



MICHAEL ADEY
PROPERTY



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£195,000

GUIDE PRICE

BUILDING PLOT AT LOWER BARN
TAW VALLEY - UMBERLEIGH



BUILDING PLOT AT LOWER BARN

UMBERLEIGH - DEVON

EX37 9AF

ABOUT THE PLOT

A superb development opportunity to create a two bedroomed detached and individually designed single storey dwelling with superb unspoilt views across the picturesque Taw Valley. The site extends to 2 acres of predominately gently sloping pasture land with a private gated entrance from the country lane. The site occupies an extremely accessible position just 0.2 of a mile from the B3227 leading to the village of Umberleigh. The nearby popular village of Chittlehampton is within 2 miles and the market town of South Molton just 6.5 miles distant.

The current barn is to be demolished and the new property reposition and enlarged within the site to take advantage of the views.

We understand that mains electricity and water are connected onsite. Drainage would be an installation of a treatment plant. A private bore hole may also be an option, if required.

The land areas available can be found on the enclosed identification land plan.





Planning consent was granted in December 2024; Demolition of barn and erection of new dwelling following Class Q approval 76939 along with erection of ground mounted solar array and associated works.

[Planning application: 77701 - Council Services](#)

The approximate gross internal area extends to about 114 m² (1,227 sq ft). We understand that the property will retain its permitted development rights once complete, which may enable an extension/car port/garaging, if required and subject to any appropriate consents.

The current proposed accommodation can be found on the enclosed floorplans. The plot is edged red shown on the on the enclosed identification plan extending to just over **2.00 Acres**.

THE AREA

The property occupies a delightful position toward the edge of this pretty rural village, just a short distance from the centre. Umberleigh has a thriving local community and includes a highly regarded primary school, popular public house, The Rising Sun, and the extremely useful railway station on the Tarka Line with a regular sprinter train service to Barnstaple and Exeter. There are further local facilities at Chittlehampton and High Bickington.

The market town of South Molton, located just to the south of Exmoor, offering an excellent range of everyday services including shops, schools, restaurants, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





South Molton - **7.6 miles**
Barnstaple - **8.3 miles**
Exmoor National Park - **12 miles**
Exeter - **33 miles**



Umberleigh Primary - **0.5 miles**
South Molton - **7.6 miles**
West Buckland - **8 miles**
Chulmleigh Academy - **10 miles**



Instow Beach - **15 miles**
Saunton Sands - **16 miles**
Westward Ho! - **17.5 miles**
Croyde Bay - **18 miles**
Woolacombe & Putsborough - **22 miles**



