



Barn and Land



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Sharpham Drive, Totnes, Devon, TQ9 5HE

Newton Abbot 8 miles, Plymouth 24 miles, Exeter 28 miles

A fantastic opportunity to purchase a parcel of land and a useful farm building on the edge of Totnes.

- 2874 sq ft agricultural building
- Storage and hay barn
- Sloping and more level pasture
- About 9 acres in total
- 4 lambing cubicles/stables
- Potential for Class Q conversion
- Stunning location

Guide Price £200,000

SITUATION

On the edge of Totnes, the Sharpham Drive leads from the southern periphery of the town towards and onto the edge of the well known and regarded Sharpham Estate. Initially a no through road, the owners of the land and buildings being sold have enjoyed a right of way down this track, which has now been made a cycle path, to the property. The locked gate keeps vehicular traffic to a minimum, albeit many walkers and cyclists use the path for exercise and recreational purposes.



DESCRIPTION

The buildings which were constructed in approximately 1985 have been in the vendors ownership since they bought about 37 years ago. The main timber framed building has been used for agricultural purposes with the various parts of the building, together with the adjoining stables used to fatten calves and used for lambing the vendors flock of sheep. Located above the buildings is a poly tunnel, once used for vegetable production, but now to house a flock of ducks.

There is a useful timber shed, used as a summer house with a timber deck adjoining. From the yard area, there is a gateway leading into the adjoining sloping field which provides access to the upper more gently sloping fields. These fields are well fenced, bordered by some established deciduous woodland and enjoy some breath taking views over Totnes town and to Dartmoor in the background.

SERVICES

The land and buildings benefit from a private water supply. There are some solar panels on the roof which provide some electricity. Mains electricity close by.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From the Warlands in Totnes, proceed up the hill and continue through the stone pillars onto Sharpham Drive. Continue through the locked gates, and drive along the cycle path. After about 0.5 miles, the entrance to the buildings is on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

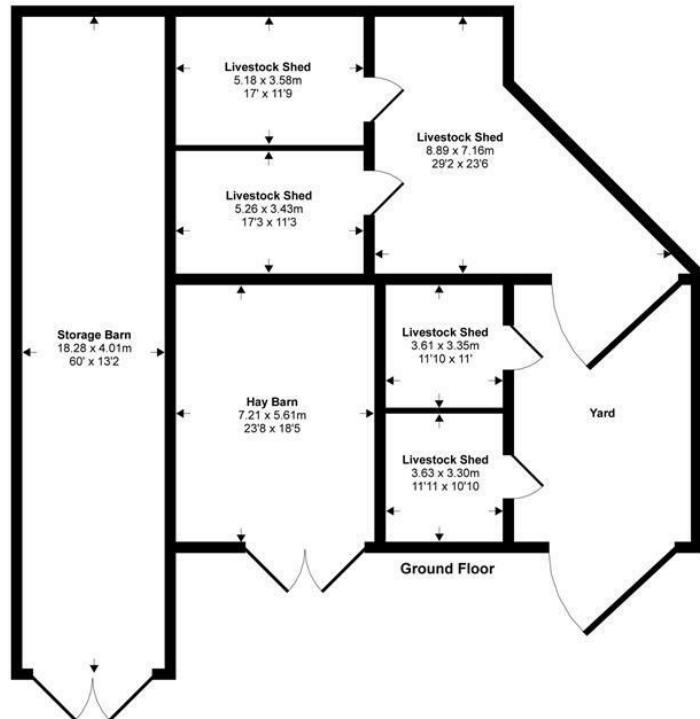
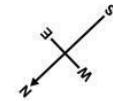
totnes@stags.co.uk
01803 865454



@StagsProperty

Approximate Area = 2874 sq ft / 266.9 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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