



Barn At Hembury Hill



Barn At Hembury Hill

, Broadhembury, Honiton, EX14 3LA

Honiton 4 Miles; Cullompton 9 Miles; Exeter 16 Miles

Barn with change of use to a variety of commercial activities. About 225 sqm (2400 sqft) of buildings, with a yard and land extending to just about 1.35 acres (0.55 ha)

- Consent for alternative uses
- Commercial use/storage
- Yard area
- Building 250 sqm (2,400 sqft)
- Freehold
- Guest house
- Gently sloping land
- National landscape
- In all about 1.35 acres (0.55 ha)
- No current council tax

Offers In Excess Of £150,000

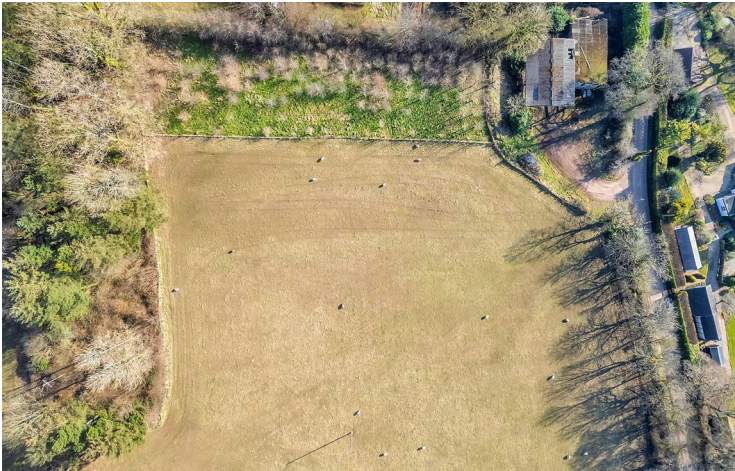
SITUATION

Set in an accessible location on Hembury Hill in the parish of Payhembury, the building and land is well located with good access to Honiton and Cullompton. The picturesque villages of Payhembury and Broadhembury both have beautiful thatched cottages each with a Public House, old Parish Church, primary school and village Stores. Nearby are extensive bridleways and paths leading deeper into the Blackdown Hills for walkers and horse riders in this National Landscape (formerly known as Area of Outstanding Natural Beauty AONB).

Honiton, to the south east, and Cullompton, to the north west, are equidistant, with a good range of amenities and provide access to the A30 and M5. Exeter is an easy commute and offers a wide range of cultural and educational facilities. There are regular rail services to London Waterloo from Honiton and Exeter International Airport provides a number of domestic and international flights.



Illustrative CGI of Proposed Guest House
Ref. No: 23/2341/PDR (4.01.2024)



PLANNING CONSENT

There are a number of alternative commercial uses for the barn with consent granted for the following, subject to conditions;

- 1. C1 Guesthouse/aparthotel use inclusive of generous 3 bedroom manager's accommodation - circa 420sq.m - Ref. No: 23/2341/PDR (4.01.2024)
- 2. Change of use of the existing building to B8 storage use - circa 269sq.m - 24/2428/PDR (14.10.2025)
- 3. Replacement building for B2 industrial and B8 uses - circa 150sq.m - Ref. No. 24/2266/FUL (21.2.2025)

Full plans available from the East Devon DC website.

DESCRIPTION

Extending to just over 1 acre, this unique site has a part timber part steel barn of about 150 sqm (1616 sqft) with an adjoining lean-to of about 75 sqm (800 sqft), both with concrete floors under a fibre cement (may contain asbestos). Please note the build is in need of some repair.

There is an adjoining stone yard area in front of the barn and running down to the access point.

Above the yard and building is part of a gently sloping field, part of which has been planted out with a variety of trees providing a natural shelter belt.

In all the site extends to about 1.35 acres (0.55 ha).

SERVICES

It is understood mains water cross the site. Mains electric and BT line is close by, None are connected.

DIRECTIONS

From Honiton head on the A373 towards Cullompton. Go through Awliscombe and over Hembury Fort and take the second right heading to Broadhembury. The building is shortly on your right.

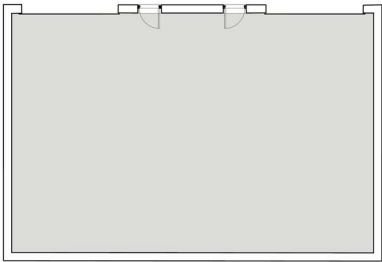
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UPLIFT/ DEVELOPMENT CLAUSE

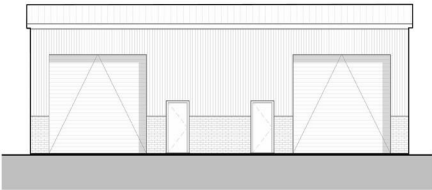
Due to the planning history of the site and the accessible position, the land is be sold subject to an uplift clause in case the land is developed for residential purposes within 25 years (starting September 2023), the previous vendor will be due a payment of 25% of the uplift in the increase in value.

BOUNDARY

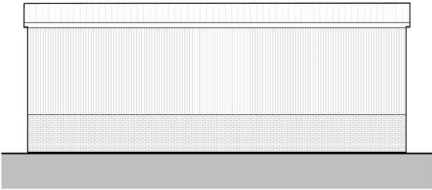
The extent of the field is currently delineated by white posts. A boundary is to be erected by the purchaser within 3 months of completion.



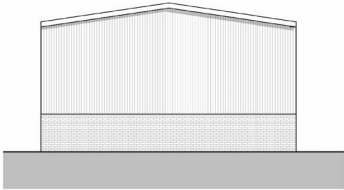
Floorplan



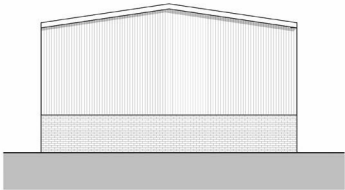
North Elevation



South Elevation



East Elevation



West Elevation



Replacement building for B2 and B8 uses -
circa 150sq.m - Ref. No. 24/2266/FUL
(21.2.2025)
Plans for Illustrative Purposes Only
Not to Scale

Client	Goodenough Investments Ltd
Project	Barn opposite Hembury Close Broadhembury Honiton EX14 3LE
Title	Workshop/Store Plans and Elevations





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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