Umberleigh Station - **0.7 miles**
Barnstaple Station - **8.5 miles**

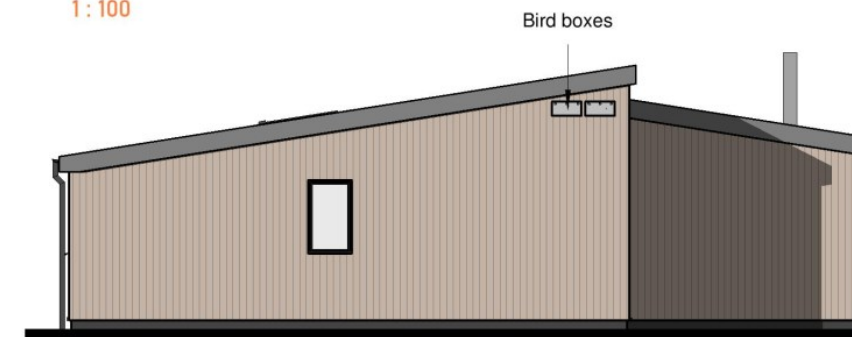
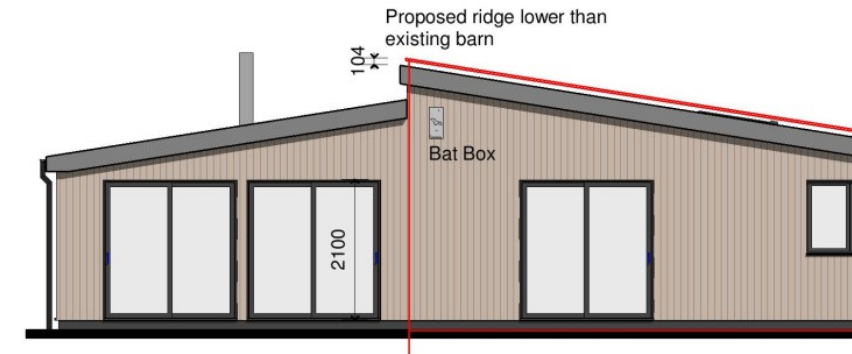
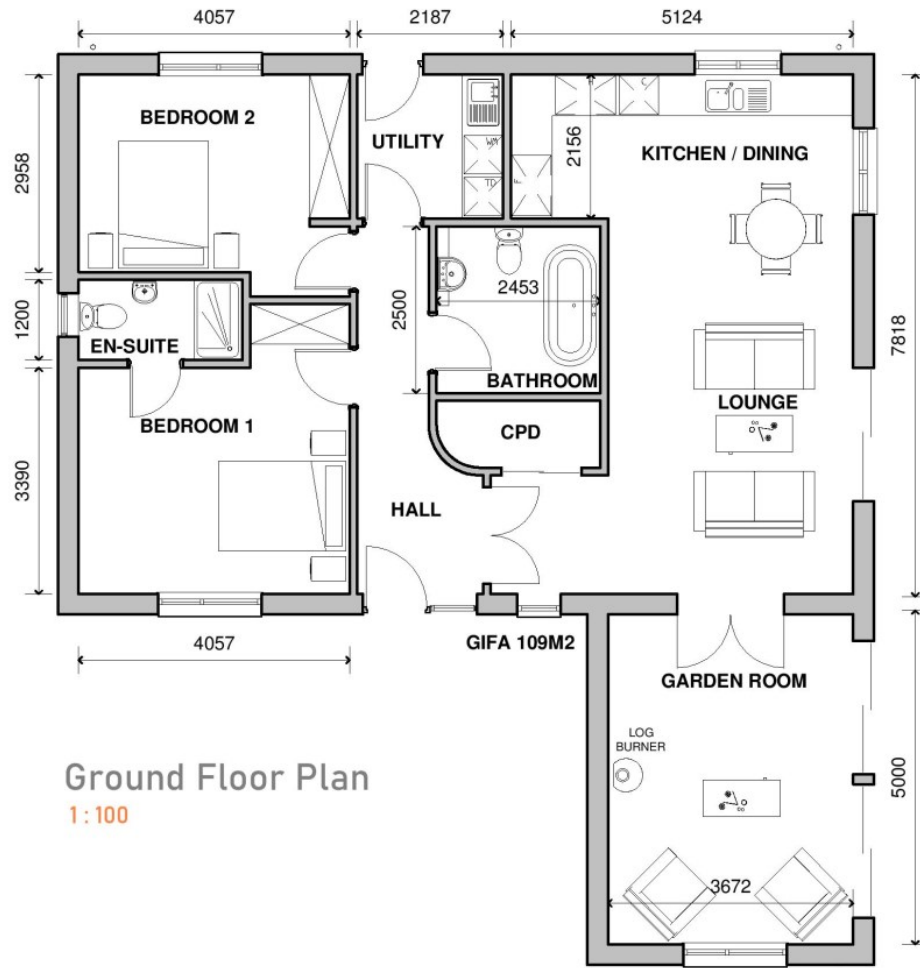


A361 North Devon Link Road - **6.6 miles**
Junction 27 (M5) - **32 miles**



Exeter Airport - **38 miles**
Bristol Airport - **80 miles**

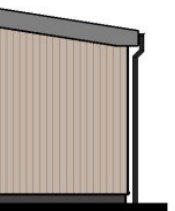
PROPOSED ELEVATIONS & FLOORPLAN





North Elevation

1:100



South Elevation

1:100

SERVICES & OUTGOINGS

We understand that mains electricity and water are located within the land. Alternatively a bore hole could be installed.

