



Barn at Talehead



Ottery St Mary 5 miles M5 (J28) 6 miles
Honiton 7 miles

Unique development site with consent for five homes with stunning views

- Class Q consent 5 dwellings
- Appeal ref APP/U1105/W/20/3253451
- Decision 23rd Oct 2020
- Wonderful rural location
- Stunning countryside views
- Road access
- Total site 0.94 acres

Guide Price £900,000

SITUATION

Idyllically located in the gently rolling hills of the East Devon countryside, this unique development is conveniently positioned between the A30 near Ottery St Mary and the M5 at Cullompton, providing access to the coast to the south and surrounding quiet Devon lanes.

The two nearby villages of Clyst Hydon and Payhembury both have thriving communities, highly regarded primary schools, pubs and there is a community run shop in Payhembury. The site is also within easy reach of the popular village of Plymtree, which has a primary school, church, pub and community run shop.

The town of Ottery St Mary is easily reached and the larger town of Honiton is 8 miles distant, with Exeter a readily commutable 15 miles. The hamlets of Higher and Lower Tale are serviced by a range of facilities, including being within catchment for the much revered Kings Secondary School, supermarkets and many independent shops.

The school bus to Kings School in Ottery picks up at top of the road and Feniton train station is 4 miles away enabling access to the Exeter-London Waterloo line.

DESCRIPTION

This unique site gained consent for five dwellings out of the existing agricultural barn under appeal reference (19/2650/PDQ) dated the 23rd of October 2020. It is suggested purchasers look at the East Devon DC planning website for more information. The plans show the conversion of the barn into three large 3 bedrooms dwellings at approximately 150 sqm and two smaller 2 bedroom dwellings; one 84 sqm and the other 69 sqm.

ACCOMMODATION

The proposed plans illustrate 5 contemporary homes, as single storey accommodation. Whilst there is significant extra volume throughout especially in the central portion of the barn, planning consent would be required.

There has been no stipulation for the materials used for new walls, windows, doors etc, aiding additional flexibility to a purchaser.

OUTSIDE

Access off the Council lane. The total site extends to approximately 0.94 acres (0.38 ha) of gently sloping agricultural land. Allowing sufficient space for parking and domestic area plus adjoining paddock area.

SERVICES

No services are currently connected. It would be envisaged that a purchaser would install their own private drainage system.

DIRECTIONS

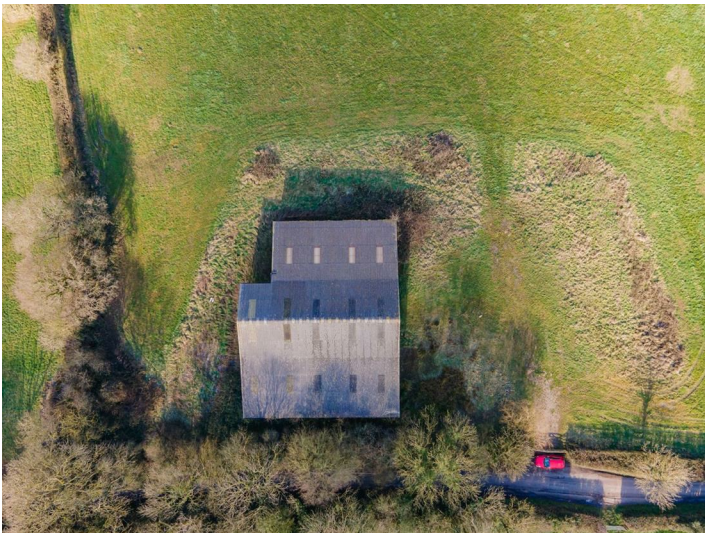
From the old A30 at Fairmile head North signposted to Escot and Talaton, pass Escot and before entering Talaton turn right signposted to Plymtree just beyond the brow the hill. Continue on this road for just over 2 miles passing the turning to Payhembury and take the second left signposted to Lower Tale. The barn is on your right hand side after about 100 yards

VIEWING

Viewings by appointment only.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Purchasers should make their own enquiries in relation to Community Infrastructure Levy.





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

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