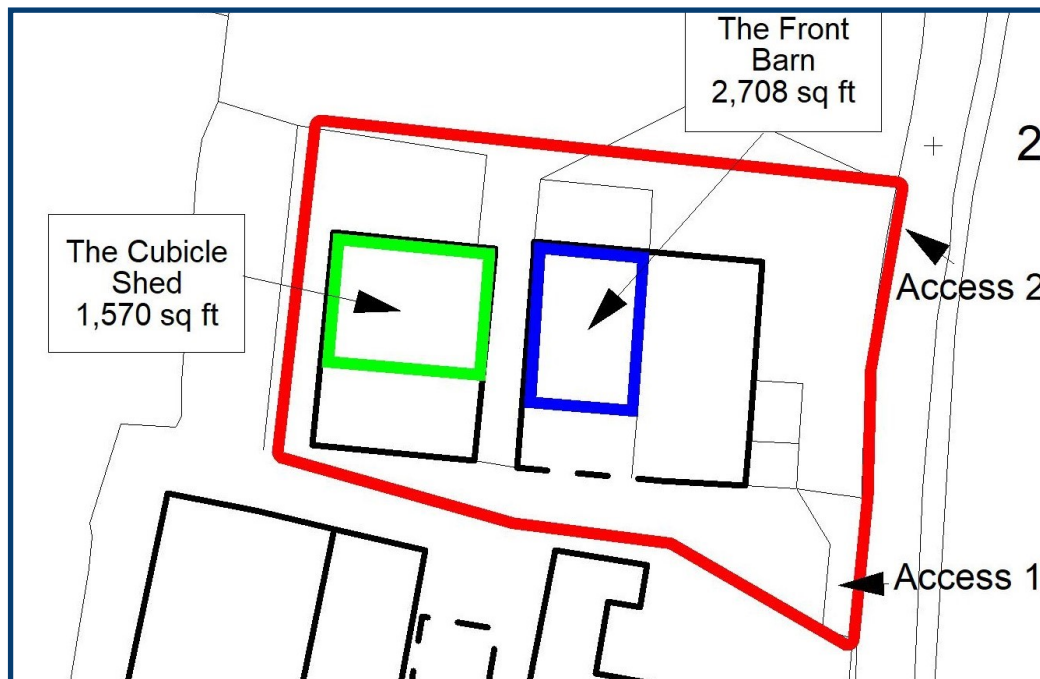
LaneCottrell

kw POWERED BY  
KELLERWILLIAMS.

West Country Rural Ltd  
Moor Park,  
Cheriton Bishop,  
Exeter, Devon,  
EX6 6JL

# DEVELOPMENT FOR SALE

BY INFORMAL TENDER  
CLOSING DATE 5th JULY 2019



**Guide Price £475,000**

Two modern agricultural barns with planning permission under GPDO Class Q for conversion to two separate residential units with gardens, parking and separate accesses.

Additional land may be available by separate negotiation.

Available as a whole or in two lots,  
subject to sale of the whole being agreed.

Permission expires November 2020



T 01647 24831 E lizzie@westcountryrural.co.uk www.westcountryrural.co.uk

Company Reg Number: 10294758



## SITUATION

The barns are situated approximately 1 mile from the increasingly popular village of Cheriton Bishop, adjacent to Cheriton Farm, post code EX6 6HG. The barns enjoy fantastic views across the surrounding open rolling Mid Devon countryside with not too distant views of Dartmoor as well.

## DIRECTIONS

From Exeter - Take the A30 west, signposted to Okehampton, for approximately 12 miles from the M5 junction. Take the exit signposted to Cheriton Bishop, handily also signposted to The Old Thatch Inn. On entering the village take the second turning on your right signposted to Yeoford. The barns are located on your left hand side after about 1 mile. The barns are identified by a West Country Rural Ltd 'For Sale' board.

## DESCRIPTION

There are two barns available for sale as shown on the sale plan on the front of these sales particulars. Both barns have separate planning permission for conversion to residential use under the GDPO Class Q Prior Notification provisions, which was secured by Lizzie Burton of West Country Rural Ltd.

Both barns may be renamed by the purchaser, but for the purposes of identification they are marked as 'The Front Barn' and 'The Cubicle Shed'.

The Front Barn has permission for conversion into a two storey four bedroom house with garden, parking and private access. Individual Guide Price £275,000

The Cubicle Shed has permission for conversion into a single storey four bedroom house, again with garden, parking and private access. Individual Guide Price £250,000

The conversion drawings were prepared by the well renowned local architect Simon Archer and have a modern feel with thoughtful touches throughout, maximising the available space with an artistic twist.

Full drawings and application documents are available on request from the agents.