Drainage - To install a new private treatment plant.

North Devon Council - [Planning application: 77701 - Council Services](#)

IMPORTANT NOTICE

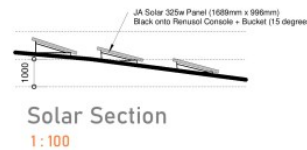
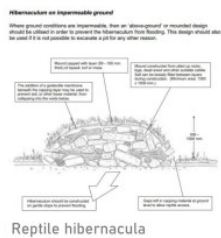
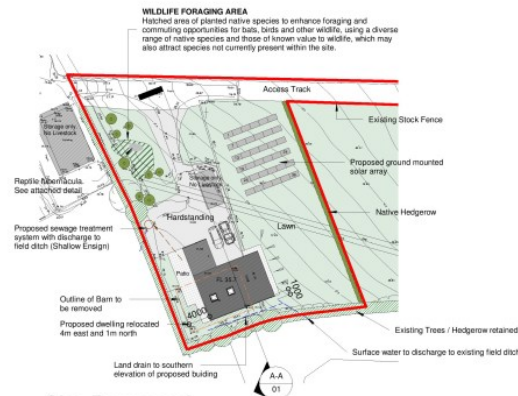
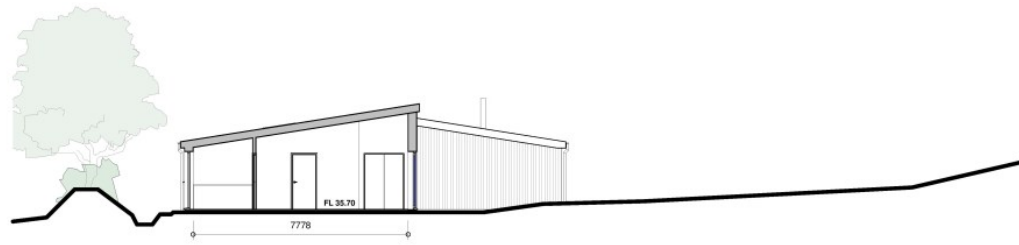
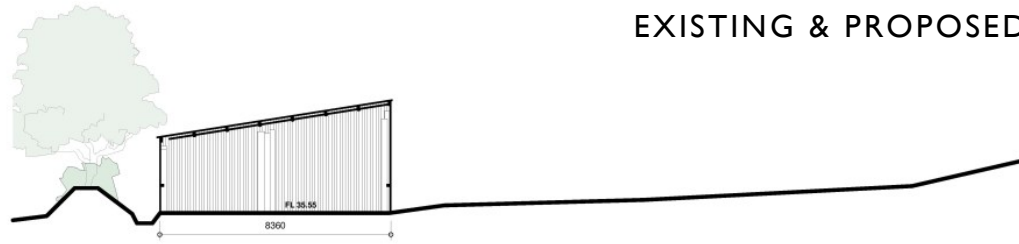
These sale particulars have been prepared as a general guide.

They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase.

We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

EXISTING & PROPOSED PLAN





DIRECTIONS

From South Molton, head west on the B3227 towards Umberleigh. Continue for just over 6 miles. As you start to decent to the village of Umberleigh, take the turning right signed Hoe/Hawkridge and follow the lane for 0.2 of a mile. The entrance to the land and plot is on the left hand side.

What 3 Words Location - [///sculpture.cashiers.cracking](https://www.what3words.com/sculpture.cashiers.cracking)

NOTE: VIEWING STRICTLY BY APPOINTMENT ONLY PLEASE CONTACT THE OFFICE PRIOR TO VIEWING THE PROPERTY.

DIGITAL MEDIA LINKS

VIDEO

Property Reference #RS0572

VIEWING & CONTACT

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