



Barns and Caravan at Hornshayes Farm



Barns and Caravan at

, Stockland, Honiton, EX14 9BX

Kings Arms, Stockland 0.8 miles; Honiton 5.5 miles; Seaton Beach 12 miles

Static caravan for storage and two barns in the rolling Blackdown Hills. In all about 0.38 acres (0.15 ha)

- Static caravan for storage
- Barn A About 65 sqm (700 sqft)
- Electric and water
- Council tax currently N/A
- Class R Potential
- Barn B About 270 sqm (2,900sqft)
- Freehold

Offers In Excess Of £150,000

SITUATION

The barns and land are located in a wonderfully quiet, rural position not far from the popular village of Stockland just off the road towards the market town of Honiton.

Stockland is set within the Blackdown Hills National Landscape (formerly AONB), the village has a fantastic pub, The Kings Arms Inn, church, village hall and a well respected primary school.

The market towns of Honiton and Axminster offer a good range of amenities and stations on the London Waterloo line. The A30 provides access to the M5 and Exeter, which has excellent facilities and an international airport.

The nearby south coast provides a range of coastal pursuits with beaches at Lyme Regis, Branscombe, Seaton, Beer and Sidmouth.

STATIC CARAVANS

There are two static caravans on site, whilst one has been used without consent to live in, an application for regularisation (Ref 21/0463/FUL dated 15th Feb 2021) was refused and dismissed at appeal (Ref APP/U1105/W/22/3294817 dated 7th November 2022.) This allowed for a caravan to remain for agricultural storage purposes.



BARN A

Formerly a parlour and dairy to the nearby Hornshayes Farm, this unique part-curved roofed barn is of rendered elevations. The ground floor consists of two rooms consisting of the former dairy and the separate milking parlour. The majority of the dairy and parlour fittings have been removed from both rooms, and there is a former grain-store/loft

The vendor notified East Devon District Council of a change of use to a flexible commercial use under Class R as of April 1st 2021. This use has not so far been implemented and the building is presently being used to house poultry. We believe the building should benefit from Class R opportunities for a change of use into commercial uses, subject to consent for necessary alterations and other consents.

The footprint of the barn extends to about 65 sqm (700 sqft).

BARN B

Formerly cubicle housing for livestock (cubicles now removed) extending to about 270 sqm (2900 sqft). The vendor notified East Devon District Council of a change of use to a flexible commercial use under Class R as of April 1st 2021 for part of the building - this has not been implemented.

WAYLEAVES AND RIGHTS OF WAYS

The property is sold subject to and with the benefit of any wayleave agreement, easement and any public or private rights of way that may affect it. The vendor reserves the right to connect to the electricity pole.

BOUNDARIES

'The purchaser will be required to erect on the northern boundary a 1 metre high solid fence or wall from the lane to the front of the milking parlour (A - B) and a 2 metre high solid fence or wall from the rear of the milking parlour to the front(east) elevation of the cubicle sheds (C - D). Then a fence on the northern and western boundary of the plot (E-F. Fences or walls to be erected within 6 months of purchase.'

SERVICES

Mains electric connected. Borehole on site. Neither of these have been tested, purchasers to make their own enquiries. The neighbour has a right proportionally to the water from the borehole.

High speed broad band connection via fibre optic (gigaclear).

VIEWINGS

Viewings strictly by appointment. Strictly no access to site without vendor present due to Avian Influenza bio security measures currently in place.

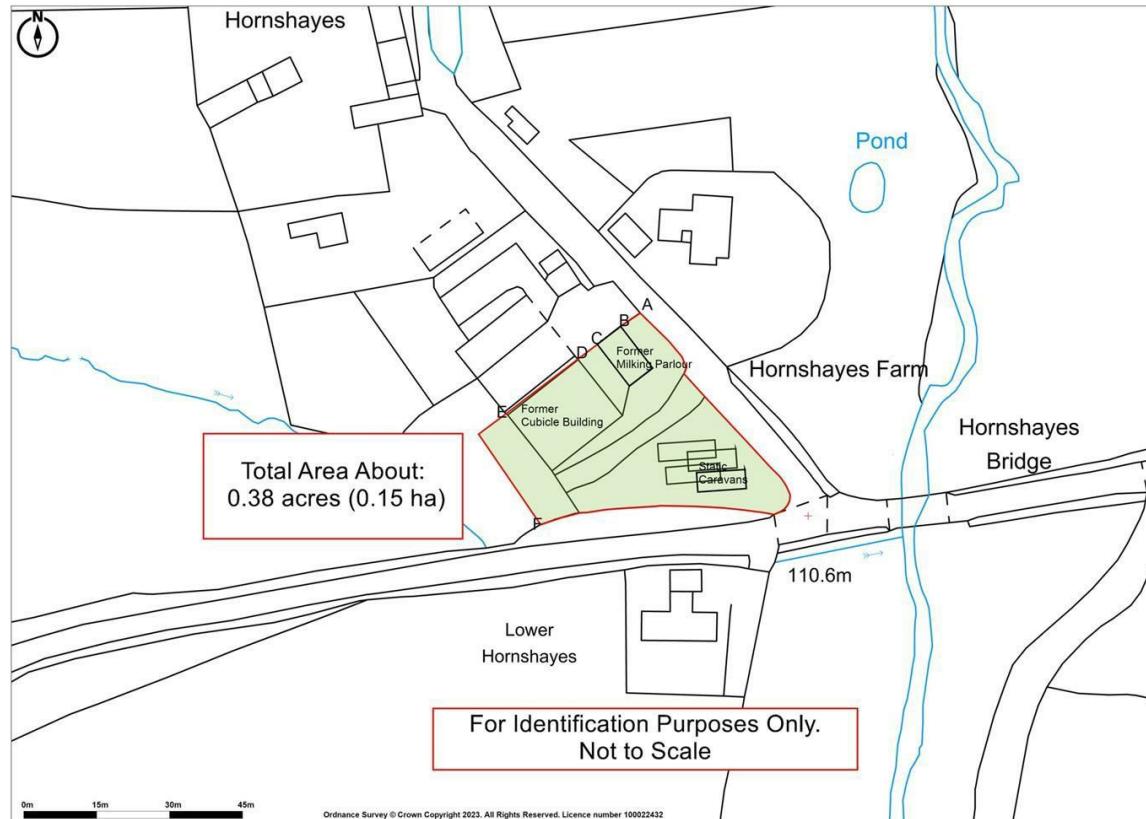
DIRECTIONS

From the A30 heading east from Honiton, turn right at Stockland Hill (down Seven-mile straight). Turn left at Royal Oak Cross, sign-posted to Stockland. Continue down the hill, past the crossroads and at the bottom of the hill the barns are on your left.

WHAT3WORDS LOCATION

[///work.solving.inclines](http://work.solving.inclines).





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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