



Grange Farmstead



Hatherleigh 7 Miles, Okehampton 14 Miles,
Exeter 38 Miles

A superb opportunity to purchase a former farm yard with planning permission for five barn conversions and three new builds.

- Large Barn Complex
- 5 Barns For Conversion
- 3 New build plots
- Village Edge Location
- Site of 1.6 acres
- Freehold

Guide Price £500,000



SITUATION

The popular rural village of Merton offers easy access to the A386, linking North Devon and Okehampton. Merton is well known for its large village square flanked by a number of period houses and cottages, together with parish church. Facilities include a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village itself is surrounded by rolling typically Devon countryside, the Torridge valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with walking and cycling runs close to the village. There is easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south. From Okehampton there is direct access to the A30 dual carriage way providing a direct link to Exeter with its M5 motorway, main line rail and international air connections. The Dartmoor National Park is accessible at Okehampton whilst the north coasts of Devon and Cornwall have delightful beaches and attractive coastal scenery.

DESCRIPTION

A superb opportunity to purchase a former original stone barn complex with planning permission (in the process of being issued) for five barn conversions and three new builds. Once converted the barns will consist of 2 four bedroom barns, 2 three bedroom barns and one 2 bedroom barn. The new builds will consist of a detached contemporary 4 bedroom detached barn, along with two semi detached 2 bedroom barns.

Please see accommodation schedule below

Plot Number	GF Area (m2)	FF Area (m2)	Total
Plot 1	88	65	153
Plot 2	74	75	149
Plot 3	50	50	100
Plot 4	216	92	308
Plot 5	216	77	293
Plot 6	166	128	294
Plot 7	97	97	194
Plot 8	75	75	150

All plots will offer areas of garden and

parking/garaging. The former farmstead is set down the end of a quiet no through lane, within a plot of approximately 1.6 acres and will provide an attractive setting for potential purchasers.

PLANNING CONSENT

Details relating to the development including detailed drawings, planning and design and access statement can be found on Torridge District Council - Planning no 1/0606/2019/FUL

<https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PU0SJVQKLP500>

Proposed purchasers should be aware there is currently an obligation to pay a section 106 contribution of £214,180.

METHOD OF SALE

The barns are being offered by Private Treaty.

SERVICES

We understand mains water and electricity are available nearby, (subject to connection), Private drainage would need to be installed.

LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford EX39 2QG. - 01237 428700.

DIRECTIONS

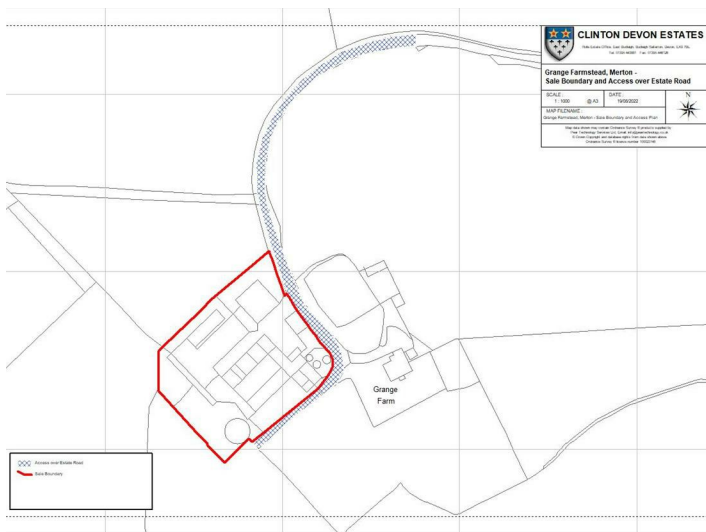
From Okehampton town centre, proceed in a northerly direction taking the A386 to Hatherleigh. At the mini roundabout, bypass the town and proceed straight ahead towards Torrington, proceeding through the village of Meeth and onto Merton. when in Merton proceed past the primary school/village hall and take the next left into Grange lane, proceed to the end of this lane and the barns (Grange farmstead) will be found upon your right hand side.






PROJECT TITLE		Grange Farm, Merton	
DRAWN		S2	
PROPOSED SITE PLAN			
DRAWING NUMBER		18094 - LHC-00-00-DR-AR-0101	
REVISION		FOR INFORMATION	
REVISION	DATE	SCALE	
A	June 2021	1:200 @A1	
LHC PROJECT NUMBER		18094	







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

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