Please note that due to the nature of this specific type of planning permission **the development of each barn must be completed by the 29th November 2020**, not just begun.

## SERVICES

There is a mains water and electricity available for connection within the adjoining public highway, but interested parties are advised to make their own enquiries.

## TENURE

The barns are offered freehold with vacant possession available upon completion of sale

## WAYLEAVES AND EASEMENTS

There are no known public or private rights of way affecting the property.

## METHOD OF SALE

The two barns are offered for sale as a whole or in two separate lots by **INFORMAL TENDER**. Offers are to be received by **midday on Friday 5th JULY 2019 using the attached Tender Form** at West Country Rural Ltd, Moor Park, Cheriton Bishop, Exeter, Devon EX6 6JL. If you would like further details please contact the Agent, Lizzie Burton by email [lizzie@westcountryrural.co.uk](mailto:lizzie@westcountryrural.co.uk) or by phone 01647 24831 / 07738 162673

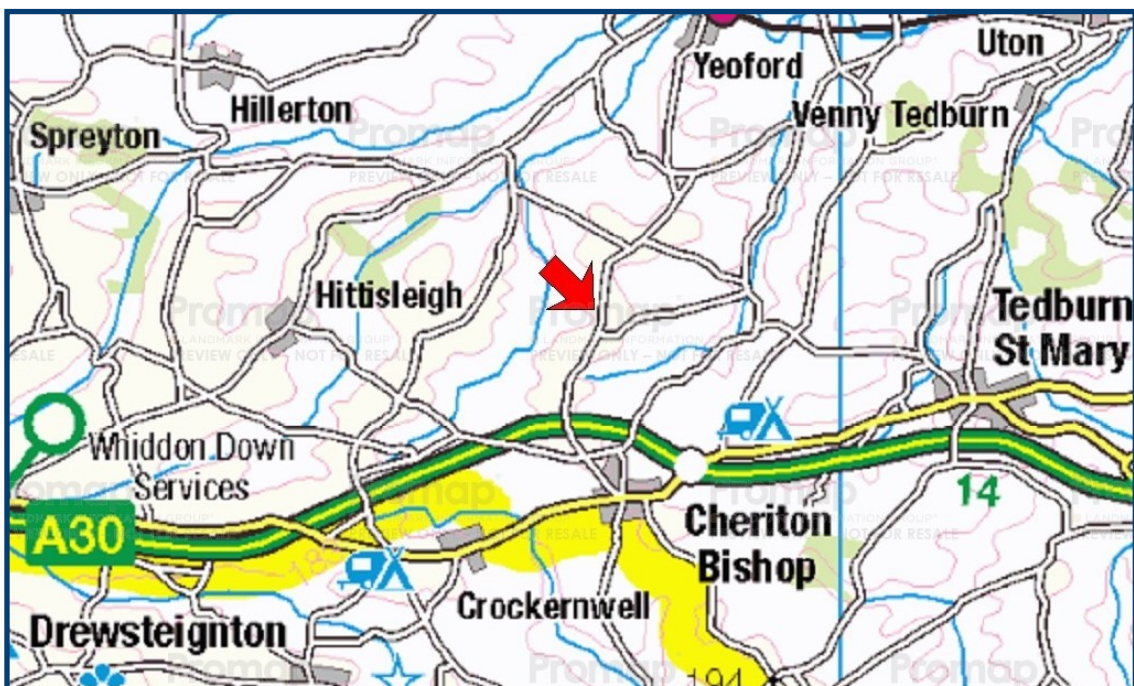
## LOCAL AUTHORITY

Mid Devon District Council Tel. 01884 255255

Devon County Council Tel. 0845 155 1015

## VIEWINGS

Strictly by appointment with the selling agents. Call 01647 24831 for further information or to arrange an appointment.





# Tender Form

for **Barns at Cheriton Farm, Cheriton Bishop**

TO BE PLACED WITHIN A SEALED ENVELOPE MARKED

'TENDER FOR BARN(S) AT CHERITON FARM'

AND TO BE RECEIVED BY WEST COUNTRY RURAL LTD AT

MOOR PARK, CHERITON BISHOP, EXETER EX6 6JL

**NO LATER THAN MIDDAY ON FRIDAY 5TH JULY 2019**

**Subject to Contract**

|  |
|--|
| Name of Purchaser(s) :   |
| Address :  |
| Telephone No. :  |
| Email Address :  |
| Purchase Price (Pounds Sterling) - Please complete as appropriate:<br>The Front Barn—£<br>The Cubicle Shed—£<br>OR<br>Both barns—£ |
| Is the offer subject to funding yet to be secured?                      Yes / No<br>If 'Yes' please provide further information:   |
| Name and contact details of your solicitor:  |

